



Certification of Recommendation

Whitestown Plan Commission

May 5, 2020

RE: Bridle Oaks Planned Unit Development Ordinance

In accordance with IC 36-7-4-608, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

- At their public hearing on March 9, 2020 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 7-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance and to adopt the Bridle Oaks PUD per IC 36-7-1503. The zoning amendment and PUD adoption includes petitioner Kite Harris Property Group, seeking to rezone approximately 164 acres, more or less, in the Town of Whitestown, Indiana, from the R-2 (Low Density Single-Family) Zoning Classification to the PUD (Bridle Oaks) Zoning Classification.

The property described in the legal descriptions are contained in the attached **Exhibit A.**

The Bridle Oaks PUD Ordinance is contained in the attached **Exhibit B.**

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Brittany Garriott
Director of Planning and Community Development
6210 Veterans Drive
Whitestown, IN 46075
317-732-4535
planning@whitestown.in.gov

Exhibit A

Legal Description

LEGAL DESCRIPTION OF 82.149 ACRE PARCEL

Part of the Southeast Quarter of Section 19, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

Commencing at a Harrison Survey Monument which marks the southeast corner of the above captioned Southeast Quarter; thence South 88 degrees 03 minutes 36 seconds West (bearing of the south line of the Southeast Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the south line of the Southeast Quarter, 1095.89 feet; thence North 02 degrees 42 minutes 03 seconds West, 76.62 feet to a concrete right-of-way monument on the north right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016) and the **POINT OF BEGINNING** of the parcel herein described; thence South 88 degrees 03 minutes 36 seconds West, with said north right-of-way line, 1567.38 feet to an iron survey nail with washer engraved “Larrison #20000230” on the west line of the Southeast Quarter and in County Road 650 East; thence North no degrees 19 minutes 24 seconds West, with the west line of the Southeast Quarter and in said county road, 1238.51 feet to an iron survey nail with washer engraved “Larrison #20000230” which marks the northwest corner of the parcel described in Instrument Number 0109506; thence North 88 degrees 13 minutes 41 seconds East, 663.47 feet to an iron pin with cap engraved “Larrison #20000230” which marks the northeast corner of the parcel described in Instrument Number 0109506, also being a point on the west line of the 75.1581 acre parcel described as “Tract I” in Instrument Number 2019001795; thence North no degrees 24 minutes 21 seconds West, 4.25 feet to an iron pin with cap engraved “Larrison #20000230” on the north line of the South Half of the Southeast Quarter, said point also being the northwest corner of said 75.1581 acre parcel; thence North 88 degrees 15 minutes 16 seconds East, with the north line of said South Half, 663.61 feet to an iron pin with cap engraved “Larrison #20000230” (for reference, an iron pin with cap engraved “Dodge” was found North 73 degrees 48 minutes West, 1.08 feet); thence North no degrees 31 minutes 38 seconds West, 657.43 feet to an iron pin with cap engraved “Dodge” was found North 07 degrees 14 minutes East, 0.56 feet); thence North 88 degrees 21 minutes no seconds East, 1159.15 feet to an iron pin with cap engraved “Larrison #20000230” on the west right-of-way line of the aforesaid County Road 400 South; thence with said west right-of-way line for the following two (2) courses; 1) South no degrees 49 minutes 34 seconds East, 1183.63 feet to an iron pin with cap engraved “Larrison #20000230”; 2) along a curve, concave to the northwest, having a radius of 720.00 feet, a central angle of 60 degrees 49 minutes 47 seconds, a long chord bearing South 29 degrees 35 minutes 13 seconds West, 729.01 feet, an arc distance of 764.41 feet to an iron pin with cap engraved “Larrison #20000230”

on the east line of the parcel described in Instrument Number 2011-4490; thence North 02 degrees 42 minutes 03 seconds West, 221.75 feet to an iron pin with cap engraved "Larrison #20000230" which marks the northeast corner of said parcel; thence South 88 degrees 03 minutes 36 seconds West, 567.00 feet to an iron pin with cap engraved "Larrison #20000230" which marks the northwest corner of said parcel; thence South 02 degrees 42 minutes 03 seconds East, with the west line of said parcel, 306.38 feet to the Point of Beginning. Containing 82.149 acres, more or less, and subject to the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

LEGAL DESCRIPTION OF 67.417 ACRE PARCEL

Part of the Northeast Quarter of Section 19, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

Commencing at a Harrison Survey Monument which marks the southeast corner of the above captioned Northeast Quarter (for reference, a concrete right-of-way monument was found North, 1.8 feet); thence South 88 degrees 27 minutes 02 seconds West (bearing of the south line of the Northeast Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the south line of the Northeast Quarter, 164.77 feet to an iron pin with cap engraved "Larrison #20000230" on the westerly right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016), and the **POINT OF BEGINNING** of the parcel herein described; thence continuing South 88 degrees 27 minutes 02 seconds West, with the south line of the Northeast Quarter, 2478.22 feet to a point in County Road 650 East which marks the accepted southwest corner of the Northeast Quarter; thence North no degrees 25 minutes 15 seconds West, with the west line of the Northeast Quarter and in the county road, a distance of 337.27 feet to an iron pin with cap engraved "Larrison #20000230"; thence North 89 degrees 24 minutes 45 seconds East, 354.00 feet to an iron pin with cap engraved "Larrison #20000230"; thence North no degrees 25 minutes 15 seconds West, 281.67 feet (for reference, a 1-inch iron pipe was found South 03 degrees 10 minutes West, 0.53 feet); thence South 88 degrees 44 minutes 45 seconds West, 214.03 feet to an iron pin with cap engraved "Larrison #20000230" which is 140.0 feet east of the west line of the Northeast Quarter; thence North no degrees 25 minutes 15 seconds East, parallel with the west line of the Northeast Quarter, 656.22 feet to an iron pin with cap engraved "Larrison #20000230"; thence North 89 degrees 30 minutes 22 seconds East, 1180.15 feet to an iron pin with cap engraved "Larrison #20000230"; thence North no degrees 31 minutes 20 seconds West, 277.05 feet to an iron pin with cap engraved "Larrison #20000230" on the southerly right-of-way line of the former Penn Central Railroad; thence South 64 degrees 27 minutes 49 seconds East, with said southerly right-of-way line, 1411.82 feet to an iron pin with cap engraved "Larrison #20000230" on the west right-of-way line of the aforesaid County Road 400 South; thence with said west right-of-way lines for the following two (2) courses; 1) South 10 degrees 10 minutes 59 seconds West, 302.72 feet to an iron pin with cap engraved "Larrison #20000230"; 2) along a curve, concave to the east, having a radius of 3280.00 feet, a central angle of 10 degrees 18 minutes 06 seconds, a long chord bearing South 05 degrees 01 minutes 18 seconds West, 588.94 feet, an arc distance of 589.73 feet to the Point of Beginning. Containing 64.417 acres, more or less, and subject to any rights-of-way, easements or restrictions of record or observable.

LEGAL DESCRIPTION OF 14.981 ACRE PARCEL

Part of the Northwest Quarter of Section 20, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

BEGINNING at a Harrison Survey Monument which marks the southwest corner of the above captioned Northwest Quarter (for reference, a concrete right-of-way monument was found North, 1.8 feet); thence North no degrees 31 minutes 16 seconds West (bearing of the west line of the Northwest Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the west line of the Northwest Quarter, and with the east right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016), a distance of 148.03 feet to an iron pin with cap engraved “Larrison #20000230”; thence with said east right-of-way lines for the following two (2) courses; 1) along a curve, concave to the east, having a radius of 3120.00 feet, a central angle of 07 degrees 30 minutes 26 seconds, a long chord bearing North 06 degrees 25 minutes 03 seconds East, 408.50 feet, an arc distance of 408.80 feet to an iron pin with cap engraved “Larrison #20000230” (for reference, a concrete right-of-way monument was found South 57 degrees West, 0.7 feet); 2) North 10 degrees 10 minutes 59 seconds East, 258.76 feet to an iron pin with cap engraved “Larrison #20000230” on the south right-of-way line of the former Penn Central Railroad; thence South 64 degrees 27 minutes 49 seconds East, with said former right-of-way line, a distance of 1363.36 feet to an iron pin with cap engraved “Larrison #20000230” on the accepted east line of the parcel described as “Tract II” in Instrument Number 2019001795; thence South no degrees 28 minutes 47 seconds East, with said east line, 175.82 feet to an iron pin with cap engraved “Larrison #20000230” on the south line of the Northwest Quarter, and the southeast corner of said parcel; thence South 88 degrees 02 minutes 42 seconds West, with the south line of the Northwest Quarter, 1322.48 feet to the Point of Beginning. Containing 14.981 acres, more or less, and subject to any rights-of-way, easements or restrictions of record or observable.

MODERNIZED LEGAL DESCRIPTION – 18.869 ACRE PARCEL (DORNER / BRIDLE OAKS)

Part of the Southwest Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 2 East, Boone County, Indiana, being an original description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230 (Job Number 219101), described as follows: Commencing at a Harrison Monument, found at the intersection of county roads which, per county records, marks the southwest corner of the above captioned quarter-quarter; thence North no degrees 19 minutes 24 seconds West (bearing of the west line of the Southwest Quarter of Section 19, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the west line of the quarter-quarter and in the county road, 76.65 feet to an iron survey nail with washer engraved “Larrison – 20000230” on the north right-of-way line of County Road 400 South (INDOT Project No. 1383408 – 2016) and the POINT OF BEGINNING of the parcel herein described; thence North 88 degrees 03 minutes 36 seconds East, with the north right-of-way line of said County Road 400 South, 665.31 feet to an iron pin with cap engraved “Larrison – 20000230”; thence North no degrees 24 minutes 21 seconds West, 1236.52 feet to an iron pin with cap engraved “Larrison – 20000230”; thence South 88 degrees 13 minutes 41 seconds West, 663.47 feet to an iron survey nail with washer engraved “Larrison – 20000230” on the west line of the Southwest Quarter of the Southeast Quarter and in the county road; thence South no degrees 19 minutes 24 seconds East, with said west line and in the county road, 1238.51 feet to the Point of Beginning. Containing 18.869 acres, more or less, and subject to

the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

Exhibit B

BRIDLE OAKS / CLARK PUD TABLE

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**Exhibit 1 LAND
DESCRIPTION**

Real Estate Identified as “Mixed Use and Residential” on the Concept Plan:

Part of the Southeast Quarter of Section 19, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

Commencing at a Harrison Survey Monument which marks the southeast corner of the above captioned Southeast Quarter; thence South 88 degrees 03 minutes 36 seconds West (bearing of the south line of the Southeast Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the south line of the Southeast Quarter, 1095.89 feet; thence North 02 degrees 42 minutes 03 seconds West, 76.62 feet to a concrete right-of-way monument on the north right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016) and the POINT OF BEGINNING of the parcel herein described; thence South 88 degrees 03 minutes 36 seconds West, with said north right-of-way line, 1567.38 feet to an iron survey nail with washer engraved “Larrison #20000230” on the west line of the Southeast Quarter and in County Road 650 East; thence North no degrees 19 minutes 24 seconds West, with the west line of the Southeast Quarter and in said county road, 1238.51 feet to an iron survey nail with a washer engraved “Larrison #2000230” which marks the northwest corner of the parcel described in Instrument Number 0109506; thence North 88 degrees 13 minutes 41 seconds East, 663.47 feet to an iron pin with cap engraved “Larrison #2000230” which marks the northeast corner of the parcel described in Instrument Number 0109506, also being a point on the west line of the 75.1581 acre parcel described as “Tract I” in Instrument Number 2019001795; thence North no degrees 24 minutes 21 seconds West, 4.25 feet to an Iron pin with cap engraved “Larrison #20000230” on the north line of the South Half of the Southeast Quarter, said point also being the northwest corner of said 75.1581 acre parcel; thence North 88 degrees 15 minutes 16 seconds East, with the north line of said South Half, 663.61 feet to an iron pin with cap engraved “Larrison #20000230” (for reference, an iron pin with cap engraved “Dodge” was found North 73 degrees 48 minutes West, 1.09 feet); thence North no degrees 31 minutes 38 seconds West, 657.43 feet to an iron pin with cap engraved “Dodge” was found North 07 degrees 14 minutes East, 0.56 feet); thence North 8 degrees 21 minutes no seconds East, 1159.15 feet to an iron pin with cap engraved “Larrison #20000230” on the west right-of-way line of the aforesaid County Road 400 South; thence with said west right-of-way line for the following two (2) courses; 1) South no degrees 49 minutes 34 seconds East, 1183.63 feet to an iron pin with cap engraved “Larrison #20000230”; 2) along a curve, concave to the northwest, having a radius of 720.00 feet, a central angle of 60 degrees 49 minutes 4 seconds, a long chord bearing South 29 degrees 35 minutes 13 seconds West, 729.01 feet, an arc distance of 764.41 feet to an iron pin with cap engraved “Larrison #20000230” on the east line of the parcel described in Instrument Number

2011-4490; thence North 02 degrees 42 minutes 03 seconds West to an iron pin engraved "Larrison #20000230" which marks the northeast corner of said parcel; thence South 88 degrees 03 minutes 36 seconds West, 567.00 feet to an iron pin with cap engraved "Larrison #20000230" which marks the northwest corner of said parcel; thence South 02 degrees 42 minutes 03 seconds East, with the west line of said parcel, 306.38 feet to the Point of Beginning.

Containing 82.149 acres, more or less, and subject to the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

Real Estate Identified for Single-Family Residential on the Concept Plan:

Part of the Northeast Quarter of Section 19, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

Commencing at a Harrison Survey Monument which marks the southeast corner of the above captioned Northeast Quarter (for reference, a concrete right-of-way monument was found North, 1.8 feet); thence South 88 degrees 27 minutes 02 seconds West (bearing of the south line of the Northeast Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the south line of the Northeast Quarter, 164.77 feet to an iron pin with cap engraved "Larrison #2000230" on the westerly right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016, and the POINT OF BEGINNING of the parcel herein described; thence continuing South 88 degrees 27 minutes 02 seconds West, with the south line of the Northeast Quarter, 2478.22 feet to a point in County Road 650 East which marks the accepted southwest corner of the Northeast Quarter; thence North no degrees 25 minutes 15 seconds West, with the west line of the Northeast Quarter and in the county road, a distance of 337.27 feet to an iron pin with a cap engraved "Larrison #20000230"; thence North 89 degrees 24 minutes 45 seconds East, 354.00 feet to an iron pin with cap engraved "Larrison #20000230"; thence North no degrees 25 minutes 15 seconds West, 281.67 feet (for reference, a 1-inch iron pipe was found South 03 degrees 10 minutes West, 0.53 feet); thence South 8 degrees 44 minutes 5 seconds West, 214.03 feet to an iron pin with cap engraved "Larrison #20000230" which is 140.0 feet east of the west line of the Northeast Quarter; thence no degrees 25 minutes 15 seconds East, parallel with the west line of the Northeast Quarter, 656.22 feet to an iron pin with cap engraved "Larrison #20000230"; thence North 89 degrees 30 minutes 22 seconds East, 1180.15 feet to an iron pin with cap engraved "Larrison #20000230"; thence North no degrees 31 minutes 20 seconds West, 277.05 feet to an iron pin with cap engraved "Larrison #20000230" on the southerly right-of-way line of the former Penn Central Railroad; thence South 64 degrees 27 minutes 49 seconds East, with said southerly right-of-way line, 1411.82 feet to an iron pin with cap engraved "Larrison #20000230" on the west right-of-way line of the aforesaid County Road 400 South; thence with said west right-of-way lines for the following two (2) courses; 1) South 10 degrees 10 minutes 59 seconds West, 302.72 feet to an iron pin with cap

engraved "Larrison #20000230"; 2) along a curve, concave to the east, having a radius of 3280.00 feet, a central angle of 10 degrees 18 minutes 06 seconds, a long chord bearing South 05 degrees 01 minutes 18 seconds West, 588.94 feet, an arc distance of 589.73 feet to the Point of Beginning.

Containing 64.417 acres, more or less, and subject to any rights-of-way, easements or restrictions of record or observable.

Real Estate Identified as "Future Development" on the Concept Plan:

Part of the Northwest Quarter of Section 20, Township 18 North, Range 2 East, in Worth Township, Boone County, Indiana, being an original legal description prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230, described as follows:

BEGINNING at a Harrison Survey Monument which marks the southwest corner of the above captioned Northwest Quarter (for reference, a concrete right-of-way monument was found North, 1.8 feet); thence North no degrees 31 minutes 16 seconds West (bearing of the west line of the Northwest Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with the west line of the Northwest Quarter, and with the east right-of-way line of County Road 400 South (INDOT Project No. 1383408-2016), a distance of 148.03 feet to an iron pin with cap engraved "Larrison #20000230"; thence with said east right-of-way lines for the following two (2) courses; 1) along a curve, concave to the east, having a radius of 3120.00 feet, a central angle of 07 degrees 30 minutes 26 seconds, a long chord bearing North 06 degrees 25 minutes 03 seconds East 408.50 feet, an arc distance of 408.80 feet to an iron pin with cap engraved "Larrison #20000230" (or reference, a concrete right-of-way monument was found South 57 degrees West, 0.7 feet); 2) North 10 degrees 10 minutes 59 seconds East, 258.76 feet to an iron pin with cap engraved "Larrison #20000230" on the south right-of-way line of the former Penn Central Railroad; thence South 64 degrees 27 minutes 49 seconds East, with said former right-of-way line, a distance of 1363.36 feet to an iron pin with cap engraved "Larrison #20000230" on the accepted east line of the parcel described as "Tract II" in Instrument Number 2019001795; thence South no degrees 28 minutes 47 seconds East, with said east line, 175.82 feet to an iron pin with cap engraved "Larrison #20000230" on the south line of the Northwest Quarter, and the southeast corner of said parcel; thence South 88 degrees 02 minutes 42 seconds West, with the south line of the Northwest Quarter, 1322.48 feet to the Point of Beginning.

Containing 14.981 acres, more or less, and subject to any rights-of-way, easements or restrictions of record or observable.

Exhibit 2 DEFINITIONS

The following words and terms, not defined elsewhere in the Bridle Oaks / Clark PUD or its Exhibits, shall have the following meanings:

1. **Area.** A portion of the Real Estate depicted on the Concept Plan consisting of either the Mixed Use and Residential Area, or the Single-Family Residential Area, or the Future Development Area.
2. **Concept Plan.** The depiction of the illustrative concept plan for the Development set forth in Exhibit 3.
3. **Development.** The project depicted on the Concept Plan set forth in Exhibit 3.
4. **Director.** The Director of Planning and Community Development for the Town of Whitestown.
5. **Future Development Area.** The area located in the northern portion of the Concept Plan, located east of Albert S. White Boulevard.
6. **Mixed Use and Residential Area.** The area identified as “MIXED USE” AND “RESIDENTIAL” in the southern portion of the Concept Plan.
7. **Multi-Family Architectural Building Requirements.** The architectural guidelines set forth in Exhibit 5 applicable to the Mixed Use and Residential Area.
8. **Office and Retail Commercial Architectural Building Requirements.** The architectural guidelines set forth in Exhibit 4 applicable to the Mixed Use and Residential Area for Office or Retail uses.
9. **Plan Commission.** The Town of Whitestown Plan Commission.
10. **Real Estate.** The real estate, as described in Exhibit 1.
11. **Single-Family Residential Architectural Building Requirements.** The architectural guidelines set forth in Exhibit 6 applicable to the Single-Family Residential Area.
12. **Single-Family Residential Area.** The area located in the northern portion of the Concept Plan, with the conceptual street layout, located west of Albert S. White Boulevard.
13. **Townhomes.** Single-family residential attached, which may include a row of attached dwellings, or duplexes.
14. **Townhomes Architectural Building Requirements.** The architectural guidelines set forth in Exhibit 7 applicable to the development of Townhomes wherever they might be developed.
15. **Unified Development Ordinance (UDO).** The Town of Whitestown Unified Development Ordinance as adopted in 2017.

Exhibit 3 CONCEPT
PLAN

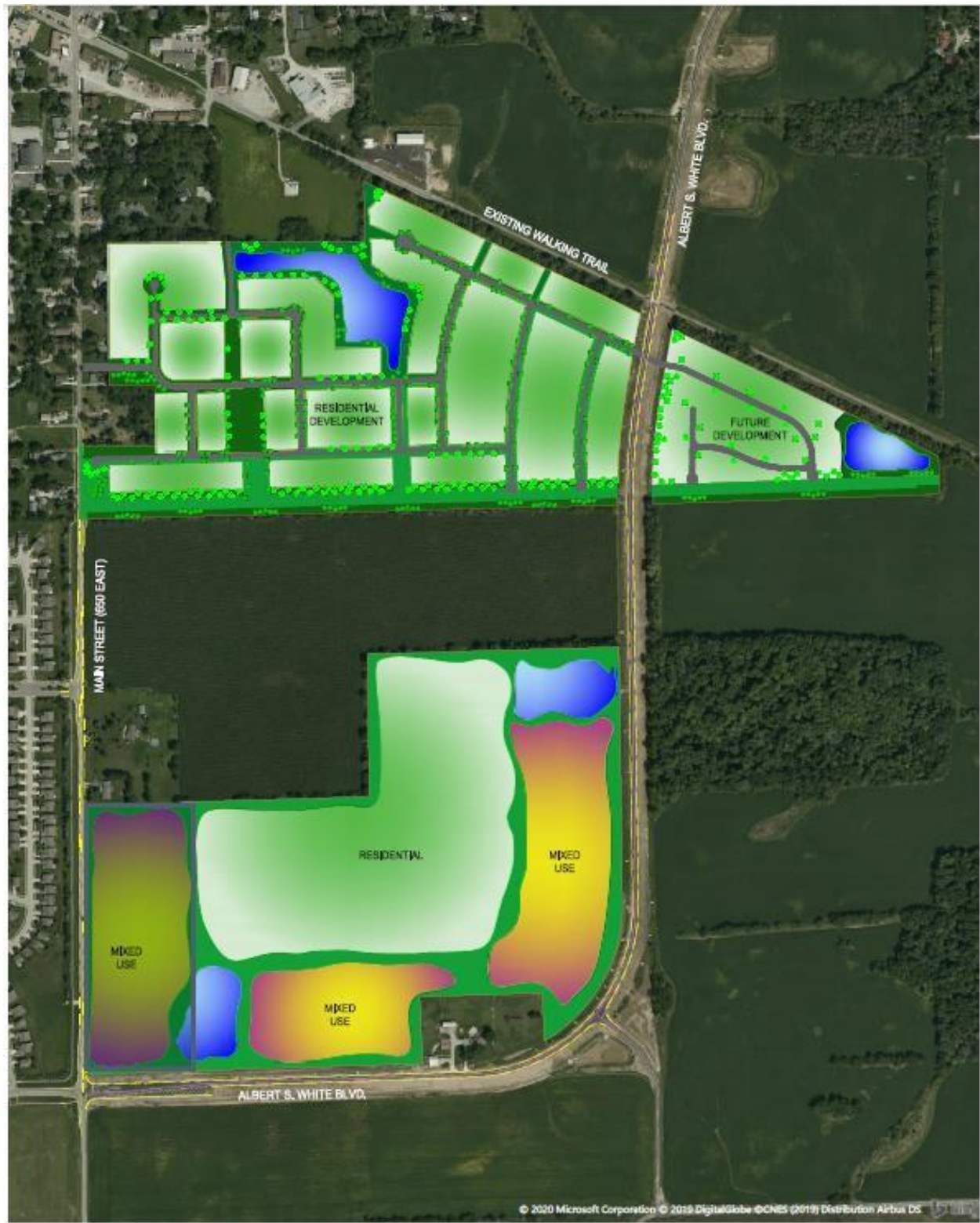


Exhibit 4

OFFICE AND RETAIL COMMERCIAL ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

The development of office and/or retail commercial uses within the Mixed Use and Residential Area of the Bridle Oaks / Clark PUD project is to reinforce the establishment of a mixed-use area that provides an office and/or retail focal point within an attractive development appropriate to the vicinity near the original Whitestown town center. Buildings shall be constructed generally in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

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

- I. On buildings along Main Street (650 East) or Albert S. White Boulevard (400 South), no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
2. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the façade to meet the above mentioned requirements.
3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Main Street (650 East) or Albert S. White Boulevard (400 South) shall have side and rear façades that are of the same materials as the front elevation.
4. Buildings (other than buildings located upon outlots) along Main Street (650 East) or Albert S. White Boulevard (400 South) shall appear (at a minimum) as one and one-half (1 ½) stories from the front and sides. The minimum height for the front façade of any building (facing either Main Street (650 East) or Albert S. White Boulevard (400 South)) shall be twenty (20) feet, either at the roofline or at the top of the parapet wall. Minimum heights for other sides of the buildings shall be eighteen (18) feet, either at the roofline or at the top of the parapet wall.

BUILDING BASE, BODY, AND CAP

All architectural elevations of primary buildings (not accessory buildings/structures) shall consist of a base, a body, and a cap.

Base: Building materials that are used to accentuate the transition from grade to a height consistent with requirements in this section. (For instance, materials different from those used in the body of the building — like textured concrete masonry. Or designs to accentuate materials used in the body of the building — like brick rowlocks or soldier courses.)

Body: Building materials and designs that make up the main proportion of the building (should be approximately 80% of the vertical height of the façade, but will vary in relationship to overall design character of each individual building).

Cap: Building materials that are used to accentuate the transition from the body to the top of the building, consistent with the requirements in this section. (For instance, a cornice, crown mold, eave or a sloped roof structure designs.)

1. The base shall occupy the lowest portion of the elevation, and shall have a height no less than five percent (5%) of the average wall height.
2. The body shall occupy the middle portion of the elevation, and shall have a height no less than fifty percent (50%) of the average wall height.
3. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a height no less than five percent (5%) of the average wall height.
4. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.
5. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

MATERIALS

Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Development. The following are permitted:

1. **Building Body:** Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco), decorative tiles, and limestone shall be permitted as siding materials for the body of the building.

2. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.
3. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Fypon") are examples of materials permitted for the building cap.

FAÇADE COLORS

The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the façade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or black as the predominant façade color would have to be reviewed by the Director on a case-by-case basis. However, building trim and accent areas may feature black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.

ROOFS

In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential character and zoning of the area and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from all sides. Mechanical equipment shall be screened from view, at five (5) feet above ground level.

1. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls.
2. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.
3. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3-D roof shingles, and standing seam or terne metal. Other roof materials shall require specific approval by the Director on a case-by-case basis.
4. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.

ADDITIONAL OUTLOT BUILDINGS GUIDELINES

Retail buildings with less than 8,000 leasable square feet should be oriented closer to Main Street (650 East) or Albert S. White Boulevard (400 South), subject to a 50' building setback line as measured from the improved rights-of-way.

Sidewalk areas in front of buildings should be no less than 5-feet in width.





Exhibit 5

MULTI-FAMILY RESIDENTIAL ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

Building designs shall minimize the effects of size and scale by highlighting individual dwelling unit's separate entrances, use of variable roof lines, door and window openings, façade protrusions or recesses, and use of porticos, overhangs, arcades and arches. Mechanicals should be hidden from view. Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail. Building façades shall have unified and complimentary finished materials. Exterior entrances should be clearly defined and visible by using distinct materials.

Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. No wall shall have a blank uninterrupted length exceeding sixty (60) feet without a minimum two (2) foot recess or bump-out change in plane. Windows facing external streets shall be provided with shutters.

Buildings shall also incorporate at least two (2) architectural elements such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any façade that faces a walkway or is visible from any public street or circulation drive.

Building façade colors shall not include the use of high intensity colors. Metallic colors on façades and roofs are not permitted.

First floor dwelling units may access from the building's interior.

Buildings shall be constructed substantially in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

BUILDING EXTERIOR

The exposed exterior wall area, exclusive of door, window, and covered porch, breezeways and corridors, shall be a minimum of fifty (50) percent brick, masonry veneer, stucco, or other similar low maintenance cementitious material. Allowed masonry material shall be:

- (a) Hard fired stacked in place, mortared joints, face or building brick with a minimum nominal depth of three (3) inches.
- (b) Stone material consisting of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone; or
- (c) Split faced, fluted, sandblasted, glazed or textured concrete masonry units; or
- (d) Stucco or other similar cementitious material.

The remaining fifty (50) percent of exterior wall area shall be an alternate color, texture or material, including wood or Hardiplank.

Buildings that face an enclosed parking courtyard, and that are either more than three hundred (300) feet from walkways, public streets or circulation drives, or not visible from same, may be clad with non-masonry materials. Vinyl siding and/or aluminum siding shall be prohibited.

Patio and balconies must remain open and not be enclosed after occupancy.

Patios fronting on, and level with, a public street shall be shielded with material compatible with the architectural character of the project or with shrubs.

ROOF ARTICULATION

Roof articulation, such as changes in plane or use of traditional roof forms, shall be incorporated into the design. Articulation may be achieved by changes in plane of no less than two (2) feet and/or the use of traditional roof forms including, but not limited to gables, hips and dormers.

Roof slopes shall have a pitch between 4:12 and 14:12. Shed roofs (single-plane pitched roofs) are permitted only when the ridge is attached to an exterior wall of a building, and shall conform to pitch between 4:12 and 12:12. Flat roofs are permitted when consistent with the style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either visually integrated into the overall design of the building. Mechanical equipment shall be screened from view, at five (5) feet above ground level.

PARKING

Garages and perimeter carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials that match the main buildings.

AMENITIES AND SCREENING

The multi-family residential area will include amenities, such as a clubhouse and exercise facilities. The multi-family residential area may not have a full Amenity Center.

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



Exhibit 6

SINGLE-FAMILY RESIDENTIAL ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

Building designs shall include architectural design variations and/or exterior material or color variations where single-family dwellings are immediately adjacent or directly across a street. Mechanicals should be hidden from view. Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail.

Building façades shall have unified and complimentary finished materials. Acceptable materials include cultured stone, stucco, brick, cement board, and wood.

Windows facing external streets shall be provided with shutters, or window trim a nominal size of 1"x 4", or window grids.

Buildings shall also incorporate at least one (1) architectural element such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any façade that faces a public street. Buildings shall be constructed generally in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

BUILDING EXTERIOR

The exposed exterior wall area, exclusive of door, window, and covered porch, breezeways and corridors, shall be predominantly brick, masonry veneer, stucco, or other low maintenance cement board, similar low-maintenance material or vinyl. Allowed masonry material shall be:

- (a) Hard fired stacked in place, mortared joints, face or building brick with a minimum nominal depth of three (3) inches.
- (b) Stone material consisting of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone; or
- (c) Split faced, fluted, sandblasted, glazed or textured concrete masonry units; or
- (d) Stucco or other similar cement board material.

Vinyl siding and/or aluminum siding shall be permitted, and shall be permissible for gutters, eaves, cornices, or other decorative architectural features. Vinyl siding shall consist of a higher- grade vinyl material of at least 0.04 inch thickness.

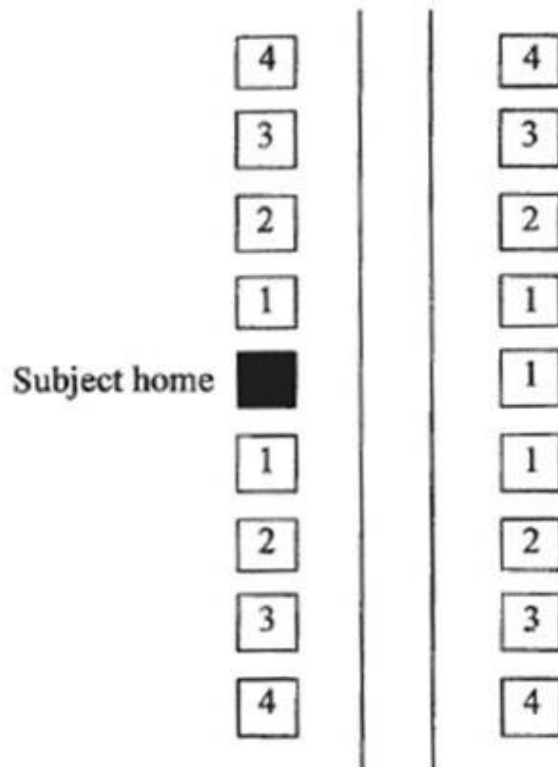
ARCHITECTURAL STANDARDS

The perimeter lot requirements and internal lot requirements (including window treatments) identified in the Whitestown UDO do not apply.

The floor plans and facades requirements of Section 7.3 the Whitestown UDO, as adopted in 2017, are applicable, except for roof requirements and anti-monotony. The anti-monotony requirements of the PUD shall be as follows:



MONOTONY CODE GRAPHIC



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

GARAGES

The width and placement of attached garages shall conform to the following:

- (a) The width of a garage door shall not exceed 70% of the width of the primary structure.
- (b) A garage for a traditional single-family dwelling oriented to families in the Single-family Residential Area may extend forward of the primary structure by 6 feet. No more than 20% of these lots shall be allowed to have a garage that protrudes over 6 feet. When a garage protrudes beyond 6-feet from the primary structure, the garage width will be under 60% of the front width of the home.
- (c) A garage for a dwelling oriented to empty nesters, whether in the Single-family Residential Area or the Future Development Area, may extend forward of the primary structure by 12 feet.

PARKING

Each home shall be provided with an attached, 2-car garage.

AMENITIES AND SCREENING

A playground will be provided in common area for the single-family residential, rather than a full Amenity Center.

If located in front of buildings, air conditioning compressors, satellite dishes larger than twenty- four (24) inches in diameter, and utility boxes shall be screened from view from public streets.







Exhibit 7

TOWNHOMES ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

Building designs shall minimize the effects of size and scale by highlighting individual dwelling unit's separate entrances, use of variable roof lines, door and window openings, façade protrusions or recesses, and use of porticos, overhangs and arches. Mechanicals should be hidden or screened from view.

Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail. Building façades shall have unified and complimentary finished materials. Acceptable materials include glass, cultured stone, stucco, brick, wood and vinyl.

Exterior entrances should be clearly defined and visible by using distinct materials.

Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. No wall shall have a blank uninterrupted length exceeding sixty (60) feet without a minimum two (2) foot recess or bump-out change in plane.

Buildings shall also incorporate at least two (2) architectural elements such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any façade that faces a walkway or is visible from any public street or circulation drive.

Building façade colors shall not include the use of high intensity colors. Metallic colors on façades and roofs are not permitted.

Buildings shall be constructed generally in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

BUILDING EXTERIOR

The exposed exterior wall area, exclusive of door, window, and covered porch, breezeways and corridors, shall be brick, masonry veneer, stucco, or other similar low maintenance cementitious material, similar low-maintenance material or vinyl. Allowed masonry material shall be:

- (a) Hard fired stacked in place, mortared joints, face or building brick with a minimum nominal depth of three (3) inches.
- (b) Stone material consisting of granite, sandstone, slate, limestone, marble or other hard and durable all weather stone; or
- (c) Split faced, fluted, sandblasted, glazed or textured concrete masonry units; or
- (d) Stucco or other similar cementitious material.

Vinyl siding and/or aluminum siding shall be permitted, and shall be permissible for gutters, eaves, cornices, or other decorative architectural features. Vinyl siding shall consist of a higher- grade vinyl material of at least 0.04 inch thickness.

Patios fronting on, and level with, a public street shall be screened from the street with material compatible with the architectural character of the project or with shrubs.

ROOF ARTICULATION

Roof articulation, such as changes in plane or use of traditional roof forms, shall be incorporated into the design. Articulation may be achieved by changes in plane of no less than two (2) feet and/or the use of traditional roof forms including, but not limited to gables, hips and dormers.

Roof slopes shall have a pitch between 4:12 and 14:12. Shed roofs (single-plane pitched roofs) are permitted only when the ridge is attached to an exterior wall of a building, and shall conform to pitch between 4:12 and 12:12. Flat roofs are permitted when consistent with the style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either visually integrated into the overall design of the building. Mechanical equipment shall be screened from view, at five (5) feet above ground level.

PARKING

Garages and/or carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials that match the main buildings.

AMENITIES AND SCREENING

The townhomes area may not have a full Amenity Center.

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

