CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, December 15, 2025 at 7:30 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Chris Woodard | Council Appointed | 4-year term | 1/1/24-12/31/27

Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - December 1, 2025

Review Rules of Procedure

CONSENT AGENDA

No items.

WORKSHOP ITEMS

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the

intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-20
Harmony Planned Unit Development (PUD) Amendment
1448 South Waterleaf Drive
Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2512-PUD-21
LPH/Community Planned Unit Development (PUD)
2222 & 2324 East 196th Street
Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. requests a change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the LPH/Community Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 12/1/2025

Monday, December 1, 2025 at 7:00 PM

[IGNORE_INDENT]

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Start Time: 7:00pm

YouTube Time: 0:00

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Victor McCarty, Ryan Mooney, Mark Keen, Billy Bunkowfst, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: Omar Kahn, Chris Woodard.
City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Senior Associate Planner.
City Staff Present Virtually: Nicole Buskill, City of Westfield.
Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - November 17, 2025

Motion: Approve November 17, 2025 APC Meeting Minutes
By: Victor McCarty
Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Approve Change to 2026 APC Meeting Dates

Motion: Approve Revised 2026 APC Meeting Dates
By: Mark Keen
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

No Items.

ITEMS OF BUSINESS

Plan Commission Order 25-07
Amend Eagletown EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eagletown Economic Development Area.
(Rachel Baker - Rbaker@westfield.in.gov)

YouTube Time: 4:15

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10
By: William Bunkowfst
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Plan Commission Order 25-08
Amend East Side EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment to the Declaratory Resolution and Economic Development Plan for the East Side Economic Development Area (Aurora).
(Rachel Baker - Rbaker@westfield.in.gov)

YouTube Time: 4:15

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10
By: William Bunkowfst
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Plan Commission Order 25-09
Amend Grand Junction EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendment of the Declaratory Resolution and Economic Development Plan for the Grand Juction Economic Development Area (Social Square Allocation Area).
(Rachel Baker - Rbaker@westfield.in.gov)

YouTube Time: 4:15

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10
By: William Bunkowfst
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Plan Commission Order 25-10
Hamilton Crossroads EDA
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving the Declaratory Resolution and Economic Development Plan for the Hamilton Crossroads Economic Development Area and Allocation Area.
(Rachel Baker - Rbaker@westfield.in.gov)

YouTube Time: 4:15

Staff Presentation

Motion: Favorable Recommendation to City Council for Plan Commission Orders 25-07, 25-08, 25-09, 25-10
By: William Bunkowfst
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2504-PUD-04
Towne Road Crossing Planned Unit Development (PUD) Amendment I
Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

YouTube Time: 9:00

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

1st motion overruled by 2nd motion.

1st Motion: Favorable Recommendation to City Council
By: Mark Keen
Seconded: Stephanie Carlson

Yes: Robert Horkay, Mark Keen, Stephanie Carlson
No: Michael Neal, William Bunkowfst, Victor McCarty, Ryan Mooney
Abstain: None

Motion Determination: Failed

APC Comments & Questions / Petitioner Responses / General Discussion

2nd Motion: No Recommendation to City Council
By: Stephanie Carlson
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2509-PUD-18
Schlegel Commerce Park Planned Unit Development (PUD)
Generally located at 20125 Grassy Branch Road.
Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1:
Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

YouTube Time: 42:54

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2512-PUD-20
Harmony Planned Unit Development (PUD) Amendment
1448 South Waterleaf Drive
Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

YouTube Time: 46:01

Staff presentation
Public Hearing for 2512-PUD-20 opened at 7:54 p.m.
1 public comment.
Public Hearing for 2512-PUD-20 closed at 7:58 p.m.
APC questions and comments / Staff responses.

Motion: Suspend Rules & Waive Workshop for 2512-PUD-20
By: Victor McCarty
Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2512-PUD-21
LPH/Community Planned Unit Development (PUD)
2222 & 2324 East 196th Street
Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. requests a change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the LPH/Community Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

YouTube Time: 1:11:11

Staff presentation
Public Hearing for 2512-PUD-21 opened at 8:20 p.m.
No public comments.
Public Hearing for 2512-PUD-21 closed at 8:21 p.m.
APC questions and comments / Staff responses.

Motion: Suspend Rules & Waive Workshop for 2512-PUD-21
By: Victor MCCarty
Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 1:24:52

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Ryan Mooney
Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Petition Number:	2511-PUD-19
Project Name:	Ironstone PUD
Subject Site Address:	Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St. (the "Property")
Petitioner:	Platinum Properties Management Company, LLC
Representative:	Nelson & Frankenberger
Request:	Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family Rural District
Current Land Use:	Agriculture, Residential, and Vacant
Approximate Acreage:	715 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Context Map 4a. Draft Ordinance 25-66 4b. Red-lined ordinance 5. Concept Plan 6. District Map 7. Lot Type Standards 8. Residential Architectural Standards 9a. Horton Square Mixed Use Block Architectural Character Exhibits 9b. Horton Square Mixed-use Block Architectural Standards 10. Trail Network Plan 11a. Amenities Plan 11b. Foundry Park Renderings 11c. Carey Commons Renderings 11d. Amenity List 12a. Thoroughfare Plan 12b. Street Cross Sections 13. Residential Sign Monumentation 14a. Open Space Plan

14b. Tree Preservation Plan
15. Public Comment Exhibit
16. Issue List Exhibit

Staff Reviewer: Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-66) received its first reading at the October 27, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petitioner held a neighborhood meeting on October 16, 2025, at the Whydam hotel. A summary from this meeting can be found here.

The petition received a public hearing at the November 3rd Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

A workshop meeting will follow on December 15, 2025, at the Westfield City Hall.

PROJECT OVERVIEW

Location:

The 715 acre +/- Property is generally located southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St., see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural and residential purposes.

Project Description:

The petitioner is requesting to re-zone the 715 +/-acre Property to the Ironstone Planned Unit Development (PUD) District. The proposed ordinance would permit a residential community with a mixed-use village to be developed through the establishment of four districts.

The districts include the Lakes, The Reserve, The Village and The Horton Square Mixed-use Block – each with distinct architectural and site development standards. Extensive on-site amenities and pedestrian trail pathways are also proposed.

In addition, a portion of the Property is proposed to be donated to the Westfield Washington Township School District.

Specific ordinance details are outlined within this staff report.

ORDINANCE DETAILS

Definitions:

- The proposed Ordinance establishes unique definitions for substantial elements within the Proposed Development. These include defining the names of proposed districts, lot types, and specific housing types not currently identified within the default Unified Development Ordinance (the "UDO").

Concept Plan:

- The proposed Ordinance, as currently written, would require the Property to be developed in general conformance with **Exhibit 5**, *Concept Plan* and **Exhibit 6**, *District Map* as determined by the Director of Community Development.
- Only Area B (The Village) and Area D (Horton Square Mixed-use Block) may expand or contract in one location as noted on **Exhibit 6**, *District Map*.

Underlying Zoning Districts:

- The proposed Ordinance would assign the following underlying zoning districts to the Property:
    - Area A – The Lakes; SF4: Single-Family High-Density District
    - Area B – The Village; SF4: Single-Family High-Density District
    - Area C – The Reserve; SF3: Single-Family Medium-Density District
    - Area D – Horton Square Mixed-use Block; LB-H: Local Business / Historic District

Permitted Uses:

Areas A, B, and C

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- As currently written, the following uses shall also be permitted: Park, Public or Private; and Educational Institution (only in Area A, north of 206th Street.
- A link to the UDO land use table can be found here (page 330) of the UDO.

Area D

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- As currently written, the following uses shall also be permitted: Multi-family Dwellings; and Park, Public or Private -and- the following uses shall not be permitted auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales / rentals along with all Special Exception uses and Prohibited Uses.

Maximum Dwellings:

- The proposed Ordinance would assign the following number of dwelling units to be developed on the Property:
    - Area A "The Lakes"
        - 575 Single-Family Dwelling Units
    - Area B "The Village"
        - 700 Single-Family Dwelling Units
        - 250 Townhome Units (only permitted north of 206th Street per District Map)
    - Area C "The Reserve"
        - 375 Single-Family Dwelling Units
    - Ared D "Horton Square Mixed-use Block"
        - 250 Multi-family Dwelling Units
- The proposed Ordinance also delineates eleven (11) specific Lot Types and what District(s) each Lot Type is permitted to be developed in to establish housing stock variety throughout the proposed development.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning Districts except as modified below:

- Area A "The Lakes", Area B "The Village", and Area C "The Reserve" will be subject to the specific Residential Lot Type Standards as noted in **Exhibit 7**, *Lot Type Standards*.
- Area D "Horton Square Mixed-use Block" will utilize the below Lot Standards:

	Proposed PUD Standard
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front	0'
Side Yard / Bldg. Separation	0'
Rear Yard	0'
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	50'

Building Size	
Minimum Building Size	10,000 SF
Maximum Building Size	50,000 SF

**Minimum Building Height is measured at the highest point of a building*
***Outdoor rooftop space and interior access to that space comprised of no more then 20% of the building footprint shall be permitted and that building area may exceed the 50' height limitation.*

Other General Regulations for Horton Square Mixed Use Block:

- No drive-thru facilities not permitted
- Multifamily Dwellings are only permitted on the 2nd floor and above
- Maximum tenant size for commercial use shall be limited to 6,000 SF

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as noted below:

Article 6.3 – Architectural Standards

All Residential Districts

- The proposed ordinance would omit the default UDO Architectural Standards applicable to Single-family Districts (Residential Uses).
    - Rather, the proposed ordinance includes specific architectural standards and character imagery for each individual housing type as noted in **Exhibit 8**, *Residential Architectural Standards*.
- The proposed ordinance also specifies that there shall be a minimum of five (5) home builders constructing housing product on the Property.
    - Each home builder would be required to construct a minimum of 5% of the home on the Property (excluding Area C – The Reserve).
    - In addition, one (1) individual builder may only develop a maximum of 60% of the homes in each Area.

Area A (The Lakes) Additional Standards

- The proposed ordinance would require the fronts of homes to face the public rights-of-way along 206th Street and Six Points Road. In addition, homes would be required to face the large linear public amenity spaces as shown on the Concept Plan.

Area B (The Village) Additional Standards

- The proposed ordinance would require the fronts of homes, not separated by Street Frontage Landscaping to face the public rights-of-way along 206th Street, Horton Road, and the Monon Trail.
- The proposed ordinance would require a minimum of 80% of all lots to be alley loaded.
- A maximum of 10% of Townhomes Lots may be front-loaded.

- Homes fronting Foundry Park, Horton Square Mixed-use Block, and the main entry drive off of 206th Street would require brick pedestrian pathways connecting to the adjacent sidewalk.
- Homes adjacent to the Monon Trial would be required to be 3 stories in height with a rooftop living area.
- A minimum of 30% of front loaded homes shall include a garage setback of 10 feet from the main living area of the home.

Area C (The Reserve) Additional Standards

- The proposed ordinance would require the fronts of homes, not separated by Street Frontage Landscaping, to face the public rights-of-way along Horton Road.

Horton Square Mixed-use Block

- The proposed ordinance would omit the default UDO Article 6.3 Architectural Standards.
- Rather, the proposed ordinance includes specific architectural standards and character imagery as noted in **Exhibit 9a,** *Horton Square Mixed Use Block Architectural Character Imagery* and **Exhibit 9b**, *Horton Square Mixed Use Block Architectural Standards*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards as noted below:
    - Street Trees
        - The ordinance would specify a minimum spacing requirement of twenty (20) feet.
    - Lot Landscaping
        - Article 6.8(K) of the UDO requires Minimum Lot Landscaping Requirements for various sizes of residential lots.
        - The proposed ordinance would require all Single Family Lots, regardless of size, to include two (2) shade trees and eight (8) shrubs. Corner lots would require one (1) additional shade tree and eight (8) additional shrubs. Townhome Lots would require one (1) shade tree and eight (8) shrubs.
    - Tree Preservation
        - The ordinance would require tree preservation within the Areas shown on **Exhibit 14b**, *Tree Preservation Plan*.
    - Foundation Plantings
        - Article 6.8(L) of the UDO requires Foundation Plantings along long expanses of walls and fencing.
        - The proposed ordinance would omit this requirement from Area D "Horton Square Mixed-use Block". However, street tree plantings would still apply.

- External Street Frontage Landscaping
  - Article 6.8(M) of the UDO requires a landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development along with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 lineal feet.
  - The proposed ordinance would specify that External Street Frontage Landscaping is not required when the front or side of a dwelling abuts an External Street or within Area D "Horton Square Mixed-use Block".
- Buffer Yards
  - Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below "Default UDO Standard".
  - The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below "Proposed PUD Standard".

SF3 and SF4 adjacent to AG-SF1

Standard	*Default UDO Standard*	*Proposed PUD Standard*
Buffer Yard Type	"Type B"	"Type B"
Minimum Width	40'	40'
Shade Trees / 100 LF	4	4
Evergreen Trees / 100 LF	4	4
Shrubs	10	10*
Mound / Fence	4' mound for 60% of lot line	None required

*3 additional trees / 100 LF shall satisfy the minimum shrub plantings

  - The proposed ordinance would also specify that Lot Landscaping Standards for Lots adjacent to the Monon Trail and tree preservation along the Monon Trail shall serve as the buffering along the Monon Trail throughout the Property.
- Parking Area Landscaping
  - Article 6.8(O) of the UDO requires various landscape standards for parking areas of certain sizes and locations.
  - The proposed ordinance would modify the default UDO requirements by stating regardless of parking lot location or size, a minimum of 5% of the parking area shall be landscaped and the parking area shall be screened if only located within twenty (20) feet of a Lot Line or right-of-way.

Article 6.9 – Lighting Standards

- Article 6.9 of the UDO requires various site lighting standards for development. The proposed ordinance would default to these standards.
- However, within Area D "Horton Square Mixed-use Block", the minimum light level reading standards shall not apply to individual Lot Lines within the district.

Article 6.14 – Parking and Loading Standards

- Article 6.14 of the UDO requires specific parking standards for various use types.
- Non Residential Uses:
    - The proposed ordinance would require all non-residential use parking requirements to be determined by the Director in lieu of a specific ratio as stated within the UDO.
- Multi-family Residential Uses
    - The proposed ordinance would require all multi-family dwellings to include 1.25 spaces per multi-family dwelling in lieu of 2 spaces per multi-family unit as stated within the UDO.

Article 6.17 – Sign Standards

- Article 6.17 of the UDO requires specific signage standards for residential and commercial land uses based on location, size, specific land use, occurrence, etc.
- The proposed ordinance would specify residential sign standards via the inclusion of **Exhibit 13**, *Residential Sign Monumentation*.

Infrastructure Standards:

The proposed ordinance defaults to the UDO's Infrastructure Standards except as modified below.

- The proposed ordinance includes a variety of unique Street and Alley cross-sections as shown in **Exhibit 12a**, Thoroughfare Plan, and **Exhibit 12b**, *Proposed Street Sections*. These cross-sections represent the street designs proposed throughout the development.
- The proposed ordinance also includes requirements for a streetscape design implementation plan for the Area D to be submitted, reviewed, and approved as part of the first Detailed Development Plan submittal within Area D, Horton Square Mixed-use Block.
- The ordinance also specifies specific street lighting spacing standards within residential areas.

Design Standards:

The proposed ordinance defaults to the UDO's Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 12% to 20% open space per underlying zoning district standards by default.
        - Proposed ordinance would require over 20% of the Property to be Open Space as depicted on the Concept Plan regardless of the applicable underlying zoning district.

- Amenities
  - The UDO does not currently require specific amenities to be installed as part of a single-family development.
  - Proposed ordinance would require the amenities to be developed on the Property in substantial compliance with **Exhibit 11a**, *Amenities Plan*.
  - These amenities would include playgrounds, play courts, bathhouse buildings and swimming pools, community wide clubhouse, amphitheater, frisbee golf, marina dock, and gathering areas as shown in **Exhibit 11a**, *Amenities Plan and* **Exhibit 11b** and **Exhibit 11c,** *Perspective Renderings.*

Article 8.7 – Pedestrian Network Standards

- As proposed, the PUD Ordinance defaults to the standards with the following modifications:
  - An extensive network of pedestrian pathways would be required to be developed as generally shown on **Exhibit 10**, *Trail Network Plan*.

Duration

- The proposed ordinance includes language that requires Construction Plan approval for the Property be obtained by January 1, 2045, or this proposed ordinance would become void.

Annexation

- The proposed ordinance includes language that would require the Property, or parts thereof that may be subject to a Secondary Plat approved, shall be annexed into the corporate limits of the City.

SUMMARY OF CHANGES SINCE LAST MEETING

Concept Plan

- Language was revised to limit the flexibility for certain Areas / District to expand or contract. However, flexibility was preserved within Area D, Horton Square Mixed Use Block, for the ability to expand or contract by one additional block based on future market demand.
- Language was added to require the Lot Type distribution to be developed in substantial compliance with the District Map.

Permitted Land Uses

- Within Area A, B, & C permitted uses were refined to exclude Religious Institutions and only permit Educational Institutions as shown on the Concept Plan.
- Within Area D, permitted uses were refined to exclude additional auto-centric uses.

Maximum Number of Dwellings

- The maximum permitted number of Single Family Dwelling units was reduced for each Area. In total 100 fewer units would be permitted.
- Language was added to specify a maximum of 250 multi-family units permitted within Area D, Horton Square Mixed Use Block.

General Regulations

- Standards were added within Area D, Horton Square Mixed Use Block, to specify the following:
    - minimum and maximum building size
    - minimum and maximum building height
    - maximum size of one individual tenant space
    - exclusion of drive-thru facilities
    - require non-residential uses on first floor of buildings

Development Standards

- Architectural Standards
    - Revised architectural character imagery was integrated into Exhibit 8 Residential Architectural Standards.
    - Builder diversification standards were revised to limit one builder to constructing a maximum of 60% of the homes in each individual Area.
    - Additional architectural character standards (such as rear / front load standards, garage setback standards, etc.) were added to Areas A, B, and C.
    - Additional architectural design standards and architectural character imagery was added for Area D, Horton Square Mixed-use Block.

- Landscape Standards
    - Language was added to require common are landscape to be installed as generally depicted on the Amenity Exhibit.
    - Language was added to require tree preservation within the areas noted on the Tree Preservation Exhibit.
    - Language was added to clarify the applicability of External Street Frontage Landscaping and Street Tree Plantings.
    - Language was added to further refine and specify buffer yard standards throughout the development.
- Signs
    - Residential sign monumentation standards and exhibits were added to further prescribe the proposed residential entry signs, monumentation, and interior wayfinding / identification throughout the residential neighborhoods.

Infrastructure Standards

- Additional exhibits were added to further clarify the applicability of certain street sections within the neighborhood.
- Language was added to specify the requirement for a streetscape implementation plan for Area D to be included with the first Detailed Development Plan submittal for Areas D, Horton Square Mixed Use Block.
- Residential street lighting spacing standards were also clarified within the proposed ordinance.

Design Standards

- Language was added to require the development of site amenities in substantial compliance as shown in the proposed amenity exhibit.
- Additional exhibits were included to specify the individual amenity program elements included within each individual amenity area.

COMPREHENSIVE PLAN

The Property currently falls within a combination of the following areas as identified in the current comprehensive plan: a) Villages, b) New Suburban, and c) Rural Northwest and Northeast.

However, it should be noted the City is currently underway with developing an updated township-wide Comprehensive Plan that is nearing completion.

The proposed Westfield Washington Township Comprehensive Plan identifies various "placetype" designations throughout the township that include a detailed, visual description of the characteristics of development patterns that contribute to the unique make-up of the community.

The proposed development is anticipated to be located within the following placetypes: a) Village Center, b) Suburban Village Neighborhood, Traditional Suburban Neighborhood, and Master Planned Suburban Residential.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

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 was held at the November 3rd, 2025, 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.

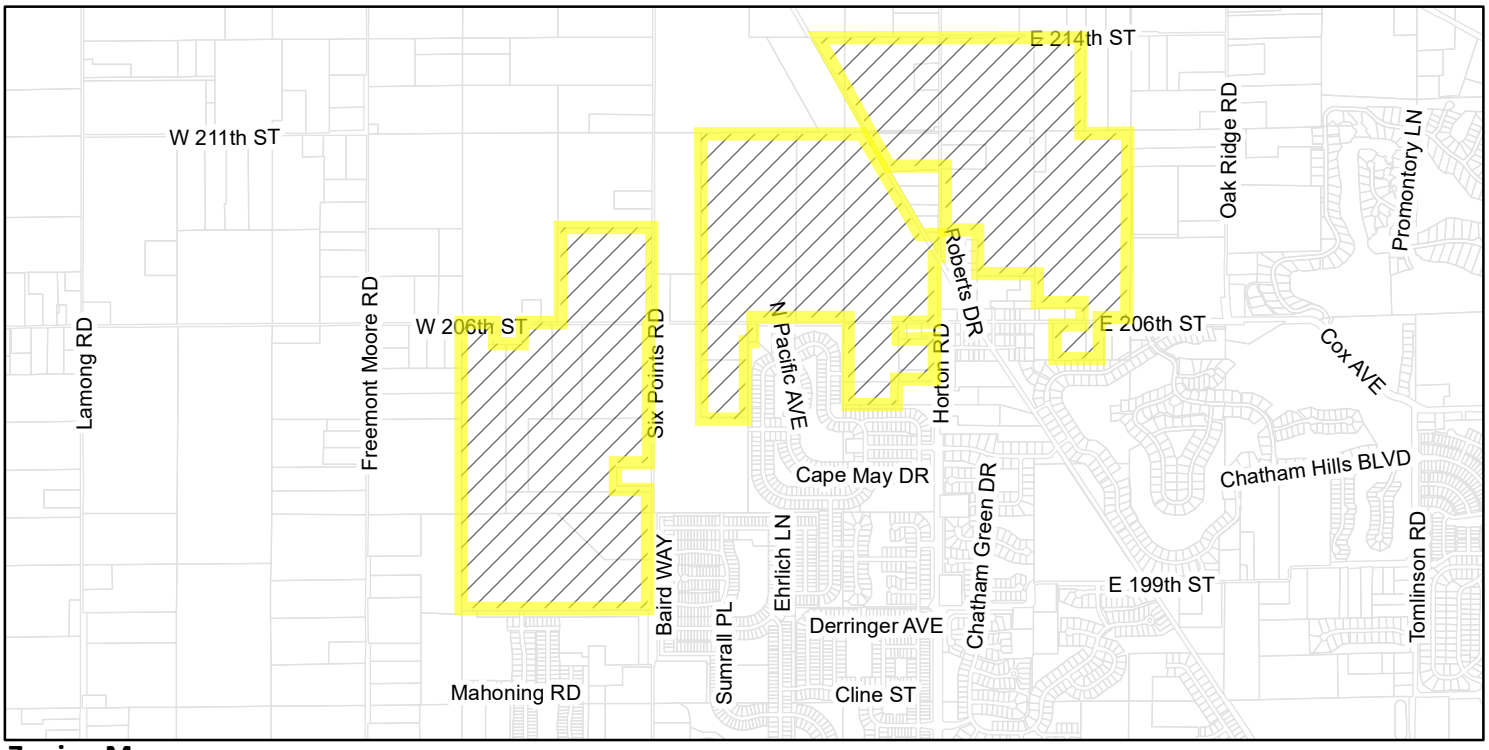
DEPARTMENT COMMENTS

1. **Action: Hold a workshop meeting at the December 15, 2025, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further review and consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

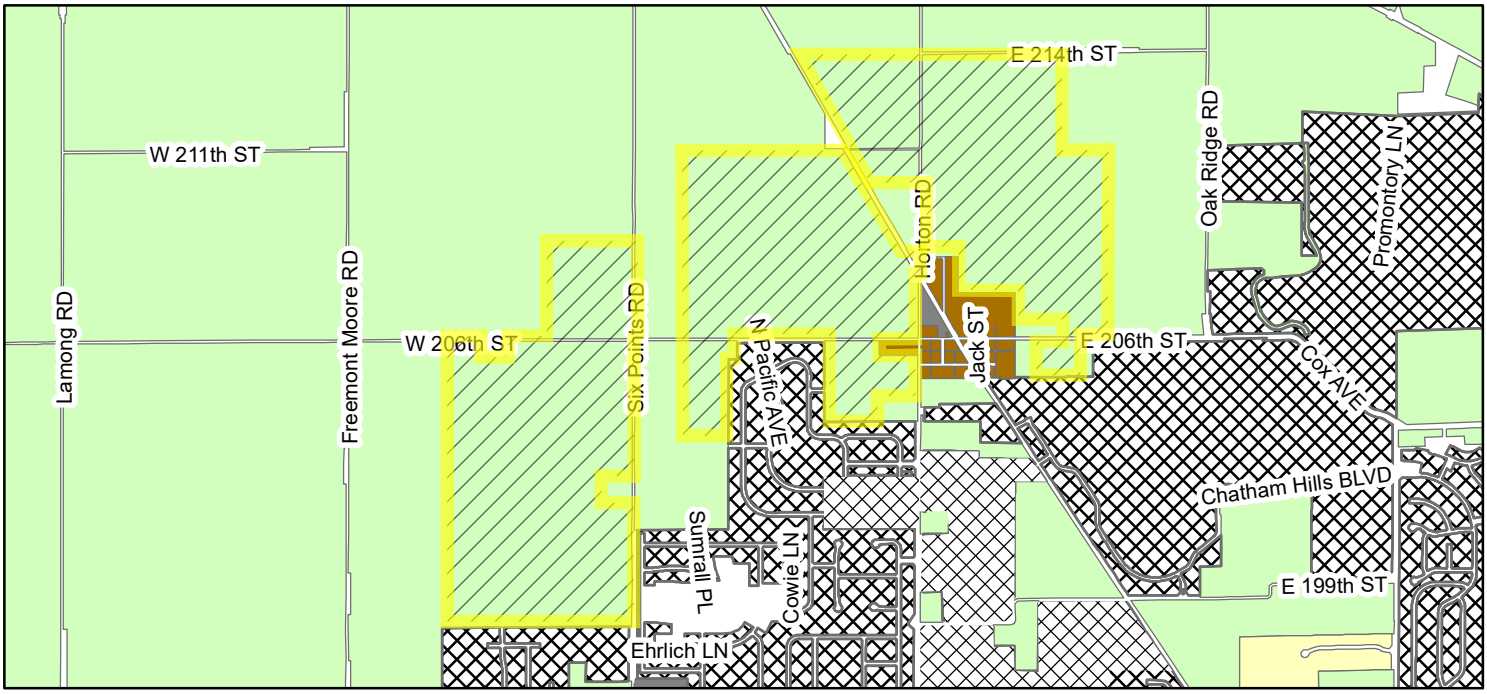
Property Location Map

Not To Scale

Aerial Location Map

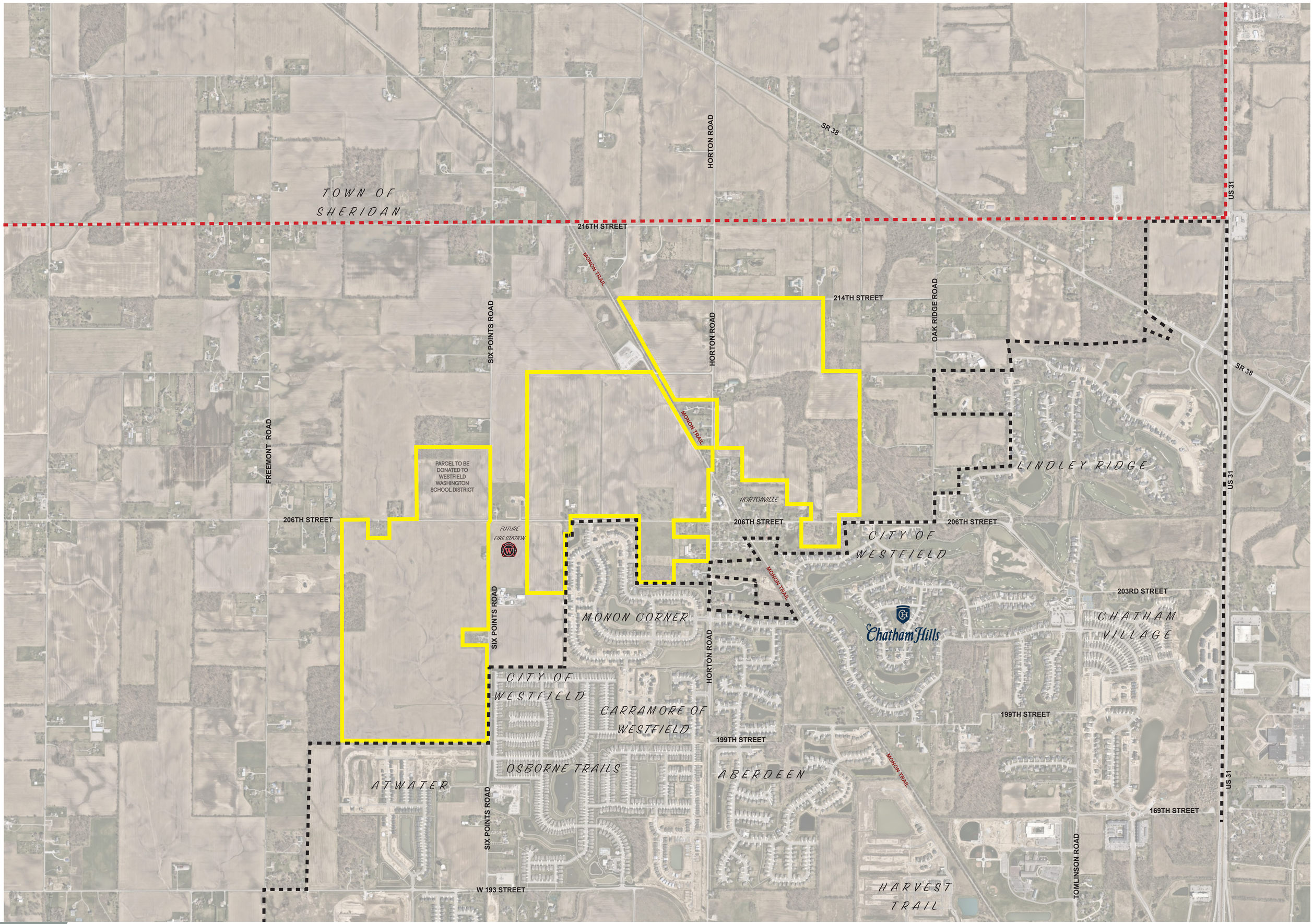


Zoning Map



Zoning

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



IRONSTONE | LOCATION PLAN

DECEMBER 5, 2025

Kimley»Horn

N

ORDINANCE NUMBER 25-66

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

"Ironstone"

This is a Planned Unit Development District Ordinance (to be known as the "**IRONSTONE PUD DISTRICT**") to amend the Unified Development Ordinance 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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2511-PUD-19**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation** (_-_ vote) 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 _____ __, 2026;

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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone 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 City of Westfield 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 UDO.

1.4 All provisions and representations of the UDO 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 UDO.

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Horton Square Mixed Use Block" which are identified on the attached District Map included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A – The Lakes: The part of the Real Estate depicted on the District Map as Area A - The Lakes including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.3 Area B – The Village: The part of the Real Estate depicted on the District Map as Area B - The Village including (both front load and rear/ alley load) Single-family Detached Dwellings and Attached Dwellings (Townhome).

2.4 Area C – The Reserve: The part of the Real Estate depicted on the District Map as Area C – The Reserve including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.5 Area D – Horton Square Mixed Use Block: The part of the Real Estate depicted on the District Map as Area D – Hortonville Mixed Use Block including mixed use (commercial and multi-family residential).

2.6 District Map(s): The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Lot Type(s): A distinct Dwelling type including Detached Dwellings and Townhomes within the District. The District contains eleven (11) Lot Types which are identified in Section 5.2 of this Ordinance and conceptually represented on the District Map. The Lot Types are further regulated by the terms of this Ordinance.

2.8 Single Family – Front Load: Lots consisting of Single-Family detached homes with

driveway access to the street.

2.9 Single Family – Rear/Alley Load: Lots consisting of Single-Family detached homes with driveway access to an alley.

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, 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 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Hortonville Mixed Use Block, (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of the Community Development Department.

3.4 Areas are represented on the Concept Plan and District Map and regulated further by the terms of this Ordinance. Area B (The Village) and Area D (Horton Square Mix Use Block) overlap in one location as illustrated on the District Map and that area may be developed per the terms of Area B or Area D as determined and approved by the Director of the Community Development Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in substantial conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community Development

Department.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A – The Lakes: SF4: Single-Family High Density District.

4.2 Area B – The Village: SF4: Single-Family High Density District.

4.3 Area C – The Reserve: SF3: Medium Density District.

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic 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 Area A, Area B and Area C:

A. The following additional uses shall be permitted:

1. Park, Public or Private.
2. Educational Institution (only permitted in Area A, north of 206th Street).

B. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
575 Single-Family Dwelling Units	700 Single-Family Dwelling Units *250 Townhomes	375 Single-Family Dwelling Units

* Lot Type A (Townhomes) shall only be permitted north of 206th Street in the area as depicted on the District Map.

C. A variety of Lot Types shall be distributed across the Areas as generally illustrated on the District Map (See **Exhibit C**) which include the below Lot Types and the Areas in which they are permitted.

1. Lot Type:

- Lot Type A – Townhome (rear/alley load)
- Lot Type B – Single Family (rear /alley load)
- Lot Type C – Single Family (rear/alley load)
- Lot Type D – Single Family (front-load)
- Lot Type E – Single Family (rear/alley-load)
- Lot Type F – Single Family (front-load, side-load)
- Lot Type G – Single Family (front-load)
- Lot Type H – Single Family (front-load, side-load)
- Lot Type I – Single Family (front-load, side-load, courtyard)
- Lot Type J – Single Family (front-load, side -load, courtyard)
- Lot Type K – Single Family (front-load, side-load, courtyard)

2. Area where Each Lot Type is Permitted:

Lot Type	Area A The Lakes	Area B The Village	Area C The Reserve
A		x	
B	x	x	x
C	x	x	x
D	x	x	
E	x	x	x
F	x	x	
G	x	x	
H	x		
I	x	x	x
J	x		x
K			x

5.3. Area D (Horton Square Mixed Use Block):

A. The following additional uses shall be permitted in the District in addition to the uses permitted within the Underlying Zoning District:

1. A maximum of two-hundred and fifty (250) Multi-family dwellings shall be permitted.

2. Park, Public or Private.

B. All Special Exception Uses and Prohibited Uses shall be prohibited.

C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops ,self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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

6.1 Area A, Area B and Area C: Article 4.6 and Article 4.7, shall not apply, rather Area A, Area B and Area C shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as **Exhibit D**.

6.2 Area D (Horton Square Mixed Use Block):

A. Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Size	
Minimum	10,000 square Feet
Maximum	50,000 square feet
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’

Minimum Building Height*	Two (2) Stories
Maximum Building Height**	Fifty (50) feet

* Minimum Building Height is measured at the highest point of a building.

** Outdoor rooftop space and interior access to that space comprised of no more than 20% of the building footprint shall be permitted and that building area may exceed the 50' height limitation.

B. No drive-thru shall be permitted as part of a building/site design.

C. Multifamily Dwellings shall only de permitted on the 2nd floor and above of a building. Amenities and leasing offices may be located on the first floor.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) 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 Architectural Standards: Article 6.3 shall apply, except as otherwise modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E** shall apply.

1. All areas:

a. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.

b. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as the Area includes custom home Lots.

c. An individual builder shall be permitted to construct a maximum of sixty percent (60%) of the homes in each Area. Townhomes in Area B shall not count toward the total

number of homes when applying this standard.

d. All homes shall have a minimum of a brick wainscot wrap on all elevations as further addressed in the Architectural Standards (See **Exhibit E**).

e. The Character Imagery included in **Exhibit E** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

2. Area A (The Lakes):

a. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.

b. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas as shown on the Concept Plan. Homes across the street from the longer side(s) of the linear public amenity spaces shall be alley-loaded with the front façade facing the public amenity space(s).

3. Area B (The Village):

a. Alley access shall be required for eighty (80) percent of all Lots. A maximum of ten (10) percent of the Townhome Lots may be front-loaded.

b. At least thirty (30) percent of homes on Lots including street access shall include a garage that is recessed from the main living area by a minimum of ten (10) feet.

c. A brick (or stamped/colored concrete) walkway shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are located on Lots (i) along the main north/south entry street off 206th Street, (ii) across the perimeter street encircling Foundry Park and (iii) adjacent to the Horton Square Mixed Use

Block, as generally illustrated on **Exhibit C**.

d. The Area shall have brick columns and wrought-iron fencing throughout the Area, where feasible, defining public spaces and view corridors, as generally illustrated on **Exhibit C**.

e. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall be alley-loaded with the front-façade facing the public right-of-way/trail.

f. The townhomes located adjacent to the Monon Trail shall include 3-stories and rooftop living area.

4. Area C (The Reserve):

a. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

B. Area D (Horton Square Mixed Use Block): Article 6.3 Architectural Standards: Shall not apply; rather the following standards shall apply:

1. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit F-1**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

2. The Architectural Standards included in **Exhibit F-2** shall apply to buildings within Area D, the Horton Square Mixed Use Block.

7.2 Landscaping Standards: Article 6.8 shall apply except as otherwise modified or

enhanced below:

A. Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following exceptions:

1. A minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping Requirements: Article 6.8(K) Minimum Lot Landscaping shall apply as amended below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. Single Family Lots. Two (2) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional shrubs.

3. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard.

4. Per acre Common Area plant materials shall not be required within real estate encumbered by the existing power transmission line easement.

D. Common Areas:

1. All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity Exhibit, as determined by the Director of the Community Development Department.

E. Tree Preservation: Tree Preservation shall be required in the areas as generally shown on **Exhibit K** Open Space Plan, subject to drainage and utility easements, as determined by determined by the Developer and Director of Community Development.

F. Foundation Plantings: Article 6.8(L) Foundation Plantings shall not apply

to buildings within Area D.

G. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall, except as modified below:

1. External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage road or alley access is provided). However, the minimum street tree planting requirements of the UDO shall apply to a minimum of one side of the street with the approval of Westfield Public Works.

2. External Street Frontage Landscaping shall not apply to Area D. However, the minimum street tree planting requirements of the UDO shall apply.

H. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below:

1. A minimum forty (40) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1 at the time of Primary Plat and Overall Development Plan submittal.

2. Buffer yards shall be landscaped in accordance with the Buffer Yard Type B tree planting materials of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard.

3. No berms or mounding shall be required within buffer yards.

4. No buffer yard shall be required (i) between Areas internal to the Real Estate or (ii) within areas including Development Amenities.

5. Areas of existing trees shall remain within the Monon Trail right-of-way to the extent reasonably possible, while allowing for the installation and maintenance of sidewalks and pathways, and utility or drainage improvements as approved by the Parks Department Director.

6. Lot Landscaping standards shall replace and supersede Buffer Yard standards where parcels are adjacent to the Monon Trial.

7. Notwithstanding the Buffer Yard standards of this Section 7.2(H),

additional buffer areas and planting standards shall apply as depicted in Exhibit L – Supplemental Buffer Yard Requirements.

I. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:

1. Minimum Area Required. A maximum of five percent (5%) shall be set aside for parking area islands.

2. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; except as modified below:

a. Paths and sidewalks shall be permitted within the planting area.

J. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of the Community Development Department or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. Parking Space requirements for all non-residential uses shall be determined by the Director of the Community Development Department based upon data supplied by the Applicant at the time of Detailed Development Plan review.

B. Multi-family dwellings shall require a minimum of 1.25 spaces per dwelling unit.

C. Off-Street Parking in Area D:

1. Off-Street Parking shall not be permitted in the Established Front Yard along Horton Road or 206th Street. On-street parking shall be provided in these areas.

2. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

3. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

7.5 Article 6.17 Signage: Article 6.17(G)(1) Sign Standards shall not apply, rather a program for signs including the sign design, sign area, and sign height for all Residential Signs in the District is attached hereto as **Exhibit J**.

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.

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I** further identifies where with the District the street sections will be applicable.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works.

8.3 Article 8.10 Lighting: Article 8.10 shall apply except as otherwise modified or enhanced below.

A. Lighting Between Intersections: Street lights will be provided every fifteen (15) lots and at all mid-block crosswalks and golf cart path crossings. All homes shall have at least two (2) lights on the front elevation of the home operated by photo-cell and maintained by the property owner. Article 8.10 of the UDO, as amended, shall apply if in conflict with the City Construction Standards.

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: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H**:

1. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community Development Department.

2. Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.

3. Play-Courts: Multi-mini-court pads shall be provided as generally depicted on the Amenity Exhibit. At a minimum, six (6) pickle ball courts and two (2) tennis courts shall be provided.

4. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.

5. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the following as generally depicted on the Amenity Exhibit:

a. Community Pool: A swimming pool and splash

pad/wading pool.

b. Parking: Parking shall be provided as generally depicted on the Amenity Exhibit.

c. Amphitheater: An amphitheater shall be provided in the location as generally as depicted on the Amenity Exhibit.

6. Frisbee Golf: A Frisbee Golf Course shall be provided in Area B as generally depicted on **Exhibit H**.

7. Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director of the Community Development Department, shall be provided at the ponds in Area A.

a. The dock shall be designed to accommodate a minimum of four (4) water craft / kayaks.

8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H**.

D. Article 8.6 shall not apply to Area D.

9.2 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Plan (see **Exhibit G**).

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

Section 11. **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.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-66** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-66

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-66

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

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

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Ironstone PUD 10 120525

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit F-1	Character Exhibits (Horton Square Mixed Use Block)
Exhibit F-2	Horton Square Mixed Use Block Architectural Standards
Exhibit G	Trail Plan
Exhibit H	Amenity Exhibit
Exhibit I	Permitted Street and Alley Cross Sections
Exhibit J	Residential Monumentation
Exhibit K	Open Space and Tree Preservation Map
Exhibit L	Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder’s Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder’s Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest

Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT A

REAL ESTATE
(Location Map)

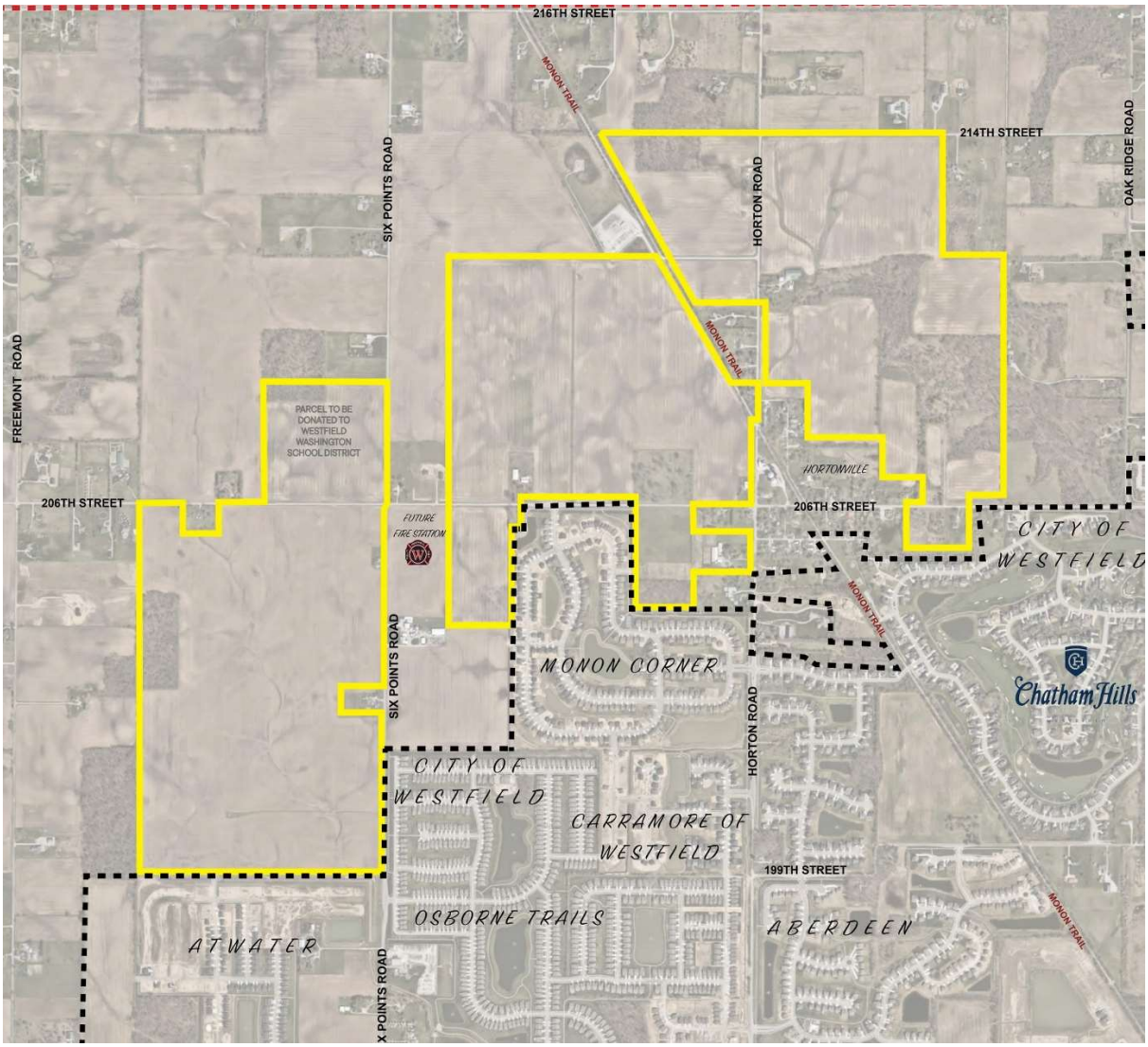


EXHIBIT B

CONCEPT PLAN

(See following page)

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 2511-PUD-19.

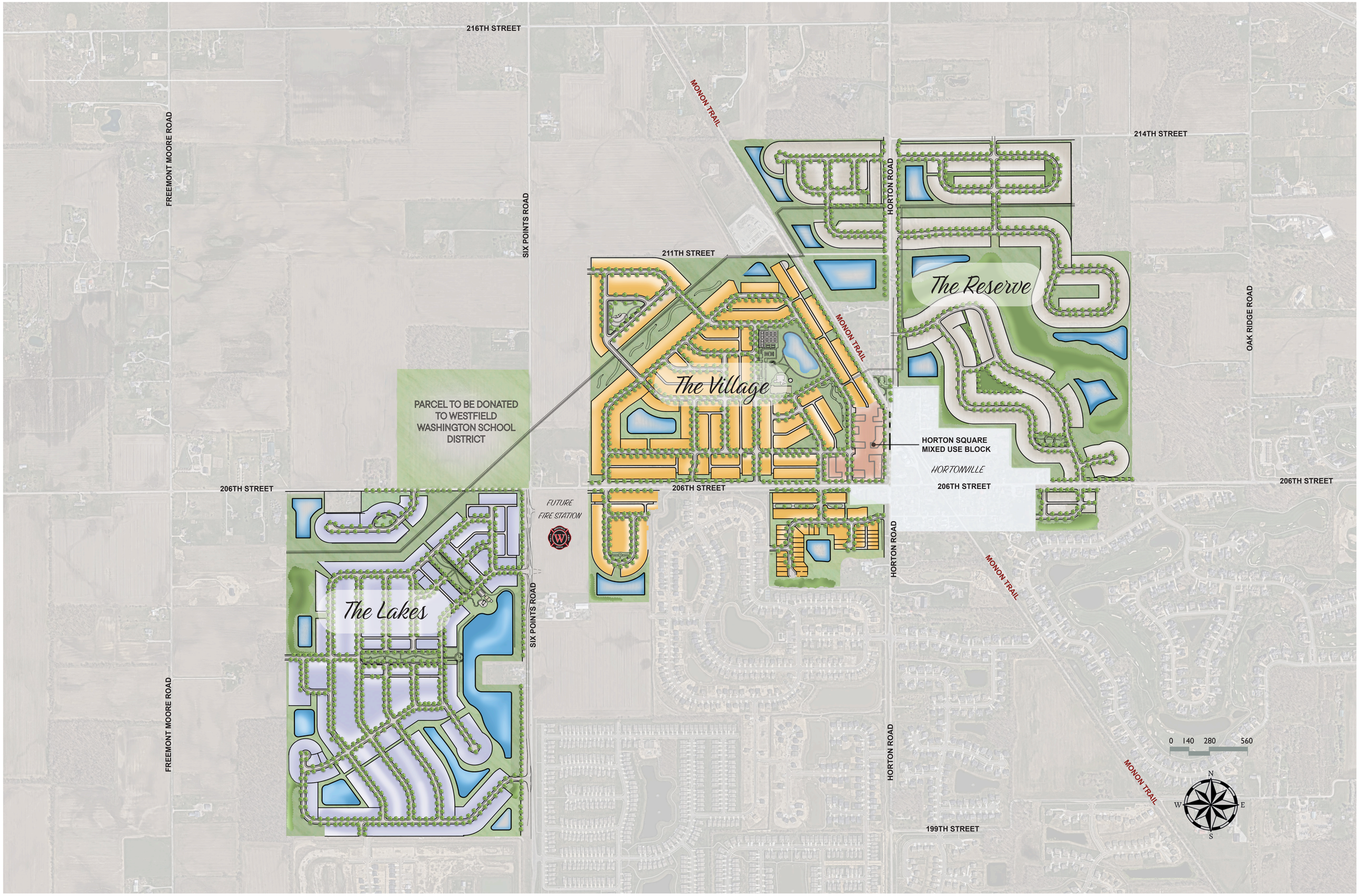
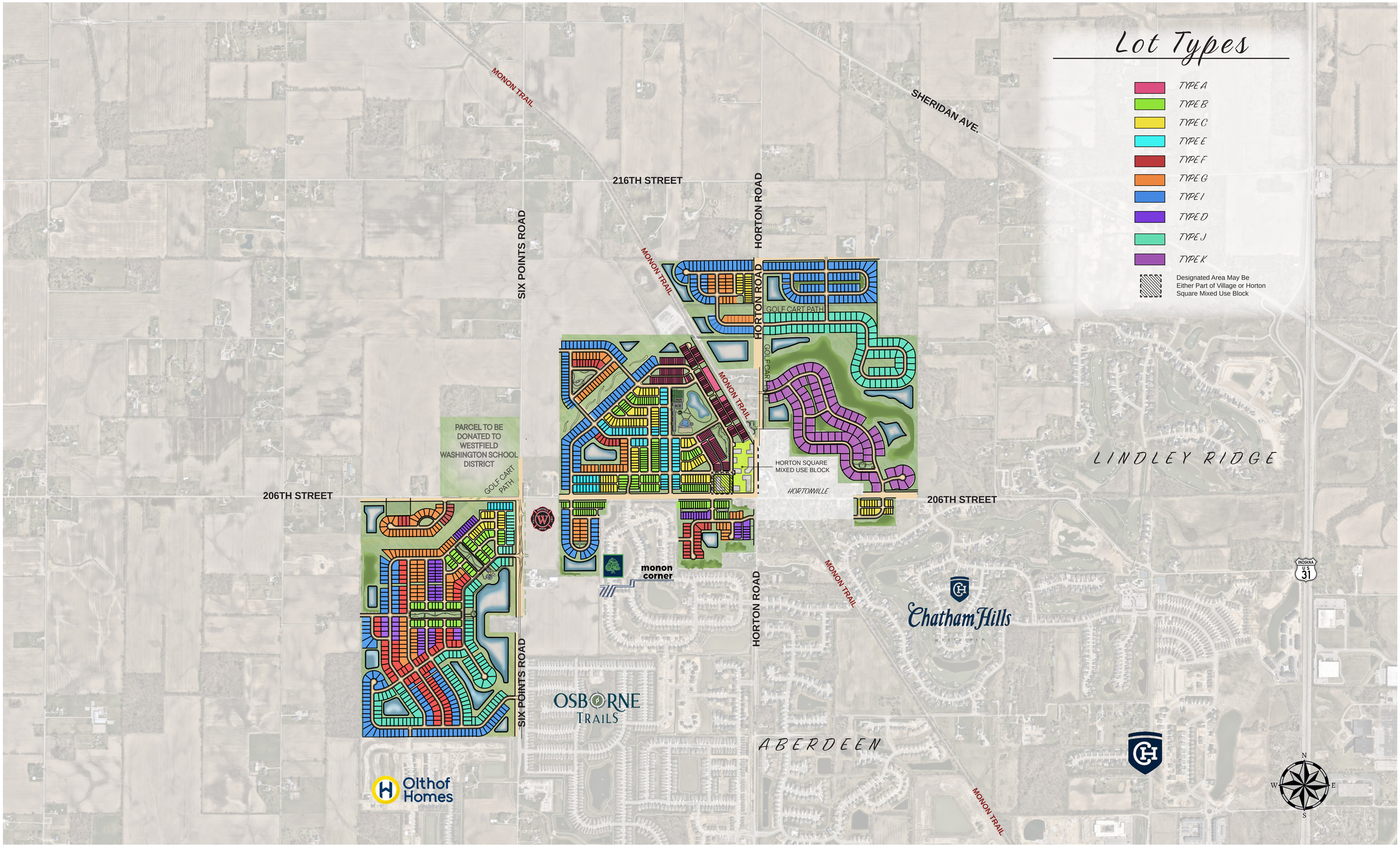

216TH STREET
FREEMONT MOORE ROAD
SIX POINTS ROAD
MONON TRAIL
HORTON ROAD
214TH STREET
211TH STREET
The Reserve
The Village
OAK RIDGE ROAD
PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT
HORTON SQUARE MIXED USE BLOCK
HORTONVILLE
206TH STREET
FUTURE FIRE STATION
The Lakes
199TH STREET
0 140 280 560
N
W
E
S

EXHIBIT C

DISTRICT MAPS

(See following 4 pages)



IRONSTONE | HOMESITE PLAN

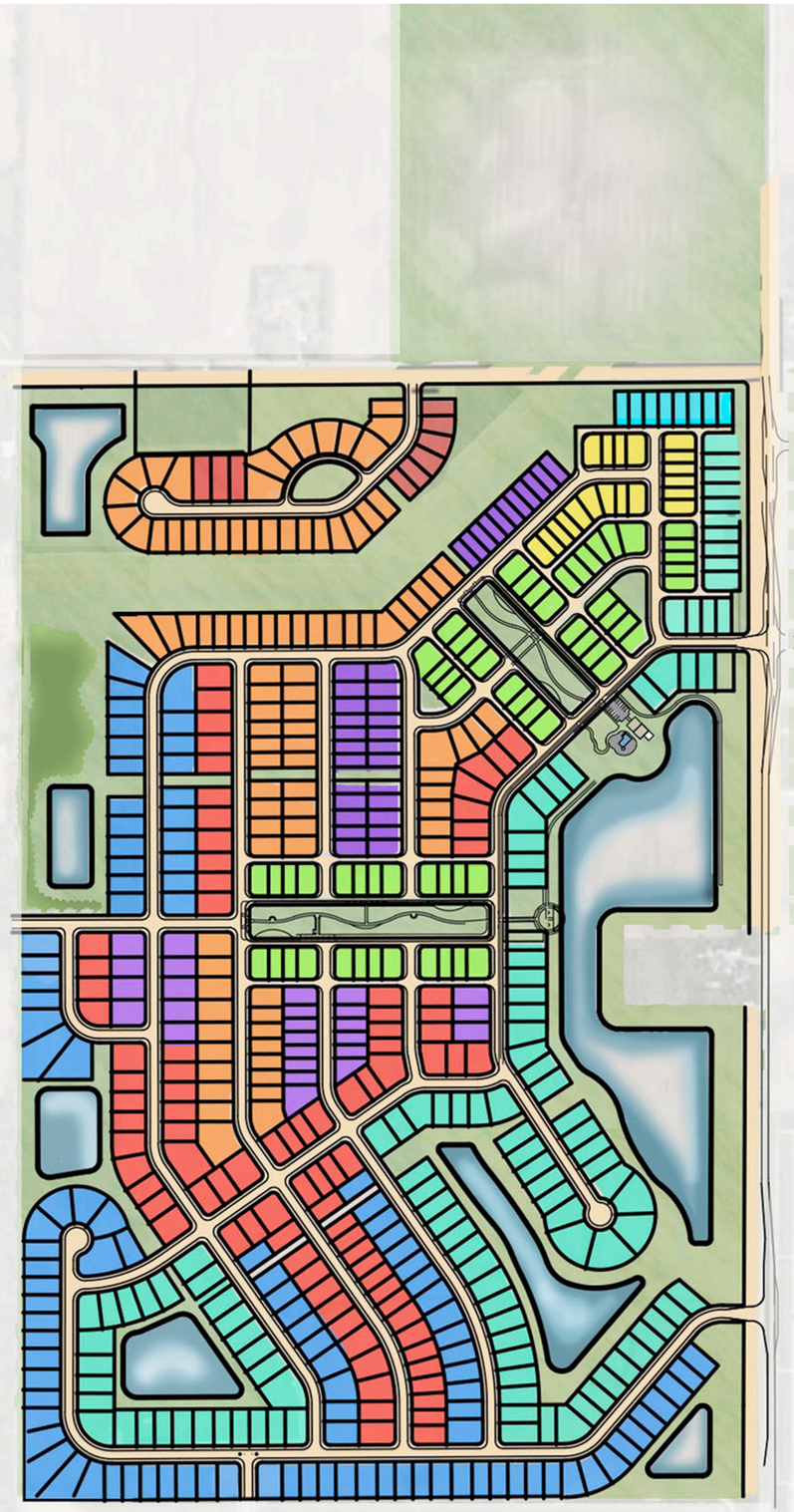
DECEMBER 5, 2025

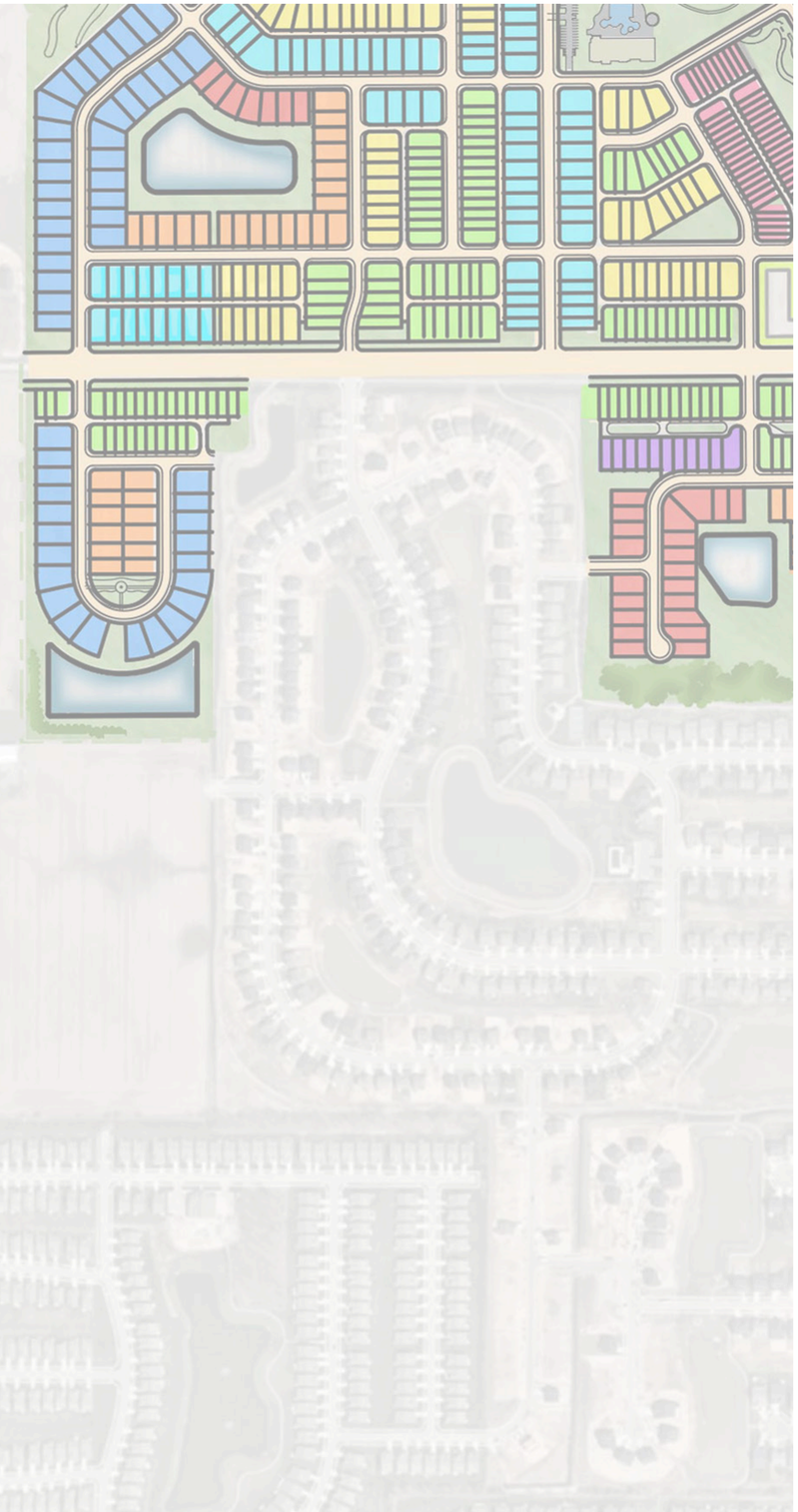
Kimley»Horn

0 250 500 1,000

Lot Types

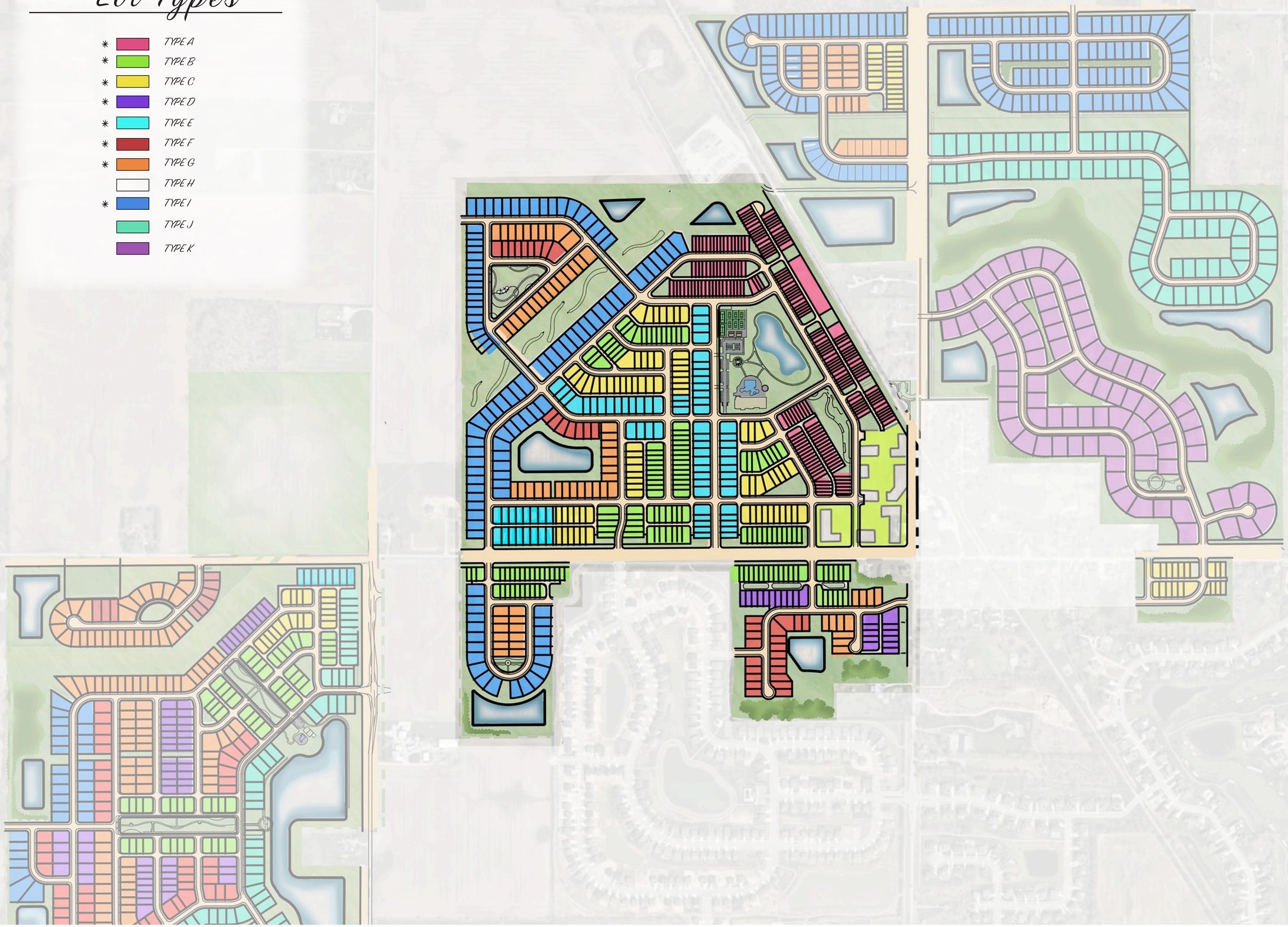
- TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- * TYPE H
- * TYPE I
- * TYPE J
- TYPE K

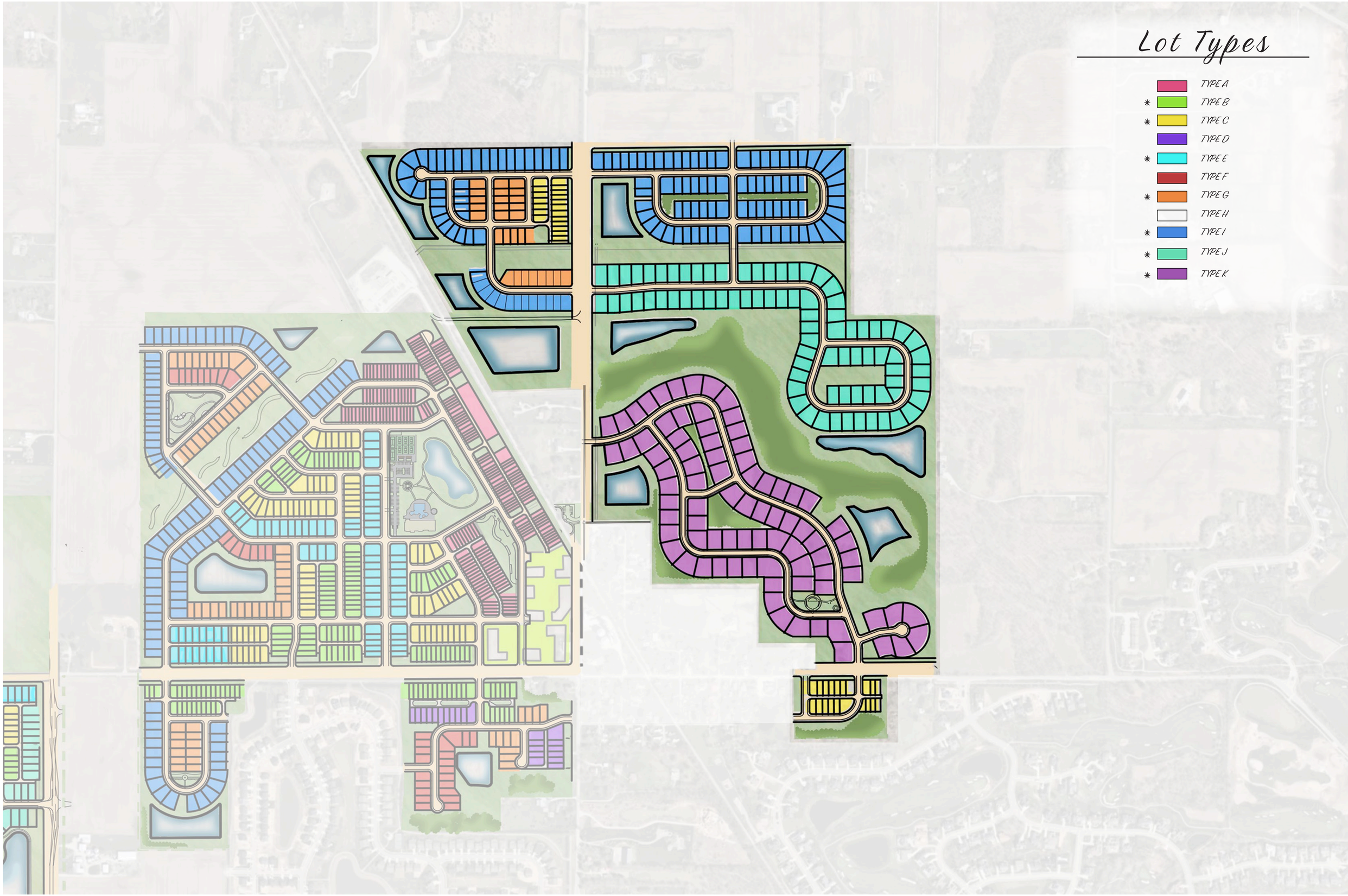




Lot Types

- * TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- TYPE H
- * TYPE I
- TYPE J
- TYPE K




Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K

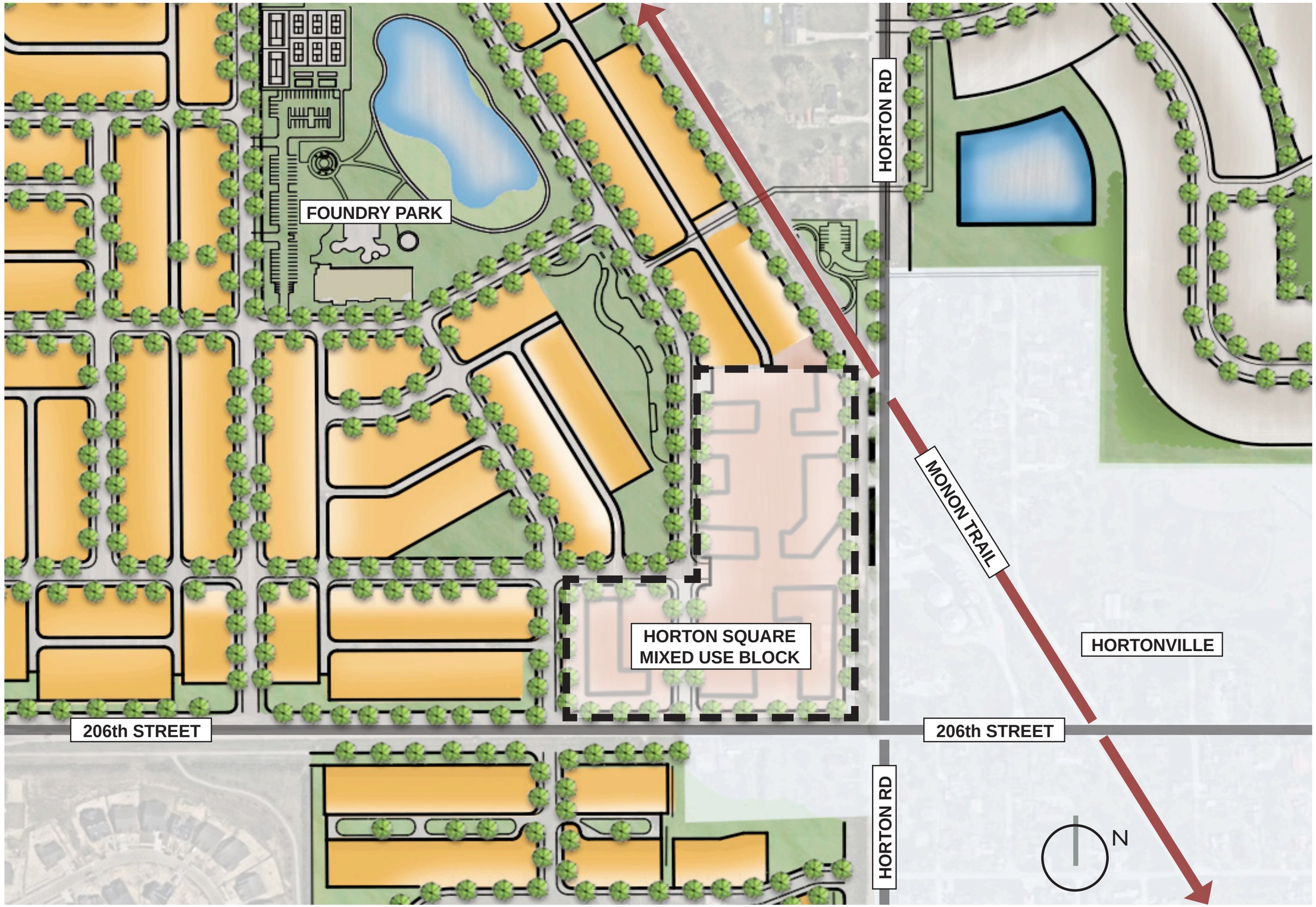

FOUNDRY PARK
HORTON RD
MONON TRAIL
HORTON SQUARE
MIXED USE BLOCK
HORTONVILLE
206th STREET
206th STREET
HORTON RD
N

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	7,100 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20’	30’	35’	38’	42’	45’	55’	43’	45’	80’	90’
Minimum Building Setback											
Front Yard	10’	15’	15’	25’	15’	25’	15’	25’	25’	25’	25’
Side Yard	**0’ / 6’	6’	6’	6’	6’	6’	6’	6’	6’	6’	6’
Rear Yard	20’	20’	20’	25’	20’	25’	25’	25’	25’	30’	30’
Minimum Distance Between Buildings	20’	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20’	35’	40’	43’	47’	50’	60’	48’	50’	90’	110’
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,800 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,400 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley.

** Zero feet between townhome units and six feet applicable to outside of end unit.

EXHIBIT E

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following 33 pages)

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type A Elevations set forth in this Exhibit E-1.

5. All townhouse units shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All townhouse units shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

8. All townhouse units shall have two (2) carriage lights on the garage.

Illustrative Examples of Building Type A Elevations

The following Illustrative Examples of the Elevations for Building Type A are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-2"

Architectural Standards and
Illustrative Examples of Elevations

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:
Building Type B dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type B Elevations set forth in this Exhibit E-2.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

Illustrative Examples of Building Type B Elevations

The following Illustrative Examples of the Elevations for Building Type B are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-3"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type C Elevations set forth in this Exhibit E-3.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.
    ii. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    iii. Sunroom or morning room with a minimum of one hundred square feet (100sqft) of additional living space located on a Side or Rear Façade.
    iv. A window bay or box out not less than six feet (6') wide.
    v. Hip roof.

vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
vii. A minimum of two (2) or more windows per each Side Building Façade.
viii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type C Elevations

The following Illustrative Examples of the Elevations for Building Type C are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-4"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type D Elevations set forth in this Exhibit E-4.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
    iii. A window bay or box out not less than six (6) feet wide.
    iv. Hip roof.
    v. Roofline direction change, roofline height change, or two (2) or more roof planes.

vi. A minimum of three (3) windows per each Side Building Façade.
vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board.
viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type D Elevations

The following Illustrative Examples of the Elevations for Building Type D are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-5"

Architectural Standards and
Illustrative Examples of Elevations

Building Type E: Rear-Load Detached Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type E Approved Elevations set forth in this Exhibit E-5.

5. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.

6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
    iii. A window bay or box out not less than six (6) feet wide.
    iv. Hip roof.
    v. Roofline direction change, roofline height change, or two (2) or more roof planes.

vi. A minimum of three (3) windows per each Side Building Façade.
vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board.
viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type E Elevations

The following Illustrative Examples of the Elevations for Building Type E are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-6"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. Vinyl and aluminum siding shall be prohibited.

3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

5. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not county towards any other window requirement.

19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type F Elevations</u>
The following Illustrative Examples of the Elevations for Building Type F are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-7"

Architectural Standards and
Illustrative Examples of Elevations

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. Vinyl and aluminum siding shall be prohibited.

3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

5. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type G Elevations</u>
The following Illustrative Examples of the Elevations for Building Type G are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-8"

Architectural Standards and
Illustrative Examples of Elevations

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H Development standards outlined in this ordinance.

2. All dwellings shall have a primary bedroom on the first floor of the dwelling.

3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

4. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.

6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.

7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.

9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of Building Type H Elevations:

The following Illustrative Examples of the Elevations for Building Type H are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-9"

Architectural Standards and
Illustrative Examples of Elevations

Building Type I: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:
Building Type I dwellings shall include the following minimum architectural standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. A minimum of three (3) colors will be offered for all roofing materials. Exhaust vents shall not be visible from the front of the home.

4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

6. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

15. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

16. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

17. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

18. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

19. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

20. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type I Elevations</u>
The following Illustrative Examples of the Elevations for Building Type I are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-10"

Architectural Standards and
Illustrative Examples of Elevations

Building Type J: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type J set forth in this Exhibit E-10.

5. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a total of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a total of twenty-three (23) windows in total.

Illustrative Examples of Building Type J Elevations

The following Illustrative Examples of the Elevations for Building Type J are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-11"

Architectural Standards and
Illustrative Examples of Elevations

Building Type K: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:
Building Type K dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall materials to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type K set forth in this Exhibit E-11.

5. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

6. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have widows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.

7. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of Building Type K Elevations

The following Illustrative Examples of the Elevations for Building Type K are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

<u>EXHIBIT F-1 and EEHIBIT F-2</u>

CHARACTER EXHIBIT AND ARCHITECTURAL STANDARDS
(Horton Square Mixed use Block)

(See following 8 pages)

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block

The "Character Exhibit", attached hereto as Exhibit F-1, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

GREETING HOUSE
GREETING HOUSE

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

1. Buildings shall create and spatially define the public realm (such as Streets, sidewalks, plazas, greenspaces) and reinforce a consistent Building Façade Street wall that immediately fronts the adjacent Street to further enhance the pedestrian experience.

2. Any Building façade adjacent to a Street shall generally be oriented parallel to the Street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms.

3. Buildings shall maintain a continuous Building Street frontage. Breaks may be provided for pedestrian access or public plazas.

4. The Street level of a Building shall generally be designed with non-residential uses that activates the public realm in a contextually appropriate manner while also integrating the Building architectural design.

5. Buildings located at the intersection of Streets shall have an enhanced architectural design to establish a strong corner presence.

6. Buildings shall be located in a manner so that portions of the Building designed for service uses, such as loading docks and dumpster enclosures, are not part of the Street facing façade.

B. Building Massing:

1. The proportion and relationship of various architectural design elements shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

2. Larger Buildings shall be broken into multiple Buildings, if possible, or into smaller Building massing elements through the use of varied façade planes, an upper Story setback, or enhanced use of fenestration in order to reduce the apparent size of the structure.

3. A clear visual distinction between Street level and upper floors shall be maintained.

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall generally be a minimum of two (2) Stories in height. Maximum Building height shall be three (3) Stories with an optional exterior roof-top living area.

C. General Façade Design:

1. All Buildings shall have a defined top, middle, and base that creates a compatible architectural form.

2. The lower levels of Street facing facades shall generally incorporate a higher level of visual interest and architectural detailing. Building components shall emphasize creating and engaging pedestrian environment through enhanced Street level architectural interest.

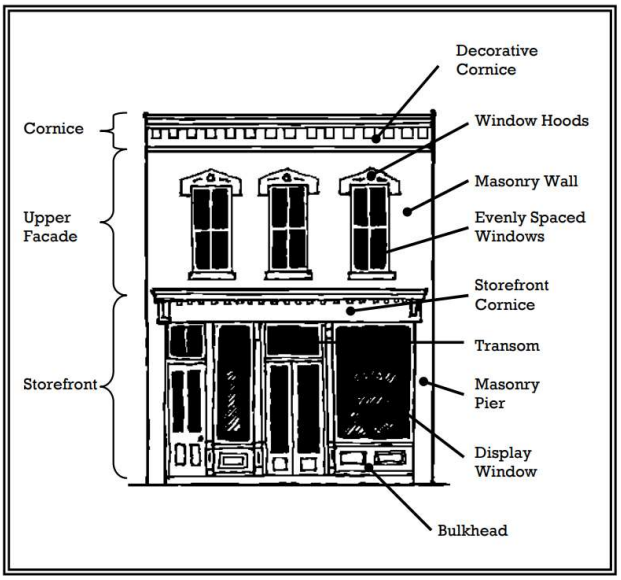
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

4. A visual termination at the top of the Building (such as decorative cornices, parapets, crowns, shaped roofs, spires, etc.) shall be integral part of the design from both the distant view and the pedestrian perspective.

5. Side and rear facades shall be finished in colors similar to the colors of the primary facades. Side and rear facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

6. Utility Meter Screening: All wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade.

Reference Guide:



D. Roof Form:

1. Flat roofs shall be the predominate roof form within the district. Gable, gambrel, hip, or mansard roofs may be used as accent roof forms as appropriate to the intended architectural style of the proposed Building that is consistent with the overall theme of the Horton Square Mixed-use District.

2. A parapet shall be used to conceal a flat roof and any roof protrusions, other than the chimney.

3. Roof forms should be used to integrate rooftop Mechanical Equipment, telecommunications equipment, and any other similar devices or appurtenances so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the Building architecture and be appropriately-scaled.

E. Door and Window Openings:

1. Entrances, including doors, shall be sized and articulated in proportion to the scale of the Building and shall be architecturally compatible with the style, materials, colors, and details of the Building as a whole.

2. Entrances shall be defined and articulated through use of architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, or other architectural elements compatible with the proposed style of Building.

3. At the ground level, a minimum of 50% of the façade shall be transparent for retail and restaurant uses. For all other uses a minimum is 35% of the façade shall be transparent.

4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

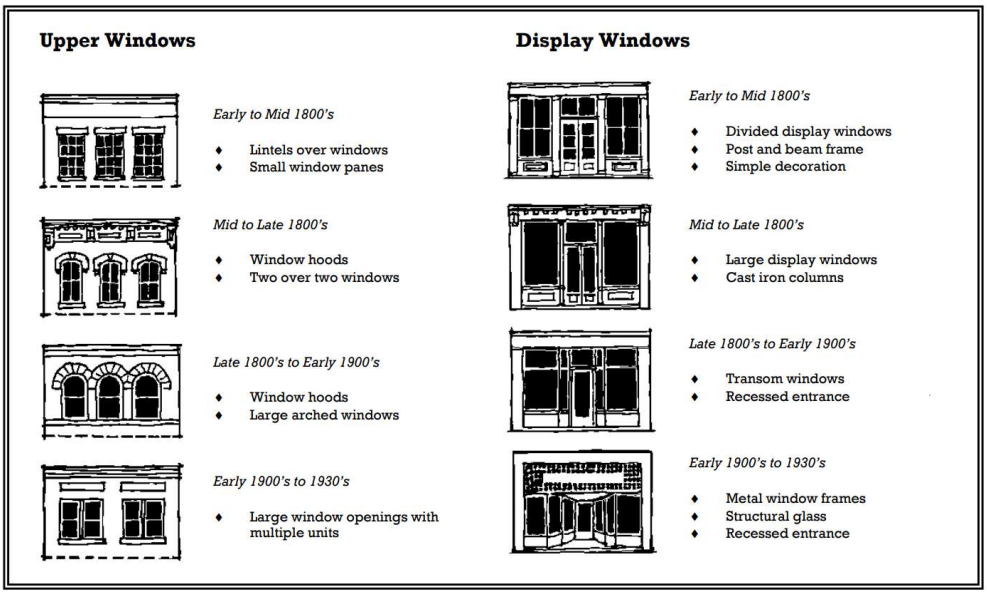
5. Blank, windowless facades shall be avoided on the front of the Building, or on any side that is visible from a public right of way. Where blank walls cannot be avoided, changes in plane, Building materials, color, or additional landscaping shall be utilized to minimize the visual effect of the blank wall.

6. Window openings shall establish a visual rhythm and symmetry through a pattern of strong horizontal design elements. This horizontal pattern shall maintain the proportion and spacing of openings.

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include shutters, keystones,

masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District.

2. Primary Building materials include brick, stone, or other Masonry Material and shall comprise a minimum of 75% of the Building's façade exclusive of windows and doors.

3. Accent Building materials include wood, fiber cement siding, stucco, or other appropriate Building material consistent with the proposed architectural theme of the Horton Square Mixed-use District and shall account for a maximum of 25% of the Building's façade exclusive of windows and doors.

4. Building materials and overall architectural quality shall be consistent on all sides of a structure. All Building facades shall exhibit the same level of design continuity and quality.

5. If material changes are proposed, such change shall generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.

6. A variety of complementary exterior Building materials may be incorporated to provide visual interest to the Building. However, the palette of materials should not be overly complex.

7. The use of synthetic material finishes or faux Building materials, such as vinyl siding and faux brick or faux stone is not permitted.

8. Service courts shall include painted or integral colored masonry. A minimum of two (2) colors will be utilized. Colors shall be consistent with the base colors of the primary and/or secondary facades. Where portions of the service court wall(s) are exposed, additional enhancements will be incorporated that are consistent with the requirements for building materials.

9. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

Reference Guide:

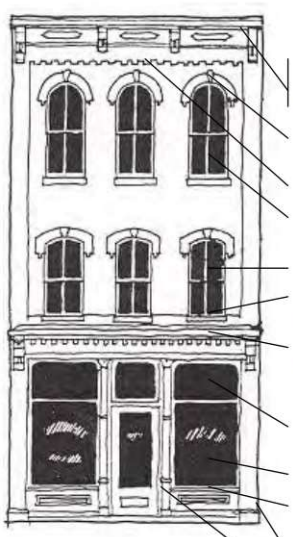


Figure 9

What is it called?	What is it made from?
Parapet Cornice	Galvanized sheet metal, brick, wood
Lintel	Stone, brick
Masonry corbelling	Brick
Window	Wood double-hung sash
Muntins	Wood
Sill	Stone, brick
Storefront cornice	Galvanized sheet metal, wood
Transom	Glass/ wood
Display window	Glass
Bulkhead	Wood millwork
Column	Brick, cast iron/ millwork
Pilaster	Brick, cast iron/ millwork

G. Awnings and Canopies:

1. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form.

3. Awning colors and materials should complement the color scheme and character of the Building's façade. Solid colors or striped patterns are encouraged.

4. Awnings and canopies shall not conceal architectural details on the façade.

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building.

H. Restaurants:

1. Restaurants are an important component of the fabric of the Horton Square Mixed Use Block. They provide indoor as well as outdoor activity and generate a sense of place.

2. Outdoor seating areas and patios are permitted and shall be encouraged.

3. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.

I. Amenities / Pedestrian Furniture:

1. The selection of architectural amenities shall be complementary to the architectural character of the Horton Square Mixed use Block. The materials used for the selected amenities shall be durable and functional.

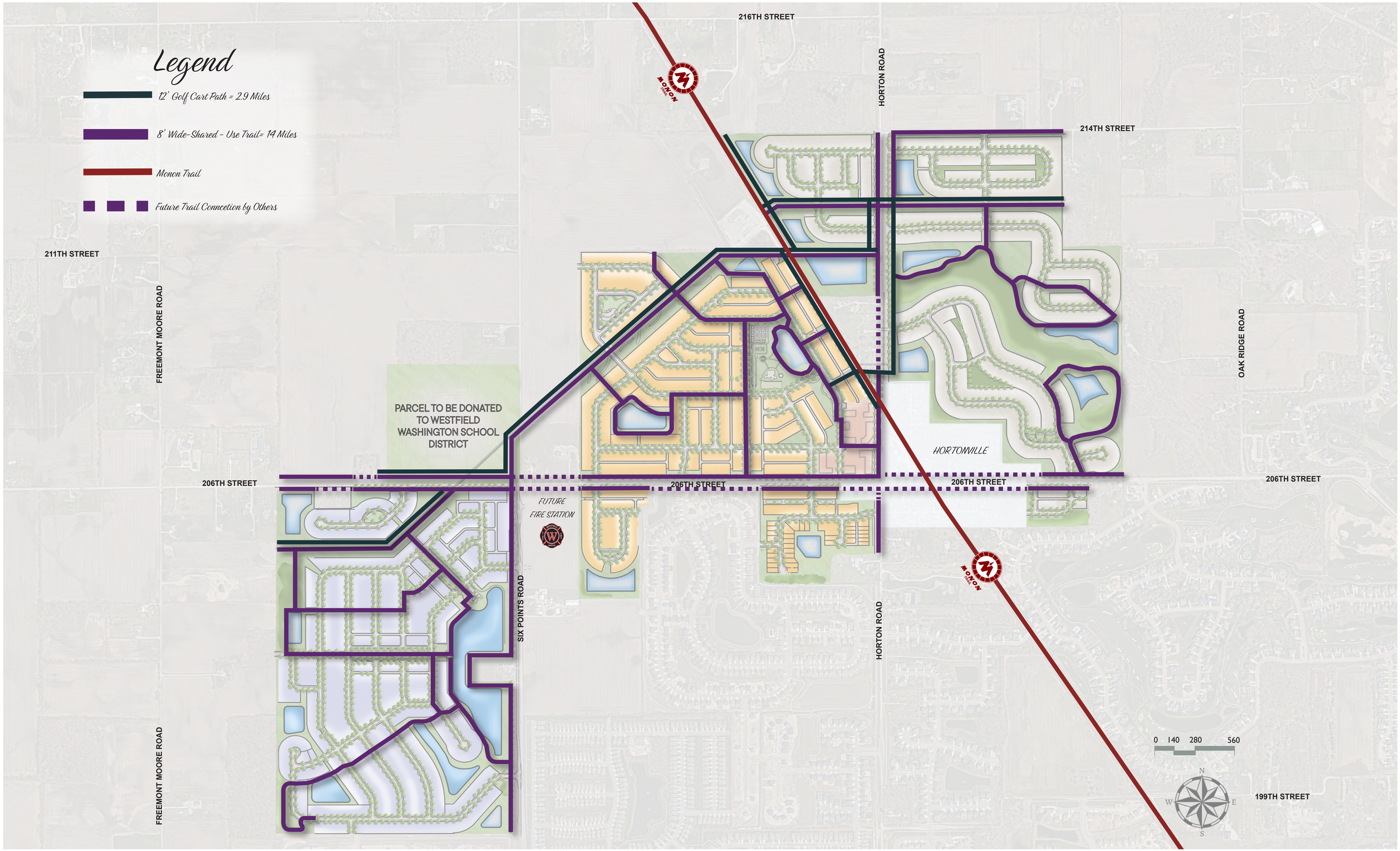
2. Amenities are permitted (subject to applicable standards in this Bridges Ordinance) and may include, without limitation, the following:

   a. Benches
   b. Trash and recycling receptacles
   c. Bike racks
   d. Fountains
   e. Pedestrian walkways
   f. Flag poles (per the sign requirements of the UDO)
   g. Plaques
   h. Tables / umbrellas (no sign of any type shall be permitted on tables or umbrellas)
   i. Carts and kiosks
   j. ATM enclosure(s)

EXHIBIT G

TRAIL PLAN

(See following page)



IRONSTONE | TRAIL NETWORK PLAN

DECEMBER 5, 2025

Kimley»Horn

EXHIBIT H

AMENITY EXHIBIT

(See following 16 pages)

IRONSTONE
AT HORTONVILLE

FEATURES

District Features

1. Laura Taylor Park
2. Carey Commons
3. Stafford Disc Golf Course
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden

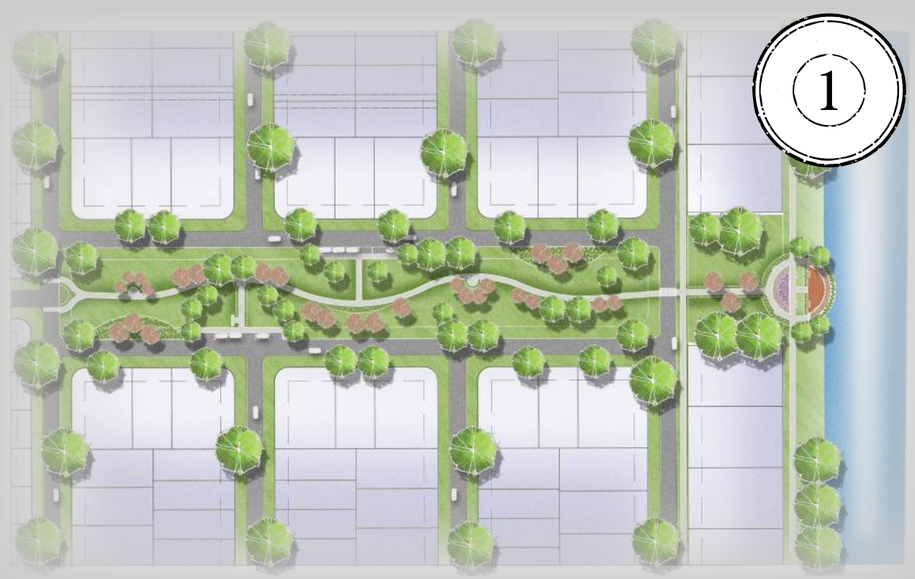
IRONSTONE
AT HORTONVILLE

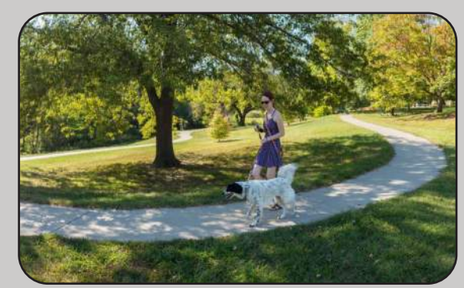
AMENITIES

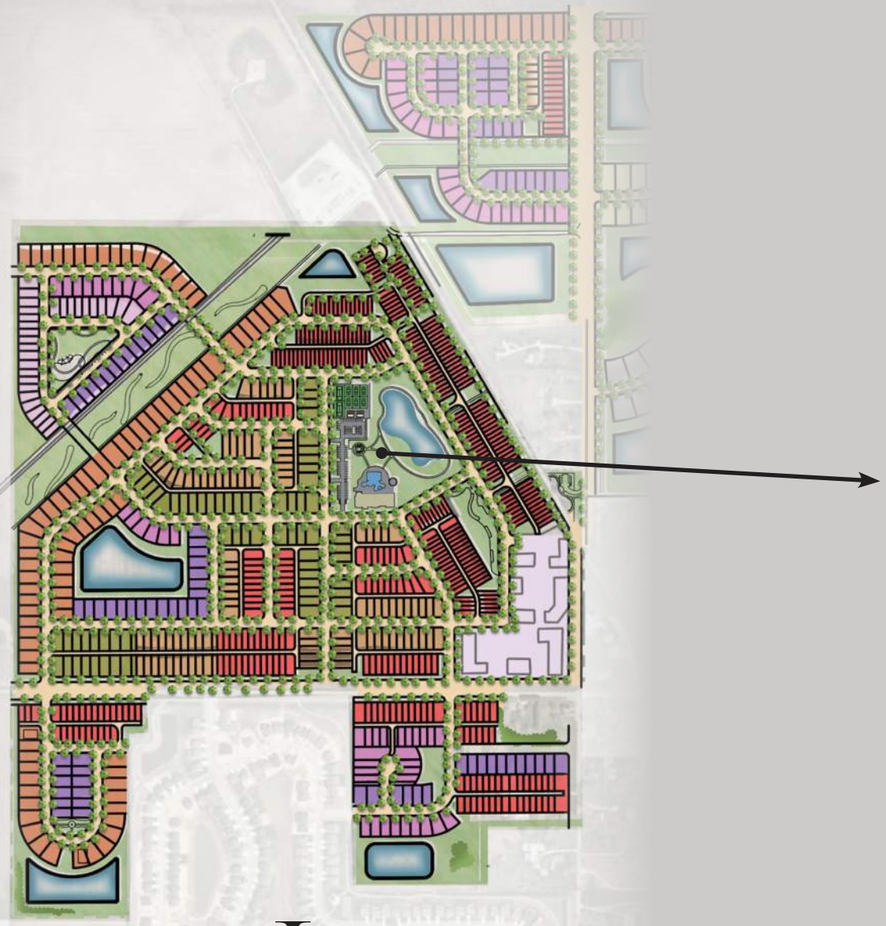
THE LAKES

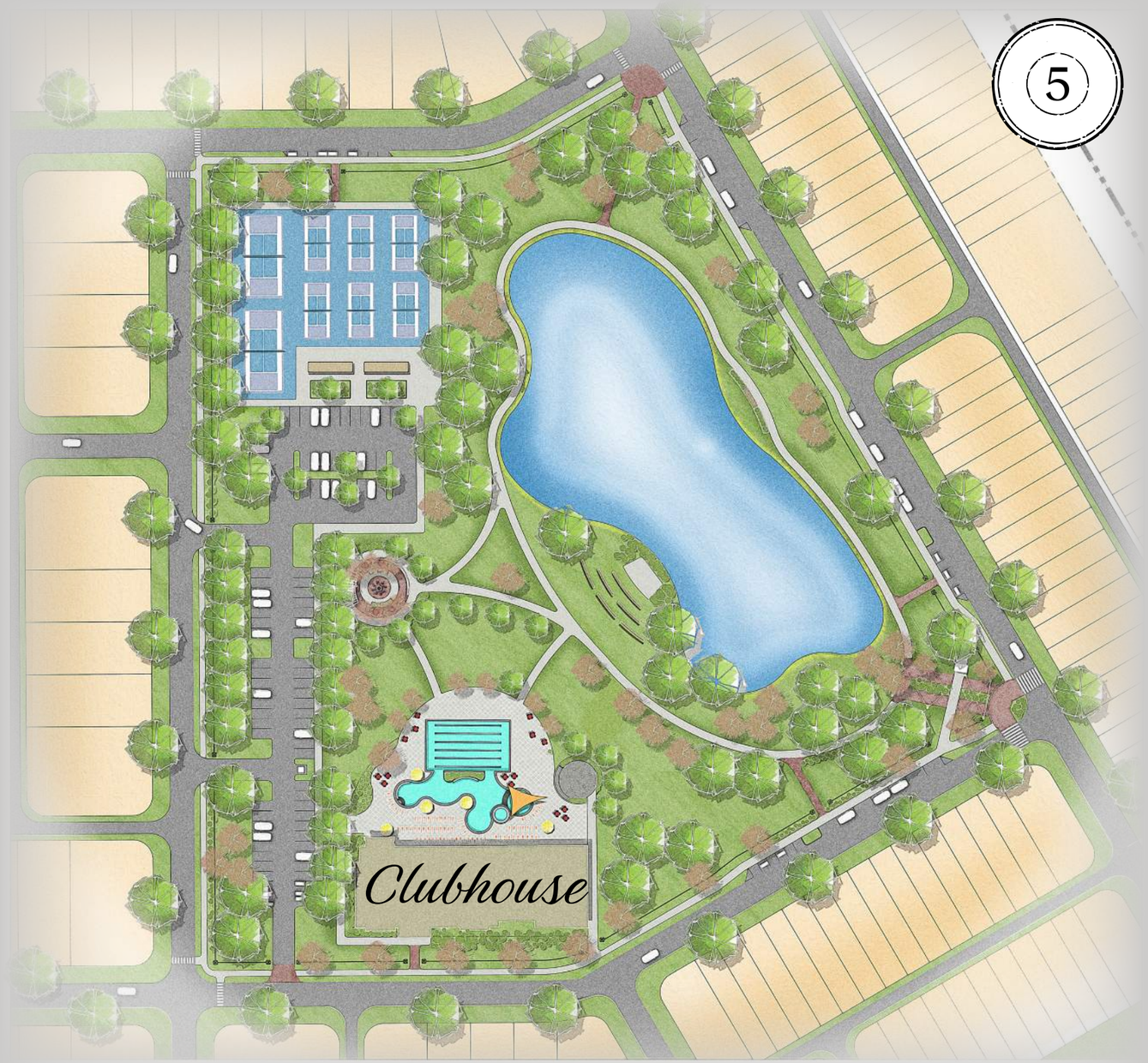
CAREY COMMONS

LAURA TAYLOR PARK









IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK

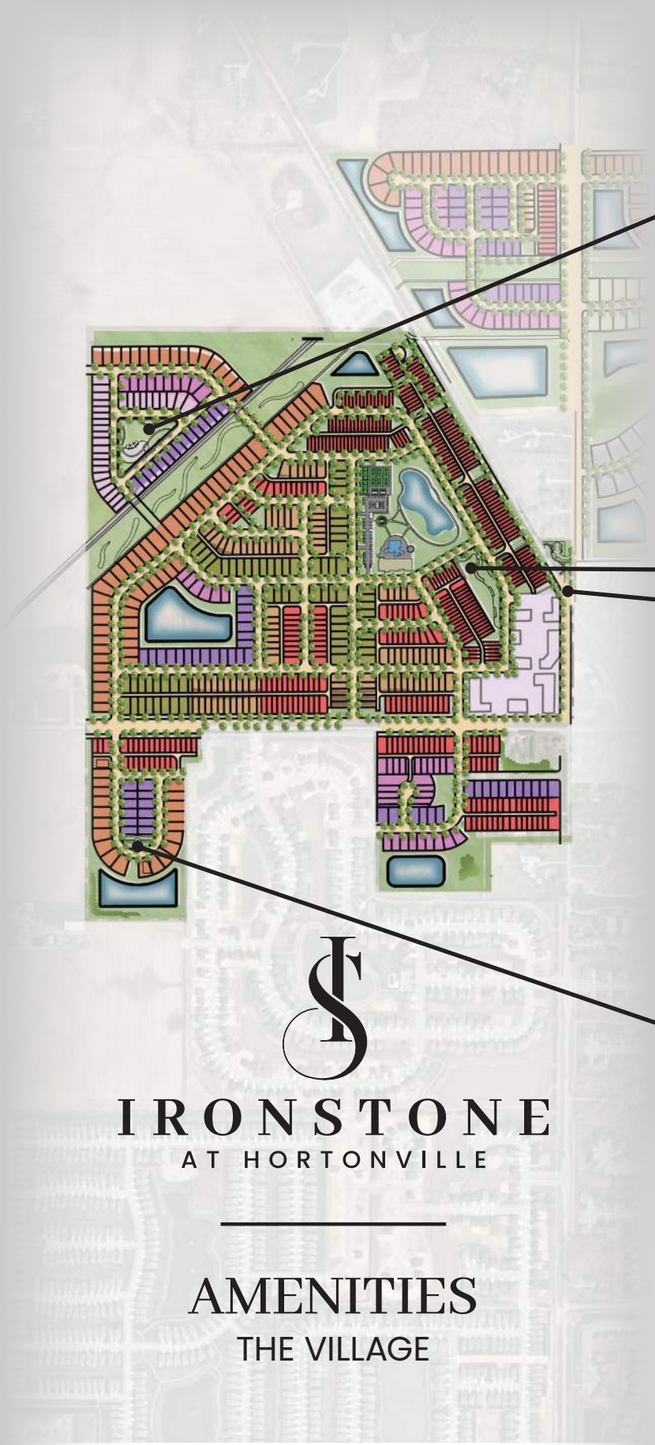
Pathways

Resort Style Pool

Splash Pad

Pickleball

Amphitheater



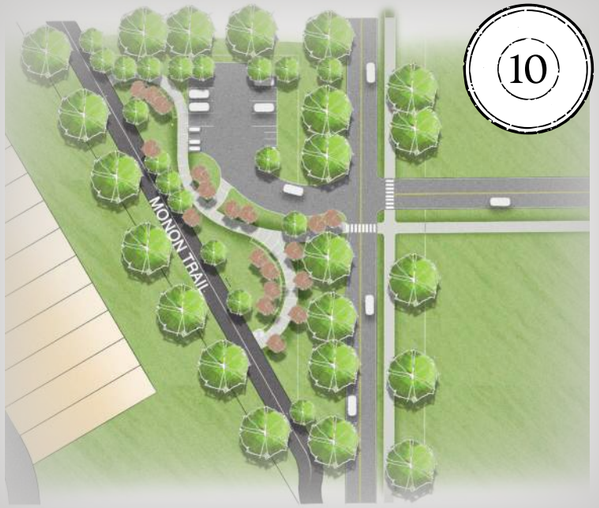
IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

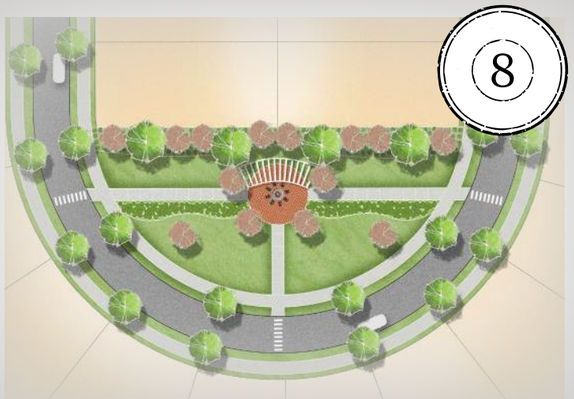
RAILSPUR PARK

HORTON SQUARE PLAZA

MONON TRAILHEAD



McCOMB GREEN

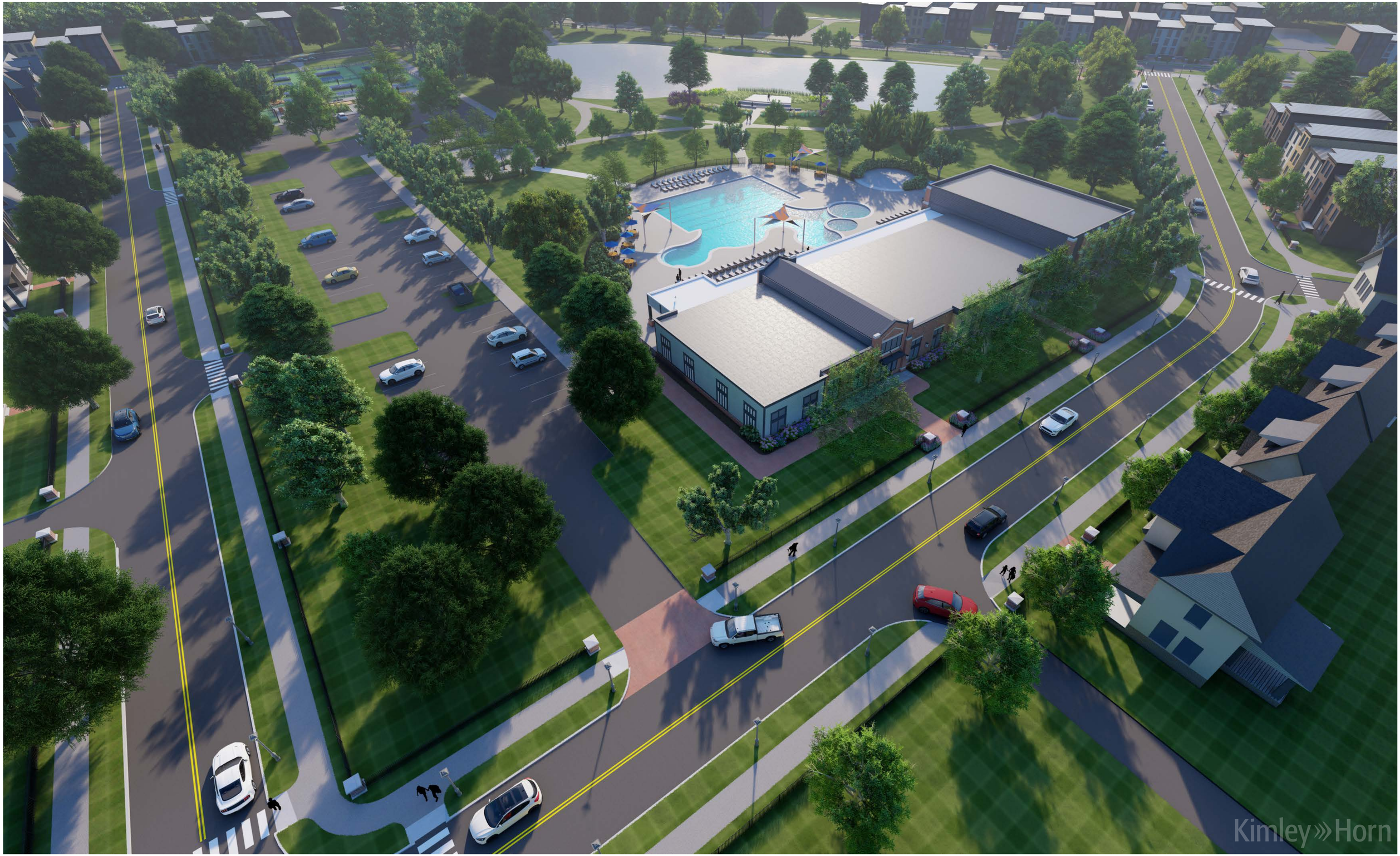


IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE

BALDWIN GARDEN



FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

CAREY COMMONS

CAREY COMMONS

CAREY COMMONS

CAREY COMMONS

The Lakes

1 Laura Taylor Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Stamped Concrete Paving

The Lakes

2 Carey Commons

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

Community Pool
- Pool Building with Restrooms
- Dedicated Parking - 12 Spaces
- Recreation Pool
- Kiddie Pool

Children's Playground

Lake Access
- Floating ADA Accessible Canoe / Kayak Launch
- Canoe / Kayak Storage Building

The Village

3 Stafford Disc Golf Course

9-Hole Disc Golf Course
- Baskets and Designated Tee Boxes for Each Hole

Enhanced Plantings
- Native Prairie Plantings
- Trees & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Stamped Concrete Paving

Children's Playground
- Themed Play Structure

The Village

7 Foundry Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Clubhouse Building
- Recreation & Lap Pool
- Kiddie Pool
- Splash Pad

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Community Mail Building

Vehicular & Golf Cart Parking

Active Sports
- (2) Tennis Courts
- (6) Pickleball Courts
- (2) Bocce Ball Courts

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Stamped Concrete Paving

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Stamped Concrete Paving

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

Vehicular & Golf Cart Parking

Site Furnishings
- Signage
- Benches
- Bike Racks
- Dog Waste Station

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

11 Baldwin Garden

Open Lawn Space

Walking Paths
- 8' width

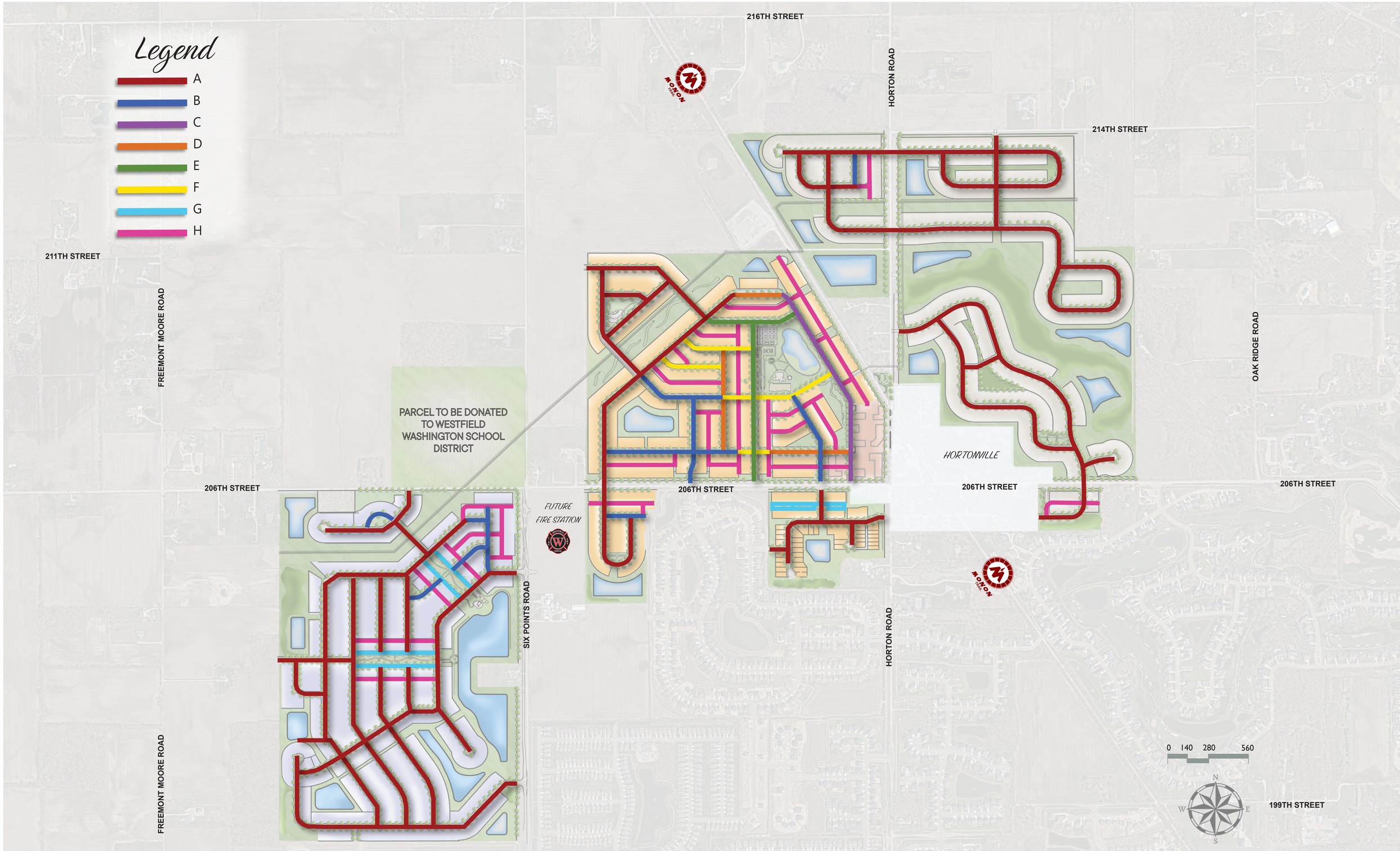
Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Stamped Concrete Paving

EXHIBIT I

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following __ pages)



IRONSTONE | THOROUGHFARE PLAN

DECEMBER 5, 2025

Kimley»Horn

STREET SECTION - A

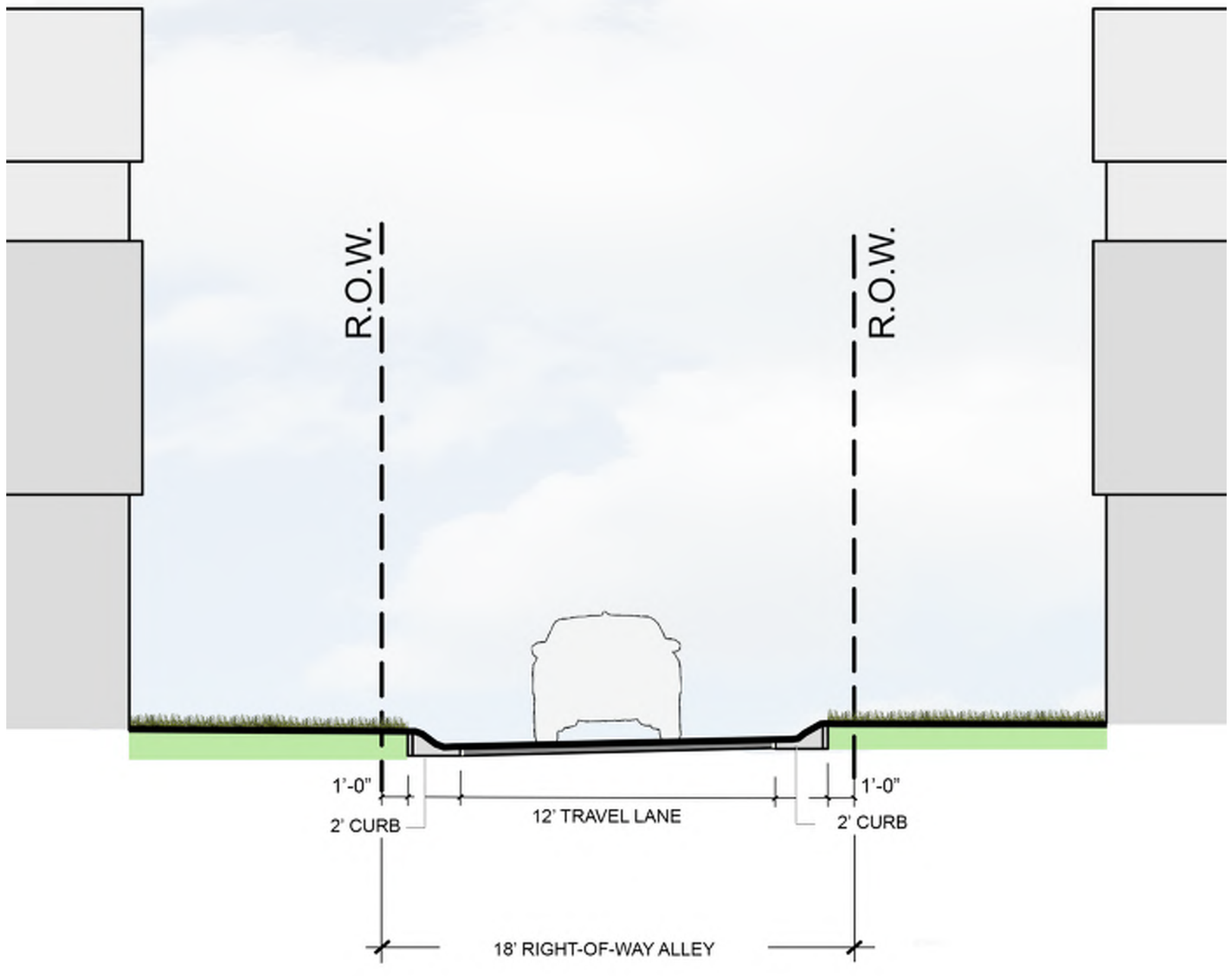
STREET SECTION - B

STREET SECTION - C

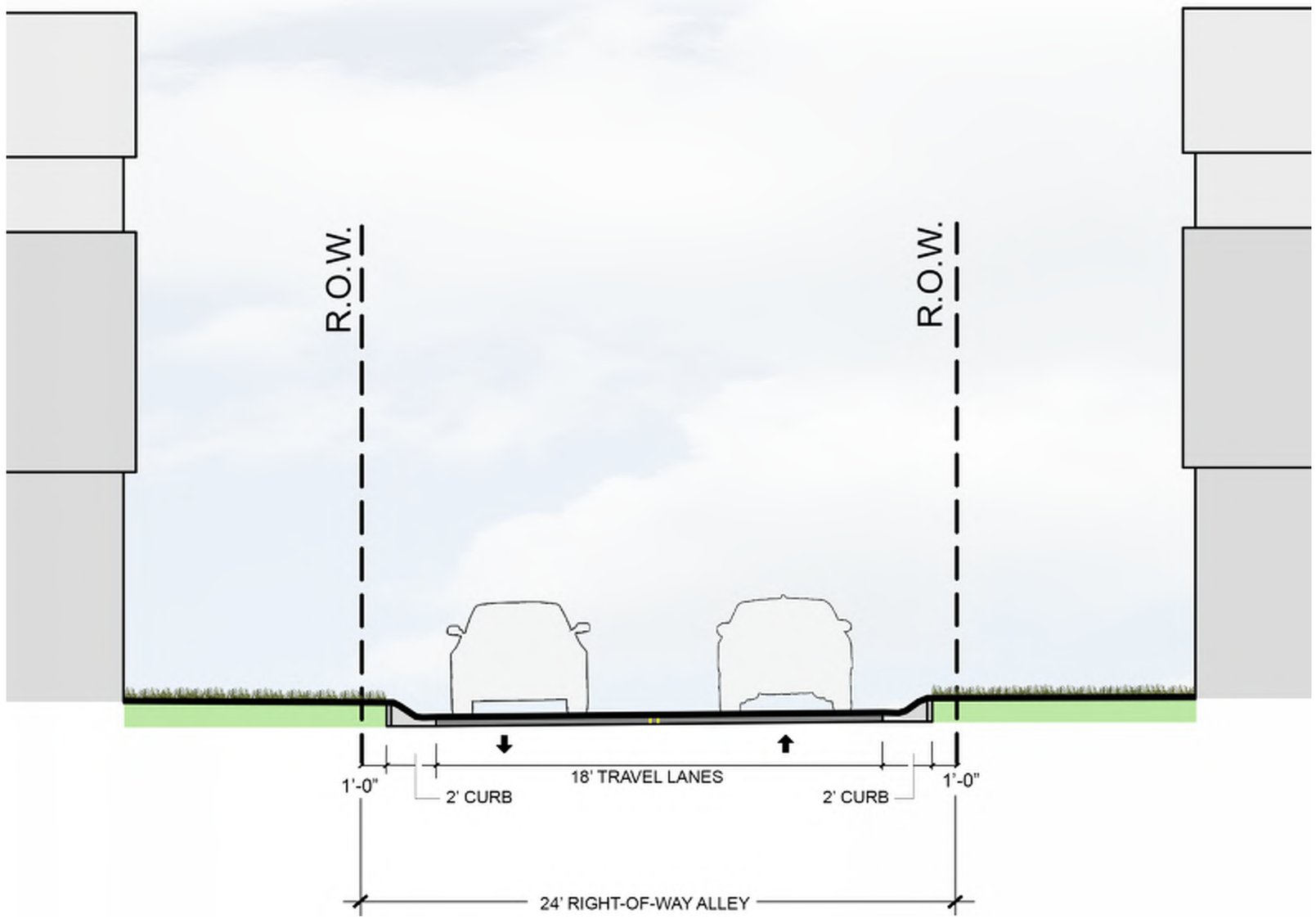
STREET SECTION - D

STREET SECTION - E

STREET SECTION - F



STREET SECTION - G



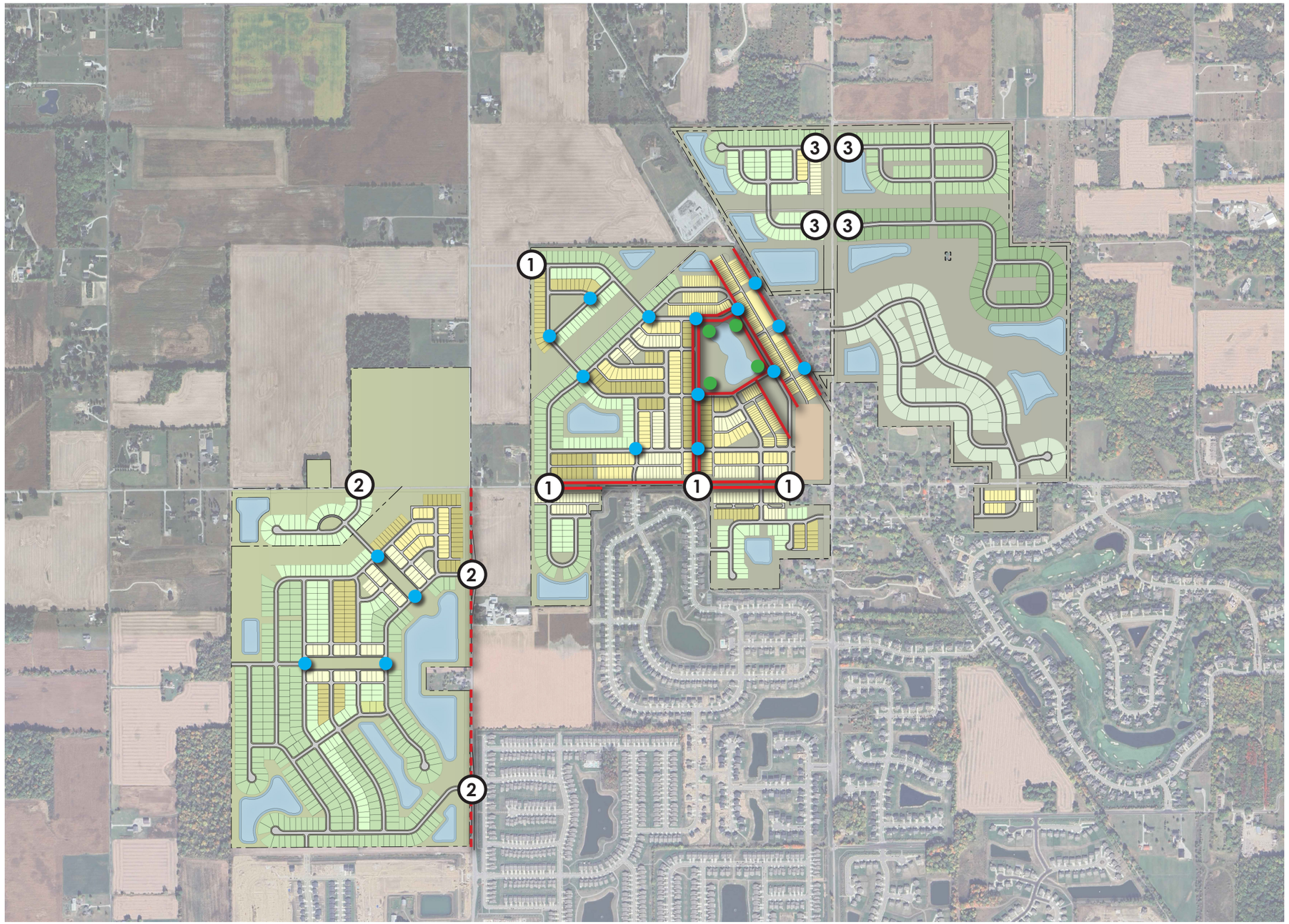
STREET SECTION - H

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following __ pages)

IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

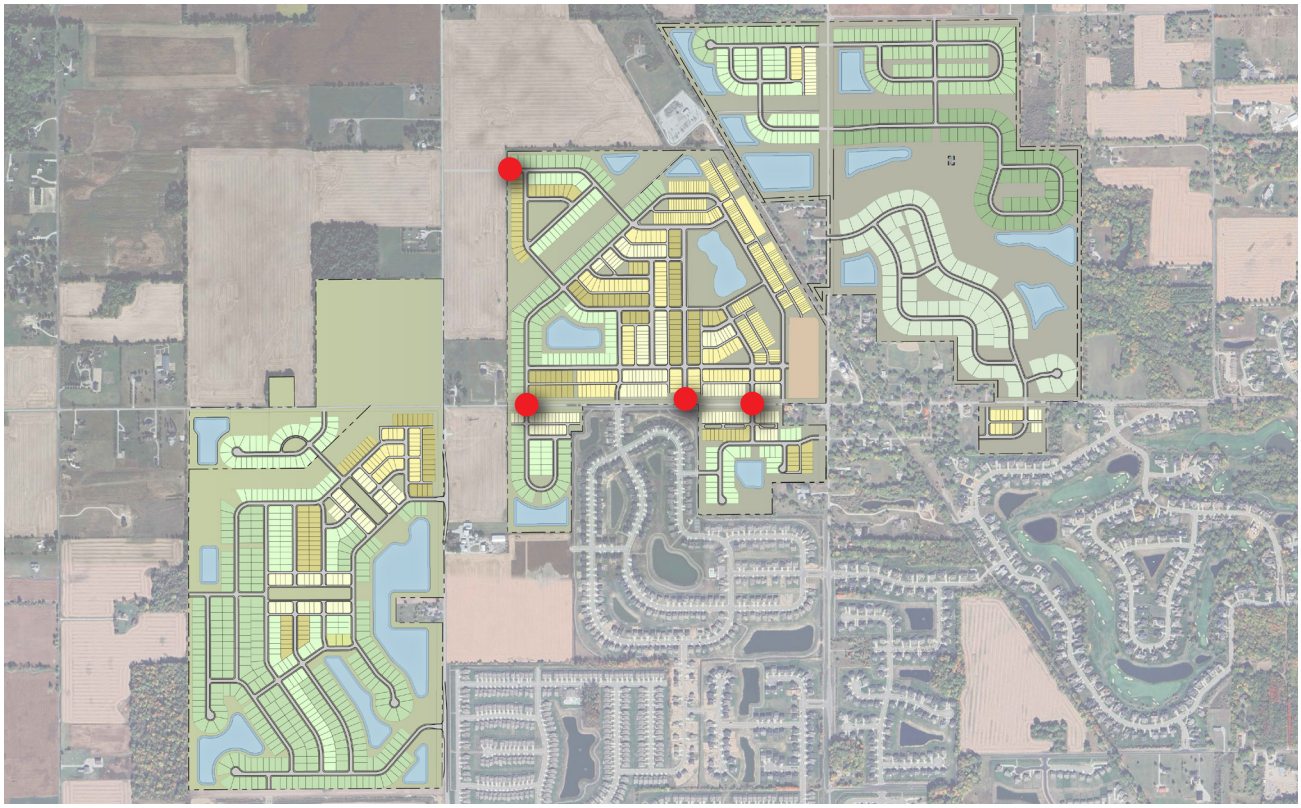
- Decorative Metal Fencing
- Horse Fencing
- Entry (Vehicular) Monumentation
  1. Village
  2. Lake
  3. Reserve
- Internal (Pedestrian) Monumentation
- Foundry Park Monumentation

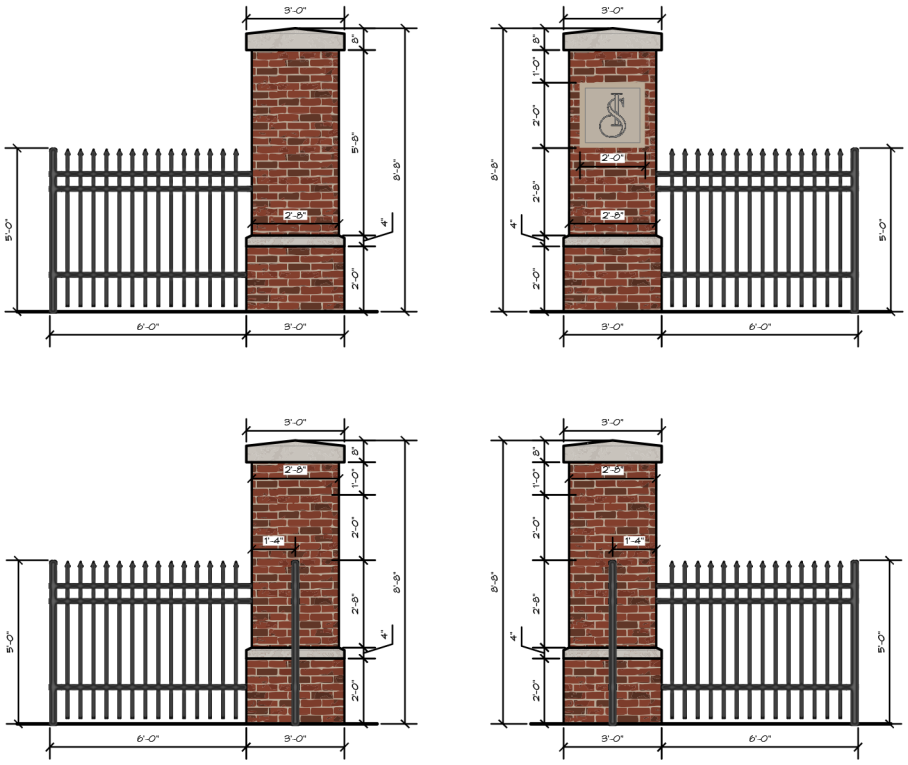
0 600' 1,200' 2,400'

Scale 1" = 1,200'-0"

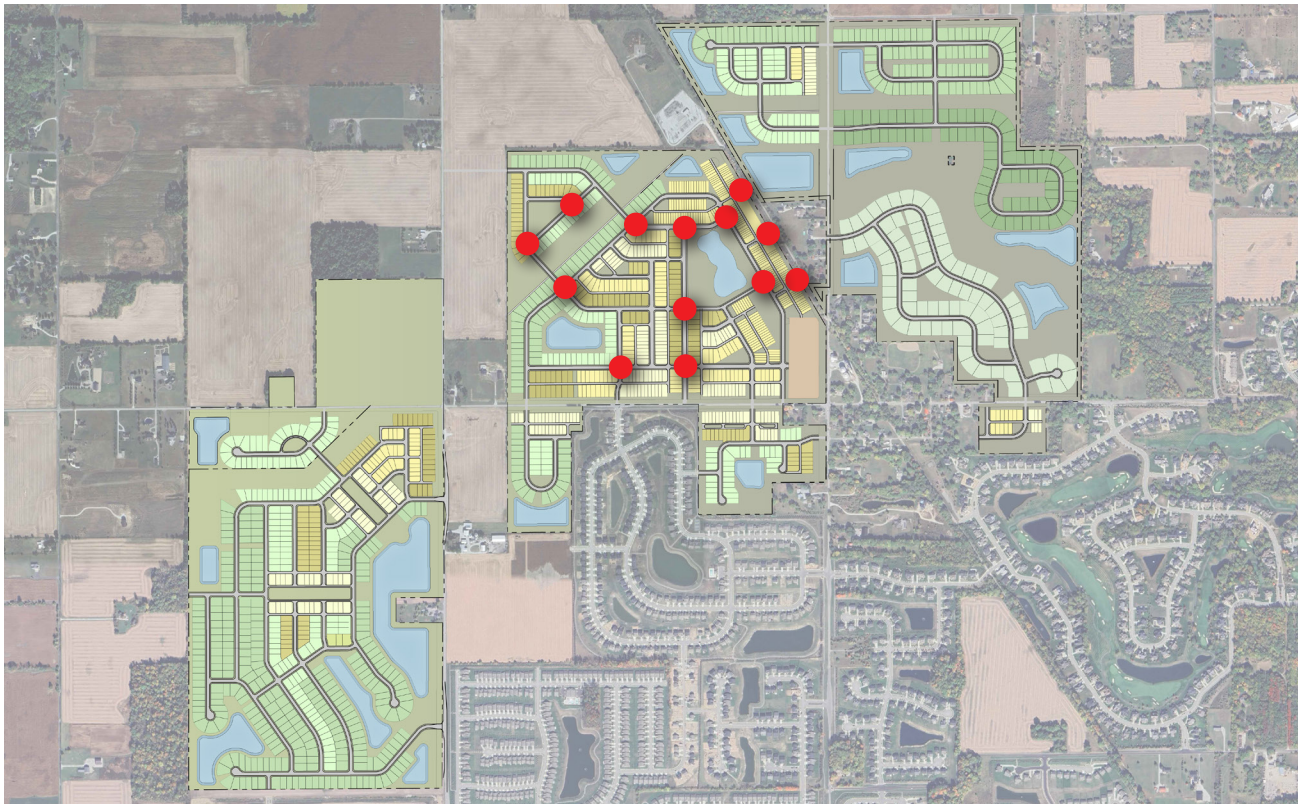
North

VILLAGE *vehicular entry monumentation*

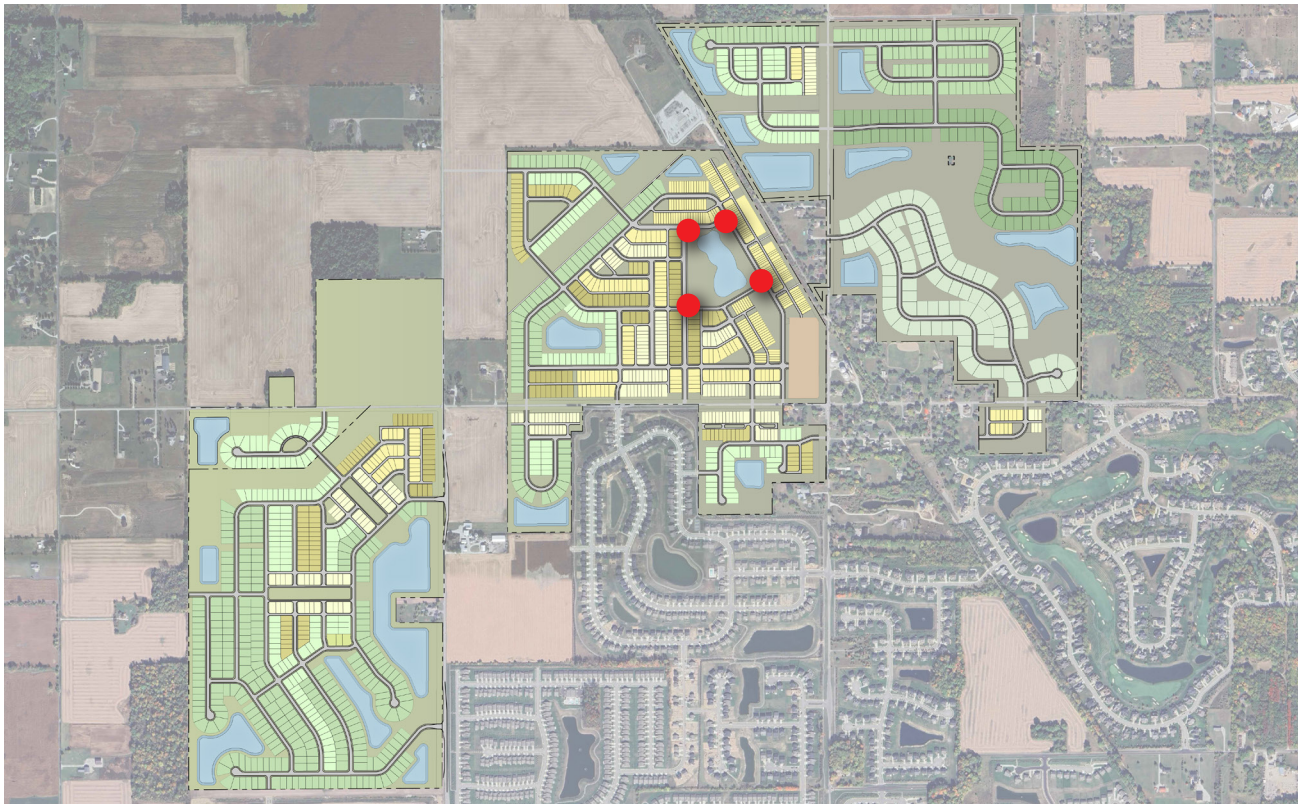


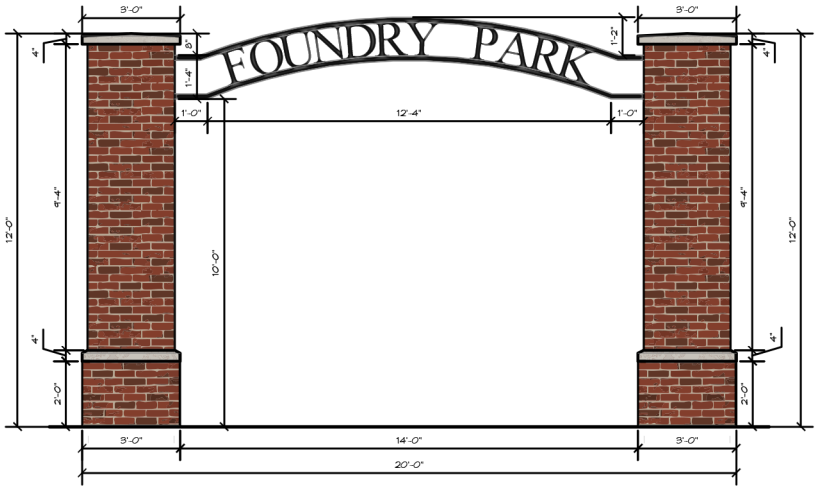


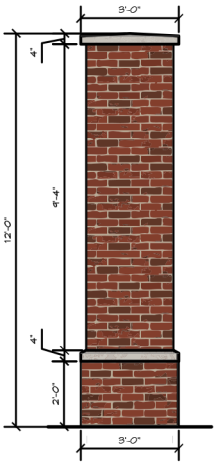
VILLAGE *pedestrian monumentation*



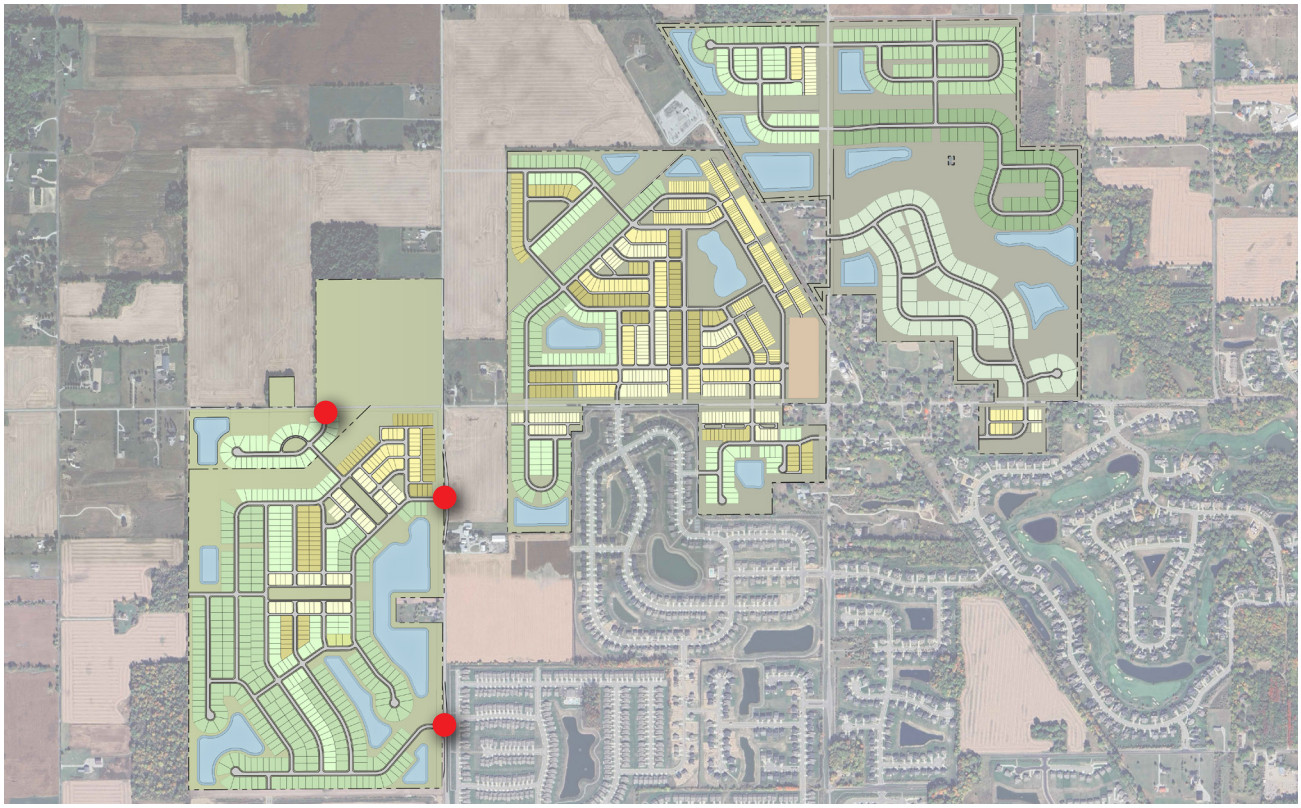
FOUNDRY PARK ENTRY MONUMENTATION

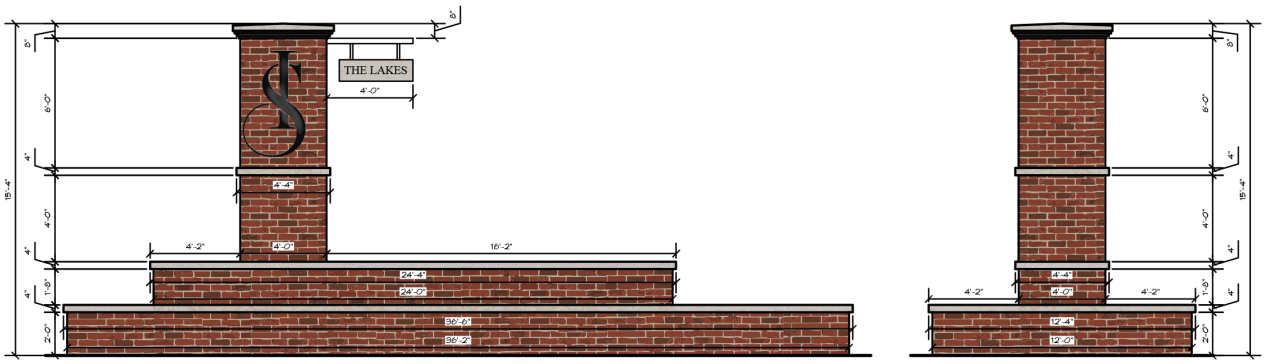




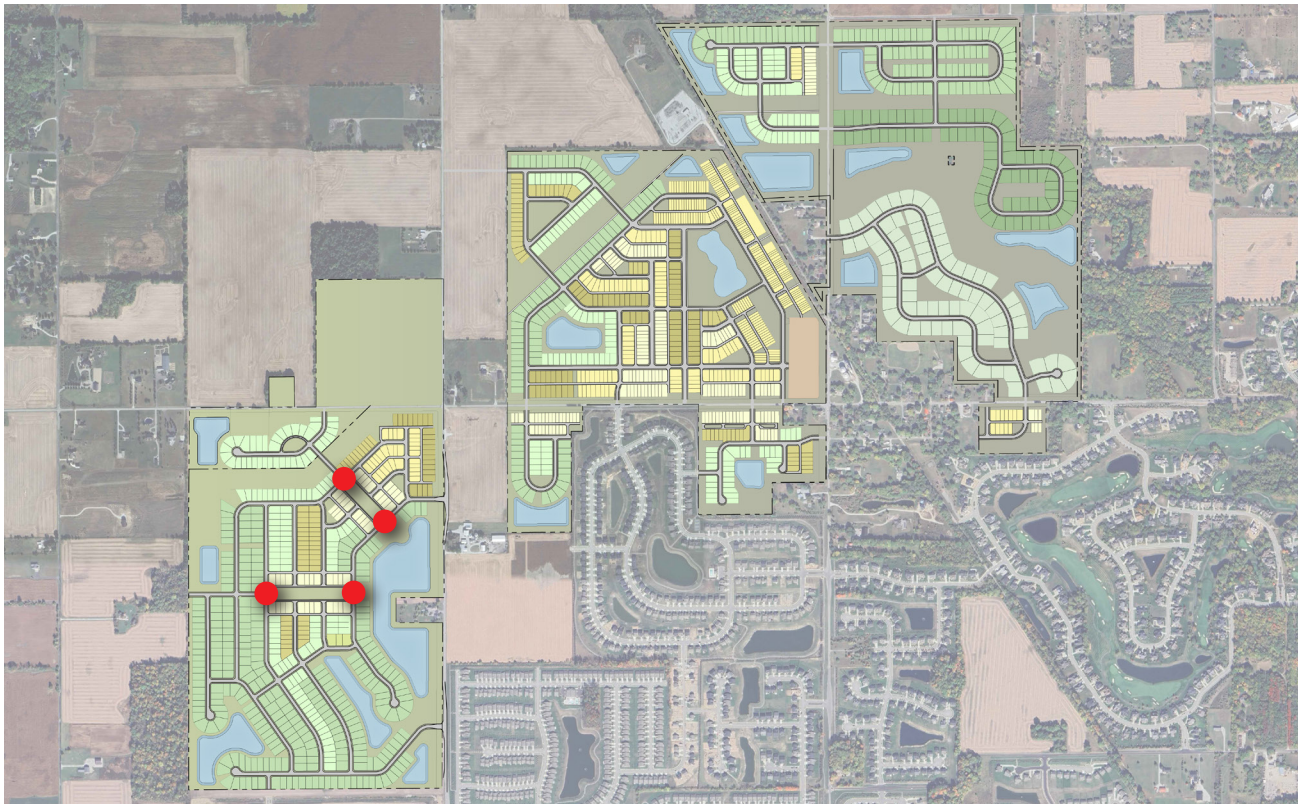


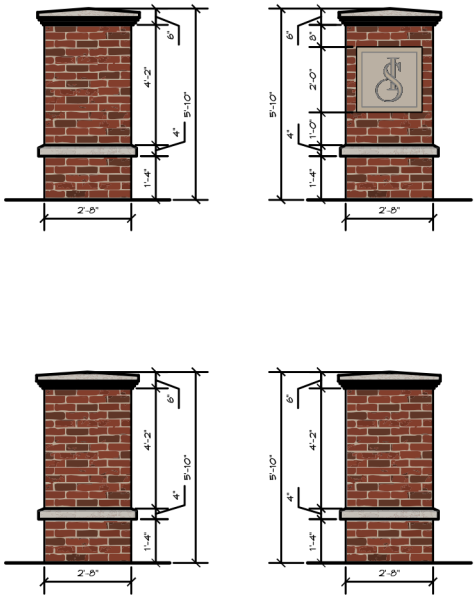
LAKES *vehicular entry monumentation*



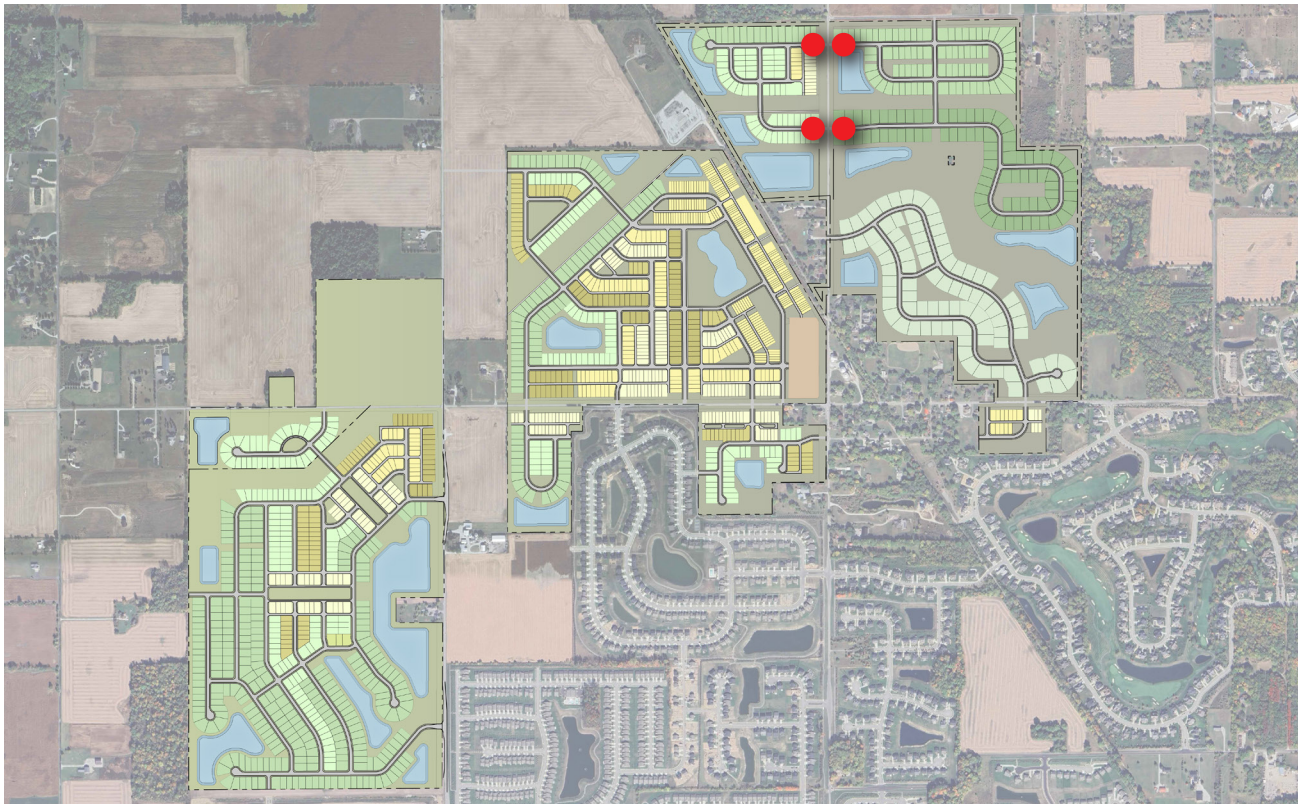


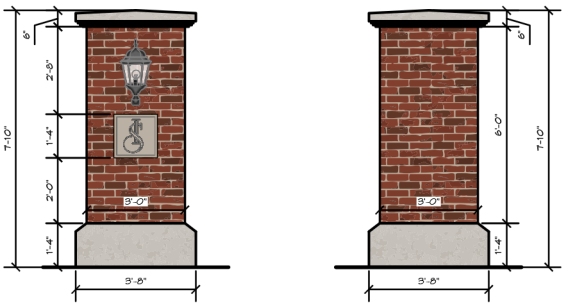
LAKES *pedestrian monumentation*



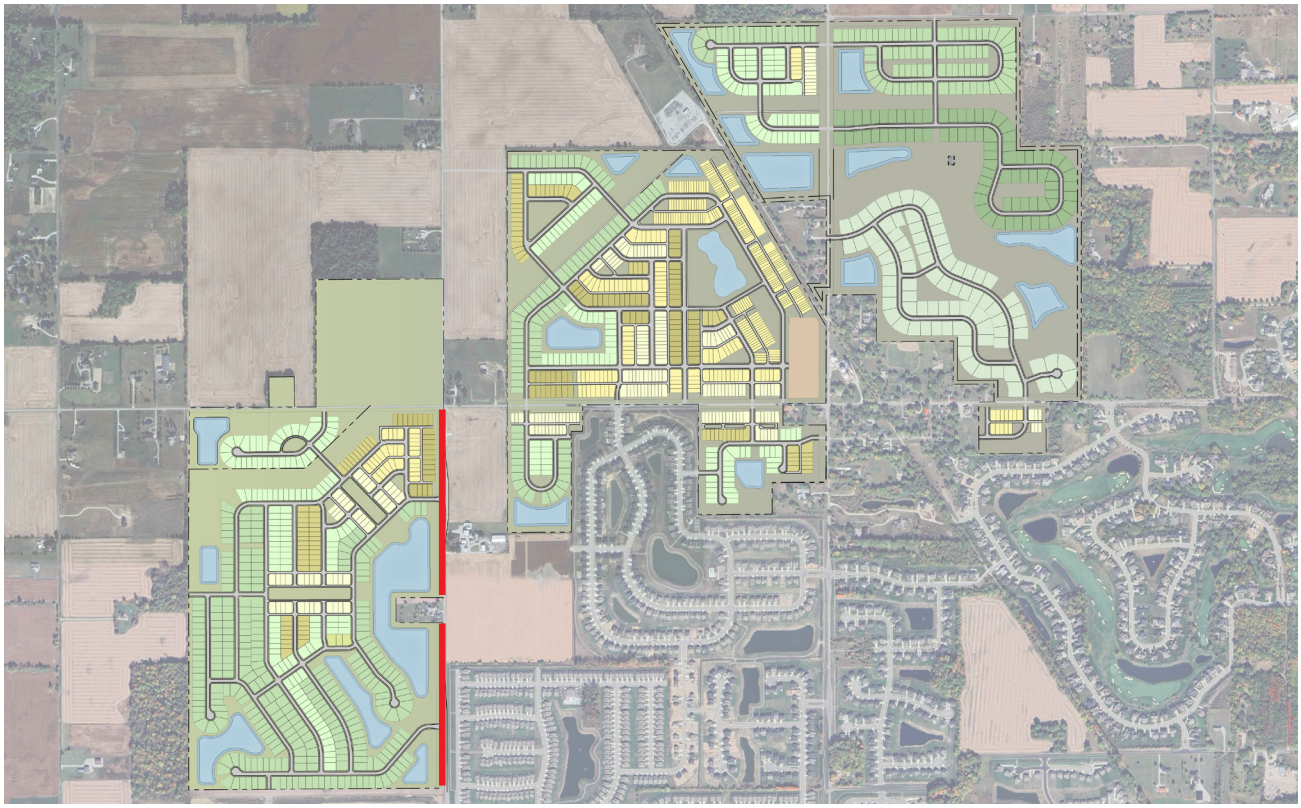


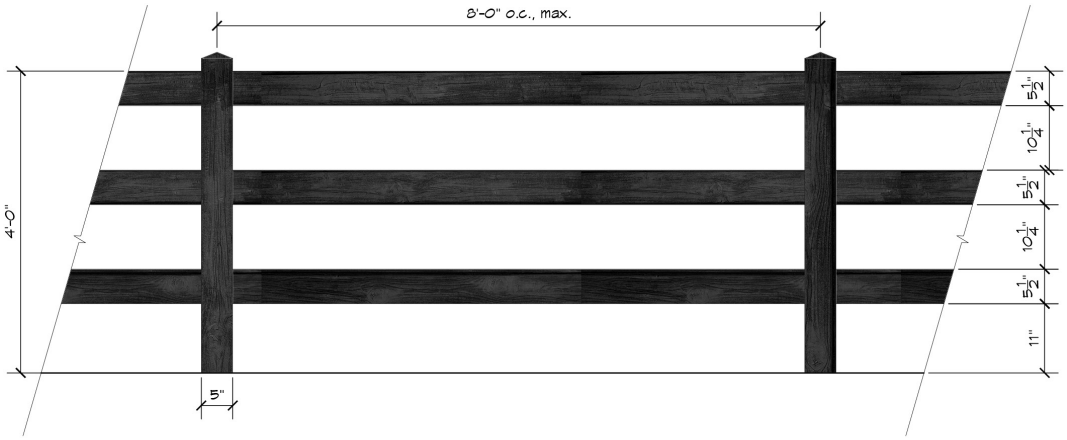
RESERVE *vehicular entry monumentation*



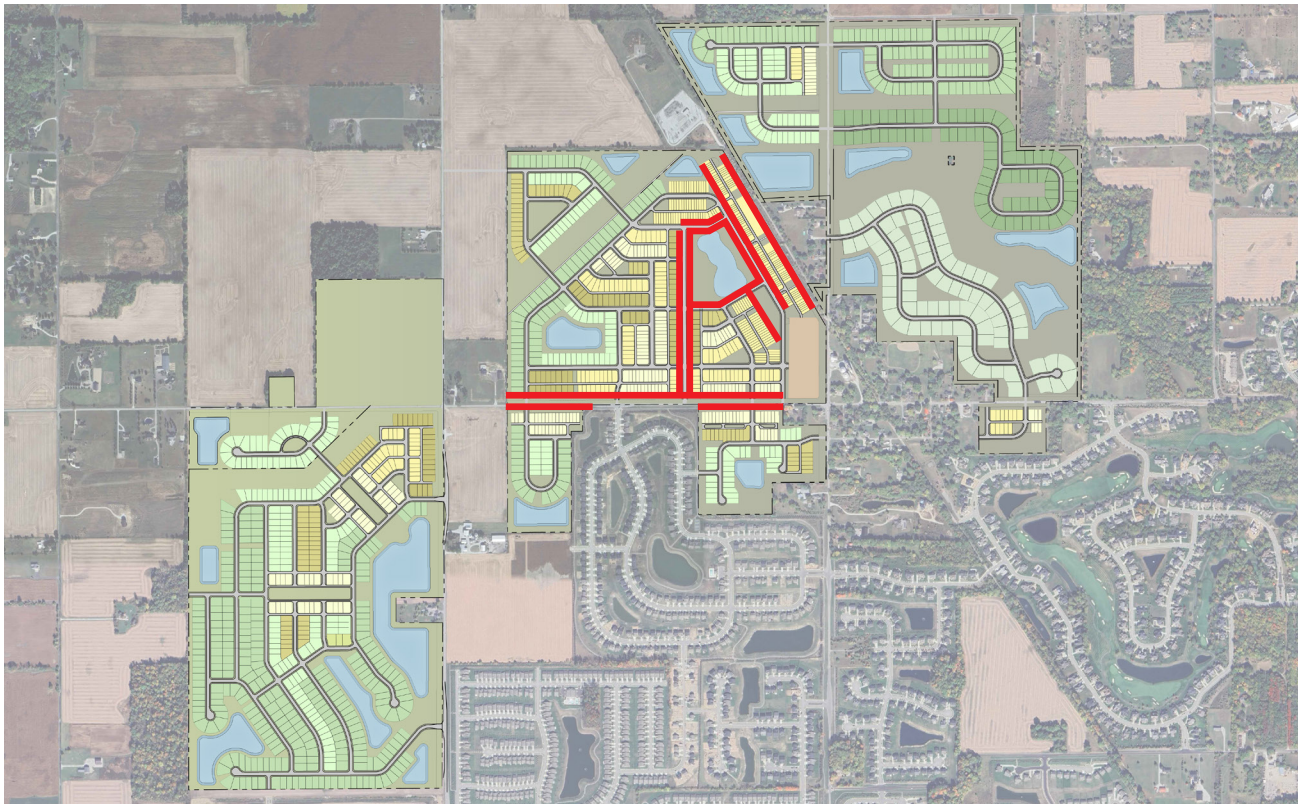


HORSE FENCING





DECORATIVE METAL FENCING



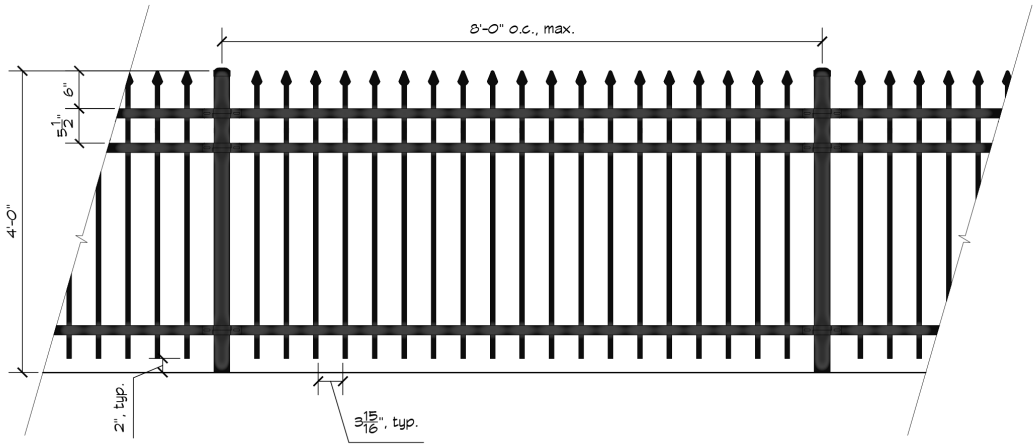


EXHIBIT K

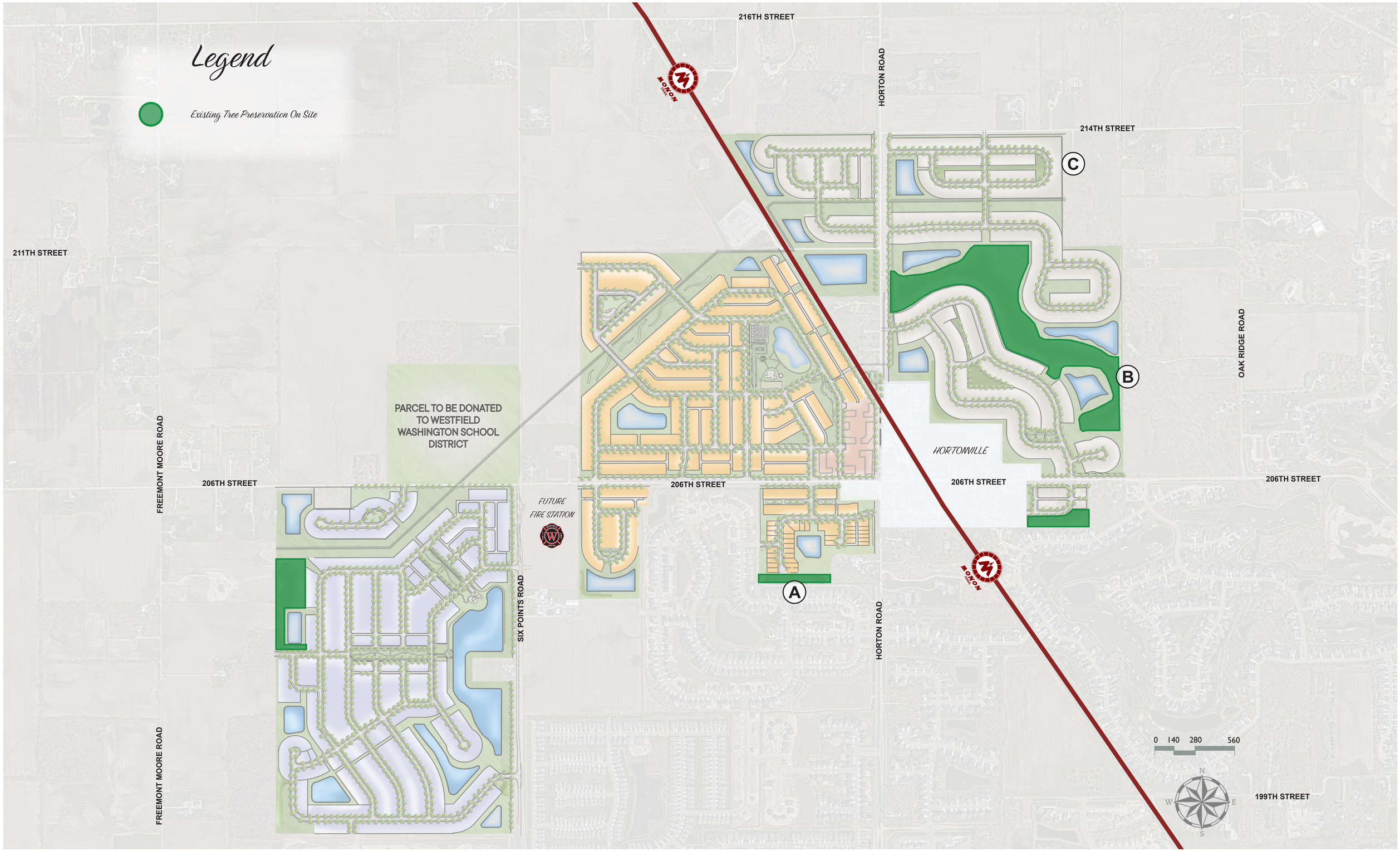
OPEN SPACE AND TREE PRESERVATION MAP

(See following page)

IRONSTONE | OPEN SPACE PLAN

DECEMBER 5, 2025

Kimley»Horn



IRONSTONE | TREE PRESERVATION PLAN

DECEMBER 5, 2025

Kimley»Horn

EXHIBIT L

SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following __ pages)

ORDINANCE NUMBER 25~~__~~-66

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

"Ironstone"

This is a Planned Unit Development District Ordinance (to be known as the "**IRONSTONE PUD DISTRICT**") to amend the Unified Development Ordinance 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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~2__~~-2511-PUD~~-__)~~,-19),** requesting an amendment to the UDO and 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. 25__-PUD-__** to the Common~~ Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation** (_-_ vote) 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 _____ __, ~~2025~~2026;

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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone 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 City of Westfield

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 UDO.

1.4 All provisions and representations of the UDO 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 UDO.

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Horton Square Mixed Use Block" which are identified on the attached District Map included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A – The Lakes: The part of the Real Estate depicted on the District Map as Area A - The Lakes including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.3 Area B – The Village: The part of the Real Estate depicted on the District Map as Area B - The Village including (both front load and rear/ alley load) Single-family Detached Dwellings and Attached Dwellings (Townhome).

2.4 Area C – The Reserve: The part of the Real Estate depicted on the District Map as Area C – The Reserve including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.5 Area D – Horton Square Mixed Use Block: The part of the Real Estate depicted on the District Map as Area D – Hortonville Mixed Use Block including mixed use (commercial and multi-family residential).

2.6 District Map(s): The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Lot Type(s): A distinct Dwelling type including Detached Dwellings and Townhomes within the District. The District contains eleven (11) Lot Types which are identified in Section 5.2 of this Ordinance and conceptually represented on the District Map. The Lot Types are further regulated by the terms of this Ordinance.

2.8 Single Family – Front Load: Lots consisting of Single-Family detached homes with driveway access to the street.

2.9 Single Family – Rear/Alley Load: Lots consisting of Single-Family detached homes with driveway access to an alley.

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, 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 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Hortonville Mixed Use Block, (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of the Community Development Department.

3.4 Areas are ~~conceptually~~ represented ~~by~~on the Concept Plan and District Map and regulated further by the terms of this Ordinance. ~~Area A,~~ Area B (The Village) and Area ~~C (~~D (Horton Square Mix Use Block) overlap in one location as illustrated on the District Map~~)~~ and that area may be ~~reduced or enlarged in area by up to fifteen percent (15%). Notwithstanding~~developed per the ~~provisions~~terms of ~~this section,~~ Area B or Area D ~~Horton Square Mix Use Block may be increased in area by~~ as ~~much as fifty percent (50%) and reduced in area by up to fifteen percent (15%).~~determined and approved by the Director of the Community Development

Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in ~~general~~substantial conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community ~~Services~~Development Department.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A – The Lakes: SF4: Single-Family High Density District.

4.2 Area B – The Village: SF4: Single-Family High Density District.

4.3 Area C – The Reserve: SF3: Medium Density District.

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic 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 Area A, Area B and Area C:

~~1.~~A. The following additional uses shall be permitted:

~~a. Religious Institution.~~

~~b.~~1. Park, Public or Private.

~~c.~~2. Educational Institution~~.~~ (only permitted in Area A, north of 206th Street).

~~2.~~B. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
~~600~~575 Single-Family Dwelling Units	~~750~~700 Single-Family Dwelling Units *250 Townhomes	~~400~~375 Single-Family Dwelling Units

* Lot Type A (Townhomes) shall only be permitted north of 206th Street in the area as depicted on the District Map.

~~3.~~C. A variety of Lot Types shall be distributed across the Areas as generally illustrated on the District Map (See **Exhibit C**) which include the below Lot Types and the Areas in which they are permitted.

~~a.~~1. Lot Type:

- Lot Type A – Townhome (rear/alley load)
- Lot Type B – Single Family (rear /alley load)
- Lot Type C – Single Family (rear/alley load)
- Lot Type D – Single Family (front-load)
- Lot Type E – Single Family (rear/alley-load)
- Lot Type F – Single Family (front-load, side-load)
- Lot Type G – Single Family (front-load)
- Lot Type H – Single Family (front-load, side-load)
- Lot Type I – Single Family (front-load, side-load, courtyard)
- Lot Type J – Single Family (front-load, side -load, courtyard)
- Lot Type K – Single Family (front-load, side-load, courtyard)

~~b.~~2. Area where Each Lot Type is Permitted:

Lot Type	**Area A** **The Lakes**	**Area B** **The Village**	**Area C** **The Reserve**
A		x	
B	x	x	x
C	x	x	x

D	x	x	
E	x	x	x
F	x	x	
G	x	x	
H	x		
I	x	x	x
J	x		x
K			x

5.3. Area D: (Horton Square Mixed Use Block):

1.A. The following additional uses shall be permitted in the District in addition to the uses permitted within the Underlying Zoning District:

a.1. A maximum of two-hundred and fifty (250) Multi-family dwellings shall be permitted.

b.2. Park, Public or Private.

2.B. All Special Exception Uses and Prohibited Uses shall be prohibited.

3.C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops ,self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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

6.1 Area A, Area B and Area C: Article 4.6 and Article 4.7, shall not apply, rather Area A, Area B and Area C shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as **Exhibit D**.

6.2 Area D: (Horton Square Mixed Use Block):

6.2A. Article 4.15(C) shall not apply; rather, the following standards shall apply

to the Real Estate:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Size	
Minimum	10,000 square Feet
Maximum	50,000 square feet
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	~~Four (4) Stories~~Fifty (50) feet

* Minimum Building Height is measured at the highest point of a building.

** Outdoor rooftop space and interior access to that space comprised of no more than 20% of the building footprint shall be permitted and that building area may exceed the 50’ height limitation.

B. No drive-thru shall be permitted as part of a building/site design.

C. Multifamily Dwellings shall only de permitted on the 2nd floor and above of a building. Amenities and leasing offices may be located on the first floor.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) 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 Architectural Standards: Article 6.3 shall apply, except as otherwise modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential

Architectural Standards and Character Exhibits, attached hereto as **Exhibit E** shall apply.

1. All areas:

   a. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.

   b. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as ~~that area will include~~the Area includes custom ~~homes~~home Lots.

   c. An individual builder shall be permitted to construct a maximum of sixty percent (60%) of the homes in each Area. Townhomes in Area B shall not count toward the total number of homes when applying this standard.

   ~~c.~~d. All ~~home types~~homes shall have a minimum of a brick wainscot wrap on all elevations as further addressed in the Architectural Standards (See **Exhibit E**).

   e. The Character Imagery included in **Exhibit E** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

2. Area A~~:~~ (The Lakes):

   a. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.

   b. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas~~.~~ as shown on the Concept Plan. Homes across the street from the longer side(s) of the linear public amenity spaces shall be alley-loaded with the front façade facing the public amenity space(s).

3. Area B~~:~~ (The Village):

   a. Alley access shall be required for eighty~~ five (85~~ (80) percent of all Lots. A maximum of ten (10) percent of the ~~lots.~~Townhome Lots may be front-loaded.

   b. At least thirty (30) percent of homes on Lots including street access shall include a garage that is recessed from the main living area by a minimum of ten (10) feet.

   ~~b.~~c. A brick ~~walk~~(or stamped/colored concrete) walkway shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are located on Lots (i) along the main north/south entry street off 206th Street, (ii) across the perimeter street ~~from~~encircling Foundry Park and (iii) adjacent to the Horton Square Mixed Use ~~Bloc~~Block, as generally illustrated on **Exhibit C**.

   ~~c.~~d. The ~~area~~Area shall have brick columns and wrought-iron fencing throughout the Area, where feasible, defining public spaces and view corridors, as generally illustrated on **Exhibit C**.

   ~~d.~~e. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall be alley-loaded with the front-façade facing the public right-of-way/trail.

   ~~e.~~f. The townhomes located adjacent to the Monon Trail shall include 3-stories and rooftop living area.

4. Area C~~:~~ (The Reserve):

   a. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

B. Area D~~:~~ (Horton Square Mixed Use Block): Article 6.3 Architectural Standards: Shall not apply; rather the following standards shall apply:

1. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit F-1**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be

constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community ~~Services~~Development Department.

~~2. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.~~

~~3. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.~~

2. The Architectural Standards included in **Exhibit F-2** shall apply to buildings within Area D, the Horton Square Mixed Use Block.

7.2 Landscaping Standards: Article 6.8 shall apply except as otherwise modified or enhanced below:

A. Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following exceptions:

1. A minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping Requirements: Article 6.8(K) Minimum Lot Landscaping shall apply as amended below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. Single Family Lots. Two (2) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree

in the secondary Front Yard and eight (8) additional shrubs.

3. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard.

4. Per acre Common Area plant materials shall not be required within real estate encumbered by the existing ~~utility easements~~power transmission line easement.

D. Common Areas:

~~D.~~1. All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity Exhibit, as determined by the Director of the Community Development Department.

E. Tree Preservation: Tree Preservation shall be required in the areas as generally shown on **Exhibit K** Open Space Plan, subject to drainage and utility easements, as determined by determined by the Developer and Director of Community Development.

~~E.~~F. Foundation Plantings: Article 6.8(L) Foundation Plantings shall not apply to buildings within Area D.

~~F.~~G. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall, except as modified below:

1. External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage ~~place~~road or alley access is provided). However, the minimum street tree planting requirements of the UDO shall apply to a minimum of one side of the street with the approval of Westfield Public Works.

2. External Street Frontage Landscaping shall not apply to Area D. However, the minimum street tree planting requirements of the UDO shall apply.

~~G.~~H. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below:

1. A minimum ~~twenty (20~~forty (40) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1~~. Buffer yards shall be landscaped in accordance with the Buffer Yard Type B planting materials of the UDO.~~ at the time of Primary Plat and Overall Development Plan submittal.

2. Buffer yards shall be landscaped in accordance with the Buffer Yard Type B tree planting materials of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard.

~~2.~~3. No berms or mounding shall be required within buffer yards.

~~3.~~4. No buffer yard shall be required (i) between Areas internal to the Real Estate or (ii) within areas including Development Amenities.

~~4.~~5. ~~Tree Preservation~~Areas of existing trees shall remain within the Monon Trail ~~property as~~ right-of-way to the extent reasonably possible, while allowing for the installation and maintenance of sidewalks and ~~paths~~pathways, and utility or drainage improvements as approved by the Parks Department Director.

~~5.~~6. Lot Landscaping standards shall replace and supersede Buffer Yard standards where parcels are adjacent to the Monon Trial.

7. Notwithstanding the Buffer Yard standards of this Section 7.2(H), additional buffer areas and planting standards shall apply as depicted in Exhibit L – Supplemental Buffer Yard Requirements.

~~H.~~I. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:

1. Minimum Area Required. A maximum of five percent (5%) shall be set aside for parking area islands.

2. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; except as modified below:

~~a. The landscape area shall be a minimum of five (5) feet in~~

~~width along all parking areas within twenty (20) feet of a Lot Line or street right-of-way.~~

~~b.~~a. Paths and sidewalks shall be permitted within the planting area.

~~I.~~J. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of the Community Development Department or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. Parking Space requirements for all non-residential uses shall be determined by the Director of the Community Development Department based upon data supplied by the Applicant at the time of Detailed Development Plan review.

B. Multi-family dwellings shall require a minimum of 1.25 spaces per dwelling unit.

C. Off-Street Parking in Area D:

1. Off-Street Parking shall not be permitted in the Established Front Yard along Horton Road or 206th Street. On-street parking shall be provided in these areas.

2. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

3. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

7.5 Article 6.17 Signage: Article 6.17(~~F) and Article 6.17(~~G)(1) Sign Standards shall not apply, rather a program for signs including the sign design, sign area, and sign height for all ~~signs in the District shall be submitted for review and approval by the Plan Commission at the time of Overall Development Plan Approval~~Residential Signs in the District is attached hereto as **Exhibit J**.

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.

~~8.1~~

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I** further identifies where with the District the street sections will be applicable.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works.

8.3 Article 8.10 Lighting: Article 8.10 shall apply except as otherwise modified or enhanced below.

A. Lighting Between Intersections: Street lights will be provided every fifteen (15) lots and at all mid-block crosswalks and golf cart path crossings. All homes shall have at least two (2) lights on the front elevation of the home operated by photo-cell and maintained by the property owner. Article 8.10 of the UDO, as amended, shall apply if in conflict with the City Construction Standards.

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: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas ~~as generally illustrated on~~in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H**:

1. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community ~~Services~~Development Department.

2. Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.

3. Play-Courts: Multi-mini-court pads shall be provided as generally depicted on the Amenity Exhibit. At a minimum, six (6) pickle ball courts and two (2) tennis courts shall be provided.

4. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.

5. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the following as generally depicted on the Amenity Exhibit:

   a. Community Pool: A swimming pool and splash pad/wading pool.

   b. Parking: Parking shall be provided as generally depicted on the Amenity Exhibit.

   c. Amphitheater: An amphitheater shall be provided in the

location as generally as depicted on the Amenity Exhibit.

6. Frisbee Golf: A Frisbee Golf Course shall be provided in Area B as generally depicted on **Exhibit H**.

7. Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director of the Community Development Department, shall be provided at the ponds in Area A.

   a. The dock shall be designed to accommodate a minimum of four (4) water craft / kayaks.

8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H**.

D. Article 8.6 shall not apply to Area D.

9.2 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Plan (see **Exhibit G**).

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

Section 11. **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.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__-66** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__-66

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__-66

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

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

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Ironstone PUD ~~7 100225~~10 120525

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit F-1	Character Exhibits (Horton Square Mixed- Use Block)
Exhibit F-2	Horton Square Mixed Use Block Architectural Standards
Exhibit G	Trail Plan
Exhibit H	Amenity Exhibit
Exhibit I	Permitted Street and Alley Cross Sections
Exhibit J	Residential Monumentation
Exhibit K	Open Space and Tree Preservation Map
Exhibit L	Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder’s Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder’s Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest

Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

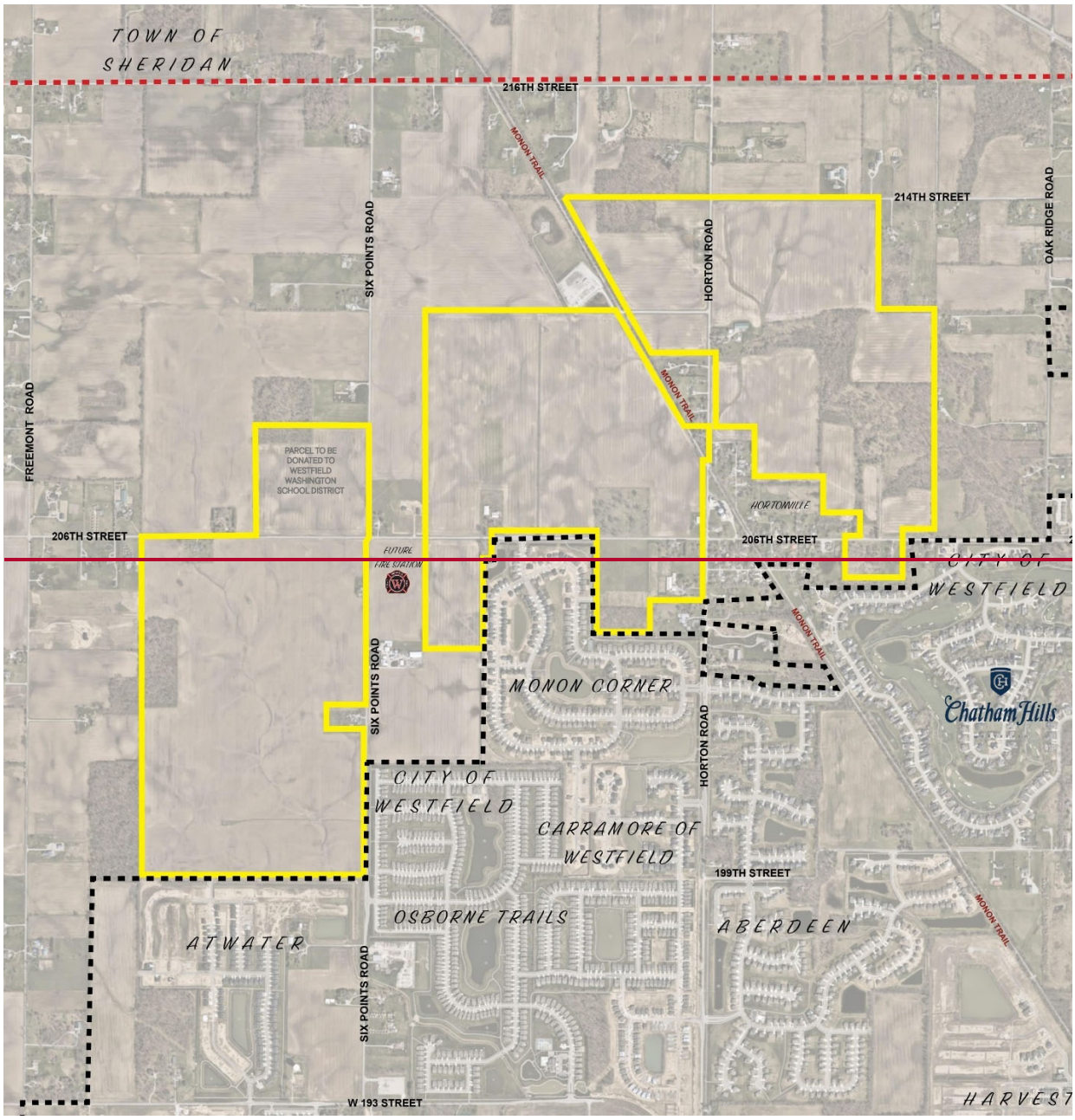
ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT A

REAL ESTATE
(Location Map)


TOWN OF SHERIDAN
216TH STREET
MONON TRAIL
214TH STREET
OAK RIDGE ROAD
SIX POINTS ROAD
HORTON ROAD
FREEMONT ROAD
PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT
HORTONVILLE
206TH STREET
FUTURE FIRE STATION
CITY OF WESTFIELD
MONON CORNER
Chatham Hills
CITY OF WESTFIELD
CARRAMORE OF WESTFIELD
199TH STREET
OSBORNE TRAILS
ABERDEEN
ATWATER
W 193 STREET
HARVEST

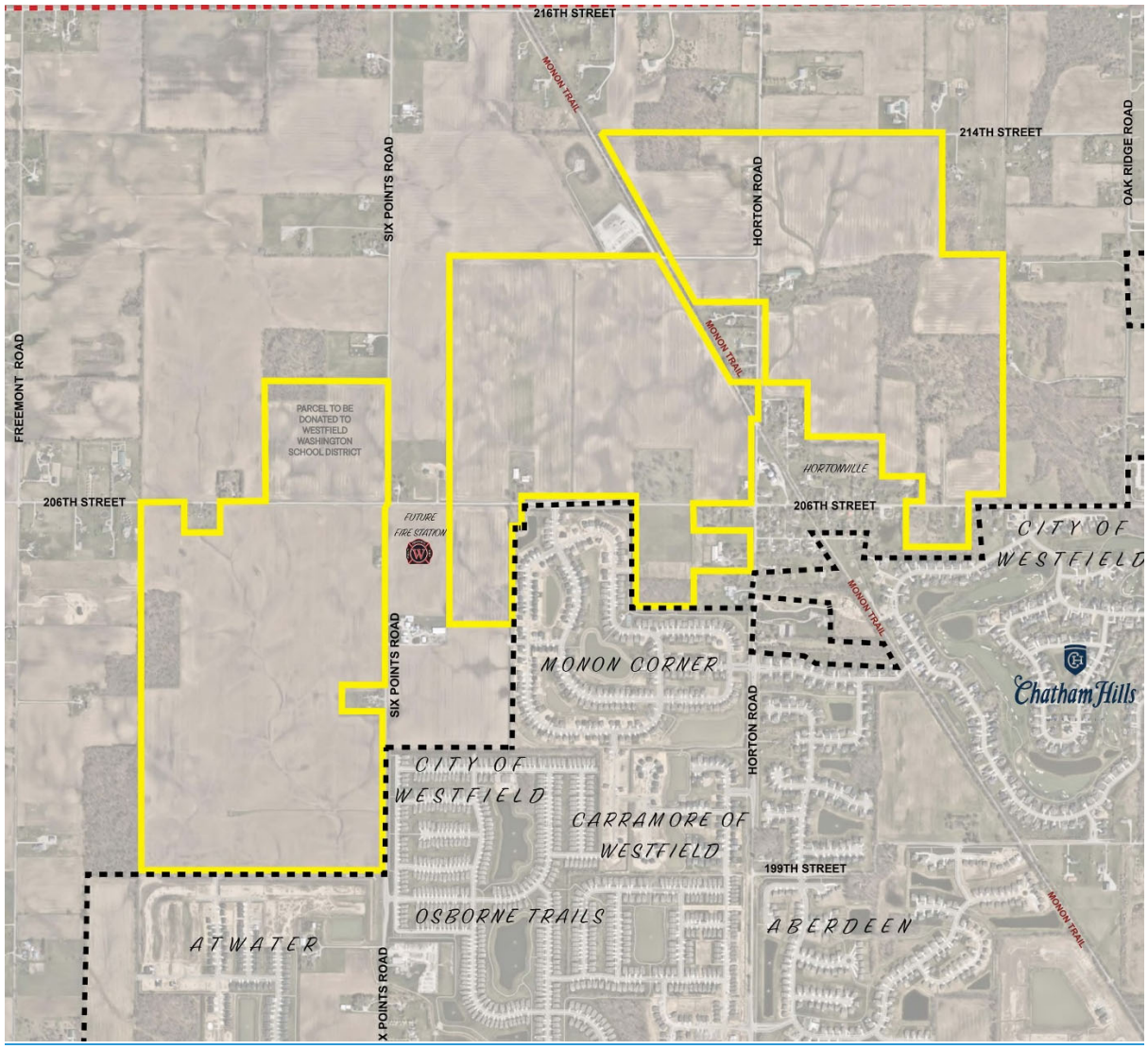

216TH STREET
MONON TRAIL
214TH STREET
OAK RIDGE ROAD
SIX POINTS ROAD
HORTON ROAD
FREEMONT ROAD
PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT
HORTONVILLE
206TH STREET
FUTURE FIRE STATION
CITY OF WESTFIELD
MONON CORNER
Chatham Hills
CITY OF WESTFIELD
CARRAMORE OF WESTFIELD
199TH STREET
OSBORNE TRAILS
ABERDEEN
ATWATER

EXHIBIT B

CONCEPT PLAN

(See following page)

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 ~~25~~ 2511-PUD~~-~~.-19.

EXHIBIT C

DISTRICT MAPS

(See following 4 pages)

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT E

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following ~~36~~33 pages)

EXHIBIT F-1 and EEHIBIT F-2

CHARACTER ~~EXHIBITS (Hortonville~~EXHIBIT AND ARCHITECTURAL STANDARDS
(Horton Square Mixed use Block)
(See following ~~page~~8 pages)

EXHIBIT G

TRAIL PLAN

(See following page)

EXHIBIT H

AMENITY EXHIBIT

(See following 16 pages)

EXHIBIT I

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following ~~page~~ pages)

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following pages)

EXHIBIT K

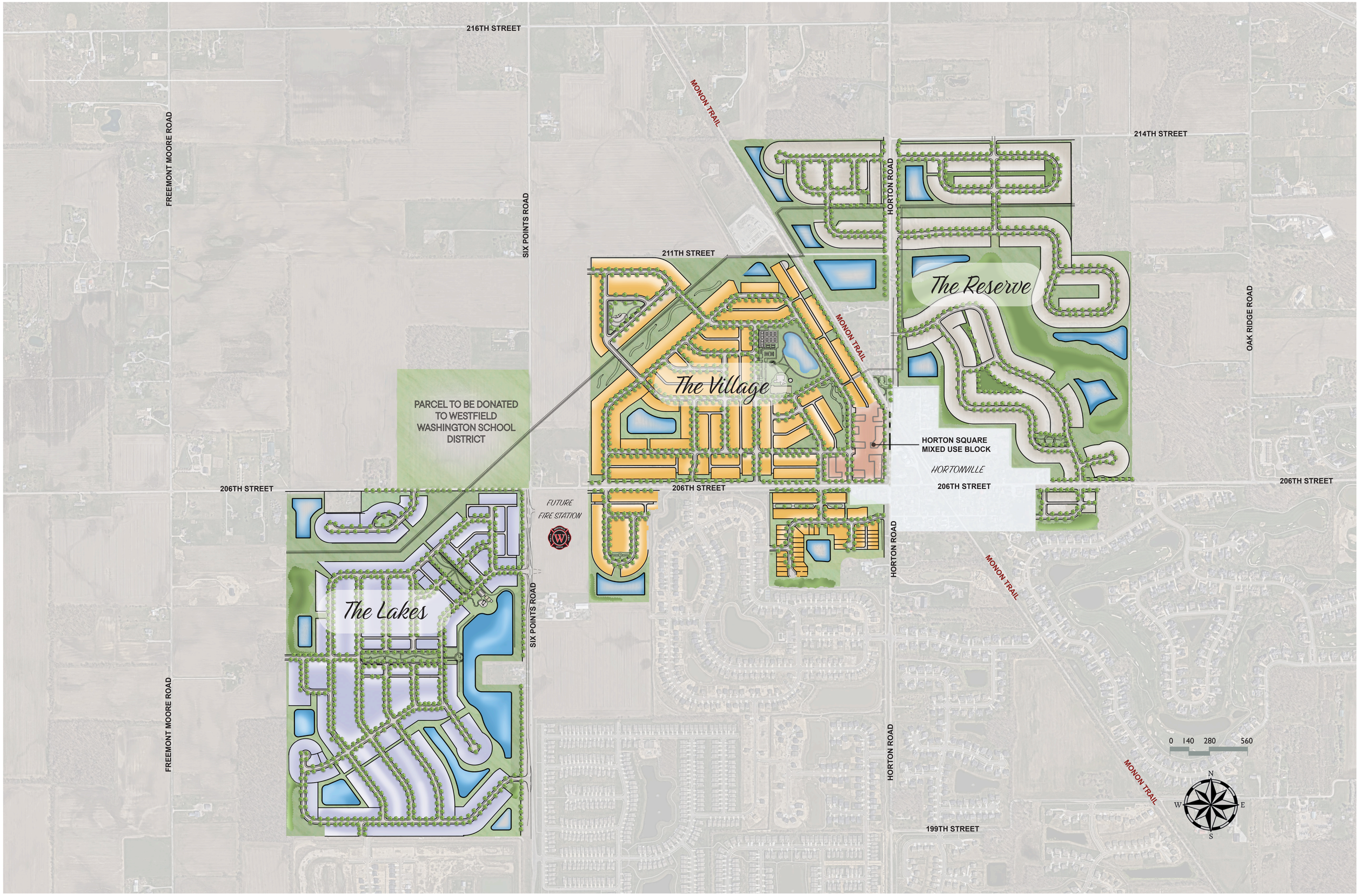
OPEN SPACE AND TREE PRESERVATION MAP

(See following page)

EXHIBIT L

SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following pages)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214TH STREET
211TH STREET
206TH STREET
199TH STREET
FREEMONT MOORE ROAD
SIX POINTS ROAD
HORTON ROAD
OAK RIDGE ROAD
MONON TRAIL
The Reserve
The Village
The Lakes
PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT
FUTURE FIRE STATION
HORTON SQUARE MIXED USE BLOCK
HORTONVILLE
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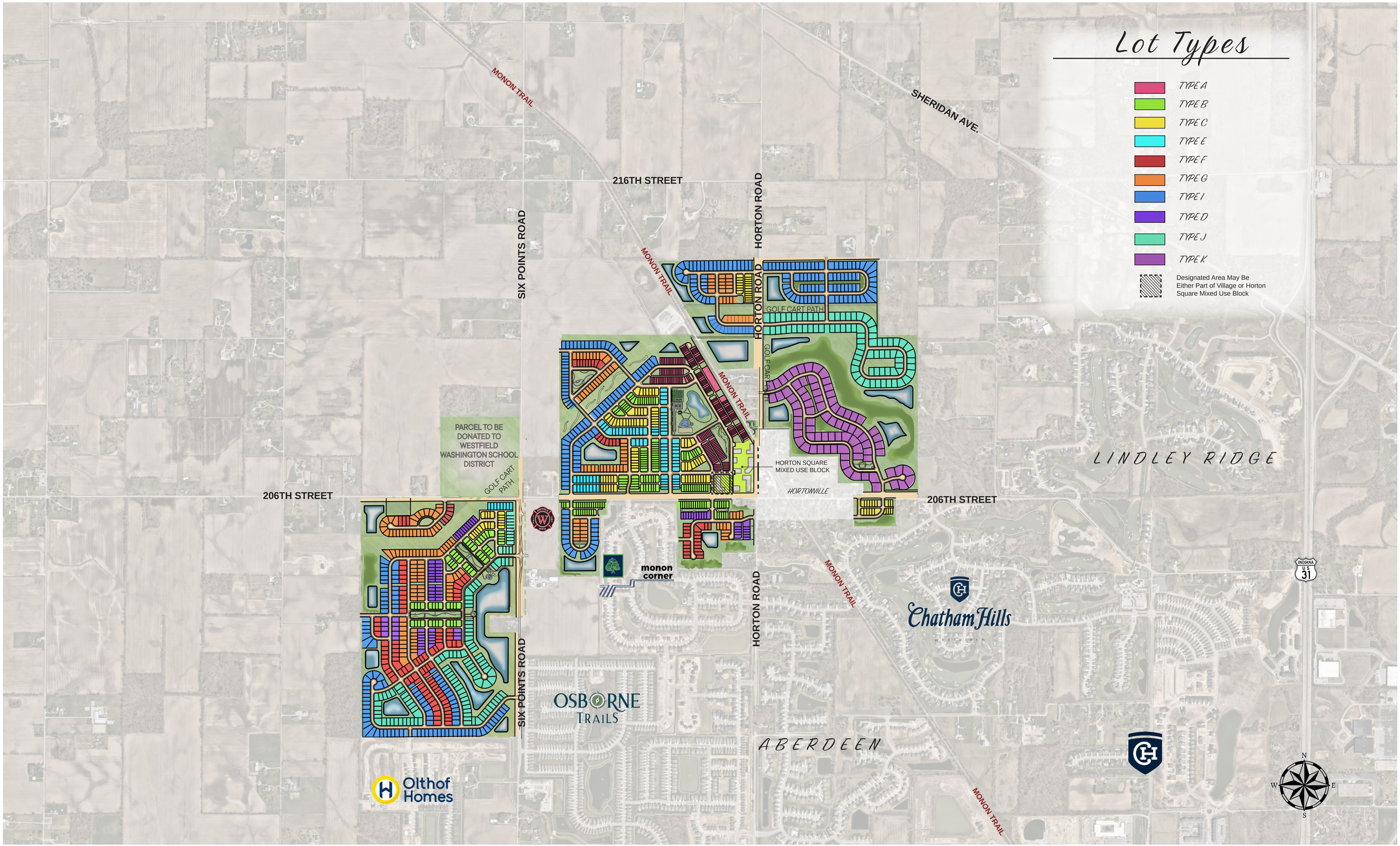


IRONSTONE | HOMESITE PLAN

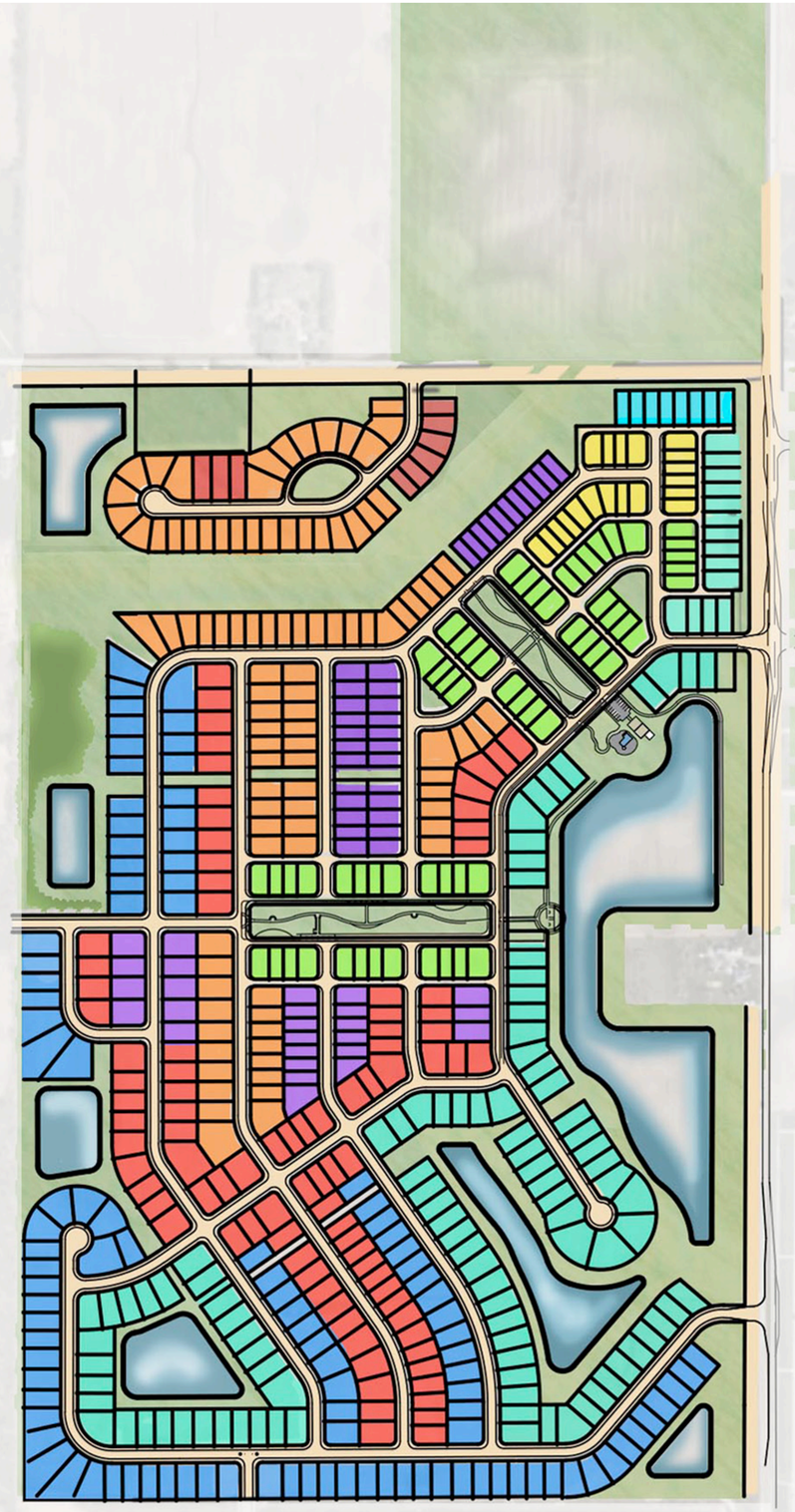
DECEMBER 5, 2025

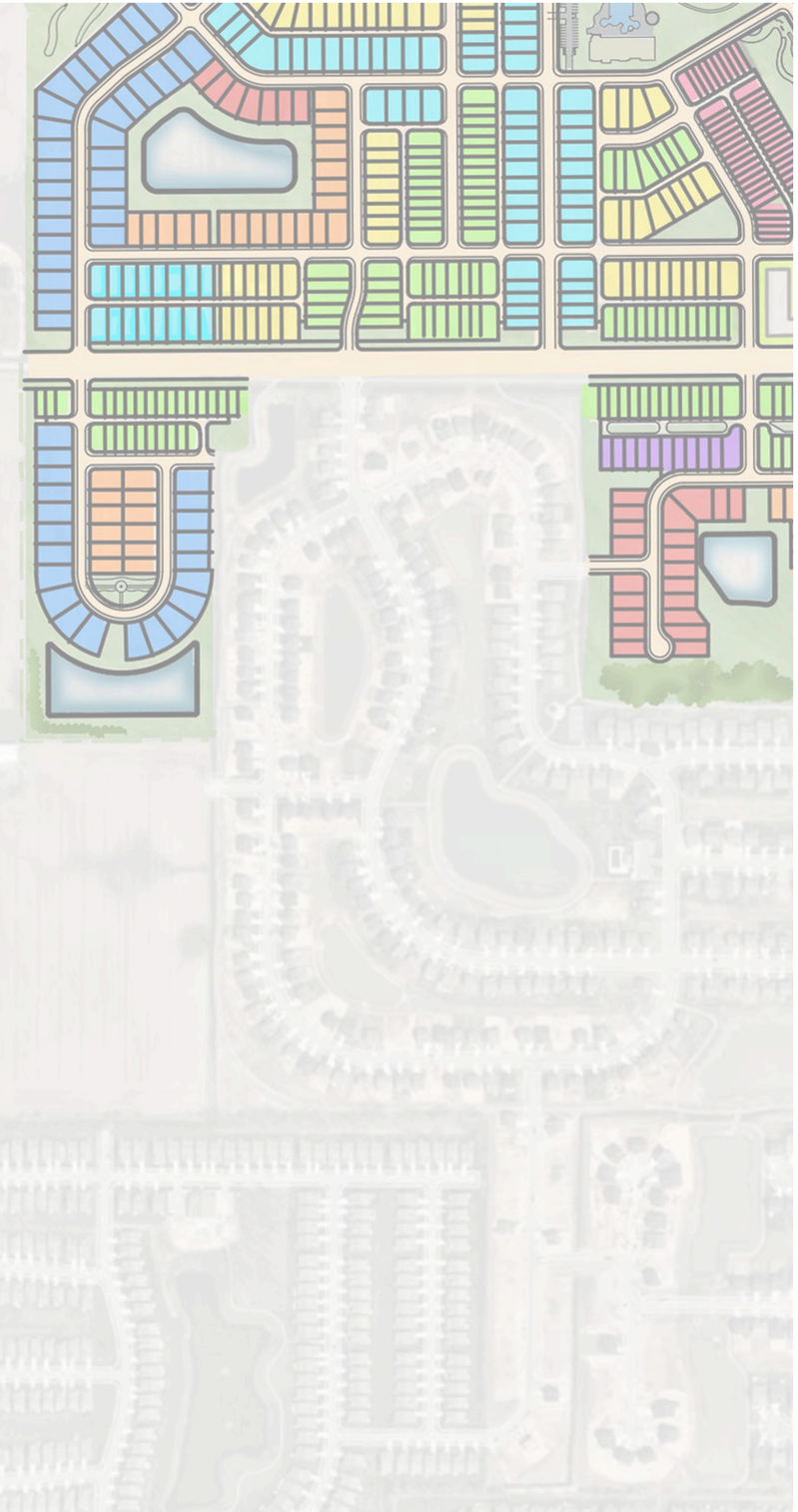
Kimley»Horn

0 250 500 1,000

Lot Types

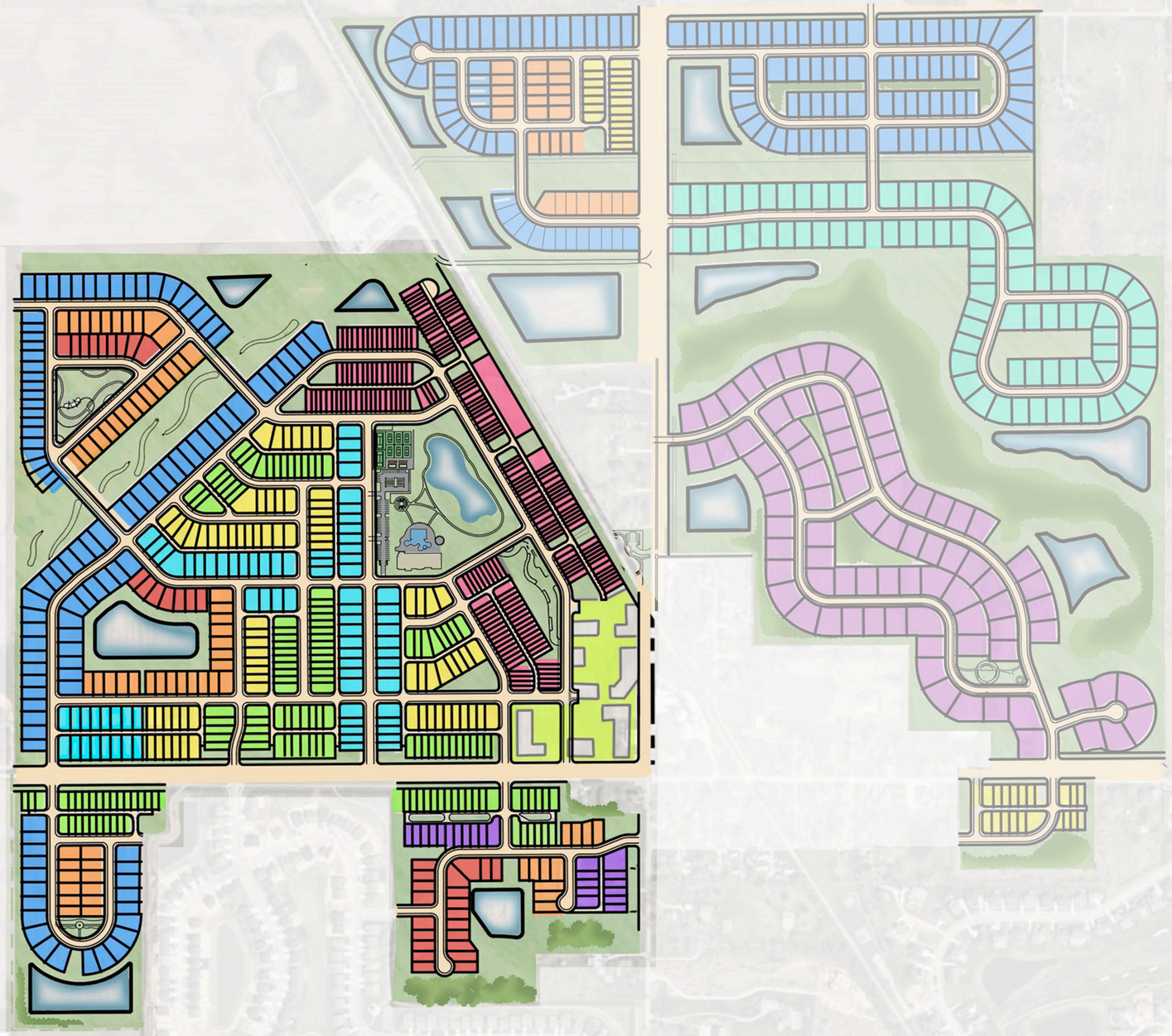
- TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- * TYPE H
- * TYPE I
- * TYPE J
- TYPE K

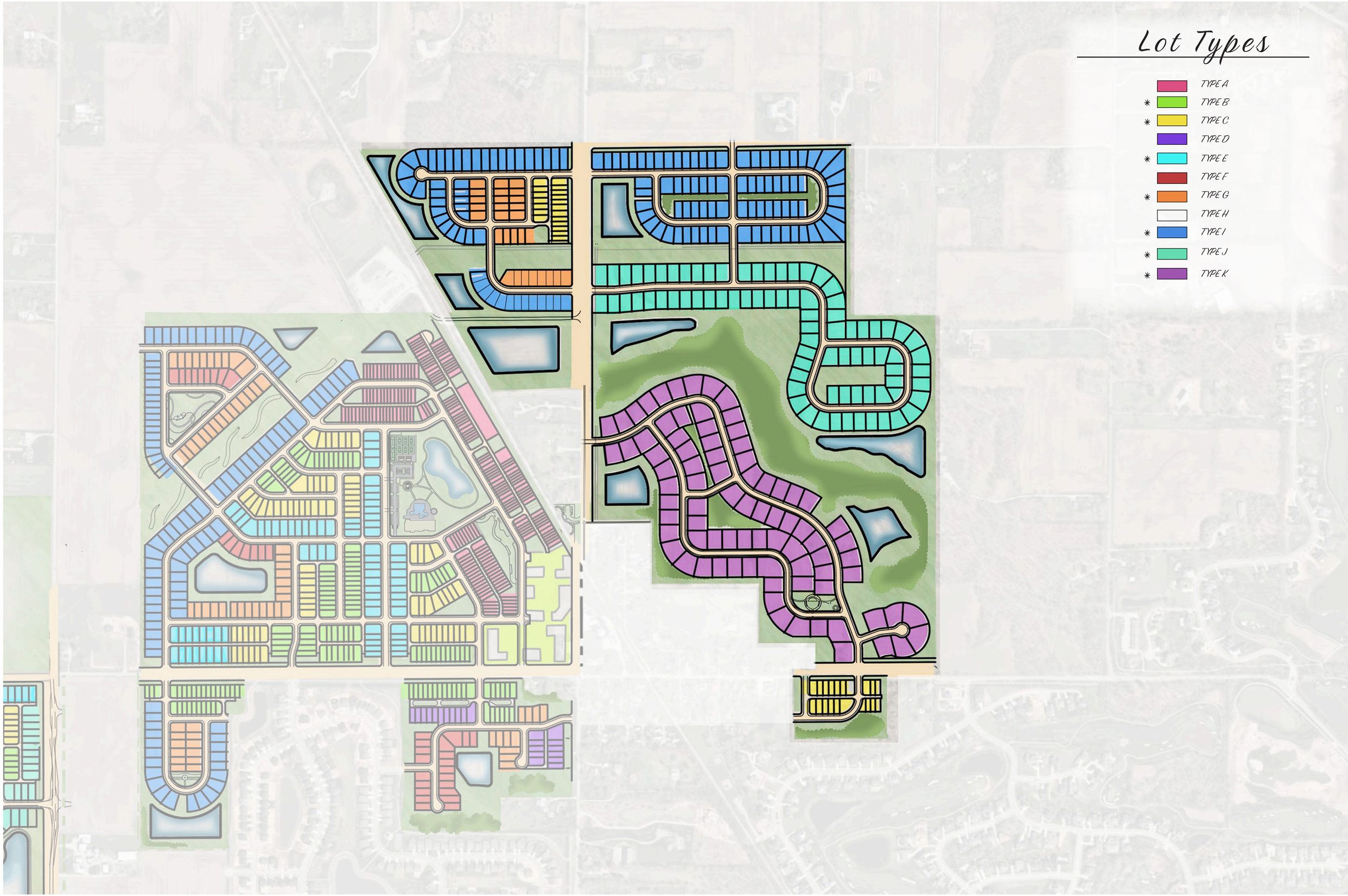




Lot Types

- * TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- TYPE H
- * TYPE I
- TYPE J
- TYPE K




Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K

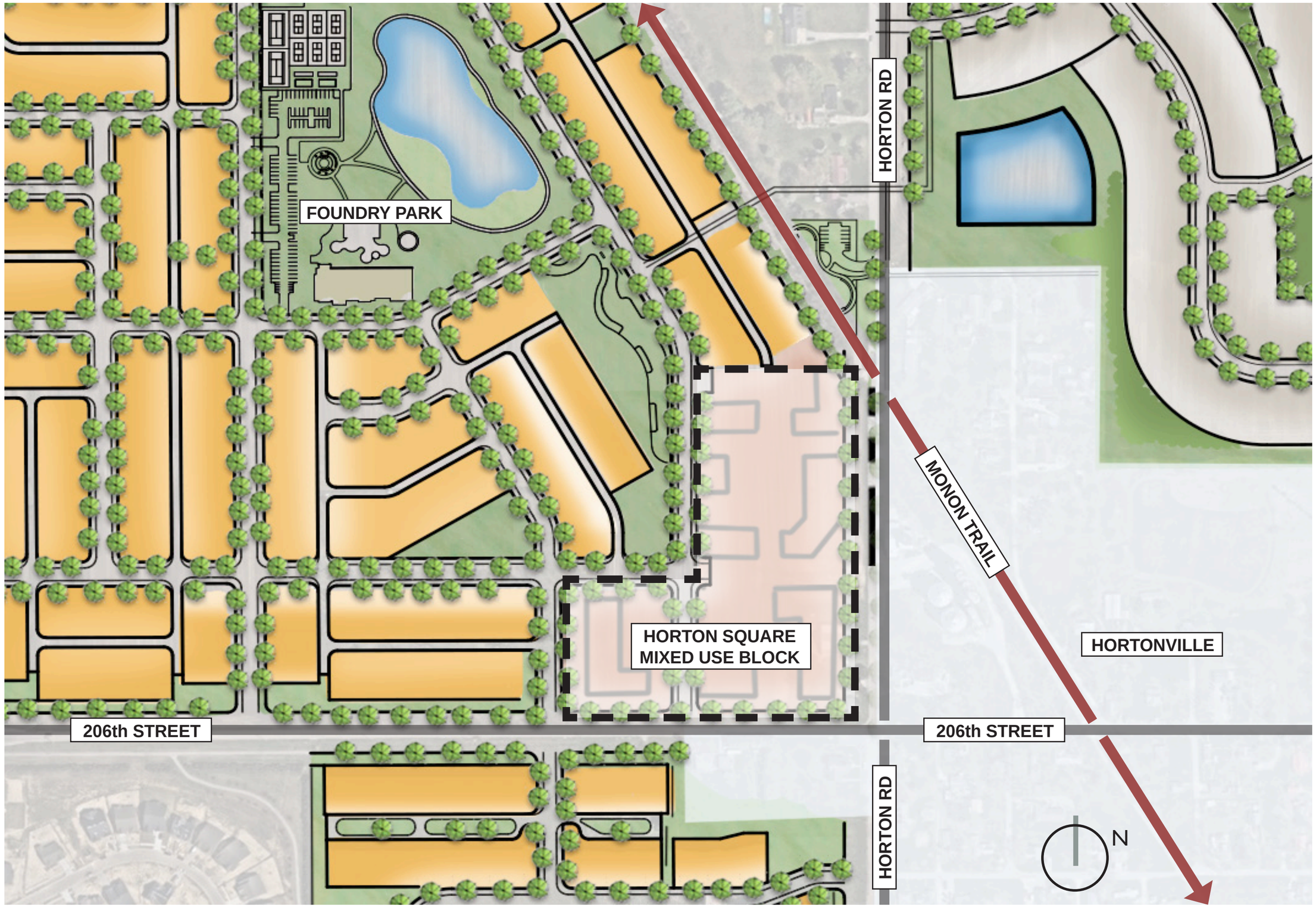

FOUNDRY PARK
HORTON RD
MONON TRAIL
HORTON SQUARE
MIXED USE BLOCK
HORTONVILLE
206th STREET
206th STREET
HORTON RD
N

EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	7,100 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20’	30’	35’	38’	42’	45’	55’	43’	45’	80’	90’
Minimum Building Setback											
Front Yard	10’	15’	15’	25’	15’	25’	15’	25’	25’	25’	25’
Side Yard	**0’ / 6’	6’	6’	6’	6’	6’	6’	6’	6’	6’	6’
Rear Yard	20’	20’	20’	25’	20’	25’	25’	25’	25’	30’	30’
Minimum Distance Between Buildings	20’	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20’	35’	40’	43’	47’	50’	60’	48’	50’	90’	110’
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,800 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,400 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley.

** Zero feet between townhome units and six feet applicable to outside of end unit.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type A Elevations set forth in this Exhibit E-1.

5. All townhouse units shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All townhouse units shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

8. All townhouse units shall have two (2) carriage lights on the garage.

Illustrative Examples of Building Type A Elevations

The following Illustrative Examples of the Elevations for Building Type A are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-2"

Architectural Standards and
Illustrative Examples of Elevations

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:
Building Type B dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type B Elevations set forth in this Exhibit E-2.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

Illustrative Examples of Building Type B Elevations

The following Illustrative Examples of the Elevations for Building Type B are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-3"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type C Elevations set forth in this Exhibit E-3.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.
    ii. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    iii. Sunroom or morning room with a minimum of one hundred square feet (100sqft) of additional living space located on a Side or Rear Façade.
    iv. A window bay or box out not less than six feet (6') wide.
    v. Hip roof.

vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
vii. A minimum of two (2) or more windows per each Side Building Façade.
viii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type C Elevations

The following Illustrative Examples of the Elevations for Building Type C are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-4"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type D Elevations set forth in this Exhibit E-4.

5. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

6. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
    iii. A window bay or box out not less than six (6) feet wide.
    iv. Hip roof.
    v. Roofline direction change, roofline height change, or two (2) or more roof planes.

vi. A minimum of three (3) windows per each Side Building Façade.
vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board.
viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type D Elevations

The following Illustrative Examples of the Elevations for Building Type D are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-5"

Architectural Standards and
Illustrative Examples of Elevations

Building Type E: Rear-Load Detached Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type E Approved Elevations set forth in this Exhibit E-5.

5. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.

6. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

7. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

8. All dwellings shall have two (2) carriage lights on the garage.

9. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

10. All dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

    i. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
    ii. Sunroom or morning room with a minimum of one hundred (100) square feet of additional living space located on a Side or Rear Façade.
    iii. A window bay or box out not less than six (6) feet wide.
    iv. Hip roof.
    v. Roofline direction change, roofline height change, or two (2) or more roof planes.

vi. A minimum of three (3) windows per each Side Building Façade.
vii. A minimum of nominal one (1) by four (4) inch trim around all windows and doors, unless set into a masonry plane or frieze board.
viii. A minimum of two (2) six (6) inch offsets or one (1) four (4) foot deep offset which is a minimum height equivalent to one-story.

Illustrative Examples of Building Type E Elevations

The following Illustrative Examples of the Elevations for Building Type E are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-6"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. Vinyl and aluminum siding shall be prohibited.

3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

5. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not county towards any other window requirement.

19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type F Elevations</u>
The following Illustrative Examples of the Elevations for Building Type F are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-7"

Architectural Standards and
Illustrative Examples of Elevations

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. Vinyl and aluminum siding shall be prohibited.

3. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

5. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

8. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

14. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type G Elevations</u>
The following Illustrative Examples of the Elevations for Building Type G are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-8"

Architectural Standards and
Illustrative Examples of Elevations

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H Development standards outlined in this ordinance.

2. All dwellings shall have a primary bedroom on the first floor of the dwelling.

3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

4. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.

6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.

7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.

9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of Building Type H Elevations:

The following Illustrative Examples of the Elevations for Building Type H are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-9"

Architectural Standards and
Illustrative Examples of Elevations

Building Type I: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:
Building Type I dwellings shall include the following minimum architectural standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. A minimum of three (3) colors will be offered for all roofing materials. Exhaust vents shall not be visible from the front of the home.

4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

6. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.

15. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

16. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

17. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

18. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

19. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

20. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

<u>Illustrative Examples of Building Type I Elevations</u>
The following Illustrative Examples of the Elevations for Building Type I are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-10"

Architectural Standards and
Illustrative Examples of Elevations

Building Type J: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type J set forth in this Exhibit E-10.

5. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a total of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a total of twenty-three (23) windows in total.

Illustrative Examples of Building Type J Elevations

The following Illustrative Examples of the Elevations for Building Type J are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-11"

Architectural Standards and
Illustrative Examples of Elevations

Building Type K: Single-Family Dwellings (Front- and Side-Load)

Architectural Standards:
Building Type K dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall materials to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Vinyl and aluminum siding shall be prohibited.

4. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all elevations. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type K set forth in this Exhibit E-11.

5. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

6. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have widows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.

7. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of Building Type K Elevations

The following Illustrative Examples of the Elevations for Building Type K are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block

The "Character Exhibit", attached hereto as Exhibit F-1, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

GREETING HOUSE
GREETING HOUSE

SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

1. Buildings shall create and spatially define the public realm (such as Streets, sidewalks, plazas, greenspaces) and reinforce a consistent Building Façade Street wall that immediately fronts the adjacent Street to further enhance the pedestrian experience.

2. Any Building façade adjacent to a Street shall generally be oriented parallel to the Street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms.

3. Buildings shall maintain a continuous Building Street frontage. Breaks may be provided for pedestrian access or public plazas.

4. The Street level of a Building shall generally be designed with non-residential uses that activates the public realm in a contextually appropriate manner while also integrating the Building architectural design.

5. Buildings located at the intersection of Streets shall have an enhanced architectural design to establish a strong corner presence.

6. Buildings shall be located in a manner so that portions of the Building designed for service uses, such as loading docks and dumpster enclosures, are not part of the Street facing façade.

B. Building Massing:

1. The proportion and relationship of various architectural design elements shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

2. Larger Buildings shall be broken into multiple Buildings, if possible, or into smaller Building massing elements through the use of varied façade planes, an upper Story setback, or enhanced use of fenestration in order to reduce the apparent size of the structure.

3. A clear visual distinction between Street level and upper floors shall be maintained.

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall generally be a minimum of two (2) Stories in height. Maximum Building height shall be three (3) Stories with an optional exterior roof-top living area.

C. General Façade Design:

1. All Buildings shall have a defined top, middle, and base that creates a compatible architectural form.

2. The lower levels of Street facing facades shall generally incorporate a higher level of visual interest and architectural detailing. Building components shall emphasize creating and engaging pedestrian environment through enhanced Street level architectural interest.

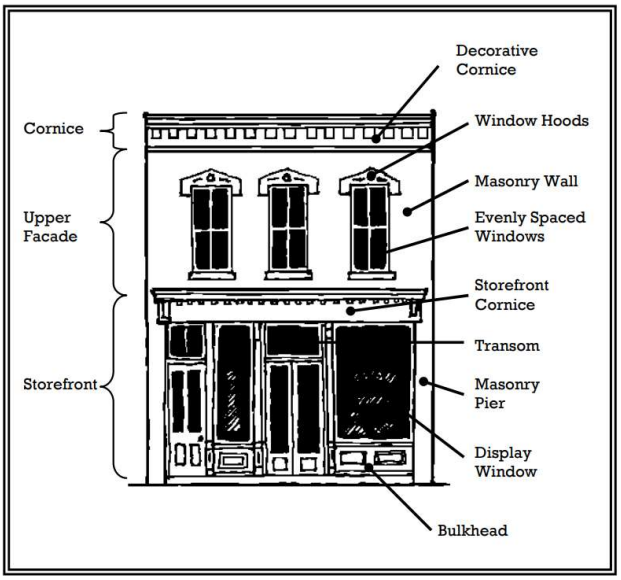
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

4. A visual termination at the top of the Building (such as decorative cornices, parapets, crowns, shaped roofs, spires, etc.) shall be integral part of the design from both the distant view and the pedestrian perspective.

5. Side and rear facades shall be finished in colors similar to the colors of the primary facades. Side and rear facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

6. Utility Meter Screening: All wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade.

Reference Guide:



D. Roof Form:

1. Flat roofs shall be the predominate roof form within the district. Gable, gambrel, hip, or mansard roofs may be used as accent roof forms as appropriate to the intended architectural style of the proposed Building that is consistent with the overall theme of the Horton Square Mixed-use District.

2. A parapet shall be used to conceal a flat roof and any roof protrusions, other than the chimney.

3. Roof forms should be used to integrate rooftop Mechanical Equipment, telecommunications equipment, and any other similar devices or appurtenances so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the Building architecture and be appropriately-scaled.

E. Door and Window Openings:

1. Entrances, including doors, shall be sized and articulated in proportion to the scale of the Building and shall be architecturally compatible with the style, materials, colors, and details of the Building as a whole.

2. Entrances shall be defined and articulated through use of architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, or other architectural elements compatible with the proposed style of Building.

3. At the ground level, a minimum of 50% of the façade shall be transparent for retail and restaurant uses. For all other uses a minimum is 35% of the façade shall be transparent.

4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

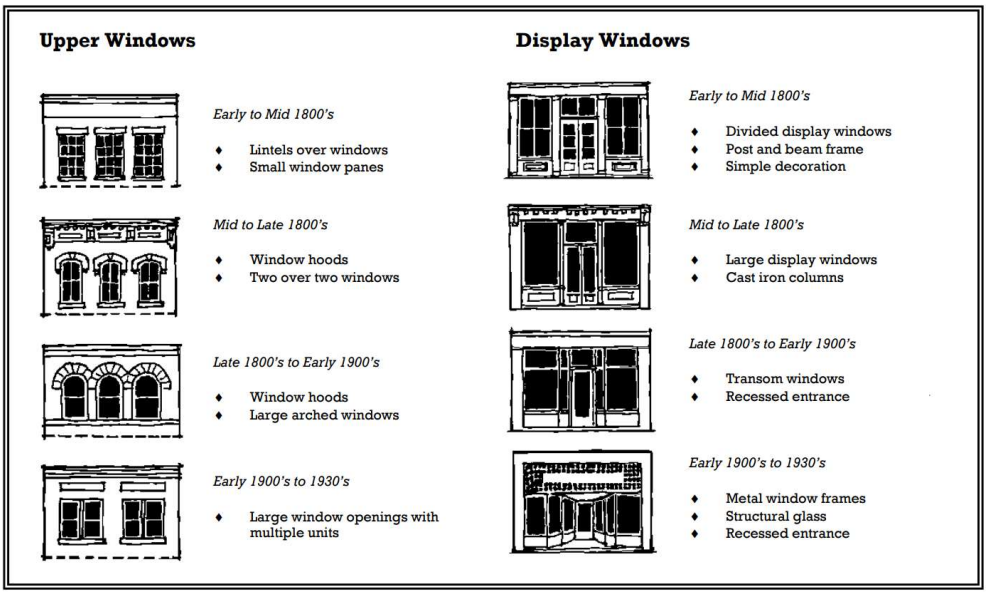
5. Blank, windowless facades shall be avoided on the front of the Building, or on any side that is visible from a public right of way. Where blank walls cannot be avoided, changes in plane, Building materials, color, or additional landscaping shall be utilized to minimize the visual effect of the blank wall.

6. Window openings shall establish a visual rhythm and symmetry through a pattern of strong horizontal design elements. This horizontal pattern shall maintain the proportion and spacing of openings.

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include shutters, keystones,

masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District.

2. Primary Building materials include brick, stone, or other Masonry Material and shall comprise a minimum of 75% of the Building's façade exclusive of windows and doors.

3. Accent Building materials include wood, fiber cement siding, stucco, or other appropriate Building material consistent with the proposed architectural theme of the Horton Square Mixed-use District and shall account for a maximum of 25% of the Building's façade exclusive of windows and doors.

4. Building materials and overall architectural quality shall be consistent on all sides of a structure. All Building facades shall exhibit the same level of design continuity and quality.

5. If material changes are proposed, such change shall generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal.

6. A variety of complementary exterior Building materials may be incorporated to provide visual interest to the Building. However, the palette of materials should not be overly complex.

7. The use of synthetic material finishes or faux Building materials, such as vinyl siding and faux brick or faux stone is not permitted.

8. Service courts shall include painted or integral colored masonry. A minimum of two (2) colors will be utilized. Colors shall be consistent with the base colors of the primary and/or secondary facades. Where portions of the service court wall(s) are exposed, additional enhancements will be incorporated that are consistent with the requirements for building materials.

9. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

Reference Guide:

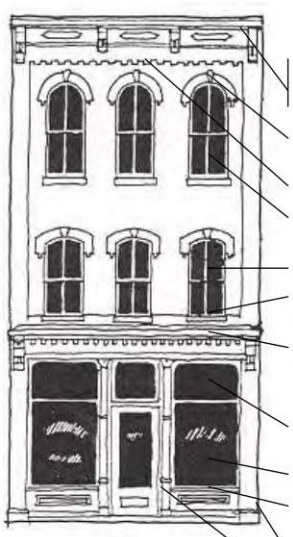


Figure 9

What is it called?	What is it made from?
Parapet Cornice	Galvanized sheet metal, brick, wood
Lintel	Stone, brick
Masonry corbelling	Brick
Window	Wood double-hung sash
Muntins	Wood
Sill	Stone, brick
Storefront cornice	Galvanized sheet metal, wood
Transom	Glass/ wood
Display window	Glass
Bulkhead	Wood millwork
Column	Brick, cast iron/ millwork
Pilaster	Brick, cast iron/ millwork

G. Awnings and Canopies:

1. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form.

3. Awning colors and materials should complement the color scheme and character of the Building's façade. Solid colors or striped patterns are encouraged.

4. Awnings and canopies shall not conceal architectural details on the façade.

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building.

H. Restaurants:

1. Restaurants are an important component of the fabric of the Horton Square Mixed Use Block. They provide indoor as well as outdoor activity and generate a sense of place.

2. Outdoor seating areas and patios are permitted and shall be encouraged.

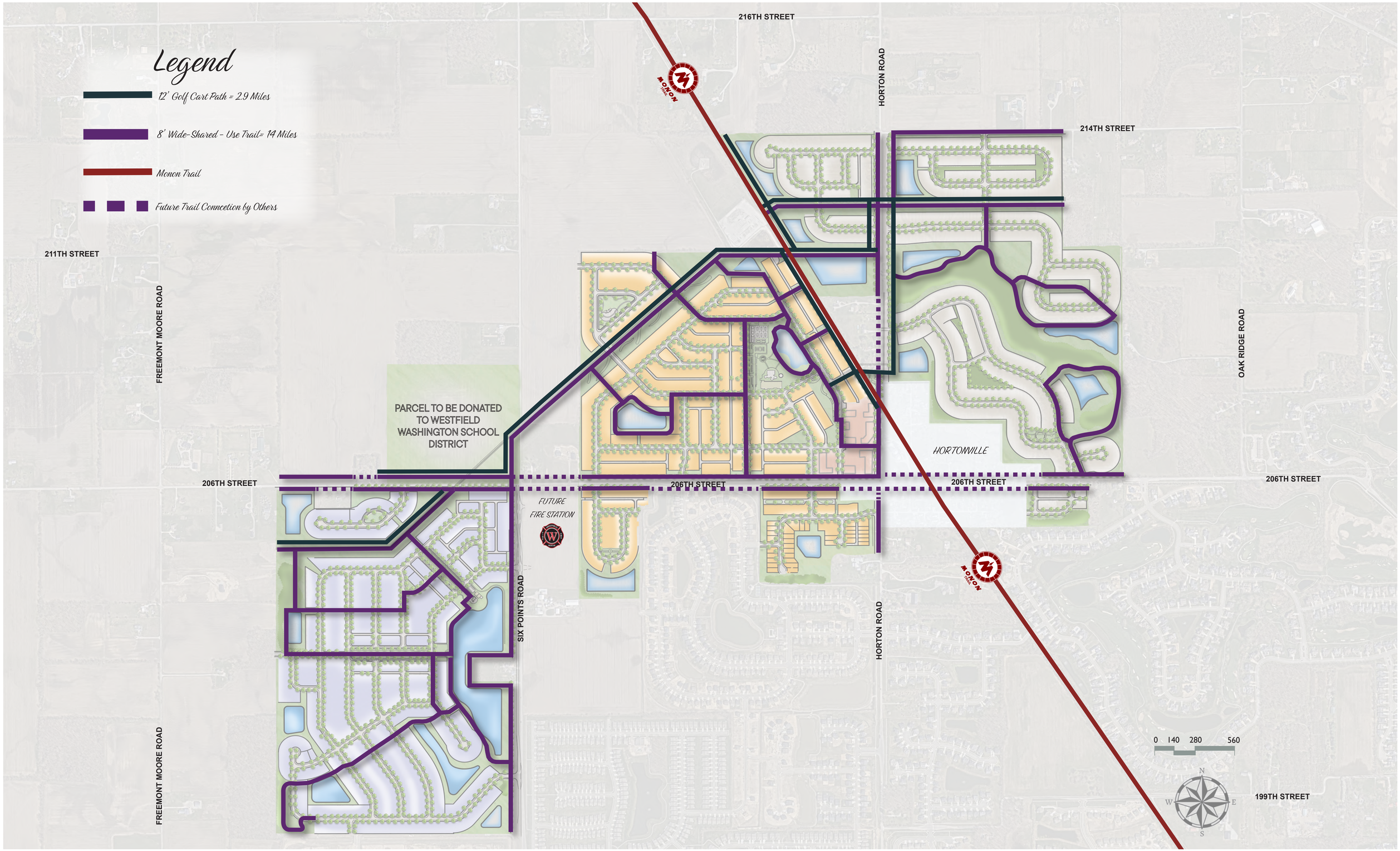
3. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.

I. Amenities / Pedestrian Furniture:

1. The selection of architectural amenities shall be complementary to the architectural character of the Horton Square Mixed use Block. The materials used for the selected amenities shall be durable and functional.

2. Amenities are permitted (subject to applicable standards in this Bridges Ordinance) and may include, without limitation, the following:

   a. Benches
   b. Trash and recycling receptacles
   c. Bike racks
   d. Fountains
   e. Pedestrian walkways
   f. Flag poles (per the sign requirements of the UDO)
   g. Plaques
   h. Tables / umbrellas (no sign of any type shall be permitted on tables or umbrellas)
   i. Carts and kiosks
   j. ATM enclosure(s)



IRONSTONE | TRAIL NETWORK PLAN

DECEMBER 5, 2025

Kimley»Horn

IRONSTONE
AT HORTONVILLE

FEATURES

District Features

1. Laura Taylor Park
2. Carey Commons
3. Stafford Disc Golf Course
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden

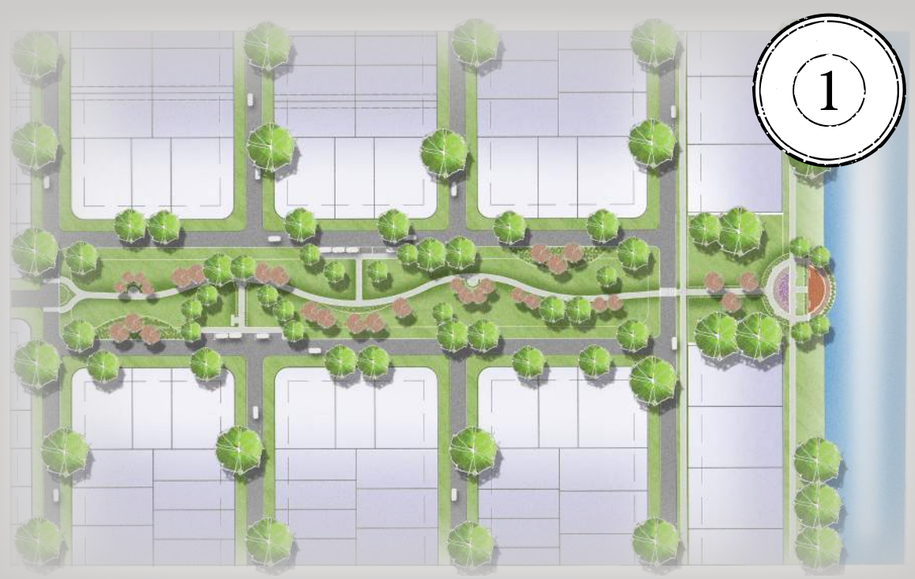
IRONSTONE
AT HORTONVILLE

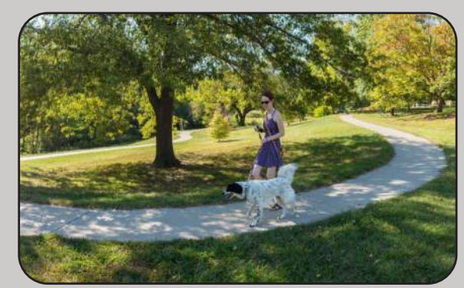
AMENITIES

THE LAKES

CAREY COMMONS

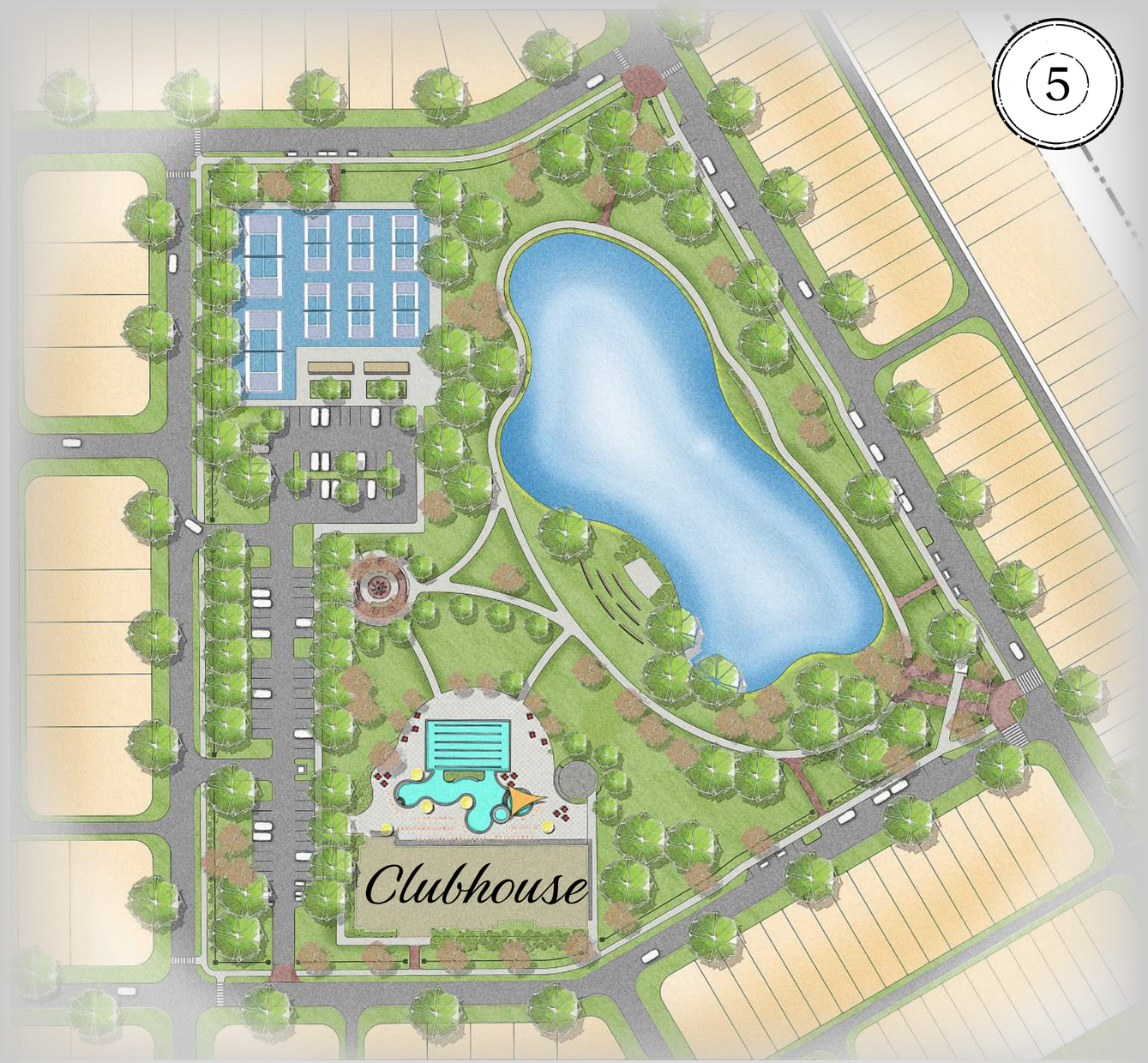
LAURA TAYLOR PARK





IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE | FOUNDRY PARK



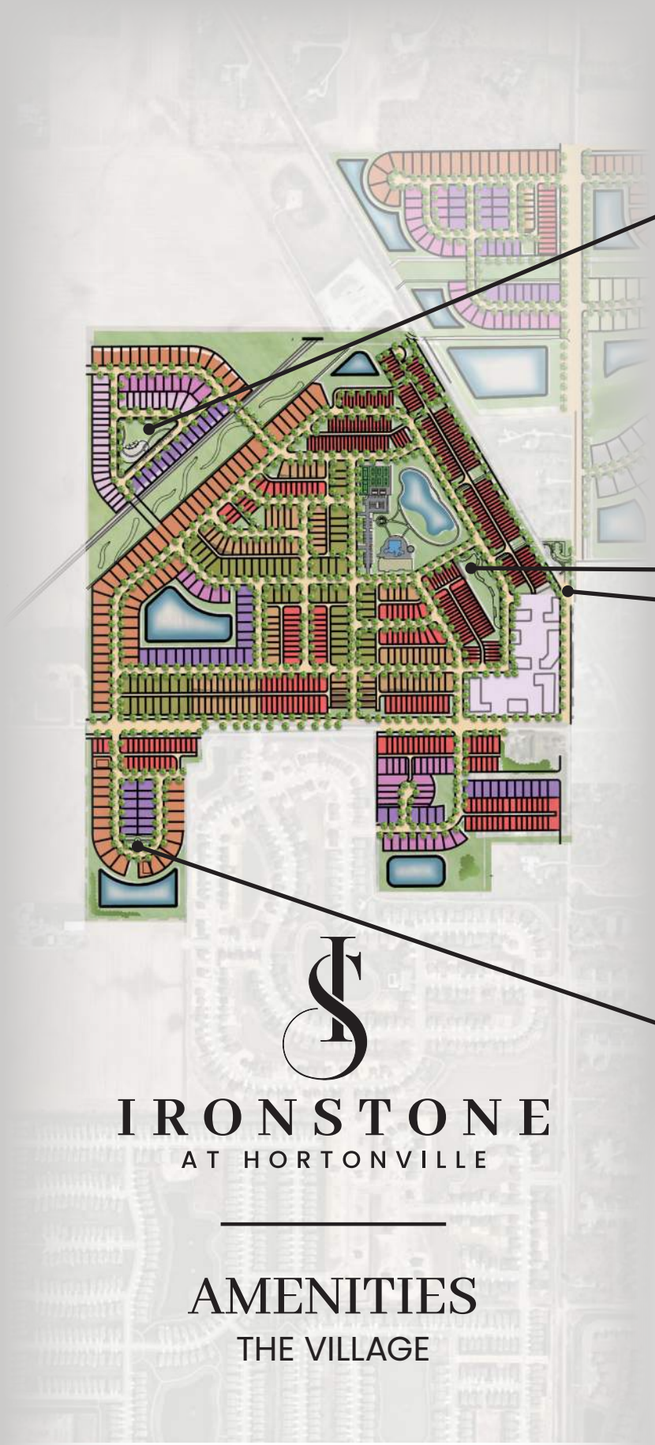
Pathways

Resort Style Pool

Splash Pad

Pickleball

Amphitheater



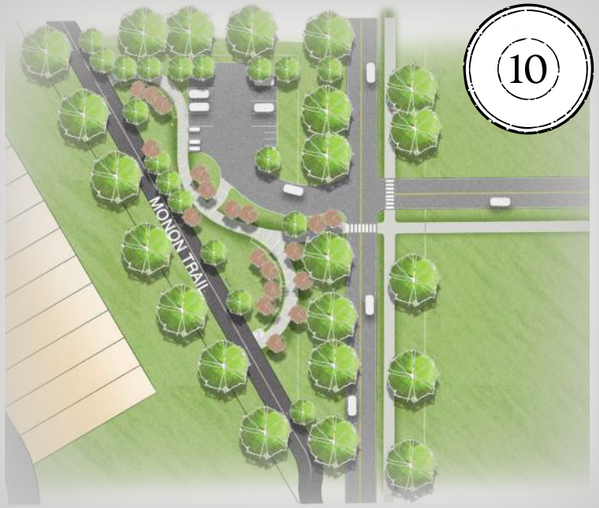
IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

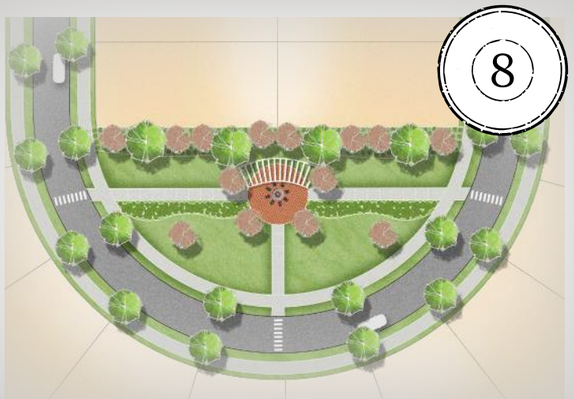
RAILSPUR PARK

HORTON SQUARE PLAZA

MONON TRAILHEAD



McCOMB GREEN

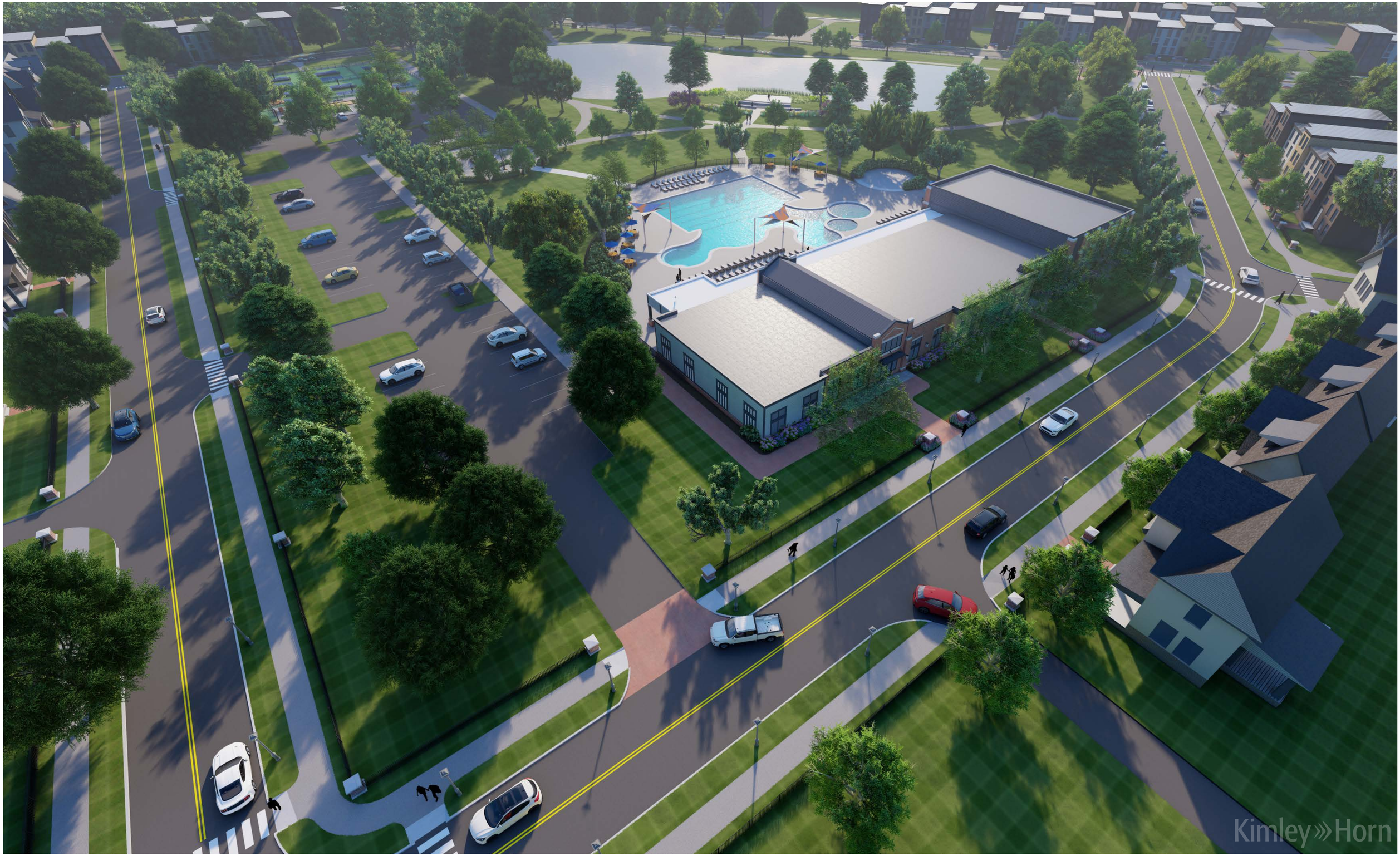


BALDWIN GARDEN

IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE



FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

FOUNDRY PARK

CAREY COMMONS

CAREY COMMONS

CAREY COMMONS

CAREY COMMONS

The Lakes

1 Laura Taylor Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Stamped Concrete Paving

The Lakes

2 Carey Commons

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

Community Pool
- Pool Building with Restrooms
- Dedicated Parking - 12 Spaces
- Recreation Pool
- Kiddie Pool

Children's Playground

Lake Access
- Floating ADA Accessible Canoe / Kayak Launch
- Canoe / Kayak Storage Building

The Village

3 Stafford Disc Golf Course

9-Hole Disc Golf Course
- Baskets and Designated Tee Boxes for Each Hole

Enhanced Plantings
- Native Prairie Plantings
- Trees & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Stamped Concrete Paving

Children's Playground
- Themed Play Structure

The Village

7 Foundry Park

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Clubhouse Building
- Recreation & Lap Pool
- Kiddie Pool
- Splash Pad

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Community Mail Building

Vehicular & Golf Cart Parking

Active Sports
- (2) Tennis Courts
- (6) Pickleball Courts
- (2) Bocce Ball Courts

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Stamped Concrete Paving

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Stamped Concrete Paving

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

Vehicular & Golf Cart Parking

Site Furnishings
- Signage
- Benches
- Bike Racks
- Dog Waste Station

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

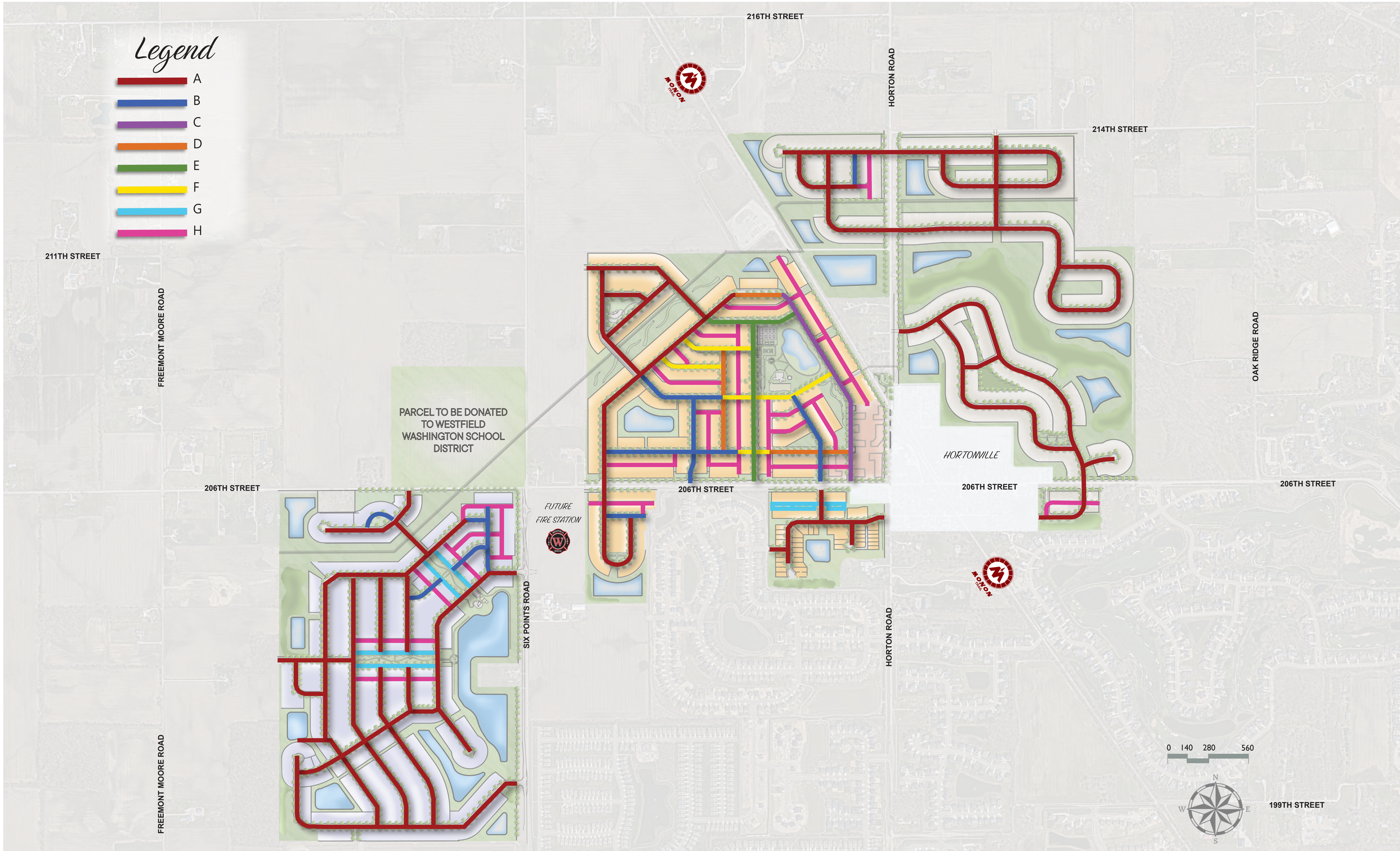
11 Baldwin Garden

Open Lawn Space

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Stamped Concrete Paving



IRONSTONE | THOROUGHFARE PLAN

DECEMBER 5, 2025

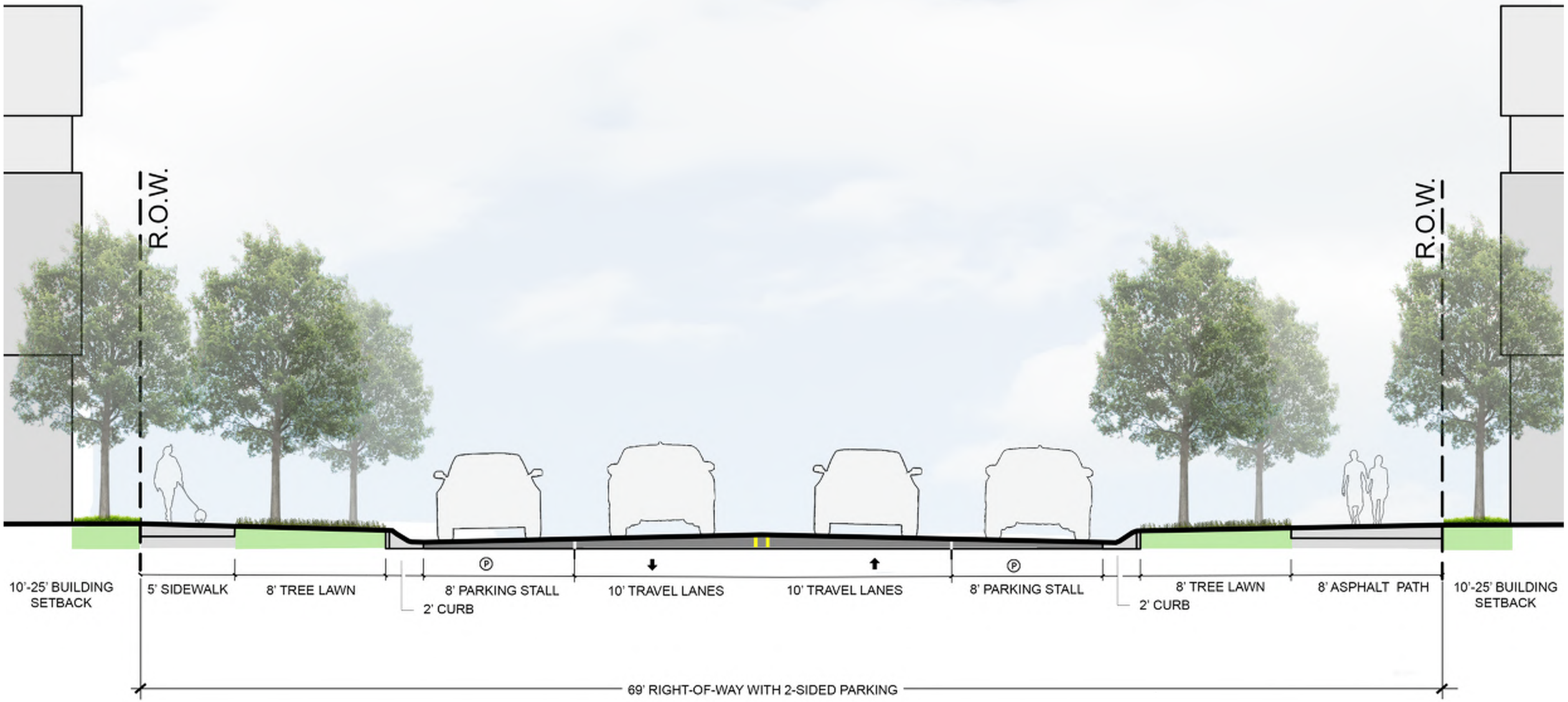
Kimley»Horn

STREET SECTION - A

STREET SECTION - B

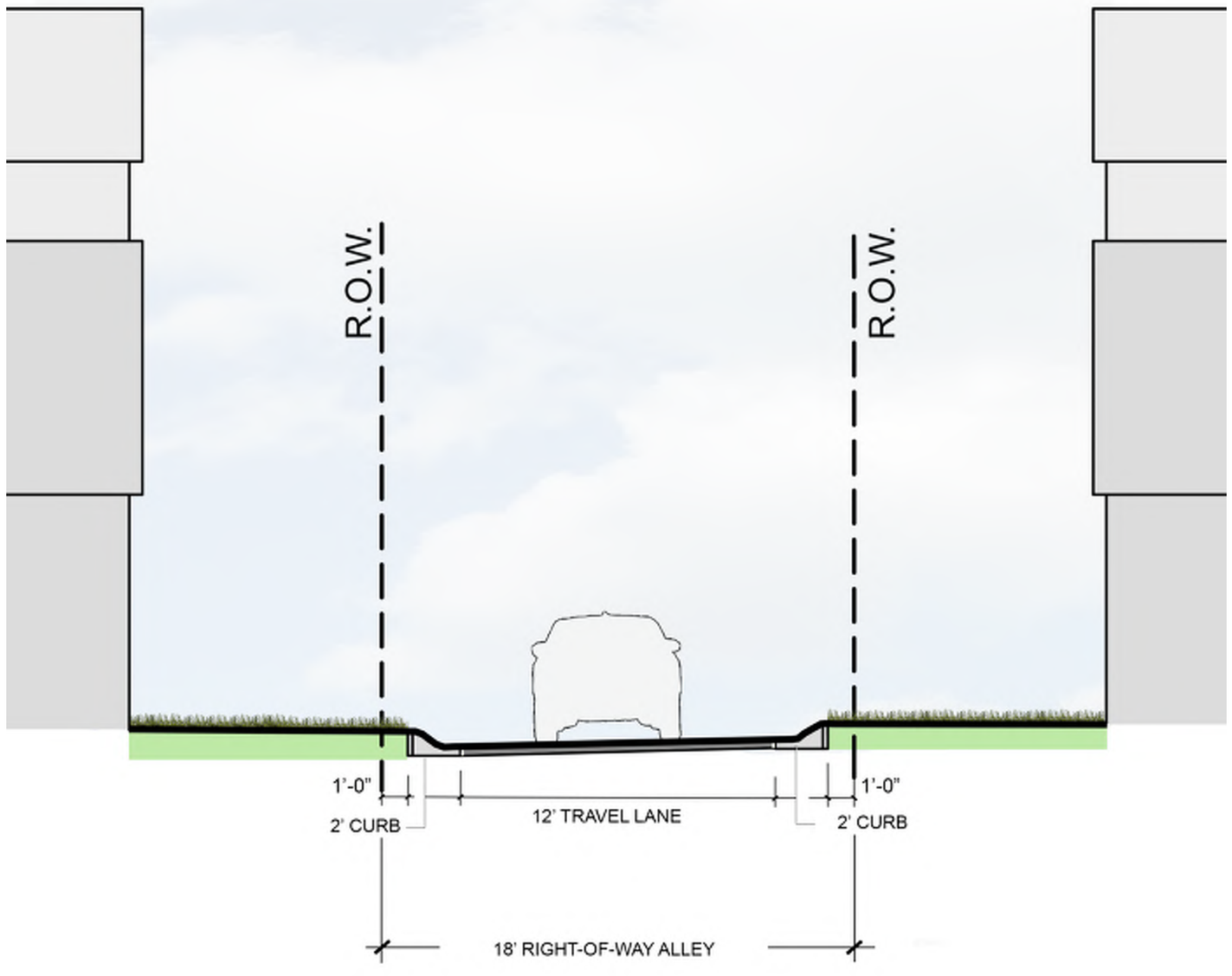
STREET SECTION - C

STREET SECTION - D



STREET SECTION - E

STREET SECTION - F



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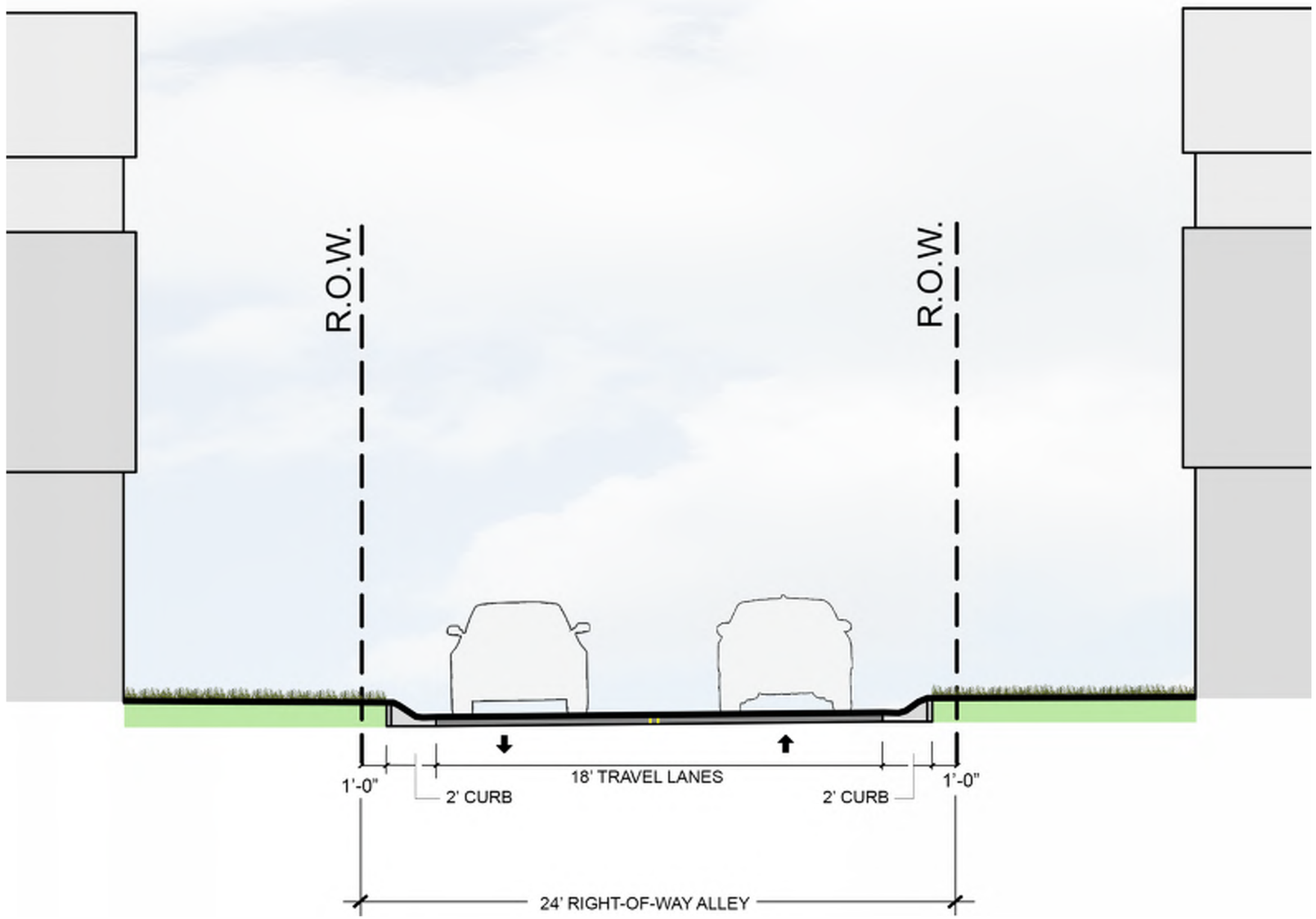

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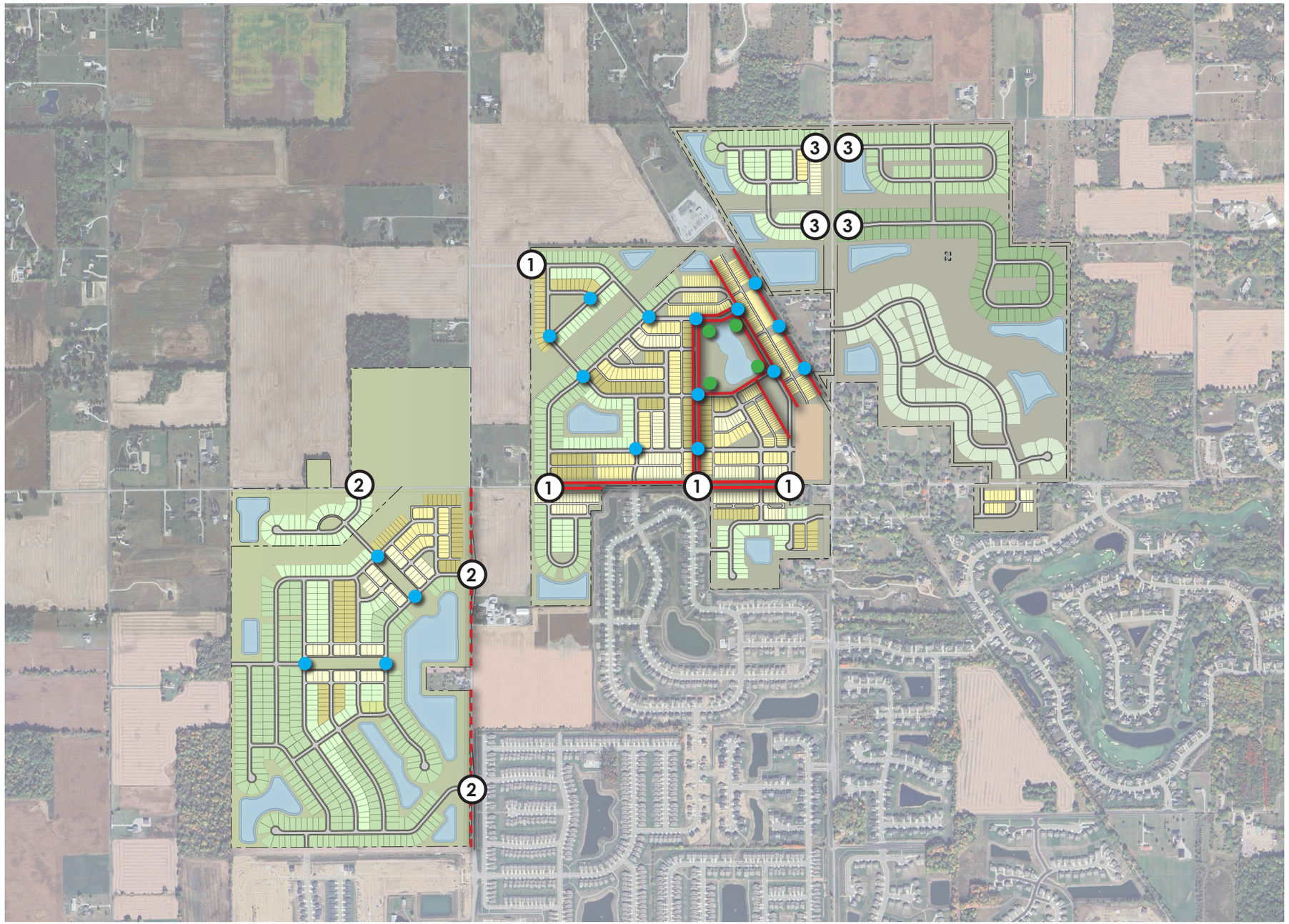
IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

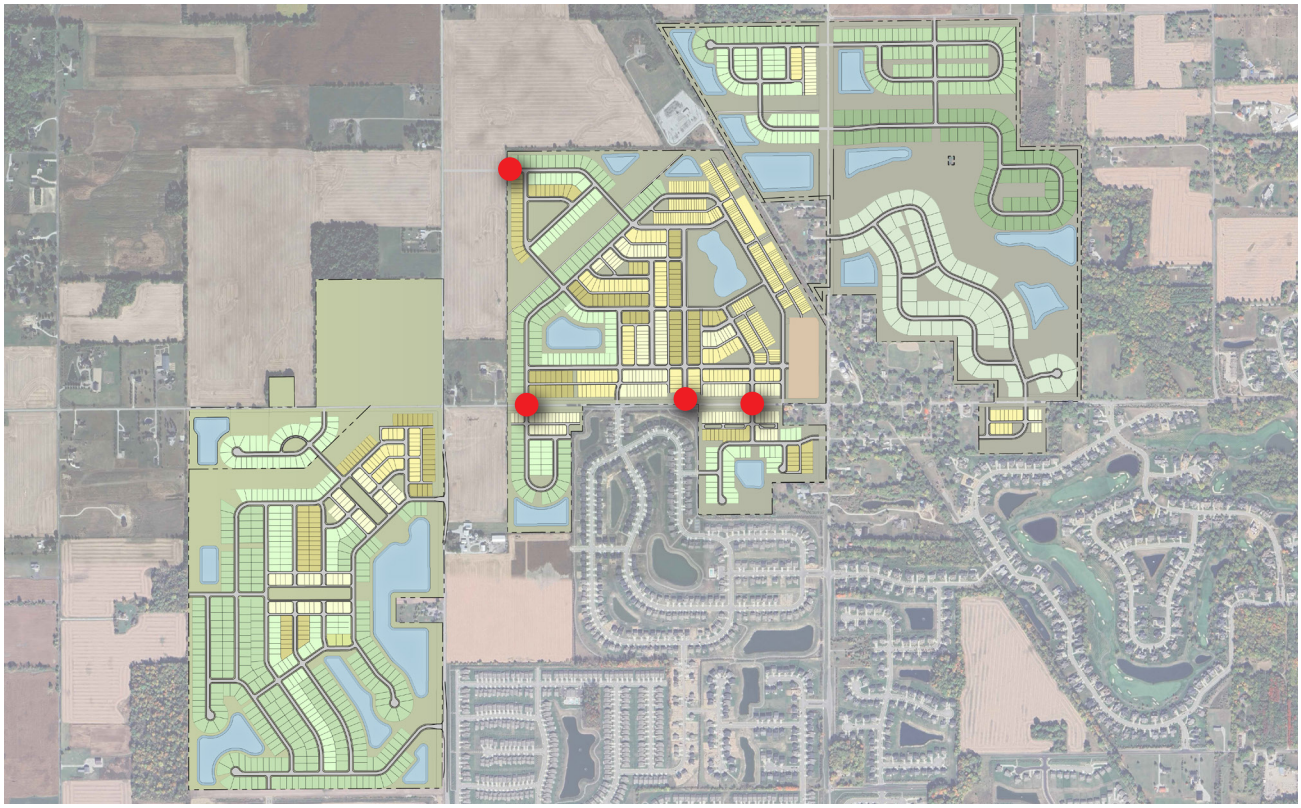
- Decorative Metal Fencing
- Horse Fencing
- Entry (Vehicular) Monumentation
  1. Village
  2. Lake
  3. Reserve
- Internal (Pedestrian) Monumentation
- Foundry Park Monumentation

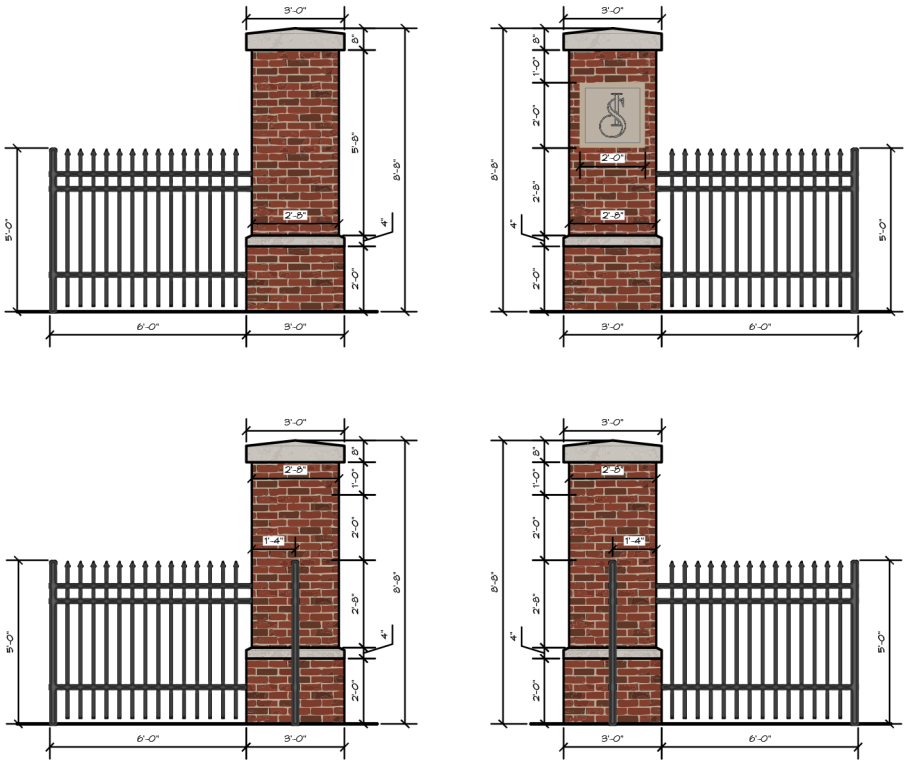
0 600' 1,200' 2,400'

Scale 1" = 1,200'-0"

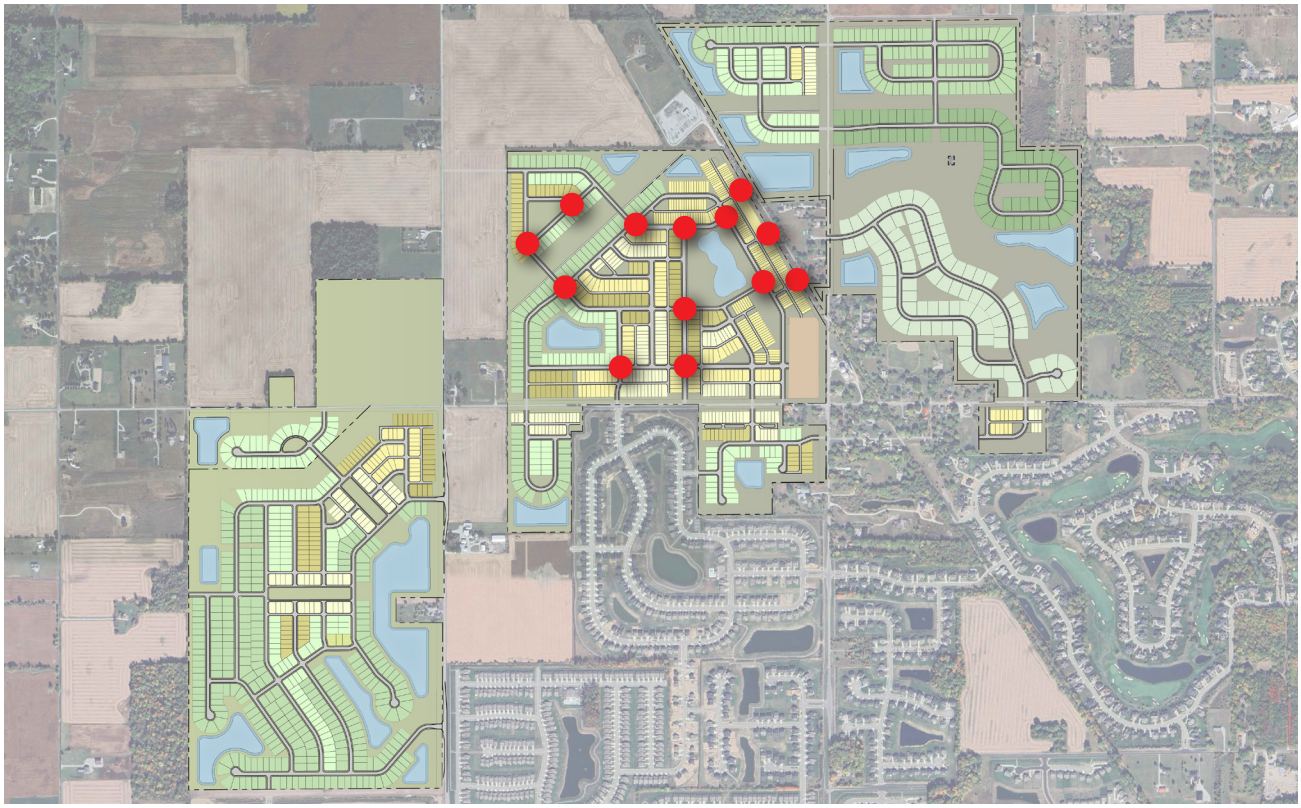
North

VILLAGE *vehicular entry monumentation*

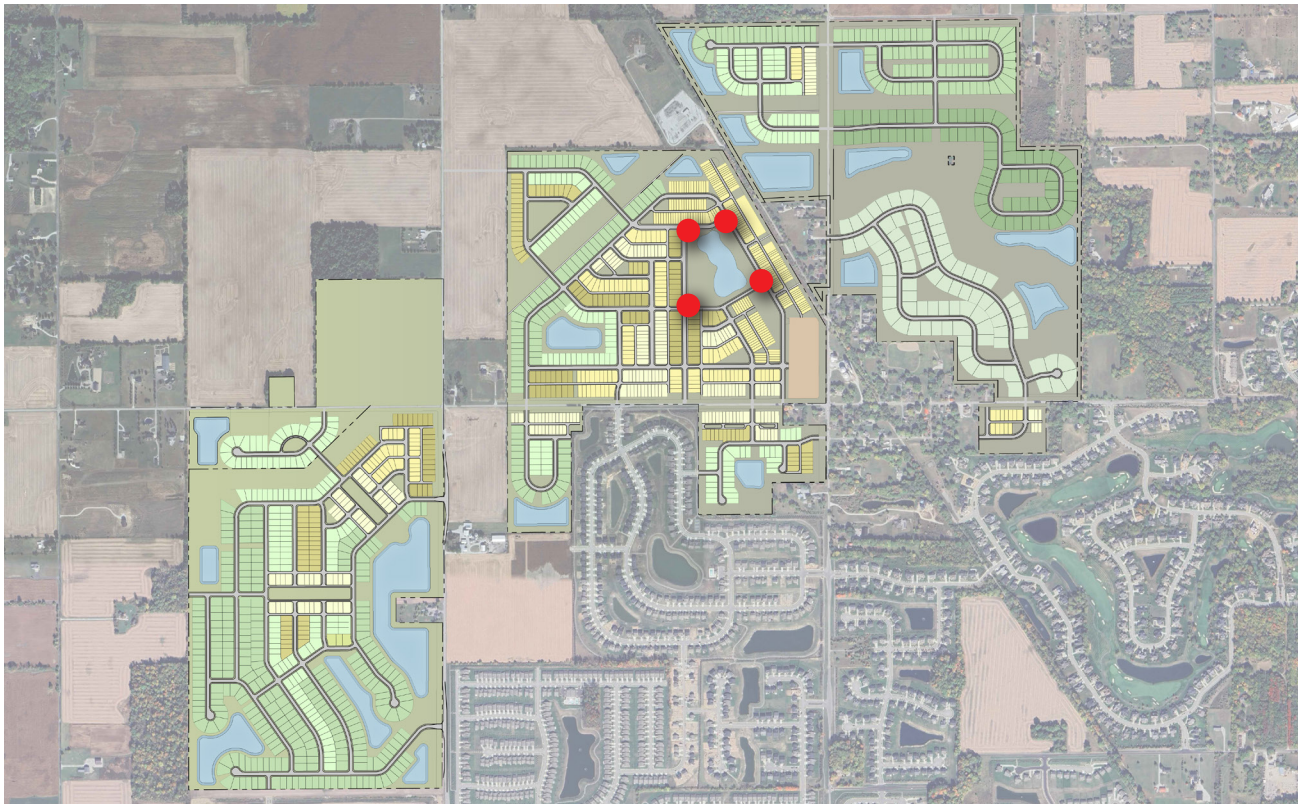


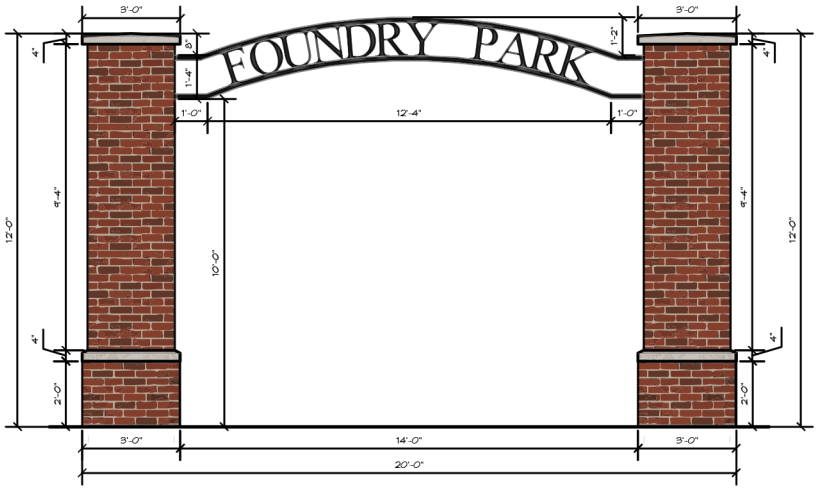


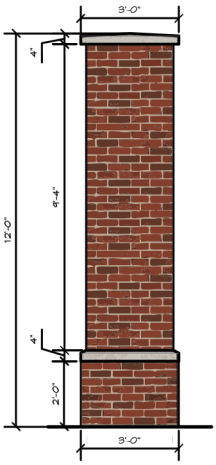
VILLAGE *pedestrian monumentation*



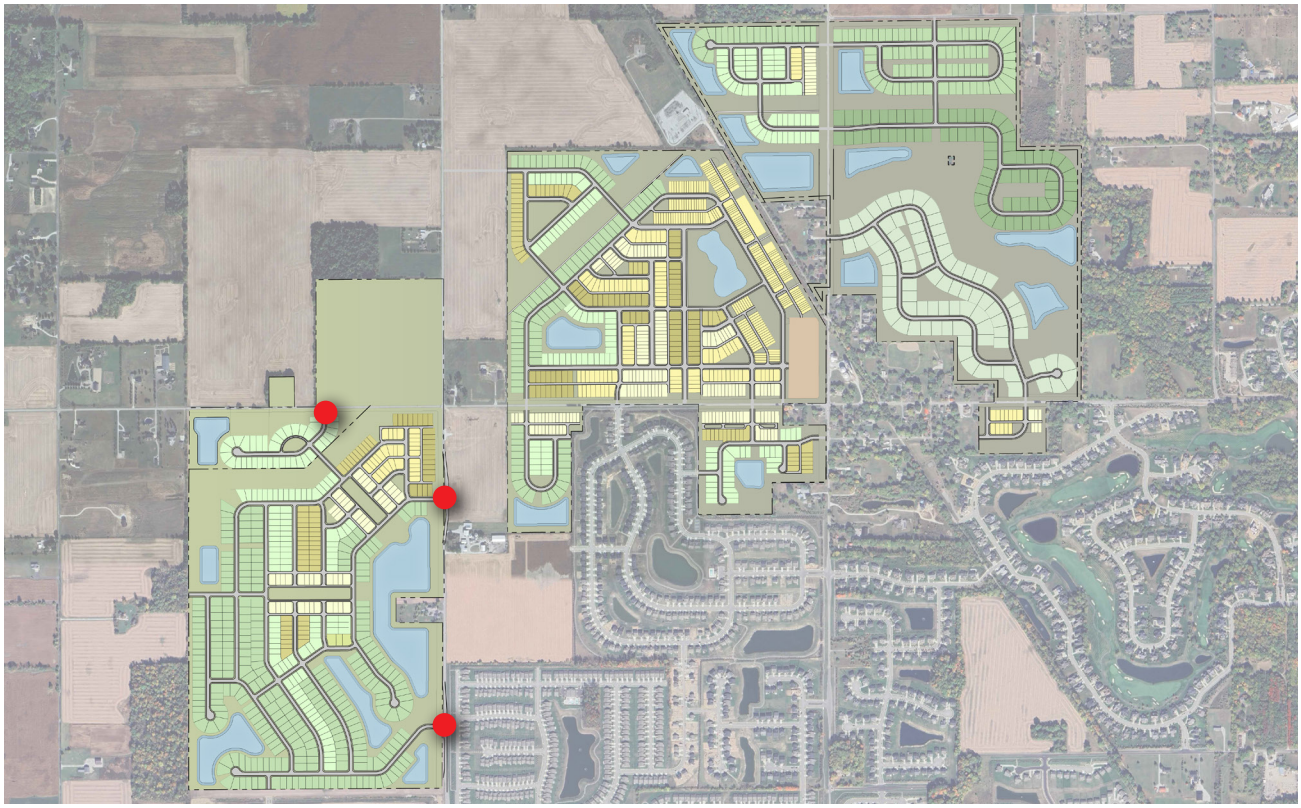
FOUNDRY PARK ENTRY MONUMENTATION

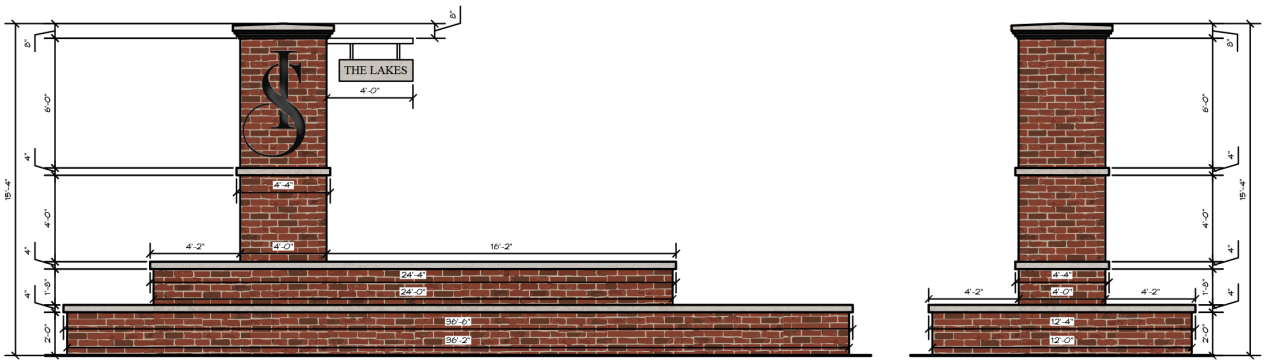




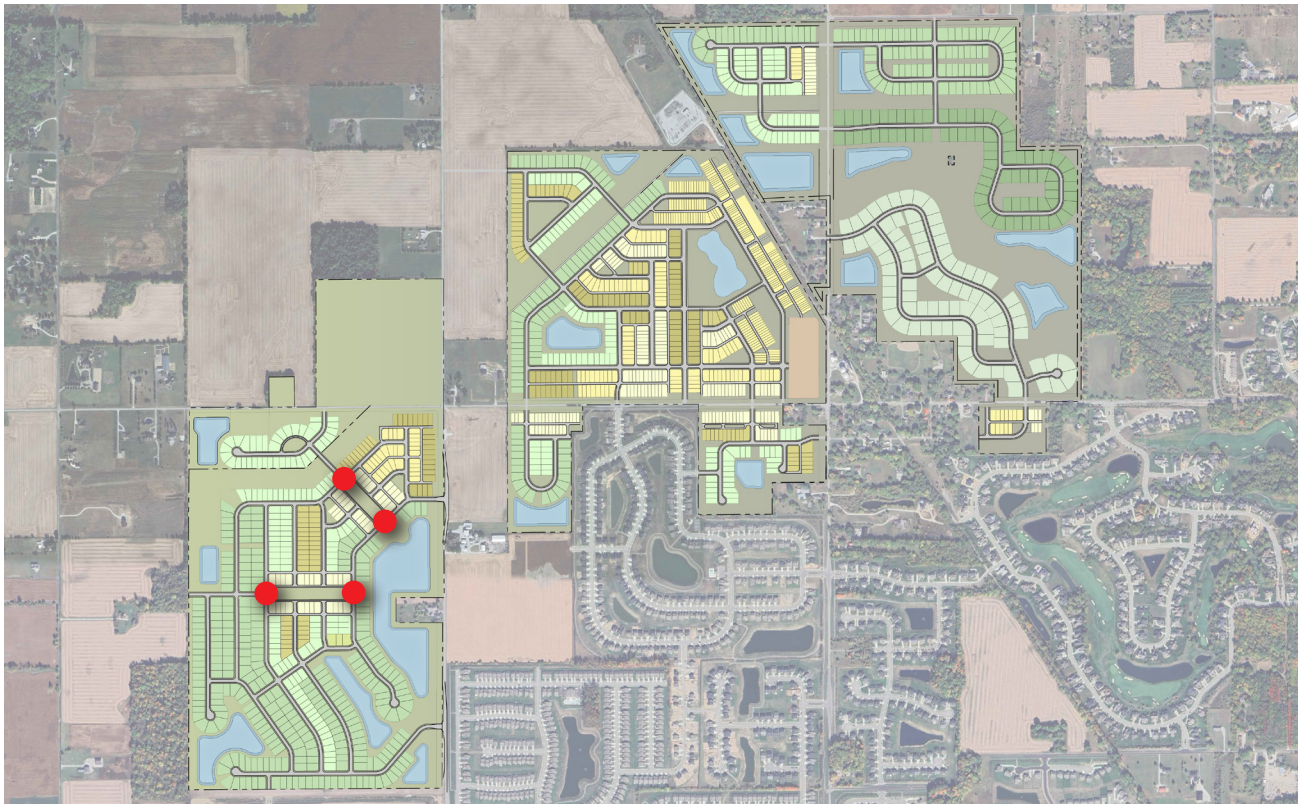


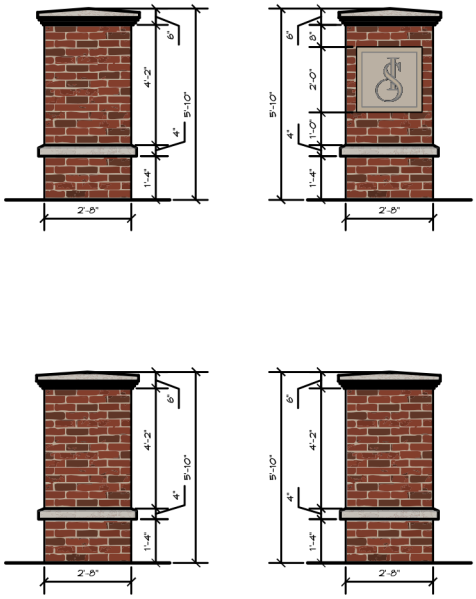
LAKES *vehicular entry monumentation*



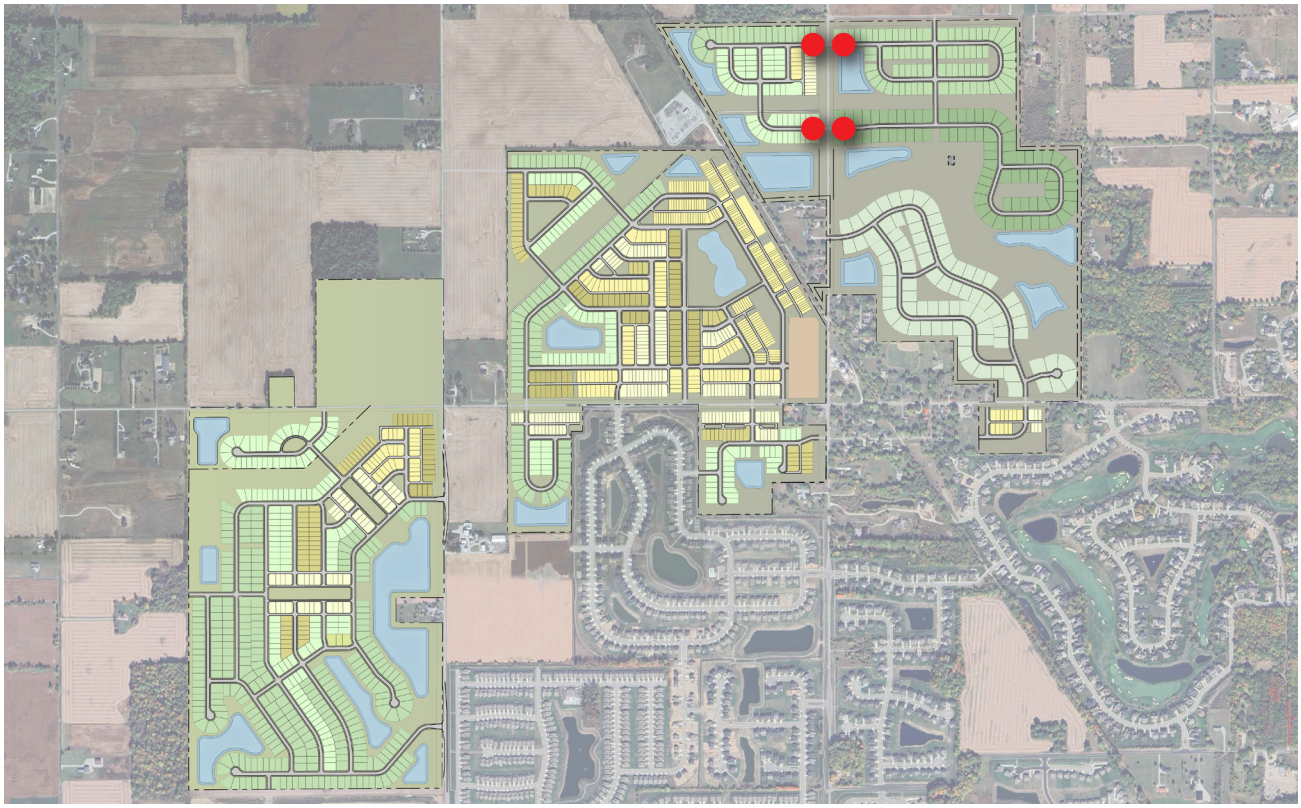


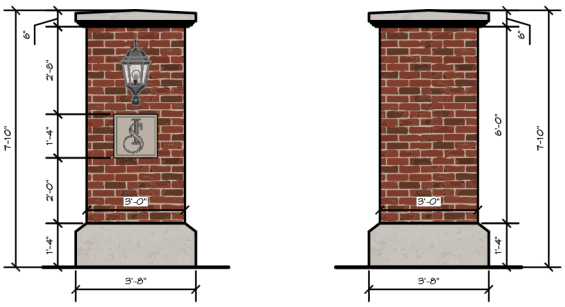
LAKES *pedestrian monumentation*



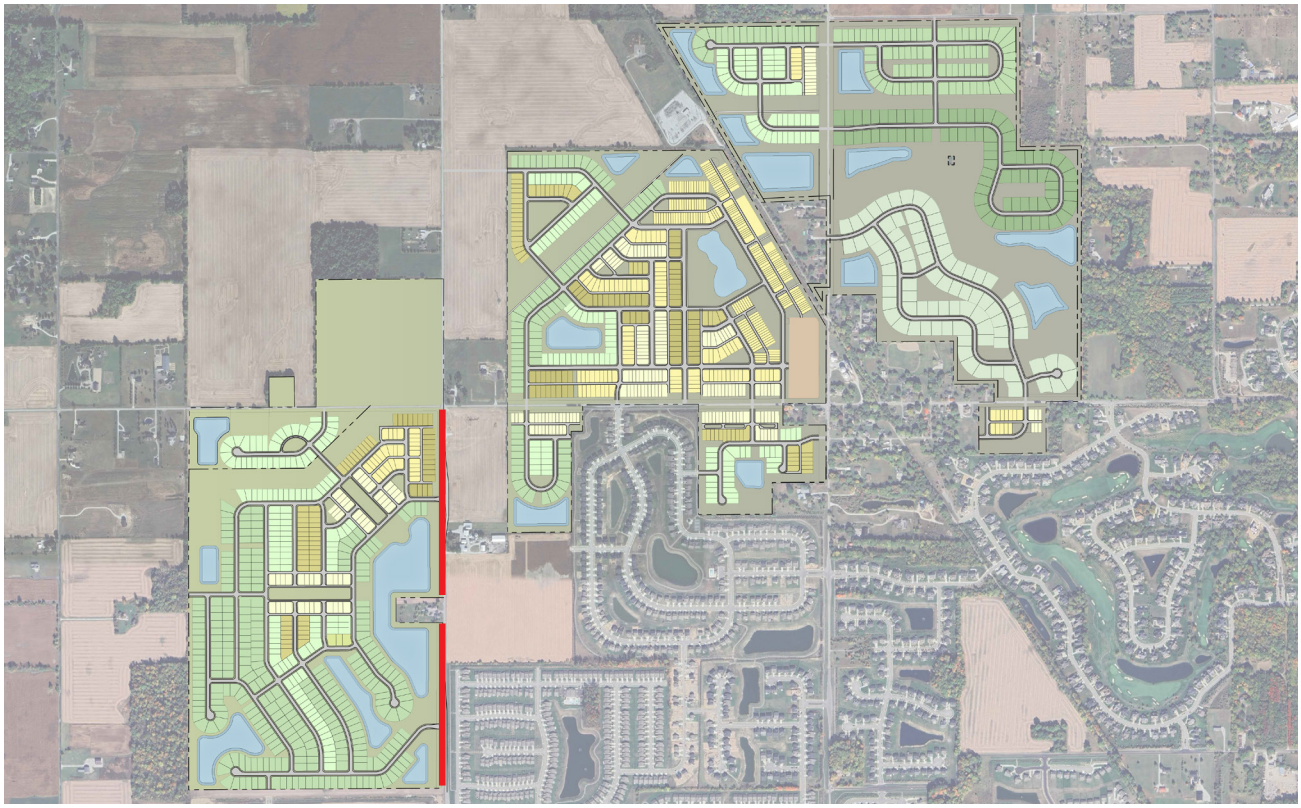


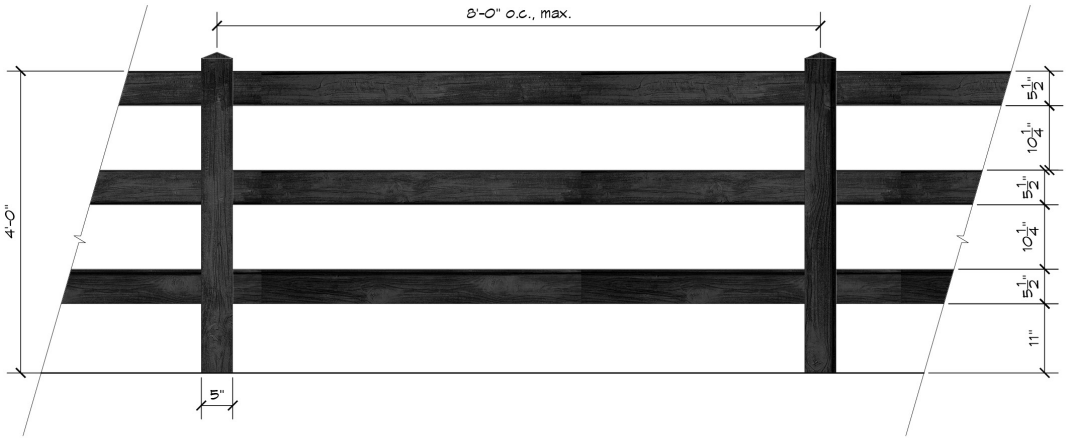
RESERVE *vehicular entry monumentation*



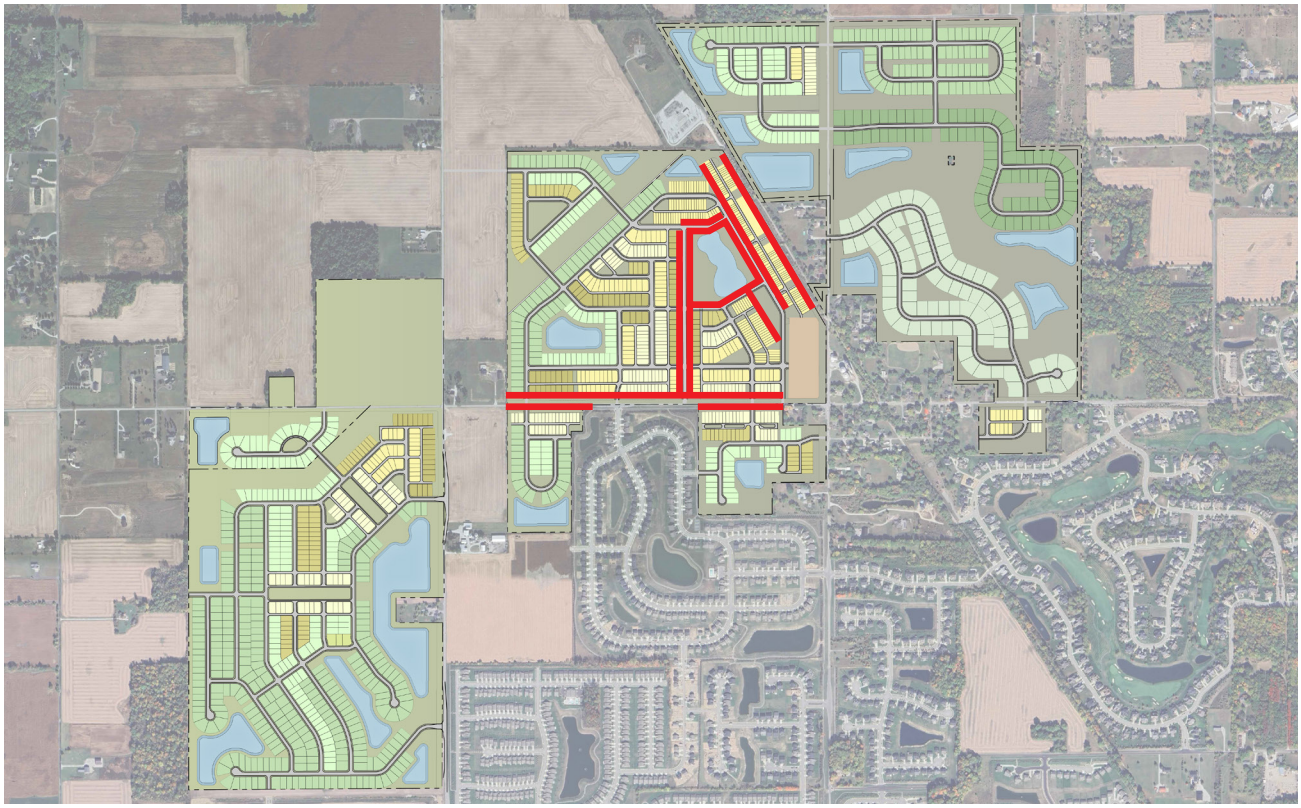


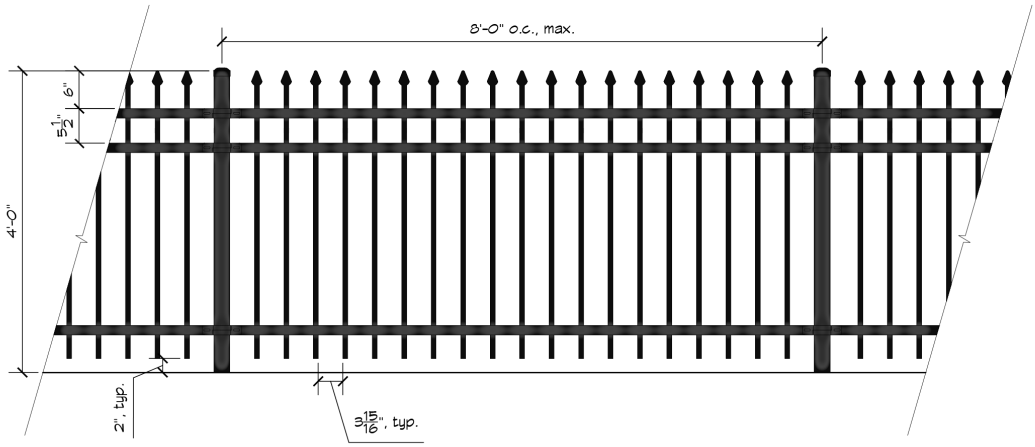
HORSE FENCING





DECORATIVE METAL FENCING

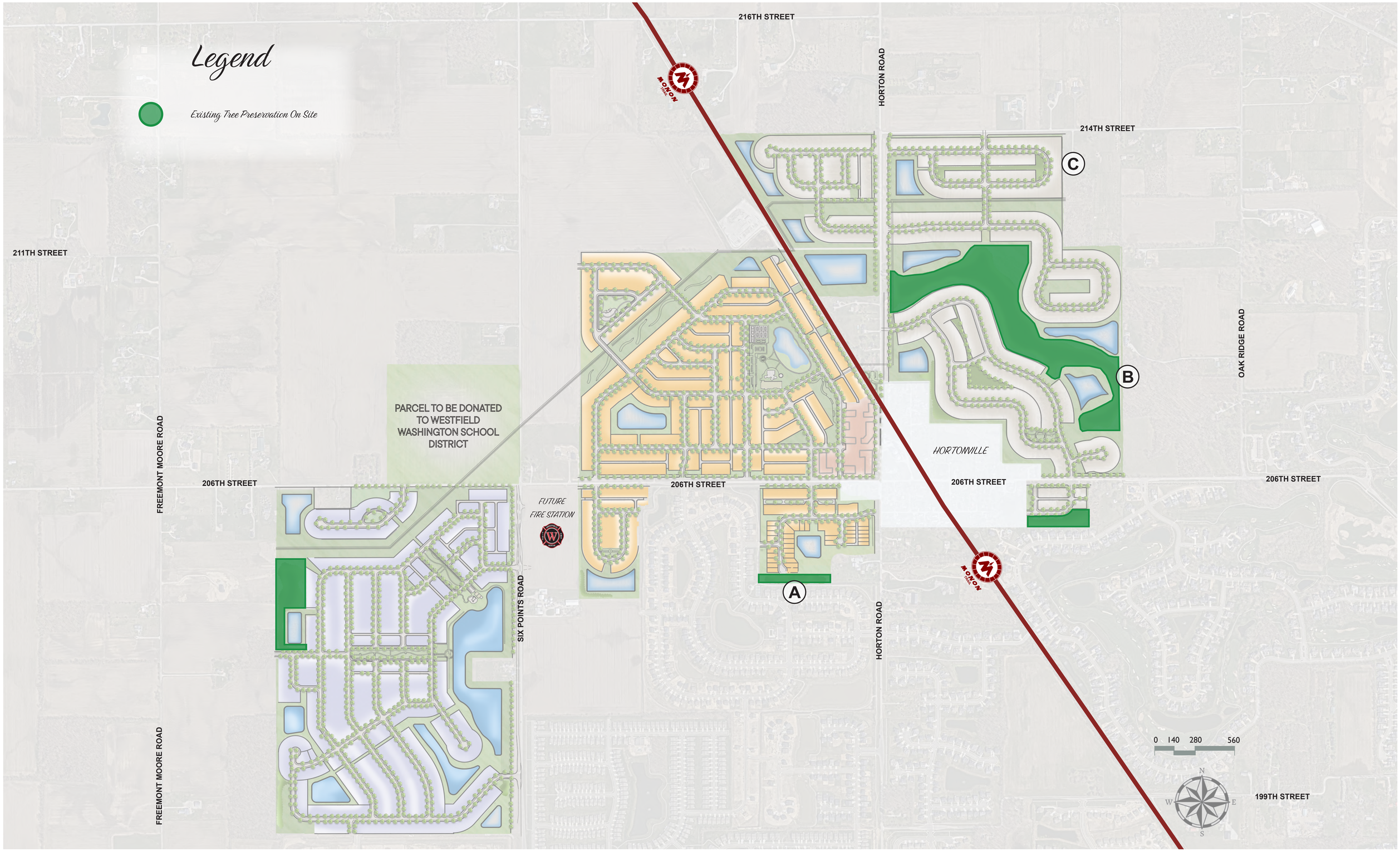




IRONSTONE | OPEN SPACE PLAN

DECEMBER 5, 2025

Kimley»Horn



IRONSTONE | TREE PRESERVATION PLAN

DECEMBER 5, 2025

Kimley»Horn

WRITTEN PUBLIC COMMENTS

Docket Number: 2511-PUD-19

Petitioner: Platinum Properties Management Company, by Nelson and Frankenberger, LLC

Request: Change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

Enclosed Attachments ***(as of 3:00pm, Thursday, December 11, 2025)***

December 15, 2025 - Advisory Plan Commission Meeting

	Date	Individual	Location
1)	2025-10-12	Jim Kingsolver	Osborne Trails Subdivision
2)	2025-10-14	Justin Lewis	20359 Atchison Way
3)	2025-10-16	Bonnie J Greffet	*(address not provided)*
4)	2025-10-16	Laura and Jay Rigsby	20292 Atchison Way
5)	2025-10-18	Cindy S.	*(address not provided)*
6)	2025-10-18	Victoria McCann	*(address not provided)*
7)	2025-10-19	Kit Werbe	20404 Atchison Way
8)	2025-10-19	Mike David	*(address not provided)*
9)	2025-10-20	Bill Hodkinson	Osborne Trails Subdivision
10)	2025-10-20	Carrie Farrow	215 Buxton Ct
11)	2025-10-20	Jeff Surfus	16018 Coleman Dr.
12)	2025-10-20	Jennifer Lohman	*(address not provided)*
13)	2025-10-21	Bill Kirsch	202 Derringer Ave.
14)	2025-10-21	Bob and Julie Savitsky	1414 W 206th St.
15)	2025-10-21	Colleen Alber	20300 Chatham Hills Blvd.
16)	2025-10-21	Tricia Gandhi	Osborne Trails Subdivision
17)	2025-10-23	David R Brooks (letter)	20896 Oak Ridge Road
18)	2025-10-23	David R Brooks (mailed letter)	20896 Oak Ridge Road
19)	2025-10-23	Jim Kingsolver	Osborne Trails Subdivision
20)	2025-10-23	Linda Burns	Osborne Trails Subdivision
21)	2025-10-25	Matthew Alber	*(address not provided)*
22)	2025-10-26	David R Brooks (email)	20896 Oak Ridge Road
23)	2025-10-28	Jodi Sekula	222 Rock Island Rd.
24)	2025-10-29	Diane Staver	Monon Corner Subdivision
25)	2025-10-30	Daryl Dierkes	344 E 214th St
26)	2025-10-30	Greg & Theresa Sherley (Part 1)	20478 Horton Rd.
27)	2025-10-30	Greg & Theresa Sherley (Part 2)	20478 Horton Rd.
28)	2025-10-30	Richard and Mary Bona	444 Grenada Knoll
29)	2025-10-30	Scott Adams (Part 1)	21022 Oak Ridge Rd.
30)	2025-10-31	Emiliya Akmayeva	Monon Corner Subdivision
31)	2025-10-31	Guy Markusfeld	*(address not provided)*
32)	2025-10-31	Rosemary Hotten	Monon Corner Subdivision

33)2025-11-01	Scott Adams (Part 2)	21022 Oak Ridge Rd.
34)2025-11-02	Linda Stapleton	118 E 206th St.
35)2025-11-03	Aaron Kuroiwa	*(address not provided)*
*36)*2025-11-03	Bill Anderson	*(address not provided)*
37)2025-11-03	Cathie & Argus Robinson	*(address not provided)*
38)2025-11-03	Frank & Sonia Perconte	1397 Chatham Ridge Ct.
39)2025-11-03	Jackie Donathen	*(address not provided)*
40)2025-11-03	Joshua Reynolds	*(address not provided)*
*41)*2025-11-03	Patricia Kuhn	*(address not provided)*
*42)*2025-11-04	Gretchen & Scott Adams	*(address not provided)*
*43)*2025-11-04	Renae Buchanan	*(address not provided)*
44)2025-11-05	Angela Westerman	20387 Atchison Way
45)2025-11-05	Joan & Tony Weiss	200 Silverton Ave.
46)2025-11-05	No Name	*(address not provided)*
47)2025-11-05	Rhea Zink	20768 Roberts Dr.
48)2025-11-05	Tamie Cody	*(address not provided)*
49)2025-11-07	Thomas & Jill Kolp	Monon Corner Subdivision
50)2025-11-14	Jeff Fuson	20450 Hudson Bay Ln.
51)2025-11-21	Theresa Sherley	20478 Horton Rd.
52)2025-11-22	Angela Westerman	*(address not provided)*
53)2025-11-23	Kit Werbe	*(address not provided)*
54)2025-11-24	Diane Staver	153 Silverton Ave.
55)2025-11-24	Richard & Mary Bona	444 Grenada Knoll
56)2025-12-01	Jessie Star	Monon Corner Subdivision
57)2025-12-3	Greg Sherley	20478 Horton Rd.

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Sunday, October 12, 2025 11:57 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Proposed Platinum Properties development issues

WARNING: This external email is from jdk072862@aol.com.

Councilman McCarty:

I have become aware of an upcoming proposal to change some zoning for a 2300 home development west of Six Points Rd. and north of Hortonville. As I understand, the request is to change current agriculture/low density zoning to very dense usage to allow this large development. While I think we all believe that development is inevitable and imminent, I worry that the size of this will overstrain the area's physical infrastructure (ROADS!) and city services. It seems that road updates are lagging far behind the pace of development in this northwest quadrant, not to mention putting that much more strain on existing emergency response/schools/utilities. I think there needs to be some "brakes" applied to further development in order to first study how the city can prepare for this. If this zoning change passes through to Council for review, I urge you to carefully consider whether the current conditions in our area can support that much dense additional development. I worry that they do not and won't for some time.

Sincerely,

Jim Kingsolver
Osborne Trails
Sent from my iPhone

Westfield Advisory Plan Commission
City of Westfield
2728 East 171st Street
Westfield, IN 46074

October 13, 2025

Dear Members of the Westfield Advisory Plan Commission,

I am writing to express my strong opposition to the proposed clearing and replacement of the plot of natural forest located directly behind my property at 20359 Atchison Way in the Monon Corner neighborhood with a retention pond, as part of the Ironstone PUD rezoning request by Platinum Properties Management Company, LLC.

This is one of the few remaining stands of mature trees in the area. Its diverse wildlife (including squirrels, foxes, owls, bats and more) as well as its natural beauty contribute greatly to our quality of life and help maintain the ecological balance of the area. The loss of this forest would represent not only a significant environmental setback, but also a reduction in property values and a negative impact on community well-being. Many of us paid lot premiums for the desirable feature of having some natural beauty in our backyards.

While I understand the inevitability of development and need for appropriate stormwater management, I urge the developer to consider alternative solutions that do not involve the destruction of this small bit of existing forest. The proposal, as currently presented, would irrevocably alter the landscape and permanently remove a peaceful green space that our families and future generations should have the opportunity to enjoy. The many existing retention ponds in my neighborhood and others surrounding us are unsightly and poorly maintained, as well as full of trash and construction debris.

I respectfully request that the Westfield Advisory Plan Commission require Platinum Properties Management Company, LLC and their representatives to explore other options that preserve this plot of forest and maintain our neighborhood's character.

Thank you for your attention to my concerns. I trust that you will consider the long-term impacts of this development and uphold the interests of Westfield residents who value our remaining natural surroundings.

Sincerely,

Justin R. Lewis, MD

20359 Atchison Way
Westfield, IN 46074

From: Bonnie Greffet <jfgreffet@gmail.com>
Sent: Thursday, October 16, 2025 1:56 PM
To: Joe Duepner <jduepner@westfield.in.gov>
Cc: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Ironstone, the new Hortonville project

WARNING: This external email is from jfgreffet@gmail.com.

Dear Mr. Duepner - ,
I am writing as a concerned resident to respectfully oppose the proposed rezoning of land near our neighborhood to allow for new housing by Lennar.
Recent investigative reporting by Hunterbrook has raised serious concerns about construction quality and homeowner experiences with large national homebuilders, including Lennar. The article (Ahn et al., 2025) documented widespread complaints from buyers across multiple states, including issues such as:

- **Significant structural and safety problems** including water intrusion, mold, and foundation cracks shortly after move-in.
- **Limited accountability** due to contracts that restrict legal options and require private arbitration, making it difficult for homeowners to seek fair recourse.
- **Poor warranty follow-through**, with many homeowners reporting delays or denials of repair requests.
- **Pressure to close quickly** and limited opportunities for thorough inspection prior to purchase.

While development can bring growth and opportunity, it must be done responsibly. Approving rezoning for a builder with this kind of documented track record could expose our community to long-term quality, infrastructure, and safety issues — and burden both future homeowners and surrounding neighborhoods.
I urge the council to **reject this rezoning proposal** or, at minimum, **demand strict accountability measures and oversight** to protect residents. Our community deserves well-built, safe, and enduring homes — not shortcuts that leave families and taxpayers to deal with the consequences later.
Thank you for your consideration and for your commitment to responsible development in our city.
Sincerely,

Bonnie J Greffet

Ahn, J., Cera, M., & Termine, M. (2025, August 8). *"House from Hell" - How America's Largest Homebuilders Shift the Cost of Shoddy Construction to Buyers*. HUNTERBROOK. https://hntrbrk.com/homebuilders/?utm_campaign=bm&utm_medium=newsletter&utm_source=morning_brew

From: Laura Rigsby <lbrigsby@gmail.com>
Sent: Thursday, October 16, 2025 12:49 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: The Village at 206th and Horton

WARNING: This external email is from lbrigsby@gmail.com.

Good afternoon, Dear Councilman!

I hope this email finds you well! Jay and I will be unable to come to the meeting regarding the "Village." While we wish that there would be less development around us, we knew when we bought and build in Destination Monon, that there would be so that is not what I am writing about per se. So while we will miss the country, we are not upset!

Instead, I am hoping to have your ear,in our absence, to ask that the developer keep the wooded area that gives privacy to those who live on the north end of Monon Corner and for those of us who enjoy the trees in the small woods there from across Atchison Way. I know many have said they believe they will not ever tear the woods out, but I am asking that it be specifically saved for all of us in Monon Corner - Destination! Perhaps, they could make a walking trail for residents in both developments! Anything you can do would be great

Blessings,

Laura and Jay Rigsby
20292 Atchison Way
Westfield, IN 46074

Weston Rogers

From: cindy S <cindy.sunshine.119@gmail.com>
Sent: Saturday, October 18, 2025 3:55 PM
To: planners
Subject: Re-zoning proposed Ironstone

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from cindy.sunshine.119@gmail.com.

Hi,

I'm just writing to say that I am opposed to a high density mixed-use development in an area that is currently supposed to be for larger lot sizes. The people in that area bought the property with the understanding of what the zoning was. It seems like a lot of of them do not want this resigning to take place. Just because mayor Willis wants the city to grow and grow, doesn't mean that it has to be packed super high density. I'm so disappointed with everyone pushing forward without regard to the people who already bought and live here. I hope you say no to this rezoning proposal. But I don't have much hope that you will. Thank you for your time.

Cindy

Weston Rogers

From: Victoria McCann <torymccann@gmail.com>
Sent: Saturday, October 18, 2025 4:11 PM
To: planners
Subject: No to Ironstone rezone

WARNING: This external email is from torymccann@gmail.com.

Dear Board,

Please vote no on rezoning the Ironstone development land. We are growing at such a breakneck pace we are not being wise about it. To put it graphically, we have stretch marks by way of traffic, school growth issues, losing our green and open spaces.

Growth must occur when the private economy demands it; however, you have been tasked with ensuring reasonable growth that our city infrastructure can accommodate. More high density housing is not what our community needs. You have the ability to make sure Westfield grows into a beautiful city with quality spaces for its citizens to enjoy instead of quick, cash grab housing.

Please vote no to rezoning this land.

Sincerely,

Victoria McCann
Sent from my iPhone

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Sunday, October 19, 2025 4:14 PM
To: APC
Subject: Ironstone at Hortonville: Concerns Over Tree Removal Next to Monon Corner
Attachments: Ironstone Westfield APC Letter 101925.pdf

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from kitwerbe@hotmail.com.

Westfield Advisory Plan Commission
2728 E. 171st St.
Westfield, IN 46074

October 19, 2025

Dear Members of the Westfield Advisory Plan Commission:

I am writing to you ahead of the Nov. 3 public hearing regarding the proposed Ironstone at Hortonville development and the Ironstone PUD rezone request. I have one specific concern related to the project.

First though, I think a little background would be helpful for your awareness. I live in the Monon Corner neighborhood, an Arbor community. I built my house last year and moved in Sept. 5, 2024. One of the reasons I chose Westfield and the Monon Corner neighborhood was because of development opportunity in this part of Westfield. I am excited about the future – both what's coming to Westfield and what overall development represents. Overall, I like the vision for Ironstone and much prefer this type of development to strip malls or fast-food restaurants (Westfield does not need any more of that). I think you'll find my pro-development stance sets me apart from many of my Monon Corner neighbors. I relay this because I feel I am being reasonable with the concern I do have on this development.

My concern with Ironstone is related to a small swath of trees that is currently slated to be removed for this development. These trees run behind the Monon Corner streets of Atchison Way and Silverton Avenue. The proposed Ironstone development removes these trees and replaces them with a retention pond in The Village district. These trees already serve as natural drainage and house many types of critters. Removing the trees would not only damage this natural habitat and ecosystem but, also, our property values. **We LOVE these trees in Monon Corner! My neighbors and I are <u>strongly</u> opposed to the removal of these trees and would like to see them preserved.** We're confident future residents of The Village would also agree, preferring established nature as it exists today compared to one more unnecessary, unsightly, man-made retention pond. Mature trees in this part of the Westfield are uncommon today. They are a gift to developments and should be treated as such!

One of the reasons I chose my lot in Monon Corner was its proximity to these trees. My Arbor sales associate told me (and my surrounding neighbors) these trees were **protected wetlands. I work from home and I see these**

trees every day from my desk. I should also note that my neighbors who live on the lots that back up to these trees had to pay more – because of the trees.

Last week (Oct. 16), Nelson & Frankenberger, LLC, the law firm representing the development company, Platinum Properties Management Company, LLC, held a neighborhood meeting on Ironstone. I attended, along with a number of my Monon Corner neighbors. During this meeting, we mentioned the trees to the developer, Paul Rioux of Platinum Properties. Paul said he was open to discussions about them. I mentioned the protected wetland piece to Paul and he responded with a snide comment about "realtors." The irony of his snide remark is not lost on me since Paul's son, Matt Rioux, is a sales community manager for Arbor. Needless to say, I was not amused. This is a serious matter to us. My neighbors and I are not clear how to move the conversation forward with Paul about the trees. I don't want to get the brush-off. **We're hoping the Plan Commission will take our concerns over this natural habitat seriously and keep them in mind as you consider this PUD rezone request.**

I will be there on Nov. 3, along with many of my Monon Corner neighbors. If I can be helpful to the Commission in any way, please don't hesitate to reach out.

Thank you for your time and consideration!

Sincerely,

Catherine C. Werbe "Kit"

20404 Atchison Way
Westfield, IN 46074
317-610-7739
kitwerbe@hotmail.com

Weston Rogers

From: Mike David <mdavid153@gmail.com>
Sent: Sunday, October 19, 2025 2:43 PM
To: planners
Subject: Ironstone Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from mdavid153@gmail.com.

Hello,

Regarding the proposed Ironstone development, it appears to be a good project, but I have concerns about traffic and the surrounding roads' ability to handle it. During the neighborhood meeting, traffic concerns came up a few times and the only project cited to help handle new traffic was the widening of 191st street. I believe that project is needed and will help east/west traffic, but I didn't hear any solutions to help with north/south traffic. A few other projects are needed to mitigate traffic issues. 1) Horton needs to be widened to four lanes from state road 38 to 191st / Spring Mill. 2) The intersections of Horton and Oak Ridge Road at state road 38 need to be made safer, either with passing blisters, turn lanes, or roundabouts. 3) SR 38 may need to be widened. 4) The off ramps from 31 to 191st need to be designed to handle more volume.

Adding more homes in this area is only going to make a bad traffic situation worse. Traffic on 38 is already heavy. Traffic on 191st street is also heavy, and the northbound off ramp from 31 to 191st is already backed up daily. A comprehensive plan that proactively addresses traffic issues needs to be implemented before Ironstone construction begins. The narrow country roads of Tomlinson/206th and Horton are not enough to handle all of the existing homes and proposed homes in the area. Home density requires legitimate city roads.

Regards,
Mike David

Weston Rogers

From: Bill Hodkinson <hman56@aol.com>
Sent: Monday, October 20, 2025 10:07 AM
To: planners
Subject: Say no to the Ironstone development

WARNING: This external email is from hman56@aol.com.

As a resident of Osbourne Trails, I say no to the Ironstone development. it is just way too big for the current infrastructure.

Bill Hodkinson

Weston Rogers

From: Carrie Farrow <carriefarrow@gmail.com>
Sent: Monday, October 20, 2025 1:35 PM
To: planners
Subject: Opposition to Proposed Zoning Change and Large Housing Development at Hortonville/The Villages

WARNING: This external email is from carriefarrow@gmail.com.

To the Members of the Westfield Zoning and Planning Committee:

Dear Committee Members,

I am writing as a concerned resident of Westfield to respectfully urge you to deny the proposed zoning change and large-scale housing development at Hortonville/The Villages.

Our community has serious concerns about the potential negative impacts this development would bring. A project of this size would place undue strain on existing infrastructure, including roads, schools, emergency services, and water and sewer systems. Our area is already experiencing significant traffic congestion and limited school capacity — conditions that would worsen substantially if this development were approved.

In addition to infrastructure strain, this proposal would fundamentally alter the character of our neighborhood. The density and scale of the planned development are inconsistent with surrounding properties and the vision set forth in our existing comprehensive plan. Many residents chose to live here because of the open space, safe environment, and small-community feel — all of which would be jeopardized by such a major change in zoning and land use.

We strongly support responsible, balanced growth that aligns with our area's zoning plan and protects the long-term interests of existing residents. However, this particular proposal fails to meet those standards.

For these reasons, I respectfully request that the committee vote “no” on the proposed zoning change and reject the large housing development at The Villages (Hortonville)

Thank you for your time, consideration, and commitment to preserving the integrity of our community.

Sincerely,

Carrie Farrow

215 Buxton Ct, Westfield, IN 46074

Weston Rogers

From: Victor McCarty
Sent: Monday, October 20, 2025 8:00 AM
To: jeffsurfus@gmail.com
Subject: Growth and the Wastewater Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

Thank you for reaching out. It was nice to meet you as well. I have copy/pasted your message below to this email so that I may forward it to staff. I truly appreciate the information you have provided. Please feel free to reach out in the future with any additional comments/questions/concerns about any topic.

Have a blessed day,
-Victor

Hello Victor,

Nice meeting you last night and thank you for listening to my concerns about the current and future growth in the Westfield area as it relates to the wastewater treatment plant (WWTP). As someone who has experience in the wastewater field and has seen the results of lack of smart planning as it relates to infrastructure, I wanted to share my concerns with you and others who might have some influence on the direction of growth in Westfield. Let me say that I am NOT AGAINST GROWTH in the community but I am FOR SMART GROWTH in Westfield.

Westfield is served by a WWTP that is permitted by the Indiana Department of Environmental Management (IDEM) to discharge up to 5 million gallons per day (monthly average) to Little Eagle Creek. In August 2024, the permit was amended to increase the permitted monthly flow average from 3.75 million gallons per day to the current 5 million gallons per day. This was presumably to address continued growth in Westfield and perhaps to address improvements at the plant, which is commendable.

It has been in the back of my mind that the continued growth in Westfield could start to pose a problem for the WWTP but I had no intention of speaking out. With the recent news of the proposed Ironstone development, it got me thinking about where things stand at the WWTP currently and how it would be able to handle this increased load and the load presented by any number of other developments on the books or currently being constructed. So I dug into IDEM's Virtual File Cabinet, a publically available database that makes available documents related to permitted facilities in the state.

What I found was concerning. The WWTP sends monthly reports to IDEM presenting data about how the plant is doing and includes laboratory analytical results, flow data, and various other quantifiable data. The most recent report is for June 2025. In that report (a copy of the relevant information is attached), it shows that the monthly average flow for June 2025 was 4.8447 MGD, which is 96.9% of its permitted capacity. May 2025 was 4.4829 MGD. April 2025 was 4.8163 MGD.

What that tells me is that the plant is already rapidly approaching its permitted capacity and this does not take into consideration all the planned developments and those under construction. A planned 2200 home development would certainly put it out of compliance. What I don't know is what the city's and CItizens of Westfield's plans are with respect to handling this continuing increasing load at the WWTP. Lots of questions.

Another plant expansion? A new plant in a different location? Can Little Eagle Creek handle this increased load (not just flow, but phosphorus, BOD, e coli)? What are the costs associated with this increased load which will not be borne by the developers but by the citizens through increased rates and the city taking on additional debt?

These are the things that I am concerned about and am not sure that our city representatives are taking this all into consideration. Thank you for your concern and your continued efforts to keep citizens informed.

Jeff Surfus
16018 Coleman Drive
Westfield, IN 46074
(734) 276-0012
jeffsurfus@gmail.com

VICTOR MCCARTY
City Council, District 2
317-766-4493

www.westfield.in.gov
2728 E. 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
What's Happening Here?

Weston Rogers

From: Jennifer Lohman <jenniferlohman@yahoo.com>
Sent: Monday, October 20, 2025 1:28 PM
To: planners
Subject: Westfield development

WARNING: This external email is from jenniferlohman@yahoo.com.

To whom it may concern,

I'm sure you're receiving messages from Westfield residents with lots of concerns about the new zoning and 2300 home developement that is being proposed. I too have the same concerns that I'm sure you are hearing from lots of other residents in regards to lack of infrastructure to support these 2300 homes. In addition to all that I ask you to kindly consider the thousands of families on 206th st and north that intentionally moved their families here to be in the country, to experience the sounds of nature, to see the deer every morning and the bald eagles that land in the fields around us. To grow up with a specific lifestyle that only living in the country allows. THAT is what we were promised when we purchased our homes knowing that the land could not be turned into subdivisions. It's heartbreaking to think that all of that can so easily be ripped from us for a potential profit to a developer. So, I'm writing to ask you to please, consider the residents of Westfield's wishes and do not vote yes to rezone this land.

Thank you for your time,
Jennifer Lohman

Sent from my iPhone

Weston Rogers

From: Bill Kirsch <b.kirsch@comcast.net>
Sent: Tuesday, October 21, 2025 8:41 AM
To: planners
Subject: Ironstone Development

WARNING: This external email is from b.kirsch@comcast.net.

As one of the roughly 1,500 residents of Osborne Trails, I object to this proposed massive development. The current infrastructure cannot handle what's currently in this area. Even with some improvements, more traffic added by this, in addition to the Grand Park expansion traffic, will surely make this area a nightmare. Also, having lived in Westfield for well over 40 years, I've seen developers promise the moon but deliver Swiss cheese. The current development north of the Event Center is one of these developments.

Bill Kirsch
202 Derringer Ave
Westfield

Sent from my iPhone

Weston Rogers

From: Julie s <julie.savitsky@gmail.com>
Sent: Tuesday, October 21, 2025 1:25 PM
To: planners
Subject: Rezoning concerns at 206th and Six points
Attachments: Rezoning.docx

WARNING: This external email is from julie.savitsky@gmail.com.

I have attached a copy of these concerns and also copied and pasted the letter here in the body of the email in case you can't open the Word document attachment.

To Whom it May Concern:

My husband and I live just over 1 mile west of Hortonville and directly north of the proposed site for The Lakes. We have lived here since 2007. We bought the property "in the country" to enjoy peace and quiet, have some breathing room around us, enjoy the farmland, a slower pace and to provide a ministry for children with special needs in a beautiful, green farmland space surrounded by horses, goats, and chickens as their therapy. **I was also told in 2006 (when we were purchasing the property) by Westfield Zoning that the land to the WEST of Six Points Road was grandfathered in as "agriculture land" and could never be rezoned or commercially developed.**

I attended the neighborhood meeting on October 16.

It was a very nonproductive and frustrating meeting. The microphone didn't work – even after a battery change. Jon Dobosiewicz just continued speaking and due to no microphone and the large number of people, it was impossible to hear. The posters for presentation were on 3 foot easels – so unless you were in the front row, you could not see what he was pointing to. He spent most of his time detailing the beautiful amenities that would be built for the 3 development sites but pointed out we (the surrounding neighbors) would be unable to access them (pool, pickleball courts, tennis etc).

When the question and answer period began, no one could hear the questions – again, no working microphone. The "guy that everyone loves to hate" – (his words by way of introduction so I do not have his name but believe he is the petitioner for Platinum Properties Management Company) did not repeat the question but answered the person directly, so again, no one could hear what was being discussed.

I have a list of concerns which I will list here and would appreciate answers thru email as a public forum did not work. I will be attending the Nov 3 meeting.

1. We live on a well. What will happen to the aquifers with all the ponds and lakes going in? I cannot water livestock with city water/could not afford the water bill should our well dry up. That applies to all the neighbors who have livestock.
2. The petitioner mentioned the lots in The Lakes would be 40 feet wide – which means the majority of the 2300 homes would be in The Lakes, with the more expensive developments having much bigger lots and less density. The two lane roads here cannot handle that much traffic. There are no shoulders. I was struck by a car on 206th Street just west of Freemont Moore in 2016 and spent two years in and out of hospitals trying to save my leg. There have been two fatalities at the intersection of Six Points and 206th in the last five years and MULTIPLE serious crashes at that intersection, including two of my neighbors and one of the fatalities was the 9-year old daughter of our friends/neighbors. At the meeting, they mentioned "road improvements" which really means widening 206th Street and Six Points Road. I believe the process is to claim eminent domain and take the front of my pasture for roads and sidewalks. If that happens, I will not have enough pasture to feed my horses and would be forced to buy more hay, which is not affordable.
3. Is there any kind of noise ordinance for the fire station that is being built on the corner of 206th and Six Points? I cannot imagine hearing the sirens going off 24/7 and of course mostly in the middle of the night.
4. The number of homes, people and cars in the current neighborhoods as well as traffic from schools on Tomlinson Road– Atwater, Osborne Trails, Monon Corner, Carramore of Westfield, Chatham Hills, Aberdeen – make it impossible to get to US 31 or State Road 32 without adding at least 20-30 minutes to the morning commute, just to sit in traffic trying to get on a major thoroughfare. There are only three intersections to get traffic out of the neighborhoods and onto a main artery – US 38, 191st Street and Hwy 32. With these new additional developments that is adding 7-10,000 MORE people and cars. Plus, that doesn't include the traffic from Grand Park. It also doesn't include the rapid and irresponsible development EAST of US 31 and all that traffic that is trying to merge onto US 31. I have literally missed several appointments because I couldn't get out of the neighborhood due to extreme congestion on every road I tried.
5. The area where we live is currently zoned for minimum 3 acres per home. I am not against some reasonable development (to keep the country-like feel and spaces) but what is being proposed is irresponsible and greedy. It will overburden the existing infrastructure and destroy any country living feeling.
6. Trees – If past / existing developments are any indication, every tree, bush, and shrub will be obliterated, destroyed. Can you tell me why that is necessary? I can only guess it makes someone more money/profit. Yet another ding on the environment. Taking out THOUSANDS of trees and planting 100 tiny trees doesn't cut it. Everyone knows that trees add VALUE to land and lots.
7. The land on the NW corner of Six Points and 206th to be donated to Westfield Washington Schools…need I say more? Is this how all the council members and zoning people and developers promised each other a re-zoning – by donating land for another school?

8. Have you done any research or studies about housing in such close proximity to the power lines running through all three developments? I believe Jon mentioned 'frisbee golf' will be set up under the power lines – good idea to send our young, neurologically developing, vulnerable children to go play under the power lines.
9. How will this impact my property taxes? More people doesn't bring more tax dollars, only more need for more support/schools/roads/business to support more people. When is it ENOUGH?

I whole heartedly OBJECT to this unchecked, short sighted, narcissistic land grab. PLEASE do NOT vote to rezone!

Bob and Julie Savitsky

1414 W 206th Street

Sheridan, IN 46069

--
The joy of the Lord is my strength. Neh 8:10

julie

Weston Rogers

From: Colleen Alber <colleenalber@outlook.com>
Sent: Tuesday, October 21, 2025 10:56 AM
To: planners
Subject: NO ZONING CHANGE - Please!

WARNING: This external email is from colleenalber@outlook.com.

To whom it may concern - I have lived in Westfield since I got married in 2010. I moved from Fishers to get away from the growth and enjoy a small town next to the bigger towns and city. Westfield is completely unrecognizable, so large that I don't even send my kids to the public schools anymore. I live less than a block from Horton road and I've already witnessed car crashes and know at least a fatal one- on the once rarely traveled country roads.

We do need to preserve the small amount of agriculture land and larger single-family lots left. It makes our city special as well as diverse. Obviously you know of the infrastructure limitations and expenses.

Please consider voting NO to zoning Change

Colleen Alber, Westfield resident - 20300 Chatham Hills Blvd,

317-502-1479

Weston Rogers

From: Tricia Gandhi <tagandhi3@gmail.com>
Sent: Tuesday, October 21, 2025 6:09 AM
To: planners
Subject: Ironstone

WARNING: This external email is from tagandhi3@gmail.com.

Hello,

I'm just throwing my opinion out there for you. I am a resident of Osborne Trails. The proposed Ironstone development is too big for our current infrastructure. It would put too much of a stress on our already underdeveloped roads and other infrastructure.

Thank you for considering our opinions.

Tricia Gandhi
tagandhi3@gmail.com

David R
Brooks

October 23, 2025

John C Dobosiewicz
Land Use Professional
Nelson & Frankenberger, LLC
11350 N. Meridian Suite 320
Carmel, IN 46032

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)

20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

20896 Oak Ridge Road Sheridan, IN 46069 317-840-4494 sgsbrooks@gmail.com

There is a gap in the property line of approximately 7’ 0” and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2925 at 7:00pm.

Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

DAVID R
BROOKS

October 23, 2025

City of Westfield
Community Development Department
Attn: Weston Rogers
2728 E. 171st Street
Westfield, IN 46074

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

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20896 Oak Ridge Road Sheridan, IN 46069 317-840-4494 sgsbrooks@gmail.com

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Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

Weston Rogers

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Thursday, October 23, 2025 1:43 AM
To: APC
Subject: Concerns about proposed Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from jdk072862@aol.com.

Commission members:

I've been a resident of Osborne Trails since November of 2021, and have been surprised and dismayed at the recent pace of development in this quarter of the township, without upgrades being completed, especially ROADS! I believe that the massive proposed Ironstone development will finally overtax these lagging infrastructure improvements and city services, so I urge you to deny, or at least delay, the change in zoning being proposed. Roads and city services first need to be studied, planned, and budgeted for this large and dense of a development, prior to granting this drastic of a zoning change. In short, too much development all at once will lead to many problems and much frustration for all your city's residents, current and future.

Jim Kingsolver
Osborne Trails

Sent from my iPad

Weston Rogers

From: ENE BURNS <eneburns@sbcglobal.net>
Sent: Thursday, October 23, 2025 7:22 AM
To: planners
Subject: Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from eneburns@sbcglobal.net.

As a current resident of Osborne trails we are against the development of Ironstone Development. It is way to big for the infrastructure that is in place
Linda Burns
Sent from my iPhone

Weston Rogers

From: Matthew Alber <mattalber@sbcglobal.net>
Sent: Saturday, October 25, 2025 3:33 PM
To: planners
Subject: Proposed development north and west of Chatham

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from mattalber@sbcglobal.net.

I would like to take this time to voice my displeasure with the large proposed development north and west of Chatham along Horton Ave. This area has seen significant increase in the number of high density single family homes. The roads in the area cannot handle Grand Park traffic and the current traffic of homes in the area let alone add significantly more homes.

Please do not approve this development.

Matthew Alber

Sent from my iPhone

Weston Rogers

From: David Brooks <sgsbrooks@gmail.com>
Sent: Sunday, October 26, 2025 7:02 PM
To: Weston Rogers
Subject: Ironstone at Hortonville & Brooks property line

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from sgsbrooks@gmail.com.

Dear Sir,
My name is David R Brooks. I am a lifelong resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line.

The addresses are
20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)
20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

There is a gap in the property line of approximately 7' 0" and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2925 at 7:00pm.

Sincerely,
David R Brooks
20896 Oak Ridge Road
Sheridan, IN 46069
317-840-4494

Weston Rogers

From: Jodi Sekula <specksrn@yahoo.com>
Sent: Tuesday, October 28, 2025 9:23 AM
To: planners
Subject: Ironstone development

WARNING: This external email is from specksrn@yahoo.com.

To whom it may concern,
As a current resident of Monon Corner neighborhood, I have some concerns about the new Ironstone community - First being infrastructure. Horton road is already crumbling in real time. The patch placed near The Mash house was a poor fix at best and has already sunk. The roundabout is not planned to be completed for at least 2 years. This area cannot accommodate up to 4000 new cars on the road every day. It is already difficult to turn on/off Horton near the park as it is, not to mention the speeding. 191st street is also in need of being widened/really repaired. I appreciate the minor repairs done this summer but the large pickups and industrial vehicles have already made divots in the gravel placed to the sides of the road. Secondly, water. The homeowners in Monon corner already have major issues with poor water pressure. Will this new community be adding to that problem or will it bring better infrastructure for it?
This looks to be a nice neighborhood akin to West Clay but having Lennar as the builder is quite concerning. They are very well known in the industry for having shoddy construction. 2,300 is also a lot of homes. My neighborhood will be swallowed by this new one. Can we not have it be lower density? Or keep the some of the land near Monon as green space and not jam homes on these parcels? We will lose all of the large trees in the area.
Eager to hear a response,
Jodi Sekula
222 Rock Island Rd.
Westfield, IN 46074

Sent from my iPhone

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Wednesday, October 29, 2025 1:54 PM
To: Weston Rogers
Subject: Iron Stone

WARNING: This external email is from dstaver57@yahoo.com.

I was looking for the agenda for the November meeting regarding the new development, Ironstone. Perhaps I was reading it, and didn't understand it was the agenda (renaming the project). I realize the subdivision is a done deal, but as a new resident of Monon Center, I would like to add my voice to say that Horton Road needs attention, and this project will only add to the issues.

Horton Road is truly a country road: not very wide, with no shoulders, no lights, and no painted strips on the passenger side. During the day, you are playing chicken with oversized construction vehicles that occasionally drive on both sides of the Horton. At night, it is very dark. There is a large over-55 subdivision that butts up to Horton. In essence, many night drivers aged 55 (on up) whom have compromised night-driving vision on Horton. Driving at night can start to become a problem for people as young as their 40s.

Last but not least, there are no stop signs where Horton T's into 191st Street. This especially becomes difficult when there is an evening event at Grand Park. LIV Golf and the Colts (at Grand Park) had an overlapping event last summer. Anytime that 191st gets busy, it becomes dangerous trying to get onto 191s. Especially during events, as the drivers on 191st don't have a stop. Of course, a roundabout would solve those issues, but in the meantime, how about a three-way stop sign?

Regarding Horton needing shoulders and lights, I realize that's probably in the "to-be-done" folder for 2030, but in the meantime, some strips down each side of the road would go a long way toward helping drivers see where they are going after sunset.

If you need proof, send one of your grandparents out here on a moonless night and ask them to drive up Horton from 191st to Route 38!

Thanks, Diane

Diane Staver
ARTIST & BLOGGER

WWW.DIANESTAVER.COM

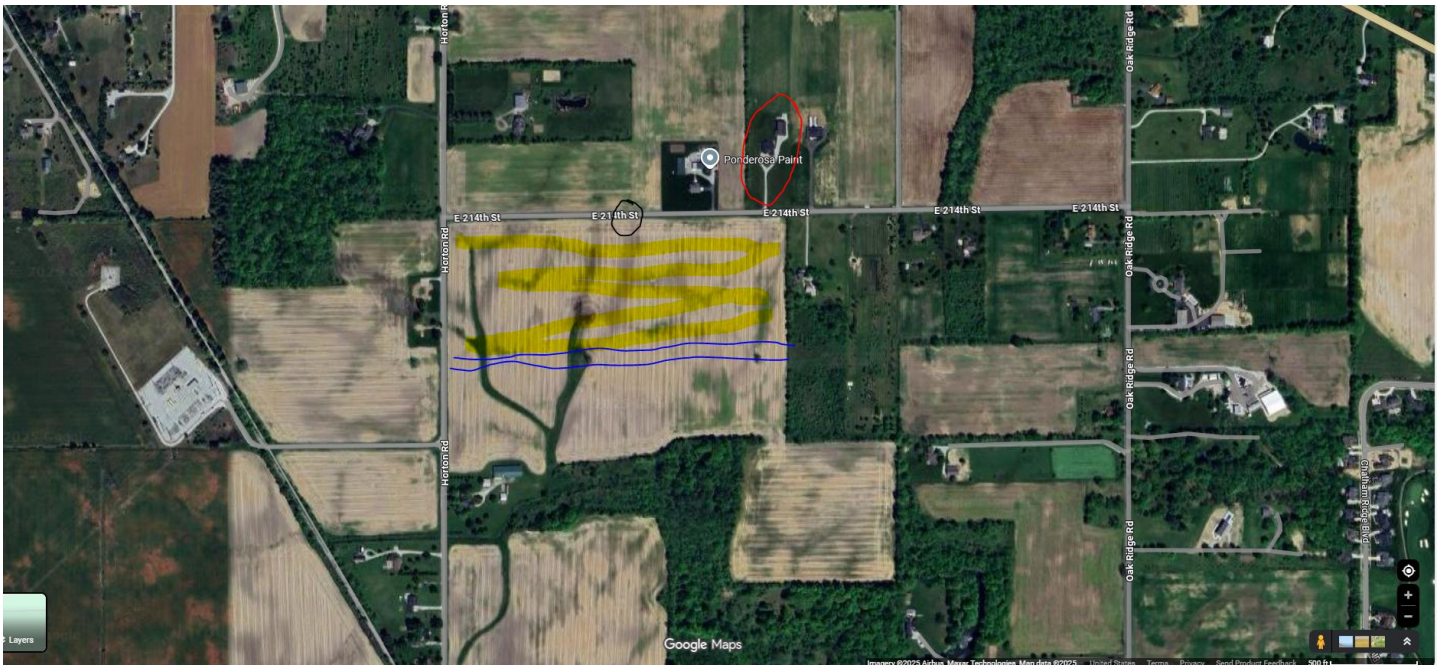
Exaggerate the subtle. Share the unseen.

WARNING: This external email is from daryldierkes@gmail.com.

Hello, my name is Daryl Dierkes and my family and I are 16 year residents of Westfield and I'd like to share my concerns with the Ironstone PUD rezoning request.

Background information: I live on 214th street between Horton and Oak Ridge Rd, (red circle below). We have 3 children in the WWS system; 12th, 10th , and 6th grade. We built here 3 years ago and it is a quite and peaceful street that "T's" on each end. There is little to no traffic here on a regular basis. The stars are visible at night, you can smell the agriculture, and see the deer. We have 7.5 acres and there are several other "estate" type lots around us to the East and South of 214th Street that share common interests as us. On a personal level, we didn't move "out in the country" to eventually get swallowed up by dense housing. I'm sure many other areas within this PUD request have the same concerns that I would like to present.

Please refer back to this screen shot below throughout this letter.



BIG PICTURE CONCERNS:

- Other than Chatham Hills and a few smaller neighborhoods, pretty much everything North of 32 is medium / high density housing and apartments. These will all become eye sores eventually, if not already, as properties pass to the 2nd, 3rd, 4th owners. We do not need any more of this type of housing at the moment. The growth is out of control and there will be considerable pain for residents if this irresponsible trend continues.
- WHO ARE THE WINNERS? I'd really like to know who is winning by having 2200 more homes crammed into our community and school system? Some out of town developer? It certainly isn't the citizens.
- Please tell me how this benefits the current citizens?

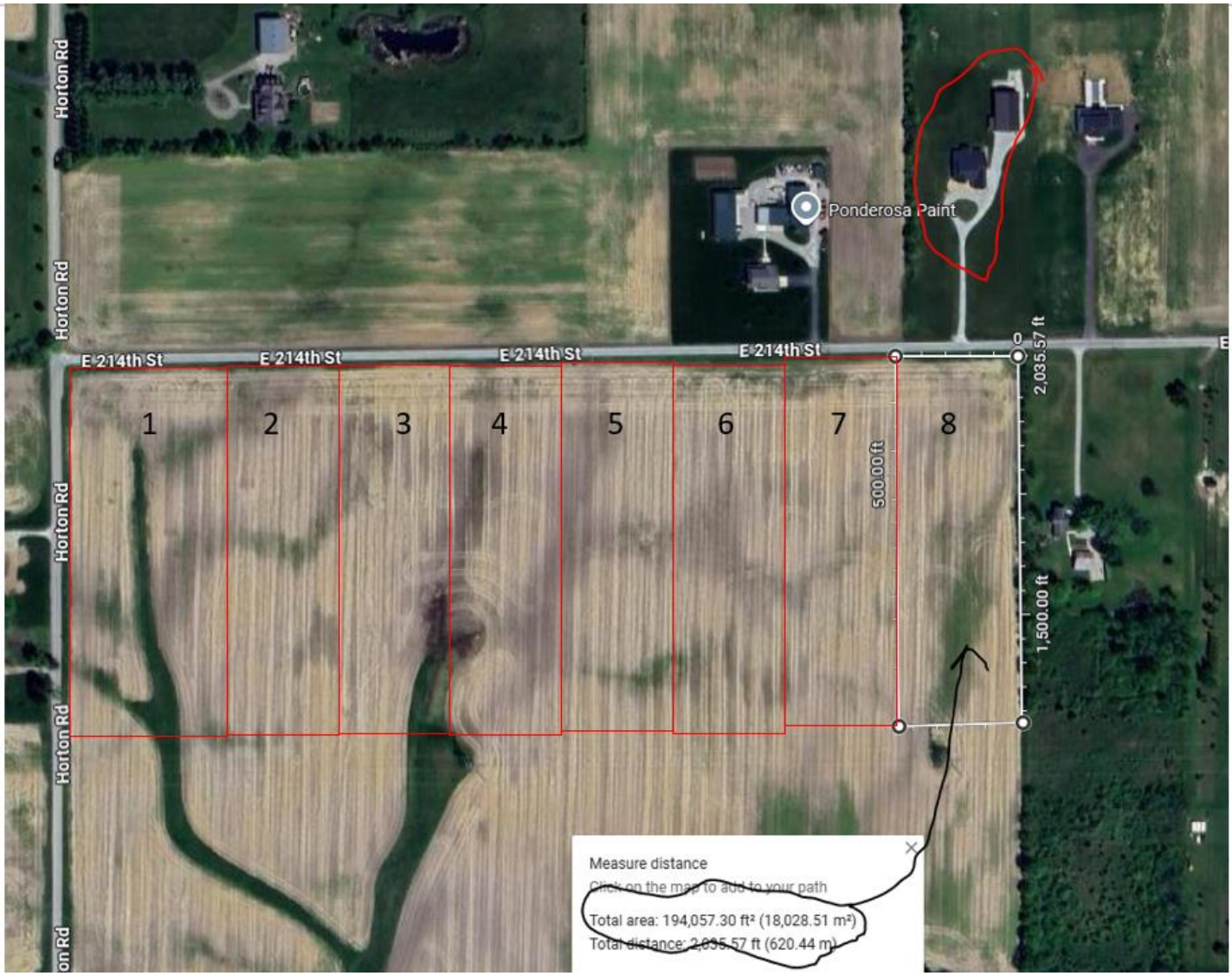
- Does the school board have anything to say about this? How many letters has Dr. Atha and the principles received about parents angry that their child in in a temporary classroom (I was one of them)? I realize that the developer has included a "donation" for additional school land, but perhaps we wouldn't even need it if we just STOPPED BUILDING ALL of these high density neighborhoods.
- Horton road and Oak Ridge will turn further into mass flow thoroughfare's where getting onto 38 at the current 2 way stops will be exceedingly dangerous. It's already almost impossible to turn onto 38 in the morning from Oak Ridge with all of the Eastbound 38 traffic from Sheridan.
- Again, WHO ARE THE WINNERS?
- What Westfield really needs are more "Estate Type" lots. Why can't these developers put in sections of these and I can almost guarantee they will go for just as much profit as cramming in 4 houses per acre.
- Why can't the master plan of this PUD (if God forbid it goes through) include multiple pockets of large lots that serve as "buffers" between existing large lots and the higher density homes? None of us (on large lots) signed up to be right next to 500 houses. Why can't the developer mix these in where the people that buy the larger lots would willingly do so and their (large lot) property serves as the buffer? PEOPLE WANT BIG LOTS for barns, basketball courts, pools, etc. I'm no real estate genius, but I bet 3 acre lots would easily sell for $600K a piece or more as fast as they list them. That satisfies a lot of the existing estates with the buffer and likely can still provide the ROI to the developer.
- The pictures and the pitch was great, but what happens if the economy turns? Remember when Viking Meadows was supposed to be almost exclusively high $$ homes and then all of a sudden, it wasn't? These developers overpromise and typically underdeliver. There's rarely a case where the expectations are exceeded.
- I asked a pointed question at the informational meeting about "where does the developers profit meet the existing residents rights". The speaker provided a very straight forward response that "you don't have any rights". Is that the mentality of the crowd that we want planning the PUD? They seem to be out for one thing, and that is themselves without regard to anyone else in the area.

CONCERNS FOR MY RESIDENCE / 214th street in general (refer to map):

- A PREFERREED PLAN TO ADD LARGE ESTATE LOTS

- I live in the red circle, the power lines are represented with the blue lines, the red rectangles are a proposal where the above screen shot is shaded yellow, and the black circle is where I believe an entrance is proposed.
- Why can't the developer utilized the yellow shaded area and put in (8) lots that have 250' frontage and 1500' deep (stretch from 214th to the power lines) that would be just over 4 acres each? Little to no land improvement would be required from the developer and now we have 8 high value lots that keep 214th street more of an "estate type" street to maintain our peace and provide more of a mix use for the ENTIRE PUD? I would estimate these easily selling for $600K each and each home owner would provide their own entrance onto 214th street. That's a clean $4M-$5M. (see 2nd map below with white example rectangle for lot size and 7 additional lots in RED). This would maintain the existing peace on 214th street, still provide profit, diversify the entire PUD, decrease the load on the school system, and provide a building location in our community for people that may want a couple horses or big out building for their family. Lots like that do not exist in our community.

- This estate lot proposal could look a lot like the stretch of (5) lots at 193rd and spring mill. The farthest West lot sold in 2022 for $280k almost 4 years ago. (4.7ac with 220' of frontage). Since then, the value of lots like that have skyrocketed, if you can find one.
- The area south of the power lines could remain as planned to mirror the southern portion of "The Reserve" section.
- At the bare minimum, a single lot or two could provide the buffer adjacent to the existing estate lots (example is the white rectangle).



- If, God forbid this all goes in as planned:
  - The plan of record is to have an entrance onto 214 in the black circle of my screen shot. The plan is also to only improve 214th street as far east as where the new homes end. That will not be acceptable. People leaving that exit will almost always go East to get to Oak Ridge / 38 / then 31. The full length of 214th street from East to West must be improved to accept this new traffic, which should be the responsibility of the developer (Not needed if they put in the proposed 8 estate lots).

- Drainage on 214 is already an issue as well. There are low lying houses on the south side of 214 towards Oak Ridge that already are on the verge of flooding when we get a bad rain. We cannot take water from these new homes into our already oversaturated waterways.
- What will the developer / city do to ensure that I (an my neighbors) do not have light pollution / noise pollution / traffic issues that we never asked for along 214th? We would have to insist upon a landscaped berm built along the south side of 214 that would block the homes from our view going South.
- The Barrett residence has expressed concern with a trail dead heading into his back acreage, that cannot happen either to ensure the safety and security of his property.
- 214th street cannot handle the density proposed on the north side of the power lines. The home density should match that of what's south of the power lines and stretching to 206th street.

Thank you for taking the time to read my concerns and possible alternatives. Again, I'd like to ask: WHO ARE THE WINNERS HERE, who really wants this, and why? The coucil and planners should be working for the citizens they represent?

Sincerely,
Daryl Dierkes

317 730 5047

Weston Rogers

From: Greg Sherley <gsherley@comcast.net>
Sent: Thursday, October 30, 2025 9:12 PM
To: planners; wroger@westfield.in.gov; prioux@platinum-properties.com
Cc: Greg Sherley; Theresa
Subject: Request for Setback from property line, and adjustment and Landscape Buffering – Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from gsherley@comcast.net.

Greg & Theresa Sherley

20478 Horton Road

Sheridan, IN.46069

gsherley@comcast.net

October 28,2025

City of Westfield Planning Department
2728 E. 171st Street
Westfield, IN 46074

Subject: Request for Setback from property line, and adjustment and Landscape Buffering – *Ironstone Development*

Dear Members of the Westfield Planning Department,

I am writing to request consideration for a property line setback and landscape buffering for the proposed Ironstone development, located in Hortonville.

As part of the site plan for Ironstone, we are requesting a **setback along the north and west edges of property lines** to allow for the construction of a 7-foot buffering mound. We would like to propose

planting 6-7’ BlackHill spruce and 2” calipers Maples, along the mound to establish a natural year-round screen that provides both aesthetic enhancement and privacy for adjacent property.

Our goal is to create a landscape feature that **mimics the existing mound to the south** of the property, ensuring visual continuity and consistency with surrounding developments. This approach will enhance the overall appearance of the area and help maintain a cohesive landscape buffer system in the community.

I would also like to request that the property surrounding mine **not be rezoned for multi-family residential use in the future**, as this would significantly alter the character and density of the area.

Additionally, I ask for the PUDs that Chatham Hills has designed in their neighborhood.

S**treet lighting** should be designed to face downward to minimize light pollution and preserve the natural nighttime environment.

Fencing, allowing only aluminum fencing, as it provides a clean, durable, and visually appealing appearance. Vinyl or wooden fencing should be avoided, as those materials tend to deteriorate over time and are inconsistent with the desired aesthetic of the area.

We respectfully ask for the Planning Department’s review and approval of all items stated above as part of the Ironstone site development plan. We would be happy to provide additional details, including drawings, planting schedules, or attend a meeting to discuss the proposal further.

Thank you for your time and consideration. We appreciate your cooperation and look forward to working with the City of Westfield to ensure Ironstone is a high-quality, well-integrated addition to the community.

Sincerely,

Greg & Theresa Sherley

Residence of Westfield for 49yrs

Weston Rogers

From: Greg Sherley <gsherley@comcast.net>
Sent: Thursday, October 30, 2025 10:09 PM
To: planners; wroger@westfield.in.gov; prioux@platinum-properties.com
Cc: Greg Sherley; Theresa
Subject: Preservation of Woods Ironstone at Hortonville Development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from gsherley@comcast.net.

Greg & Theresa Sherley

20478 Horton Road

Sheridan, IN.46069

gsherley@comcast.net

October 30, 2025

City of Westfield Planning Department
2728 E. 171st Street
Westfield, IN 46074

Subject: Request Preservation of Woods – *Ironstone at Hortonville Development*

Dear Members of the Planning Department,

I respectfully request that the existing woodland within the *Ironstone* at Hortonville development near 20478 Horton Road be fully preserved, and that the proposed retention pond be relocated elsewhere within the development.

The wooded area serves as an important natural buffer between agricultural and residential zones, reducing noise, improving air quality, and maintaining critical habitat for local wildlife. In addition, the preservation of mature trees helps to manage stormwater naturally, stabilize soils, and sustain the ecological balance of the surrounding properties.

Maintaining this woodland would also align with Westfield's goals of thoughtful, sustainable growth-ensuring that development enhances, rather than diminishes, the community's character and natural beauty. Once removed, these trees and their benefits cannot easily be replaced.

I respectfully urge the Planning Board to consider measures that formally designate the existing woodland as a protected buffer area, or to require equivalent preservation standards within the development plan. Doing so would demonstrate a commitment to responsible land stewardship while balancing the needs of both current residents and future growth.

Thank you for your consideration of this important matter. I appreciate your ongoing work to guide development that reflects the values and well-being of our community.

Respectfully,

Greg & Theresa Sherley

Residence of Westfield for 49yrs

Weston Rogers

From: rick bona <drrbona@yahoo.com>
Sent: Thursday, October 30, 2025 4:15 PM
To: planners
Subject: Ironstone

WARNING: This external email is from drrbona@yahoo.com.

Concerns about the development from:

Richard and Mary Bona
444 Grenada Knoll
Westfield, IN 46074
cell: 219-218-0444

Having recently moved to the area, we were very pleased in how the Monon Corners residential development was planned. The concerns we have about Ironstone are as follows:

First, what are the lot sizes? I do not see the plats of the homes to be built. What will the dimensions be and will there be different size lots?

Second, it appears that the Lakes and the Villages will have homes' backyards up to one another, causing possible congestion at subdivision entrances.

Third, are stoplights or roundabouts planned for 206th and Horton or Six Points road? At this time, a speed limit off 55 mph exists in this area and with the building done in Monon Corners, getting dangerous.

Fourth, will the city be able to get an overhead, aerial view of the area being discussed? This would allow us to visualize what changes there will be. With the weather being clear, it should be easy to send a drone up to take such photos for us.

Fifth, because it will be a PUD development, what restrictions on the pools, trails, and amphitheater to outsiders?

Sixth, in regards to the mix use business developments, will they be zoned by the city or their HOA? We are worried about what businesses may be brought in.

Finally, looking at the attached plans, We am looking at the existing developments of Monon Corners, Osbourne Trails, Carramore of Westfield, and Chatham Hills. These areas were developed with open spaces and very few homes with backyards tight with one another. The new Ironstone development may decrease our home values, not increase them. Also, what are the tax implications, for roads, schools, safety concerns.

Cordially,

Richard and Mary Bona

Weston Rogers

From: Scott Adams <SAdams@metroplastics.com>
Sent: Thursday, October 30, 2025 7:33 PM
To: Weston Rogers; planners
Subject: Ironstone PUD Rezoning (2511-PUD-19)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from SAdams@metroplastics.com.

I am writing to express my strong opposition to the proposed residential development that includes approximately 2,200 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.
First, 2,200 additional homes is excessive given the current housing market. There are already numerous homes for sale in the area that are sitting on the market for extended periods. Adding such a large number of new homes would only worsen the oversupply and negatively impact existing homeowners.

Second, the proposed development would eliminate valuable farmland. Preserving what farmland remains in our county is vital—not only for maintaining our agricultural heritage but also for ensuring local food production, open space, and environmental balance. Once this land is developed, it is gone forever.

Lastly, many residents who live on the outskirts of the city specifically chose these areas for their rural character and quieter environment. This development would directly undermine those qualities and erode the separation between city and country living that so many value.
Growth for the sake of growth is not progress. Responsible development should balance the needs of residents, the environment, and long-term community planning. At some point, we must ask: when is enough, enough?
I respectfully urge the council to reconsider this proposed development and instead focus on sustainable planning that protects the farmland, character, and quality of life that make our community special.

Scott Adams
21022 Oak Ridge Rd
Sheridan, IN 46069
317-385-0087

Weston Rogers

From: Emiliya Akmayeva <eakmayev@gmail.com>
Sent: Friday, October 31, 2025 3:09 PM
To: APC
Subject: Ironstone Project Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from eakmayev@gmail.com.

Dear Advisory Commission,

I am expressing opposition to Ironstone development. Most of us chose Westfield's northwest corridor for its proximity to open farmland, mature trees, and the quiet beauty and peace that defines our community. We value this way of life deeply. Respectfully, progressing at a high speed, building more and faster, may not be the best approach. Not to mention the quality provided by the builders. The following concerns are:

- **Removal of trees in Monon Corner Neighborhood area (streets of Atchison Way and Silverton Avenue), and surrounding areas**. The wooded area along Atchison Way and Silverton Avenue in Monon Corner serves as a cherished green corridor. Homeowners in this neighborhood paid a premium for lots that directly face this "pocket forest," with assurances from Arbor sales representatives that the trees were permanently protected. Removing them would diminish air quality, wildlife habitat, and the very features that drew families here, and perhaps value of those lots.
- **Respect for Local Farmers**. Our agricultural neighbors have stewarded this land for generations and remain steadfast in their opposition to the project. Their livelihoods—and the heritage they preserve—deserve our gratitude and protection. Afterall, this country was built by farmers.
- **Traffic Capacity on Existing Roads**. 206th Street, Six Points Road, 38th and surrounding routes are already two-lane arterials. The projected increase in daily trips will create significant congestion, lengthening commutes and compromising safety.
- **Water Pressure and Infrastructure**. Current residential water pressure averages 40–45 psi—below the recommended 60–65 psi. Adding hundreds of new homes, resort-style pools, and

fountains will further strain the system. At minimum, two additional water towers would be required to maintain reliable service.

- **Property Taxes**. Rapid population growth will inevitably raise property taxes to fund expanded schools, hospitals, fire and police stations, parks, etc. In today's economy, many residents—especially young adults and those on fixed incomes—already struggle to afford their homes. Unless the government will adjust the salaries nationwide accordingly, a sudden tax surge risks will force long-term neighbors to sell or rent out their properties.
- **Historic Hortonville**. The church at 206th and Horton Road, along with century-old homes nearby, are irreplaceable pieces of local history. I ask for clear assurances that these structures and their residents will be thoughtfully preserved or relocated with a fair compensation, instead of being forced out.
- **Wastewater Management**. The capacity of current sewer systems to accommodate this scale of growth remains unclear. A detailed engineering study is essential.
- **Builder Quality and Accountability**. Several households, including my own, have encountered persistent construction deficiencies with Arbor Homes. I strongly urge the selection of builders with proven records of craftsmanship and responsive service. If this project does go through, I wholeheartedly ask **not** to choose Arbor as one of the five builders.

Preserving our way of life isn't resisting change — it's shaping it. When we protect trees, honor farmers, and plan responsibly, we're not holding Westfield back. We're making it a place people will still love — and want to call home — 50 years from now.

Best,
Emiliya Akmayeva
Atchison Way, Monon Corner Neighborhood

To Whom It May Concern,

Our family owns the property located at 599 East 206th Street, Sheridan, IN 46069. We are writing to express our concerns regarding the proposed zoning change and potential future Ironstone Development adjacent to our property.

When we purchased this parcel, it was part of a quiet rural setting, and our intent has been to build one or more family homes in that environment. The proposed development would significantly alter that privacy and character we have enjoyed for decades.

We recognize Westfield's growth and are open to supporting progress provided the Ironstone project incorporates measures that protect our privacy and position our site for its highest and best use. Accordingly, our support would be contingent on the following commitments being considered for the PUD and related agreements:

1. Connectivity & Greenway: Establish a new east–west greenway along the 206th Street corridor that ties directly into Ironstone's internal paths, the Hortonville Village node, and the Monon trailhead, with safe, direct multimodal connections to our property's frontage.
2. Utility Readiness: Extend and stub all public and franchise utilities being installed by the developer (sanitary sewer, water, natural gas, electric, and high-speed fiber) to our western property line, at capacities suitable for future development, installed concurrent with the earliest relevant phase to enable straightforward, cost-effective tie-ins.
3. Edge Treatment/Privacy: Provide an adequate side-yard interface along the shared boundary, including appropriate setbacks, an earthen berm, and layered evergreen/deciduous plantings that function as effective privacy screening; decorative fencing may be added where needed to preserve views and quiet enjoyment.
4. Amenity Access Option: Offer a feasible mechanism for our property to participate in the HOA (or comparable arrangement) for appropriate amenity and path network access.

We are also open to exploring partnership opportunities with the Ironstone team regarding the coordinated, future development of our parcel. With the above conditions secured, we believe Ironstone can advance the developer's vision and the City's connectivity and placemaking goals while enhancing the value and development-readiness of our site.

Thank you for your consideration. Please feel free to contact me to discuss further.

Guy Markusfeld

317-727-1536

gmarkusfeld@aim.com

Weston Rogers

From: prhotten <prhotten@cox.net>
Sent: Friday, October 31, 2025 5:08 PM
To: Weston Rogers
Subject: proposal for more homes

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from prhotten@cox.net.

To whom it may concern, this is in regard to the proposal that is being put forth for Ironstone to build more houses at Ironwood and Westfield. This will make it feel like big city living instead of what is now a small-town feel. A community with close nit neighbor's, open fields, local businesses and farmland. We purchased a home in Monon Corner neighborhood in Westfield in Oct 2023. We bought this home to get away from city life to the country feel here. The big thing to me and hopefully others is the Ego system. The trees that will be cut down (that have been there forever) and the wildlife. Messing around with nature can cause more problems. People paid extra for those lots that have the woods by them, that's not fair. The schools are there enough to accommodate the extra families or more have to be built? again, making everything bigger like a big city instead of keeping it the way it is. All these concerns do not have a current solution. There is already a problem with the small country roads not able to accommodate the current traffic growth that has already happened in Westfield. The lack of roundabouts and the inefficiency of the current road system in Westfield leads to severe backups and flow of traffic which is already frustrating. Allowing the Ironwood proposal to pass at this time would be unjust to all residents in Westfield. Thank you, Rosemary Hotten.

Weston Rogers

From: Scott Adams <SAdams@metroplastics.com>
Sent: Saturday, November 1, 2025 9:16 AM
To: Weston Rogers
Cc: planners
Subject: Re: Ironstone PUD Rezoning (2511-PUD-19)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from SAdams@metroplastics.com.

Thank you. Another thing to add is that area designated for "The Reserve" and the surrounding wooded areas, are a main wildlife thoroughfare. This development would majorly disrupt the wildlife in this area. Is Hamilton County against wildlife (deer, fox, etc)?

Scott Adams
317-385-0087

On Oct 31, 2025, at 9:11 AM, Weston Rogers <wrogers@westfield.in.gov> wrote:

Caution: This email originated from outside of the organization. Please take care when clicking links or opening attachments. When in doubt, contact allesTEK.

Scott,

Thank you for your comments.

Your comments will be shared with the Petitioner, Advisory Plan Commission Members, and will also be noted in a public comment exhibit that will be included with the November 3, 2025 Advisory Plan Commission Meeting Agenda for the Ironstone PUD item.

Regards,

<cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png>

WESTON ROGERS
Senior Planner
Community Development
317-408-9895

From: Scott Adams <SAdams@metroplastics.com>
Sent: Thursday, October 30, 2025 7:33 PM
To: Weston Rogers <wrogers@westfield.in.gov>; planners <planners@westfield.in.gov>
Subject: Ironstone PUD Rezoning (2511-PUD-19)

WARNING: This external email is from SAdams@metroplastics.com.

I am writing to express my strong opposition to the proposed residential development that includes approximately 2,200 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.
First, 2,200 additional homes is excessive given the current housing market. There are already numerous homes for sale in the area that are sitting on the market for extended periods. Adding such a large number of new homes would only worsen the oversupply and negatively impact existing homeowners.

Second, the proposed development would eliminate valuable farmland. Preserving what farmland remains in our county is vital—not only for maintaining our agricultural heritage but also for ensuring local food production, open space, and environmental balance. Once this land is developed, it is gone forever.

Lastly, many residents who live on the outskirts of the city specifically chose these areas for their rural character and quieter environment. This development would directly undermine those qualities and erode the separation between city and country living that so many value.
Growth for the sake of growth is not progress. Responsible development should balance the needs of residents, the environment, and long-term community planning. At some point, we must ask: when is enough, enough?
I respectfully urge the council to reconsider this proposed development and instead focus on sustainable planning that protects the farmland, character, and quality of life that make our community special.

Scott Adams
21022 Oak Ridge Rd
Sheridan, IN 46069
317-385-0087

Weston Rogers

From: Linda Stapleton <lstapleton@eventuswh.com>
Sent: Sunday, November 2, 2025 7:05 PM
To: Weston Rogers
Subject: Monday public hearing

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from lstapleton@eventuswh.com.

Hello, I wanted to have two questions addressed at the meeting and wanted to give the Westfield-Washington Township Advisory Plan commission a heads up to be able to answer the questions. Also, we plan on being at this meeting and can bring the questions up at the meeting.

1. We live at 118 E 206th Street and wonder what the rezoning will do to our land. We have animals, a mini farm. We have horses, chickens and sometimes calves. We understand or think we understand that Hortonville is not part of the new development plan- right now! We have been here since 1986 and have seen a lot of changes in our area. But we have no desire to move at our age, 70 & 78 years old.
2. The nice property management man and attorney said that they are going to probably widen 206th street. Take approximately 12-20 feet and our mail is delivered on the south side of 206th street in mailboxes. What will potentially happen with our mail delivery?

Thank you for listening to our concerns. Linda Stapleton FNP-BC

Linda Stapleton FNP-BC
Primary nurse practitioner
Eventus WholeHealth
p: 260-483-9081
f: 260-483-9196
email: lstapleton@eventuswh.com www.EventusWholeHealth.com

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From: A K <akuroiwa@gmail.com>
Sent: Monday, November 3, 2025 2:10 PM
To: Joe Duepner <jduepner@westfield.in.gov>; Jon Dartt <jdartt@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; Patrick Tamm <ptamm@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>
Subject: Ironstone Development

WARNING: This external email is from akuroiwa@gmail.com.

Dear Council,

I'd like to share my perspective on the Ironstone development. I fully support responsible growth, but in this case my position isn't "no" — it's "not yet."
While I understand the plan includes expanding 191st Street west of Tomlinson, my experience — and that of many neighbors who commute or take children to school — is that current infrastructure between **Tomlinson and East Street** is already at capacity during peak hours. Adding **2,200 homes** (roughly **4,400 vehicles**) would significantly worsen congestion. This is in addition to the thousands of homes that are already under construction but not yet sold or moved into surrounding this area.
Simply adding lanes ,West of Tomlinson, moves more cars into the same bottleneck. What's needed is a broader traffic strategy that includes **additional outlets** to distribute traffic toward **alternate on/off ramps to U.S. 31**, ensuring future development doesn't outpace the area's ability to handle it. Most of these current roads, specifically North and South bound, do not make it efficient or safe for increased traffic to make these roads viable outlets to funnel traffic to other on/off ramps to U.S. 31.
If the council approves this plan without addressing these infrastructure gaps, it will have a significant impact on both **residents and local businesses**. This area is not as dense as other areas of Westfield and is already experiencing traffic that is worse than higher density areas within Westfield where I have also lived. Attached are photos taken over the past few days showing:

- - Traffic backing up past the **Chad Hittle roundabout**, and at times through **Tomlinson**.
- Vehicles exiting **U.S. 31** creating backups that spill onto the highway — posing a **real safety concern** for drivers.

Thank you for your consideration.
Aaron Kuroiwa

Weston Rogers

From: Bill Anderson <billander1231@gmail.com>
Sent: Monday, November 3, 2025 12:39 PM
To: Weston Rogers
Cc: Victor McCarty; planners
Subject: Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear ladies and gentlemen,

I would like to say that I oppose this venture. I know the ones given the least amount of consideration in matters like this are the ones that have been residing in the area the longest, if we oppose we are told that we are closed minded and just oppose change.

As a 5th generation resident of the small town of hortonville and a 61 year resident I am sad to see the changes to not only Westfield but now to the town and area that I have loved and call my home.

I'm not opposed to growth but what has been happening in the last decade is nothing short of crazy, every field is being crammed full of houses and every woods is being cut down. This is definitely not why I chose to live and raise my family here as my family that came before me had done.

Our taxes are continuing to climb, our schools busting at the seams, the traffic is horrendous, and non of this is going to get better with 2300 more houses just in this development alone.

I am also not naive enough to believe that he with the most money won't get what they want they always do but I do find it concerning that the town with jurisdiction over this matter is being gifted a large portion of land for approval of this development.

I have already lost land "for the good of the people " in the form of the monon trail and it appears that when Horton Road gets widened I am poised to lose more. One question I have is will I be compensated for my land At ironstone prices or some lesser amount? I know I didn't get Chatham prices for the land taken from me for the monon and I was just wondering if this would be the same.

As an avid outdoorsman I can no longer use my property the way I would like because of this massive growth in the area but that doesn't seem to matter I'm just supposed to be ok with that or I have been told that I could sell my house and property and move. How is that fair to me and my family?

Most of the people that live here liked the peace and quiet of the country, they want to see the wide life, the trees, and the open space.They don't want to look at a house every 30 feet or restaurants or shops or gas stations.

I just wish some common sense would be applied instead of just seeing a larger tax base or free land for new schools.

In closing I hope you at least take it in to consideration to say no although I am sure the town of Horton is just going to have to suck it up and deal with it like always.

Thanks for your time,
William Anderson

From: Cathie Robinson <robinsnestof4@sbcglobal.net>
Sent: Monday, November 3, 2025 10:53 AM
To: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Subject: Ironstone

WARNING: This external email is from robinsnestof4@sbcglobal.net.

Kevin, we have lived on 206th St. just to the west of the Chatham Hills' entrance for 40 years. We won't take time to explain what it has meant to live in our old, suburban home and neighborhood for all these years. Suffice it to say that we are still here because we don't want to be anywhere else.

We would like to ask you to strongly consider seeing that this area doesn't get developed to the point that nobody has any breathing room. What is being proposed will be so densley populated that it will be miserable to "get in and out." Despite any upgrades to our roads, there will be just too many people.

We know that we cannot expect to stop development, but we do feel like we can certainly count on our counsilors and Zoning Board to protect the country charm that draws people here in the first place. If our community just gets too packed in, the charm will be gone and people will just start to run away to find the next city with the rural charm that once was Westfield.

Cathie & Argus Robinson

From: Frank Perconte <fperconte31@gmail.com>
Sent: Friday, October 31, 2025 2:10 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Ironstone Development

WARNING: This external email is from fperconte31@gmail.com.

Hello Mr. Mcarty,

I am deeply troubled by the proposed expansion. The density will forever impact the quality of life in our area. I urge you to vote down this proposal. Even with a 15 year buildout, the impact will be irreversible. Property values, traffic, and congestion will make us want to leave Westfield and we just relocated from the West coast two years ago.

Frank And Sonia Perconte
1397 Chatham Ridge Ct
Westfield, IN 46074

Sent from my iPhone

From: jackie donathen <jackiedonathen@gmail.com>
Sent: Saturday, November 1, 2025 10:02 AM
To: Council Members <CouncilMembers@westfield.in.gov>
Subject: Hortonville

WARNING: This external email is from jackiedonathen@gmail.com.

Good day council,

My email is coming to you with concerns about the new proposed Ironstone development at Hortonville. Even though the mayor states that "There's nothing out there. It's just fields", I can assure you, as a Hortonville resident, this is not true. (And I'm not quite sure what's wrong with the "just fields" that I adore living in the middle of.)

When my husband and I started house hunting in Westfield in 2008, we were very disappointed in our options because of the tiny yards that came with every home. Even though we lived in a neighborhood for 7 years here, every year was spent searching for land. We were very lucky to land on 3 acres in Hortonville. And every single Westfield resident that comes out to our home states how they wish they could live like us with a small piece of land. But that is nearly non-existent here. There are so many Westfield residents that don't want to live on top of their next-door neighbors. They want a piece of land to live on and build a life they are only able to dream of here in Westfield.

While I know there's nothing I can say to stop this so-called "progress" and the development is sadly going to happen, I ask that the number of homes be greatly decreased. What is being proposed seems absolutely irresponsible and money-hungry. Why can't Westfield develop a neighborhood where each home is on 1-3 acres? Can we consider what residents might actually want instead of trying to squeeze in as many homes as possible? Hortonville would be the perfect place to develop such a neighborhood. If someone wants the small-yard, neighborhood life, they already have thousands of options for that in Westfield.

The proposed 2,300 homes is equivalent to the size of an entire small Indiana town that holds a 2A school. This would be like adding a 2A school's population to our already overcrowded 6A school system. (For reference, Cicero's last census showed them at 2,458 homes.). Plus, image the traffic increase this will cause on these already overcrowded roads. Have you ever seen the 191st street exit off of 31 in the evenings?

While I greatly appreciate that the town plans to first widen the roads and add a fire station before the homes are built, I ask you to question why this proposed plan needs so many

homes. Maybe we don't approve to rezone it and instead develop some beautiful neighborhoods with a country feel with 3-acre lots. Maybe we give the residents of Westfield what so many of them long for - a nice piece of land to build their dreams on. Please look at what the people want and not just the money the developers are trying to make. Just because an idea makes the developers and mayor excited, doesn't make it the right thing to do. New and exciting doesn't equal responsible and wanted.

Thanks for your valuable time and consideration,

Jackie Donathen

Weston Rogers

From: joshua@thereynolds.us
Sent: Monday, November 3, 2025 12:52 PM
To: planners
Subject: 2511-PUD-19 Ironstone Planned Unit Development (PUD)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from joshua@thereynolds.us.

Dear Westfield Plan Commission,

I would like explain my concerns about the proposed Ironstone development, which does not appear to be in the best long-term interest of Westfield. The central issue is not growth itself, but the size and density of this specific proposal. While the project is promoted as short-term progress, its long-term flaw lies in its proposed high density and size, which can lead to several problems down the road.

The first result will be weakened community engagement. High density and large neighborhood sizes often lead to decreased social connection and neighborhood interaction. A development of this scale risks attracting those with little investment in the community, weakening the strong sense of belonging that exists in Westfield. The pitch given for Ironstone is that it will maintain a small-town feel while providing large growth. The truth is that it will do the very opposite. Small low-density neighborhoods are needed in order to actually achieve what Ironstone allegedly promises.

A second result is a more transient population. High-density, housing is more likely to be filled with renters rather than long-term homeowners. A transient population can accelerate suburban decay, which in turn decreases community involvement. While Ironstone may be a hot place when new, what will it look like after it is 20-30 years old or more? How many of the new units will be owned by out-of-town landlords by that time? On the other hand, a lower density plan can attract stable homeowners who are more likely to invest in their properties and the community, resulting in long-term value for Westfield.

Ironstone's proposed density, while not the highest in the region, represents yet another move in the wrong direction. It is also significantly larger and denser than many established and stable neighborhoods in Carmel and Fishers. This continued move toward greater density will, over time, permanently change our community, and not for the better.

I urge the Plan Commission to reject this proposal in its current form and demand a plan that respects Westfield's identity by prioritizing lower density and smaller neighborhoods, promoting stable homeownership, and fostering the strong community engagement that has made Westfield a desirable place to live.

Sincerely,
Joshua Reynolds

From: Patricia Kuhn <pkuhn720@yahoo.com>
Sent: Sunday, November 2, 2025 9:59 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Proposed Development Near Hortonville

WARNING: This external email is from pkuhn720@yahoo.com.

Dear Victor,

I hope you are doing well today.
I am writing to express my objection regarding the proposed development planned near Hortonville.
Recently, I moved to Westfield. This was due, in many respects, to the picturesque, local rural areas, particularly to the north and west. While the city of Westfield boasts a spectacular opportunity to enjoy proximity to the largest youth sports campus as well an array of cultural programs, there are, right now, select areas that remain untouched by development, making the area even more attractive as it provides a wide spectrum of appealing Midwest living.
The current expansion of downtown Westfield is fantastic and provides a variety of excellent restaurants and small businesses for the growing community. With that said, I believe our area would benefit from continued increase in small, local businesses rather than mixed-use housing as proposed.

I hope you will support the opposition of this proposal and appreciate you reading this message. I understand that many other residents have similar concerns.

Very truly yours,

Patricia Kuhn

Weston Rogers

From: Gretchen Adams <gretchen.adams8@gmail.com>
Sent: Tuesday, November 4, 2025 1:54 PM
To: planners
Subject: Ironstone

Advisory Plan Commission,

We are writing as a residents of 19 years and property owners to express strong opposition to the proposed residential development, Ironstone, that includes approximately 2,300 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.

First, 2,200 additional homes is excessive given the current housing market. There are already numerous existing homes for sale in the area that are sitting on the market for extended periods. There are also numerous developments in the works. Adding yet another development would only worsen the oversupply and negatively impact existing homeowners.

Many residents who live on the outskirts of the city specifically chose these areas for their rural character and quiet environment. This development would directly undermine those qualities and erode the little separation remaining between city and country living that so many value. The current zoning requires lots to be no less than 3 acres. I strongly urge you to protect this area of Westfield that is perfectly suited to such restrictions, given its location and natural beauty. There are plenty of areas within city limits better suited should future needs support more high density housing developments.

We've personally experienced Westfield's overcrowded schools. Our daughter attended Monon Elementary open house just days before her first day of second grade, where we found no teacher and a classroom that hadn't been setup. The plan was to use subs and random staff members as there were no pending applicants. We also noticed several new trailer classrooms. We removed both daughters from Westfield schools and transferred to Sheridan.

Roads are overwhelmed, the overall cost to turn this outer edge of Westfield into a neighborhood friendly zone would be enormous, and for what benefit?

Growth for the sake of growth is not progress. At some point, we must ask: when is enough, enough?

We respectfully urge the council to reconsider this proposed development and instead focus on responsible planning that protects the character and quality of life that makes our community special.

Gretchen and Scott Adams

Weston Rogers

From: Renae Buchanan <renae.cherry@gmail.com>
Sent: Monday, November 3, 2025 4:06 PM
To: APC; Jon Dartt; Victor McCarty; Joe Duepner; Patrick Tamm; Noah Herron; Chad Huff; Kurt Wanninger; mayorwillis@westfield.in.gov; administration@westfield.in.gov
Subject: Ironstone Proposal

WARNING: This external email is from renae.cherry@gmail.com.

Dear Mayor Willis and Westfield City Council Members,

I'm writing to ask you to please reconsider the Ironstone Proposal that is being presented this evening at the APC meeting. I understand this will be a 10-15 year buildout, and think it would be in Westfield's best interest to not approve such a large development all at one time and instead take them in smaller pieces. 2300 homes is a massive amount to approve at once.

In addition, some of the statements of support of this development reference it will be similar to Village of West Clay. However, as currently proposed it is only one small building with "4-5 businesses" as stated by developer in meeting at the Wyndham Hotel. This in no way will be like a Village of West Clay, especially with home builders such as Lennar building here. There are far too many Lennar neighborhoods as it is in the area, we need more variety.

If the intent is to make Hortonville more of a village setting with businesses, the businesses should come in conjunction with the homes, and not trusting they will come later on.

Last but certainly not least, I would request the council consider focusing on density and not pack these homes in as the developer is planning to do.

Thank you for your time and consideration,

Renae Buchanan

Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Wednesday, November 5, 2025 3:58 PM
To: APC
Subject: 2511-PUD-19 - Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Mr. Rogers, Mr. Mooney, Mr. Bunkowfst, and other members of the Westfield Advisory Plan Commission,

I am writing to voice my opinion regarding the Ironstone development in Westfield.

My husband and I moved to Indiana in February of 2023. We fell in love with Westfield and were excited by its small-town feel and its potential for responsible growth. We chose to live near Grand Park and are enthused about plans to turn it into a family-friendly sports and entertainment destination that will also bring revenue to Westfield. We understand that towns must grow to thrive, and that with growth must also come change.

However, over the past year and a half that we have lived in Westfield, we have witnessed the extraordinary and breakneck pace of residential development with concern. With that pace has come shoddy construction, hastily designed and poorly maintained communities and common areas, and with it, broken promises to homebuyers. Unattractive, ill-kept communities, particularly near Grand Park, do not meet the standard required to ensure future investment in Westfield. Developers and builders wave beautiful brochures, charging a premium and promising 'high-quality materials' and 'beautiful, lush and landscaped grounds'.

The reality is far different; homes that were visibly poor quality even at purchase, then falling apart within months or a year. Grounds that feature nothing but dirt, weeds, and dying or diseased trees. Complaints and concerns from residents go unheeded as the developer moves on to the next, leaving homeowners with a financial burden to bring their homes and community areas up to the standard they were promised.

With each new development, the problem grows. While the city enjoys the tax revenue, Westfield residents are experiencing buyer's remorse, as well as noise pollution and increased traffic. These issues have been an unfortunate reality for my husband and me since our purchase of an Arbor Home in Monon Corner, now within feet of the newly planned Ironstone development.

I attended the public hearing on November 3, originally to share my concerns about the trees behind our home that are to be removed in the course of development, and to plead with the developer to preserve our precious wooded area, for which we paid a premium. However, after hearing more about the plan and from my neighbors in Westfield and Sheridan, I left deeply concerned about multiple aspects of this new development.

It became quite clear during the meeting that the developer, Paul Rioux, was determined to absorb every square inch of remaining property surrounding multiple communities, farms, and larger estates,

with little to no concern for preserving property values or the quality of life of the affected homeowners.

Many of us were told that the properties being developed would either be a) unavailable for that purpose and remain natural settings, or b) would include only low-density development. My husband and I would not have purchased our home in Monon Corner, let alone paid a premium for this lot, had we been told of the potential for development on the adjacent property. I hesitate to speak for my fellow community members, but the feeling of anger and betrayal was quite palpable, given the speed with which the city was willing to allow for such a massive high-density development at the burden of current residents.

I was also dismayed to receive clarification regarding the quality of construction standards within the community. Given that there are no builders currently chosen, and each builder is only required to develop a small percentage of the total units, there is a tremendous potential for a lower quality level of construction, and a resulting community that does not measure up to the image portrayed by the developer, with little to no oversight. Knowing from personal experience that this is a systemic problem in this area, I was not comforted by the prospect of Ironstone having legal leeway to develop its property in a similar manner.

I was also not comforted by the information provided by Mr. Dobosiewicz, who appeared to simply read from the brochure and list the amenities provided to future Ironstone residents, as opposed to addressing the real concerns of local residents whose lives will be greatly affected by this development. I was also disturbed by the frequent mention of the planning of the development based on 'community needs'. I am not sure what 'community' Mr. Dobosiewicz was referring to, as he was quite literally speaking to the community at the time. We had certainly not been consulted regarding Ironstone, and it was quite clear that there were, at the very least, substantial concerns that deserved to be addressed, if not outright disapproval from community members.

In closing, while I do understand the need for Westfield to plan for its future and continue courting development and investment, I believe it is equally important that said growth be responsible and respon*sive* to the needs of its current residents.

Thank you for your time and consideration.

Regards,

Angela Westerman
20387 Atchison Way

Weston Rogers

From: Joan Weiss <jmw091054@gmail.com>
Sent: Wednesday, November 5, 2025 9:53 AM
To: APC; Joe Duepner; wrogers@westfield.in; bunkdwst@westfield.in; mooney@westfield.in
Subject: 3511-PUD-19

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I live at 200 Silverton Ave Westfield In 46074. We want to add our voices in support of saving the trees behind our properties from the proposed ironstone development. We'd also like to see the developer use an alternate method for managing water than the proposed retention pond in the same area as the trees. The aesthetic of the woods is invaluable to those of us who live in this neighborhood. We regularly enjoy seeing wildlife and birds as well, on which the proposed plan will have a very negative effect. Thanks you for taking our requests seriously.

Joan and Tony Weiss

Weston Rogers

From: kovecsi@aol.com
Sent: Wednesday, November 5, 2025 9:18 AM
To: APC
Subject: Trees petition number 2511-PUD-19

Follow Up Flag: Follow up
Flag Status: Completed

We live at 280 Silverton Ave. and was the 2nd home to be built in the Monon Corner subdivision! Upon purchasing this lot we were informed at the time that the tree behind us would stay and we would like that to happen!

Weston Rogers

From: Rhea Zink <rdzink1@aol.com>
Sent: Tuesday, November 4, 2025 3:05 PM
To: planners
Subject: Re-Zoning in Hortonville

Yes, I didn't speak last night 11/03/2025 at the meeting regarding the Hortonville re-zoning.
I'm concerned about the monon trail with more traffic and people that we need to think about these crossings and those that do not obey the stop signs on the trails. It will become a 161st street all over again. There has been a few accidents on Horton Road just north of 206th street and people driving so fast through there. The noise of the other subdivision that have gone up, Osborn trails, Aberdeen, and those west of Hortonville on 206th street have been an issue of noise and large construction truck up and down Horton Road. Also the traffic going to Grand Park from 38 to 191st street has gotten worse over time. As well as with the new homes already in the area traffic is bad trying to get to the limited access now of 31 to get to work on days I travel to work. The 191st street to turn east or west north of grand park off Horton Road is awful. Also we felt that we could not go anywhere during the LIV golf outing weekend due to all the people that attended it, holding ourselves to stay at home due to all the traffic in the area and roads close for that event. It is just going to get worse if this new Villages, the Reserve and The lakes are added to our area.
Thank you for your time.
Rhea Zink
20768 Roberts Drive
Sheridan,IN 46069

Sent from my iPhone

Weston Rogers

From: Tamie Cody <tjcody1@icloud.com>
Sent: Wednesday, November 5, 2025 8:22 AM
To: planners
Subject: Ironstone

Dear Planners,

I recently attended the public hearing regarding the proposed development. There were numerous concerns brought up beyond what I had even imagined. True and valid concerns.
The water. I have been thru a well issue that was caused by a large development. My well became unusable except for gardens and flowers. We had to connect to city water at a large cost.
Our water pressure now, is barely acceptable under the guidelines. Adding hundreds of new homes seems like it would only decrease yet more. A new water tower was mentioned. Can we get a better explanation of how this will help those of us already dealing with the low pressure.
Parking. Will there be a parking garage? Will our homes face this? Will I look outside to carports instead of 4 acres of woods?
Infrastructure. I travel 38 and Oak Ridge north several times a week. I also travel west, using six points road. The roads are narrow, broken, and truly a danger. Will they be widened? Will they be repaired and maintained during all of this disruption? How will this effect all of the people trying to get to work or just from one place to another?
I certainly understand the city of Westfield growing. I researched several areas looking for what i felt would work for me. I paid a premium price for the lot I chose. I did not want to be on water. Geese, mosquitoes, and mostly for my grandchildren. I chose a lot with a beautiful stand of trees. My patio looks out at deer, red fox, and multiple squirrels and other small animals. I, among others, were told that Westfield was huge on "green space", that those trees would never leave. I was also told that the farm behind me had not been sold, and the farmer had no intention of selling. Now I am being told "water retention ponds trump trees". What a horrible pompous thing to say to the residents that are being affected. Not just the trees, but the wells, the intrusion of homes and lives that will be changed. To expect them to sell out and "move north" and find another home? Seems like the wallet trumps people's lives and homes. To say there will be parks and trees in the new areas. Will they be hundreds of years old? Will they supply a home to all of the displaced animals? Will they replace the natural runoff that is in place? Will the homeowners already here be privy to those? Or only to the residents that "buy in" to a new development?
I feel saddened. I feel lied to. I feel disrespected. I feel ashamed, that Westfield is allowing its hard working, tax paying, citizens to be duped in this way. To place thousands more people in the school system that is already saturated, and the students are already in makeshift school rooms. Town homes/apartments to be thrown up in back yards. To put a business area in a quaint little quiet town. Can an explanation of what this huge development will achieve? I believe this area is not zoned for this. Can this be addressed? Is it zoned for small acreage homes or for multifamily homes?

Regards,

Tamie Cody
tjcody1@icloud.com

Weston Rogers

From: Jill Kolp <spamboozl@gmail.com>
Sent: Friday, November 7, 2025 11:02 AM
To: Prioux@platinum-properties.com; APC
Subject: Save the Trees!

7 November, 2025

Dear Sir or Madame:

Please kindly consider to build around and keep the small tree grove on the East side of the Monon Corner subdivision in tact and untouched. The grove borders a well-traveled recreational path, and certainly adds aesthetic beauty to the path and Monon Corner neighborhood as a whole. With the developments of farms and residential subdivisions nearby, there are extremely few naturally treed areas left to be enjoyed.

Thank you for your kind and professional consideration of our environmentally responsible and minimally intrusive request.

On behalf of myself, wife, family, friends and neighbors, and our "**Save The Trees Coalition**", and with our Utmost Sincerity and Concern,

Thomas Kolp & Jill Kolp
US Navy Retired
Monon Corner residents and admirers of the view of the trees.

Weston Rogers

From: Jeff Fuson <gyallantoue@aol.com>
Sent: Wednesday, November 12, 2025 5:11 PM
To: APC
Subject: 2511-PUD-19

Good afternoon,

I would like to ask only one thing in regards to the Ironstone project. Please don't tear down the line of trees along Monon Corner's west side. My property is alongside what is currently the cornfield and there is a small but pretty line of trees bordering that cornfield. It is probably only about 10 feet into the farmers property. My address is 20450 Hudson Bay Lane if you would like to see it on the map. I would love to maintain those trees partially for privacy but mostly for the beauty of nature. Actually, I'm willing to go further… I'm not too proud to beg. Let me know if that will help and I'll give you call and beg for you to not rip those trees out.

Maybe one last question… what does Ironstone even mean? Iron is a metal, not a stone… I digress.

Let me know if you'd like to chat. Thank you for your time.

-Jeff Fuson

Sent from my iPhone

From: Theresa <tsherley@comcast.net>
Sent: Monday, November 17, 2025 10:47 AM
To: planner@westfield.in.gov <planner@westfield.in.gov>; wroger@westfield.in.gov <wroger@westfield.in.gov>
Subject: 2511-PUD-19 Request for Thoughtful Planning and Preservation of Hortonville's Identity in the Proposed "Ironstone" Development

Theresa Sherley

20478 Horton Road
Westfield, IN 46069
tsherley@comcast.net
317-223-3961
Date: 11.18.25
To:
Members of the Westfield Planning Commission
c/o City of Westfield
2728 E. 171st Street
Westfield, IN 46074
Subject: Request for Thoughtful Planning and Preservation of Hortonville's Identity in the Proposed "Ironstone" Development 2511-PUD-19

Dear Members of the Westfield Planning Commission,
I am writing to share my thoughts and concerns regarding the proposed development plans for the area west of Westfield, near Hortonville 2511-PUD-19. This project represents an important opportunity to create something truly ***new and unique***—something that sets Westfield apart from nearby developments instead of replicating Carmel's Village of West Clay.
Rather than replicating existing suburban designs or creating another densely packed neighborhood, this project could become a distinctive destination: a thoughtfully designed "Hortonville Downtown." This vision would honor the area's history and provide residents with a sense of place and community that reflects the character of Westfield—not just another mass-produced housing subdivision.
Right now, as you drive from Carmel to Westfield, Noblesville, or Fishers, it's increasingly difficult to tell where one town ends and another begins. Every community looks and feels the same—endless rows of similar homes, strip centers, and commercial developments with no defining character. How is Westfield making itself *different* from its surrounding towns? This development is the perfect opportunity to create that distinction—to give Westfield a heart, a story, and a visual identity that truly stands out. The current plans of Ironstone is not fulfilling this that distinction.
Another major concern is the loss of local identity. Why is this development not being named after the land it's built upon—*Hortonville*? Instead, it's being called *Ironstone*, despite using the vast majority of Hortonville's land. By choosing to overlook the Hortonville name, we risk erasing the very heritage and sense of place that makes this area

special. The name *Hortonville* represents history, roots, and belonging—qualities that no modern branding can replace.

This area is the first of four historic Westfield suburbs—**Hortonville, Lamong, Eagletown, and Jolietville**—each with its own story and character. Hortonville has the chance to lead the way and set the tone for how the other three areas will evolve. Let's *make this one right*—so future developments can build upon its success, not correct its mistakes.

Imagine creating a place that captures the spirit of *America's most beautiful and memorable small towns*—a place with charm, walkability, and warmth. A place that embodies what many call the *"Gilmore Girls effect"*—where there's a romanticized sense of community, familiar faces, and a shared pride in the town itself. Westfield has the chance to design something that people don't just live in, but *belong* to.

It is important to remember that it is **the Town of Westfield and the Planning Commission's responsibility** to make Westfield great—not the developer's. The developer's role is to build within the vision the Town establishes. The Commission's role is to set that vision, establish strong design and planning guidelines, and ensure that what is approved truly reflects the long-term goals of this community.

At the last meeting, it was stated that "we have one shot to make it right." That is absolutely true—but right now, I'm not seeing anything new, different, or effective that ensures we *will* get it right on the first try. The current approach feels repetitive—another standard development with no clear effort to make Westfield stand apart. We must not waste this one opportunity to create something truly special. This is something that should be given years of thought and planning.

To achieve that, I respectfully urge the Planning Commission to consider the following:

1. **Establish a strong architectural review board** to guide design standards for both residential and commercial buildings, ensuring long-term quality, cohesion, and character.
2. **Adopt strict design and planning policies** so that the overall look and feel of the area reflect the identity of Hortonville and Westfield—not the preferences of a single developer or builder.
3. **Engage the community in a meaningful way.** Residents should have the opportunity to *actively participate* in workshops and discussions, not simply attend meetings where public comment is limited. This is our community too, and our voices should help shape its future.
4. **Prioritize thoughtful planning over speed.** Slowing the development process will allow for careful consideration and the creation of something truly special—rather than another high-density housing area with minimal retail or community space.
5. **Encourage a genuine mixed-use design,** with a walkable downtown core that includes local shops, restaurants, green spaces, public art, and gathering spots that foster connection and local pride.

Additionally, I encourage the Planning Commission to incorporate the following guiding principles into the decision-making process for any new land development:

- **Infrastructure Readiness:** Ensure that roads, water, sewer, drainage, and emergency services can adequately support the proposed population before construction begins.

- **Traffic and Connectivity:** Plan for efficient traffic flow and connections to existing neighborhoods while maintaining safety and accessibility for pedestrians and cyclists.
- **Environmental Stewardship:** Protect existing trees, waterways, and natural features whenever possible. Incorporate parks, trails, and green buffers that preserve Westfield's natural beauty.
- **Local Business Support:** Provide opportunities for locally owned small businesses within the development rather than defaulting to chain or franchise establishments.
- **Long-Term Sustainability:** Encourage the use of durable materials, energy-efficient designs, and neighborhood layouts that age gracefully and maintain property values.
- **Balanced Housing Options:** Include a range of housing types and price points to serve diverse residents—while maintaining **high** architectural standards throughout.
- **Cultural and Historical Preservation:** Integrate elements that reflect the history and identity of Hortonville and Westfield, so future generations recognize their community's story in its built environment.

The developer may have acquired the land, but without clear and intentional design standards and oversight, this project risks becoming yet another uniform subdivision instead of a vibrant and enduring part of Westfield's fabric. This is a chance to create something that reflects the community's values, celebrates its heritage, and enhances the city's identity for generations to come.

Thank you for your time, consideration, and continued commitment to thoughtful planning for Westfield's future.

Sincerely,

Theresa Sherley

Real Interiors LLC

Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Saturday, November 22, 2025 6:06 PM
To: APC
Subject: 2511-PUD-19 - Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from angela_westerman@yahoo.com.

Good evening, Mr. Rogers, Mr. Mooney, Mr. Bunkowfst, and other members of the Westfield Advisory Plan Commission,

I am writing to provide a follow-up on the Ironstone development plans, regarding the meeting that took place between Mr. Rioux, Mr. Dobosiewicz, and approximately 16 homeowners in the Monon Corner community the evening of November 21st.

The residents of Monon Corner, including myself, had expressed a desire to retain the trees that border our property. These trees are a major feature of our development, and those of us who purchased lots abutting them were told they would not be removed. We paid a premium for these lots based on that promise. We approached the developer with the intent to retain that relatively small wooded area.

Given that background, I would like to express my concern regarding the proposal that was presented yesterday evening. The developer stated that he was willing to allow for a 75' 'buffer' between Monon Corner and the proposed new development, addressing specifically the streets of Atchison Way and Silverton in Monon Corner. However, upon closer inspection, the new 'buffer' zone contains very few trees, if any, and it would appear that the planned houses actually move much closer to Atchison Way than they were in the previous plan. This will create even more visual and audible 'noise' between additions than was proposed initially. This directly affects my husband and I, whose home backs to the trees on Atchison Way.

The reasons for our request were made very clear. To maintain a visual and sound buffer between us and the new development. Far from assuring the residents of this community that we would continue to enjoy the amenity that we have already paid a premium for, the second plan actually makes the situation considerably worse for homeowners.

I find it hard to believe that an experienced developer like Mr. Rioux was not well aware that what he was presenting was a far worse plan than the initial proposal.

To be blunt, this comes across as an attempt to be spiteful towards residents who have a problem with Mr. Rioux swallowing up every square inch of real estate around our communities for his own gain, and who voiced that concern publicly. Our ask was a very reasonable one - to retain a relatively small copse of trees in a small, jutting area of land between Monon Corner and the owners of the farmhouse behind us, who already fought to keep the same copse of trees when the city allowed for the development of Monon Corner. This is the stated desire of this community, and that of the property owner on the east side of that copse of trees. Given the immense size of the new development, it is difficult to believe that allowing such a small parcel of land to remain untouched will come at any real cost to the developer.

We are again asking that the developer give proper consideration to the rights of the current homeowners in this community.

Thank you for your time.
Angela Westerman

Weston Rogers

From:	Kit Werbe <kitwerbe@hotmail.com>
Sent:	Sunday, November 23, 2025 7:42 PM
To:	APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; Victor McCarty; prioux@platinum-properties.com; jond@nf-law.com
Cc:	tsherley@comcast.net
Subject:	Hortonville Tree Coalition: Requested 11/21/25 Meeting Feedback for Proposed Ironstone Development (2511-PUD-19) and Follow-Up on Platinum's Buffer Proposal
Attachments:	Paul Rioux's Revised Plan 112125.jpeg; Hortonville Tree Coalition.pdf
Follow Up Flag:	Follow up
Flag Status:	Flagged

Good Evening Westfield Advisory Planning Commission, Kevin, Weston, Chad, Victor, Paul and Jon,

This correspondence is to:

- Follow up on a meeting we (the Hortonville Tree Coalition) had this past Friday evening, 11/21, with Platinum Properties regarding the proposed Ironstone development and a small grove of trees that runs behind Atchison Way and Silverton Ave., in what would be The Village district of the project.
- Relay a summary of the meeting and next steps, as Kevin suggested to me on 11/8/25.

For your awareness, the Monon Corner neighborhood and the Sherley family off Horton Road comprise the Hortonville Tree Coalition.

11/21 Meeting Summary
(reference first attachment for context)

Paul came to the 11/21 meeting with a revised plan (first attachment). He is now proposing a 75' buffer zone along Atchison and Silverton (look closely for the faint yellow diagonal lines on the attached), where anything within that 75' would supposedly remain untouched by Ironstone. He is also proposing an area of the trees along Silverton that would be protected outright. That is marked in neon red in the attached. In the revised plan, Paul also moved the pond, as well as some of the proposed Ironstone houses.

The Coalition's Feedback on the Revised Plan
(reference second attachment for context)

After Paul and Jon left the meeting, we conducted additional measurements and discussions. Based on our assessment—and considering where the tree line actually begins for both Silverton and Atchison—the 75' buffer zone appears to fall largely within grassy areas. Meaningful preservation, defined by both tree density and quantity, does not begin until further into the property. As noted, only the portion highlighted in the attached reference offers significant preservation and this area benefits only a small subset of the impacted homeowners.

Additionally, we noted that the new revised proposal does not include any trails.

Key Takeaways for the Coalition:

- After reviewing Platinum Properties' revised proposal, we determined that the proposed 75' buffer does not allow for meaningful tree preservation for the majority of homeowners along Silverton and Atchison in Monon Corner neighborhood or along the back properties of the Sherleys, off of Horton Road.

- Our review indicates that the 75' buffer, as currently outlined, primarily preserves grass and open land rather than the dense woods.
- Meaningful tree preservation appears limited to the area marked in the attached document, which benefits approximately five homes, leaving the remaining properties along Silverton and Atchison without comparable preservation.
- Platinum Properties' revised proposal shows no trails and we request that it remain that way to ensure that trails are not placed around our existing woods.

Pursuant to the city's request for feedback following the meeting held on 11/21, we are relaying the concerns listed above.

The Coalition's Asks

As a follow-up to the 11/21 meeting with Platinum Properties, the Hortonville Tree Coalition is requesting:

- Physical staking of all proposed buffer zones for transparency and clarity.
- No Ironstone trails around our existing woods.
- An alternate location for the proposed retention pond.
- **Keeping the woods as they are today.**

The Coalition's Proposal

(reference second attachment for context)

Following the 11/21 meeting, the Coalition has developed our own proposal (attached with map). The Coalition's proposal illustrates a feasible alternative location for the retention pond that allows for the **preservation of the entire woods**, while still satisfying the development needs of the proposed Ironstone development. We believe this option provides a balanced solution that respects both environmental interests and development objectives.

Next Steps

- We request that Platinum's proposed buffer zones be staked on-site, so all parties can clearly visualize the limited tree preservation that would result from the current proposal.
- By 12/8/25, we request:
    - Confirmation regarding staking of the buffer zones.
    - Your response to the concerns outlined above.

Should you require further clarification, please contact us at your earliest convenience.

Sincerely,

Hortonville Tree Coalition

Kit Werbe
Theresa Sherley

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Saturday, November 22, 2025 1:15 PM
To: APC
Subject: Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern.

I am Elizabeth Diane Staver and live in the Monon Corner subdivision at 153 Silverton Ave. (46074). I am writing to you regarding the Ironstone development, which will be built next to Monon Corner. I have already expressed concern about Horton Road, which is essentially a country road (lacking shoulders, lights, white boundary lines on the sides of the road, and is too narrow for several of the construction vehicles that drive on it). Today, I am just contacting you about the trees that the developer plans to cut down to replace with a retention pond.

The trees are located behind Atchison and Silverton Avenues. We really lack trees out here, and this cluster of mature trees provides a windbreak. The winds out here have very little to stop them from damaging homes. It isn't unusual for people's outdoor decorations to be blown blocks away after a storm. Personally, since I moved here, I have missed seeing wild animals such as squirrels and birds in the community. It's quite odd to live in a place where none of these animals can be found. I am told that the constant construction contributes to that, but I also believe the lack of mature trees plays a significant role, too.

Thank you for your time. –Elizabeth Diane Staver

Diane Staver
ARTIST & BLOGGER

WWW.DIANESTAVER.COM

Exaggerate the subtle. Share the unseen.

Weston Rogers

From: rick bona <drrbona@yahoo.com>
Sent: Monday, November 24, 2025 8:44 PM
To: planners
Subject: Ironstone

Follow Up Flag: Follow up
Flag Status: Flagged

In regard to the Ironstone PUD housing project, my wife and I have several concerns:

First, the people congestion at the Lakes portion. Monon Corner and the adjacent subdivisions were built with spacing and minimal congestion as a selling point to move to Westfield. The Lakes have nearly double the population of The Reserve with smaller amount of land! And the so called "green space" comprises mostly water! WE STRONGLY OPPOSE THIS CONGESTION! We knew the area would eventually build up, but not like that.

Second, while I read about the Westfield Park Department expanding parks farther south, I see no public parks the way of Monon Corners. And the only recreational facilities are in each PUD. Will those parks be open to ALL of Westfield residents? We would like to see a public park before a new subdivision. A place with a children's playground, a field where kids can play a game of soccer or play catch. Grand Park is for organized sports, not a place where kids and families can play. Also, a public park with a pavilion, like the park by the Westfield police department off of Rt. 32.

Third, with this developing congestion, are the only services like groceries, pharmacies, gas stations all be on Rt. 32?? The traffic will be horrid. I saw no retail or commercial development in the presented plans, only a few storefront stores.

Fourth, could the planned development be put on hold until some of the ongoing developments be settled? I do not know how one can maintain such large and rapid growth without missing something.
Why the rush?? The people at the last meeting were talking about how the strategic plan for the city was not being followed. Perhaps a hold on development with a new plan developed for the future.

Finally, I did not hear, maybe missed, any support for this development. It should be reconsidered.

Cordially,

Richard and Mary Bona
444 Grenada Knoll
Westfield, IN

At the last meeting, I did

Weston Rogers

From: Jessie Star <starmikey28@gmail.com>
Sent: Monday, December 1, 2025 9:25 PM
To: APC
Subject: Subject: 2511-PUD-19 — Ironstone Revised Plan Does Not Adequately Protect Existing Trees

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Advisory Plan Commission,

I am writing as a Westfield resident and homeowner to express my concern regarding the revised Ironstone proposal, including the newly suggested 75-foot buffer along Atchison and Silverton.

After reviewing the revised plan, walking the trail behind these properties, and comparing the proposed buffer to the current tree line, it is clear that this revision does not meaningfully protect the existing mature trees that are essential to our neighborhood's character, environment, and privacy.

Although the buffer appears beneficial on paper, the trees in this area are already set significantly back from the existing property line—particularly along Silverton. This means that a 75' buffer does not encompass the actual location of the mature trees. Most of them would still fall outside the protected zone and would be cut down under the current proposal.

Additionally, several neighbors with longstanding experience in preservation efforts have confirmed that the revised plan does not align with how true tree-saving buffers are typically structured in Westfield developments. The proposed buffer is more symbolic than functional and will not preserve the natural landscape the community depends on.

The neighborhood is not opposed to responsible development, but we ask that APC require Ironstone to present a plan that genuinely protects the existing tree canopy rather than one that provides only the appearance of preservation. These trees are a major environmental asset, offer critical noise buffering, and maintain the character of the Monon-adjacent greenway that residents rely on.

For these reasons, I respectfully request that the Commission deny the revised buffer proposal as written and require a more effective preservation plan before advancing this project.

Thank you for your time, your attention to this matter, and your continued service to our community. I hope you will consider the environmental impact and the significant concerns of the residents who will be directly affected.

Sincerely,
Jessie Star
Monon Corner
Westfield Resident

Weston Rogers

From: Greg Sherley <gsherley@comcast.net>
Sent: Wednesday, December 3, 2025 9:10 PM
To: Weston Rogers; planners; Victor McCarty; Chad Huff
Cc: Paul Rioux
Subject: Thoughtful planning of Ironstone Development 2511-PUD-19 around property of 20478 Horton Road
Attachments: Woods (5).pdf

WARNING: This external email is from gsherley@comcast.net.

Dear Members of the Westfield Planning Department,

I am writing to respectfully request consideration of several site-planning items related to the proposed **Ironstone development in Hortonville 2511-PUD-19**, specifically pertaining to **property line setbacks, landscape buffering, trail placement, lighting, fencing standards, and preservation of the existing woodland area**.

1. Setbacks and Landscape Buffering

As part of the Ironstone site plan, we request that **enhanced setbacks be applied along the north and west property lines** of 20478 Horton Road Property to allow construction of a **7-foot landscape mound** with an accompanying wooded buffer. We propose planting **6–7 ft. Black Hills spruce** shadow-box" privacy screen. The trees are spaced 12' from center (horizontally) **2" caliper maples** along this mound to create a natural, year-round visual screen that enhances both aesthetics and privacy for adjacent properties.

Our intent is for this treatment to **match the existing landscape mound installed by Arbor Homes to the south**, ensuring visual continuity and consistent buffering throughout the surrounding area. A drawing of the proposed mound and current photos of the existing buffer have been included for your reference.

2. Future Zoning Considerations

We also request that **properties surrounding ours not be rezoned for multi-family residential use** in the future. Maintaining consistent and compatible land use is critical to preserving the character, scale, and density of the area.

Additionally, we respectfully request the implementation of a deed restriction limiting development within Ironstone to single-family residential homes only. This restriction would ensure long-term compatibility with surrounding neighborhoods and prevent future shifts toward

multifamily density that could negatively impact traffic, privacy, and the overall character of the area.

3. PUD Standards and Development Design

We respectfully ask that the **same PUD standards applied within Chatham Hills** be extended to Ironstone or even exceed Chatham Hills Specifically:

- **Street Lighting:** Fixtures should be fully shielded and directed downward to reduce glare and minimize light pollution.
- **Fencing Standards:** Only **aluminum or wrought-iron fencing** should be permitted. Vinyl and wood fencing tend to degrade and are inconsistent with the visual character established in surrounding developments.

- **House adjacent to property line:** shall consist of only single story single family dwelling and grade not to exceed existing grade.

4. Trails and Walking Paths

We request that **no trails or public walking paths be placed directly along our property line**. Our experience with adjacent trail systems has resulted in issues such as dogs entering our yard, pet waste, and recurring litter. To avoid these conflicts, we ask that trail routing maintain adequate separation from our property boundary.

5. Agricultural Use Compatibility

Although our working farm now sits within a developing area, our hope is that these requested setbacks and buffers will prevent conflicts arising from typical agricultural operations—such as early-morning and late-evening equipment use, fuel deliveries, and frequent truck traffic.

6. Preservation of the Existing Woodland

We clearly and respectfully request that the **existing woodland within the Ironstone development be preserved in its entirety**, and that the **proposed retention pond be relocated** to another portion of the site. We understand that Monon on the Corner has offered alternative recommendations to the developer, including:

- Relocating the pond to the **east**, near the site of the existing home; or
- Placing it on the **north side of the woodland area**.

The existing woods provide substantial **environmental, aesthetic, and community benefits**, including wildlife habitat, biodiversity support, improved air quality, reduced noise pollution, and enhanced mental and physical well-being for nearby residents. Forested areas contribute significantly to neighborhood identity and long-term community value. Preserving this woodland while redesigning

stormwater facilities elsewhere would balance environmental stewardship with responsible development practices—resulting in a stronger, more attractive project for both residents and the City of Westfield.

In closing, we respectfully request the Planning Department's review and approval of the items outlined above as part of the Ironstone development plan. We are willing to provide additional materials—including drawings, planting specifications, or other documentation—and would gladly attend a meeting to discuss our requests in further detail.

Thank you for your time, attention, and consideration. We appreciate the opportunity to work collaboratively with the City of Westfield to ensure that Ironstone becomes a high-quality, well-integrated addition to the community.

Sincerely,

Greg and Theresa Sherley

20478 Horton Road

Sheridan, IN. 46069

ISSUES AND QUESTIONS RAISED REGARDING THE IRONSTONE PUD PROPOSAL

The list below includes issues that were raised during the November 3rd, Advisory Plan Commission public hearing and in written public comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Roadway Infrastructure

- How will you address concerns related to the capacity to handle additional traffic on existing adjacent roadways?
- What is the anticipated development phasing in relation to proposed roadway infrastructure improvements timing?
- How will you address concerns related to future right-of-way dedication in relation to existing site conditions such as livestock, water wells, mailboxes, etc.
- How will you address congestion and sight-line concerns related to the intersections of State Road 38 / Oak Ridge Road and State Road 38 / Horton Road?
- How will you address concerns related to increased vehicular traffic traveling north to State Road 38 via 214th Street?
- How will you address safety and capacity concerns related to the intersection at Six Points Road / 206th Street and Horton Road and 206th Street?

Water and Sewer Utility Infrastructure

- How will you address concerns related to water utility capacity and availability as it relates to water pressure issues within nearby development.
- How will you address concerns related to sewer utility capacity and availability?
- How will you address concerns with any future water well issues created as a result of this development?

Drainage and Stormwater

- How will you address concerns with any existing stormwater drainage issues associated with adjoining properties and Regulated Drains throughout the development?
- How will you address concerns with any potential assessment of a watershed clean-up initiative?

Community Design

- How will you address concerns with the development being constructed and completed as shown on the overall Concept Plan?
- How will you address concerns with the request to consider provide additional estate-style residential lots or larger residential lots near existing properties of similar size abutting the development?
- How will you address concerns related to the intent of the donated real estate to Westfield Washington Township School District?
- How will you address concerns related to the parking requirements and pedestrian / vehicular safety within the Horton Square Mixed-use Block?
- How will you address concerns with providing future vehicular and pedestrian connectivity to future development abutting this proposal?

Site Amenities

- How will you address concerns with the site amenities being constructed and completed as shown on the overall Concept Plan?
- How will you address concerns with the future financial and maintenance burden as it relates to the proposed amenities, pedestrian trails, and common areas?
- How will you address concerns related to pedestrian connectivity with the Lakes District to the overall broader development when considering The Lakes District non-contiguous location to the remainder of the development proposal?

Tree Preservation, Landscaping and Buffering

- How will you address concerns related to tree preservation considerations abutting the Monon Corner Subdivision properties along Atchison Way and Silverton Avenue and other large stands of trees within the development?
- How will you address concerns with providing appropriate landscape buffering for adjoining properties along Horton Road south of 206th Street?
- How will you address concerns with providing appropriate buffering and transitions along the eastern and southeastern side of The Reserve District?
- How will you address concerns with providing landscape buffering with adjacent AG-SF:1 zoned property?
- How will you address concerns with limiting the use of invasive species within the development?

Social Issues

- How will you address concerns with community social connection and well-being as it relates to the proposed size, density, and location of this development?
- How will you address concerns with potential short term and long term rental properties within this development?

Architecture

- How will you address concerns related to ensuring a high standard for residential architectural quality is upheld throughout the development?
- How can you address concerns related to ensuring diversified home builder mix is required throughout the development?
- How can you address concerns related to further understanding the “lot types” and “housing types” within each district?
- How can you address concerns related to the proposed heigh of townhomes along the Monon Trail?