



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 08_05_2019

Monday, August 05, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, August 05, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - July 1, 2019 & July 15, 2019

Documents: [July 1, 2019 - APC Meeting Minutes](#) | [July 15, 2019 - APC Meeting Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1907-PUD-19

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-22 Redlined](#) | [Exhibit 3A: Proposed Ordinance 19-22 \(Redline of Page 2\) \(UPDATED: 08/05/19\)](#) | [Exhibit 4: Proposed Ordinance 19-22 \(Clean\) \(UPDATED: 08/05/19\)](#) | [Exhibit 5: Proposed Modified Commitments](#) | [Exhibit 6: Westchester PUD Ord. 17-46](#) | [Exhibit 7: Existing Commitments](#) | [Exhibit 8: Petitioners Narrative](#) | [Exhibit](#)

Plan Commission Order 19-02

Wheeler Landing EDA Amendment

Order of the Westfield-Washington Plan Commission determining that a resolution and an amended Economic Development Plan approved and adopted by the Westfield Redevelopment Commission conform to the plan of development for the City of Westfield and approving the resolution and amended plan.

Documents: [RDC Resolution 07-2019](#)

PUBLIC HEARING ITEMS

1908-PUD-21 [PUBLIC HEARING]

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-27](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Neighborhood Meeting](#) | [Exhibit 8: Public Comments](#)

1908-ODP-13 & 1908-SPP-13 [PUBLIC HEARING]

Spring Mill Station SWC Apartments

Southwest Corner of 161st Street and Spring Mill Road

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#)

1908-PUD-22 [PUBLIC HEARING]

Spring Mill Centre PUD

Northeast corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 19-28](#) | [Exhibit 6: Neighborhood Meeting Summary](#)

The following public hearing item will be heard once all previous items have been

heard, but NO SOONER THAN 7:30 PM, in order to maximize public seating space in the Assembly Room:

1908-PUD-20 [PUBLIC HEARING]

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-26](#) | [Exhibit 4: District Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Residential Character Exhibits](#) | [Exhibit 7: Commercial Character Exhibits](#) | [Exhibit 8: Amenity Exhibit](#) | [Exhibit 9: Neighborhood Meeting Summary](#) | [Exhibit 10: Public Comments \(as of 5:03pm 8/5/19\)](#) | [Exhibit 11: Petitioner's Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-17 [CONTINUED]

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard - PHoward@westfield.in.gov)

1908-PUD-23 [CONTINUED]

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1907-ODP-11 & 1907-ODP-11 [CONTINUED]

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1904-PUD-05 [CONTINUED]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to

**accommodate a Commercial Recreational Facility.
(Planner Pam Howard - PHoward@westfield.in.gov)**

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1908-PUD-21

Project Name: Orchard View Planned Unit Development

Subject Site Address: Approximately 17922 Spring Mill Road (the “Property”)

Petitioner: Arbor Homes (the “Petitioner”)

Representative: Paul Munoz, Arbor Homes
Eric Douthit, Church Church Hittle & Atrium

Request: Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Rural District
Springmill Trails PUD (Ord. 11-19)

Current Land Use: Agricultural / Vacant

Approximate Acreage: 103 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-27
4. Concept Plan
5. Landscape Plan
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the July 8, 2019, City Council meeting. The Petitioner held a neighborhood meeting on July 23, 2019. The petition will receive a public hearing at the August 5, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately 17922 Spring Mill Road, east of Casey Road, and north of State Road 32 (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural



/ Single-Family Rural District and Springmill Trails PUD. Adjacent properties to the south and west are zoned Springmill Trails PUD. Properties to the north and east are zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD.

Project Description: The Petitioner is requesting a change of zoning to the Orchard View PUD District (Ordinance 19-27) that would allow for residential development. The proposed PUD Ordinance establishes the SF4: Single-Family High Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density in addition to prohibiting detached outbuildings other than the primary structure and above-ground pools.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Area A	Proposed Area B	SF4 District
Minimum Lot Frontage	30'	30'	40'
Minimum Lot Width	60'	25'	50'
Minimum Lot Area	7,200 sq ft	7,800 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard			
Two Car Garage	25'	25'	25'
Three Car Garage	20'	20'	25'
Side Yard / Building Separation	5' / 15'	5' / 10'	8'
Rear Yard	15'	10'	25'
Maximum Building Height	35'	35'	25'
Minimum Living Area			
Single Story	1,300 sq ft	1,400 sq ft	1,000 sq ft
Multit-Story	1,600 sq ft	1,600 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. **Article 6.2 (C)(1) Perimeter Lots:** In addition to the standards outlined within Section 7 of Ordinance 19-27, all Dwellings indicated by the (*) or (o) in **Exhibit**

4 shall meet the following Perimeter Lot Standards for the Side and Rear Elevations.

- a. Article 6.2 (C)(1)(b) Rear/Side Building Façade Enhancements: (*) Dwellings: Those Lots indicated with a (*) shall require a minimum of three (3) different finish façade styles from the list below for each side and/or rear elevations. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes Dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap be selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to brick, stone, horizontal siding, bat and board siding, “Tudor Style” Siding, and cedar shake siding.
 - b. Article 6.2 (C)(1)(b) Rear Building Façade Enhancement: (o) Dwellings: Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four foot (4’) deep offset on the rear. The windows on said Rear Elevation shall have shutters and window grids.
2. Front Elevation Masonry: All homes shall have masonry on at least fifty percent (50%) of the front elevation. If a home has a front porch, the home shall have a minimum masonry of at least thirty percent (30%).
 3. Finished Façade Materials: The primary building material for all façade shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044”). Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
 4. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bay. The total two-car garage door width may not exceed forty-five percent (45%) of the linear footage of the primary elevation of the home.

Landscaping Standards: Shall apply, except as modified below.

1. Article 6.8 (K) Minimum Lot Landscaping: All Dwellings in the district shall include at least one (1) evergreen/ornamental tree and one (1) shade tree in the established Front Yard. Rear Yards shall have one (1) deciduous tree. Corner Lots shall have one (1) shade tree in the street-facing Side Yard. All Dwellings shall have eight (8) shrubs or bushes in the front foundation planting bed.
2. Tree Preservation Easement: A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. Said easement is designed to provide a natural barrier surrounding the development from existing uses.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property New Suburban land use area and the Regional Commercial land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Regional Commercial area details Regional Commercial (such as big-box type retail and large anchor stores), Office, Attached Residential Dwellings, and similar uses as appropriate. These Region Commercial areas are intended to be kept reserved for exclusively Commercial Development for the benefit of the economic health of the community and uses that do not contribute to that economic health should not be allowed. As areas encouraging this Regional Commercial Development are meant to limited to those areas designated on the Land Use Concept map at the north and south ends of US 31 and on SR 32 near Eagletown. The Comprehensive Plan is not law; rather, it 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 will be held on the August 5, 2019, 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.

Council Introduction: The petition was introduced at the July 8, 2019, Council meeting.



DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the August 5, 2019, Plan Commission meeting.

2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

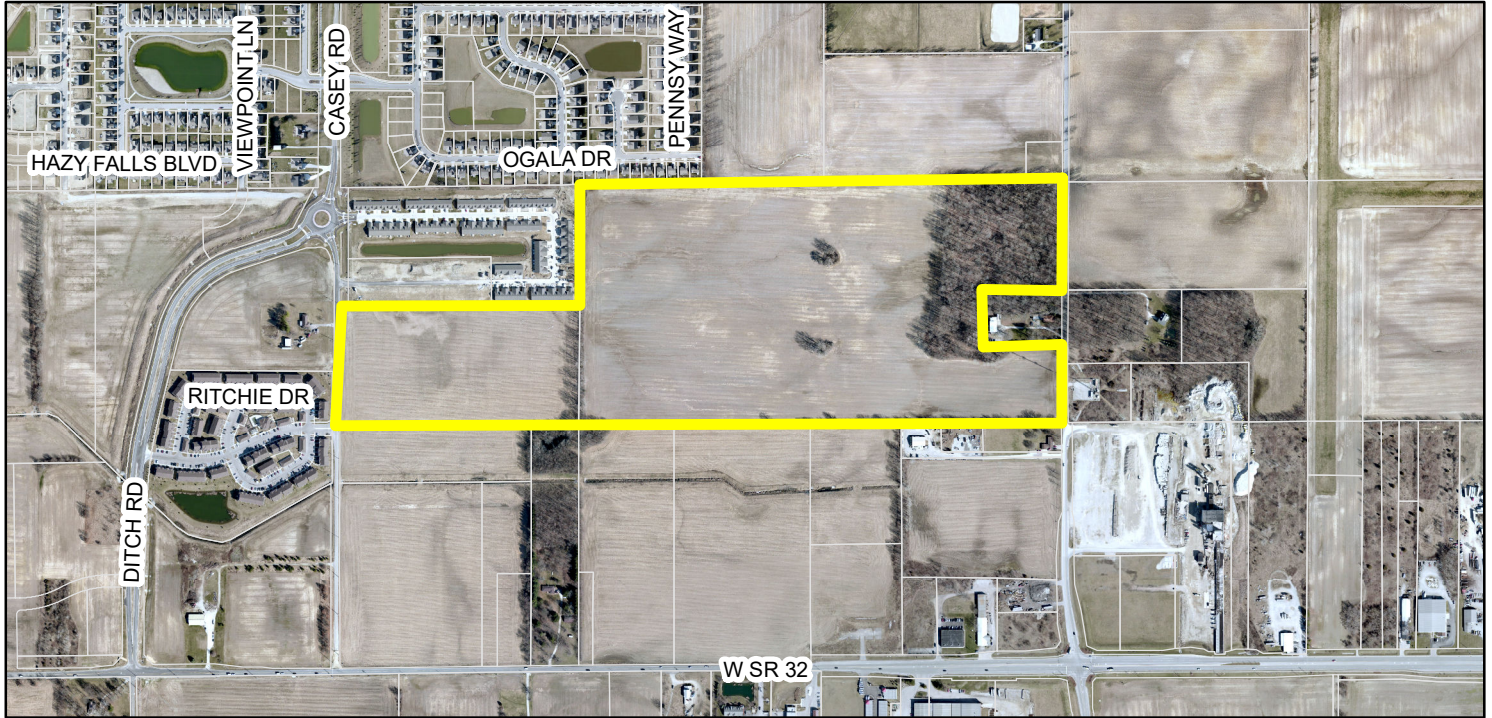
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



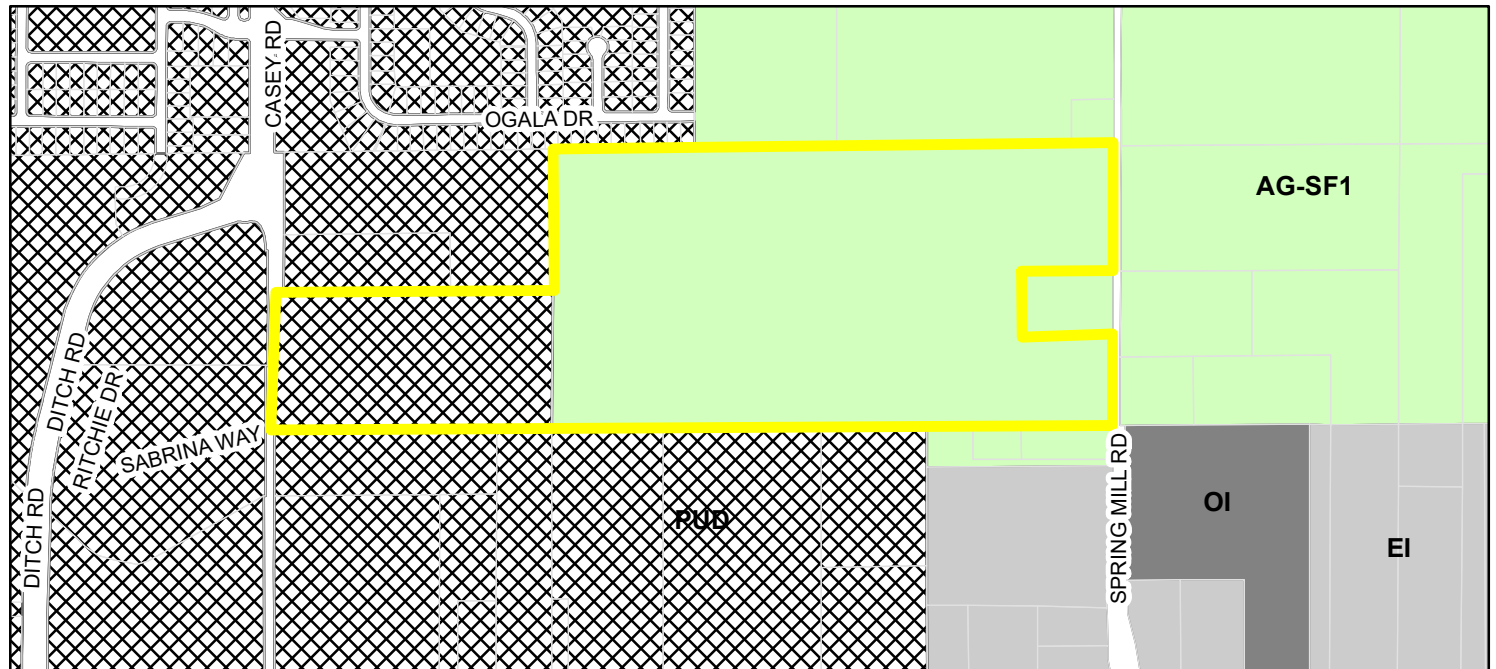
Property Location Map
Orchard View of Westfield
Proposed Ordinance 19-27
1908-PUD-21



Aerial Location Map



Zoning Map



- Parcel
- Zoning - All**
- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - EI (Enclosed Industrial)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)

JUNE 18, 2019



ORCHARD VIEW

PLANNED UNIT DEVELOPMENT



DEVELOPER
ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment.

ORDINANCE NUMBER 18-##

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 18##-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 18##-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2018;

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. The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Orchard View PUD District**" (the “District”).
2. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
4. Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
5. All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District is this District shall be the SF4 District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The permitted uses, as defined by the Town of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings
2. All accessory uses and temporary uses in the Underlying Zoning District shall be permitted unless otherwise prohibited in this Ordinance.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

Orchard View “Area A” Standards. The purpose of this section is to provide detached single-family homes with an average lot size of approximately 9,000 Square Feet. The number of individual residential platted Lots shall not exceed 199, which represents an overall density of approximately 2.5 units per acre.

1. Minimum Lot size: The minimum Lot size shall be 7,200 square feet.
2. Lot Widths: All Lots in the District will have a minimum width of sixty (60) feet measured at a point twenty-five (25) feet from the Street Right-Of-Way.
3. Minimum Lot Frontage: The minimum Lot Frontage shall be thirty (30) feet measured between Side Lot Lines at the Street Right-Of-Way.
4. Front Yard Set Back: The minimum front yard setbacks shall be as follows and measured from the Street Right-Of-Way. The varying front yard setbacks below shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.

Two Car Garage:	Twenty-five (25) Feet
Three Car Garage:	Twenty (20) Feet

5. Side Yard Set Back: The minimum side yard setbacks for all Lots will be five (5) feet with an aggregate minimum distance between Dwellings of fifteen (15) feet.
6. Rear Yard Set Back: The minimum rear yard setbacks shall be fifteen (15) feet from the Rear Lot Line.
7. Minimum Square Footage: Except as provided for below, all Dwellings in the District will be subject to the following minimum finished living space requirements. Dwellings with Multiple stories shall have a ground floor area of 900 square feet:

Single-Story Dwellings	1300 square feet
Multi-Story Dwellings	1600 square feet

Orchard View “Area B” Standards. The purpose of this section is to provide detached single-family homes that target 55+ homeowners with an average lot size of approximately 9,700 Square Feet. The number of individual residential platted Lots shall not exceed 75, which represents an overall density of approximately 2.7 units per acre.

1. Minimum Lot size: The minimum Lot size shall be 7,800 square feet.
2. Lot Widths: All Lots in the District will have a minimum width of sixty (60) feet measured at a point twenty-five (25) feet from the Street Right-Of-Way.
3. Minimum Lot Frontage: The minimum Lot Frontage shall be thirty (30) feet measured between Side Lot Lines at the Street Right-Of-Way.

4. Front Yard Set Back: The minimum front yard setbacks shall be as follows and measured from the Street Right-Of-Way. The varying front yard setbacks below shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.

Two Car Garage:	Twenty-five (25) Feet
Three Car or Tandem Garages:	Twenty (20) Feet

5. Side Yard Set Back: The minimum side yard setbacks for all Lots will be five (5) feet with an aggregate minimum distance between Dwellings of ten (10) feet.
6. Rear Yard Set Back: The minimum rear yard setbacks shall be fifteen (15) feet from the Rear Lot Line.
7. Minimum Square Footage: Except as provided for below, all Dwellings in the District will be subject to the following minimum finished living space requirements. Dwellings with Multiple stories shall have a ground floor area of 900 square feet:

Single-Story Dwellings	1400 square feet
Multi-Story Dwellings	1600 square feet

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both “Area A” and “Area B”.

7.1 Section 6. Accessory Uses and Building Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Prohibited Structures: No other detached outbuildings or above ground pools shall be permitted in the District.

7.2 Section 6. Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

1. Perimeter Lots: In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibit B. Concept Development Plan** by the (*) or (o) shall meet the following perimeter lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.
 - i. Side Elevations: Those Lots indicated with a (*) shall require a minimum of three (3) different finish façade materials from the list below for each side and/or rear elevation. A brick or stone wainscot is required as one of the finished façade materials. This requirement excludes when dwellings with a hip roof whereas the requirement shall be two (2) different finish façade materials. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Materials: Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
 - ii. Rear Elevations: Those Lots indicated with (o) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') foot deep offset on the rear. The windows on said rear elevation shall have shutters and window

grids.

2. Front Elevation Masonry: All homes shall have masonry on at least 50% of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the home shall have a minimum masonry of at least 30%.
3. Roof Pitch: All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
4. Lighting: All Dwellings in the District shall have dusk-to-dawn carriage lights.
5. Shingles: All Dwellings shall have dimensional or architectural grade shingles with a 30 year warranty.
6. Windows: All Dwellings shall have shutters and window grids on the Front Facade windows of the Dwelling, excluding the Tudor elevations. All windows on all facades of the Dwelling shall have trim with a nominal thickness of 1"x4".
7. Siding: The primary building material for all facades shall be masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044") Colors of all exterior materials shall be chosen by the builder; however, such colors shall be in good taste and in accordance to the home style and current trends.
8. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed 45% of the linear footage of the primary elevation of the home.
9. Anti-Monotony: The same Dwelling Elevation will not be constructed on an adjacent Lot or directly across the Street so far as to ensure that significant architectural features will differentiate Dwellings within the District. The above Anti-Monotony standard shall count for one (1) point toward Article 6.3 Architectural Standards, Street Diversity.
10. Floor Plans and Elevations: Character exhibits, attached hereto as **Exhibit D. Elevations**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

7.3 Fence Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Fence and Wall Standards: No fences or walls shall be allowed in any drainage and/or utility easements on Lots.

7.4 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Dwelling Height. Primary Structures shall not exceed thirty-five (35) feet in height at the primary roof line.

7.5 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

1. Landscaping: All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6) feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18) inches in height at the time of planting.
2. Sod and Seedings: All dwelling shall have sod installed for the primary front yard. Dwellings built on Corner Lots shall have sod installed on all sides having Street frontage.

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.

1. Street Width: All Streets within the District shall be designed with a Right-Of-Way of fifty (50) feet with a minimum Street width of thirty-one (31) feet from back of curb to back of curb, with the exception of the frontage road. There shall be a four and a half (4.5) feet wide planting strip from back of curb to front edge of sidewalk.
2. Street Signage: The developer will be responsible for the cost of and the placement of all street signage as required by the Town.
3. On-Street Parking: On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
4. Utilities: All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
5. Tree Preservation Easement: A Tree Preservation Easement (T.P.E.) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non- evasive trees and shrubs. Said easement is designed to provide a natural barrier surround the development from existing homes and property.

6. Common Area Landscaping: The Common Area(s) abutting Spring Mill Road shall contain undulating mounds to include trees and shrubs as depicted in **Exhibit C. Landscape Plan**. The Common Area(s) abutting Casey Road shall contain landscaping in accordance with Article 6.3 Architectural Standards C. Single Family District – Residential Uses 1. Perimeter Lots B. ii. Qualifying Characteristics (d.).
7. Street Trees: One (1) Canopy street tree shall be planted on an average of forty-five (45) feet of road frontage with a minimum of one (1) street tree per lot. Linear road frontage shall be calculated to figure exact number of trees to be planted. Street trees shall be located in the planting strip between the street and the sidewalk.
8. Mailboxes: Dwellings in the District shall have individual mailboxes to be installed by the developer for each Dwelling. Mailboxes will be installed along one side of the street in accordance with the local United States Postal Service (USPS).
9. Prohibited Structures: No other detached outbuildings or above ground pools shall be permitted in the District.

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

Section 10. Subdivision of Land. The standards of Section 25: Subdivision Control Regulations in the Subdivision and Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

PASSED AND ADOPTED THIS_____day of_____, 20_____.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Mark Keen

Mark Keen

Mark Keen

Robert Horkay

Robert Horkay

Robert Horkay

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steve Hoover

Steve Hoover

Steve Hoover

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

EXHIBIT A

Legal Description

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

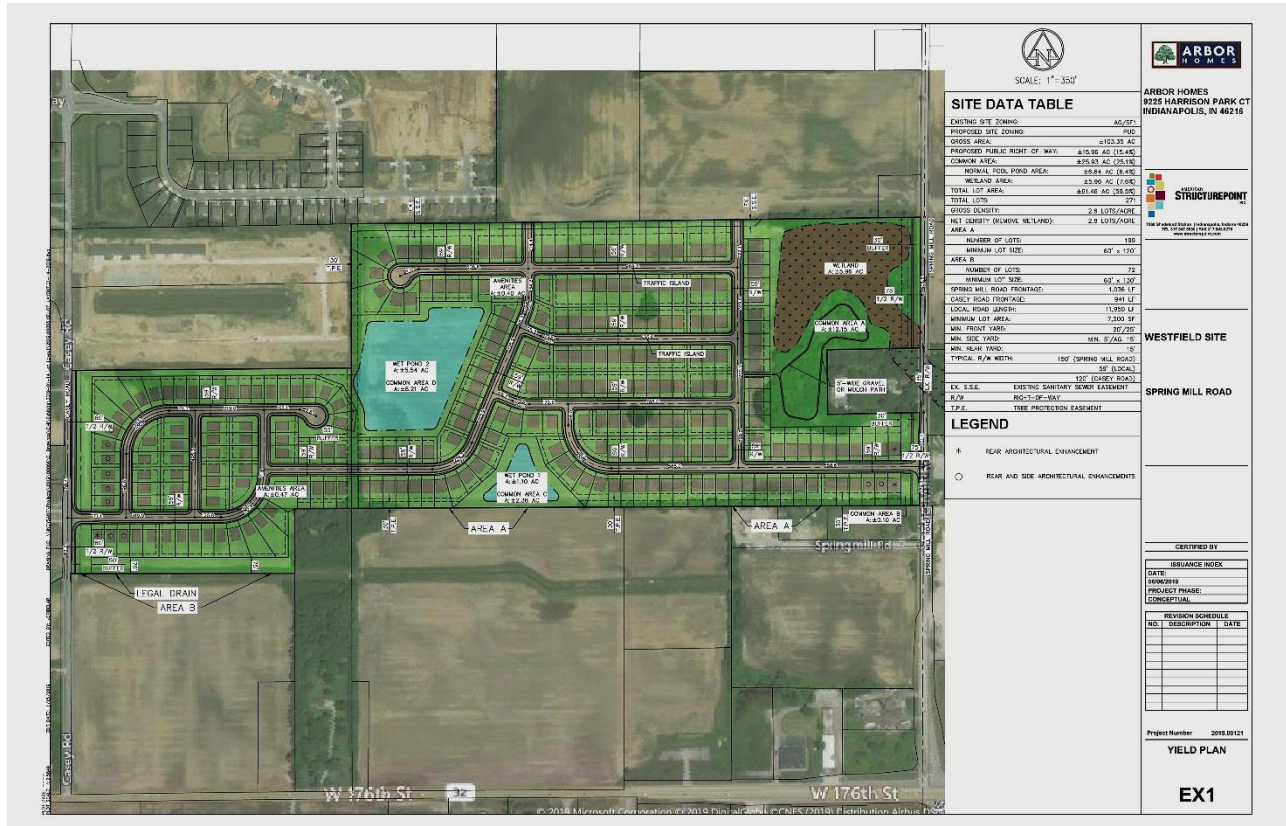
ALSO:

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the north line of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along said north line to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.270 acres, more or less.

Exhibit B

Concept Plan



Landscape Plan

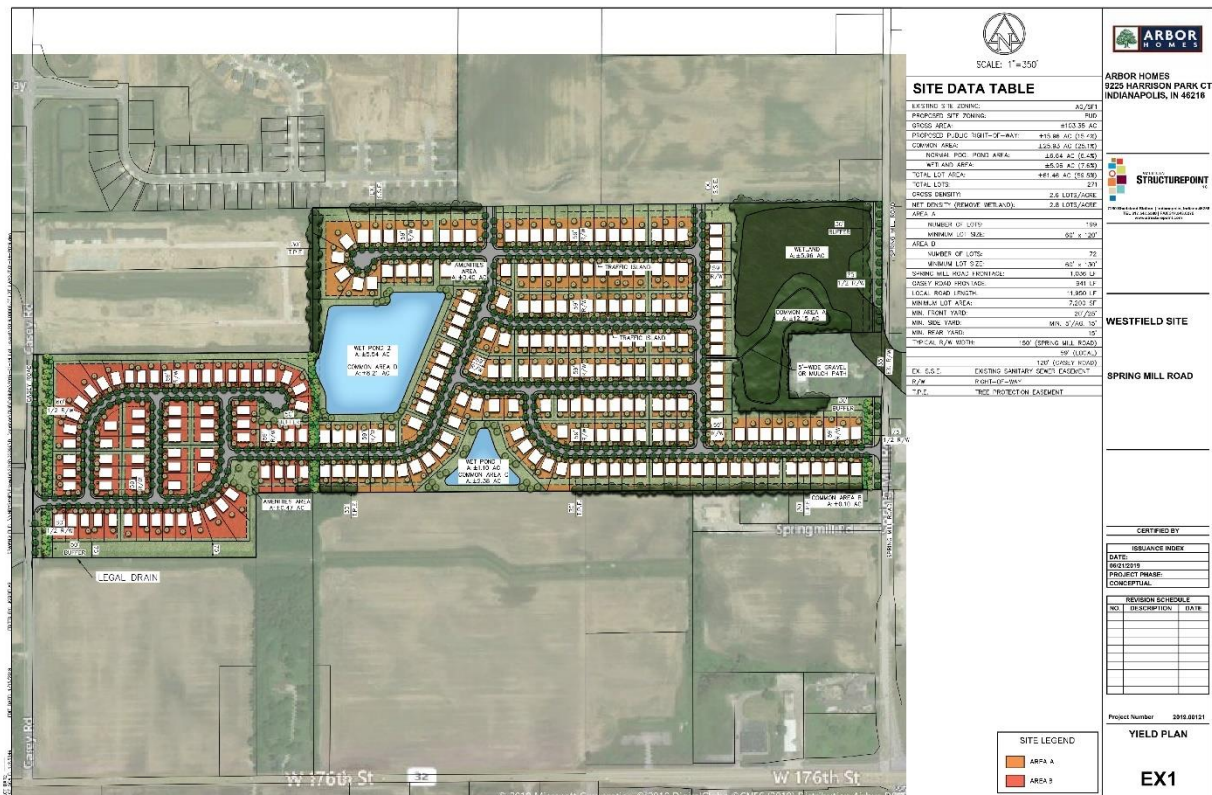


EXHIBIT D

Character Exhibits





ARBOR
H O M E S

THE ASHTON



Ashton P: shown with optional brick & shutters



Ashton A
shown with optional shutters



Ashton B
shown with optional shutters & brick



ARBOR
H O M E S

THE ASPEN



Aspen B: shown with optional brick & shutters



Aspen A
shown with optional
front porch, railing
& brick



Aspen
Traditional
available in select
communities



Aspen
Craftsman
available in select
communities



Aspen
Tudor
available in select
communities



ARBOR
H O M E S

THE BRADFORD



Bradford A: shown with optional brick & shutters



Bradford B
shown with optional
brick & shutters



Bradford
Traditional
available in select
communities



Bradford
Craftsman
available in select
communities



Bradford
Tudor
available in select
communities



ARBOR
H O M E S

THE CHESTNUT



Chestnut A
shown with optional brick & shutters



Chestnut Craftsman
available in select communities



Chestnut B
shown with optional brick & shutters



Chestnut Traditional
available in select communities



Chestnut C
shown with optional brick & shutters



Chestnut Tudor
available in select communities



ARBOR
H O M E S

THE COOPER



Cooper B: shown with optional brick & shutters



Cooper A
shown with optional
brick



Cooper
Traditional
available in select
communities



Cooper
Craftsman
available in select
communities



Cooper
Tudor
available in select
communities



ARBOR
H O M E S

THE COTTONWOOD



Cottonwood A: shown with optional brick & shutters



Cottonwood B
shown with optional
brick



Cottonwood
Traditional
available in select
communities



Cottonwood
Craftsman
available in select
communities



Cottonwood
Tudor
available in select
communities



ARBOR HOMES

THE EMPRESS



Empress A
shown with optional brick & shutters



Empress Craftsman
available in select communities



Empress B
shown with optional brick & shutters



Empress Traditional
available in select communities



Empress C
shown with optional brick & shutters



Empress Tudor
available in select communities



ARBOR HOMES

THE LINDEN



Linden A
shown with optional brick & shutters



Linden Craftsman
available in select communities



Linden B



Linden Craftsman
available in select communities



Linden C
shown with optional brick & shutters



Linden Craftsman
available in select communities



ARBOR
H O M E S

THE MAGNOLIA



Magnolia C: shown with optional brick, shutters & porch railing



Magnolia A
shown with optional shutters



Magnolia B
shown with optional shutters & brick



ARBOR HOMES

THE MULBERRY



Mulberry A
shown with optional brick



Mulberry Craftsman
available in select communities



Mulberry B
shown with optional brick



Mulberry Traditional
available in select communities



Mulberry C
shown with optional brick, shake siding & shutters



Mulberry Tudor
available in select communities



ARBOR HOMES

THE NORWAY



Norway A
shown with optional brick & shutters



Norway Craftsman
available in select communities



Norway B
shown with optional brick & shutters



Norway Traditional
available in select communities



Norway C
shown with optional brick & shutters



Norway Tudor
available in select communities



ARBOR
H O M E S

THE SPRUCE



Spruce A: shown with optional brick & shutters



Spruce B
shown with optional
brick & shutters



Spruce
Traditional
available in select
communities

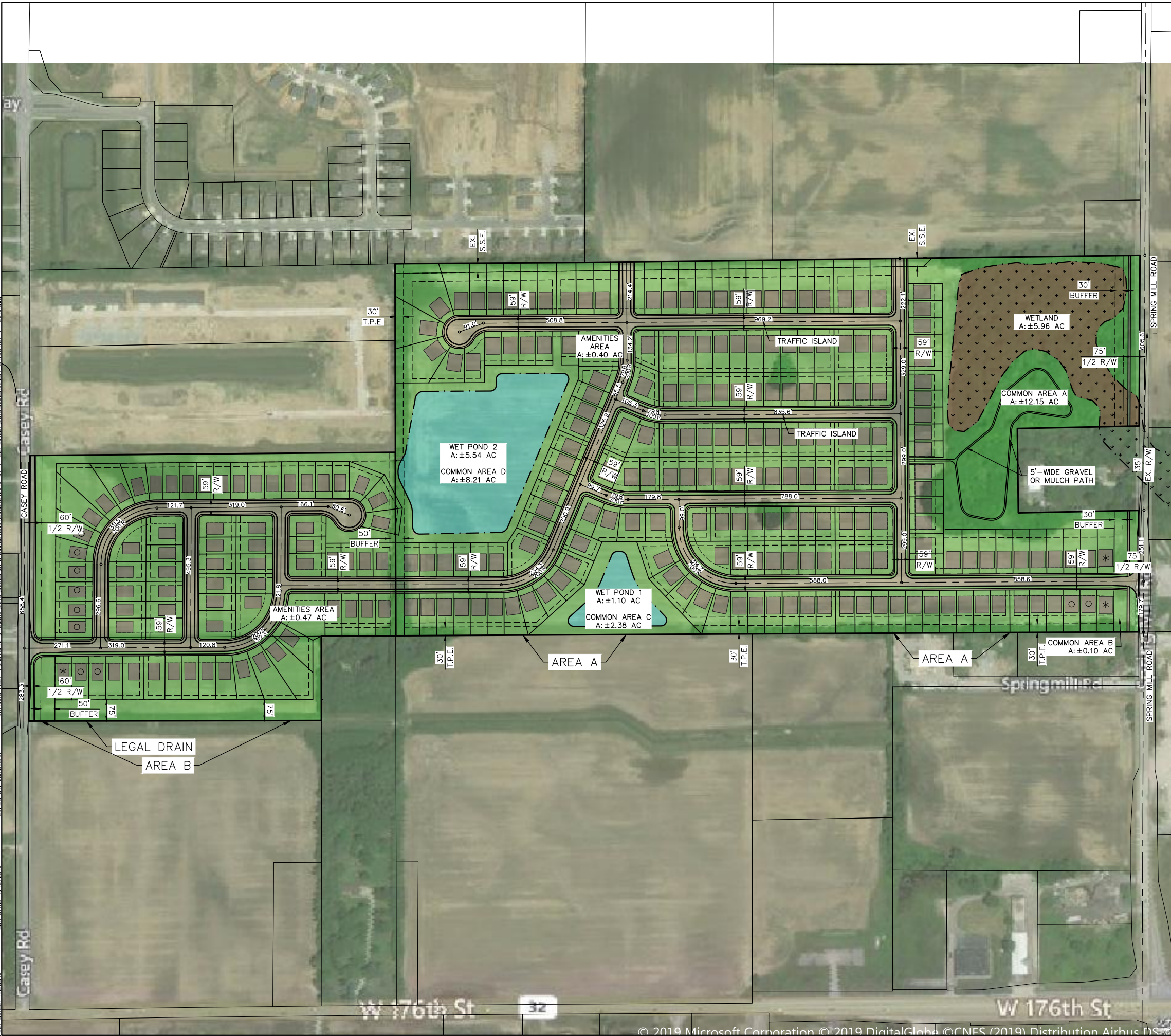


Spruce
Craftsman
available in select
communities



Spruce
Tudor
available in select
communities

PLOT DATE: 1/15/2019
 PLOT SCALE: 1"=350'
 DRAWING FILE: \\INDVS\NP\Projects\2019\000064\0_Drawings\Civil\Exhibits\2019-01-14_Lot Layout\2019.000066.CE.LOT_LAYOUT_01-14-2019.dwg
 EDITED BY: JORIBEL AR



SCALE: 1"=350'

SITE DATA TABLE

EXISTING SITE ZONING:	AG/SF1
PROPOSED SITE ZONING:	PUD
GROSS AREA:	±103.35 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±15.96 AC (15.4%)
COMMON AREA:	±25.93 AC (25.1%)
NORMAL POOL POND AREA:	±6.64 AC (6.4%)
WETLAND AREA:	±5.96 AC (7.6%)
TOTAL LOT AREA:	±61.46 AC (59.5%)
TOTAL LOTS:	271
GROSS DENSITY:	2.6 LOTS/ACRE
NET DENSITY (REMOVE WETLAND):	2.8 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	199
MINIMUM LOT SIZE:	60' x 120'
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60' x 130'
SPRING MILL ROAD FRONTAGE:	1,036 LF
CASEY ROAD FRONTAGE:	941 LF
LOCAL ROAD LENGTH:	11,950 LF
MINIMUM LOT AREA:	7,200 SF
MIN. FRONT YARD:	20'/25'
MIN. SIDE YARD:	MIN. 5'/AG. 15'
MIN. REAR YARD:	15'
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD)
	59' (LOCAL)
	120' (CASEY ROAD)
EX. S.S.E.	EXISTING SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
T.P.E.	TREE PROTECTION EASEMENT

LEGEND

- * REAR ARCHITECTURAL ENHANCEMENT
- REAR AND SIDE ARCHITECTURAL ENHANCEMENTS



ARBOR HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216



7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

WESTFIELD SITE

SPRING MILL ROAD

CERTIFIED BY

ISSUANCE INDEX

DATE:
06/06/2019
PROJECT PHASE:
CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00121

YIELD PLAN

EX1



SCALE: 1"=350'

SITE DATA TABLE

EXISTING SITE ZONING:	AG/SF1
PROPOSED SITE ZONING:	PUD
GROSS AREA:	±103.35 AC
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	59' (LOCAL)
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EX. S.S.E.	EXISTING SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
T.P.E.	TREE PROTECTION EASEMENT



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AMERICAN
STRUCTUREPOINT
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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

WESTFIELD SITE

SPRING MILL ROAD

CERTIFIED BY

ISSUANCE INDEX		
DATE:	06/21/2019	
PROJECT PHASE:	CONCEPTUAL	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00121

YIELD PLAN

EX1

SITE LEGEND

- AREA A
- AREA B

PLOT DATE: 1/15/2019
PLOT SCALE: 1"=350'
DRAWING FILE: \\INDYSAMP\Projects\2019\000653.D - Drapinda\Civil\Exhibits\2019-01-14 - Lot Layout\2019.000653.CE.LOT LAYOUT.01-14-2019.dwg
EDITED BY: JCBELAR



ARBOR
H O M E S

THE ASHTON



Ashton P: shown with optional brick & shutters



Ashton A
shown with optional shutters



Ashton B
shown with optional shutters & brick



ARBOR
H O M E S

THE ASPEN



Aspen B: shown with optional brick & shutters



Aspen A
shown with optional
front porch, railing
& brick



Aspen
Traditional
available in select
communities



Aspen
Craftsman
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communities



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Chestnut C
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Chestnut Tudor
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Cooper A
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brick



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Tudor
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communities



ARBOR
H O M E S

THE COTTONWOOD



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Cottonwood B
shown with optional
brick



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Spruce
Craftsman
available in select
communities



Spruce
Tudor
available in select
communities

Notes for Orchard View of Westfield Neighborhood Meeting

Date of Meeting: July 23, 2019

Location: Oak Trace Elementary

Presenters: Eric Douthit (CCHA), Paul Munoz (Arbor Homes) and Mike Campbell (Arbor Homes)

On July 23, 2019, a neighborhood meeting was held for the proposed Arbor Homes project known as Orchard View located north of SR 32 between Springmill Road and Casey Road. Approximately 15-20 citizens attended in addition to City Staff and City Councilors. Most of the citizens suggested or stated that they were from Spring Orchard, a neighborhood in the Springmill Trails PUD in Westfield in which Arbor Homes built their traditional Arbor product on existing home sites provided by another developer.

The majority of the questions focused on the fact that within the Springmill Trails PUD a pool had been contemplated, but had not been completed. There was a significant amount of discussion as to the responsibility of building the pool and the expectations of when the pool would be completed. The citizens were reassured that the obligation to construct a pool has not been eliminated but has been confirmed as part of the Gristmill Crossing residential district.

There was a question regarding the grading/landscaping on a lot on Ogala Drive in Spring Orchard. Mr. Campbell indicated he was not aware of the issue but would take steps to correct the same in a manner consistent with Arbor Homes' obligations.

There was a question regarding disclosures to the homeowners - specifically, whether the ponds would be dry ponds or wet ponds. Arbor Homes confirmed that it is the developer and sole builder of this proposed location. Further engineering studies would be completed in advance of potential buyers selecting lots. Buyers will know whether the ponds are wet or dry.

An Arbor Homes owner also asked if the potential new homebuyers would be made aware of the material options available. Arbor Homes informed them that the buying process had recently been restructured and invited all those present to visit its new design center to see how those items are selected so that future homeowners would clearly understand and appreciate the numerous options available.

Mr. Campbell confirmed that all selections are now made at the design center where home buyers have the ability to select exactly what options are important to them and how the final product will look. The response was met with approval.

There was a question regarding connectivity between this neighborhood and other neighborhoods. Arbor Homes confirmed that it would comply with the Westfield Comprehensive Plan in an effort to connect both vehicular and pedestrian traffic to the neighborhoods to the west-northwest as well as making connectivity available for future

development. Arbor agreed to work with the Spring Orchard community in an effort to create pedestrian connectivity between the communities.

There was a question with regards to the nature of the age targeted homes in the Destination Series, specifically, what kinds of covenants and restrictions would be imposed and what steps would be taken to encourage those kinds of residents. Arbor Homes discussed the covenants and restrictions, price point and the nature of the underlying upgrades that, through Arbor Homes' research, met the needs and desires of the "empty-nester" demographic.

There was not significant discussion about any underlying issues with the Orchard View itself. Several citizens reiterated their satisfaction with their Arbor Home, but were unhappy with the state of the community pool.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 5, 2019
1908-PUD-22

Petition Number: 1908-PUD-22

Project Name: Spring Mill Centre PUD

Subject Site Address: Northeast corner of SR 32 and Spring Mill Road (the "Property")

Petitioner: Zentz Consulting, LLC

Representative: Clark Quinn Law

Request: Requests a change in zoning review of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre Planned Unit Development (PUD) District.

Current Zoning: EI, OI and AG-SF1

Current Land Use: Industrial / Agriculture / Residential

Approximate Acreage: 57 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ordinance 19-28
6. Neighborhood Meeting Summary

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the July 8, 2019, City Council meeting. The petitioner held a neighborhood meeting at the City Services Building on July 31, 2019 (see **Exhibit 6**). The petition will receive a public hearing at the August 5, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northeast corner of SR 32 and Spring Mill Road (see **Exhibit 2**).



Property Description: The Property is currently in the process of being rezoned to the Spring Mill Centre PUD District (Ordinance 19-28, *pending*). The proposed PUD Ordinance establishes the GB: General Business and EI: Enclosed Industrial Districts as the underlying zoning districts.

Permitted Uses: The proposed PUD Ordinance defaults to the uses of the Underlying Zoning of GB and EI Districts and adds the following uses:

Area I (GB Underlying): One (1) Gasoline Service Station.

Area II (GB Underlying): All uses permitted in the GO: General Office District, Engineering, research and testing laboratories, Nursing Home, Assisted Living Facility and Hospice.

Area III (EI Underlying): All uses permitted in the GO District, Hotel (or Motel), Nursing Home, Assisted Living Facility, Retail, High Intensity and Hospice.

Prohibited Uses (All Areas): Special Exception Uses, except as otherwise permitted herein, Adult Entertainment Establishment, Heliport, Bus Stations and Auction Room.

General Regulations: The proposed PUD Ordinance defaults to the standards of the applicable Underlying Zoning District and as modified below:

Minimum Lot Area: No minimum

Minimum Tract Requirement: No minimum

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

Minimum Lot Width: No minimum

Maximum Lot Coverage: No maximum

Minimum Building Setback Lines:

- | | |
|--|------------|
| 1. State Road 32: | No minimum |
| 2. Tournament Trail: | 10' |
| 3. Spring Mill Road: | |
| a. Area III: | 20 Feet |
| b. All Other Subdistricts: | No minimum |
| 4. All other streets (e.g., internal to District): | 15 Feet |
| 5. District Perimeter Not Abutting Street: | 20 Feet |
| 6. All Other Setback Lines: | No minimum |

Overlay Districts: The State Highway 32 Overlay District shall only apply to Area I, with the following exceptions:

Article 5.3(F)(7) shall not apply.

Building Size Requirements:

1. Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area I.
2. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning Districts with the modifications to the Development Standards as briefly highlighted below:

Accessory Buildings: The proposed ordinance defaults to the UDO's Accessory Use and Building Standards, except enclosures are permitted within the Established Front Yard along Tournament Trail within Area I or any parcel in any Area with three (3) or more Front Yards.

Architectural Standards: The proposed ordinance defaults to the UDO's Architectural Standards and in addition, the below standards shall apply:

1. Area II: Article 5.3(J) (State Highway 32 Overlay District - Architectural Design Requirements) shall apply, with exceptions highlighted in the proposed ordinance.
2. Area III: Article 6.3(G)(2) (Building Facades for Industrial District Architectural Standards) shall not apply and other exceptions highlighted in the proposed ordinance.

Landscaping Standards: The proposed ordinance defaults to the UDO's Landscaping Standards except where the following sections have been modified: Foundation Plantings, External Street Frontage Landscaping and Parking Area Landscaping.

Lighting Standards: The proposed ordinance defaults to the UDO's Lighting Standards except that all light fixtures shall be decorative throughout the District and shall be of a design and quality compatible with an established development theme throughout the District integrated with the Building style, material and color.

Outdoor Storage and Display: The proposed ordinance defaults to the UDO's Outdoor Storage and Display Standards except as otherwise modified below:

1. Area I: Outdoor storage is prohibited.
2. Area II: Outdoor storage is permitted in accordance with UDO Article 6.12(C)(1).
3. Area III: Outdoor storage is permitted in accordance with UDO Article 6.12(D)(2) and where the materials for fence screening have been modified.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of



the office and service uses are contemplated as appropriate uses within the Employment Corridor area. The Comprehensive Plan is not law; rather, it 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 is scheduled for the August 5, 2019, 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.

Council Introduction: The petition was introduced at the July 8, 2019, Council meeting.

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the August 5, 2019, Plan Commission Meeting.

2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

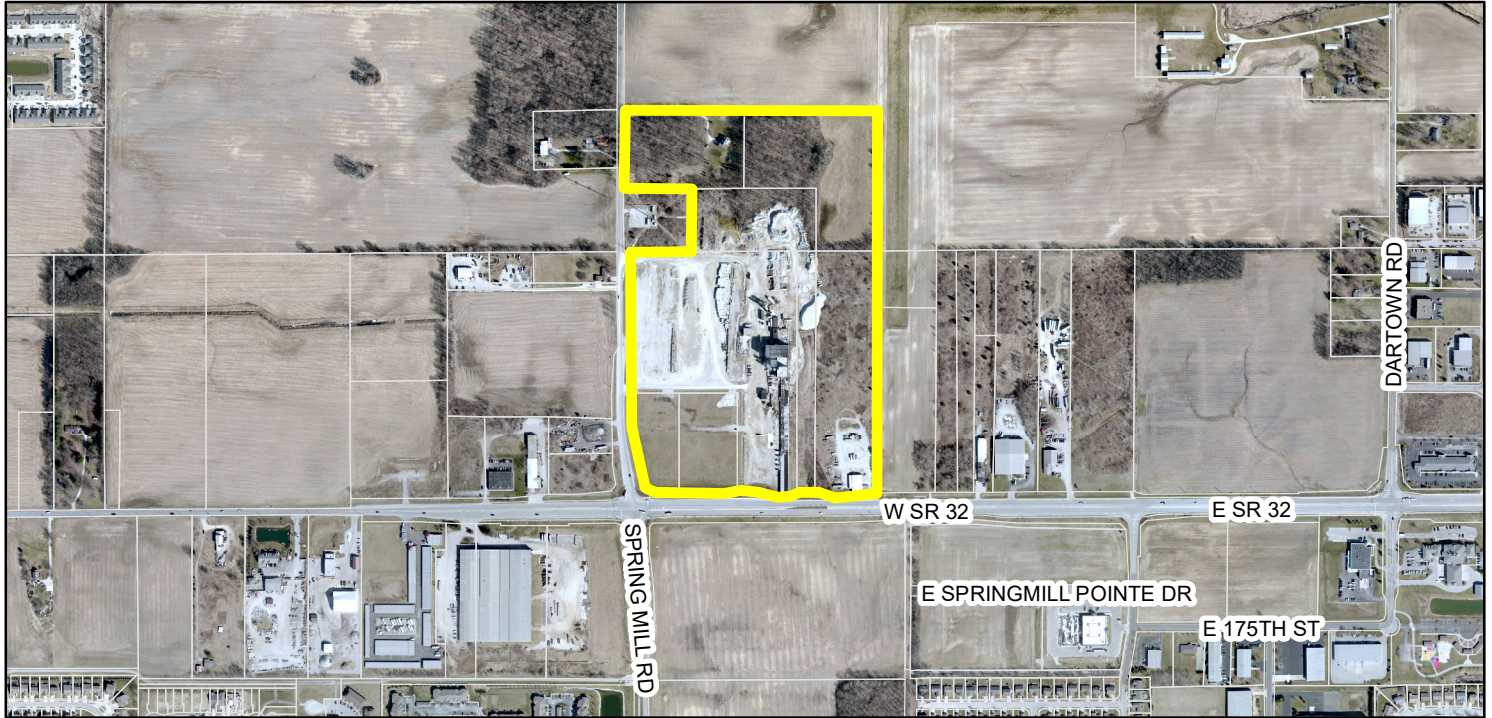
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



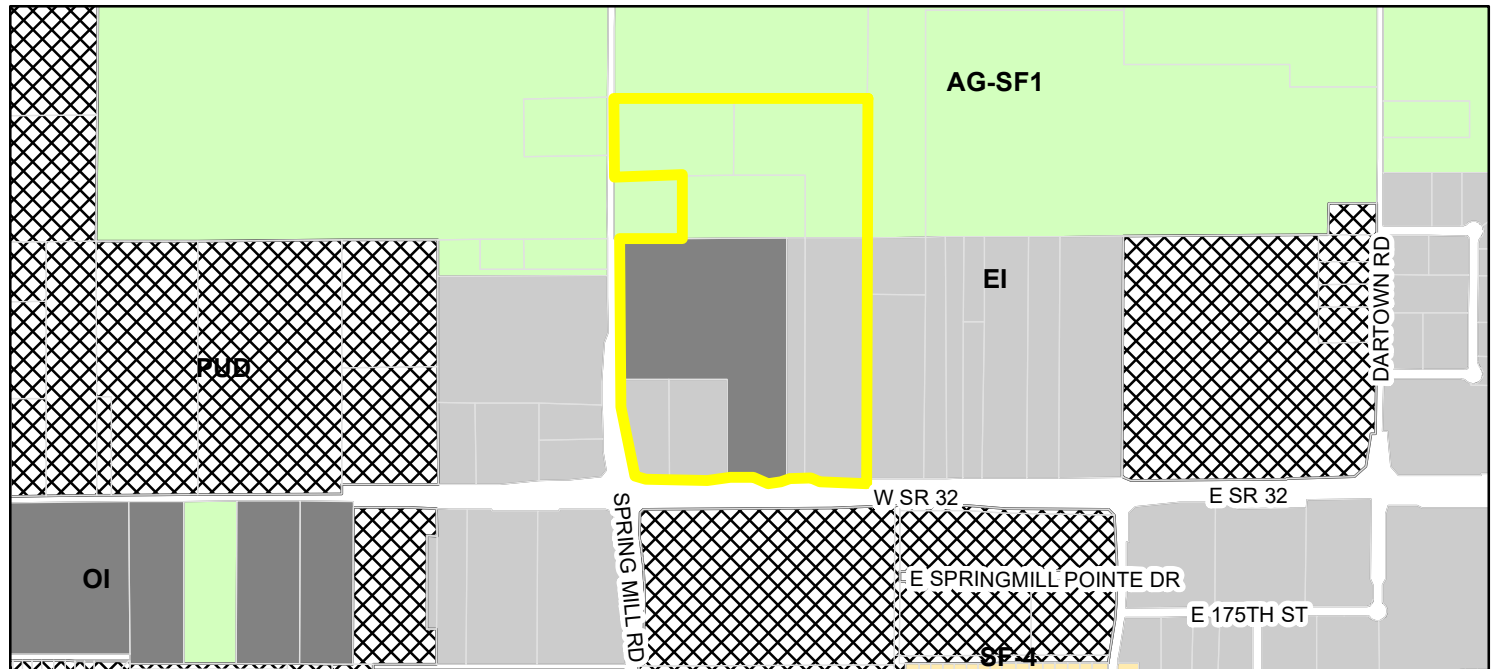
Property Location Map
Spring Mill Centre
Planned Unit Development
1908-PUD-22



Aerial Location Map



Zoning Map



	Parcel		EI (Enclosed Industrial)
Zoning - All			OI (Open Industrial)
Zoning			PUD (Planned Unit Development)
	AG-SF1 (Agriculture - Single Family - 1)		SF-4 (Single Family - 4)



SPRING MILL CENTRE - CONCEPT PLAN AREAS



SPRING MILL CENTRE - AREA I CHARACTER



SPRING MILL CENTRE - AREA II CHARACTER



SPRING MILL CENTRE - AREA III CHARACTER

ORDINANCE NUMBER 19-28

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1908-PUD-22**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1908-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the " **Spring Mill Centre PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include State Road 32 and Spring Mill Road identified and labeled on the Concept Plan.
- 2.4 Street, Secondary: Any public right of way which is not a Primary Street.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan*. The District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II and Area III (individually a "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict, as generally depicted in the Concept Plan, shall be permitted to increase or decrease by fifteen (15) percent.

The Concept Plan provides a general vision for the development of the District, whereas the final layouts and site plans shall be substantially similar

to Exhibit B, subject to administrative approval of any minor deviations therefrom.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 Area I Subdistrict: GB: General Business District
- 4.2 Area II Subdistrict: GB: General Business District
- 4.3 Area III Subdistrict: EI: Enclosed Industrial

Section 5. **Permitted Uses.** The permitted uses within each Subdistrict shall be as set forth below:

- 5.1 Area I Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. One (1) Gasoline Service Station.
- 5.2 Area II Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the GO: General Office District.
 - C. Engineering, research and testing laboratories.
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Hospice.
- 5.3 Area III Subdistrict:
 - A. All uses permitted in the EI: Enclosed Industrial District.
 - B. All uses permitted in the GO: General Office District.
 - C. Hotel (or Motel).
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Retail, High Intensity.

H. Hospice.

5.4 Prohibited Uses (All Areas):

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

C. Heliport.

D. Bus Stations.

E. Auction Room.

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

6.1 Minimum Lot Area: No minimum

6.2 Minimum Tract Requirement: No minimum

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

6.4 Minimum Lot Width: No minimum

6.5 Maximum Lot Coverage: No maximum

6.6 Minimum Building Setback Lines:

A. State Road 32: No minimum

B. Tournament Trail: 10'

C. Spring Mill Road:

i. Area III: 20 Feet

ii. All Other Subdistricts: No minimum

D. All other streets (e.g. internal to District): 15 Feet

E. District Perimeter Not Abutting Street: 20 Feet

F. All Other Setback Lines: No minimum

Section 7. **Overlay Districts**

7.1 State Highway 32 Overlay District: The standards of *Article 5.3 State Highway 32 Overlay District* (the "32 Overlay") shall only apply to Area I, with the following exceptions:

A. Article 5.3(F)(7) shall not apply. .

B. Building Size Requirements:

- i. Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area I.
- ii. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

Section 8. **Development Standards.** The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.1 Accessory Use and Buildings: Shall apply; however, *Article 6.1(H)(2) Screening of Receptacles and Loading Areas* shall be modified to permit enclosures within Area I to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.

8.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Area II Subdistrict: Article 5.3(J) shall apply to Area II Subdistrict, except as modified below:

- i. Additional Primary Permitted Building Façade materials shall include: Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block(textured).
- ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
- iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
- iv. If materials other than Masonry Materials are utilized as the primary material on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures(e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

C. Area III Subdistrict: The following shall apply to Area III Subdistrict:

- i. Article 6.3(G)(2) Shall not apply
- ii. Primary Permitted Building Façade materials shall include: Masonry Materials, Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels, and E.I.F.S. Architectural Insulated Panels and E.I.F.S shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
- iii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
- iv. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.

- v. The primary color of Building Façades shall be neutral tones. Brighter colors may only be used as limited accents.
- vi. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- vii. The following shall apply to each Building Façade visible from and oriented toward a Primary Street:
 - a. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - b. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.

D. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building is Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
- C. Parking Area Landscaping (Article 6.8(O)): Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- D. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

8.4 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

- A. Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

8.5 Article 6.12 Outdoor Storage and Display: Shall apply, except as otherwise modified below:

- A. Area I Subdistrict: Outdoor storage is prohibited.
- B. Area II Subdistrict: For areas not within one hundred (100) feet of the right-of-way, the following shall apply:

- i. Outdoor storage shall be permitted in accordance with 6.12(C)(1) of the UDO.

C. Area III Subdistrict

- i. Outside storage shall be only permitted in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.
- ii. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence or masonry fence, the style of which shall be consistent throughout the Area III Subdistrict.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 19-28** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-28**

this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-28**

this _____ day of _____, 2019.

_____, Mayor

_____, Mayor

THIS DOCUMENT PREPARED BY: RUSSELL L. BROWN, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

PARCEL 1 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 689.32 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID

SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST 725.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 320.10 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID 4.878 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 325.00 FEET ALONG THE EAST LINE OF SAID 4.878 ACRE TRACT OF LAND TO ITS NORTHEAST CORNER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 368.82 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ALONG THE NORTH LINE OF SAID 4.878 ACRE TRACT OF LAND TO THE POINT OF BEGINNING. CONTAINING 8.72 ACRES, MORE OR LESS.

TRACT I – Haehl Group

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO A POINT ON A BOUNDARY LINE (6TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET ALONG SAID BOUNDARY LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 600.0 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES EAST 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A BOUNDARY CORNER (TERMINUS OF 4TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 19.1 ACRE TRACT OF LAND; 1.) THENCE NORTH 600.0 FEET; 2.) THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET TO A POINT BEING NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

TRACT II – Haebl Group

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST AT A POINT 600.00 FEET NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST (ASSUMED BEARING) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 600.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 600.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 72447 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 345.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 325.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 653.82 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 1647.35 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 398.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.959 ACRES, MORE OR LESS.

EXCEPTING FROM SAID TRACT I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.50 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 46.18 FEET; THENCE SOUTHERLY 109.79 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,700.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 01 DEGREE 28 MINUTES 49 SECONDS EAST AND A LENGTH OF 109.77 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 31 SECONDS EAST 146.19 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE SOUTH 64 DEGREES 58 MINUTES 02 SECONDS EAST 57.84 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 360.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 66.55 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 65.78 FEET TO THE NORTH BOUNDARY OF SR. 32; THENCE

NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE EAST BOUNDARY OF SAID SPRING MILL ROAD; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.541 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 40.00 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 240.86 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD; THENCE SOUTH 10 DEGREES 56 MINUTES 13 SECONDS EAST 50.99 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 190.80 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.050 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063:

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE NORTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 65.78 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 19.04 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 00 SECONDS EAST 65.19 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 24 SECONDS EAST 75.66 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 15 SECONDS EAST 29.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 58.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 10.00 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 58 SECONDS EAST 52.20 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 55 SECONDS EAST 64.95 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS WEST 60.05 FEET ALONG SAID EAST LINE TO THE NORTH BOUNDARY OF SAID SR. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 398.82 FEET ALONG

THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.529 ACRES, MORE OR LESS.

Tract I – POTFH

A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana. Being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1318.19 feet (by Deed- 1318.29 feet measured) to the Southeast corner of the Southwest Quarter of said Southwest Quarters, aid corner being collinear with and equidistant from the Southwest corner and the Southeast corner of said Southwest Quarters, aid corner also being the point of beginning of this description; thence South 89 degrees 39 minutes 49 seconds West 319.38 feet (by Deed- 319.47 feet) measured to a point being North 89 degrees 39 minutes 49 seconds East 998.82 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 01 second East 1322.29 feet (by Deed- North 00 degrees 01 minute 06 seconds East 1323.95 feet measured) to a point on the Northline of the Southwest Quarter of said Southwest Quarters, aid point being North 89 degrees 46 minutes 55 seconds East (by Deed- North 89 degrees 41 minutes 52 seconds East measured) 998.82 feet from the Northwest corner of the South Half of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 320.14 feet (by Deed- North 89 degrees 41 minutes 52 seconds East 319.27 feet measured) to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.63 feet (by Deed- South 00 degrees 00 minutes 35 seconds West 1323.76 feet measured) to the point of beginning.

EXCEPTING THEREFROM: A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Section; thence South 89 degrees 59 minutes 05 seconds East 998.82 feet along the South line of said Section to the prolonged West line of the grantor's land; thence North 0 degrees 18 minutes 10 seconds East 25.00 feet along said West line prolonged to the North boundary of S.R. 32 and the point of beginning of this description; thence North 0 degrees 18 minutes 10 seconds East 60.06 feet along the West line of the grantor's land; thence South 87 degrees 22 minutes 55 seconds East 45.27 feet to a point; thence South 63 degrees 25 minutes 11 seconds East 44.72 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 100.00 feet to a point; thence South 0 degrees 00 minutes 55 seconds West 5.00 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 134.17 feet to a point on the East line of the grantor's land; thence South 0 degrees 21 minutes 18 seconds West 33.00 feet along said East line to the North boundary of said S.R. 32; thence North 89 degrees 59 minutes 05 seconds West 319.49 feet along the boundary of said S.R. 32 to the point of beginning.

EXHIBIT B
CONCEPT PLAN

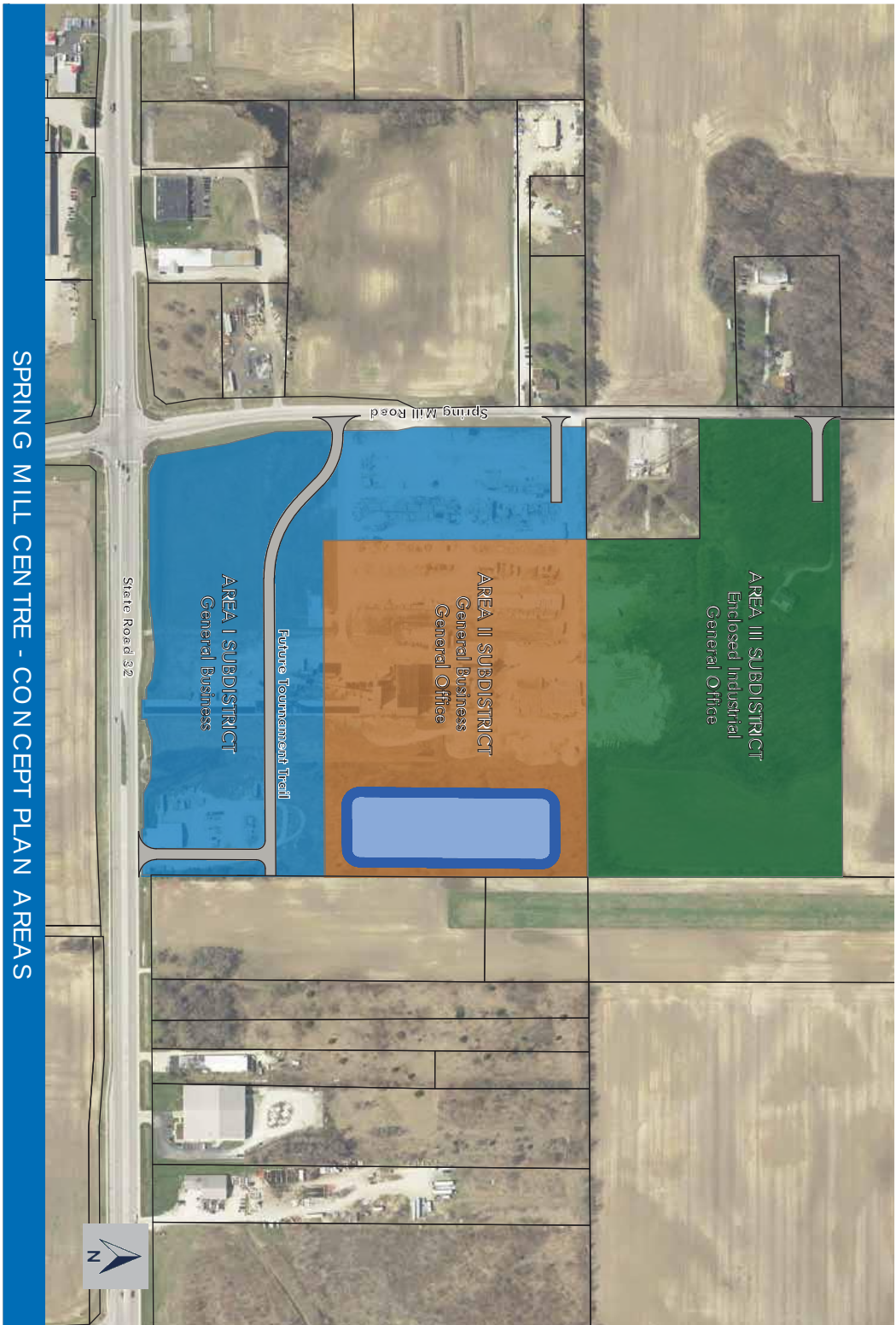
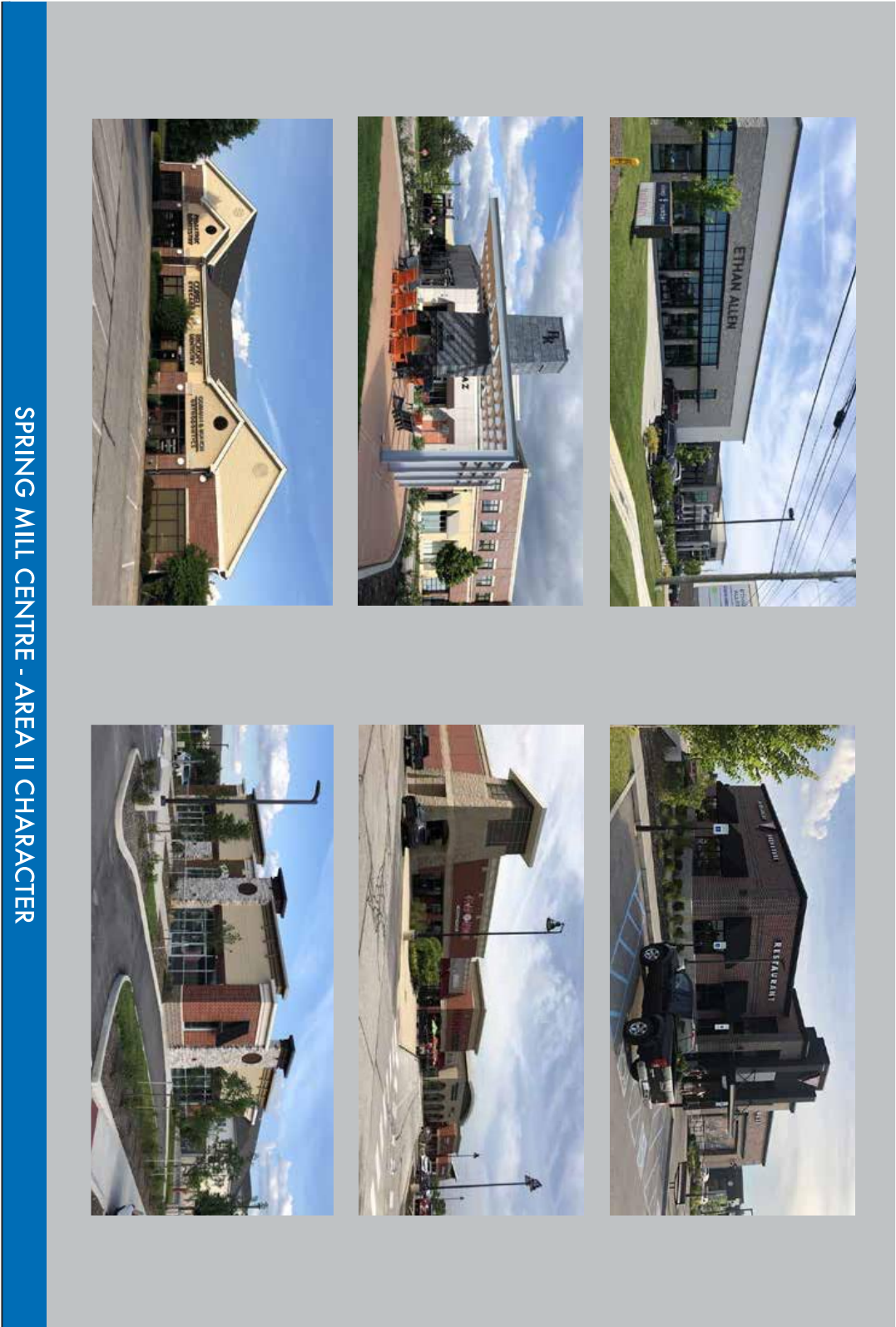


EXHIBIT C
CHARACTER EXHIBIT AREA I

SPRING MILL CENTRE - AREA I CHARACTER



EXHIBIT C
CHARACTER EXHIBIT AREA II



SPRING MILL CENTRE - AREA II CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA III



SPRING MILL CENTRE - AREA III CHARACTER

Spring Mill Centre Neighborhood Meeting
7/31 6:00 pm

Public in attendance: 1
Councilmembers in attendance: none

Begin at 6:05
Randy Zentz explains the project.

Q: Will you be potentially removing the trees?

A: Will most likely have to plant more trees than what currently exist because of UDO requirements. Most likely will need to thin out trees in some areas for development but would like to see the trees stay where they can. Will be working on preserving as many trees as possible when that step of designing the development happens.

Q: Concern for the changes in what has previously happened, that flooding and what will happen to the wetlands.

A: We are working on how to approach and will likely need to work with IDEM more in the future for the Wetlands, most likely will need to heavily mitigate. All flooding concerns should be answered and more because of County requirements for retention and drainage. Engineering will be done later, but likely will help your home's drainage problems when the development begins.

Q: How will current traffic issues be addressed and how will the road be adjusted to accommodate new traffic?

A: Public Works will be working with us as we move forward. Currently there is plans to connect Tournament Trails to relieve connection along 32 and improvements to be made along Springmill Road when that part of engineering comes into the process. City's Engineer will be key in helping make sure that increased traffic is addressed and that the development is beneficial to the overall transportation plan.

Randy Zentz gives details on the Monday, August 5th Meeting and encourages the citizen to give any additional feedback to help make sure that any problems are addressed as the project moves forward.

6:40 end



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 1, 2019
1907-PUD-19
Exhibit 1

Docket Number: 1907-PUD-19 (Ordinance No. 19-22)

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger

Request: An amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

Current Zoning: Westchester PUD District (Ord. 17-46)

Current Land Use: Residential under development

Property History: 1712-PUD-24 (Westchester PUD Ordinance 17-46)
1804-SPP-05 & 1804-ODP-05 (Primary Plat and Overall Development Plan for Northwind, approved at 4/16/18 APC meeting)
1804-SPP-06 & 1804-ODP-06 (Primary Plat and Overall Development Plan for Westchester, approved at 4/16/18 APC meeting)
1807-SFP-30 (Secondary Plat for Westchester Section 1, not yet recorded)
1807-SFP-31 (Secondary Plat for Northwind Section 1, not yet recorded)
1812-SPP-21 & 1812-ODP-21 (Primary Plat and Overall Development Plan for Southwind, approved at 12/17/18 APC meeting)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-22 Redlined
4. Proposed Ordinance 19-22 Clean
5. Proposed Modified Commitments
6. Westchester PUD Ordinance 17-46
7. Existing Commitments
8. Petitioner's Narrative
9. Neighborhood Meeting Summary
10. Petitioner's Response to Issue List

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments. The amendment will apply to the 149.8 acres +/- that are planned as residential, located on the east side of Towne Road between 151st Street and 169th Street (the "Real Estate") (see **Exhibit 2**).

Property History: The original Westchester PUD District (Ord. 17-46, see **Exhibit 5**) was adopted on January, 8 2018, and included a set of Voluntary Commitments (the “Existing Commitments”, see **Exhibit 6**). The PUD encompassed approximately 309 acres, and included the existing Wood Wind Golf Course and three areas for residential development. Primary Plats have been approved for all three residential areas. A Secondary Plat has also been recorded for one of the section, with other going through the review process currently.

AMENDMENT REQUEST

The Petitioner requests this amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments. The amendment will remove two (2) standards from the Existing Commitments (see **Exhibit 6**) and insert them into the PUD via a PUD Amendment (see **Exhibit 3**). As described in the Petitioner’s Narrative (see **Exhibit 7**), one of the standards is being moved verbatim and the other is proposed to be modified. Both standards are further described below.

Builder Mix: Section 1, paragraph 5 of the Existing Commitments prohibits a single builder from building more than 50% of the lots in each of the 3 residential areas. This standard is not proposed to change, but will be moved into the Architectural Standards of the PUD as Section 2.1 of the Proposed Amendment.

Predominant Material: Section 1, paragraph 6 of the Existing Commitments requires that the predominant building material on the front façade be carried around to all facades in varying percentages. The builders have proposed some elevations where shake siding or board and batten siding is the predominant material used on the front façade. In these cases, the builder is having difficulty finding a place on the rear façade where that material would be aesthetically pleasing. Instead, they are proposing the option of providing a masonry wainscot 30” high or to the bottom of the window, whichever is less, around all sides of the home. Additionally, if the house includes gables on the sides, the predominant material on the front of the home will be provided in gable ends on the elevations. The option to provide the predominant material on all sides would still be included. This new standard would be incorporated into the Architectural Standards of the PUD as Section 2.2 of the Proposed Amendment.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made two changes to the proposed ordinance since the July 1, 2019, public hearing. The first change is increasing the masonry wainscot height from 18” to 30’ or the bottom of the window, whichever is less. The second change is to require that the predominant material on the front of the house be included in the gable ends of the side of the house.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

New Suburban: The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.¹

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Roads: 151st Street and 156th Street and (ii) Primary Arterials: 161st Street and Towne Road; and, (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, 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.

Council Introduction: The petition was introduced at the June 10, 2019, City Council meeting.

¹ Comprehensive Plan, page 39.

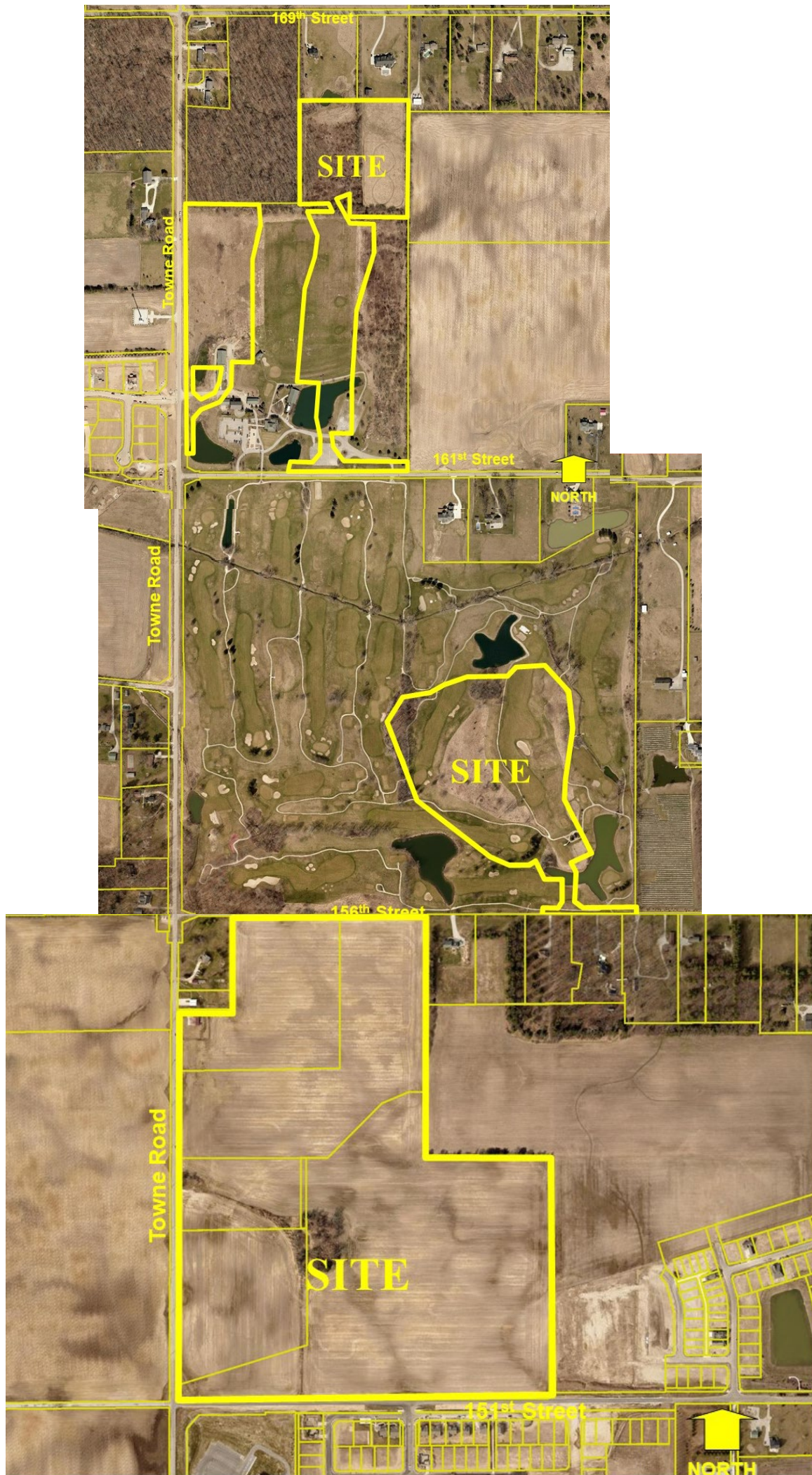


WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 1, 2019
1907-PUD-19
Exhibit 1

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



**Westchester Commitments Modification
Site Location Map**

ORDINANCE NUMBER ~~19—~~22

WESTCHESTER PUD DISTRICT AMENDMENT I

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 17-46, Westchester Planned Unit Development Ordinance on January 8, 2018 (the "Westchester Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~19—1907-PUD—~~19**), requesting an amendment to the Unified Development Ordinance and the Westchester Planned Unit Development with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~19—1907-PUD—~~19** to the Common Council with a _____ recommendation _____ in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 All provisions and representations of the Unified Development Ordinance and Westchester Planned Unit Development 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. **Development Standards.** The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - B. Masonry (brick, stone, or synthetic stone) ~~as shall be~~ an exterior material on all sides of the home at a height of at least ~~eighteen (18)~~thirty (30) inches ~~or the bottom of the windowsill, whichever is less. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder.~~

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19—22** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19—22** I hereby VETO **ORDINANCE 19—22**

this _____ day of _____, 2019. this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Westchester - PUD District Ordinance Amendment I 4-0626495_071919.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

EXHIBIT A
REAL ESTATE

(Legal Description)

Parcel I

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1m315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

Parcel II

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West a distance of 553.61 feet along the South line of said Quarter; thence North 00 degrees 16 minutes 18 seconds West a distance of 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 120.93 feet; thence North 40 degrees 00 minutes 31 seconds East a distance of 45.88 feet; thence North 01 degree 55 minutes 06 seconds East a distance of 149.07 feet to a point on a curve concave southwesterly, the radius point of said curve being North 88 degrees 04 minutes 54 seconds West a distance of 120.50 feet from said point; thence northwesterly along said curve an arc distance of 98.28 feet to the point of tangency of said curve, said point being North 45 degrees 11 minutes 10 seconds East a distance of 120.50 feet from the radius point of said curve; thence South 20 degrees 45 minutes 45 seconds West a distance of 121.43 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 60.00 feet; thence North 67 degrees 07 minutes 41 seconds West a distance of 60.04 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 275.49 feet; thence North 51 degrees 59 minutes 33 seconds West a distance of 556.19 feet; thence North 19 degrees 57 minutes 20 seconds West a distance of 371.90 feet; thence North 01 degree 13 minutes 40 seconds West a distance of 154.88 feet; thence North 44 degrees 13 minutes 54 seconds East a distance of 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East a distance of 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 247.14 feet; thence North 56 degrees 25 minutes 35 seconds East a distance of 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 129.56 feet; thence South 63 degrees 39 minutes 38 seconds East a distance of 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East a distance of 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West a distance of 433.23 feet; thence South 06 degrees 02 minutes 15 seconds West a distance of 161.40 feet; thence South 20 degrees 45 minutes 45 seconds West a distance of 130.00 feet; thence South 69 degrees 14 minutes 15 seconds East a distance of 35.33 feet to a point on a curve concave southwesterly, the radius point of said curve being South 88 degrees 05 minutes 46 seconds West a distance of 179.50 feet from said point; thence southeasterly along said curve an arc distance of 210.95 feet to the point of tangency of said curve, said point being North 20 degrees 45

minutes 45 seconds East a distance of 179.50 feet from the radius point of said curve; thence South 01 degree 54 minutes 14 seconds East a distance of 158.44 feet; thence South 40 degrees 14 minutes 38 seconds East a distance of 45.67 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 304.14 feet to the East line of said Quarter; thence South 00 degrees 15 minutes 08 seconds West, along the East line of said Quarter, a distance of 50.00 feet to the place of beginning, containing 22.910 acres, more or less.

Parcel III

A part of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 49 minutes 39 seconds East along the South line of said Northwest Quarter 125.22 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 09 minutes 48 seconds West 19.75 feet; thence South 89 degrees 50 minutes 12 seconds West 25.00 feet; thence North 65 degrees 31 minutes 11 seconds West 54.67 feet; thence North 00 degrees 11 minutes 40 seconds East 87.01 feet; thence South 55 degrees 28 minutes 30 seconds East 95.86 feet; thence North 89 degrees 49 minutes 39 seconds East 662.41 feet; thence North 44 degrees 49 minutes 39 seconds East 70.71 feet; thence North 00 degrees 10 minutes 21 seconds West 60.82 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 49 minutes 39 seconds West 170.50 feet from said point; thence northerly along said curve 48.91 feet to the point of tangency of said curve, said point being North 73 degrees 23 minutes 28 seconds East 170.50 feet from the radius point of said curve; thence North 16 degrees 36 minutes 32 seconds West 38.45 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 73 degrees 23 minutes 28 seconds East 229.50 feet from said point; thence northerly along said curve 85.48 feet to the point of tangency of said curve, said point being North 85 degrees 16 minutes 10 seconds West 229.50 feet from the radius point of said curve; thence North 04 degrees 43 minutes 50 seconds East 168.47 feet; thence North 85 degrees 16 minutes 10 seconds West 130.00 feet; thence North 04 degrees 43 minutes 50 seconds East 516.05 feet; thence North 18 degrees 26 minutes 24 seconds East 213.28 feet; thence North 05 degrees 35 minutes 45 seconds East 115.45 feet; thence North 23 degrees 16 minutes 01 seconds West 156.94 feet; thence South 89 degrees 50 minutes 00 seconds East 146.44 feet; thence North 27 degrees 14 minutes 36 seconds West 33.74 feet; thence North 89 degrees 50 minutes 00 seconds West 183.42 feet; thence North 00 degrees 27 minutes 15 seconds East 7.54 feet; thence continuing North 00 degrees 27 minutes 15 seconds East 584.49 feet; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter, said point being South 00 degrees 10 minutes 00 seconds West 500.00 feet from the northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 684.66 feet; thence North 89 degrees 50 minutes 00 seconds West 335.00 feet; thence North 00 degrees 10 minutes 00 seconds East 130.00 feet; thence North 89 degrees 50 minutes 00 seconds West 15.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 10 minutes 00 seconds West 120.50 feet from said point; thence westerly along said curve 50.66 feet to a point on said curve, said point being North 23 degrees 55 minutes 15 seconds West 120.50 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being South 23 degrees 55 minutes 15 seconds East 20.00 feet from said point; thence southerly along said curve 32.58 feet to the point of tangency of said curve, said point being South 62 degrees 45 minutes 24 seconds West 20.00 feet from the radius point of said curve; thence South 27 degrees 14 minutes 36 seconds East 61.75 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 62 degrees 45 minutes 24 seconds West 329.50 feet from said point; thence southerly along said curve 56.85 feet to a point on said curve, said point being North 72 degrees 38 minutes 33 seconds East 329.50 feet from the radius point of said curve; thence South 89 degrees 50 minutes 00 seconds East 145.29 feet; thence South 00 degrees 10 minutes 00 seconds West 173.12 feet; thence South 18 degrees 26 minutes 24 seconds West 246.34 feet; thence South 09 degrees 30 minutes 41 seconds West 130.88 feet;

thence South 04 degrees 43 minutes 50 seconds West 392.00 feet; thence South 00 degrees 10 minutes 00 seconds West 134.20 feet; thence South 03 degrees 24 minutes 11 seconds East 134.21 feet; thence South 89 degrees 49 minutes 39 seconds West 130.00 feet; thence South 16 degrees 36 minutes 32 seconds East 66.52 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 73 degrees 23 minutes 28 seconds West 100.00 feet from said point; thence southerly along said curve 28.69 feet to the point of tangency of said curve, said point being North 89 degrees 49 minutes 39 seconds East 100.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 21 seconds East 21.90 feet; thence South 45 degrees 10 minutes 21 seconds East 70.71 feet; thence North 89 degrees 49 minutes 39 seconds East 391.24 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 75.00 feet to a point on the South line of said Northwest Quarter, said point being South 89 degrees 49 minutes 39 seconds West 1,359.12 feet from the southeast corner of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West along said South line 1,233.90 feet to the place of beginning, containing 20.719 acres, more or less.

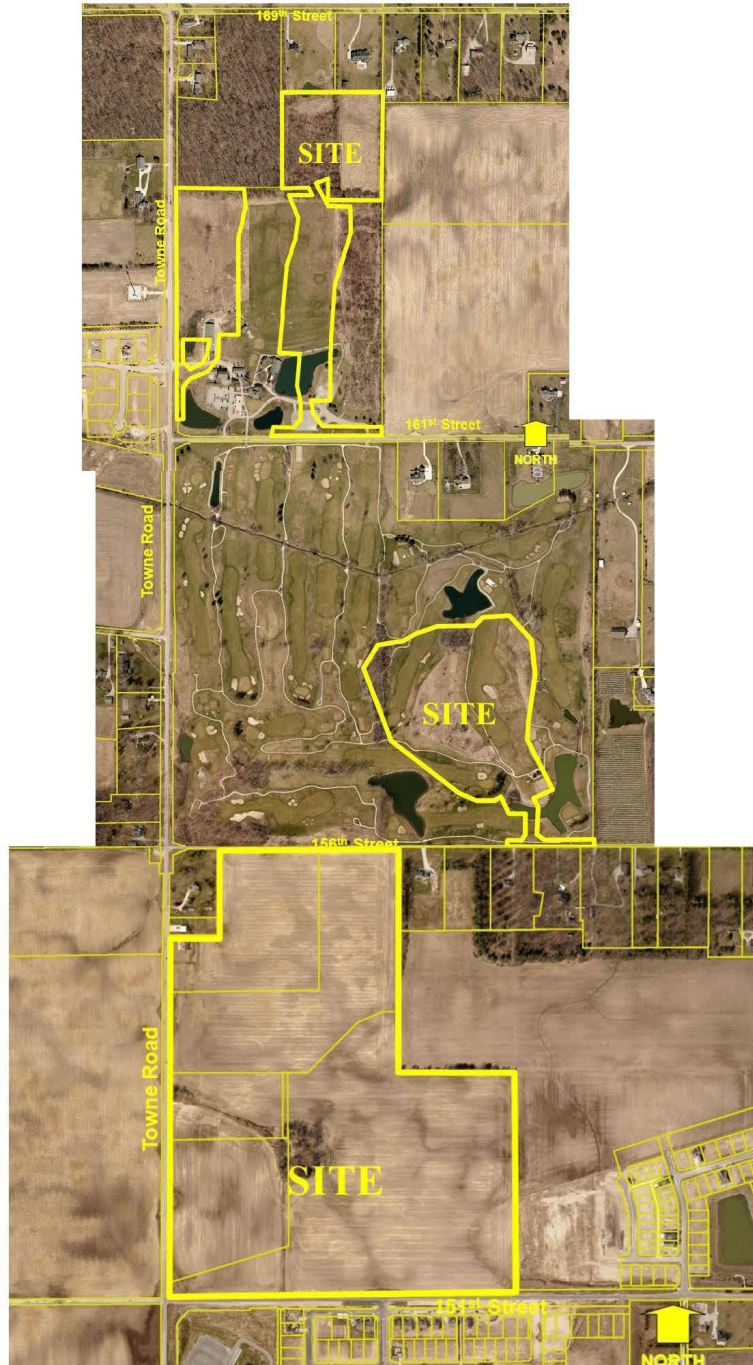
Parcel IV

A part of the Northwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 9; thence South 00 degrees 12 minutes 15 seconds West, along the West line of the said Northwest Quarter, a distance of 1,082.68 feet; thence North 89 degrees 59 minutes 45 seconds East a distance of 40.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015858 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 59 minutes 45 seconds East, along the South line of an approximate 14 acre tract of land described in Instrument Number 9609647425 in the Office of the Recorder of Hamilton County, Indiana, a distance of 432.93 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 109.76 feet; thence South 16 degrees 49 minutes 32 seconds West a distance of 64.70 feet; thence South 09 degrees 20 minutes 25 seconds West a distance of 135.72 feet; thence South 03 degrees 47 minutes 33 seconds West a distance of 134.26 feet; thence South 02 degrees 15 minutes 51 seconds East a distance of 92.09 feet; thence South 02 degrees 22 minutes 59 seconds East a distance of 124.13 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 11.39 feet; thence South 43 degrees 44 minutes 26 seconds West a distance of 157.30 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 250.68 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 93.71 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 35.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015828 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 15 seconds East a distance of 873.32 feet along said East line to the place of beginning, containing 7.121 acres, more or less.

EXHIBIT A
REAL ESTATE

(Location Map)



AMENDED COMMITMENTS
CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument No. 2018005151

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the “Council”) enacted Ordinance 17-46, Westchester Planned Unit Development Ordinance on January 8, 2018 (the “Westchester Planned Unit Development”);

WHEREAS, the Developer submitted to the Council Written Commitments, which became effective upon the Council’s adoption of the Westchester Planned Unit Development, and which are recorded with the Office of the Recorder of Hamilton County, Indiana under Instrument No. 2018005151 (the “Original Commitments”); and

WHEREAS, the Developer seeks to amend the Original Commitments as they pertain to exterior building materials under Section 1.6 of the Original Commitments;

NOW THEREFORE, the Original Commitments to the Council regarding the use and development of the Real Estate are amended as follows (the “Amended Commitments”):

Section 1. Commitment Amendments.

1. Section 1, paragraph 5 and Section 1, paragraph 6 of the Original Commitments are vacated and no longer applicable to the Real Estate.

Section 2. Definitions.

1. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.
2. Department. The Community Development Department of the City of Westfield.

3. Owners. The current owners of the Real Estate which owners include, Wind Wood Residential, LLC, Pulte Homes of Indiana, LLC, BCE Associates IV, LLC, and M/I Homes of Indiana, LP.
4. Real Estate. The property described in what is attached hereto and incorporated herein as **Exhibit A** (the "Real Estate").

Section 3. Modification of Commitments. These Amended Commitments shall continue in effect until modified or terminated. These Amended Commitments shall only be modified or terminated in accordance with the Section 10.6 of the UDO.

Section 4. Effective Date. These Amended Commitments shall be effective upon the Council's approval.

Section 5. Recording. These Amended Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the Council's approval. Within fifteen (15) days after the recording of these Amended Commitments, the Developer shall provide to the Department a recorded copy of these Amended Commitments.

Section 6. Enforcement. These Amended Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Amended Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Amended Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, The Owners have caused these Amended Commitments to be executed as of the dates identified below.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Wood Wind Residential, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of Wood Wind Residential, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

Pulte Homes of Indiana, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of Pulte Homes of Indiana, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

BCE Associates IV, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of BCE Associates IV, LLC, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

M/I Homes of Indiana, LP

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____ (name), as _____ (title) of M/I Homes of Indiana, LP, who acknowledged the execution and the foregoing Amended Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2019 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

This instrument prepared by James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger, LLC, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, LLC, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

(Legal Description)

Parcel I

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1,315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

Parcel II

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West a distance of 553.61 feet along the South line of said Quarter; thence North 00 degrees 16 minutes 18 seconds West a distance of 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 120.93 feet; thence North 40 degrees 00 minutes 31 seconds East a distance of 45.88 feet; thence North 01 degree 55 minutes 06 seconds East a distance of 149.07 feet to a point on a curve concave southwesterly, the radius point of said curve being North 88 degrees 04 minutes 54 seconds West a distance of 120.50 feet from said point; thence northwesterly along said curve an arc distance of 98.28 feet to the point of tangency of said curve, said point being North 45 degrees 11 minutes 10 seconds East a distance of 120.50 feet from the radius point of said curve; thence South 20 degrees 45 minutes 45 seconds West a distance of 121.43 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 60.00 feet; thence North 67 degrees 07 minutes 41 seconds West a distance of 60.04 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 275.49 feet; thence North 51 degrees 59 minutes 33 seconds West a distance of 556.19 feet; thence North 19 degrees 57 minutes 20 seconds West a distance of 371.90 feet; thence North 01 degree 13 minutes 40 seconds West a distance of 154.88 feet; thence North 44 degrees 13 minutes 54 seconds East a distance of 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East a distance of 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 247.14 feet; thence North 56 degrees 25 minutes 35 seconds East a distance of 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 129.56 feet; thence South 63 degrees 39 minutes 38 seconds East a distance of 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East a distance of 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West a distance of 433.23 feet; thence South 06 degrees 02 minutes 15 seconds West a distance of 161.40 feet; thence South 20 degrees 45 minutes 45 seconds West a distance of 130.00 feet; thence South 69 degrees 14 minutes 15 seconds East a distance of 35.33 feet to a point on a curve concave southwesterly, the radius point of said curve being South 88 degrees 05 minutes 46 seconds West a distance of 179.50 feet from said point; thence southeasterly along said curve an arc distance of 210.95 feet to the point of tangency of said curve,

said point being North 20 degrees 45 minutes 45 seconds East a distance of 179.50 feet from the radius point of said curve; thence South 01 degree 54 minutes 14 seconds East a distance of 158.44 feet; thence South 40 degrees 14 minutes 38 seconds East a distance of 45.67 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 304.14 feet to the East line of said Quarter; thence South 00 degrees 15 minutes 08 seconds West, along the East line of said Quarter, a distance of 50.00 feet to the place of beginning, containing 22.910 acres, more or less.

Parcel III

A part of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 49 minutes 39 seconds East along the South line of said Northwest Quarter 125.22 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 09 minutes 48 seconds West 19.75 feet; thence South 89 degrees 50 minutes 12 seconds West 25.00 feet; thence North 65 degrees 31 minutes 11 seconds West 54.67 feet; thence North 00 degrees 11 minutes 40 seconds East 87.01 feet; thence South 55 degrees 28 minutes 30 seconds East 95.86 feet; thence North 89 degrees 49 minutes 39 seconds East 662.41 feet; thence North 44 degrees 49 minutes 39 seconds East 70.71 feet; thence North 00 degrees 10 minutes 21 seconds West 60.82 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 49 minutes 39 seconds West 170.50 feet from said point; thence northerly along said curve 48.91 feet to the point of tangency of said curve, said point being North 73 degrees 23 minutes 28 seconds East 170.50 feet from the radius point of said curve; thence North 16 degrees 36 minutes 32 seconds West 38.45 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 73 degrees 23 minutes 28 seconds East 229.50 feet from said point; thence northerly along said curve 85.48 feet to the point of tangency of said curve, said point being North 85 degrees 16 minutes 10 seconds West 229.50 feet from the radius point of said curve; thence North 04 degrees 43 minutes 50 seconds East 168.47 feet; thence North 85 degrees 16 minutes 10 seconds West 130.00 feet; thence North 04 degrees 43 minutes 50 seconds East 516.05 feet; thence North 18 degrees 26 minutes 24 seconds East 213.28 feet; thence North 05 degrees 35 minutes 45 seconds East 115.45 feet; thence North 23 degrees 16 minutes 01 seconds West 156.94 feet; thence South 89 degrees 50 minutes 00 seconds East 146.44 feet; thence North 27 degrees 14 minutes 36 seconds West 33.74 feet; thence North 89 degrees 50 minutes 00 seconds West 183.42 feet; thence North 00 degrees 27 minutes 15 seconds East 7.54 feet; thence continuing North 00 degrees 27 minutes 15 seconds East 584.49 feet; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter, said point being South 00 degrees 10 minutes 00 seconds West 500.00 feet from the northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 684.66 feet; thence North 89 degrees 50 minutes 00 seconds West 335.00 feet; thence North 00 degrees 10 minutes 00 seconds East 130.00 feet; thence North 89 degrees 50 minutes 00 seconds West 15.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 10 minutes 00 seconds West 120.50 feet from said point; thence westerly along said curve 50.66 feet to a point on said curve, said point being North 23 degrees 55 minutes 15 seconds West 120.50 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being South 23 degrees 55 minutes 15 seconds East 20.00 feet from said point; thence southerly along said curve 32.58 feet to the point of tangency of said curve, said point being South 62 degrees 45 minutes 24 seconds West 20.00 feet from the radius point of said curve; thence South 27 degrees 14 minutes 36 seconds East 61.75 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 62 degrees 45 minutes 24 seconds West 329.50 feet from said point; thence southerly along said curve 56.85 feet to a point on said curve, said point being North 72 degrees 38 minutes 33 seconds East 329.50 feet from the radius point of said curve; thence South 89 degrees 50 minutes 00 seconds East 145.29 feet; thence South 00 degrees 10 minutes 00 seconds West 173.12 feet; thence South 18 degrees 26 minutes 24 seconds

West 246.34 feet; thence South 09 degrees 30 minutes 41 seconds West 130.88 feet; thence South 04 degrees 43 minutes 50 seconds West 392.00 feet; thence South 00 degrees 10 minutes 00 seconds West 134.20 feet; thence South 03 degrees 24 minutes 11 seconds East 134.21 feet; thence South 89 degrees 49 minutes 39 seconds West 130.00 feet; thence South 16 degrees 36 minutes 32 seconds East 66.52 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 73 degrees 23 minutes 28 seconds West 100.00 feet from said point; thence southerly along said curve 28.69 feet to the point of tangency of said curve, said point being North 89 degrees 49 minutes 39 seconds East 100.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 21 seconds East 21.90 feet; thence South 45 degrees 10 minutes 21 seconds East 70.71 feet; thence North 89 degrees 49 minutes 39 seconds East 391.24 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 75.00 feet to a point on the South line of said Northwest Quarter, said point being South 89 degrees 49 minutes 39 seconds West 1,359.12 feet from the southeast corner of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West along said South line 1,233.90 feet to the place of beginning, containing 20.719 acres, more or less.

Parcel IV

A part of the Northwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 9; thence South 00 degrees 12 minutes 15 seconds West, along the West line of the said Northwest Quarter, a distance of 1,082.68 feet; thence North 89 degrees 59 minutes 45 seconds East a distance of 40.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015858 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 59 minutes 45 seconds East, along the South line of an approximate 14 acre tract of land described in Instrument Number 9609647425 in the Office of the Recorder of Hamilton County, Indiana, a distance of 432.93 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 109.76 feet; thence South 16 degrees 49 minutes 32 seconds West a distance of 64.70 feet; thence South 09 degrees 20 minutes 25 seconds West a distance of 135.72 feet; thence South 03 degrees 47 minutes 33 seconds West a distance of 134.26 feet; thence South 02 degrees 15 minutes 51 seconds East a distance of 92.09 feet; thence South 02 degrees 22 minutes 59 seconds East a distance of 124.13 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 11.39 feet; thence South 43 degrees 44 minutes 26 seconds West a distance of 157.30 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 250.68 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 93.71 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 35.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015828 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 15 seconds East a distance of 873.32 feet along said East line to the place of beginning, containing 7.121 acres, more or less.

EXHIBIT A
REAL ESTATE

(Location Map)





ORDINANCE NUMBER 17-46

WESTCHESTER PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-24**), requesting an amendment to the Unified Development Ordinance 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. 1712-PUD-24** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a negative recommendation (6-3) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on January 3, 2018;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westchester PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

COPY

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 **District Map:** The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.
- 2.2 **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 **Existing Home.** A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map

and labeled as Areas A through C (individually or collectively, "Area").

- A. Development of each Area shall be regulated as set forth in this Ordinance.
- B. The area and configuration of Area B, as illustrated on the District Map, may be enlarged or reduced by up to six (6) acres (approximately 10%) to accommodate final engineering as illustrated on a Primary Plat; provided, however, that the maximum number of Dwellings specified in Section 5 below shall remain unaffected.

3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area A.

- A. Perimeter Lots along Towne Road: All Dwellings on lots adjacent to the subject External Street (within 100' of the right of way of Towne Road) shall be designed so the Front Building Façade is oriented toward the External Street ("Towne Road Lots").
- B. Perimeter Lots along 151st Street and 156th Street: A minimum of sixteen (16) Dwellings, approximately eighty percent (80%) of all Dwellings within Area A, on lots adjacent to the subject External Streets (within 100' of the right of way of 151st Street or 156th Street) shall be designed so the Front Building Façade is oriented toward the External Street ("151st/156th Street Lots").

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

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF4: Single Family High Density District.
- 4.3 Area C: AGSF1: Agriculture / Single-Family Rural 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 Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 Area A. The total number of Dwellings permitted in Area A shall not exceed one hundred and seventy (170) Single-family Dwellings
- 5.4 Area B. The total number of Dwellings permitted in Area B shall not exceed one

hundred and seventy (170) Single-family Dwellings.

5.5 Area C.

- A. Development Amenities, Golf Course, and a Park shall be permitted.
- B. Agriculture-Related Uses permitted in the Underlying Zoning District shall be permitted.
- C. All Permitted Uses and Special Exceptions, not included in Section 5.5(A) and Section 5.5(B) above, which are permitted in the Underlying Zoning District shall be prohibited.

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 and Area B. The standards for Area A and Area B shall be as follows:

- A. Standards Table (see below);

Standard	AREA A	AREA B
Minimum Lot Area	9,000 SF	7,200 SF
Minimum Lot Frontage	40'	35'
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard (minimum separation between dwellings)	0' (10')	0' (10')
Rear Yard	25'	20'
Minimum Lot Width	70'	60'
Maximum Building Height	2 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	1,600 SF
Two Story Dwelling	2,200 SF	2,000 SF
Story and one-half Dwellings	2,000 SF	2,000 SF

- B. All Dwellings within Area B shall include either (i) Living Area above first story of the Dwelling or (ii) a Basement.
- C. The minimum Front Yard Building Setback shall be randomly set and vary by six (6) feet in two (2) foot increments (20', 22', 24', and 26' setbacks) along all street segments. The random Front Yard Building Setback as required by this Section 6.1(C) shall be illustrated on the Primary and Secondary Plat.

6.2 Area C. A Major Subdivision shall be permitted in Area C to allow for a

Subdivision Primary and Secondary Plat, dedication of right-of-way and easements, drainage infrastructure, etc. but shall not permit additional residential lots for the purpose of constructing Dwellings.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Area A and Area B: Article 6.3 Architectural Standards:** Shall apply to all dwellings, except as modified below:

- A. **Character Exhibit:** The Character Exhibits, attached hereto as **Exhibit E and Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area A and Area B respectively. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for the quality and appearance of Dwellings to be constructed in the Areas and to encourage a diversity in architecture of Dwellings. The Director shall determine whether a Dwelling is consistent with the Character Exhibit and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- B. **Building Materials:** In addition to the standards of Article 6.(C)(3) (Building Materials), vinyl and aluminum siding shall be prohibited.
- C. **Exterior Trim Materials:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2") wide.
- D. **Windows:**
 - i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of a natural material and be applied to the sill, header and jams as described in Section 7.1(C) above.
 - ii. All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this

calculation, a double window shall be counted as two (2) windows.

- E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car garage bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.
 - iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- I. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be used and shall be consistent with elements included on the front Building Façade:
 - i. A masonry material a minimum of thirty-six (36) inches tall;
 - ii. A change in the exterior color separated by trim;
 - iii. A change in the Exterior Material pattern separated by trim;
 - iv. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - v. A minimum of ten (10) square foot gable window;
 - vi. A gable peak with a change in Exterior Material; or
 - vii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

J. Area A – Additional Architectural Standards:

- i. All Dwellings constructed on Towne Road Lots shall incorporate a side loading or courtyard loading garage.
- ii. A minimum of eleven (11), approximately sixty percent (60%), of the Dwellings constructed on a 151st / 156th Street Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.
- iii. Masonry Materials a minimum of thirty-six (36) inches in height shall be required on all Façades of all Dwellings on Lots within one-hundred (100) feet of Towne Road and 151st / 156th Street.
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) All one-story dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6)
- v. Side Building Façade Requirements: Each Dwelling shall contain the following architectural elements on each Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
- vi. Side Building Façade Requirements (Corner Lots): Side Building Facades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.
 - a) A one-story Dwelling shall have a minimum of two (2)

windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

c) Masonry Materials a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

K. Area B – Additional Architectural Standards:

i. All Dwellings (where the Lot abuts a Common Area or Area C), regardless of their location shall be constructed in compliance with the Rear/Side Building Façade Enhancements required per Article 6.3(C) (1)(b) of the UDO applicable to Facades oriented towards a Collector Street.

ii. Masonry Materials a minimum of thirty-six (36) inches in height shall be required on all Façades of Dwellings on Lots within one-hundred (100) feet of Towne Road.

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

A. Area A: In addition to Article 6.8 Landscaping Standards the Buffer Yards shall be as generally illustrated on Exhibit I (Buffer Yard – Character Exhibits).

B. Area B: In addition to Article 6.8(A) thru Article 6.8(G), Area B shall be subject to only the Detention and Retention Area, Street Trees, Minimum Lot Landscaping Requirements and External Street Frontage Landscaping Requirements of Article 6.8. In addition Article 6.8(N) Buffer Yard Requirements shall apply to the north perimeter of the Real Estate as generally illustrated on Exhibit I (Buffer Yard – Character Exhibits).

C. Area C: In addition to Article 6.8(A) thru Article 6.8(G), Area C shall be subject to only the Detention and Retention Area, Foundation Plantings and Parking Area Landscaping Requirements of Article 6.8.

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

i. All Lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental of evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

7.3 Article 6.17 Signage Standards: Shall apply, except as modified or enhanced

below.

- A. Residential Monument Signs: In addition to compliance with Article 6.17(G)(1) Monument Signs all Subdivision Entry signage shall be of a design as generally illustrated on **Exhibit H** (Subdivision Entry Signage – Character Exhibit).

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 Department of Public Works.

- 8.1 Street Centerline Radius: The minimum street centerline radius shall be fifty (50) feet.

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

- 9.1 The Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified below.
 - A. Area A – Minimum Open Space: Area A shall include a minimum of thirty percent (30%) Open Space.
 - B. Area B and Area C – Minimum Open Space: Area B and Area C shall be exempt from the minimum open space requirements of Article 8.6(B)(1). Area C includes the existing Golf Course as depicted on the Concept Plan and shall provide the required open space for Area B and Area C.
 - C. Common Areas: Common Areas shall not be subject to the Minimum Lot Frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
 - D. District Amenities. The existing Golf Course as depicted on the Concept Plan and associated facilities within Area C shall provide the minimum amenity package for Area A and Area B. Additional amenities may be added to the District. In the event Area C is no longer used as a Golf Course, only a use(s) permitted under Section 5.5 above shall be permitted in Area C.
 - E. Area A – Large Playground. One large playground, a Character Exhibit of which is illustrated on **Exhibit G**, at least 5,000 square feet in area shall be provided in Area A as generally illustrated on the Concept Plan. The square feet required is of the total play area, including safe fall zones. Play equipment should include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. The play elements shall include at least the following numbers and types:

- i. Six (6) swings,
- ii. Three (3) detached/freestanding play elements,
- iii. Three (3) sliding elements,
- iv. Six (6) climbing elements,
- v. One (1) overhead element,
- vi. Panels featuring play elements, and
- vii. Decks, bridges, tunnels as required to attach various play elements to each other.

- 9.2 The Article 8.7 (D) Perimeter / External Pedestrian Network Standards: Shall be provided in substantial compliance with the locations as illustrated on Exhibit D (Pedestrian Circulation Plan). The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as shown, then alternative path locations may be approved by the Director that still provide comparable access and connectivity.

Section 10. **Section 10.9 Planned Unit Development Districts.** The standards of Chapter 10.9: Planned Unit Development District shall apply to the development of the District except as enhanced or modified below:

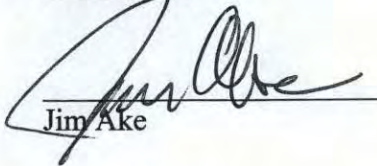
- A. Area A. Amenities within Area A shall be conveyed to a not-for-profit as required under Section 10.9(F)(4)(c)(ii).
- B. Area C. District Amenities as described in Section 9.1(D) above shall be owned by an owner as required under Section 10.9(F)(4)(c)(iii) and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or the community or a combination of the two.

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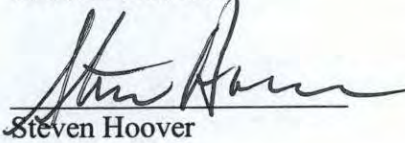
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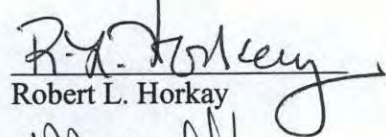
WESTFIELD CITY COUNCIL

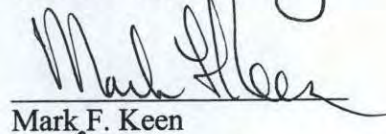
Voting For

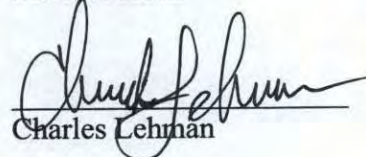

Jim Ake

James J. Edwards


Steven Hoover


Robert L. Horkay

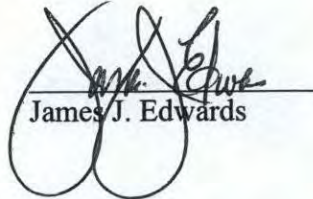

Mark F. Keen


Charles Lehman

Cindy L. Spoljaric

Voting Against

Jim Ake

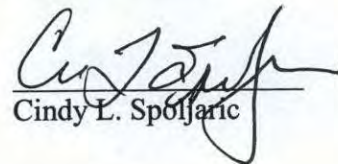

James J. Edwards

Steven Hoover

Robert L. Horkay

Mark F. Keen

Charles Lehman


Cindy L. Spoljaric

Abstain

Jim Ake

James J. Edwards

Steven Hoover

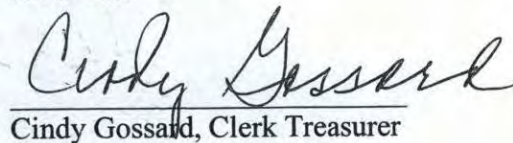
Robert L. Horkay

Mark F. Keen

Charles Lehman

Cindy L. Spoljaric

ATTEST:


Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE** ¹⁷⁻⁴⁶~~18~~ was delivered to the Mayor of Westfield

on the 9th day of Jan, 2018, at 10:30A m.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** ¹⁷⁻⁴⁶~~18~~

this 10th day of Jan, 2018.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE** ¹⁷⁻⁴⁶~~18~~

this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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

Westchester - PUD District Ordinance 8 010318

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Concept Plan
Exhibit D	Pedestrian Circulation Plan
Exhibit E	Area A – Single Family Dwelling Character Exhibit
Exhibit F	Area B – Single Family Dwelling Character Exhibit
Exhibit G	Area A – Amenity Area Character Exhibit
Exhibit H	Subdivision Entry Signage - Character Exhibit
Exhibit I	Buffer Yard – Character Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Parcel 1:

A part of the West Half of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning Southwest corner of the Northwest Quarter of said Section 9; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 1,554; thence North 89 degrees 58 minutes 59 seconds East 697 feet; thence North 00 degrees 41 minutes 38 seconds East 588 feet; thence South 89 degrees 53 minutes 53 seconds East 657 feet; thence South 00 degrees 07 minutes 47 seconds West 2,135 feet to a point on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 47 minutes 37 seconds East along said South line 97 feet; thence South 00 degrees 16 minutes 03 seconds East 493 feet; thence North 89 degrees 48 minutes 16 seconds East 685 feet; thence North 60 degrees 59 minutes 58 seconds East 361 feet; thence North 00 degrees 00 minutes 00 seconds East 319 feet to a point on the aforesaid north line; thence North 89 degrees 47 minutes 37 seconds East 257 feet to the Northeast corner of the Southwest Quarter of said Section 9; thence South 00 degrees 19 minutes 14 seconds West along the east line thereof 2,624 feet to the Southeast corner of the Southwest Quarter; thence South 89 degrees 44 minutes 11 seconds West along the south line thereof 2,713 feet to the Southwest corner of the Southwest Quarter; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,627 feet to the place of beginning, containing 210 acres, more or less.

Parcel 2:

A part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,137 feet; thence North 90 degrees 00 minutes 00 seconds East 317 feet; thence North 00 degrees 02 minutes 36 seconds East 519 feet to a point on the north line of said Quarter Section; thence North 89 degrees 44 minutes 11 seconds East along said north line 1,040 feet; thence South 00 degrees 27 minutes 13 seconds West 1,324 feet; thence North 89 degrees 33 minutes 23 seconds East 680 feet; thence South 00 degrees 14 minutes 39 seconds West 1,329 feet to a point on the south line of said Quarter Section; thence South 89 degrees 36 minutes 47 seconds West along said south line 2,027 feet to the place of beginning, containing 99, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)



EXHIBIT B
DISTRICT MAP



EXHIBIT C

CONCEPT PLAN



Note: Digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1712-PUD-17.

EXHIBIT C

CONCEPT PLAN



Note: Digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1712-PUD-17.

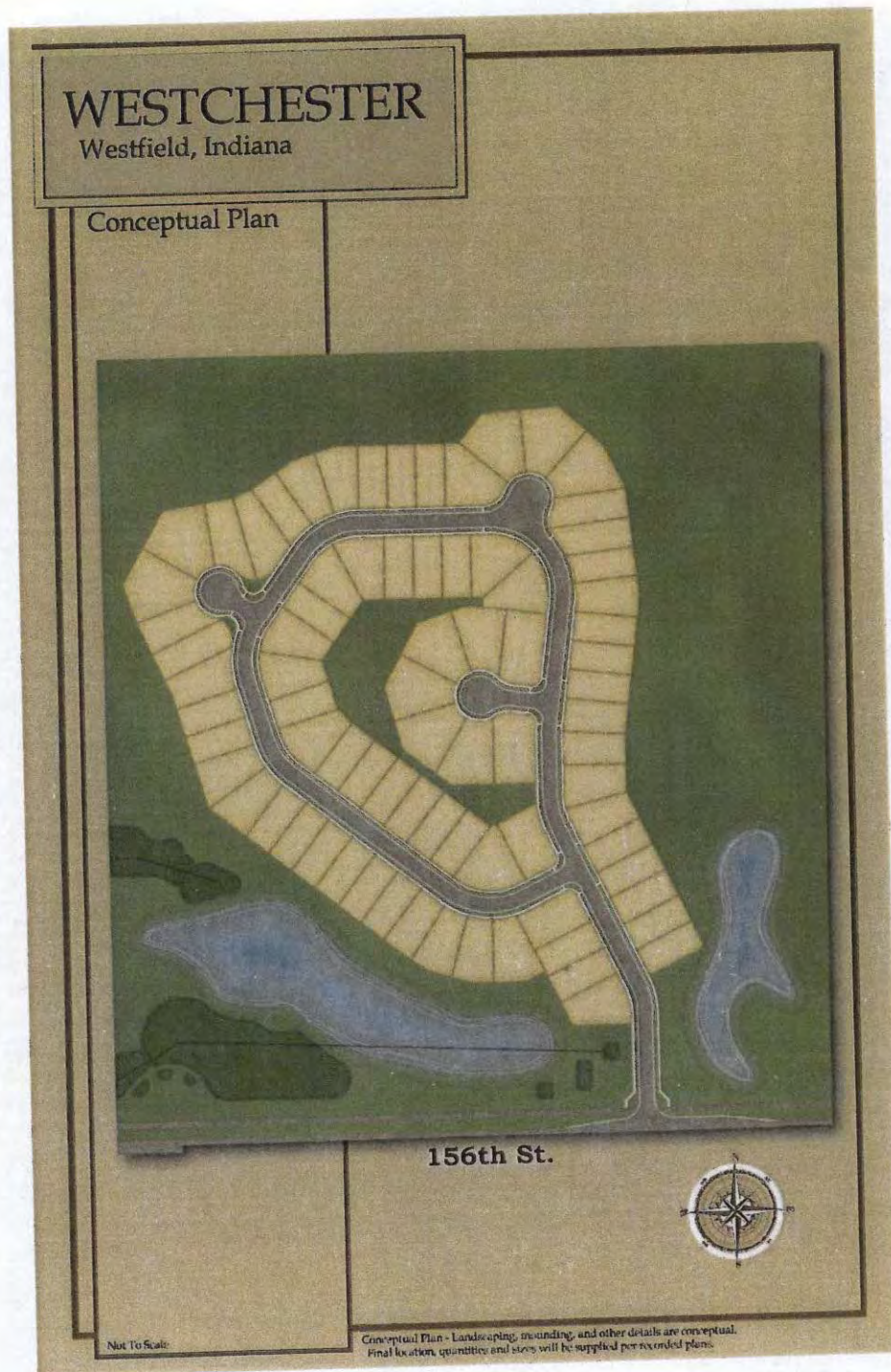
EXHIBIT C
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1712-PUD-17.

EXHIBIT C

CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1712-PUD-17.

EXHIBIT D
PEDESTRIAN CIRCULATION PLAN



Note: A digital copy of the Pedestrian Circulation Plan is on file with the Department of Economic and Community Development under Docket Number 1712-PUD-17.

EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

AREA A - SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT F

AREA B – SINGLE FAMILY DWELLING CHARACTER EXHIBIT



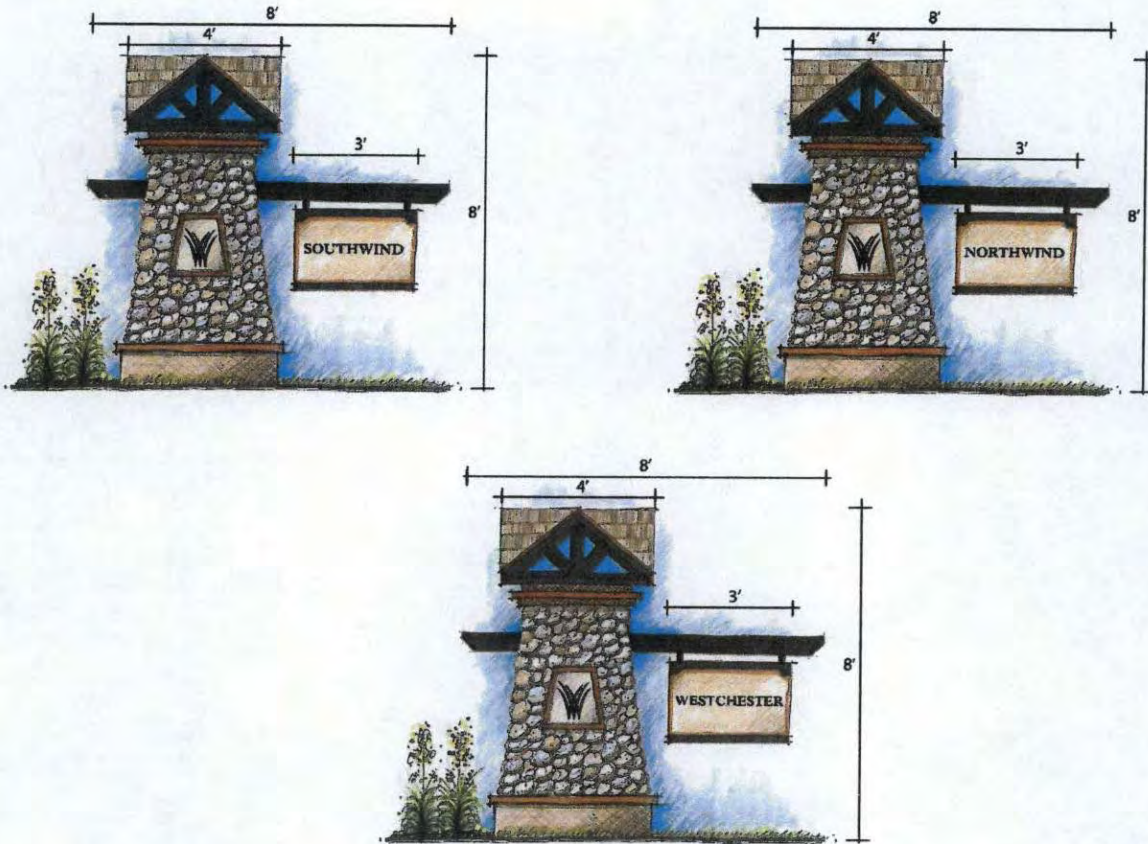
EXHIBIT G

AREA A – AMENITY AREA CHARACTER EXHIBIT

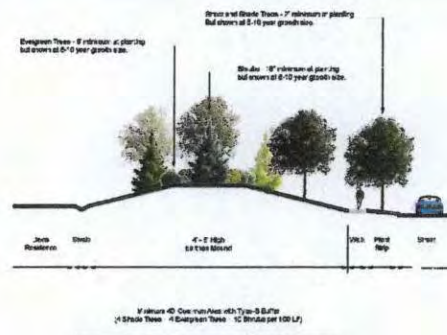


EXHIBIT H

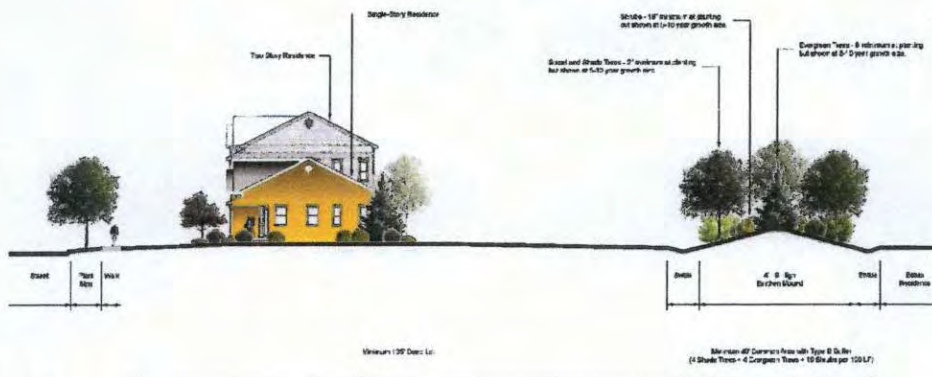
SUBDIVISION ENTRY SIGNAGE – CHARACTER EXHIBIT



BUFFER YARD – CHARACTER EXHIBITS

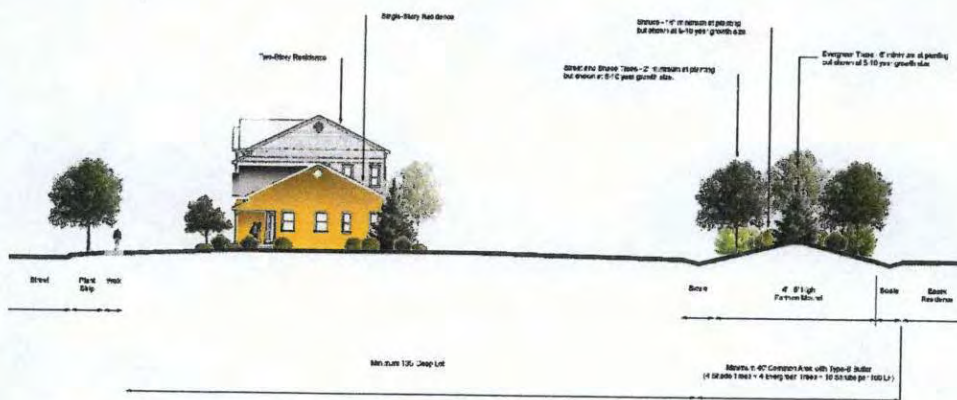


Proposed Buffer Adjacent to Davis Parcel



Proposed Buffer Adjacent to Essex Parcel

BUFFER YARD – CHARACTER EXHIBITS



Proposed Buffer Adjacent to Severson and Watkins Parcels

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. 2017-15830 and 2006-75110.
2006 - 75111
2006 - 75112

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

WHEREAS, the Developer filed a petition under Docket Number 1712-PUD-24 with the Plan Commission and City Council to rezone Parcel 1 and Parcel 2 as the same are more particularly described in **Exhibit A-1 and A-2** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") from AG-SF1: Agriculture / Single Family Rural District to the Westchester Planned Unit Development Ordinance (the "Westchester PUD");

WHEREAS, the Developer is requesting the Council to consider approval of the Westchester PUD subject to the following commitments ("Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the Council regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

1. **Use of Pool and Pool House Facilities at the Bent Creek Community.** The Developer, prior to the recording of a secondary plat for the first subdivision section of the Westchester PUD community, shall be required to enter into an agreement with Pulte Homes of Indiana, LLC, as the developer of the Bent Creek subdivision identified by Docket Numbers 1506-SSP-15 and 1506-ODP-16, permitting all residents of the Westchester PUD community to utilize the Bent Creek subdivision's pool and pool house facilities with all the same rights, privileges and obligations as the residents of the Bent Creek subdivision.
2. **Option to Purchase Area C to the City of Westfield.** The City and Washington Township, in their sole and exclusive discretion and at their sole election, within twelve (12) months after the recording of these Commitments, shall be permitted to enter into an option agreement with the Developer to purchase from the owner of Area C that portion of property located in Area C that consists of the Wood Wind golf course (the "Option to Purchase"). In the event the owner of Area C notifies the City, the Trustee of Washington Township and the Department in writing, via certified mail, return receipt requested, that it will cease operation of the Wood Wind golf course in Area C, the City or Washington Township may elect to exercise the Option to Purchase within thirty (30) days after receiving said notice. If the City or the Washington Township elects, in their sole and exclusive discretion, to exercise the Option to Purchase and thereafter purchases Area C, the purchase price to be paid to the owner of Area C shall be the sum of Two-Million Five Hundred Thousand Dollars (\$2,500,000.00) on or before December 31, 2020 and if the City or

Washington Township purchases Area C after December 31, 2020, the purchase price to be paid to the Owner of Area C shall be the sum of Two-Million Five Hundred Thousand Dollars (\$2,500,000.00), plus an additional corresponding amount after December 31, 2020 to the date of closing in an amount that is equal to a calculated percentage increase as published in the Consumer Price Index ("CPI").

3. New Home Builder Requirement. For any new home builder, other than Pulte Homes of Indiana, LLC, Drees Premier Homes, Inc., or Wedgewood Building Company all of whom are eligible to build homes in all sections of the Westchester PUD community, to be permitted to build homes on the Real Estate, said new home builder shall be required to first obtain, in writing, approval of all proposed home plans and elevations by a vote of a majority of the members of the New Builder Architectural Review Board.
4. Additional Treatment of Northern Buffer. Prior to the Developer filing an application for Overall Development Plan approval for the Westchester PUD community, the Developer shall enter into an agreement with the owners of the five (5) parcels identified by the Hamilton County, Indiana Auditor's Office as Parcel Identification Numbers 08-09-16-00-00-001.001 and 08-09-16-00-00-001.000 (collectively the "Davis Parcels"); 08-09-16-00-00-002.005 (the "Essex Parcel"); 08-09-09-00-00-003.111 (the "Severson Parcel"); 08-09-09-00-00-003.101 (the "Watkins Parcel"); and, 08-09-08-00-00-013.000 (the "Armstrong Parcel"), all of which are collectively referred to as the "Neighboring Property Owners", pertaining to additional landscape buffer treatment between the Real Estate and the Neighboring Property Owners as identified on Exhibit I - Buffer Yard Character Exhibits of the Westchester PUD. The Developer and Neighboring Property Owners shall reasonably agree as to the additional landscape plantings and buffer treatment described above. D
5. No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections as noted.
6. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder.

Section 2. Definitions.

1. Developer. Platinum Properties Management Company, LLC, and its successors and assigns.
2. Department. The Economic and Community Development Department of the City of Westfield.

3. Area C. The portion of property shown on the Westchester PUD District Map and identified as “Area C” on the District Map.
4. Washington Township. Washington Township, Hamilton County, Indiana.
5. Trustee of Washington Township. The Trustee of Washington Township, Hamilton County, Indiana.
6. New Builder Architectural Review Board. An architectural review board consisting of a three (3) members to be comprised of: (i) the Developer; (ii) a resident of Washington Township, as appointed by the Trustee of Washington Township, and (iii) a member of the Plan Commission, as appointed by the Westfield City Council.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council’s approval of the Westchester PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the Council’s approval of the Westchester PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner’s successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor’s, assign’s and grantee’s ownership, unless modified or terminated by the Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

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IN WITNESS WHEREOF, Platinum Properties Management Company, LLC and Wood Wind Golf Club, LLC have caused these Commitments to be executed as of the dates identified below.

"Developer"

Platinum Properties Management Company, LLC

By: Paul F. Rioux Jr.

Name: PAUL F. RIOUX JR.

Title: Member

Date: Feb 6, 2018

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

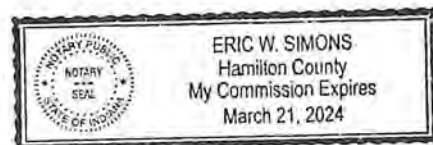
Before me, a Notary Public in and for said County and State, personally appeared PAUL F. RIOUX, JR. (name), as MEMBER (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 6TH day of FEBRUARY, 2018 for and on behalf of said entity.

My Commission Expires:

Eric W. Simons
Notary Public

Residing in _____
County of _____

Printed Name



Wood Wind Golf Club, LLC

By: Matthew A. Cohart

Name: Matthew A. Cohart

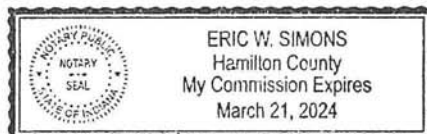
Title: Managing Partner

Date: 2/6/18

STATE OF INDIANA)
) SS.:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared MATTHEW A. COHART (name), as MANAGING PARTNER (title) of Wood Wind Golf Club, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this 6TH day of FEBRUARY, 2018 for and on behalf of said entity

WITNESS my hand and Notarial Seal this 6TH day of FEBRUARY, 2018.



Eric W. Simons

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

Exhibit A-1

(LEGAL DESCRIPTION)

Parcel 1:

A part of the West Half of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning Southwest corner of the Northwest Quarter of said Section 9; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 1,554; thence North 89 degrees 58 minutes 59 seconds East 697 feet; thence North 00 degrees 41 minutes 38 seconds East 588 feet; thence South 89 degrees 53 minutes 53 seconds East 657 feet; thence South 00 degrees 07 minutes 47 seconds West 2,135 feet to a point on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 47 minutes 37 seconds East along said South line 97 feet; thence South 00 degrees 16 minutes 03 seconds East 493 feet; thence North 89 degrees 48 minutes 16 seconds East 685 feet; thence North 60 degrees 59 minutes 58 seconds East 361 feet; thence North 00 degrees 00 minutes 00 seconds East 319 feet to a point on the aforesaid north line; thence North 89 degrees 47 minutes 37 seconds East 257 feet to the Northeast corner of the Southwest Quarter of said Section 9; thence South 00 degrees 19 minutes 14 seconds West along the east line thereof 2,624 feet to the Southeast corner of the Southwest Quarter; thence South 89 degrees 44 minutes 11 seconds West along the south line thereof 2,713 feet to the Southwest corner of the Southwest Quarter; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,627 feet to the place of beginning, containing 210 acres, more or less.

Exhibit A-1

(LEGAL DESCRIPTION)

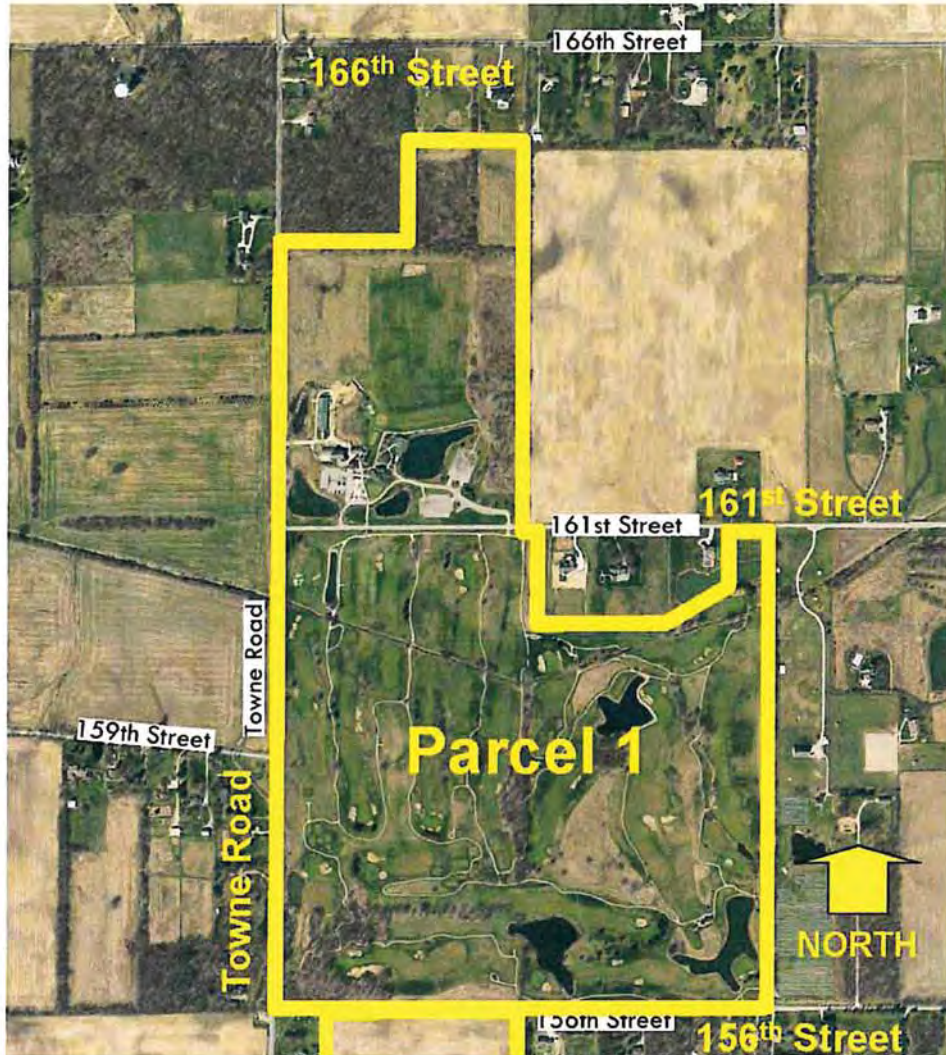


Exhibit A-2

(LEGAL DESCRIPTION)

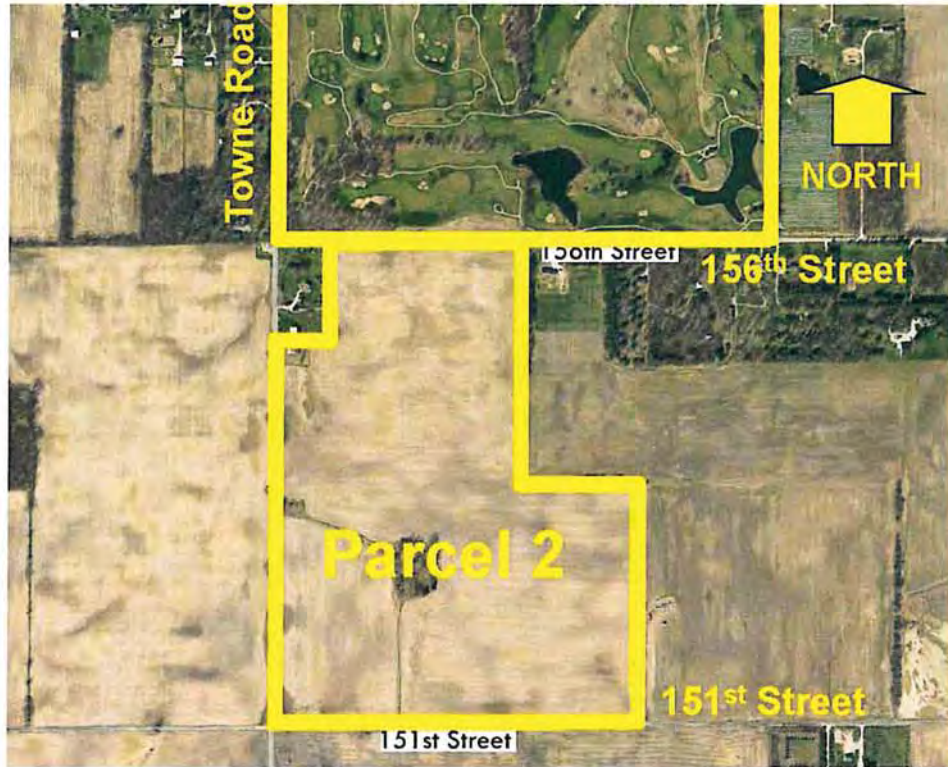
Parcel 2:

A part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 12 minutes 04 seconds East along the west line thereof 2,137 feet; thence North 90 degrees 00 minutes 00 seconds East 317 feet; thence North 00 degrees 02 minutes 36 seconds East 519 feet to a point on the north line of said Quarter Section; thence North 89 degrees 44 minutes 11 seconds East along said north line 1,040 feet; thence South 00 degrees 27 minutes 13 seconds West 1,324 feet; thence North 89 degrees 33 minutes 23 seconds East 680 feet; thence South 00 degrees 14 minutes 39 seconds West 1,329 feet to a point on the south line of said Quarter Section; thence South 89 degrees 36 minutes 47 seconds West along said south line 2,027 feet to the place of beginning, containing 99, more or less.

Exhibit A-2

(LEGAL DESCRIPTION)



Westchester PUD Amendment I and Commitment Modification Project Description

Platinum Properties Management Company, LLC (“Platinum”) is the Applicant and is requesting a PUD Text Amendment and Commitment Modification approval (collectively, the “Request”) for the residential portions of the Westchester subdivision as depicted on the enclosed aerial location map (collectively, the “Real Estate”).

The current zoning of the Real Estate is the Westchester Planned Unit Development District, Ordinance Number 17-46 (“Westchester PUD”) which was adopted by the Westfield City Council on January 8, 2018 and the Real Estate is also subject to certain zoning commitments made to the Westfield City Council as part of the Westchester PUD approval, which zoning commitments were recorded with the Hamilton County, Indiana Recorder’s Office on February 7, 2018 as Instrument Number 2018-005151 (“Westchester Zoning Commitments”). The Real Estate is presently used for agricultural purposes and also contains the Wood Wind golf course.

Platinum is requesting to modify the Westchester Zoning Commitments to delete certain provisions from the Zoning Commitments and to also amend the text of the Westchester PUD to add new provisions to address those provisions which were deleted from the Westchester Zoning Commitments. Regarding the request to modify the Westchester Zoning Commitments, the following provisions in the Westchester Zoning Commitments would be deleted:

- a. Section 1, paragraph 5 of the Westchester Zoning Commitments No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections as noted.
- b. Section 1, paragraph 6 of the Westchester Zoning Commitments: The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder.

Regarding the request for a text amendment to the Westchester PUD, although the provisions above from the Westchester Zoning Commitments would be deleted, new provisions would be added to the Westchester PUD to address builder composition and home architecture design so such provisions could be monitored and enforced by the Planning Staff. To this end, Platinum is proposing the following text amendment language to the Westchester PUD:

Section 2. Development Standards. The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a

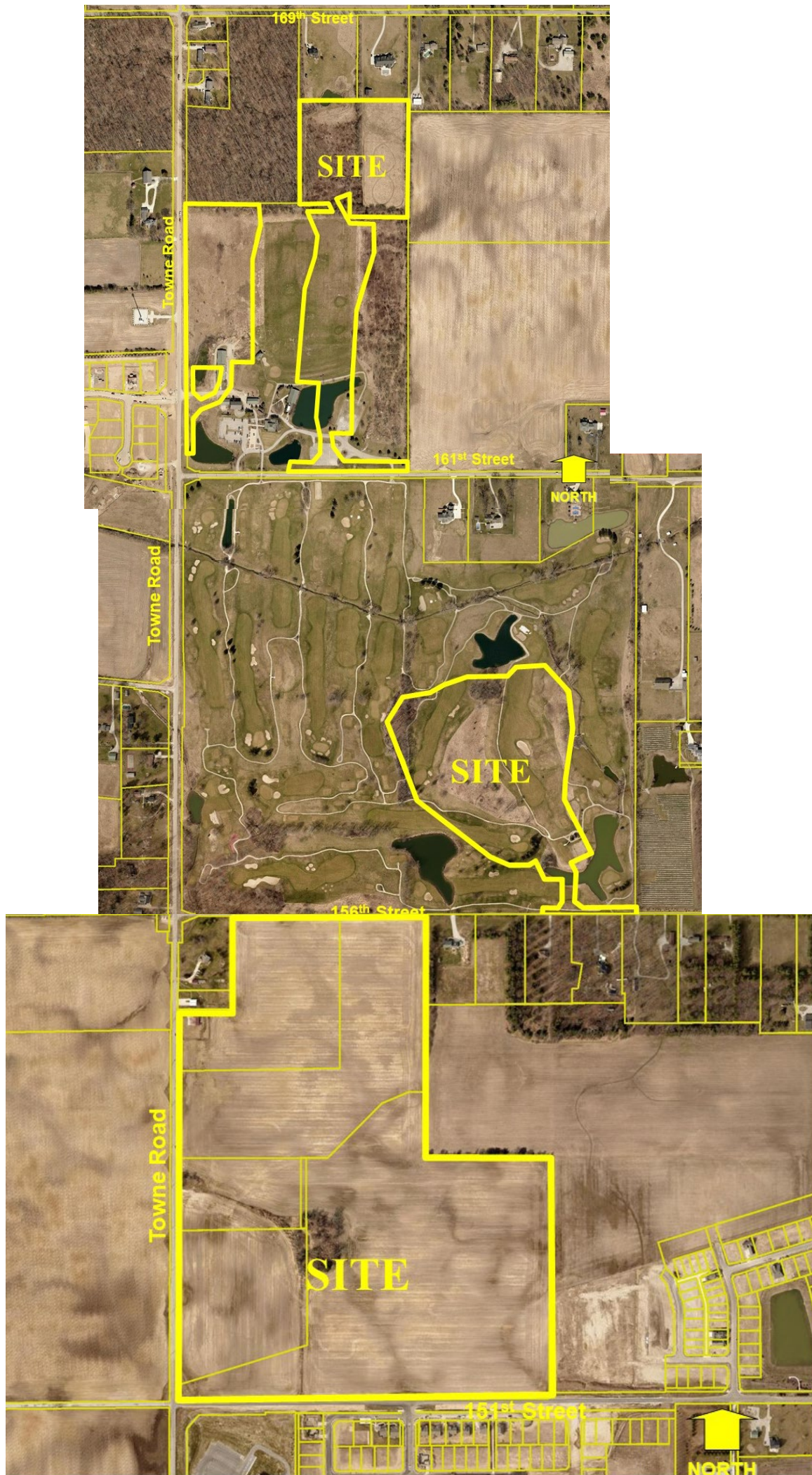
minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.

2.2 All homes shall incorporate a minimum of one (1) of the following elements:

- A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder, or
- B. Masonry (brick, stone, or synthetic stone) as an exterior material on all sides of the home at a height of at least eighteen (18) inches.

While previously considered the following option has been removed from consideration as one of the above elements: “A “corner break” consisting of a sun room, screen porch, covered patio, or other similar feature, shall be included on the rear elevation of the home.”

The purpose and rationale related to the above described text amendment modification is to: (i) clearly set forth the required builder composition in the text of the Westchester PUD unchanged from the Westchester Zoning Commitments; and , (ii) address the unforeseen and unintended consequences of Section 1, paragraph 6 of the Westchester Zoning Commitments where building materials such as shake or board and baton may be the predominant front exterior building material, but carrying over such building materials to the rear home elevation would not be architecturally sound or appropriate. As a result, Platinum is proposing alternate architectural standards in its text amendment request to the Westchester PUD to provide home builders with better design options for the rear elevation of homes that are more aesthetically appropriate and suitable.



**Westchester Commitments Modification
Site Location Map**

June 20, 2019 Westchester PUD Amendment I - Neighborhood Meeting Summary

Project: Proposed Westchester PUD Amendment I and Commitment Modification

Ordinance Number: 19-22

Docket Number: 1907-PUD-19

Date: June 20, 2019 at 6:30pm

Location: Westfield City Services, 2728 E. 171st Street, Westfield, Indiana.

Attendees: Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger
Chuck Lehman, Jim Ake – City Council
Dr. Ginny Kelleher – Westfield Advisory Plan Commission
Pam Howard – Staff
See **Exhibit A: Sign In Sheet**

Meeting began at 6:35pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. July 1st is the date of the Plan Commission? That will be a problem for many people.
Response: The Plan Commission approves scheduled meeting dates. We have noticed for the meeting and will attend the July 1st Plan Commission meeting.
2. Why is the building material issue a problem now? Why was this not an issue when the original PUD was in process?
Response: The home products were not known at the time of the rezone. The problem has now been identified based on the home products.
3. Will this be multi-family or empty-nesters?
Response: No multi-family is permitted. The original PUD approved a variety of single-family detaches homes. No new home product types are being proposed.
4. Just to be clear, if the primary material is masonry then the material would be alright if it was on all four sides?
Response: Correct, masonry would be required on all sides.
5. Eighteen inches of masonry wall is not very much?
Response: We will look at the minimum masonry height and let our client know a request has been made to increase the minimum height.
6. What are the heights of the masonry on the exhibits?
Response: Approximately 24". We will clarify and present at the Plan Commission meeting.
7. Will the masonry be a veneer?
Response: No. These will be individual bricks.

8. Just to be clear, the corner break provision has been removed?

Response: Correct.

9. Would the covered porch be prohibited then?

Response: No. A covered porch or room addition is still an option for the owner. If included, it just wouldn't meet this requirement.

10. Can we suggest a height of the masonry wall? 24" – 36".

Response: Yes. We will take that under consideration.

11. I would like to make a request that the dominant material be on the front be included on the sides and in addition to masonry on all four sides of the home.

Response: We will relay that suggestion.

12. Who are the builders in the development?

Response: Wedgewood, Pulte, Drees, and M/I

13. Is it possible to have two identical homes right next to each other?

Response: No. That is not permitted.

14. Is there a price-point change based on this request?

Response: No but we can provide estimated sales prices at the Plan Commission.

The meeting ended at 7:15p

Neighborhood Meeting Sign In-Sheet

Proposed Westchester Planned Unit Development (PUD) Amendment I and Commitment Modification

Platinum Properties Management Company, LLC

Ordinance Number: 19-22

Docket Number: 1907-PUD-19

Thursday, June 20, 2019 at 6:30 p.m., Westfield City Services, 2728 E. 171st Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Josh Davis	15515 Towne Rd.		
2. Dee Davis	15515 Towne Rd		
3. John J Davis	15515 Towne Rd		
4. Jan Davis	15505 Towne Rd (Barn)		
5. Michael Kayler	2101 W. 161 st St		
6. Cory Essex	1953 W. 156 th St.		
7. Dick Lewis	15630 Towne Rd		
8. Cynthia Stafford	15736 Towne Rd.		
9. Chuck Lehman			
10. Sarah Watkins	2191 W. 166 th St.		
11. Scott Frei	2045 W. 166 th St		
12. Tim Ake	543 Potomac Ct.		
13. Kristen Burkman	1924 W 161 st St		
14. Suzie DuBois	1719 W. 161 st St.		
15.			
16.			
17.			
18.			
19.			

ISSUES RAISED REGARDING THE WESTCHESTER PUD AMENDMENT PROPOSAL

The list below includes issues that were raised during the July 1, 2019, Plan Commission public hearing and in written 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.

1. How can it be insured that the proposed amendment will not result in lesser quality homes?

The proposed amendment would allow the builder to either (i) provide the predominant exterior building material on the Front Façade on all four (4) façades of the building or (ii) require a masonry wainscot at least thirty (30") inches or at the bottom of the widow sill, whichever is less around the building, and, in addition to the wainscot, the predominant exterior building material would also be required on the side façades where there is a gable roof. The proposed amendment provides multiple building materials on each façade including more masonry that is otherwise not required. No other change to the current standards is requested. The result will be higher cost associated with masonry on all sides of the homes and greater streetscape diversity via the use of shake and board and batten siding materials.

2. How can the language of the amendment be changed to ensure that four-sided architecture will be maintained on all homes?

The current architectural standards of the PUD remain intact and enforceable. The amendment is only an enhancement in the case where shake or board and batten is the predominant exterior material on the front of a home. The proposed amendment requires multiple building materials on all four (4) façades of each home at various percentages in a case where board and batten or shake is the predominant exterior on the front of the home.

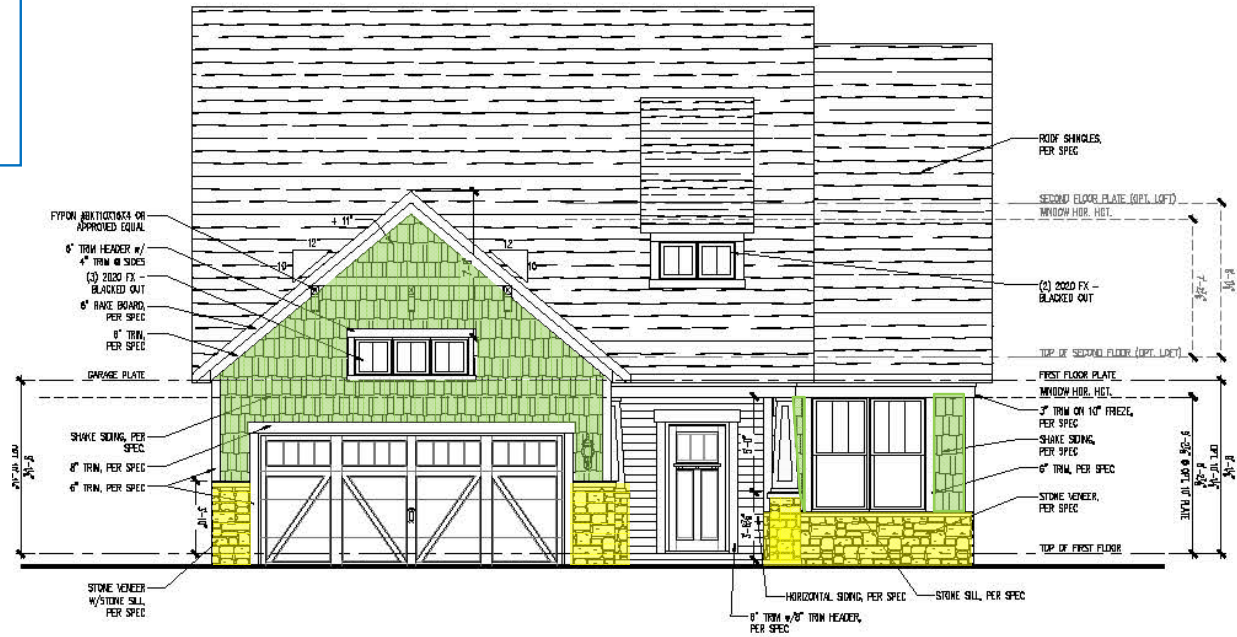
3. Can the height of the proposed masonry be increased to better meet the intent of the standard?

Yes. As it pertains specifically to the amendment request the masonry height requirement has been increased from a minimum of eighteen (18") to thirty (30") or at the bottom of the window sill.

See attached exhibit which provides an example of the shake and masonry exterior materials.

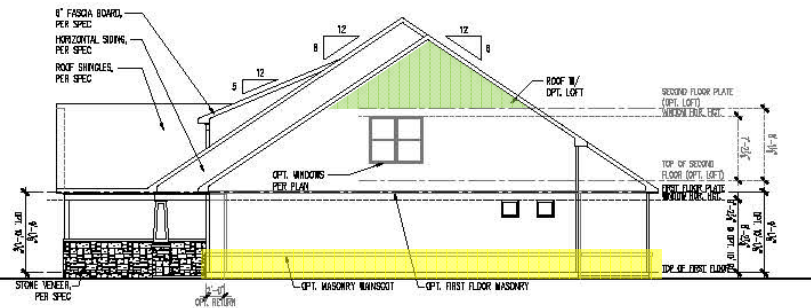
Masonry & Shake Option

(no shake on rear elevation)

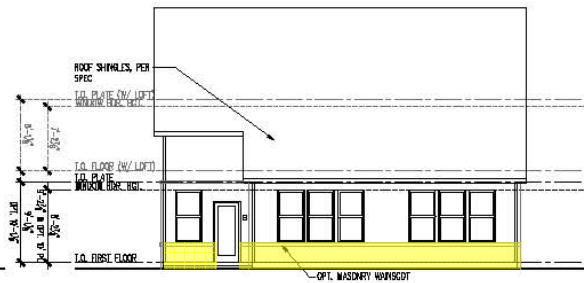


FRONT ELEVATION

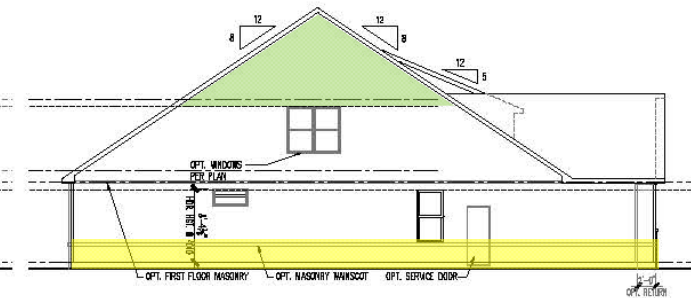
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 5, 2019
1908-ODP-13 & 1908-SPP-13

Petition Number: 1908-ODP-13 & 1908-SPP-13

Property Address: Southwest corner of 161st Street and Spring Mill Road (the “Property”)

Petitioner: CRG Residential

Representative: David George

Request: Primary Plat and Overall Development Plan amendment review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

Current Zoning: Spring Mill Station SWC PUD (Ordinance 17-41)

Current Land Use: Vacant

Approx. Acreage: 34.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
4. Landscape Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 17-41, the “PUD”) was adopted at the March 26, 2018, City Council meeting.

This petition was reviewed at the July 23, 2019, Technical Advisory Committee meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Petitioner is coordinating with the utility providers to address outstanding issues.

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 12) Legend and notes.



- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply except for those items identified as outstanding below:

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



- 23) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 24) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 25) Address and legal description of the property.
- 26) Boundary lines of the property including all dimensions.
- 27) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 28) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) Location and dimensions of all existing structures and paved areas.
- 34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 35) Location of all Floodplain areas within the boundaries of the property.



- 36) Names of legal ditches and streams on or adjacent to the site.
- 37) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The Petitioner is coordinating with WPWD and the utility providers to address outstanding issues.

- 38) Identify buildings proposed for demolition.
- 39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 40) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 17-41)

The plans comply with Chapter 4 of the UDO and Ordinance 17-41: Spring Mill Station SWC PUD except for those items identified as outstanding below:

- 41) Permitted Uses (Sec. 5 of PUD)
- 42) General Regulations for Multifamily (Article 4.11 of UDO and Sec. 6.1 of PUD)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- a) Maximum Density: 20 DU per acre
 - b) Maximum DU per structure: 30
 - c) Maximum DU: 292
 - d) Minimum BSL:
 - i) Front: none
 - ii) Side: 12'
 - iii) Rear: 20'
 - e) Project Perimeter Setback
 - f) Maximum Building Height
- 43) General Regulations for Commercial (Article 4.14 of UDO and Sec. 6.2 of PUD)
- Comment: Standards not listed below will be reviewed at the time of the Detailed Development Plan for each Lot.**
- a) Minimum Lot Frontage: 50'



b) Minimum BSL:

- i) Front: 60'
- ii) Side: 15'
- iii) Rear: 20'

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

44) Accessory Use and Building Standards (UDO Article 6.1 and Sec.7.1(E) of PUD)

- a) A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street I Spring Mill Road. See **Exhibit E** for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves.

45) Architectural Standards (UDO Article 6.3 and Sec. 7.1 of PUD)

46) Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping Requirements
- b) External Street Frontage Landscaping

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- c) Buffer Yard Requirements

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- d) Parking Area Landscaping

47) Lighting Standards (Article 6.9)

48) Lot Standards (Article 6.10)

49) Parking and Loading Standards (Article 6.14)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)



52) Vision Clearance Standards (Article 6.19)

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

Comment: Please coordinate with the Public Works Department and utility providers.

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

a) Minimum Open Space for Residential Area: 15%

58) Pedestrian Network Standards (Article 8.7)

Comment: Item identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

59) Storm Water Standards (Article 8.8)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

60) Street and Right-of-Way Standards (Article 8.9)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

61) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

62) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPW to address outstanding issues.

63) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

64) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with the utility providers to address outstanding issues.

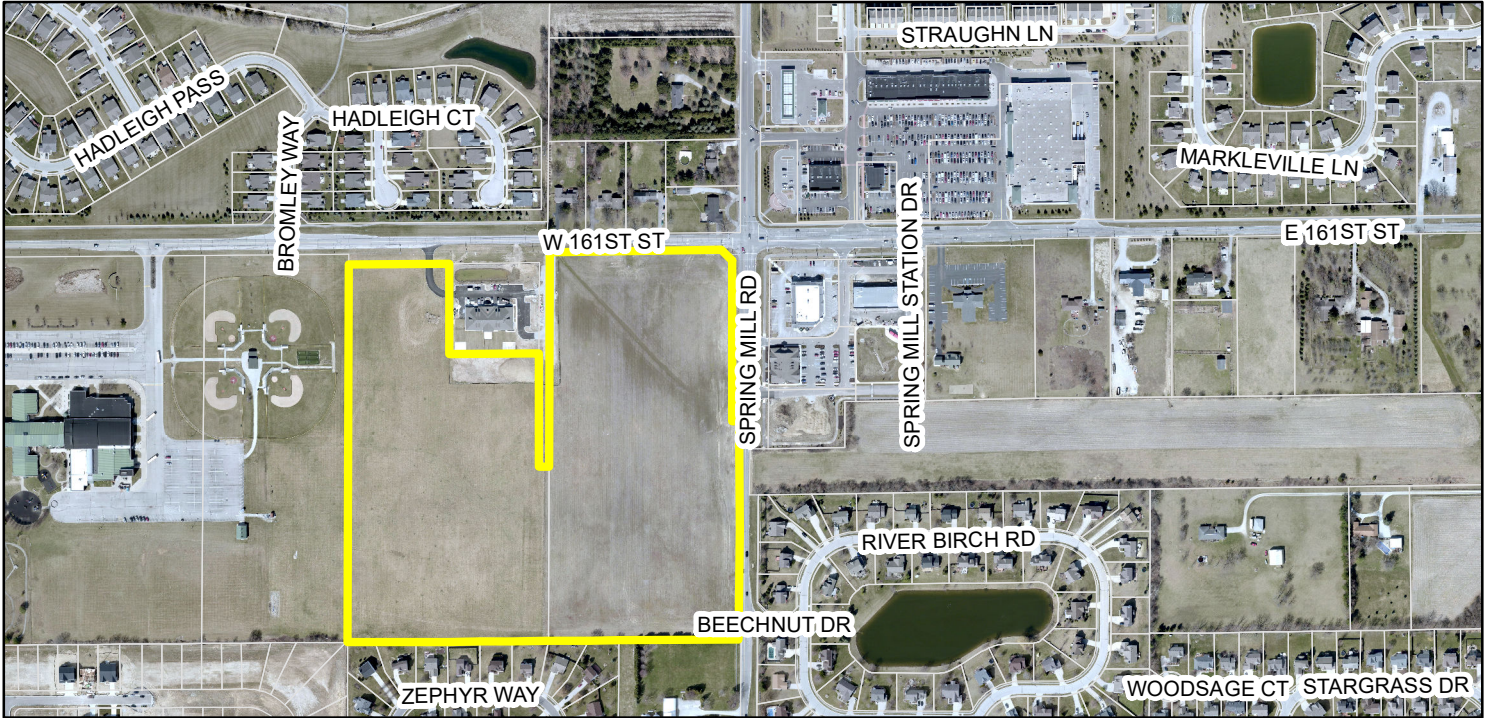


DEPARTMENT COMMENTS

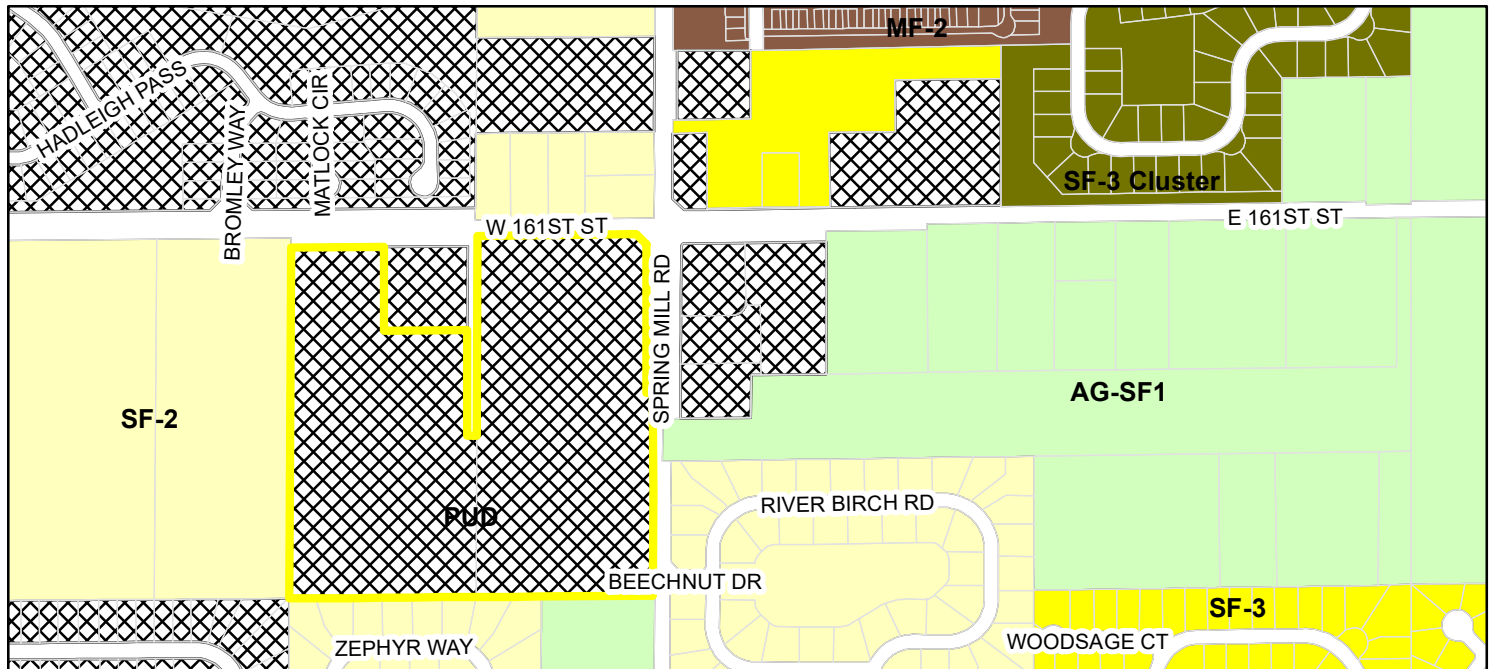
- 1) **Action: Hold a public hearing at the August 5, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).

Aerial Location Map

 Site



Zoning Map



Zoning

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



SOILS MAP
NO SCALE

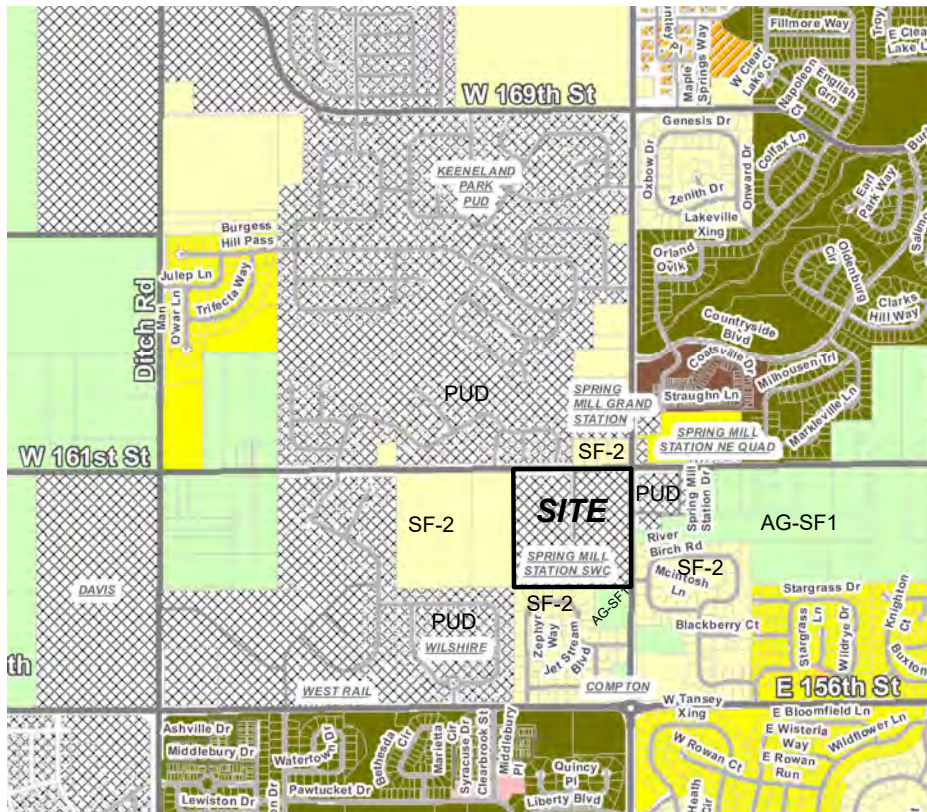
SOILS DESCRIPTIONS

BROOKSTON SERIES
Br Brookston silt loam (0-2% slopes)
Brookston Series - (B/D) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage. It is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES
CrA Crosby silt loam (0-3% slopes)
Crosby Series - (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage. It is potentially highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

MIAMI SERIES
MmA Miami silt loam (0-2% slopes)
Miami Series - (B) This is a well drained gently sloping soil on uplands. Permeability is moderate to moderately slow. The pH of the surface layer in non-limed areas is 5.6 to 7.3. This soil is potentially highly erodible. Moderate potential frost action and moderate shrink-swell are also construction concerns.

WHITAKER SERIES
Wh Whitaker silt loam (0-2% slopes)
Whitaker Series - (C) This is a nearly level, deep somewhat poorly drained soil on uplands. Permeability is moderate. Available water capacity is high. The pH of the surface layer in non-limed areas is 5.6 to 7.3. Basements should not be considered in this soil. There is a seasonal high water table associated with this soil. High potential frost action is also a construction concern.



LOCATION / ZONING MAP
NO SCALE

SPRING MILL STATION

SE 1/4, SEC. 10 - T18N-R3E, HAMILTON COUNTY, WASHINGTON TOWNSHIP, WESTFIELD, IN
ZONED: PUD

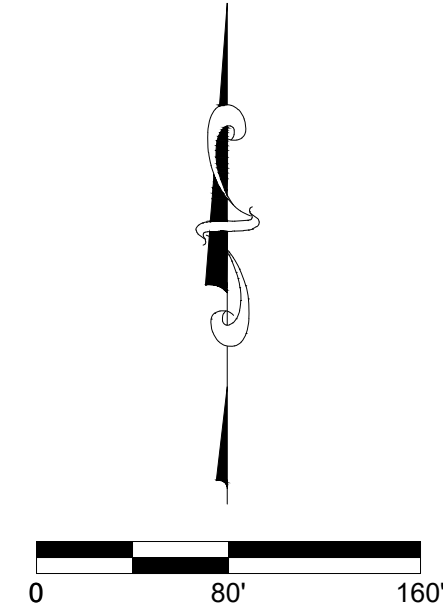
PLANS PREPARED FOR:
CRG RESIDENTIAL, LLC
805 CITY CENTER DRIVE
CARMEL, IN 46032
317-575-9400
317-575-9399 fax
CONTACT: DAVID GEORGE

PLANS PREPARED BY:

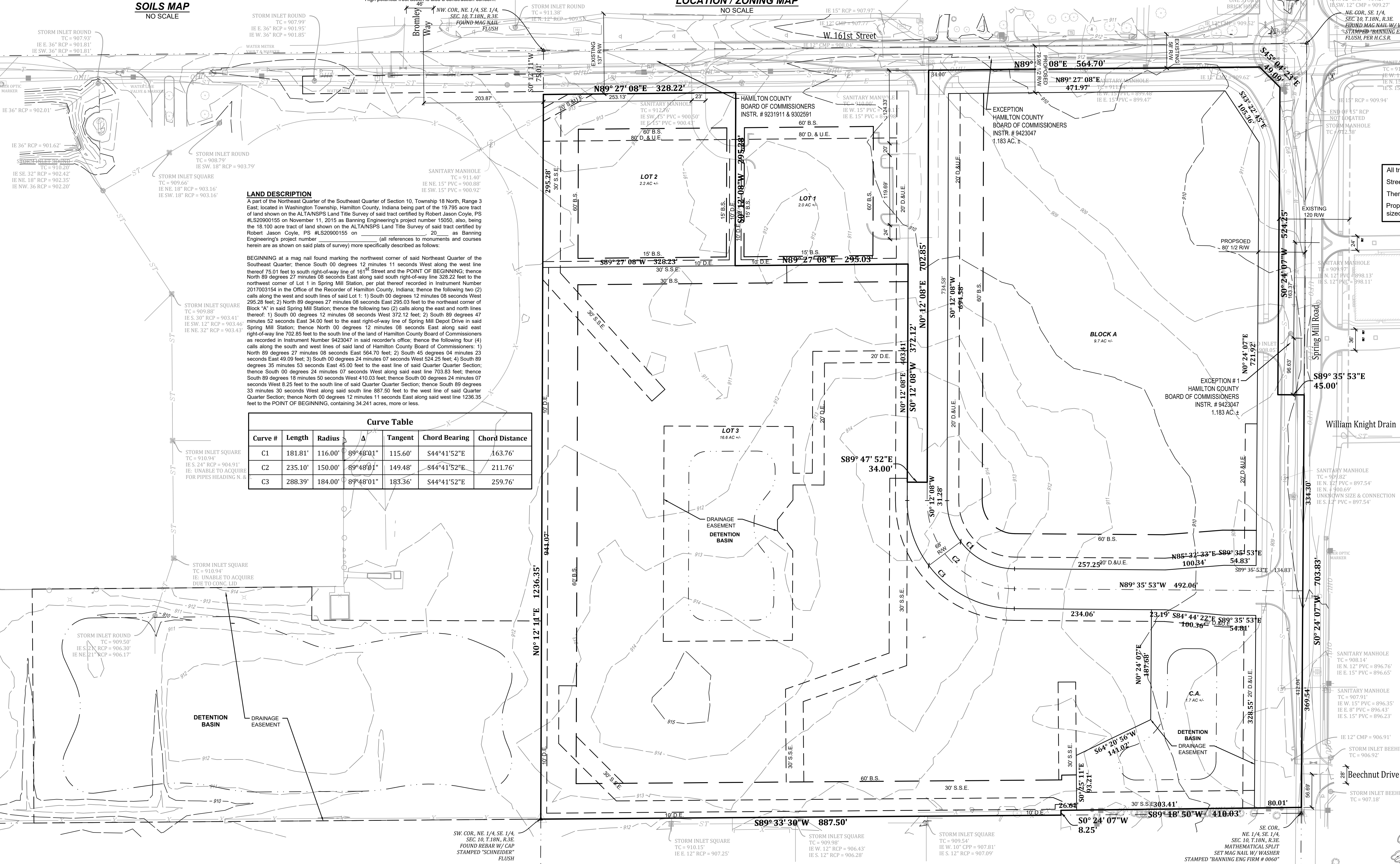
BANNING ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: RYAN LINDLEY



161st STREET & SPRING MILL ROAD
IMPROVEMENTS BY OTHERS



LAND DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being part of the 19.795 acre tract of land shown on the ALTANSPS Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 on November 11, 2015 as Banning Engineering's project number 15050, also, being the 18.100 acre tract of land shown on the ALTANSPS Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 on _____ as Banning Engineering's project number _____ (all references to monuments and courses herein are as shown on said plats of survey) more specifically described as follows:

BEGINNING at a mag nail found marking the northwest corner of said Northeast Quarter of the Southeast Quarter, thence South 00 degrees 12 minutes 11 seconds West along the west line thereof 75.01 feet to south right-of-way line of 161st Street and the POINT OF BEGINNING, thence North 89 degrees 27 minutes 08 seconds East along said south right-of-way line 328.22 feet to the northeast corner of Lot 1 in Spring Mill Station, per plat thereof recorded in Instrument Number 2017003154 in the Office of the Recorder of Hamilton County, Indiana; thence the following two (2) calls along the west and south lines of said Lot 1: 1) South 00 degrees 12 minutes 08 seconds West 295.28 feet; 2) North 89 degrees 27 minutes 08 seconds East 295.03 feet to the northeast corner of Block 'A' in said Spring Mill Station; thence the following two (2) calls along the east and north lines thereof: 1) South 00 degrees 12 minutes 08 seconds West 372.12 feet; 2) South 89 degrees 47 minutes 52 seconds East 34.00 feet to the east right-of-way line of Spring Mill Depot Drive in said Spring Mill Station; thence North 00 degrees 12 minutes 08 seconds East along said east right-of-way line 702.85 feet to the south line of the land of Hamilton County Board of Commissioners as recorded in Instrument Number 9423047. In said recorder's office, thence the following four (4) calls along the south and west lines of said land of Hamilton County Board of Commissioners: 1) North 89 degrees 27 minutes 08 seconds East 564.70 feet; 2) South 45 degrees 04 minutes 23 seconds East 49.09 feet; 3) South 00 degrees 24 minutes 07 seconds West 524.25 feet; 4) South 89 degrees 35 minutes 53 seconds East 45.00 feet to the east line of said Quarter Quarter Section; thence South 00 degrees 24 minutes 07 seconds West along said east line 703.83 feet; thence South 89 degrees 18 minutes 50 seconds West 410.03 feet; thence South 00 degrees 24 minutes 07 seconds West 8.25 feet to the south line of said Quarter Quarter Section; thence South 89 degrees 33 minutes 30 seconds West along said south line 887.50 feet to the west line of said Quarter Quarter Section; thence North 00 degrees 12 minutes 11 seconds East along said west line 1236.35 feet to the POINT OF BEGINNING, containing 34.241 acres, more or less.

Curve Table					
Curve #	Length	Radius	Δ	Tangent	Chord Bearing
C1	181.81'	116.00'	89°48'01"	115.60'	S44°41'52"E 163.76'
C2	235.10'	150.00'	89°48'01"	149.48'	S44°41'52"E 211.76'
C3	288.39'	184.00'	89°48'01"	183.36'	S44°41'52"E 259.76'

FLOOD ZONE STATEMENT
This site is located in Flood Zone X, Areas determined to be outside the 0.2% annual chance floodplain, per FIRM Map for Hamilton County, IN Map No. 18057C0120G, Dated November 19, 2014.

All trees to match the current City of Westfield master tree list.
Street trees shall not be within 4' of any pavement.
There shall be no trees within 10' of any storm sewer including sub drains.
Proposed utility locations shall be as shown on plan and appropriately sized to meet the demand of the commercial park.

LEGEND
EXISTING

- ST STORM SEWER
- S SANITARY SEWER
- W WATER LINE
- C NATURAL GAS LINE
- OHU OVERHEAD UTILITIES
- E ELECTRIC LINE
- T TELEPHONE LINE
- CATV CABLE TV LINE
- UFO FIBER OPTIC LINE
- X FENCE LINE
- ⊙ STORM MANHOLE
- ⊙ STORM INLET
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ TELEPHONE SPlice BOX
- ⊙ FIBER OPTIC HAND HOLE
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ TRAFFIC SIGNAL CONTROL BOX

LEGEND
PROPOSED

- ST STORM SEWER
- S SANITARY SEWER
- W WATER MAIN
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- ⊙ STORM INLET
- ⊙ FIRE HYDRANT
- S.S.E. SANITARY SEWER EASEMENT
- B.S. BUILDING SETBACK
- D & U.E. DRAINAGE & UTILITY EASEMENT



Date: 06-28-19
Project No: 19127
Sheet No:

C100

Certified by:

Drawings for the
Depot at Spring Mill

Overall Landscape Plan

Revision	Date	Description

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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Sheet No:

L100

LANDSCAPE AND PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.
- The following clearances shall be maintained throughout the project site:
STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVED SURFACE
NO TREE SHALL BE WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- All Street Trees are to match the current City of Westfield Master Tree List.

ORDINANCE CHART

Zoning: Westfield UDO + The Depot at Spring Mill Station PUD

MINIMUM LOT LANDSCAPING

Requirement: (Multi-family) 1 shade tree + 1 evergreen or ornamental tree + 4 shrubs per dwelling unit.

Required: 288 units = 288 shade trees + 288 evergreen/ornamental trees + 1,152 shrubs

Provided: 230 shade trees @ 2.5' caliper + 219 ornamental trees + 71 evergreen trees + 1,153 shrubs

BUFFER YARD

Requirements:

North Boundary (per Exhibit B of PUD): none required for this phase of development; shall be provided when Lot 1 and Lot 2 and Block A are designed

East Boundary (per Exhibit B of PUD): none required for this phase of development; shall be provided when Block A is designed.

South Boundary (per Exhibit E of PUD): 13 shade trees + 16 evergreen trees + 9 ornamental trees; none along future fire department parcel on east side of south border

West Boundary (per UDO): SF-2/Institutional Use = Level B buffer: 4 shade trees + 4 evergreen trees + 10 shrubs/100 l.f.

Required:

South Boundary: 13 shade trees + 16 evergreen trees + 9 ornamental trees

West Boundary @ 1311 l.f. - 600 l.f. (utility easement) = 711 l.f. = 28 shade trees + 28 evergreen trees + 71 shrubs

Provided:

South Boundary: 13 shade trees + 16 evergreen trees + 9 ornamental trees

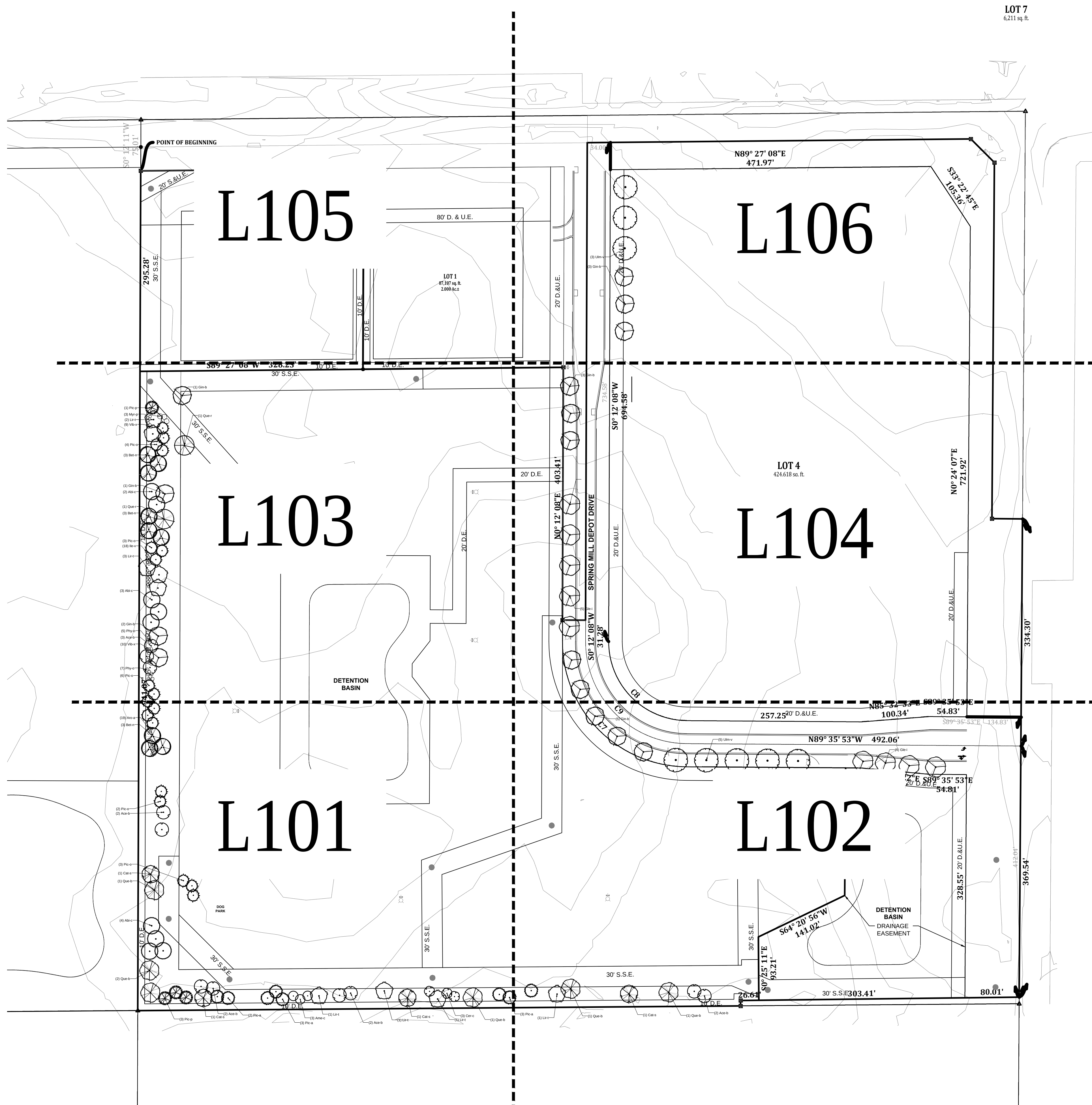
West Boundary = 28 shade trees + 28 evergreen trees + 71 shrubs

STREET TREES (per UDO)

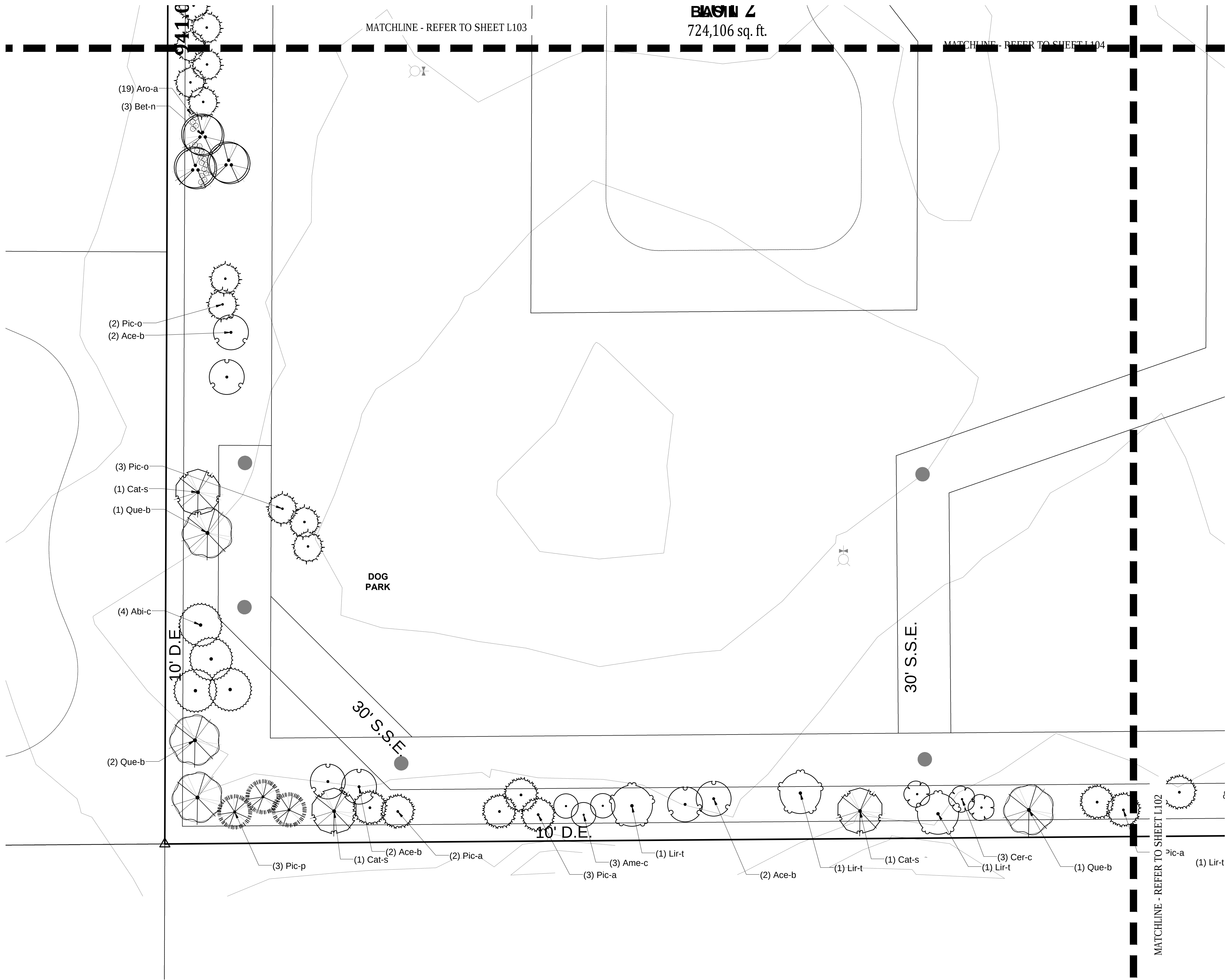
Requirement: Provide 1 tree/50 l.f. along one side of the road between walk and curb.

Required: Spring Mill Depot Drive @ 1,365 l.f. = min. 27 trees

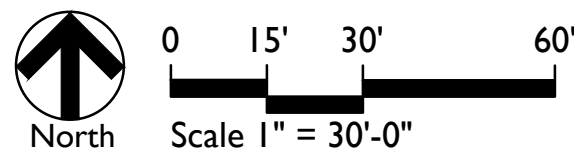
Provided: 28 trees



0 40' 80' 160'
Scale 1" = 80'-0"



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

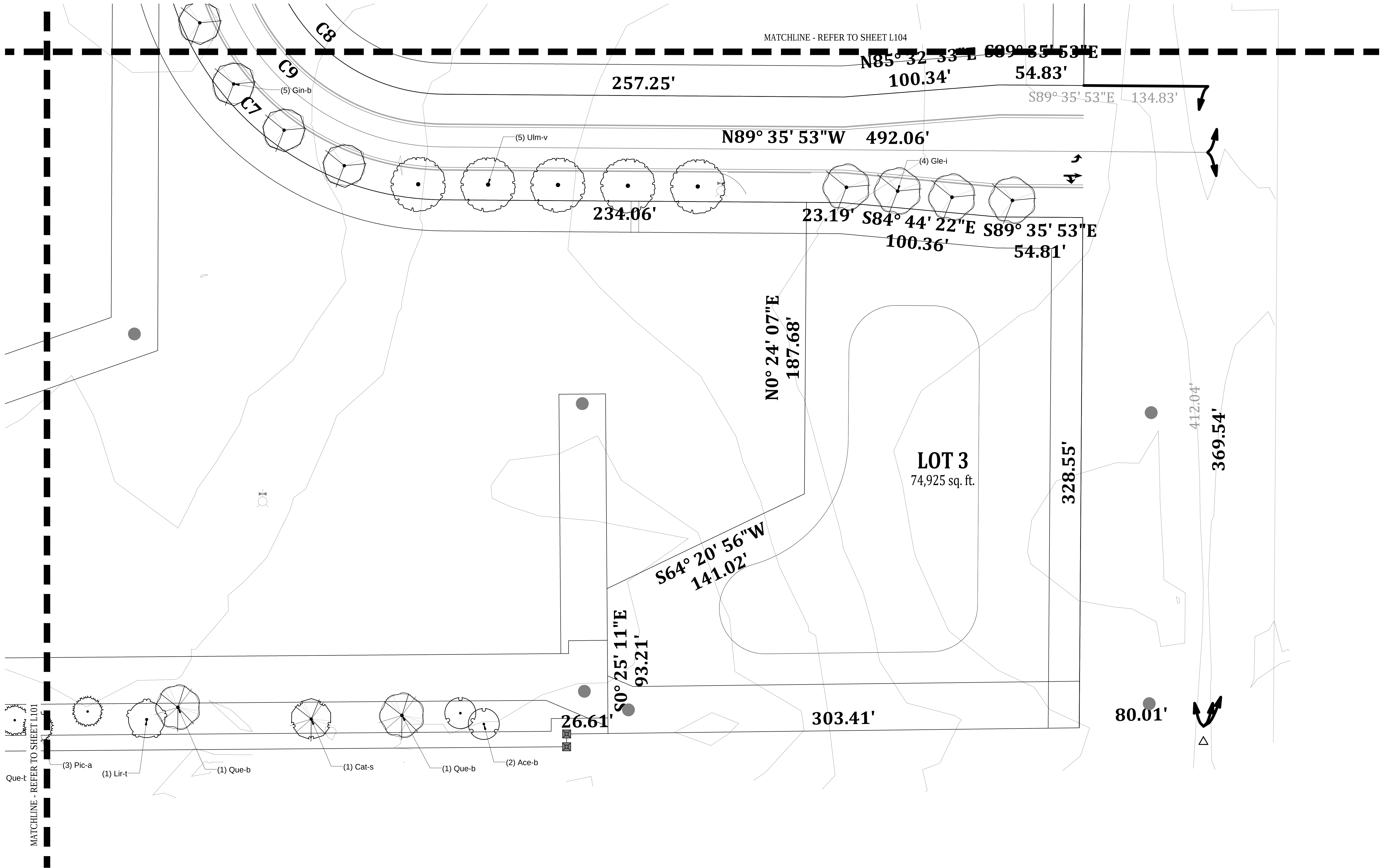
Drawings for the
Depot at Spring Mill
Landscape Plan

Revision	Date	Description

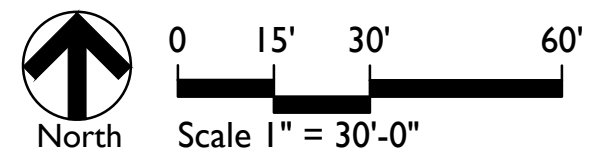
Date: 08.01.2019
Job No: 2019-1292
Drawn by: APP
Checked by: APP

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Sheet No:
L101



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

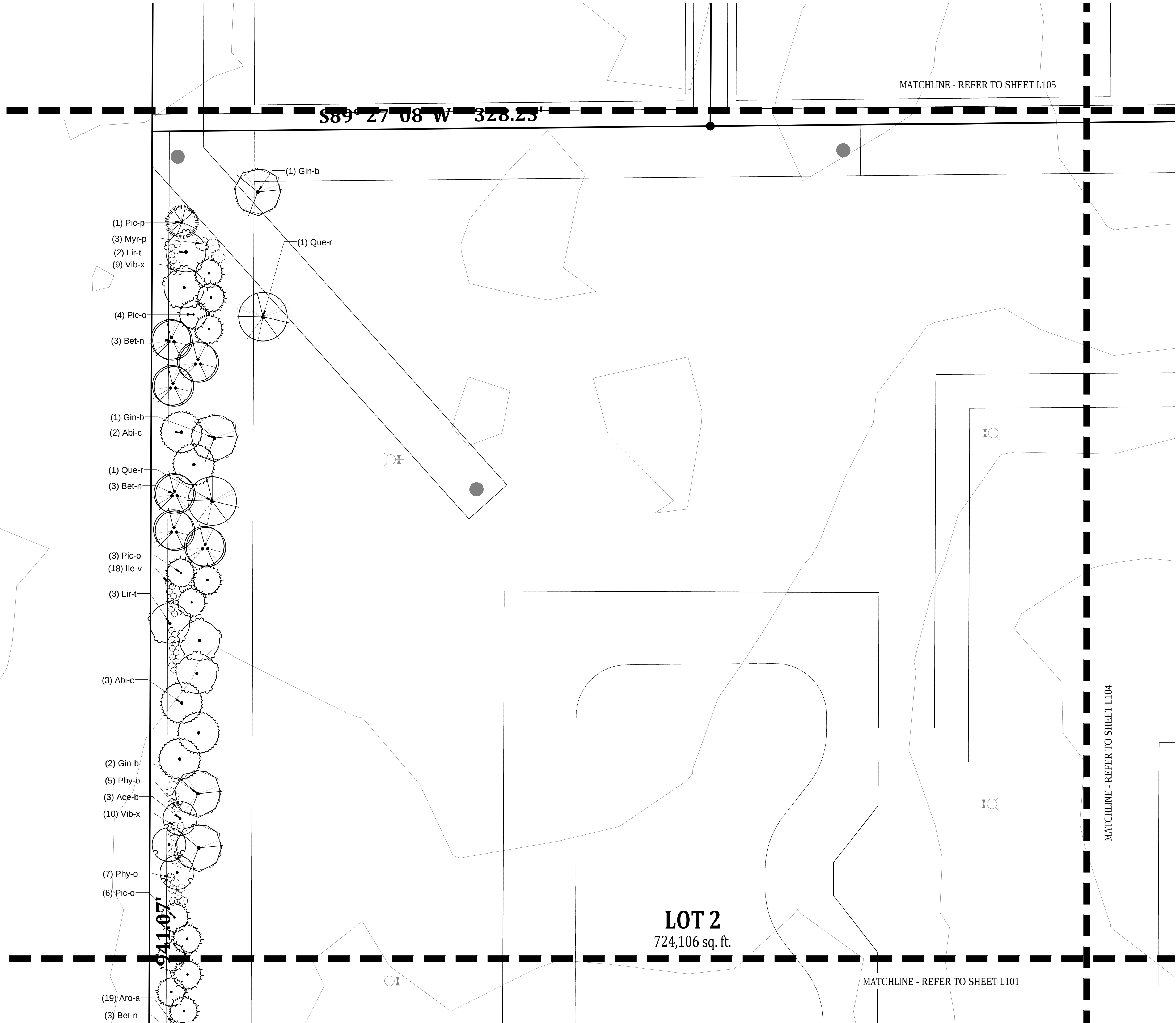
Landscape Plan

Revision	Date	Description

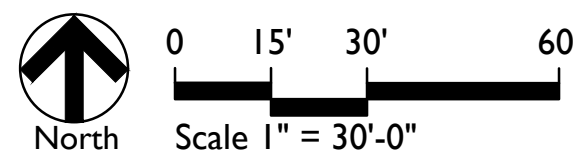
Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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Sheet No:
L102



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

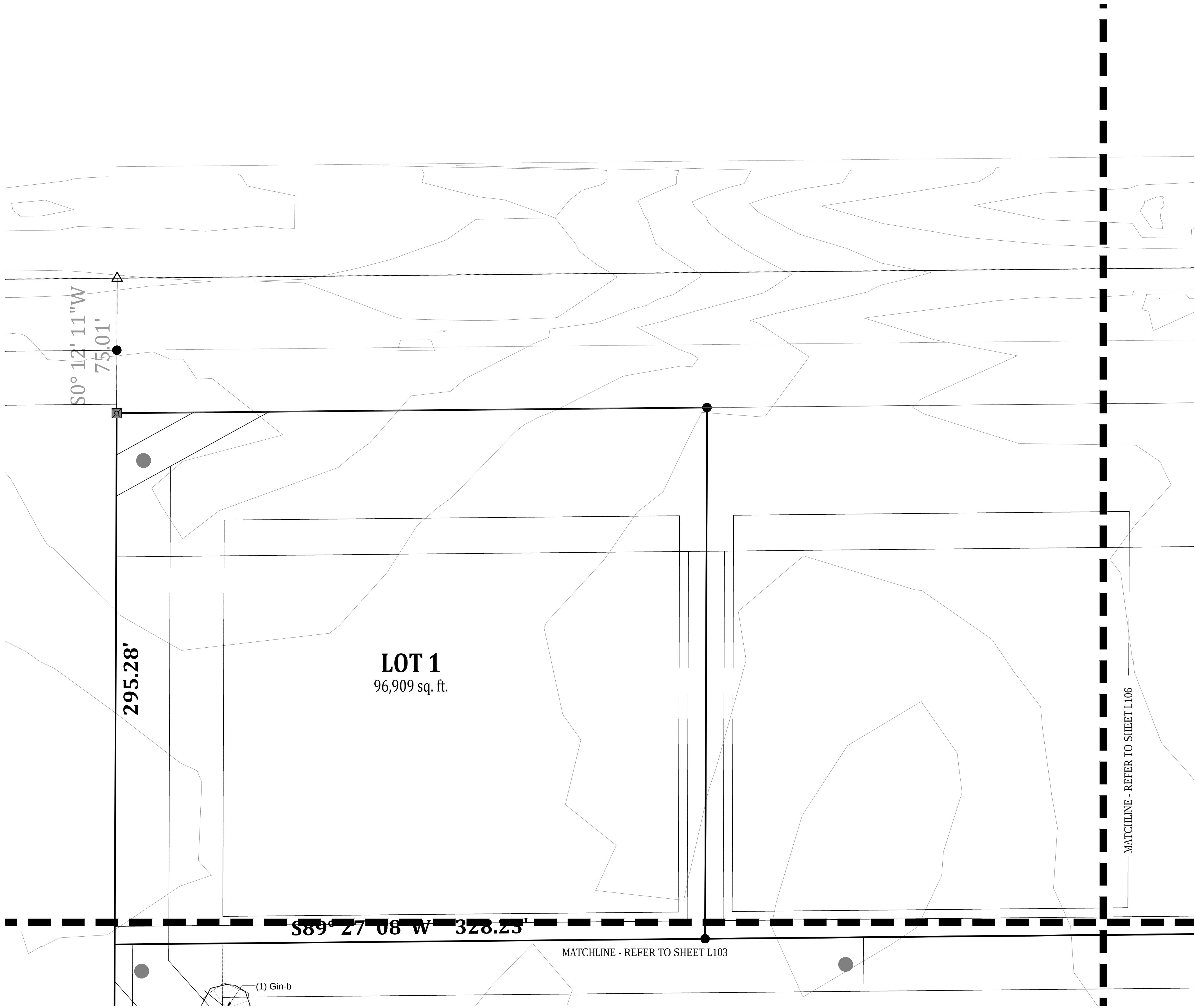
Landscape Plan

Revision	Date	Description

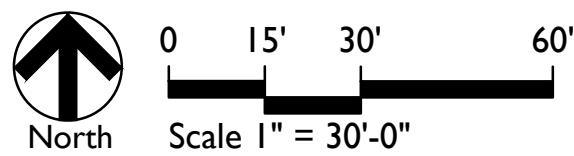
Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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Sheet No:
L103



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

Landscape Plan

Revision	Date	Description

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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Sheet No:
L105

6,211 sq. ft.

34.00'

N89° 27' 08"E
471.97'

S33° 22' 45"E
105.36'

(3) Ulm-v

(3) Gin-b

58'

W

MATCHLINE - REFER TO SHEET L105

MATCHLINE - REFER TO SHEET L104

MATCHLINE - REFER TO SHEET L104

certified by:

Landscape Plan

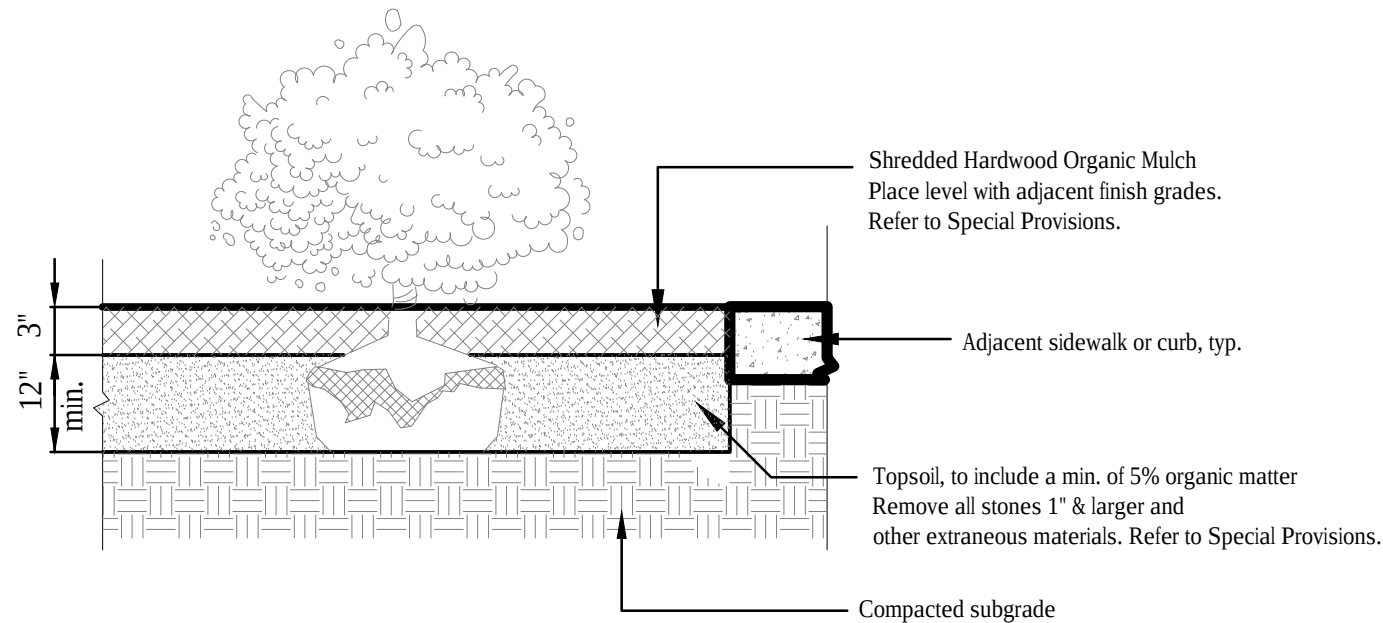
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Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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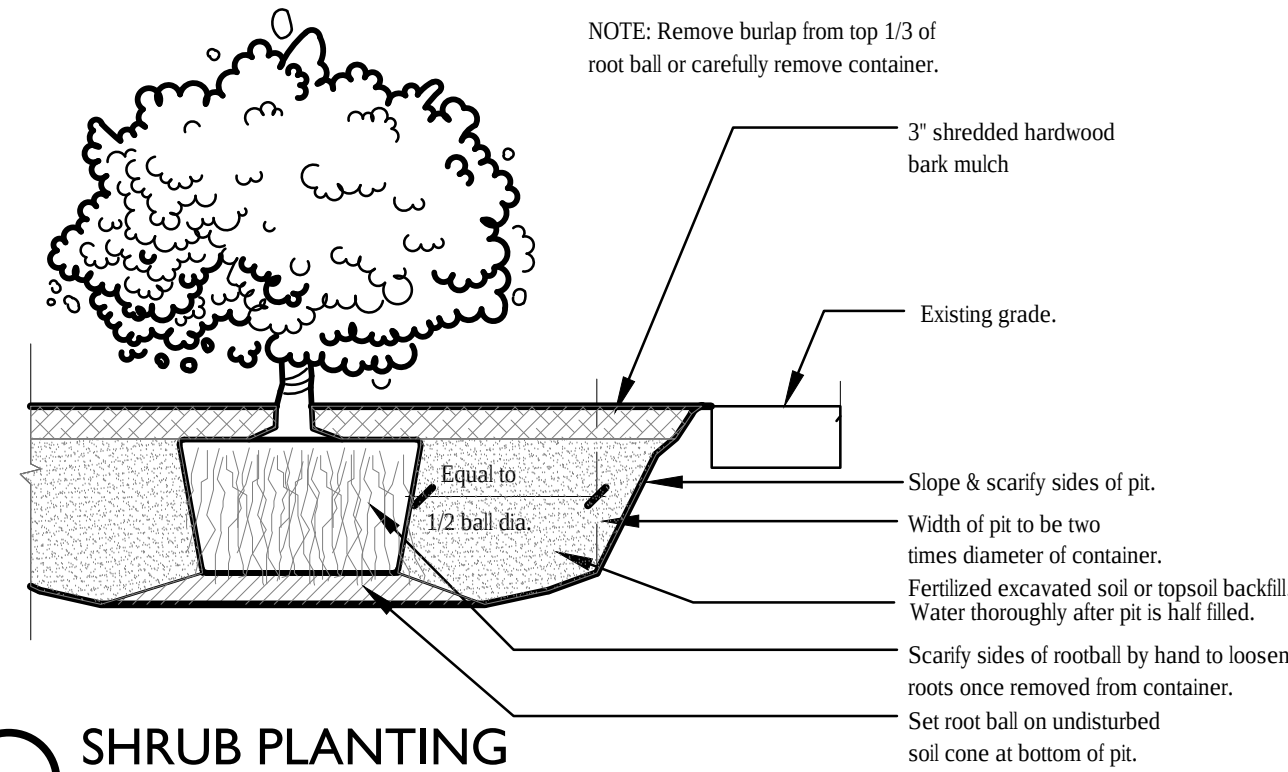
Sheet No:
LI06

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-b	11	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	min. 2.5" cal.	full, strong central leader, matched
Bet-n	9	Betula nigra	River Birch	B & B	min. 8' ht.	clump form, 3-5 stems
Cat-s	4	Catalpa speciosa	Northern Catalpa	B & B	min. 2.5" cal.	full, strong central leader, matched
Gin-b	15	Ginkgo biloba `Autumn Gold`	Autumn Gold Maidenhair Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Gle-i	9	Gleditsia triacanthos inermis `Impcole`	Imperial Thornless Honeylocust	B & B	min. 2.5" cal.	full, strong central leader, matched
Lir-t	9	Liriodendron tulipifera	Tulip Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Que-b	6	Quercus bicolor	Swamp White Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Que-r	2	Quercus rubra	Red Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Ulm-v	8	Ulmus americana `Valley Forge`	Valley Forge Elm	B & B	min. 2.5" cal.	full, strong central leader, matched
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	9	Abies concolor	White Fir	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-a	8	Picea abies	Norway Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-o	18	Picea omorika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
Pic-p	4	Picea pungens	Colorado Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-c	3	Amelanchier laevis `Cumulus`	Cumulus Allegheny Serviceberry	B & B	min. 2" cal.	clump form, 5-13 stems
Cer-c	3	Cercis canadensis	Eastern Redbud	B & B	min. 2" cal.	clump form, 3-7 stems
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	19	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	18" ht. min.	space @ 3'-0" o.c.
Ile-v	18	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	container	18" ht. min.	space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Myr-p	3	Myrica pensylvanica	Northern Bayberry	container	18" ht. min.	space @ 8'-0" o.c., allow to mass
Phy-o	12	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	18" ht. min.	space @ 5'-0" o.c.
Vib-x	19	Viburnum x juddii	Judd Viburnum	container	18" ht. min.	space @ 5'-0" o.c.



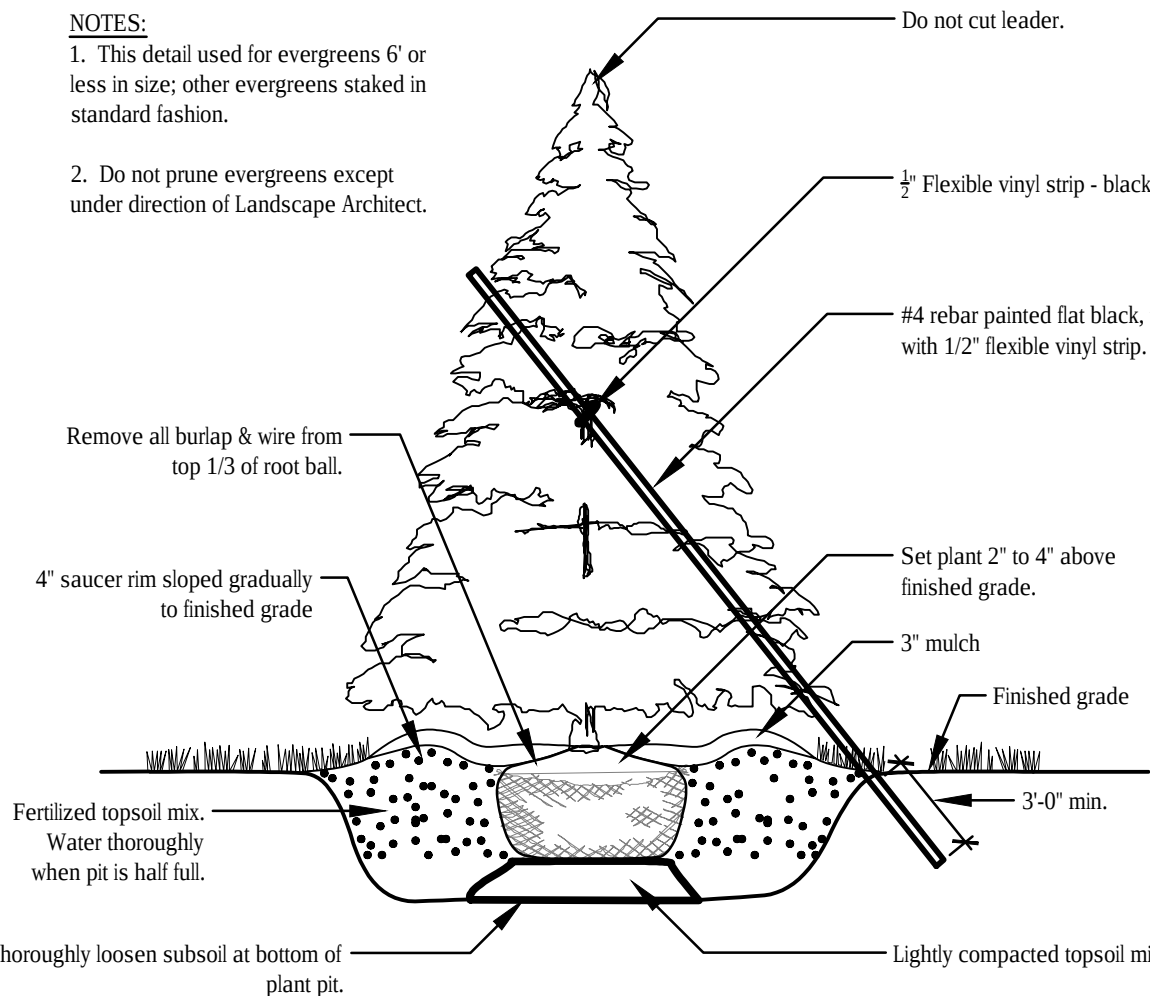
LANDSCAPE BED PREPARATION

Not to Scale



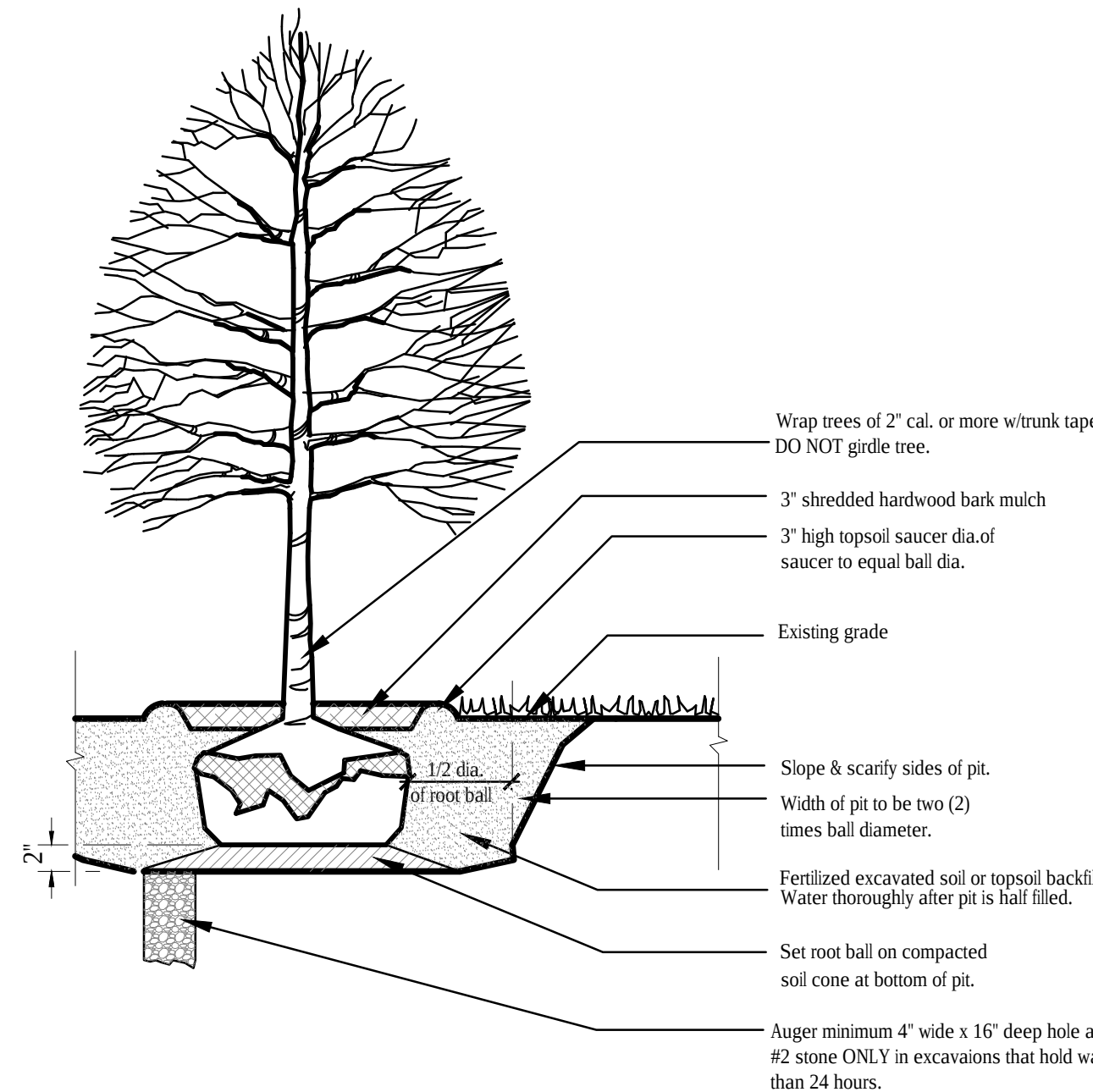
SHRUB PLANTING

Not to Scale



EVERGREEN TREE PLANTING

Not to Scale



TREE PLANTING

Not to Scale

Certified by:

Drawings for the
Depot at Spring Mill

PLANTING DETAILS

Revision	Date	Description

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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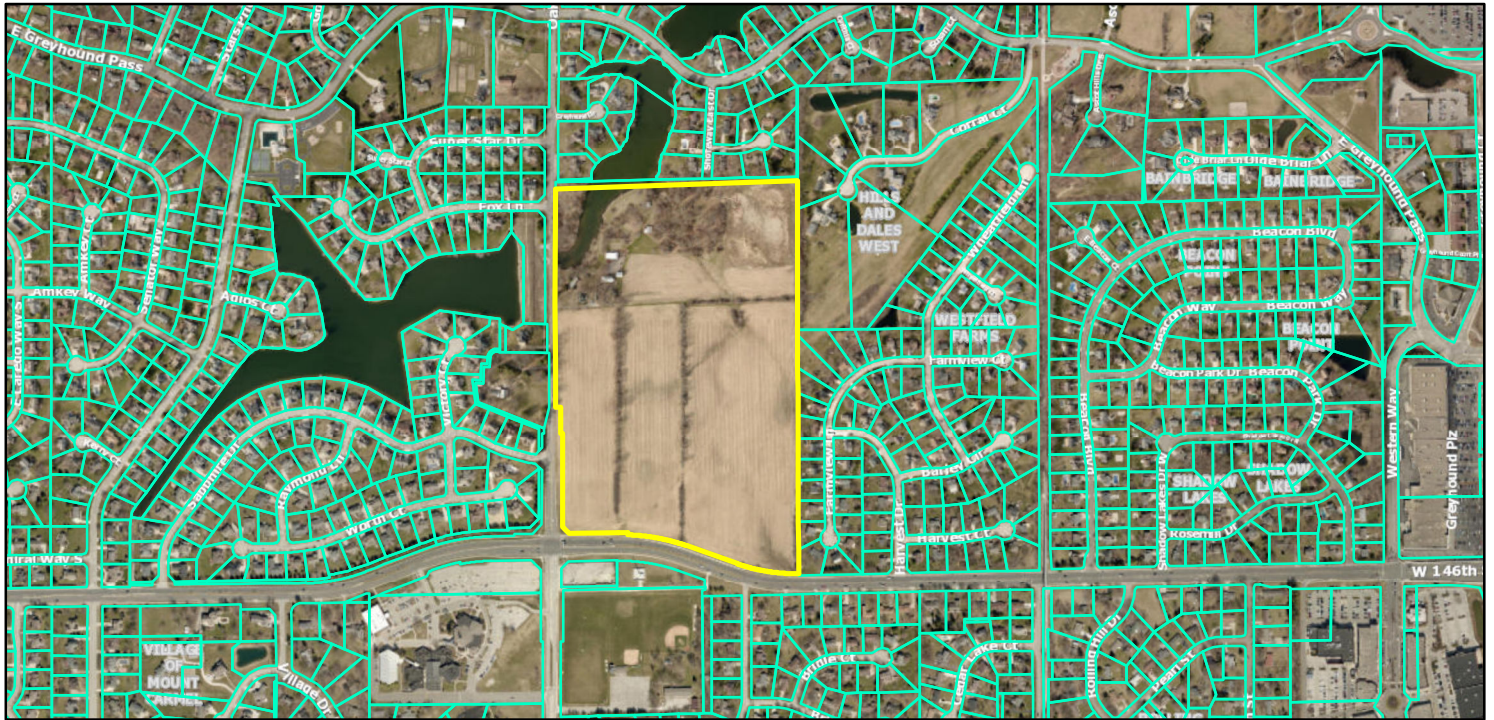
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L500

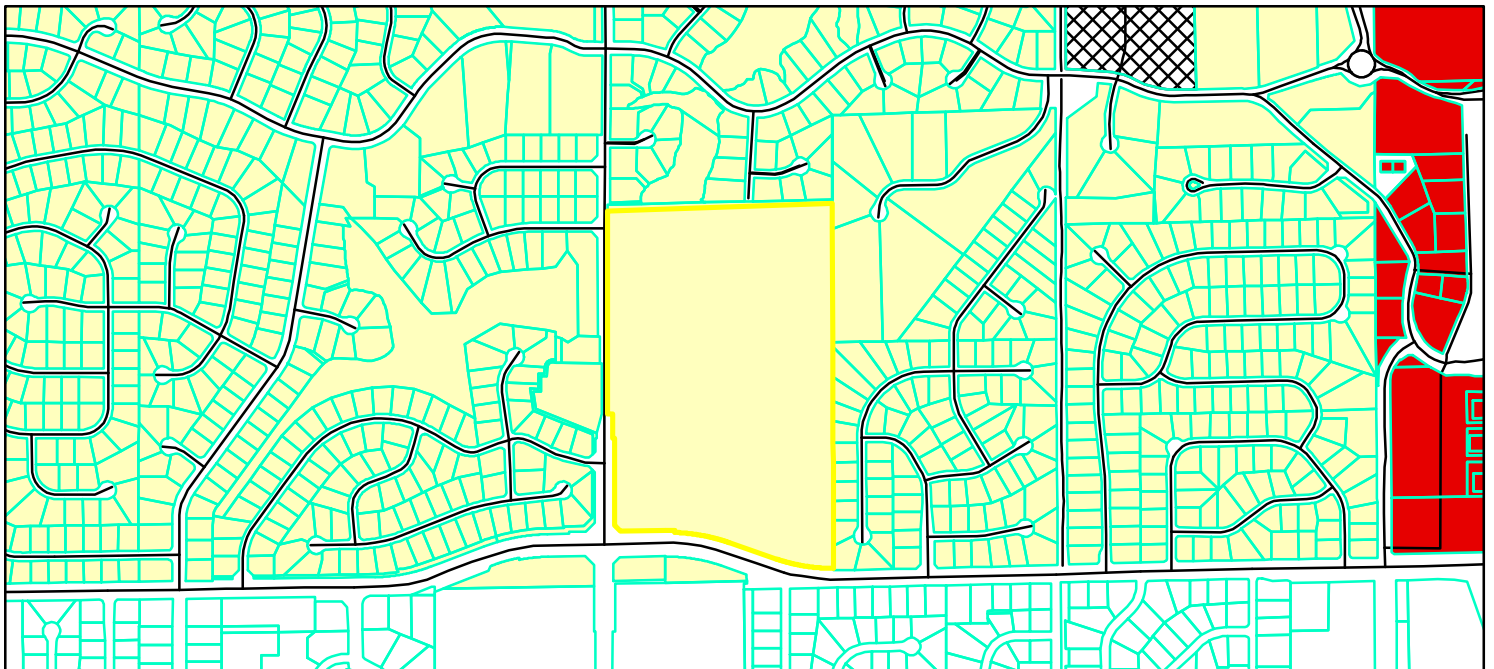
The Landings at Village Farms

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 GB (General Business)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.05 0.1 0.2 0.3 0.4
Miles



ORDINANCE NUMBER 19-__

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance 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. 19__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Landings at Village Farms PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District.
- 2.2 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.3 Area B: The part of the Real Estate depicted on the District Map as Area B.

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

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(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.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the District Map and labeled as Areas A and B (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

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

- 4.1 Area A: SF4: Single-Family High-Density District.
- 4.2 Area B: LB: Local Business District.

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

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 The following standards shall be applied to the Area A as depicted on the District Map:

Standard	Area A
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20'
Side Yard / Building Separation	5' / 10'
Rear Yard	20'
Minimum Lot Width	45'
Maximum Building Height	2 ½ Stories
Minimum Living Area (Total)	
Single Story	1,600sqft
Two Story	2,300sqft

- 6.2 The following standards shall be applied to the Area B as depicted on the District Map:

Standard	Area B
Minimum Lot Frontage	0'
Minimum Building Setback	
Front Yard	0'
Side Yard (Perimeter)	20'
Side Yard (Internal)	0'
Rear Yard	0'
Maximum Building Height	45'
Building Size Requirement	
Minimum Business Size	800sqft
Maximum Business Size	30,000sqft
Maximum Aggregate of all Buildings of Area B	90,000sqft

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

Area A:

- 7.1 Article 6.3 Architectural Standards: Shall apply to all dwellings in Area A, except

as modified below:

- A. Single-Family Dwelling Character Exhibit: The “Single Family Dwelling Character Exhibit” attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area A. It is not the intent to limit the architecture shown in the Single-Family Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area A.
- B. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of four inches by one inch (4”x1”) nominal wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, (i) a twin window shall be counted as two (2) windows and (ii) a service door to the garage with a window shall be counted as one (1) window.
- E. Minimum Overhangs: All homes shall have a minimum of 8” roof overhangs measured prior to the application of siding material.
- F. Roof Pitches: For a two-story home, the minimum roof pitch for the main roof shall be 6/12. A 5/12 roof pitch shall be permitted for ranch style homes. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Perimeter Lots: A minimum of fifty percent (50%) of the Dwellings facing Oak Ridge Road shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.
- I. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the

home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall apply

except as modified below;

- i. A minimum of ten (10) shrubs shall be provided at the foundation of the home in the front yard.
- ii. A minimum of one (1) shade or evergreen tree and one (1) ornamental tree shall be provided. At least one (1) of the trees shall be located in the front yard.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

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

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Oak Ridge Road.

Area B:

7.3 Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the internal street. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal street.

7.4 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of Article 5.3(J) State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

A. Commercial Character Exhibit: The “Commercial Character Exhibit” attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area B. It is not the intent to limit the architecture shown in the Commercial Character Exhibit, but to encourage a diversity in architecture within Area B.

- i. Architectural Design: A residential theme shall be required in the design of all structures. Architectural styles shall include: Colonial, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, and Craftsman. Significant architectural elements to determine consistency with a residential theme include:

- a) Window design (ex.: enhanced trim, pane size and type) and alignment/location;

- b) Building massing (pedestrian scaled with façade projections and recessions);
- c) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- d) Large roof overhangs that are primarily pitches and not flat;
- e) Enhanced cornice treatment;
- f) Enhanced and inviting entryways with pedestrian cover and “porch-like” treatment (ex.: inclusion of columns with masonry bases);
- g) Variety of building materials, patterns, and colors;
- h) Emphasized trim at corner breaks, around windows and within gables; and
- i) Enhanced foundation plantings and planters to soften building façades.

B. Article 5.3(I) Building Height Standards: Shall apply except as modified below:

- i. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be three thousand (3,000) square feet.

C. Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:

- i. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned.

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

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply where a drive-thru aisle is located. Additional planters

located at the base of a building or attached to a façade shall be counted to meet the requirement.

- B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall apply except as modified below:
 - i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Oak Ridge Road and 146th Street.
- C. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:
 - i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

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 Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

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

- A. Neighborhood Character: The theme and character of the District shall be comparable to the Village Farms Neighborhood theme as generally depicted on **Exhibit F**.
- B. Amenities: The following amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit G**:
 - i. Passive Amenities: Trails, sidewalks, and paths shall be provided for passive recreation opportunities as generally depicted **Exhibit G**. Trails, sidewalks, and paths shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing

easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Pocket Park: A Pocket Park shall be provided as generally depicted on **Exhibit B** and shall include benches, walking paths, and landscaping.
- iii. Ressler Park: A park shall be provided as generally depicted on **Exhibit G** and shall include benches, playground equipment, pathways, and open space.
- iv. Canoe/Kayak Launch: A Canoe/Kayak Launch shall be provided as generally depicted on the **Exhibit G**.

9.2 Article 8.7 Pedestrian Network Standards: Shall apply except as otherwise modified or enhanced below:

- A. Perimeter/External Pedestrian Networks Standards: The established sidewalk along 146th Street shall meet the Perimeter/External Pedestrian Network Standards requirement of Article 8.7(D). No Trail, sidewalk, or path shall be required north of the existing lake, as generally depicted on **Exhibit C**, rather, a mid-block cross shall be provided to connect to the existing path on the west side of Oak Ridge Road.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Single Family Dwelling Character Exhibit
Exhibit E	Commercial Character Exhibit
Exhibit F	Neighborhood Character Exhibit
Exhibit G	Amenity Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2

EXHIBIT A
REAL ESTATE
Page 2 of 2

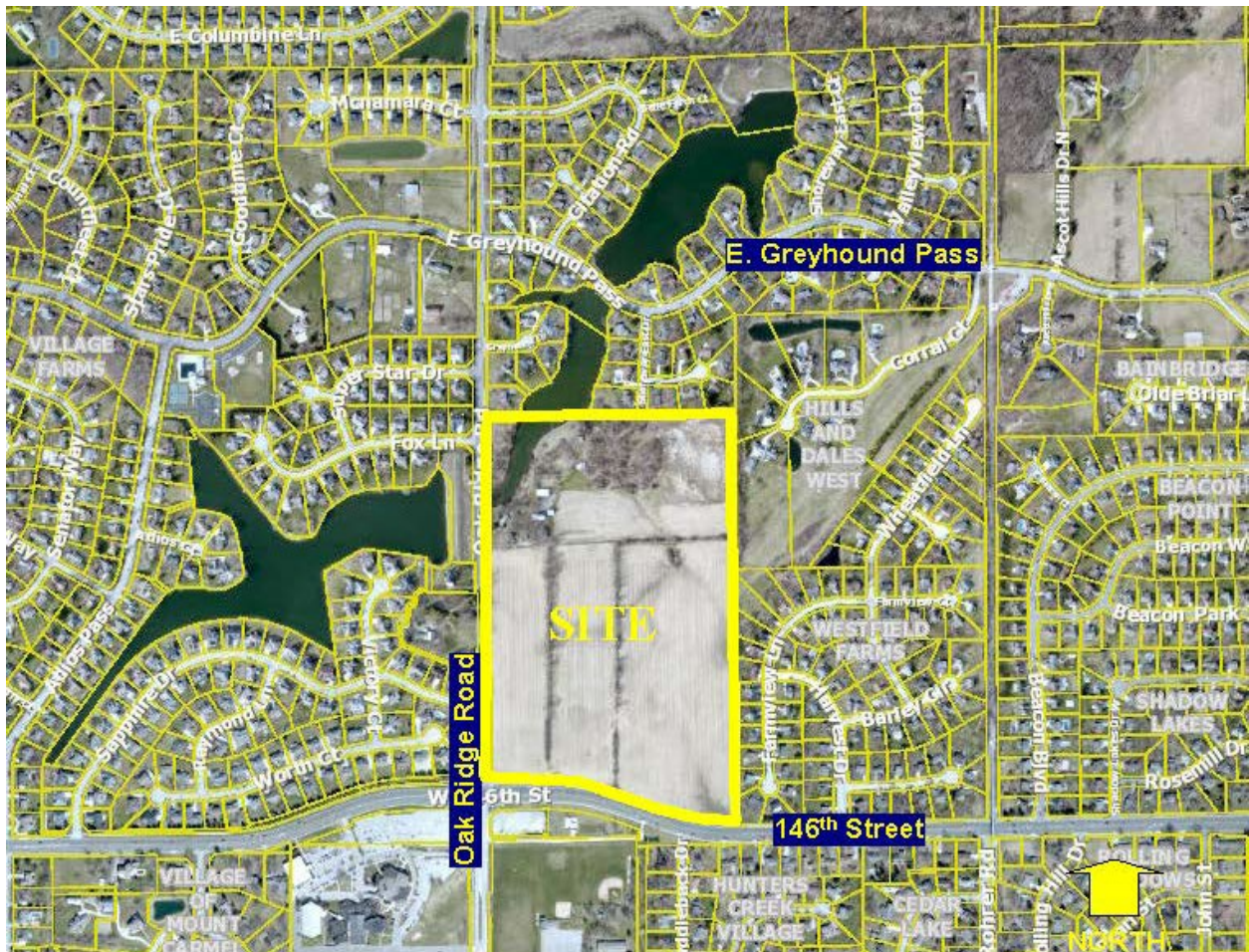


EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT C
DISTRICT MAP

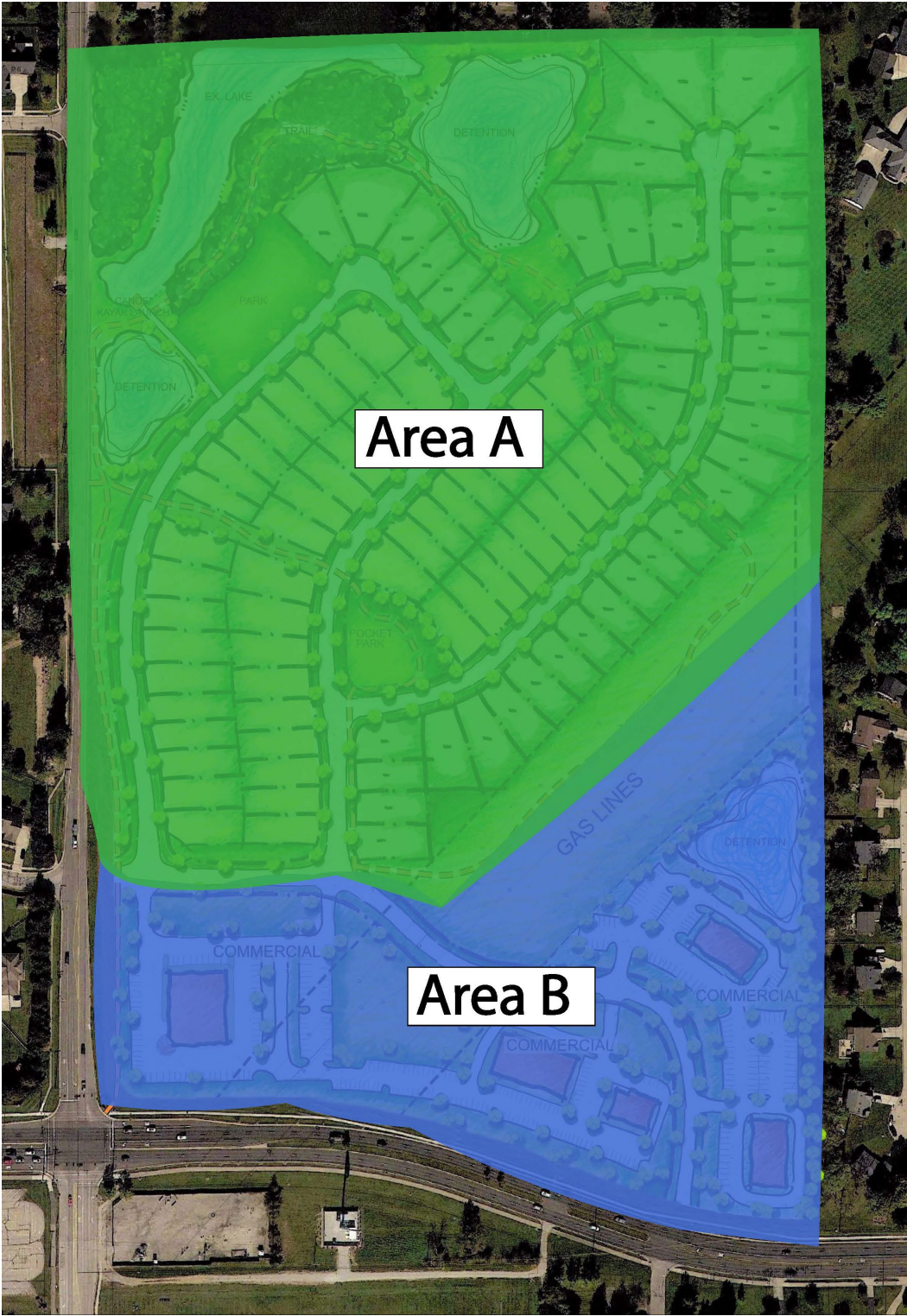


EXHIBIT D
SINGLE FAMILY DWELLING CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT D

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

Page 2 of 2



EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 2 of 2



EXHIBIT F
NEIGHBORHOOD CHARACTER EXHIBIT



EXHIBIT G
AMENITY EXHIBIT
Page 1 of 2

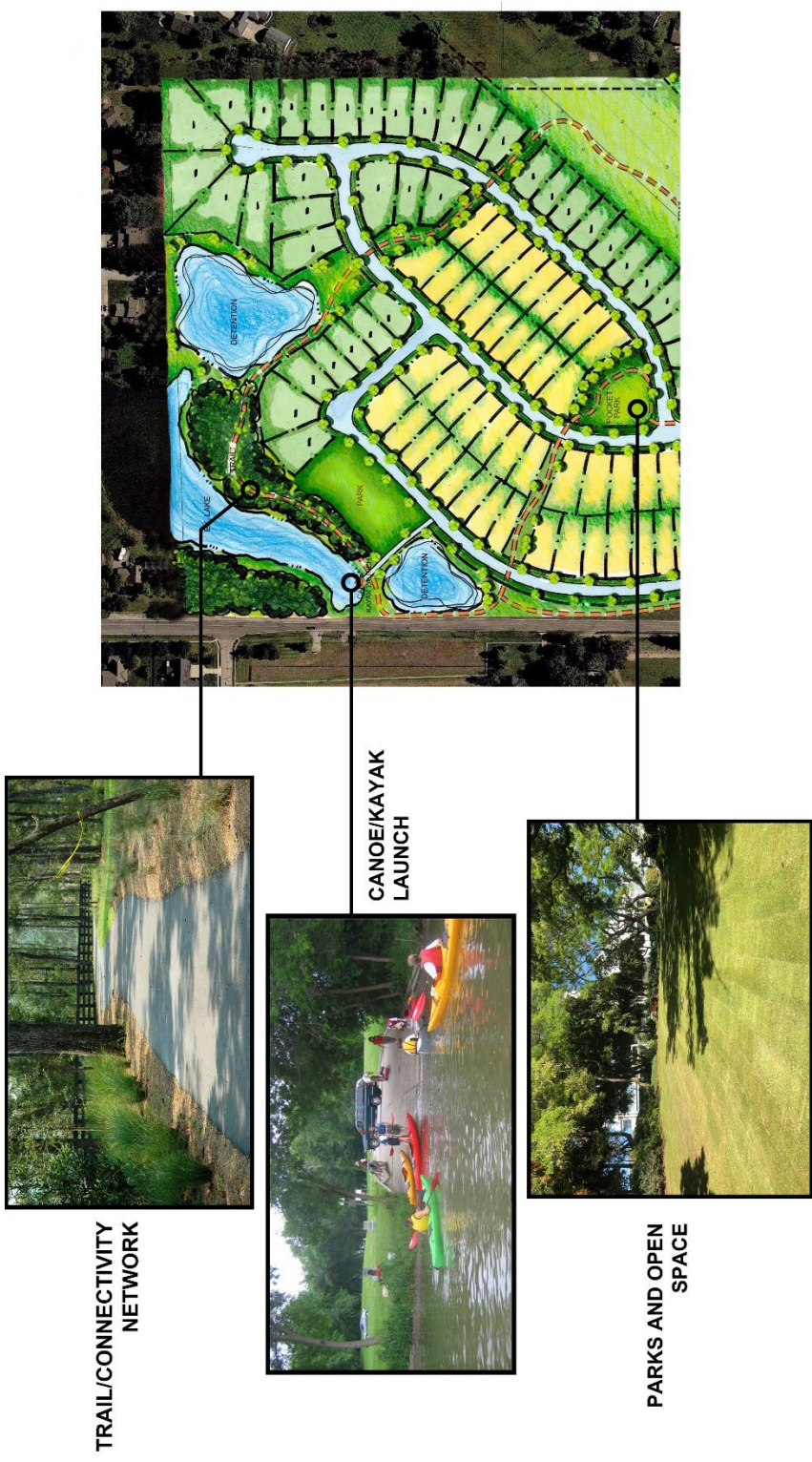


EXHIBIT G
AMENITY EXHIBIT
Page 2 of 2



EXHIBIT C
DISTRICT MAP





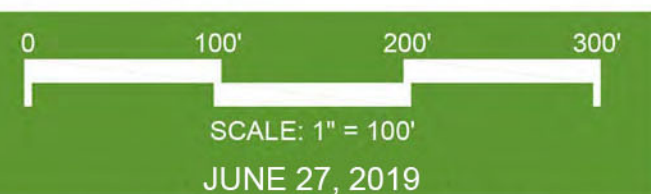
LOT SUMMARY
— 42 LOTS @ 60'x130' LOT SIZE
52 LOTS @ 52'x130' LOT SIZE
94 TOTAL UNITS



CONCEPT PLAN

RESSLER PROPERTY

WESTFIELD, INDIANA



Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT D
SINGLE FAMILY DWELLING CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT D

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

Page 2 of 2



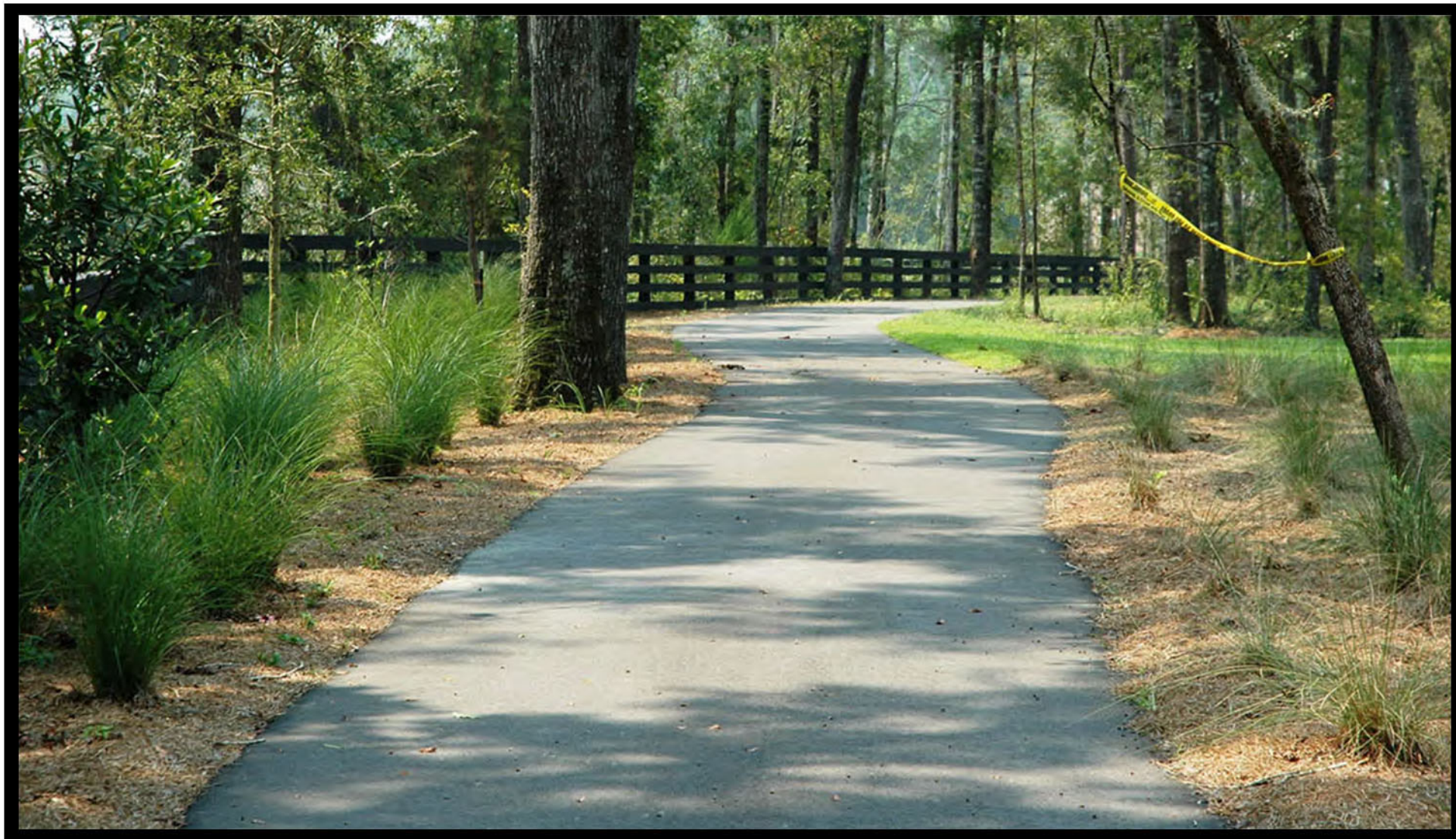
EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 1 of 2



EXHIBIT E
COMMERCIAL CHARACTER EXHIBIT
Page 2 of 2



TRAIL/CONNECTIVITY
NETWORK



CANOE/KAYAK
LAUNCH

PARKS AND OPEN
SPACE



AMENITY EXHIBIT

RESSLER PROPERTY

WESTFIELD, INDIANA

July 24, 2019 Landings at Village Farms PUD - Neighborhood Meeting Summary

Project: Proposed Landings at Village Farms Planned Unit Development

Ordinance Number: 19-26

Docket Number: 1908-PUD-20

Date: July 24, 2019 at 6:30pm

Location: Westfield City Hall, 130 Penn Street, Westfield, Indiana.

Attendees: Jon Dobosiewicz, Rick Lawrence, and Matt Pleasant – Nelson & Frankenberger
David Compton and Rex Ramage – Pulte Homes of Indiana, LLC
Mark Zukerman
Cindy Spoljaric, Joe Edwards, Chuck Lehman – City Council
Chris Woodard – Plan Commission
Daine Crabtree – Staff
See **Exhibit A: Sign In Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. What is the size of the pocket park?

Response: Approximately 30,000sqft.

2. By my research, there are six (6) pharmacies within a 2-mile radius. Are you willing to exclude a pharmacy in the commercial district?

Response: The Applicant will consider the request.

3. Will the ponds outlet into the current lake? If so, there are current issues with flooding and overflowing.

Response: Yes, It is anticipated. The City and the County Surveyor's Office reviews drainage plans at the time of Primary Plat and Overall Development Plan review and the Applicant must follow those strict standards.

4. The density and size of homes do not match the existing Village Farms neighborhood and traffic is already intense. I would like to see 12,000sqft lots and few total lots.

5. I personally like that you have proposed Lake Shore Drive not being extended and the trees to remain.

Response: Thank you. Please convey that to the Plan Commission and City Council.

6. I am displeased not all neighbors were noticed for this proposal.

Response: The notice requirements were explained, and the list was provided by the County Auditor's Office.

7. Traffic is already bad on Oak Ridge Road and the retail components will impact the traffic even worse.

Response: The Applicants will be required to make road improvements as determined by the City of Westfield or the County Highway Department. Pulte will also contribute road impact fees which are applied to the building permit where the city can use that money for further improvements.

8. When will construction start?

Response: Construction of streets and utilities are anticipated in 2020 with the first homes being sold in 2021 and 3 to 4-year build-out.

9. What is the minimum square footage for a home?

Response: 1,600sqft for a ranch and 2,300sqft for a 2-story home.

10. What is the proposed density?

Response: Approximately 2.3 homes per acre.

11. Please explain the crosswalk on Oak Ridge Road.

Response: Speaking with the City of Westfield, they suggested a crosswalk to connect with the existing sidewalk on the west side of Oak Ridge Road. We just received a request to make it at the discretion of the Director of Public Works to determine if that crosswalk is appropriate.

12. Why does the proposal have commercial included and not just a housing development?

Response: The commercial area is viewed as a neighborhood amenity as the commercial uses are neighborhood-based intensities.

13. I would prefer all homes and to match the home sizes of Village Farms.

14. The Church lets out on Sundays and makes more traffic. The retail would make the weekends even worse to drive around.

Response: A traffic study would be produced and the Applicant would be required to make the suggested improvements determined by the City of Westfield.

15. Why is this a high-density project? Why not match Village Farms lot sizes?

Response: I suggest visiting Hunter's Run to get the feel and quality of the homes proposed.

16. The school system is already strained. Adding more homes would be a detriment.

Response: The school system is on the Technical Advisory Committee and reviews all proposals to plan for future growth.

17. What about fire, utilities, and police?

Response: All sit on the Technical Advisory Committee and review the proposal.

18. Has Pulte bought the property?

Response: No. A purchase agreement is in place.

19. What is in it for Pulte to build commercial?

Response: Pulte is a residential builder. There is an agreement with Mark Zukerman to handle the commercial real estate.

20. This area should build under the current zoning.

21. What are the demographics you are trying to attract?

Response: This development would attract all generations. \$300,000+ homes do not get first-time homebuyers but will attract growing families and empty nesters.

22. I imagined a mirror of the west side of Oak Ridge Road. Retail doesn't make sense. There are too many empty storefronts as it is in the community and many employers can't find people to work.

Response: Thank you for your input.

23. The entrance on Oak Ridge is a problem.

Response: Generally, the builders are required to align intersections and limit the number of street cuts.

24. What street improvements do you anticipate?

Response: Most likely a dedicated turn lane or a passing blister. This will be determined with the traffic study.

25. Is multi-family being proposed?

Response: No multi-family is being proposed.

26. I suggest no commercial and I really do not want residential there either. We were told nothing would be built there. People want yards. Take the commercial out and consider 1st time home buyers and up. There are too many empty nester communities out there.

Response: Thank you for your input.

27. Is the August 5th meeting a vote to send to City Council?

Response: The public hearing and recommendation process was explained.

28. I would rather see the homes that are being built on the southwest corner of 146th and Towne Road.

Response: Pulte will take that under consideration.

29. What is the underlying zoning and standards?

Response: SF-2 which equates to a minimum lot area of 15,000sqft with a minimum 1,200sqft ranch home

30. 6,000sqft lots are not comparable to Village Farms.

31. How is water kept on the property? There is currently a lot of flooding issues.

Response: Jon explained capturing drainage and run off must stay on site via swales, retention/detention ponds, etc.

32. What is the buffer from the commercial?

Response: 50-foot buffer with 4-foot mound and fence, 5 shade trees, 5 evergreen trees, and 20 shrubs per 100 feet along the commercial and 30-foot buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100 feet for residential uses.

33. Can you add more/different buffer?

Response: Please get us suggestions on what you would like to see.

The meeting ended at 8:15p

Neighborhood Meeting Sign In-Sheet

Proposed Landings at Village Farms Planned Unit Development

Pulte Homes of Indiana, LLC and Mark Zukerman

Ordinance Number: 19-26

Docket Number: 1908-PUD-20

Wednesday, July 23, 2019 at 6:30 p.m., Westfield City Hall, 130 Penn Street, Westfield, IN.

NAME	ADDRESS	PHONE	EMAIL
1. SCOTT Cooper	1012 FARMVIEW LN	317.292.4206	SCOTTCW21026@gmail.com
2. Lavonne Cooper	11	317-443-6007	11
3. Amy Dolen	934 Farmview Ln	317-432-1383	edandamysventure@gmail.com
4. Peggy Lecheler	926 Farmview Ln	317-445-6001	pslecheler@gmail.com
5. Troy Yoder	15008 Shoreway East Dr	574 536-6722	yodermcintosh@gmail.com
6. ANDI MCINTOSH	15008 SHOREWAY E. DR	317-694-3505	yodermcintosh@gmail.com
7. MICHAEL HAWK	15011 OAK RIDGE Rd	317-580-9481	MHAWK@INDY.2222
8. GENE MILLER	15014 SHOREWAY E.	317-589-7484	CEN FOSK@J.MASK
9. Steve Sneath	626 Sapphire Dr	317-946-0035	Sneath82@yahoo.com
10. Karyn Sneath	626 Sapphire Dr	317-513-4502	karynsneath@yahoo.com
11. Troy Comstock	14717 Victory Court	317-442-4623	
12. Jill Comstock	14717 Victory Court		
13. Patrick Jeffers	638 Sapphire Dr	317-850-1464	pjefferseindykrit.com
14. Ann Jeffers	638 Sapphire Dr	317-850-1462	annjeffers@hotmail.com
15. Daine Crabtree	7132 Quinnett Pl.	317-416-2586	derabtree@westfield.in.gov
16. Dennis Bushor	15207 Derby Ct	317-717-0062	dbushor@yahoo.com
17. Miles Sparenberg	13657 Eglon Drive	317-801-1957	msparenberg@century21ins.co
18. DOUG GROOVER	935 FARMVIEW LN,	317-372-6850	DOUGLASGROOVER@ATT.NET
19. PAM GROOVER	11	317-372-2253	groovypam@att.net
Joe Crabtree	614 Sapphire	317-485-2472	JWCrabtree@gmail.com
20. Kaitlin Hinkley	8411 W. 141st Street	912-567-2040	kaitlinhinkley@gmail.com

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
20. Lindsey Rawlins	1004 Farmview Ln	765 430 0716	linds_mck@hotmail.com
21. Joe Edwards	730 MAPLE LN	317-508-4876	
22. Andy Rogers	14814 Wheatfield		rogers.andrew7@gmail.com
23. David Smith	15004 Corral Ct		wecr421963@aol.com
24. John & Carolyn Wittmann	14747 Raymond Ln	317-727-4390	carolynnealydett.net
25. Chris & Cynthia Quimby	902 Farmview Ln	317-440-4311	CQuimby@att.net
26. Rosalie Eader	912 Farmview Ln	317-848-1243	
27. JANICE MOWRY	14828 ADIOS PASS		janicemo@aol.com
28. JOHN SERVIZZI III	417 FOX LN. 46032		john.servizzi@mac.com
29. Kate Healey Snedeker	121 Am Key Way		kssned@yahoo.com
30. Angie Huser	26 Senator Way		angie.huser@gamb.com
31. DOUG WAGNER	14930 TROTTER CT	518 628 6	doug.wagner79@gmail.com
32. Steven Myers	14950 Wheatfield Ln		larhenx@gmail.com
33. Bob Eader	912 Farmview Ln		bobnrose1293@sbcglobal.net
34. Sue Stawick	901 Farmview Ln.		Sue.stawick@yahoo.com
35. Chris Woodard	14938 Adios Pass		CWOODARD@PRACTICALPROPERTYGROUP.CO
36. Steves & Gail Carter	736 Citibank Rd.		castle610@gmail.com
37. Marianne Roush	537 Fox Ln.		roushag@gmail.com
38. John Mueller	510 Fox Lane		Furnig8@aol.com
39. Karmen Mueller	510 Fox Ln		Kmueller001@indy.rr.com
40. Charlie Catron	412 Fox Lane		C-CATRON@hotmail.com
41. Megan Shore	15219 Shoreway East Court		megan.lshore@gmail.com
42. BRIAN MORRIS	14608 HARVEST DR		Kunsonair8@gmail.com
43. LINDSAY CLARK	540 Worth Ct.		lindsayclark45@hotmail.com
44. Scott & Keena Rector	548 Worth Ct		Keenakr@yahoo.com

NAME	ADDRESS	PHONE	EMAIL
45. Pat Melson	248 Maple View Dr	317-313-4968	patricia-melson@att.net
46. LINDA + GREG JOHNSON	15073 SURGE STAR DR.	317-566-0353	LINDA.JOHNSON.ECS@att.net GMAIL.COM
47. Art Lecheler	926 Farmland Ln		
48. Gerry + Pam Jayer	479 Sapphire Dr.	317-476-6969	pamduyer@icloud.com
49. Jennifer McDonald	15065 SuperStar Dr	317-775-2522	jensmcdonald@gmail.com
50. Maggie Browning	520 SuperStar Ct.	317-446-3231	maggiebrowning@gmail.com
51. MONTES, DAVID	14710 OAK RIDGE RD	701-388-5521	DMONTES@CARMELCITY, NET
52. Hannah Ziker Croffie	147 Sapphire DR		hziker@gmail.com
53. John Patterson	15022 Shoreway East Dr.	317-362-4623	jd.patterson@hotstar.com
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NAME	ADDRESS	PHONE	EMAIL
70. Denise Dolin	14602 Harvest Dr	317-752-3808	denisedolin@att.
71. Ben Russell	14578 Saddleback Dr Carmel, - 46032	(317) 459-4812	ben_russell @att.v
72. MARK & Germaine Catton	15001 Corral Ct Carmel 46032	317-679-6304	mcatton1979@att.net
73. Jennifer Sprague	918 Farmview Ln Carmel	317-697-0098	Jenni Sprague ATT.NET
74. Gregg Durham	15041 Super Starz Carmel	317-582-0979	GregDurham@aol.com
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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 5, 2019
1908-PUD-20

Docket Number: 1908-PUD-20 (Ord. 19-26)

Petitioner: Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson & Frankenberger, LLC (the "Petitioner")

Subject Site Address: Generally 14851 Oak Ridge Road

Request: Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson & Frankenberger, LLC requests a change in zoning on 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms Planned Unit Development (PUD) District

Current Zoning: SF2: Single-Family Low Density

Current Land Use: Residential/Open Space

Approximate Acreage: 58.02 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-26
4. District Map
5. Concept Plan
6. Residential Character Exhibits
7. Commercial Character Exhibits
8. Amenity Exhibit
9. Neighborhood Meeting Summary
10. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the July 8, 2019, City Council meeting. The petition will receive a public hearing the August 5, 2019, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, July 24, 2019, at City Hall. A summary of this meeting can be viewed in **Exhibit 9**.



PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to The Landings at Village Farms PUD, which would consist of both commercial and residential uses, for approximately 58.02 acres +/- located approximately at the northeast corner of 146th Street and Oak Ridge Road (see **Exhibit 2**).

The Property is currently zoned SF2: Single-Family Low Density. The Property is surrounded by SF2 zoned parcels as well.

This petition will have a public hearing at the August 5, 2019, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for higher density residential and commercial development not currently permitted on the subject property as well as relief from and/or enhanced development standards.

District Map: A District Map (see **Exhibit 4** or **Exhibit C** of the PUD) is made a part of the PUD, which outlines the two (2) individual Areas (A & B) of the District.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for Area A is the SF4: Single-Family High-Density District while the proposed underlying zoning for Area B is the LB: Local Business District.

Permitted Uses: All uses permitted in both underlying zoning districts would be permitted, except that Special Exception uses would be prohibited.

General Regulations: Although the Residential Area (Area A) of the PUD is proposed to default to an underlying zoning district of SF4, modifications from the SF4 Westfield-Washington Township Unified Development Ordinance (UDO) standards to Minimum Lot Area, Minimum Lot Frontage, Minimum Building Setbacks, and Minimum Lot Width are proposed. The PUD also proposes a Minimum Total Living Area instead of a Minimum Ground Floor Living Area.

For the Commercial Area, which is proposed to default to an underlying zoning district of LB, the PUD proposes modifications from the LB UDO standards for Minimum Lot Frontage and Minimum Building Setbacks.

Development Standards: The PUD defaults to Chapter 6 of the Westfield-Washington Township UDO for Development Standards, but proposes some alternative Architectural Standards. Character Exhibits for both the Residential Area (see **Exhibit 6** or **Exhibit D**) and Commercial Area (see **Exhibit 7** or **Exhibit E**) have been made a part of the proposed PUD.



For the Residential Area, the PUD proposes that vinyl and aluminum siding be prohibited, a minimum number of windows per Façade requirement, a minimum roof pitch, a garage orientation requirement for Perimeter Lots, and enhanced architectural requirements for facades that along Corner Lots or those that abut Common Areas.

For the Commercial Area, the PUD proposes to default to the State Highway 32 Overlay Architectural Design Requirements and requires a residential theme to the structures.

The Commercial Area of the PUD also proposes a Minimum Gross Floor Area, that trash receptacles be permitted in a Front Yard of the internal street, and various Landscaping Standard modifications that are commonly found in other recently approved commercial or mixed-use PUDs.

Design Standards: The PUD proposes to default to Article 8.6 Open Space and Amenity Standards of the UDO except as modified or enhanced, requiring that the theme and character of the District shall be comparable to the Village Farms Neighborhood theme as generally depicted on the Neighborhood Character Exhibit (see **Exhibit F** of the PUD). The PUD also proposes to provide various amenities, for which an Amenity Exhibit (see **Exhibit G** of the PUD or **Exhibit 8**) is made a part of the PUD.

Proposed amenities include passive amenities, a pocket park, Ressler Park, which is to include benches, playground equipment, pathways, and open space, and a canoe/kayak launch area.

The existing sidewalk along 146th Street is proposed to meet the Perimeter/External Pedestrian Network Standards requirement of Article 8.7(D) of the UDO. A mid-block crossing on Oak Ridge Road, pending approval from the Director of Public Works, may be provided near the existing lake to connect to the existing path on the west side of Oak Ridge Road.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), which was approved in 2007, identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Per the Comprehensive Plan, Suburban Residential identified areas include residential development with a variety of housing types, including subdivisions at a variety of densities along with recreational uses. Appropriate land uses in Existing Suburban areas include detached dwellings, attached dwellings, institutional uses, and recreational uses. The Comprehensive Plan states that, "New retail uses should not be permitted in the Existing Suburban areas."

On July 9, 2013, the Westfield Redevelopment Commission adopted Declaratory Resolution No. 5-2013, which proposed an Economic Development Area (the "EDA"), which includes the Property, in anticipation of future development. The stated purposes of the EDA are to (1)



promote significant opportunities for gainful employment of citizens of the City, (2) assist in the attraction of new business enterprises to the City, (3) Provide for local public improvements, (4) attract permanent jobs, (5) increase the property tax base, and (6) improve the diversity of the economic base of the City.

On August 5, 2013, the Westfield-Washington Advisory Plan Commission approved Plan Commission Order Number 13-03, confirming that the EDA conforms with the Comprehensive Plan of development for the City.

Small pockets of retail and office uses do exist scattered within geographic areas largely defined as New Suburban and Suburban Residential along 146th Street. Most of these pockets are identified on the Comprehensive Plan map as "Local Commercial". Examples of the areas identified as Local Commercial include Bridgewater Marketplace at 146th Street and Gray Road, Bridgewater Center at 146th Street and Carey Road, and both the Towne West PUD at the northeast corner of 146th Street and Towne Road and property zoned AG-SF1 at the northwest corner of 146th Street and Towne Road.

The CarDon Senior Living PUD (Copper Trace) and the Harmony Mixed Use District, located at 146th Street and Ditch Road, are existing commercial and/or mixed-use PUDs not identified as "Local Commercial" on the Comprehensive Plan map.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 5, 2019, 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 public hearing at the August 5, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov



Westfield–Washington Township Advisory Plan Commission

Minutes of the July 1, 2019 APC Meeting

Presented for approval: August 5, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 1, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Randy Graham.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve June 17, 2019 meeting minutes as written.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 8-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1904-DDP-05

Firestone Bridgestone

17577 Carey Road

Westfield BF BTS Retail, LLC c/o Zarembo Group by Woolpert, Inc. requests Detailed Development Plan review for a 6,116 square foot commercial building on approximately 1.02 acres +/- in the Oak Manor PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Woodard; Second: Schmitz. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

1904-PUD-08

Urban Vines PUD

303 East 161st Street

Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed this request for a change in zoning. He said that several modifications had been made since the PUD's Public Hearing.

Noah Herron, petitioner, summarized the following modifications made to this PUD.

- External landscaping
- Sound barriers

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- Planned removal of glycol pipes
- Addition of a permanent and separate restroom facility
- Better defined uses, noise levels, and event details

Herron addressed his five/ten-year vision and said that at this time there are no current expansion plans. He said if one of the adjacent properties were to become available he might consider expansion. He also said that he reached out to all who spoke at the public hearing, which resulted in a meeting with one of the concerned residents. He reported that all concerns were addressed and both parties agree and are now satisfied.

Schmitz asked about the implementation of a sound technician.

- Herron replied that there would always be a technician in attendance at each concert /music event.

Smith said he was concerned with the how this property and project got to this point. He said that he felt that decisions were made by the petitioner prior to receiving approval. He expressed concern that approving this proposal would set a bad precedent.

Kelleher asked if the restroom would be on public water and sewer services.

- Herron replied that it would.

Kelleher asked why the restroom building wasn't designed to connect to the existing building.

- Herron said that adding that square footage to the existing building would require fire sprinklers for the entire building, but keeping it separate would not trigger the sprinkler requirement

Kelleher suggested that the location of the restrooms might be better if placed behind the existing building.

- Herron said the restroom area will be signed such as one at a family park.

Kelleher said she had concerns regarding the adherence to the City's Noise Ordinance and that she would prefer the input of a noise expert.

- Herron said that the noise levels are governed by the guidelines of the temporary events permit.

Kelleher asked about the limitation of food trucks at events/concerts. She asked if the food trucks could operate each day of the week.

- Herron responded that food trucks would only be present at events.

Kelleher said the items that were of most concern to her are how the plan got to the place it is currently, noise levels, and food trucks.

- Herron said that he will address those items.

Smith asked the petitioner if he would be willing to return with a revised proposal addressing the concerns that have been raised tonight.

- Herron said that he would like to move forward and requested a recommendation at this meeting.

Smith asked if parking in the grass area was allowed.

- Herron replied that the area is used for overflow parking and has not been informed it was not allowed. He added that they also have a parking agreement with the neighboring church.

Maue said that he was also concerned about how this project had advanced and asked if the new restroom would be a permanent facility.

- Herron replied that the restroom would be a permanent facility that would be used in spring, summer, and fall months.

Maue asked about the glycol pipes.

- Herron responded that those would be taken down.

Kelleher asked if a fence could be extended from the east end of the building to help screen the storage area.

- Herron responded that he was not opposed to that idea.

Kelleher asked if a row of shrubs could be planted, extending from the fence in order to provide screening.
▪ Herron replied yes. He added that he prefers for natural elements such as plantings instead of a fence.

Hoover said that the City's Noise Ordinance needs to be revisited by the City.

Hoover said that overall how this project proceeded may have not been the best, but the purpose is to add details that will improve a business that is important to Westfield. He said that he has reservations; however, he said he will support this project with revisions.

Kelleher made a motion to forward a favorable recommendation with several conditions.

The motion died for lack of a second.

Motion: Forward 1904-PUD-08, as presented, to the City Council with a favorable recommendation.

Motion: Willis; Second: Woodard. Motion passed. Vote: 6-2. (Smith and Kelleher)

1906-PUD-13

Springmill Trails PUD Amendment: Gristmill Crossing Commercial Area

Northwest Corner of SR 32 and Ditch Road

William Tres Development requests an amendment to approximately 73.5 acres +/- of the Springmill Trails PUD to accommodate commercial development.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed this request to reestablish the boundaries of the Mixed-Use and Commercial Districts on the property, and to permit additional auto-related uses within both districts. He added that this proposed amendment includes a definition for "Car Condominium Facility," a term that is not defined in the UDO. He said that this definition includes limited events, but excludes lodging and sleeping quarters with the exception of a property manager.

No Commission comments.

Motion: Forward 1906-PUD-13 to the City Council with a favorable recommendation.

Motion: Smith; Second: Woodard. Motion passed. Vote: 8-0.

1906-PUD-14

Monon Hills PUD (formerly Fox Hollow PUD)

1111 E. 156th Street

Noah Herron by 40th Parallel Surveying LLC requests a change in zoning of 8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Monon Hills PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1906-SPP-10

1906-ODP-10

Monon Hills (formerly Fox Hollow)

1111 E. 156th Street

Noah Herron by 40th Parallel Surveying LLC requests Primary Plat and Overall Development Plan review of 4 Single-Family Lots on approximately 8 acres +/- in the (pending) Monon Hills PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for change of zoning to the Monon Hills PUD District (Ordinance 19-17) that would allow for a four-lot single-family residential subdivision. He noted that the proposed PUD Ordinance establishes the SF2: Single-Family Low Density as the Underlying Zoning District.

No Commission comments.

Motion: Forward 1904-PUD-06 to the City Council with a favorable recommendation.

Motion: Smith; Second: Kelleher. Motion passed. Vote: 8-0.

Motion: Approve 1906-SPP-10 & 1906-ODP-10 with the following conditions:

1. That 1906-PUD-14 is approved by the City Council.
2. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

Motion: Smith; Second: Woodard. Motion passed. Vote: 8-0.

1907-PUD-16

Grand Park Fieldhouse PUD Amendment II (Ord. 19-20)

200 E. 186th Street

Indiana Recovery Facilities, LLC requests an amendment to the Grand Park Fieldhouse PUD District to modify the development standards for an external storage tank on approximately 8.07 acres +/- in the Grand Park Fieldhouse PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an amendment to the Grand Park Fieldhouse PUD to permit a nitrogen tank on the front building façade of the Pacers Athletic Center.

Maue thanked the petitioner for making the requested changes to the structure and asked the petitioner if he would be willing to install black mesh on the inside of the wall to further help screen the tank from view.

The petitioner, Konnie Komarovsky with Indiana Recovery Facilities, LLC, responded that mesh would compromise the required opening for ventilation purposes.

Maue said he feels the staggered pattern of the brick as shown leave the top looking unfinished.

Komarovsky responded that the top of the walls would be finished.

Schmitz asked about the color of tank.

Komarovsky said there is the option to custom wrap the tank to blend in with the structure. He added that the wrap would not be mesh, but could be any desired color.

Hoover said he doesn't want the tank to visibly obvious.

Komarovsky responded that a black wrap could be installed on the tank.

Horkay expressed he felt this proposed structure was ultimately driven by cost instead of design and he is not happy with what is being proposed. He said he feels there are a better solution.

Woodard said he is happy with the proposed structure.

Motion: Forward 1907-PUD-16 to the City Council with a favorable recommendation with the following conditions:

1. That the top of the nitrogen tank enclosure be finished with architectural treatments that complement the existing Grand Park Fieldhouse building.
2. That the nitrogen tank inside the enclosure be painted or wrapped in material so that the primary color is black.

Motion: Woodard; Second: Schmitz. Motion passed. Vote: 7-1. (Horkay)

PUBLIC HEARING ITEMS

1907-OPD-12

1907-SPP-12

[PUBLIC HEARING]

Aberdeen at Chatham Hills

Southeast corner of 199th Street and Horton Road

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 276 Lots on 153 acres +/- in the Chatham Hills PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this petition and said that staff has received no public comments prior to this meeting.

Jon Dobosiewicz, with Nelson & Frankenberger, representing the petitioner, summarized the details of this proposed project including the real estate's boundaries, standards, site layout, entrances and trails. He added that the petitioner will continue to work with staff to address any comments received.

Public Hearing for 1907-ODP-12 & 1907-SPP-12 opened at 8:07p.m.

No public comments.

Public Hearing for 1907-ODP-12 & 1907-SPP-12 closed at 8:08p.m.

No Commission comments.

1907-PUD-15

[PUBLIC HEARING]

Oak Manor North PUD Amendment III

Approximately 400 feet North of State Road 32, approximately 600 feet East of Grassy Branch Road

Options Charter School, Inc. by Coots, Henke & Wheeler, P.C. requests an amendment to the Oak Manor North PUD District to permit an educational institution on approximately 3 acres +/- in the Oak Manor North PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request specific to a 3-acre parcel north of Gunther Boulevard, adjacent to the Grassy Branch Marketplace PUD, to permit an Options Charter School. He said that the petitioner has agreed to repeal and replace the entirety of the Oak Manor North PUD as applicable to the real estate and default to the UDO going forward with General Business as the real estate's underlying zoning district, but also permitting an educational institution without dormitory accommodations. Crabtree added that, while the real estate on which this development is proposed is located within the Economic Development Overlay, a payment-in-lieu of taxes agreement with the City has been made, and language within the PUD recognizes and requires this. He said that petitioner held a neighborhood meeting for this item on June 25th at the Westfield-Washington Public Library and that there were no public attendees. He added the department has received no comments.

David Coots, with Coots, Henke, & Wheeler, P.C., addressed that the PUD currently allows only post-secondary institutions and this request is to amend the PUD to allow for an educational institution such as Options that educate grades 6-12. He also introduced the petitioner, Dr. Michael Gustin.

Dr. Gustin, president of Options Charter Schools, presented the history and accomplishments of Options Charter School which started in 2002. He addressed the current working relationship with area school districts, including Westfield-Washington Schools, to educate students in grades 6-12 who need assistance to graduate high school. He also overviewed the size of the proposed building and presented a site plan.

Public Hearing for 1907-PUD-15 opened at 8:16 p.m.

No public comments.

Public Hearing for 1907-PUD-15 closed at 8:17 p.m.

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Woodard asked if walkability was a factor of site location.

Gustin, replied that given the grade levels, that walkability was not as important as the proximity to the economic center of the community as well as the opportunity for community engagement which is a required component of the student educational experience.

Schmitz asked if Options Schools in Noblesville and Carmel were close to capacity.

Gustin replied yes. He explained that Options is accountable to both the Indiana Department of Education and Ball State University which is Option's authorizer and that annually the schools' enrollment was at approximately 95-100%.

1907-PUD-18
[PUBLIC HEARING]

Union Row PUD

606 and 608 Union Street

Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- from the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed the details of this request.

Jesse Pohlman, with Onpointe Land Matters, LLC representing the petitioner, summarized the details of this proposed project including the real estate's boundaries, standards and site layout.

Public Hearing for 1907-PUD-18 opened at 8:25 p.m.

Darrell Bowden, 604 South Union Street; asked if the front yard setbacks would be the same as currently required. He asked how many trees would be removed. He asked about the design of the houses, would they be the same or different styles. He asked how the property to the south would be impacted. He said he recognized that there would be construction noise and asked how the City noise ordinance would be affected.

Public Hearing for 1907-PUD-18 closed at 8:28 p.m.

Pohlman responded:

- Front yard setbacks would be consistent with current setbacks required by UDO. The developer plans to maintain the existing streetscape and the yards will offer a variation of setbacks to add character. Setbacks will be from the dedicated right-of-way.
- Trees will be preserved as much as possible; however, as this is an infill project, some will need to be removed to construct the homes.
- Noise standards set by the City noise ordinance will be followed. There are no plans to modify the noise ordinance in this proposal.
- The houses will have unique styles yet there will be a theme for the neighborhood.

Maue asked if a common alley access was an option for the seven front load driveways.

Pohlman responded, that based on the price points of these proposed homes, that an expectation of privacy exists and also that a rear alley would be disruptive to the existing homes to the east. He said that the developer is looking to require garages to be located to the rear of the homes.

1907-PUD-19
[PUBLIC HEARING]

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street
Platinum Properties Management Company, LLC by Nelson & Frankenger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed the details of this request.

Jon Dobosiewicz, with Nelson & Frankenger, representing the petitioner summarized the details of this amendment request to remove two standards (Builder Mix & Predominant Material) from the Existing Commitments and insert them into the PUD via this proposed PUD Amendment. He said that one of the standards would be moved verbatim and the other is the subject of this PUD amendment.

Hoover said that it is important that it is clearly evident within the PUD that the petitioner is not degrading the architectural standards that were previously agreed upon.

Public Hearing for 1907-PUD-19 opened at 8:47 p.m.

Bruce Van Natta, 1812 West 156th Street/1881 West 161st Street; said he was very involved in the original negotiation of this PUD. He said he wants to make sure that certain architectural standards will be adhered to in order to maintain quality. He commended the developer for making upgraded modifications and he said he feels that we need better PUD language to secure quality developments.

Public Hearing for 1907-PUD-19 closed at 8:50 p.m.

Maue spoke to the height of the masonry wrap and predominate material on sides. He said he also wants better language and to ensure this is an exception in the subdivision.

Kelleher said that 360-degree architecture was the intent and shared photos depicting homes that meet this intent.

(8:58 p.m. - Smith excused himself for the remainder of the meeting.)

Dobosiewicz said he would reach out to Dr. Van Natta.

1907-REZ-01
[PUBLIC HEARING]

Bridlewood Subdivision

Southeast corner of 151st Street and Carey Road
The City of Westfield requests a change of zoning of approximately 75 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-Family High Density District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed the details of this request, explaining that the subdivision is currently zoned SB-PD: Special Business / Planned Development. He noted that single-family residential is no longer a permitted use in this zoning district, adding that this subdivision has a pre-existing non-conforming status. He said that if any resident were to make any improvements to their property, they would need to obtain a variance to bring their site into compliance and address any nonconformities caused by the zoning district standards. He said that the City is proposing a change in zoning from the SB-PD district to SF4: Single-Family High Density District.

Public Hearing for 1907-REZ-01 opened at 9:05 p.m.

No public comments.

Public Hearing for 1907-REZ-01 closed at 9:05 p.m.

Maue asked if there is a wholesale way to correct this zoning issue in the future for other similar situations.

Skelton said there are a few other subdivisions within the City that are in a similar situation, but that each zoning situation is unique to that subdivision and will have to be looked at individually.

Hoover asked about the procedure if one of the neighbors would like to be excluded from this rezone application.

Skelton said that the resident should contact staff.

ITEMS CONTINUED TO A FUTURE MEETING

- | | |
|--|---|
| 1907-ODP-11
1907-SPP-11 | Alpha Tau Park, Lots 1-3
<i>510 E. State Road 32</i>
Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov) |
| 1904-PUD-05 | iBeach31 at Grand Park PUD
<i>North side of 186th Street, west of Grand Park Boulevard</i>
iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov) |
| 1905-ZOA-01 | Unified Development Ordinance Amendment
The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov) |

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Willis; Second: Woodard. Motion passed. Vote: 8-0.

Meeting adjourned at 9:09 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



Westfield–Washington Township Advisory Plan Commission Minutes of the July 15, 2019 APC Meeting

Presented for approval: August 5, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 15, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: Robert Horkay.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES:

July 1, 2019 meeting minutes tabled until the August 5, 2019 APC meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1907-DDP-12

Westfield Washington Schools Natatorium / YMCA

Southwest corner of 181st Street and Wheeler Road

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 68,000 square foot natatorium and recreational facility on 9.02 acres +/- in the Wheeler Landing PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Willis; Second: Maue. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

1905-ZOA-01

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed the Westfield-Washington Township Unified Development Ordinance's amendment request is proposed to address the following topics: Mechanical Screening, Landscaping Standards, Infrastructure and Utility Standards, and Miscellaneous Items. She said that since the Public Hearing there has been one change made to clarify some drainage related items that could have been interpreted as Mechanical Screenings. A sentence was added to exclude gutters, downspouts, Stormwater grates and stormwater basins.

Kelleher said she appreciated the staff maintaining the UDO documents and keeping the APC up to date.

Motion: Forward 1905-ZOA-01 to the City Council with a positive recommendation.

Motion: Graham; Second: Woodard. Motion passed. Vote: 8-0.

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Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

1907-ODP-12
1907-SPP-12

Aberdeen at Chatham Hills

Southeast corner of 199th Street and Horton Road

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 276 Lots on 153 acres +/- in the Chatham Hills PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd overviewed this request for an Overall Development Plan and Primary Plat review.

No Commission comments.

Motion: Approve 1907-ODP-12 & 1907-SPP-12 with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Smith; Second: Schmitz. Motion passed. Vote: 8-0.

1907-REZ-01

Bridlewood Subdivision

Southwest corner of 151st Street and Carey Road

The City of Westfield requests a change of zoning of approximately 75 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-Family High Density District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Todd overviewed this request for a zoning change to eliminate the pre-existing non-conforming uses and conditions of the Property and bring the Residential Lots into compliance with the City's Unified Development Ordinance (UDO).

No Commission comments.

Motion: Forward 1907-REZ-01 to the City Council with a positive recommendation.

Motion: Schmitz; Second: Kelleher. Motion passed. Vote: 8-0.

1907-PUD-15

Oak Manor North PUD Amendment III

Approximately 400 feet North of State Road 32, approximately 600 feet East of Grassy Branch Road

Options Charter School, Inc. by Coots, Henke & Wheeler, P.C. requests an amendment to the Oak Manor North PUD District to permit an educational institution on approximately 3 acres +/- in the Oak Manor North PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an amendment to the Oak Manor North PUD District. He added that since the public hearing, a couple of additional exhibits have been provided, though the PUD Ordinance itself remains unchanged with the exception that the legal description of the proposed property was added to Exhibit A.

No Commission comments.

Motion: Forward 1907-PUD-15 to the City Council with a positive recommendation.

Motion: Graham; Second: Hoover. Motion passed. Vote: 8-0.

1907-PUD-18

Union Row PUD

606 and 608 South Union Street

Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- from the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning to the Union Row PUD District that would allow for residential development. The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density as the Underlying Zoning District.

No Commission comments.

Motion: Forward 1907-PUD-18 to the City Council with a favorable recommendation.

Motion: Willis; Second: Kelleher. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS

1907-PUD-17

[PUBLIC HEARING]

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Graham recused himself and turned the meeting over to Maue.

Howard overviewed this request for a change in zoning from the existing zoning districts to the Midtown at Westfield PUD District to accommodate mixed use development.

The petitioner, Steve Henke with Henke Development Group, LLC, summarized the details of this proposed project. He said Anthony Properties wishes to develop these parcels in an upscale manner. He said the area is located within the Comprehensive Plan's Employment Zone. He addressed items including trees, potential pond, trails, walkability, and the existing creek. He spoke about the unique character of the different zones and shared character exhibits. He said that the Anthony family wishes to own and maintain a build-to-suit environment with this property. He also spoke of the desire for trails and walkability within the commercial area that would offer dining and shopping options for the local employment community.

Public Hearing for 1907-PUD-17 opened at 7:37 p.m.

Mike Gollner, 19348 Flippins Road; asked if the trees in northeast corner of development along the Business and Technology Subdistrict would be preserved. He also asked what will happen in the triangular piece of property and if there are any plans to make any changes to Flippins Road as it exists today.

Sarah Gillim, 16505 Little Eagle Creek, on behalf of Westfield Green Together Organization; asked the developers and planners to commit to preserving and planting trees in all projects throughout Westfield. She asked if Henke would consider keeping all viable trees and reforest the land. She said she thinks the southernmost area between Union and East Streets would be perfect for this reforestation. She asked for the consideration of planting a diversity of trees that will thrive in changing climate.

James Becker, 18524 Harvest Meadows Drive East; said he agrees with Gilliam about reforesting southernmost area between Union and East Streets. He said that contrary to Henke's implication, that Becker and his wife are not in support of this project. He stated that it was quiet when they moved to Westfield and he could see the stars. Since moving to Westfield, he said a lot has happened including the new highway and stadium and feels development needs to slow down, adding that the schools are overcrowded. He said he is not saying never develop the area, but to wait and delay this project and develop other viable areas first.

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Jim Gerrard, 19429 Justin Morgan Drive; said he sent an email earlier with several points. He agreed that the trees are important and would like to see written commitments to preserve the trees. He said he would also like commitments that nothing will be built on northernmost parcel, maybe leaving it as its underlying zoning of AG-SF1. Given light pollution, he said he would like to see enhanced lighting standards. He said he thinks traffic study should be done to ensure 191st Street is adequate for future traffic levels. He stated that, as this is to be a high-end development, no chain-link fencing should be permitted at all. He said he would like northernmost area not to be used for construction staging.

Pat Gillim, 18924 Northbrook Circle; stated concerns about the Business and Technology Subdistrict. She said that with the height, type, and proximity to her back yard that she would have no privacy. She said she spoke with Henke about planting trees; however, she feels the buildings will be much taller than the trees. She said she is worried about lights shining into her home and yard. She said that even though county removed trees to dredge the nearby creek that the dredging never took place and it continues to flood. She stated concerns about the level of traffic. She said that there is only one exit from her subdivision onto 191st Street and it is currently very difficult to exit the neighborhood.

Sandra Trimble, 2606 East 186th Street; said she is very concerned about adding to the current traffic load on this two-lane road, especially in morning. She said that speed limits are not followed on 186th Street or on East Street. She said that she wanted to make sure consideration was given to the upkeep of the area around the creek and the gas line that runs through the property. She stated that her property is not currently annexed into Westfield. She asked if this development would be annexed.

Mark Hildebrandt, 18933 Northbrook Circle; stated concern about traffic and the way it backups from US 31 to Grassy Branch. He asked about the installation of a median that would prohibit left turns out of his subdivision. He said such a median would make it even more difficult to get out of his neighborhood. He said this area is already dangerous due to the topography.

Brent Hildebrandt, 18948 Northbrook Circle; said he shares all the concerns about traffic. He said he wants to ensure a buffer will be installed between the business area and the neighborhood. He said he is also concerned about a possible walking trail between pond and his neighborhood. He feels a walking trail could be a security concern, and if such a trail were placed on the west side verse the east side it might ease security concerns. He said he thinks the stop sign at 191st and Grassy Branch needs to become a roundabout to assist with traffic flow.

Public Hearing for 1907-PUD-17 closed at 7:59 p.m.

Petitioner's (Steve Henke) responses:

- The triangular area could be small office overlooking a park area and would be heavily landscaped. He said they do not have control over what the County needs to do in regard to preserving trees; however, his plan is to keep as many trees as possible in that area.
- He stated that he, as the developer, cares greatly about trees. He said that he has worked in his other developments to preserves trees. He said that he will not likely do a reforestation area between Union and East Streets adjacent to the residential. He said he would look at it, as well as other areas.
- He said he did not mean to indicate that Jodi Becker was positive about the project, but that she was glad about the additional trees and the buffer location. He added that since most of this development is commercial, it will not be generating a lot of children for the schools and since the commercial development will have a 3% tax rate that will provide the schools with additional funding.
- He said he will commit to keeping trees on northernmost parcel and will commit to not using it as staging area except during pond construction.
- He said that he will look at chain link fencing standards.
- He will talk to Northbrook residents about creating privacy through buffering and ponds.
- He addressed the traffic concerns by stating that all development will pay impact fees that will assist in road improvements. He added that Grassy Branch will be federally funded roundabout within next two years and will help to relieve traffic congestion.
- He said this development will be annexed.
- He said he was open to trail location on either side of the pond and will work with neighbors.

Willis said that it is very critical area and that as the gateway to Westfield and Grand Park it must aesthetically designed. He said that there needs to be consideration given to enhancing the eastern buffer against the Northbrook subdivision. Given the nature of the road, it being very narrow, he feels it will take more than a roundabout at 191st Street and Grassy Branch to fix the traffic issues. He asked about the reasoning behind the Anthony family's decision for retaining ownership of the properties and asked if this will limit potential companies. He also voiced concern that non-ownership may lead to a high number of fast food and other uses as seen on 32 West. He also said he would like to see the intent of tree preservation in writing.

- Henke replied that the Anthony family recognizes and understands the limitations that could exist by not selling. He said they are fine with such limitations, adding that it is very important to the family to maintain ownership.

Hoover agreed with the public comment suggesting that the developer look at the Spring Mill Station PUD's lighting standards such as height and consistency. He would like to see something about their commitments to this in writing.

Smith said he thinks a traffic study should be a part of proposal.

- Henke replied that is usually difficult to conduct a study before knowing uses. He said that the developer always works with Westfield Public Works prior to the development. He said they will be making contributions to the improvements of the road and traffic flow through the payment impact fees for each development.

Schmitz said he appreciates that this development is mostly commercial and would bring the 3% tax rate to the City. He asked about the number of residential units, that he sees no restrictions on the number planned. He asked if the ponds would replace the creek.

- Henke replied that at this time there are no residential unit restrictions, but he will take a look at that. He said the creek will remain with 20-30 feet between the creek /ponds and tree area.

Smith asked how the lighting for tall buildings behind residential will be managed.

- Henke said the impact could be possibly managed through setbacks, orientation, possible reduced heights of buildings. He said he will be looking into this.

Woodard asked if the developer had seen transitions to residential designed well.

- Henke said yes, in New Albany, OH and Dublin, OH. He said he often visits other areas for ideas on design.

Kelleher said she agrees with what has been shared by fellow commissioners. She stated concerns about the trail against residential and the height of buildings along eastern corridor.

Smith asked if this type of development has increased or decreased residential values in other areas.

- Henke replied that property values have been increased in part due to connectivity and walkability.

Woodard suggested that if the developer has access to a study supporting the positive impact to property values, it may be good to share with neighbors.

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-19

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1907-ODP-11

Alpha Tau Park, Lots 1-3

1907-SPP-11

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

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1904-PUD-05

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 8-0.

Meeting adjourned at 8:21 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

WRITTEN PUBLIC COMMENTS

Docket Number: 1908-PUD-21
Petitioner: Arbor Homes
Request: Petitioner requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Enclosed Attachments:

August 5, 2019 Public Hearing

- | | | |
|------------------------|--|--------------|
| 1. Burke, Dee | | (07/31/2019) |
| 2. R.L. (Beau) Wilfong | 14199 Nicholas Drive, Carmel IN 46074 | (08/01/2019) |
| 3. Edward & Mary Banas | 11538 Hemingway Drive, Reston VA 20194 | (08/02/2019) |

From: Dee Burke <ddmsuic@msn.com>
Sent: Wednesday, July 31, 2019 12:03 PM
To: APC

My name is Dee Burke and I live in Spring Orchard. I wanted to email you prior to the 8/5/19 open meeting regarding Orchard View. I have many concerns about another Arbor development, especially one of this size.

1. Developments by Arbor at one of the worse for debris which is then blown onto private property, common areas and ponds. They use man made wood structures which fall apart and over fill them instead of the large metal bins that other builders utilize and empty during the course of construction.
2. As subdivisions are developed there are subcontractors who do not come close to respecting the area. They speech, throw out trash, leave work sites in horrible conditions-especially Arbor subdivisions. One worker drove at a high speed killing a neighbors dog right in front of the children, then tried to get away. Arbor's supervisor is so busy with all of their builds they do not monitor their sites, their subcontractors and this leads to many issues, one of which can be shoddy construction.
3. I built a Bradford model with over \$50 thousand in upgrades "on paper." However, within six months had to replace the roof because of poor installation Arbor identified but refused to remedy saying my roof was "functional." On my roof there was nail through, shingles not butted up against each other so some pitch had been thrown on it, shingles cut, torn, a ridge vent not put in properly and eventually it would have been one leak after another. \$7900.00 I had a good roof. Another neighbor, Jason Straw, spent 3 years fighting Arbor to get his roof replaced leading to mold and a need for mold remediation & then Arbor removed all of the insulation which tripled their electric bill and \$17 thousand later it was resolved. I didn't want mine to go that far so replaced it out of my pocket.
4. I had 3 single spaced typed pages of issues with my home. Arbor took care of a few but unfortunately the "replacement" would be just as bad as the original issue. Many times Arbor denies it is a "warranty issue" and then it goes to "forced arbitration" which is never in the homeowner's best interest. I ended up hiring my own contractors to get the proper results and also have more quality product used in my home. It became so unreasonable that I ordered Arbor to never set foot on my property again. We have a closed FB page & I am not the only one with significant issues with their homes. Unfortunately many are afraid to be too verbal for fear it will harm property values. We have had people sell out because of issues that were not resolved & they didn't have the money to go to their own contractors. Some of those properties were bought by corporations leading to rental properties which depending on the situation can also lead to lower home values. We have lots that it took an extended period of time to get a final grade. They didn't sod this area and people are left with dirt, not grass & it can take a serious amount of money to get a yard. Our subdivision doesn't have the same aesthetics of the surrounding communities developed at the same time. The poor products utilized by Arbor, the poor workmanship in many instances, the lack of common area landscaping and the lack of fulfilling of promised amenities will harm home values which can spill into the surround communities.
5. Arbor plans another 271-275 homes in Orchard View. Renditions can look beautiful, salemen can "sell ideals" and model homes can look nothing like the end product put on the home buyer's lot. I am worried that another Arbor Community will only end up being another community of homes with poor quality product & poor workmanship; common areas not developed as promised, amenities not developed as promised, more narrow streets that when people park become a traffic hazard and a construction area that looks like a war zone. Given that Arbor is proposing 271-275 homesites that tells me there will be small lots , more density that is concerning on many levels.
6. I would like the planning Commission to really consider if this project is good for the area I live in as well as if it is good for Westfield.

The Ralph L. Wilfong Charitable Remainder Unitrust
14199 Nicholas Drive, Carmel, IN 46074
(317) 431-1857

Mr. Derek Hays
Arbor Homes
9225 Harrison Park Court
Indianapolis, IN 46216

Re: Support for Orchard View Sub-division

Dear Mr. Hays:

I am the owner of 14 acres on SR 32 just west of Springmill Road. I have reviewed your proposed plans for Orchard View sub-division that directly abuts my north property line. I believe that your development would enhance the community and not affect us in any negative way.

I give my full support to your development efforts. I would ask that access to water and sanitary sewer be provided to our real estate somewhere along our north line.

I have also discussed this with Frank Hahn, the General Partner of FMH Family Limited Partnership. FMH owns approximately 48 acres of land that abuts your south line (approximately 50% of your south boundary) and FMH also owns 11 acres of land that abuts your western line (i.e. on Casey Road). Frank has given me permission to express that FMH also gives you their support.

Furthermore, I have discussed this with Aaron Wilson, the Managing Member of Casey Wilson, LLC. Casey Wilson owns 19 acres of real estate on SR 32 between Ditch Road and Casey Road. The Northeast corner of the Casey Wilson land and your Southwest corner of Orchard View abut corner to corner. Aaron has likewise given me permission to express that Casey Wilson gives you their support.

Please feel free to share this with the City Council and the Advisory Planning Commission as well.

Sincerely,



R.L. (Beau) Wilfong, II
Trustee

cc: Frank Hahn; Aaron Wilson

Jonathan Dorsey

From: Edward Banas <edbanas@gmail.com>
Sent: Friday, August 2, 2019 10:12 PM
To: Jonathan Dorsey
Subject: Arbor Homes Orchard View No. 1908-PUD-21 Petition

Westfield Economic and Community Development Department

Westfield-Washington Township Advisory Plan Commission

Jonathan Dorsey,

Regarding the Arbor Homes Orchard View No. 1908-PUD-21 Petition:

1. Please explain why the existing stub (from the Woodbury Ridge development) on the western edge of the northern half of the proposed development is not incorporated into the Orchard View plan.
2. Please explain how the number and location of the two stubs along the northern edge of the Orchard View plan were determined. From the aerial view, the location of the western stub on the northern edge appears to negatively impact the options for developing the southwestern corner of my property.
3. Please explain why there are no stubs on the southern edge of the proposed development.

Arbor Homes developed homes (Spring Orchard) immediately west of my property. This has resulted in construction and other waste dumped onto my property. Please assure me that construction and other waste will not be dumped onto my property by the Orchard View development and if this occurs, the construction and other waste will be removed at the developer's expense

We have reached out to the Arbor Homes representative on two occasions regarding Orchard View, and he has promised to provide additional documentation regarding our questions. As of 8/2/19 we have not received any documentation from the Arbor Homes representative.

Mary Banas
11538 Hemingway Dr.
Reston, VA 20194



Landings at Village Farms

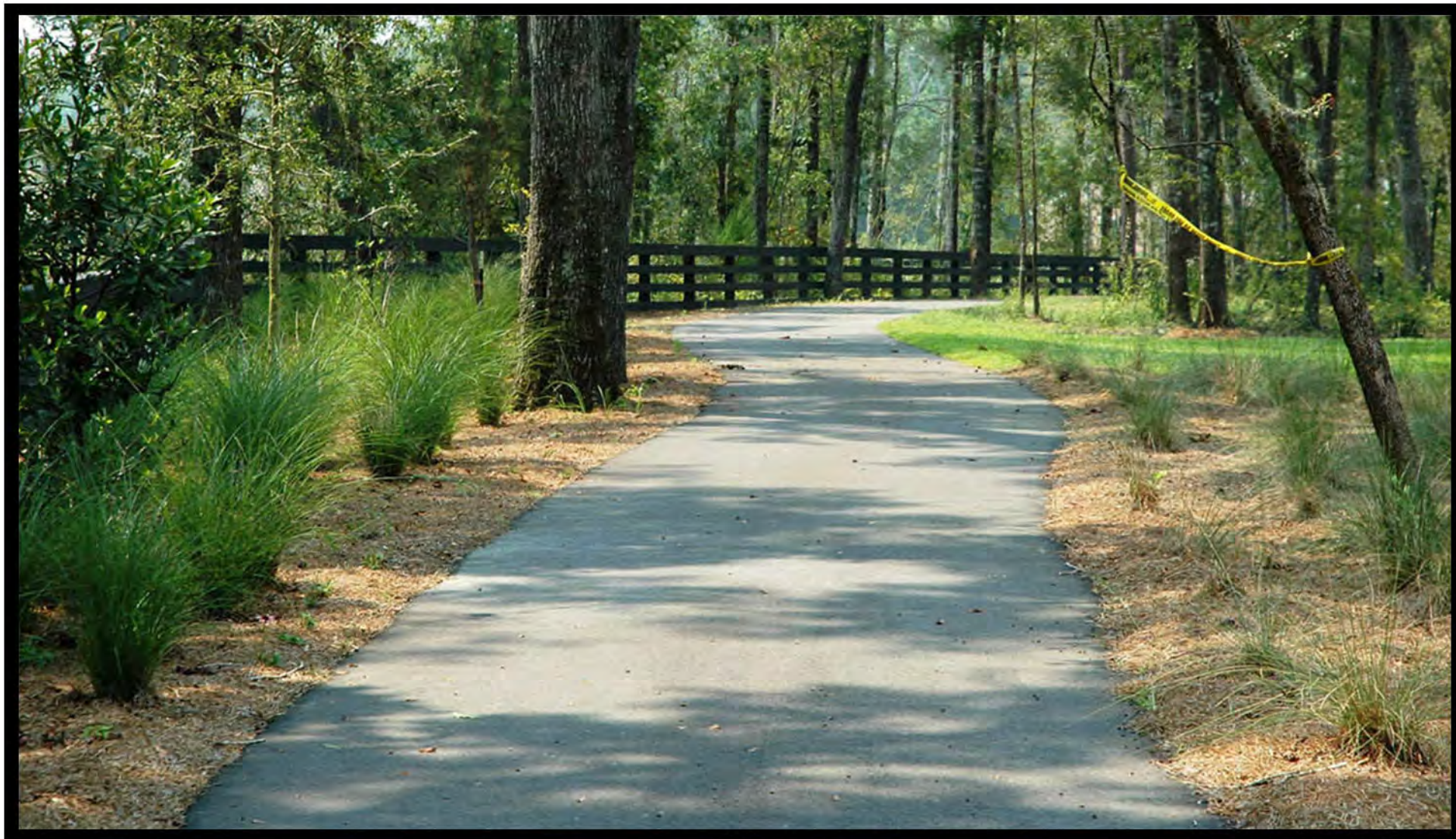
Landings at Village Farms Residential



Landings at Village Farms Commercial



TRAIL/CONNECTIVITY
NETWORK



CANOE/KAYAK
LAUNCH

PARKS AND OPEN
SPACE



AMENITY EXHIBIT

RESSLER PROPERTY

WESTFIELD, INDIANA

WRITTEN PUBLIC COMMENTS

Docket Number: 1908-PUD-20

Petitioner: Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC

Request: A change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms Planned Unit Development

Enclosed Attachments (as of 5:03pm., Monday, August 5):
August 5, 2019 Advisory Plan Commission Meeting

1. Kate Snedeker	121 Amkey Way	(7/15/19)
2. Ray Ketring	1130 Barley Cr	(7/17/19)
3. Carrie Strahl	15230 Citation Rd.	(7/19/19)
4. Lisa Leahy	Village Farms	(7/20/19)
5. Holly Moore	15302 Derby Court	(7/20/19)
6. Paul Leahy	N/A	(7/22/19)
7. John Mueller	510 Fox Lane	(7/24/19)
8. Denise Dolin	N/A	(7/24/19)
9. Mary Ann Hale	15767 Viking Lair Rd.	(7/24/19)
10. Mary Ann Hale (2)	15767 Viking Lair Rd.	(7/24/19)
11. Jackie Berthiaume	Village Farms	(7/25/19)
12. Brenda Whan	Village Farms	(7/25/19)
13. Janice Mowry	Adios Pass	(7/25/19)
14. Keena Rector	Village Farms	(7/26/19)
15. Evan Hetrick	Village Farms	(7/26/19)
16. John Servizzi	417 Fox Lane	(7/26/19)
17. Philip Sheets	Bridgewater	(7/26/19)
18. Lavonne/Scott Cooper	1012 Farmview Lane	(7/26/19)
19. Jill Olecki	Village Farms	(7/27/19)
20. Jayne Harvey	N/A	(7/29/19)
21. Barton Harvey	N/A	(7/29/19)
22. Pat Melson	248 Maple View Dr.	(7/29/19)
23. Nancy Wallis	14739 Raymond Ln.	(7/29/19)
24. Dr. Steve Cox	494 Sapphire Dr.	(7/29/19)
25. Charlie Catron	412 Fox Lane	(7/29/19)
26. Nora Bentivoglio	Village Farms	(7/29/19)
27. Mary K. Krambeer	14812 Sulky Way	(7/30/19)
28. Amy Dolen	N/A	(7/30/19)
29. Brent Thompson	N/A	(7/30/19)
30. Kurt Schepers	N/A	(7/30/19)
31. Ann Catron	412 Fox Lane	(7/30/19)
32. Tenders Duff	N/A	(7/30/19)
33. Carolyn Wittmann	Village Farms	(7/30/19)
34. Paul Pringle	Village Farms	(7/30/19)
35. Mark Lammers	Village Farms	(7/31/19)

36. James Finley	N/A	(7/31/19)
37. Kathleen Taylor	N/A	(7/31/19)
38. Scott and Linda Adams	15050 Super Star Dr.	(7/31/19)
39. Larry Hutson	Village Farms	(7/31/19)
40. Steve and Susanne Baranyk	202 E. Senator Way	(7/31/19)
41. Mike and Gina Bostic	70 W. Admiral Way	(7/31/19)
42. Nancy and David Koehler	150 E. Senator Way	(7/31/19)
43. Dave Beckman	540 Sapphire Dr.	(7/31/19)
44. Scott Cooper	1012 Farmview Lane	(8/1/19)
45. James Kunkel	446 Sapphire Dr.	(8/1/19)
46. Greg and Linda Johnson	15073 Super Star Dr.	(8/1/19)
47. Jane Allain	533 Worth Court	(8/2/19)
48. Emily Featherstone	Village Farms	(8/2/19)
49. Barb Krivosik	31 Cynthia Ct.	(8/2/19)
50. Dan Pitcock	15120 Romalong Ln.	(8/2/19)
51. Steele Kruzel	N/A	(8/2/19)
52. Shelley Koglin	531 Sapphire Dr.	(8/2/19)
53. Nathan Mundy	Village Farms	(8/2/19)
54. Bryon and Cathy Clevenger	14919 Admiral Way	(8/2/19)
55. Francine Weigand	Abbedale Court	(8/2/19)
56. Tom and Kim Wagner	Westfield	(8/2/19)
57. Maureen McCullough	Westfield	(8/2/19)
58. Lisa Young	14817 Senator Way	(8/2/19)
59. Monica J Cochran	Village Farms	(8/2/19)
60. Nicole Williams	N/A	(8/3/19)
61. Julia Mattern	16604 Salimonia Lane	(8/3/19)
62. Maura Skiba	Village Farms	(8/3/19)
63. Alex Hutchison	N/A	(8/3/19)
64. David and Nancy Wallis	14739 Raymond Lane	(8/3/19)
65. Elizabeth Hanrahan	15107 Stars Pride Ct.	(8/3/19)
66. John Cotrell	556 Worth Court	(8/3/19)
67. Marc Kruithoff	14625 Adios Pass	(8/3/19)
68. Sam Macaluso	101 Senator Way	(8/3/19)
69. Karyn Sneath	626 Sapphire Drive	(8/3/19)
70. Ashley Fish	480 E Greyhound Pass	(8/3/19)
71. Troy Yoder and Andrea McIntosh	N/A	(8/3/19)
72. Martin Allain	533 Worth Court	(8/4/19)
73. Preston Meng	Village Farms	(8/4/19)
74. Kristin Cary	N/A	(8/4/19)
75. Doug and Deb Miller	Oak Ridge Crossing	(8/4/19)
76. Michael Hawk	15011 Oak Ridge Road	(8/4/19)
77. Jeff and Nancy Sweet	Raymond Lane	(8/4/19)
78. Marcia Powell	32 Cynthia Court	(8/4/19)
79. Nicole House	14802 Sulky Way	(8/4/19)
80. Lisa Kreag	14949 Senator Way	(8/4/19)
81. Patrick Jeffers	638 Sapphire Drive	(8/4/19)
82. Catherine Anderson	14545 John Paul Way	(8/4/19)

83. Kelly Cox	15236 Dan Patch Ct.	(8/4/19)
84. Janet Warns	N/A	(8/4/19)
85. Michelle Talbott	N/A	(8/4/19)
86. Janet Warns (2)	132 W Romalong Ct	(8/4/19)
87. Ron and Tara-Lynne Sinicki	15211 Stars Pride Ct.	(8/4/19)
88. Ryan Kreag	Village Farms	(8/4/19)
89. John Moore	N/A	(8/4/19)
90. Jennifer Sprague	918 Farmview Lane	(8/4/19)
91. Greg Templeton	136 Senator Way	(8/4/19)
92. Scott Rector	N/A	(8/4/19)
93. The Smiths	435 Worth Ct.	(8/4/19)
94. Steve Sneath	626 Sapphire Drive	(8/4/19)
95. Lara E Clark	N/A	(8/4/19)
96. Jason DeWitt	14809 Victory Ct	(8/4/19)
97. John Kane	15 W. Greyhound Pass	(8/4/19)
98. Robert Ress	218 W. Admiral Way S	(8/4/19)
99. Chris and Dawn Street	14705 Victory Ct.	(8/4/19)
100. Marianne and Andrew Roush	537 Fox Lane	(8/4/19)
101. Art and Peggy Lecheler	926 Farmview Ln	(8/5/19)
102. Levi Michel Bess	Village Farms	(8/5/19)
103. Linda Naas	1122 E. 161 st St.	(8/5/19)
104. Elizabeth and Gabriele Piron	710 E. Greyhound Pass	(8/5/19)
105. Lindsay Clark	Worth Court	(8/5/19)
106. Jan Riesche	Village Farms	(8/5/19)
107. Steve Schrader	14620 Adios Pass	(8/5/19)
108. Doug and Cheryl Evans	Village Farms	(8/5/19)
109. Larry Robinson	504 Super Star Ct.	(8/5/19)
110. Caitlin Smarrelli	428 Sapphire Drive	(8/5/19)
111. William and Deborah Dale	14903 Trotter Ct.	(8/5/19)
112. Eric Gilbert	15206 Count Fleet Ct.	(8/5/19)
113. Nathan and Leigh Muller	15024 Senator Way	(8/5/19)
114. Troy Comstock	14717 Victory Court	(8/5/19)
115. Becky Deischer	15018 Shoreway East Dr.	(8/5/19)
116. Linda Prokai	140 W. Greyhound Pass	(8/5/19)
117. Dan and Tracey Traub	534 Worth Ct.	(8/5/19)
118. Seth Yudes	14941 Admiral Way N	(8/5/19)
119. Karmen Mueller	510 Fox Ln	(8/5/19)
120. Irene K Harrington	415 Adios Ct.	(8/5/19)
121. Cynthia and Jason Richmond	545 Sapphire Dr.	(8/5/19)
122. Matt and Mary Verner	14934 Admiral Way N	(8/5/19)
123. Cheryl Jensen	Westfield	(8/5/19)
124. Denise Dolin (2)	14602 Harvest Dr.	(8/5/19)
125. Tom Gentry	720 E. Greyhound Pass	(8/5/19)
126. Karen Hymbaugh	2929 W. 159 th St.	(8/5/19)
127. Kenneth Klinker	15121 Count Fleet Ct.	(8/5/19)
128. Linda Johnson	N/A	(8/5/19)
129. Michal Misiurewicz	15240 Goodtime Ct	(8/5/19)

130. Sharon Humes	N/A	(8/5/19)
131. Kathy Lentz	15126 Count Fleet Ct	(8/5/19)
132. Cory and Kari Pitre	14722 Raymond Lane	(8/5/19)
133. David Lentz	15126 Count Fleet Ct	(8/5/19)
134. Mike and Laurie Busch	401 Sapphire Drive	(8/5/19)
135. Jeff Radabaugh	14715 Adios Pass	(8/5/19)
136. Harry Kasdorf	15118 Stars Pride Ct.	(8/5/19)
137. Allison Spalding	144 E Admiral Way S	(8/5/19)
138. William Spaulding	14817 Adios Pass	(8/5/19)
139. Drake Anne Deneve	433 Fox Lane	(8/5/19)

From: [Kate Snedeker, APR](#)
To: [APC](#)
Subject: The Landings at Village Farms
Date: Monday, July 15, 2019 6:14:28 AM

Hello - my name is Kate Snedeker, and I live at 121 Amkey Way in Village Farms. We have lived in VF for 15 years and this is our second home in the neighborhood.

I'm writing to you today to express my concerns about the rezoning and development of the Landings at Village Farms, being developed by Pulte. My concern is less about the density - which worries many of my neighbors - but about the possibility of a drugstore being added to the development as an LB. If LB stands for local business - how does Walgreens or CVS fit that description? With drugstores in close proximity - 161st & Spring Mill, 31 & 136th, and 146th & Ditch - I'm struggling to see how adding another drugstore on this site would be beneficial to our neighborhood and community.

I know the VF HOA is working hard to make this the best possible proposal, but I wanted to share my concerns with you. Thank you for your service to Westfield on APC. Sincerely, Kate Snedeker

From: [Ray Ketring](#)
To: [APC](#)
Cc: [Council Members](#)
Subject: Landings at Village Farms
Date: Wednesday, July 17, 2019 1:17:04 PM
Attachments: [Landings.pdf](#)

To all

Please consider the attached points of concern, before approving the new development.

Ray Ketring
1130 Barley Cr
Carmel, In 46032

Planners and Council Members
In your continuing success of making
Westfield a wonderful community.
Here are a couple of features that would be
considered a benefit for locals of this

Landings at Village Farms

No curb cuts on
146th street. The
curve is already
risky

Along the
boundary to any
residential and
commercial,
Create a classy
noise and litter
barrier. Delivery
and trash
vehicles are
noisy. Prevailing
winds carry much
trash.

Westfield Farms



From: [Daine Crabtree](#)
To: [Daine Crabtree](#)
Subject: RE: Development at 146th & Oakridge
Date: Monday, July 22, 2019 8:35:24 AM

Daine Crabtree | Associate Planner

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586
[Need to send me a file over 25MB?](#)



From: Carrie Strahl <carrie_strahl@yahoo.com>
Sent: Friday, July 19, 2019 10:44 AM
To: CRM_ContactUs <CRM_ContactUs@westfield.in.gov>
Subject: Development at 146th & Oakridge

Hello. I am a 5-year resident of Westfield in the Village Farms neighborhood. My family and I specifically chose this community and neighborhood because of:

- 1) the quality schools
- 2) the relatively larger lot sizes and the variety of home styles in one neighborhood
- 3) the Village Farms amenities, such as the lakes, pool, and clubhouse

I recently listened to a Pulte presentation regarding a planned new development called "The Landings at Village Farms" to be located at the corner of 146th & Oakridge, on what was, I believe, the former Russell farm.

I ask the City Council to reconsider this planned proposal for the following reasons:

- 1) Westfield schools are already overcrowded, and my daughters have both felt the impact of this as students of Westfield Washington Schools. My eldest daughter attends WMS, and the parking situation and general space constraints of that area have already made us consider relocating.
- 2) My youngest daughter attends Shamrock Springs, and I worry that an addition of 94 homes to this area would require the elementary schools to be redistricted, causing a disruption in her education.
- 3) The small sizes of the lots are less desirable than the current VF lot sizes, and I'm concerned this will drive down the value of my home
- 4) The infrastructure in Westfield, such as the lack of affordable, well-stocked grocery stores, the constantly increasing traffic on both Greyhound Pass and Oakridge, and the lack of employee base for jobs such as bus driver, postal worker, and cashier, does not support adding population. The infrastructure needs should be addressed first, and I do not believe the revenue generated from this lot would be enough to support the population growth.
- 5) The amenities of VF that I currently enjoy will increase in cost to maintain and decrease in value, both due to additional usage from the residents of the new development.

In short, please consider the needs of the broader Westfield community and address those before

agreeing to yet another Pulte community shoved into this location.

Thank you, and please call me at (317) 529-8775 to discuss further.

Carrie Strahl
15230 Citation Road
Carmel, IN 46032

From: [Lisa Leahy](#)
To: [APC](#)
Subject: Say NO to PUD Exception for 146th and Oak Ridge development
Date: Saturday, July 20, 2019 3:47:26 PM

Dear APC and City Council,

As a 16-year Village Farms resident, I remember when Carmel wanted to annex our wonderfully unique neighborhood into their city, and was happy when Westfield became a city itself and stopped that from happening. It was then, and remains now, our hope that Westfield would protect our home investment and keep the concerns and best interests of its citizens at the very heart of every decision it makes. Enforcing existing city zoning rules are perhaps the most critical of those decisions.

The plan being proposed for the The Landings at Village Farms PUD District, which is seeking to change the zoning from SF2 to SF4 and LB for the corner of 146th and Oak Ridge Rd, has unnerved hundreds of Westfield citizens. Residents from the 6 surrounding communities, which are all zoned SF2, are unified in their belief that the proposed development combining extremely dense housing and “local businesses” is going to create havoc on the roads and ultimately diminish property values for all.

On August 5, you will have the opportunity to show the people of Westfield that you will do the right thing and uphold the current zoning laws. Please do NOT grant the exemption to change the zoning for this parcel of land just because a developer is asking for it. They don’t live here...we do. We do not want or need businesses at this intersection, and we appreciate open land and space between homes. This proposed development will in no way enhance Westfield...it will have the opposite effect.

Kindly stop the madness.

Sincerely,
Lisa Leahy

From: [Holly Moore](#)
To: [APC](#)
Subject: Development on 146th and Oak Ridge
Date: Saturday, July 20, 2019 3:59:33 PM

Hello,

I am writing to voice my concerns over the proposed development plans on the northeast corner of 146th and Oak Ridge. It is my understanding that stopping development is not an option, however, thoughtfully considering the type of development is critical. To maintain the safety and well-being of your Westfield constituents, that corner should be zoned for residential only, and require larger lot sizes.

1. That intersection houses a large school and church that generates significant traffic already.
2. The area is residential, and adding businesses will increase noise and traffic, thus detracting from the residential feel.
3. Many Westfield residents walk and bike around that area; increased traffic compounds safety risks.

I urge you to zone strictly residential and require lot sizes similar to those in the surrounding areas.

Thank you.

Holly Moore
15302 Derby Court
Village Farms

Sent from my iPhone

From: [paul Leahy](#)
To: [APC](#)
Subject: Say NO to PUD Exception for 146th and Oak Ridge development
Date: Monday, July 22, 2019 10:27:42 PM

Dear APC and City Council,

Like a lot of Westfield residents, I've always hoped for continued "green space", horse farms, and crop farms to be my neighbors. Having been here for 16 years, I understand this is not possible, and change is inevitable. However, I was very concerned when I saw the plans Pulte is proposing for the The Landings at Village Farms PUD District, and the fact that they are seeking to change the zoning from SF2 to SF4 and LB for the corner of 146th and Oak Ridge Rd. Several things were concerning to me about this proposal.

- I think previous Town and City planners had it right to begin with, why does Pulte think we need to change our plans for them? I've lived in several different states and several different communities within those states, and I can tell you there is a striking difference in those places who had thoughtful, future-thinking City Leaders and Planners vs. those that seemed to change their minds constantly and didn't keep a future vision of their community in the forefront. 146th Street is a gateway from Carmel to Westfield and I don't think the vision Pulte conveyed is what we should build there, or what previous Planners and City leaders had in mind.
- There is no need for any commercial property being built here. We already have too much traffic on 146th Street and we have several similar businesses all within a 2 mile radius of this location.
- As a resident of Village Farms, the presentation I heard from Pulte claimed they were going for the market of current Village Farms residents who are empty nesters/retired who want to downsize, but still want to remain part of Village Farms. Nobody I know in Village Farms agrees with this statement, and Pulte has no business claiming this, like they can guarantee this will be a quiet retirement community with an average household size of "1.7 people".

As I mentioned, I understand change is coming to this property, and this particular area would be very attractive to develop. I just ask that you maintain the current zoning as is- as a resident and as a City, we should feel good about this being a very sought after and desirable area to build on (and raise a family) that we shouldn't have to change the zoning.

Sincerely,

Paul Leahy

Daine Crabtree

From: John Mueller <Fumig8r@aol.com>
Sent: Wednesday, July 24, 2019 9:57 AM
To: APC
Cc: Karmen Mueller
Subject: The Landings at Village Farms

Dear APC and City Council,

The plan being proposed for the The Landings at Village Farms PUD District, which is seeking to change the zoning from SF2 to SF4 and LB for the corner of 146th and Oak Ridge Rd, is unacceptable for our community. Residents from the 6 surrounding communities, which are all zoned SF2, are unified in their belief that the proposed development combining extremely dense housing and "local businesses" is going to create havoc on the roads and ultimately diminish property values for all.

On August 5, you will have the opportunity to show the people of Westfield that you will do the right thing and uphold the current zoning laws. Please do NOT grant the exemption to change the zoning for this parcel of land just because a developer is asking for it. They don't live here...we do.

This has woken me from a voter to a community protectionist willing to knock on doors and open candidate funding to those who are willing to preserve our great community. I am unhappy with this and other governance and expect better decision making from our elected leaders.

John B Mueller
510 Fox Lane
(Village Farms)
314 330-5336
john@foodprotectionservices.net
Sent from my iPhone

From: [Denise Dolin](#)
To: [APC](#)
Subject: Pulte Development at OakRidge and 146
Date: Wednesday, July 24, 2019 10:22:00 AM

This development needs to have a density consistent with Westfield Farms and Village Farms for multiple reasons including infrastructure overcrowding, devaluation of adjacent properties, and noise and light pollution. It makes no sense to allow commercial development in a residential area when there are vacancies at nearly all of the retail sites one mile away from the proposed sight. Plus, commercial property so close to residential will further decrease property values adjacent to it.

Sent from my iPhone

From: [Mary Ann Hale](#)
To: [APC](#)
Subject: NO!!! to 146th and Oak Ridge Rd.
Date: Wednesday, July 24, 2019 3:27:26 PM

No - Keep commercial development out of the neighborhoods and up on Hwy 32.

No -Do not rezone from SF1 / SF2 to SF4 to allow more homes in this small space.

I live at 15767 Viking Lair Rd. and density of the townhouse development near me at 161st west of Hwy 31 is completely out of place for Westfield. It looks like downtown Indy. I believe the 146th and Oak Ridge PUD will be the same way. Quit trying to "shoehorn" more development in Westfield. There is a lot of open space north and west for Pulte to go make money in.

Westfield is beginning to lose its character and look like a copycat of Carmel. If I wanted to live in Carmel I would have bought there. Westfield had a more rural feel that is rapidly deteriorating.

Best Regards,

Mary Ann Hale
15767 Viking Lair Rd
Westfield, IN 46074

From: [Daine Crabtree](#)
To: [Daine Crabtree](#)
Subject: FW: NO - to rezoning 146th and Oak Ridge
Date: Thursday, July 25, 2019 8:24:53 AM

Daine Crabtree | Associate Planner

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586
[Need to send me a file over 25MB?](#)



From: Mary Ann Hale <maryannhaledm@yahoo.com>
Sent: Wednesday, July 24, 2019 4:55 PM
To: Kristen Sparks <ksparks@westfield.in.gov>
Subject: NO - to rezoning 146th and Oak Ridge

Dear Mayor Cook,

I am writing to voice my dissent of the proposed Landings at Village Farms PUD rezoning from SF2.

This will bring increased traffic to an already insufficient infrastructure of roadways, unnecessary commercial business built on property intended for residential use, and smaller lot sizes that are not consistent with surrounding properties.

Thirty years ago when residents bought their homes, Village Farms and Westfield Farms were the only two neighborhoods north of 146th St. 146th was a narrow two lane road. They moved there to be a suburb, not in the middle of commercial and high density development. When I bought my home at 15767 Viking Lair Rd. five years ago, I felt the same. I moved to Westfield because of the smaller, community feel as opposed to Carmel. I now feel like I live in an extension of Carmel.

The commercial component of the PUD is unnecessary. There are plenty of empty spaces in existing commercial properties and the density seems really high.

Please keep this area zoned for SF1 or SF2 residential only.

Thank you for your consideration,

Mary Ann Hale

15767 Viking Lair Rd.
Westfield, IN 46074

From: [Jackie Berthiaume](#)
To: [APC](#)
Subject: 146th & Oak Ridge Development
Date: Wednesday, July 24, 2019 10:23:01 PM

I know we can't stop the development...but we (YOU) can stop the rezoning for high density residential and commercial development. Do the right thing for the Westfield people.

Jackie Berthiaumes
Village Farms

From: [Brenda Whan](#)
To: [APC](#)
Subject: Pulte request to change zoning for corner 146 th and Oakridge
Date: Thursday, July 25, 2019 3:44:04 PM

Dear Westfield City Council Members,

Please protect our community and deny the change in zoning for the development proposal listed above. As a homeowner it is my hope our city wouldn't always have an attitude of if "I lived there" not "well it doesn't effect me".

I know it's a lame duck time frame which can even make the vote more questionable.

Please do the right thing for the traffic, school , church, and surrounding neighborhood that built and bought homes with the idea of protection from this high density and retail plan.

Thank you,
Sincerely,
Brenda Whan
Village Farms

Sent from my iPhone

From: [Janice Mowry](#)
To: [APC](#)
Subject: Request for larger venue for Aug. 5th mtg. Re: Landings at Village Farms PUD and concerns regarding the proposed PUD
Date: Thursday, July 25, 2019 4:43:30 PM

Hello, I live on Adios Pass in Village Farms and attended last night's informational mtg. re: the Landings at Village Farms PUD.

I urge you to change the venue for the Aug. 5th APC mtg. so that all interested persons may attend the meeting without having to be turned away due to full capacity at City Hall. City Hall was full last night and the attendance at last night's meeting represents just a fraction of the interested parties since Village Farms residents were not notified by the developer of the meeting. Recognizing that those residents from Village Farms that did attend, plan to inform the rest of their neighbors in Village Farms about what they heard last night as well as recognizing that the Village Farms HOA is planning to do the same, an increase in the number of people planning to attend the August 5th APC meeting, can be expected. Let's not have to turn people away when there exists ample time to plan for a different venue so that all who want to participate, can participate.

My concerns regarding the development mirror those that I heard at the meeting last night, namely the concern that there is a change in zoning being requested that would not only allow for commercial development, but also allow for a much denser housing development (minimum lot size of 6,000 square feet compared with a minimum lot size of 15,000 square feet) than the area is currently zoned for. This raises safety concerns due to the increased traffic and congestion, especially along Oakridge Road, as well as concerns about drainage and increased load on the city's existing infrastructure of roads, schools, police and fire, and waste disposal. In addition, the increased noise and light pollution brought to the area from the commercial sites being proposed is also concerning.

I'm not naive enough to think that the area will never be developed, I'm just asking for the area to be developed responsibly and within the current zoning requirements.

Thank you.

Janice Mowry

From: [Keena Rector](#)
To: [APC](#)
Subject: Fwd: Rezoning proposal at 146th & Oak Ridge Road
Date: Friday, July 26, 2019 4:25:22 AM

Planning Commission Members:

>

> I would like to voice my concern with the proposed project and rezoning at 146th St and Oak Ridge Rd called the Landings at Village Farms. I understand development of land is inevitable. I am not against the development of this property. However, I am against rezoning it to allow for any type of commercial/retail development.

>

> The congestion on 146th Street is already atrocious during morning and evening rush and weekends. This will only increase the traffic extending farther along 146th St. It will also create a potentially unsafe intersection at Sapphire Dr and Oak Ridge Rd due to that becoming the main entrance for the project. I realize that business is good for the tax base and welcome it elsewhere, just not at this particular location.

>

> I look forward to the growth of Westfield, especially when given intelligent and thoughtful consideration by those in our government. I'm hoping you'll truly consider against rezoning at this location as it is put in front of you and the City Council.

>

> Thank You,

>

> Keena Rector

> Resident in the Village Farms

From: [Evan Hetrick](#)
To: [APC](#)
Subject: The Landings at Village Farms
Date: Friday, July 26, 2019 10:40:54 AM

Hello,

I am a resident of Village Farms and am writing about the proposed Pulte development at 146th and Oak Ridge. I understand that as Westfield grows, residential development is inevitable. For this reason I support the residential aspect of the proposal, but would like to voice 2 strong reservations: 1) the proposed density of residential development and, 2) the proposed commercial development.

1 - I do not support the proposed high density residential development that Pulte proposes. I would instead advocate for lower density housing, that matches the density of neighboring Village Farms and Westfield Farms.

2 - I very strong disagree with the commercial aspect of the proposal. Just down the street are the commercial areas of Clay Terrace and Greyhound Commons. To the west and north, other commercial areas exist (e.g., Kroger at Springmill Commons). My concern is the traffic on 146th and Oak Ridge. Please keep in mind that the current Village Farms neighborhood is divided across Oak Ridge Road. Many many pedestrians cross Oak Ridge at various points, either to get to the neighborhood pool and park, or to get to the Monon Trail. Increasing traffic on Oak Ridge, due to either high density residential or commercial development at the proposed location - is a serious safety threat for residents of Westfield.

To summarize: I am a nearby resident who is affected by this decision. I understand and support residential development at that location. I feel strongly that the density should be lower than what is proposed, to match the surrounding areas, and very strongly oppose any commercial development at that location.

Thank you for the work you do balancing economic development and quality of life in Westfield.

Regards,
Evan Hetrick
269-599-5402

From: [John Servizzi](#)
To: [APC](#)
Subject: Pulte Homes Rezoning at 146th and Oak Ridge
Date: Friday, July 26, 2019 10:56:13 AM

I am not against development on this site. We live in a growing community and this is to be expected.

I am, however, firmly against rezoning this site. Pulte's request is doubly troubling, as it wishes to both increase the density, roughly twice what's currently allowed, AND add commercial, which is not currently acceptable.

My family has purchased and heavily invested in the improvement of two homes in Village Farms. We love the neighborhood and look forward to its inevitable expansion. But this purposed project does not fit with our vision of the neighborhood, nor the intention of the city, as defined in the existing zoning.

Thanks for your consideration.

John Servizzi
417 Fox Ln
Carmel (Westfield), IN 46032

From: [Philip Sheets](#)
To: [APC](#)
Subject: What are we doing???
Date: Friday, July 26, 2019 11:32:59 AM

Westfield and officials,

Now you are considering a new development off of 146? Folks, this is crazy! I'm most angry at myself for not standing up more, when Bridgewater (of which I'm a member) expanded all up and down Carey and 146. We are left with lot after lot after lot of unpurchased area. I don't know who the "if you build it, they will come" people are, but "they" stopped coming! Wouldn't it be prudent to STOP DEVELOPING!?

I'm sure it's developers that are driving this, but why did our elected officials stand by and let this happen? My greatest fear is that it's going to KILL the values of our homes. Since we purchased our home in Bridgewater (Hampton) 2 1/2 yrs ago, I've seen some nice building. But it has slowed dramatically. Are you all not paying attention to this?

Again, I stood by and let this happen in the past. I'm not doing the same this time! You can count on that!

What are you doing to build infrastructure and encourage business in vacant buildings?

Please advise, because my wife and I are pretty fed up.

Philip

From: [lavonne.cooper](#)
To: [APC](#)
Subject: 146 and oak ridge road proposal
Date: Friday, July 26, 2019 6:24:16 PM

1. Our names are Lavonne and Scott Cooper. We live in Westfield Farms, (1012 Farmview lane), directly behind the farm field. We know that land will be developed but the plan that was presented on 7/24 we are very concerned with. Has any one done a traffic study? It is already hard enough to get out of our neighborhood let alone 94 homes with families to increase traffic, it will be entirely impossible to get out of the neighborhood. Also, do we really need commercial properties here? we have all we need within 5 min of our homes...It will only increase traffic..
2. The acreage for these houses are 2.3 houses per acre. That equates to zero lot lines. This area is not built like that. Most have a least 1/2 acre. We need to keep things equal among housing additions.

I don't think I will be able to talk at the 8/5 meeting since there is many people speaking.
We just want to get our 2 words worth.
from my iPad

From: [Jill Olecki](#)
To: [APC; Council Members](#)
Subject: Landings at VF PUD
Date: Saturday, July 27, 2019 12:48:49 PM

Advisory Plan Commission and Council Members,

As a resident of Village Farms and a member of Our Lady of Mt. Carmel, I am extremely concerned about this proposal.

My largest concern is increased vehicle traffic in our residential area:

- Greyhound Pass: I walk along here many days a week to get to the Monon and the stretch from Oakridge to the Monon is already full of excessively speeding cars and distracted drivers, making the walking path dangerous. This would get much worse with the potential residents and customers of the proposed commercial businesses using Greyhound to get to the highway or other businesses.
- 146th & Oakridge: this intersection already has a high frequency of accidents and adding more traffic to and from the development would increase that incidence. This is especially concerning due to the proximity to the sports fields and the school at OLMC. I would like for my kids (and the many others who live in VF, Merrimac, VoMC, Springmill Ponds, etc.) to be able to bike to OLMC, which is even currently not that safe.

It looks like a traffic and safety assessment has not been done, which is an extremely important component to this proposal.

I also don't believe our neighborhood should add so many homes to share in our amenities. In my opinion, we are at a comfortable population in regard to the pool, etc. The high density nature of the proposed neighborhood would also change the character of VF, turning it into more of a "cookie cutter" neighborhood. Our range of size and style of homes and the established nature makes VF unique, and drew us to the neighborhood 2 years ago.

I understand Westfield's desire to add affordable housing, but 325k-350k on a 0.15-0.18 acre lot is NOT affordable housing. There is also no need for commercial properties in such close proximity to other commercial areas with open store fronts.

I appreciate your willingness to hear our feedback.

Thank you!

Jill Olecki
336 Abbedale Ct.

From: [Jayne Harvey](#)
To: [APC](#)
Subject: LANDINGS AT VILLAGE FARMS REZONING PROPOSAL
Date: Monday, July 29, 2019 8:54:38 AM

To Whom It May Concern:

We are 100% OPPOSED to the rezoning proposal for this area by Pulte Homes and Mark Zukerman. This is an unacceptable, inappropriate, uninformed and unsafe usage of this property. Any commercialized proposal should only come with informed input especially from the community and it's population that surrounds it. Useage of this property with anything other ideal green space/ park area or comparable higher income residential homes (300,000 and up) would be a hindrance to the beautiful well planned and developed community it's citizens wish to see continue today!!!

Please please ABSOLUTELY DO NOT allow such an outrageous rezoning to even be considered!!!

Thank you

Jayne A. Harvey and family

From: [Bart Harvey](#)
To: [BCC](#)
Subject: LAMING AT VILLAGE FARMS REZONING PROPOSAL
Date: Monday, July 23, 2018 9:04:31 AM

To Whom It May Concern:

My family is 100% OPPOSED to the rezoning proposal for this area by Pulte Homes and Mark Zukerman.

This is an unacceptable, inappropriate, uninformed and unsafe usage of this property. Any commercialized proposal should only come with informed input especially from the community and it's population that surrounds it.

Useage of this property with anything other ideal green space/ park area or comparable higher income residential homes (\$300,000 and up) would be a hindrance to the beautiful well planned and developed community our citizens wish to see continue today!!!

Please please ABSOLUTELY DO NOT allow such an outrageous rezoning to even be considered!!!

Thank you

Barton C. Harvey
601 Worth Court
Carmel, IN 46032

From: [Patricia Melson](#)
To: [APC](#); [Council Members](#)
Subject: Landings at Village Farms proposal
Date: Monday, July 29, 2019 9:32:19 AM

Westfield Planning Commission

RE: Landings at Village Farms Proposal

There are two issues regarding this proposal:

- <!--[if !supportLists]-->1. <!--[endif]-->The proposed commercial use
- <!--[if !supportLists]-->2. <!--[endif]-->The density of the proposed residential use
<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

The most troublesome of these two issues is the commercial use. Forget that they did it at Harmony. It was planned for there from the beginning and appropriate space has been allotted away from the houses. This area at 146th and Oakridge is an afterthought and would look much like an afterthought.

As you contemplate this zoning decision, I would like for you to put aside your desire for profit and look at it from the current resident's point of view. Also, not just the surrounding housing additions who are directly impacted, but also Westfield residents in general.

Drive west on 146th and turn north on Oakridge. What do you see? This road is the first road west of hwy 31 that travels the distance to hwy 32 and the heart of Westfield. Currently there is a sign welcoming visitors to Westfield. It is a pleasant view of a very nice older established residential subdivision, Village Farms, and of course the vacant green space. Do you really want the first impression of visitors or potential homeowners turning that corner to see a commercial development? I would think not.

Not 5 minutes east from this area is 146th and hwy 31 which has ample commercial development and which struggles to maintain businesses in these areas. Why would you want to develop another area specifically leading into Westfield that could become empty space.

And you know that will happen.

Please do not approve the commercial aspect of this proposal.

And now for the residential area. You already have the basis for housing developments. Why would you consider such a dense housing area? I think the potential for overuse is great. The problems that would affect Village Farms would be greater than should be expected from their government. Again, turn North onto Oakridge from 146th. There is not a turn lane into Village Farms on Sapphire. The traffic backup at 146th would be greater than you have imagined, or projected. And the great potential for those 100 residents to go directly across Oakridge to Sapphire is a reality. Sapphire is not currently a thoroughfare. It would become one. Is that

fair to the residents on this street since it was not designed to be a thoroughfare?

Pat Melson
248 Maple View Dr
Westfield

From: [N Wallis](#)
To: [APC](#)
Subject: 146th & Oakridge Rezoning
Date: Monday, July 29, 2019 9:58:31 AM

1. We are 100% against this development.
2. If this development does come to pass, we do not like the use of the Village Farms name as proposed.

David & Nancy Wallis
14739 Raymond Lane
Village Farms residents for 30 years

Nancy Wallis

Sent from my iPhone

From: [Cox, Steve R](#)
To: [APC](#)
Subject: Proposed development at Oak Ridge and 146th street
Date: Monday, July 29, 2019 12:09:39 PM

Hello - This message is in response to the proposed development at the corner of Oak Ridge Rd and 146th. My family and I are residents of the Village Farms subdivision and live at 494 Sapphire Drive. I am not opposed to the proposed residential development at this location. I am very much concerned and opposed to retail development. My opposition to retail is based on the following:

1. The intersection planned opposite the Sapphire Dr. entrance will create a traffic shortcut (for cars heading west) through our residential street. This is a serious concern. If retail is allowed a plan will be needed to prevent traffic from flowing through our relatively narrow residential road.
2. The intersection of 146th Street and Oak Ridge is already very busy. Adding retail traffic to that corner is frightening. It is especially critical to not allow gas stations or fast food outlets, which have significant hourly traffic.
3. From a community standpoint, we already have significant vacancies in existing retail strip malls. It is unclear that more retail outlets at this location is the best decision for our community. Instead, I suggest that Pulte be asked to create neighborhood green space and community buildings near the corner to compensate for their proposed higher density housing.

Thanks for considering my feedback.

Steve

Dr. Steve Cox
Professor of Finance
School of Business
Indiana University Kokomo
765-455-9314 (office)
317-696-0571 (mobile)

From: [Charles Catron](#)
To: [APC](#)
Cc: [Catron Charles](#)
Subject: Comments: Landings at Village Farms
Date: Monday, July 29, 2019 3:52:08 PM

To Whom It Concerns:

I am Charlie Catron. My wife Ann and I live in Village Farms at 412 Fox Lane. We have strong objections to the request to rezone Pulte's proposed build. They are:

- 1) The current zoning (lot and home size) matches the surrounding Village and Westfield Farms homes. Pulte's plans to rezone to 2.3 homes per acre is much too dense and won't match existing neighborhoods. Lowering of existing neighborhood property values will result.
- 2) Additional traffic due to the density proposal, plus a single entrance will make it difficult to enter/exit VF and the new Pulte addition. Add school bus and garbage collection to this congestion to amplify the problems.
- 3) Has Westfield considered what the dense new addition will cause for schools, fire/police protection, and utilities? Will these smaller lots/homes generate taxes to cover? Shouldn't a selective moratorium on home building be considered?
- 4) Additional commercial isn't wanted or needed. We have businesses (Kohls, Walmart, Clay Terrace, CVS, fast food, gas stations) within a mile, 2 miles at most. Many local businesses struggle to find employees and remain competitive. We see no need to add to traffic congestion with unwanted and unnecessary commercial additions.

In summary, please consider DENYING the rezone of the Pulte planned addition. Keep (a) home and lot size comparable to the surrounding neighborhoods AND (b) deny the commercial addition. We realize the land will be developed, but feel it should complement the existing neighborhoods.

Sincerely,
Charlie Catron
317-625-3747

Please acknowledge receipt of this email. Your comments are appreciated.

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Sent from myMail for Android

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Sent from myMail for Android

From: [Nora Bentivoglio](#)
To: [APC](#)
Subject: Say NO to PUD Exception for 146th and Oak Ridge development
Date: Monday, July 29, 2019 9:24:46 PM

Dear APC and City Council,

Twenty two years ago my husband and I decided to move our small, growing family to Westfield. Although at the time we did not move to Village Farms, 5 years ago we did, admiring this beautiful neighborhood all along.

When we moved to this community we weren't naive to think that much of the area surrounding would soon be developed, but were hopeful that more neighborhoods like Village Farms would be the norm. Viking Meadows, while started out as an estate lot neighborhood, quickly turned into high density housing due to the housing crisis of 2007. We were disappointed with how so many areas being developed after that continued to be high density, despite the recovery of that crisis. When an opportunity to make the move to Village Farms was afforded us, we jumped at the chance, still admiring the large lots with mature trees, full amenities and overall well kept landscaping. It also allows for easy access to shopping, Monon Trail and highways.

Then this summer we were made aware of the plan being proposed for the The Landings at Village Farms PUD District, to change the zoning from SF2 to SF4 and LB for the corner of 146th and Oak Ridge Rd. Residents from the 6 surrounding communities, which are all zoned SF2, are unified in their belief that the proposed development combining extremely dense housing and "local businesses" is going to create havoc on the roads and ultimately diminish property values for all.

On August 5, you will have the opportunity to show the people of Westfield that you will do the right thing and uphold the current zoning laws. Please do NOT grant the exemption to change the zoning for this parcel of land just because a developer is asking for it. We do not want or need businesses at this intersection. Too many store fronts are already left unoccupied and more retail space is not needed in the part of Westfield. We appreciate open land and space between homes. This proposed development will in no way enhance Westfield.

Sincerely,

Nora Bentivoglio

Input | Communication | Learner | Individualization | Adaptability

From: [Mary Kay Krambeer](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Tuesday, July 30, 2019 11:52:37 AM

I live in Village Farms. I would like to see a more responsible development proposed. The current plan is for too many houses on much smaller lots. I would like to see fewer houses.

Support the commercial aspects. Fond memories of being able to walk to get ice cream and would like to see more availability interspersed.

Thank you for your work.
Mary K Krambeer
14812 Sulky Way, Carmel
3175010978

From: [Edward Dolen](#)
To: [APC](#)
Subject: Commercial business development and too many houses
Date: Tuesday, July 30, 2019 2:56:05 PM

To whom it concerns,

I am writing to voice my concerns about the proposed development on 146th and Oakridge. We DO NOT need anymore commercial businesses in a all residential area. We have to many empty buildings now that need to be used first before we add more structures. Also the amount of houses that are proposed for that space is way too many. Please listen to the members of your community you represent!

Thank you
Amy Dolen

Sent from my iPad

From: [Team Thompson](#)
To: [APC](#)
Subject: Opposition to rezoning
Date: Tuesday, July 30, 2019 3:09:05 PM

As a resident of Westfield and reviewing what has been proposed for the development of 146th and Oakridge Road, I would like to voice my opposition. Rezoning for commercial and the proposed homes per acre are a concern and I do not feel it is best for that area or Westfield in general.

Thank you for your time.

Brent Thompson

From: kschepers@unarcorack.com
To: bod@thevillagefarms.com; [APC](#)
Subject: Landings at Village Farms PUD
Date: Tuesday, July 30, 2019 3:51:42 PM

Village Farms BOD and Advisory Plan Commission,

We all understand that the property will develop sooner or later, my concern comes from past experience where development wins out over what is best for the existing neighborhoods. When I lived on the NW side of Indy similar promises were made and not kept which is why we moved up here.

According to the concept renderings by Pulte it this will do nothing other than put dense housing and population in an area that is already congested which also typically leads to higher crime rates. Our pool is already crowded so that is definitely a negative. Traffic is becoming Fishers-esc multiple times throughout the day and evenings especially over by Clay Terrace What would be appreciated would be for Pulte to continue with something similar to what they did on the North side of Village Farms larger lots and higher value homes or what Carmel has been done on Old Meridian St in Carmel high value town homes. We need quality not quantity.

I look forward to hearing what will be said at the meeting on Thursday.

Sincerely,

Kurt Schepers
317-695-5275

From: catron1272@sbcglobal.net
To: [APC](#)
Subject: Landings at Village Farms
Date: Tuesday, July 30, 2019 5:50:55 PM

I live at Village Farms, on Fox Lane. I request consideration of leaving the zoning on the property at 146th Street and Oak Ridge as it is. I realize something will be developed on this corner at some point but I feel it's best used as residential with no commercial added. There are several vacant businesses in Westfield currently (some within a mile or two of this location) and I feel this property will be better used as residential only. Also, If high density housing is allowed there will be a huge traffic problem exiting onto Oak Ridge. If those residents use Sapphire Drive as a shortcut to 146th Street it will become a heavily traveled thoroughfare. Currently children are often on bikes on that street and the potential for a deadly accident will increase. The fewer houses built, the fewer cars using that shortcut. I understand that this property will be sold and developed but I beg your consideration of leaving the zoning as it stands.

Thank you.
Ann Catron
412 Fox Lane
Carmel 46032
317-514-2189

Sent from myMail for iOS

From: [Tenders Duff](#)
To: [APC](#)
Subject: Pulte Landings
Date: Tuesday, July 30, 2019 8:32:52 PM

Village Farms pool & playground are great the way they are. If we add more houses, we add more people coming in/out of our pool & everything else that Village Farms currently offers.

Sent from my iPhone

From: [Carolyn](#)
To: [APC](#)
Subject: The Landings at Village Farms PUD
Date: Tuesday, July 30, 2019 9:07:20 PM

Good evening

This email serves as my formal disapproval of the suggested rezoning on the land located 146th and Oakridge to a high density residential and commercial use property.

We live directly across the street from this property in Village Farms. We bought this house three years ago because we believed the government of Westfield cared about the wellness of its community and stood behind their Comprehensive Plan that was established.

Rezoning this land to PUD does not keep true to your original plan to “preserve and protect the stability and integrity of the area as it fills.”

Here is what rezoning to a high density/ commercial PUD will do to our neighborhood and the area:

Decrease the value of our home- the proposed homes are 1600-2800 sq Ft. Our home is 4300 sq Ft on almost 1/2 acre lot

Increase traffic congestion at the intersection of 146/Oakridge. This will cause Sapphire Dr to become a pass through street to avoid the light

Increased crime and safety issues

Drain on tax resources, our schools, police/fire

Issues to our lake system from drainage

Thank you for your time and for strongly considering the preservation of this land and our community by not voting for this high density/ commercial PUD rezoning.

Carolyn Wittmann
Village Farms resident

From: [Paul Pringle](#)
To: [APC](#)
Subject: The Landings at Village Farms proposed PUD
Date: Tuesday, July 30, 2019 10:32:31 PM

Hello,

As a 25+ year resident of Village Farms, I'd like to voice my opinion that the proposed high density residential development proposed by Pulte would be very detrimental to the area. Village Farms is not a cookie-cutter, cram as many copies of the same house as possible type of subdivision that has been approved time and again by Westfield. As someone who commutes up and down Oakridge every day, adding another 90+ households and several businesses will make Oakridge very congested and likely the scene of many more accidents with people trying to get out in the morning. Please do not go forward with the proposed re-zoning. The people of Westfield spoke in the primary election that the direction of ever more growth and higher density housing is not what we want. Please listen to your constituents and do the right thing.

Thank you.

Sincerely,

Paul Pringle

From: [Mark Lammers](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Wednesday, July 31, 2019 8:08:06 AM
Importance: High

Watermark



Mark Lammers



I would like to express my adamant opposition to the rezoning request for this development. I have lived in Village Farms for nearly 30 years and the last thing Westfield needs is more retail. Absolutely not. How ridiculous to even consider this. We have empty retail all over the city and have no need of any more. It is bad enough that Pulte will cram way too many homes on the land but the retail development is an affront to all the residents of the city.

I urge you to reject this foolish request.

Contact Info



Address



[Visit Website](#)

[Linkedin](#)



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Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Watermark CPA Group, LLC would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limits of the desired consultation services.

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From: [James Finley](#)
To: [APC](#)
Subject: proposed rezoning at 146th and Oak Ridge
Date: Wednesday, July 31, 2019 1:36:38 PM

Who would benefit from adding more commercial properties at the above location? Certainly not the residents in this area. We have Clay Terrace, WalMart and its attached strip mall, the Khol's and its attached strip mall, the Kroger on 161 and its strip mall, the Best Buy and its attached strip mall, and numerous other restaurants and shops. Why do we need more? The traffic, congestion, and noise in this area is horrific and getting worse year by year. Again, who stands to benefit from this proposed rezoning?

From: [Kathleen Taylor](#)
To: [APC](#)
Subject: Landings at VF
Date: Wednesday, July 31, 2019 3:41:01 PM

I would like to add my voice to being against changing the zoning for this development near Village Farms known as Landings at Village Farms. First, this area is not part of Village Farms.

I think the proposed housing development is fine with larger lots perhaps but NO commercial added. It is not needed and would cause increased traffic congestion. There are many empty buildings for a business to consider very close to this area. Currently we have a CVS at nearly every corner and 5 Starbucks within 1-2miles for example. And the proposed Meijer slightly north.

This area is adjacent to Westfield Farms and should be a part of that subdivision.

I hope the plans are not all about money but can consider what is best for the community well established here.

Thank you
Kathleen Taylor
Village Farms

From: [Scott Adams](#)
To: [APC](#)
Subject: "THE LANDINGS AT VILLAGE FARMS PUD District" - SAY NO PUDs!
Date: Wednesday, July 31, 2019 5:04:44 PM

To the Westfield Advisory Plan Commission,

I would like to address the commission via email in regards to the proposed Pulte development potentially known as The Landings and Village Farms. As a 25 year resident of Westfield I've seen tremendous growth in our community – some good, some not so good.

The request from Pulte to change the zoning is purely financial and has no regard for those of us in this community. That corner needs commercial development and homes sitting on top of each other like Carmel needs another round-about! The type of commercial they are requested can be found in multiples within a 2 mile radius and there are plenty of vacancies in some of those commercial developments as it is. With an elementary school directly across the street, and a way too busy 146th street the traffic generated from this type of development will be too burdensome. Oakridge Road is already beyond capacity with the existing development between 146th and SR 32.

The only two way intersection will be less than 100 yards from 146th/Oakridge. Without an easy way to go East, most cars will likely leave the development heading North on Oakridge using Greyhound pass as a cut through – that is the last thing we need in that neighborhood. The proposed 'cross-walk' over to Village Farms sits at the bottom of a hill which will only become a safety hazard for anyone wanting to walk across the street. It is an injury or worse just waiting to happen.

At some point, the integrity of the area has to be considered, which is what your predecessors determined when they zoned this for SF-2. I request that you vote NO to this rezoning request as it is simply not necessary, needed or wanted. Keep the are SF-2 and let them, or someone else develop as zoned.

Sincerely,
Scott and Linda Adams
15050 Super Star Dr.
Carmel, IN 46032

From: [Larry Hutson](#)
To: [APC](#)
Subject: Landings at Village Farms PUD
Date: Wednesday, July 31, 2019 5:14:22 PM

APC members,

I am a resident in Village Farms and have lived here since 1988. Like so many of my neighbors, I came here to enjoy a rural setting and to escape the crowded conditions in Indianapolis proper. I understand that Pulte has requested a change in the zoning of a parcel of land that borders our subdivision. This request is for a high density residential development, to include some commercial structures as well.

I am asking you to not approve this request as it is contrary to the existing housing density in the surrounding area, especially that of Village Farms. We don't need or want 90-plus houses jammed onto 50 acres of land adjacent to our community. Nor do we need any commercial establishments- not a bank, not a CVS, no fast food, nothing. We have a monstrosity sitting just east of us called Village Park Plaza that is more than capable of meeting the shopping needs of any human being within 20 miles of Village Farms. To change the zoning from low-density residential/agricultural to medium/high-density residential/commercial would be a betrayal of trust. Trust in our leaders that they would not appease the whims/desires of a city bent on over-developing this area at the expense of those citizens living in a quasi-rural development. We had no say when it came to annexation and now we are being forced to live with little to no green space; just house after house after house and the traffic that comes with it. Our infrastructure was not designed to accommodate all of these people and their cars. Look at the traffic jams we now experience during the morning and afternoon rush hours. Everyone needs to slow down, take a breath and re-consider what this rapid, uncontrolled and ill-planned growth is doing to a large segment of the population who are opposed to it.

Respectfully,

Larry Hutson

From: [Stephen Baranyk](#)
To: [APC](#)
Cc: [Susanne B.](#); [Robert Horkay](#); [Doug Holtz](#); [Dave Koehler](#)
Subject: Zoning - 146th St. & Oak Ridge Road
Date: Wednesday, July 31, 2019 6:10:07 PM

As 34 year residents of the Village Farms my wife and I oppose the re-zoning of this parcel as indicated due to the inclusion of commercial lots.

There are numerous retail/commercial properties within a reasonable distance of this intersection - there is no compelling need for more retail/commercial property.

I am a member of OLMC - since 1984 - and it would be disturbing to our parishioners to have retail right across the street. And especially if there were a gas station included.

My wife and I are opposed to the proposed zoning which includes commercial properties.

Steve and Susanne Baranyk
202 E. Senator Way - VF

From: [Mike and Gina Bostic](#)
To: [APC](#)
Subject: Rezoning and The Landings at Village Farms
Date: Wednesday, July 31, 2019 7:36:25 PM

Hello,

It has just come to our attention that the area at the corner of Oak Ridge and 146th is potentially being rezoned for commercial use. We are Village Farms residents and implore you to please reconsider that decision. That area should not only remain residential, but Pulte should not be allowed to use the Village Farms name, with no association to our historical neighborhood.

We, along with many of our neighbors, will be attending the August 5th meeting. We can only hope that the Westfield leadership will listen to its constituents!

Most Sincerely,
Mike and Gina Bostic
70 W. Admiral Way

From: [Dave Koehler](#)
To: ["Stephen Baranyk"; APC](#)
Cc: ["Susanne B."; "Robert Horkay"; "Doug Holtz"](#)
Subject: RE: Zoning - 146th St. & Oak Ridge Road
Date: Wednesday, July 31, 2019 7:46:22 PM

My wife and I are also opposed to the re-zoning of this parcel due to the inclusion of the commercial lots.

Nancy and David Koehler
150 E. Senator Way
Carmel, IN 46032
Village Farms

From: Stephen Baranyk [mailto:swbaranyk@yahoo.com]
Sent: Wednesday, July 31, 2019 6:10 PM
To: apc@westfield.in.gov
Cc: Susanne B. <susannemarieb@icloud.com>; Robert Horkay <rhorkay@gmail.com>; Doug Holtz <douglasjholtz@aol.com>; Dave Koehler <dkoehler@wintek.com>
Subject: Zoning - 146th St. & Oak Ridge Road

As 34 year residents of the Village Farms my wife and I oppose the re-zoning of this parcel as indicated due to the inclusion of commercial lots.

There are numerous retail/commercial properties within a reasonable distance of this intersection - there is no compelling need for more retail/commercial property.

I am a member of OLMC - since 1984 - and it would be disturbing to our parishioners to have retail right across the street. And especially if there were a gas station included.

My wife and I are opposed to the proposed zoning which includes commercial properties.

Steve and Susanne Baranyk
202 E. Senator Way - VF

From: [Dave Beckman](#)
To: [APC](#)
Subject: Proposed development at Oak Ridge and 146th Street
Date: Wednesday, July 31, 2019 11:44:20 PM

I recently learned of the proposed development at the corner of Oak Ridge Rd and 146th Street in Westfield. My family and I currently live at 540 Sapphire Dr. in Village Farms so my interest in what happens in this area truly hits close to home.

First, let me say I am not opposed to residential development. I understand the value of the land and the desire for people to live in this area. I am however opposed to retail being included. My concerns are based on the following:

1. As I understand it, the proposed entrance/exit is across from Sapphire Dr. This will create a natural shortcut for drivers heading west and increase traffic levels through our small section of the neighborhood. Sapphire Dr is already challenging to drive down when people park on the same section of the street across from each other. On the occasions this happens, only one car may pass safely today.
2. The existing 146th Street and Oak Ridge intersection is already busy at certain times of the day and the proximity of that to the proposed entrance will likely create additional traffic issues. If commercial use is approved, especially anything with high turnover such as gas stations or restaurants, this will become a consistent and significant issue.
3. The area already has numerous retail properties nearby with more being added on US 32 to support Grand Park. While I understand convenience, there are already several dedicated and existing destinations in a very close proximity such as Greyhound Plaza, Rohrer Road, and Clay Terrace. There is even more across the bridge all along 146th Street. The increased traffic congestion was recently covered in an article published by The Current.

I think our growing community would be better served if this development was dedicated to an attractive and sustainable residential neighborhood. Pulte could contribute to this by adding more common areas and walking paths and removing any commercial development from this proposal. As Westfield residents since 2000, my family and I feel this is the best long-term use of the land for our community.

Sincerely,
Dave

From: [Scott Cooper](#)
To: [APC](#)
Subject: The Landings at Village Farms Proposed Development
Date: Thursday, August 1, 2019 5:33:01 AM

APC,

Please consider this email as my input regarding this proposal.
I am a resident of Westfield Farms.

Do not allow this property to be re-zoned for any commercial buildings.
Also the proposed density of the residential area is not in line with the lot sizes of the surrounding communities.
A new proposal must be created eliminating commercial building of any kind and reducing the density of homes period.

Sincerely,
Scott Cooper
1012 Farmview Lane
Carmel, IN. 46032

From: [Jim Kunkel](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Thursday, August 1, 2019 8:29:22 PM

I reside at 446 Sapphire Dr. in Village Farms. I am vehemently opposed to the current plans presented by Pulte for a dense, small lot development which would include commercial buildings.?? The congestion along 146th has already increased dramatically in the last few years and Oak Ridge Road is not set up to handle any more traffic without a disproportionate increase in accidents.?? The area is currently zoned R1 and should stay R1 for any future development.?? No commercial property should be allowed to be shoehorned in between the current residential neighborhoods.

Sincerely,

James Kunkel

446 Sapphire Dr.

Carmel, IN 46032

From: [Greg Johnson](#)
To: [APC](#)
Subject: STOP the proposed rezoning at 146th street and Oak Ridge Road
Date: Thursday, August 1, 2019 10:07:32 PM

I am a resident living in Village Farms, Greg and Linda Johnson, 15073 Super Star Drive.

The proposed rezoning at 146th street and Oak Ridge Road needs to be rejected and the current zoning remain in tact.

The proposed rezoning to include local business establishments is NOT a good thing for our community at this location.

There are many issues which make this proposal bad for the surrounding residents among which are the traffic patterns and congestion affecting Village Farms residents, pedestrian safety (mainly our children), and over crowded housing development.

Stick with the plan that the city developed several years ago.

MAKE NO CHANGES TO THE CURRENT ZONING OF THIS AREA!

Call me if you have any questions.... 317-566-0353

Greg and Linda Johnson
15073 Super Star Drive

From: [jane allain](#)
To: [APC](#)
Subject: Rezoning proposal
Date: Friday, August 2, 2019 11:13:00 AM

I am against the rezoning proposal for the Landings at Village Farms. I am against creating a high density residential community and against decreasing the lot size from the current zoning requirements . I am against any commercial development in that area. I think that increased traffic and the proximity to the Catholic school would create problems. Thank you, Jane Allain (533 Worth Court, Carmel, In .46032)

From: [Emily Featherstone](#)
To: [APC](#)
Subject: Reject proposed zoning change at Oak Ridge and 146th
Date: Friday, August 2, 2019 11:20:38 AM

Hello,

Please reject the request to change the zoning for the northeast corner of Oak Ridge and 146th Street (1908-PUD-20). The proposed housing development does not match the custom-build style of other homes in the area and will devalue the existing homes. The commercial development also proposed is completely unnecessary in the community and will only make the area/intersection more crowded.

I am a current resident of Village Farms and I believe the area in question should remain a low-density zoning district and **should not** be changed to allow this proposed development.

Thank you!
Emily Featherstone

From: [Barb Krivosik](#)
To: [APC](#)
Cc: rusterr@msn.com
Subject: zoning
Date: Friday, August 2, 2019 11:47:54 AM

My name is Barb Krivosik I live in Village Farms at 31 Cynthia Ct.

Please DO NOT change the zoning laws.

Sincerely,
Barb Krivosik

From: [Dan Pitcock](#)
To: [APC](#)
Subject: Pulte Landings at Village Farms
Date: Friday, August 2, 2019 12:02:59 PM

Please vote against rezoning this property, stay with the current Master Plan.

Thank you,

Dan Pitcock
15120 Romalong Lane
Village Farms Resident for 29+ years

From: [Steele Kruzel](#)
To: [APC](#)
Subject: I appose
Date: Friday, August 2, 2019 12:33:52 PM

I would like to appose the Pulte addition. Please note my email as a rejection to this plan.

Steele Kruzel
317-459-7814
Sent from my iPhone

From: [Dennis Shelley Koglin](#)
To: [APC](#)
Subject: Pulte Development
Date: Friday, August 2, 2019 1:33:36 PM

Hello:

I live at 531 Sapphire Drive in Village Farms. I have several concerns with the proposed Pulte Development at 146th & Oak Ridge.

This area is a residential area! Why must retail be added so close to so many homes, especially when there are vacancies at Clay Terrace and within the Greyhound Pass area. And right across the street from an elementary school? The additional traffic will overwhelm Oak Ridge. What is the Westfield Council thinking?

After yesterday evening's Village Farm Town hall, I think you will discover that most of the homeowners are opposed to this potential rezoning and we will not sit idle on this. Did you see WRTV's news story yesterday evening? This type of media coverage does not portray Westfield in a positive light.

Please vote "NO" on the rezoning.

I always knew this property would be developed one day. But doesn't it make more sense for it to be a subdivision with comparable homes to Village Farms, rather than 92 homes packed like sardines!?

We are looking forward to seeing the entire council on Monday evening. Thank you.

Shelley Koglin

From: [Nathan Mundy](#)
To: [APC](#)
Subject: Please Reject 1908-PUD-20
Date: Friday, August 2, 2019 1:59:58 PM

Hello,

I would like to request the Advisory Planning Commission reject proposal 1908-PUD-20 and maintain the zoning of SF2. There is no need for further commercial development in this area with so many options within a few minutes drive in any direction. Also, the proposed higher density residential development is inconsistent with all the surrounding neighborhoods and likely have a negative impact on the perception of the area at best and could devalue the nearby homes.

I would also like to state that Oak Ridge Road needs to be evaluated based on the amount of traffic flow through the area North of 146th street regardless of what sort of development is approved for this parcel. It is already quite busy and dangerous and additional traffic from the development will only exacerbate the issue.

Regards,
Nathan Mundy,
Village Farms Resident

From: [Bryon K Clevenger](#)
To: [APC](#)
Cc: [Bryon K Clevenger](#)
Subject: Landings at Village Farms PUD
Date: Friday, August 2, 2019 2:55:32 PM

The Advisory Plan Commission.

I Attended the Village Farms "Town Hall" meeting on 8/1/2019. The HOA discussed with us the Pulte PUD proposal and wanted to present the proposal and to receive feedback from the residents. There were approximately 100 residents that attended the meeting. As expected, the pros and cons were discussed and everyone had an opportunity to make statements and ask questions. A show of hands indicated there is very little to no support to change the zoning. The proposed density is way out of character for this area and it was communicated last evening that Westfield's long range plan was to not change the density in the area. As 27 year residents of Village Farms, my wife and I strongly oppose any change that would alter the allowed density of this property and I didn't see or speak with any other residents at the meeting that would support the change. My wife and I are planning to attend the meeting 8/5/2019 and I intend to speak in opposition. We DO NOT want you to support this change. We built in the community because it was small, quiet and not and the proposed change is contrary to everything we love about the area.

Respectfully,

Bryon and Cathy Clevenger
14919 Admiral Way

From: [Roger Weigand](#)
To: [APC](#)
Subject: Against new proposal
Date: Friday, August 2, 2019 3:09:00 PM

Dear APC,

I am a resident of Village Farms and am strongly opposed to the proposed rezoning for the 146th and Oak Ridge area.

The proposal has too much density (homes too small) and there is no compelling or logical need for ANY commercial properties there. It's a ridiculous, short-sighted, greedy proposal.

If the land is going to be sold, please use some common sense, creativity and vision when moving forward. And please listen to the citizens who will be impacted by this.

Thank you for your time.

Francine Weigand
Abbedale Court
Village Farms

Sent from my iPhone

From: [Kim Wagner](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Friday, August 2, 2019 3:49:34 PM

We are opposed to the re-zoning of the land on the NE corner of 146th and Oak Ridge Road. We believe the current zoning (Low density/single family) to be correct and appropriate for the area. The proposed HIGH density with local business plan would defile the remaining peacefulness of the surrounding neighborhoods. We chose to move to Westfield 27 years ago because it was NOT Carmel, and even better, it was NOT Fishers. We've watched as the city of Westfield tries its best to mimic Carmel (while choosing to ignore its unique inherited charm and character with the history of the Underground Railroad). Even worse would be to watch Westfield continue to cheapen itself by more over-crowding, poor planning, and irresponsible development- thus turning itself into another Fishers/Castleton area.

Tom and Kim Wagner

From: [Maureen Drudge](#)
To: [APC](#)
Subject: Landings at village farms PUD
Date: Friday, August 2, 2019 4:51:11 PM

Hello: I would like to say as a citizen of Westfield and neighbor to the proposed development, I object to changing the zoning.

The area is already too dense, and no commercial buildings are needed there. The zoning should not be changed.

Thank you,

Maureen McCullough
Westfield resident 10 years

From: [Lisa Young](#)
To: [APC](#)
Subject: STOP Westfield Re-Zoning Landings at Village Farms
Date: Friday, August 2, 2019 5:21:39 PM

I am against the rezoning petition by Pulte. I am a Westfield Resident – 14817 Senator Way – Village Farms

Lisa Young | CHIEF OPERATING OFFICER
LisaY@FinelinePrintingGroup.com | 317.802.1962 Direct |
FinelinePrintingGroup.com | 8081 Zionsville Rd, Indianapolis, IN 46268

We will not ask for your business until we can improve it.



From: [Monica Cochra](#)
To: [APC](#)
Subject: Please do not rezone!
Date: Friday, August 2, 2019 8:11:43 PM

As a happy homeowner in The Village Farms neighborhood, I am absolutely against the Proposed rezoning for Pulte at Oak Ridge and 146th.

We need no more retail! If homes are to be added, then they should be on large lots similar to our neighborhood. The area is zoned the way it should be for the happiness and safety of residents living here. Please hear us as we strongly oppose the change!

Thank you,

Monica J Cochran

From: [Nicole Williams](#)
To: [APC](#)
Cc: [Nicole Williams](#)
Subject: Landings at Village Farms
Date: Saturday, August 3, 2019 8:46:00 AM

I want to voice my concern about this new neighborhood and commercial development. I live in Hunters Creek on Saddleback Dr. We are right across 146th St. from the proposed development. I am concerned about the increase in traffic as well as having commercial development on this site. There are already so many empty commercial buildings in close proximity to US 31 and 146th street. If the commercial buildings sit empty so close to neighborhoods I am concerned about my property value as well as trespassing and trouble empty buildings may bring. Recent articles outline concerns about traffic flow on 146th and I am concerned about how the additional commercial development will impact traffic flow. If a neighborhood is allowed on this site my hope is that it does not include commercial development and the lot size per home is increased to lot sizes more comparable to the current neighborhoods in the area.

Thank you - Nicole Williams

Sent from my iPhone

From: [Julia Mattern](#)
To: [APC](#)
Subject: Opposition to Village Farms PUD rezoning
Date: Saturday, August 3, 2019 11:05:15 AM

I am writing to express my strong opposition to the proposed Village Farms PUD rezoning.

First, there is no need for commercial development at that site. There is plenty of retail of all kinds available within a short drive and many of those properties are not even filled to capacity already, so why do we need more? That's a residential area and commercial use is not appropriate for that parcel of land. It's simply about Pulte want to extract as much financial gain as possible without regard to what the community needs and wants.

Second, the large number of homesites proposed and the incredibly small sizes of the parcels are not in keeping with adjacent properties. This has the potential to negatively impact neighboring property values.

Third, 146th street already has problems with heavy traffic and a large number of accidents. There is a school and a busy church across the street and the last thing everyone needs is more traffic congestion in that area.

This proposal is yet another example of both Pulte's greed and the city of Westfield's unwillingness to stand up to big developers because of political connections. It has already been pointed out by many people that the expense to Westfield in terms of infrastructure and schools needed to support this development will far outweigh any financial concessions by Pulte. If we are going to continue developing Westfield responsibly, we need to, at the very minimum, insist on developers paying for ALL the extra expenses the city will incur and stop passing this along to taxpayers.

You have been elected to serve as the voice of the people and I hope you are getting the message loud and clear. It's time to take a step back from development and examine the bigger picture. I, for one, will be paying attention to your actions and voting accordingly in the next election.

Julia Mattern
16604 Salimonia Lane
Westfield, IN 46074

From: [Maura Skiba](#)
To: [APC](#)
Subject: New Development
Date: Saturday, August 3, 2019 11:45:00 AM

I oppose the rezoning of this land for the purpose of a mixed development. Our schools are already over crowded Westfield's infrastructure is a mess and as a Village Farms home owner it will not benefit our resale values.

From: [Alex Hutchison](#)
To: [APC](#)
Subject: Rezoning
Date: Saturday, August 3, 2019 1:25:38 PM

To whom it may concern,
Please cinsider this my public comment I do not approve the proposed rezoning of the land at 146th and oak ridge.

From: [N Wallis](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 3:55:44 PM

1. We are opposed to the rezoning request to change from existing SF-2 (Single Family Low Density) to SF-4 (Single Family High Density).
2. We are opposed to the rezoning request to turn 17 acres into Local Business.

David & Nancy Wallis
14739 Raymond Lane
30 year residents of The Village Farms

Nancy Wallis
317-435-1733

Sent from my iPhone

From: [Elizabeth Hanrahan](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 4:00:30 PM

To whom it may concern:

I am unable to attend the August 5th meeting, but believe I can write to you with concerns about a request that is going in to rezone the area at 146 and Oakridge. I am strongly against the area being rezoned from SF-2 to SF-4. Plus I feel there is no reason to add local businesses to that area. The traffic is already busy at that intersection. Oakridge road is narrow. The housing proposed and businesses is not in keeping with any of the neighborhoods around it. Developing that land with similar houses and acreage as Village Farms, I have no problem with- estimating that would be 30 +/- houses.

Thank you for your time
Elizabeth Hanrahan
15107 Stars Pride Ct.
Carmel, IN 46032

From: [John Cottrell](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 5:00:25 PM

Hello:

I would like to state that I am totally **against** the rezoning proposal to commercial.

The land/area is currently zoned as residential and all the surrounding land are

occupied by housing/residential. I moved here to be in a nice quiet residential area surrounded by homes. I ask also that for the safety of residents in the Westfield community and our neighboring Carmel citizens, please leave this land residential.

Please make this decision based what is good and right for people (not the almighty dollar).

John Cottrell
556 Worth Court

From: [kruithoffmw](#)
To: [APC](#)
Subject: 146 and oakridge rezone
Date: Saturday, August 3, 2019 5:20:28 PM

Ladies and gentlemen,

We live in village farms. We do not need commercial business in the area. Plenty of options real close. Please leave the zoning the way it is and let a real nice subdivision to develop.

Marc Kruithoff 14625 Adios Pass

Sent from my Sprint Samsung Galaxy S® 6.

From: [Rick Macaluso](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 6:28:45 PM

I am in favor of the rezone. Our town country can use the additional homes and real estate and income tax base. Please approve.

Sam Macaluso
101 Senator Way
Carmel
Village Farms

From: karyn@npoweryourself.com
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 7:06:13 PM

Dear APC leaders,

I live at 626 Sapphire Drive, right across the street of the proposed rezoned area.

I vehemently oppose the COMMERCIAL development as this will negatively impact driving safety on Oak Ridge. It will dramatically increase traffic at the Oak Ridge/Sapphire Drive entrance and make it difficult for residents and school bus drivers to enter Oak Ridge.

We already have Our Lady of Mount Carmel churchgoers park in front of our house and use Sapphire as a pass-through when traffic on 146th is slowed. Having businesses on this corner will facilitate even more drivers to cut through Sapphire Drive to avoid the traffic on both Oak Ridge and 146th Street.

Please keep the area zoned LOW-DENSITY RESIDENTIAL.

Karyn Sneath
317-513-4502



Virus-free. www.avg.com

From: [Ashley Fish](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Saturday, August 3, 2019 7:48:23 PM

To whom it may concern,
I am a Village Farm resident and I am writing in regards to the proposed development of the Landings of Village Farms. I am very much against the proposed changes for rezoning. Please keep zoning as is and as outlined in the Westfield comprehensive plan. Please honor the wishes of your constituents!

Thank you,
Ashley Fish
480 E Greyhound Pass
Carmel, IN 46032

From: [AT McIntoshYoder](#)
To: [APC](#)
Subject: Zoning change
Date: Saturday, August 3, 2019 8:43:11 PM

Hello apc members,

I'm writing today to ask the members to not change the zoning for the pulte development at 146th and Oakridge. Not only do we not need the commercial space the residential section should fit with the surrounding neighborhoods. The master plan for westfield also agreed with not changing the zoning requirements for the area. Please leave the current zoning as it is.

Troy Yoder and Andrea McIntosh

Sent from my iPhone

From: [Martin Allain](#)
To: [APC](#)
Subject: Development on land at 146th St. and OakRidge
Date: Sunday, August 4, 2019 7:41:40 AM

I completely disagree with the rezoning of the 53 acres on the corner of 146 and Oak Ridge. We have a community principally made up of kids and two exceptional schools. We have so much with Grant Park, bike trails and a general environment of quality-of-life. We do not need any taverns or additional commercial buildings. Martin Allain 533 Worth Court, Westfield, IN 46032.

From: [Preston Meng](#)
To: [APC](#)
Cc: [Robert Horkay](#); [Cindy Spoljaric](#)
Subject: Landings at Village Farms re-zoning request
Date: Sunday, August 4, 2019 8:21:20 AM

I took my kids for a bike ride to get ice cream this weekend, and it brought tears to my eyes. No longer will I feel comfortable allowing my children ride from the light at Oak Ridge to the Monon trail as they will have to cross through a commercial development with cars pulling in and out, paying attention only to the increased congestion on an already crowded 146th street. The high density homes will lend to a lower price point, driving down the value of the surrounding neighborhoods. Ultimately all of those higher density homes will produce more children than planned for, and they will be crammed into busses where my children already have to sometimes sit in the aisle on the floor!

My question is WHY would we re-zone? Because a company is wanting to make additional money? All of OUR time and energy is being spent on this because a developer decided they could squeeze a few extra dollars out of a development if the plan is changed to allow them to put in businesses where they aren't needed (or wanted) and pile homes on top of each other? SF-2 to SF-4 drops it from 15,000 square feet to 6,000 square feet, allowing you to build 2.5 houses where you could previously build one, so of course they want to make more money and do that. But what is the value of our city's plan and the appeal of Westfield? What is the cost of our children's safety? Why are we even discussing this? Another biker was struck on 146th yesterday, and putting more business along this stretch of road only makes that more terrifying.

Please do not allow a private company, only looking out for THEIR profits, to influence YOUR decision and obligation to look out for the best for the residents of this great city.

Thank you for your time,

Preston Meng
Village Farms resident

From: [Kristin Cary](#)
To: [APC](#)
Subject: Opposition to overdevelopment of land at 146th and Oakridge
Date: Sunday, August 4, 2019 9:53:41 AM

Hello

I would like to voice my opposition against the overdevelopment of the land at 146th and Oakridge!

Thanks,

Kristin Cary

CPSAS

[Living-Truth.org](#)

317-645-7911

From: dsmiller8593@gmail.com
To: [APC](#)
Subject: I oppose the rezoning at 146th and OakRidge to Commercial
Date: Sunday, August 4, 2019 11:15:02 AM

I oppose this re-zoning. The area all around is residential. There is plenty of opportunity in the old Marsh Plaza and surrounding area, so there is no need to insert a commercial plaza so close to the others.

Considering that there is a church and school right across the street, commercial buildings are not an appropriate use of this area

Doug & Deb Miller
Joan Brandenburg

Oak Ridge Crossing subdivision, Westfield IN.

From: [Michael Hawk](#)
To: [APC](#)
Subject: Re-zoning of 146th and Oak Ridge
Date: Sunday, August 4, 2019 11:48:28 AM

To whom it may concern:

I am in opposition to the re-zoning to high density housing and businesses Polte is interested in. We already have too much traffic on Oak Ridge and we don't need any commercial interest at that location.

Thank you,

Michael Hawk

15011 Oak Ridge Road

From: Jnsweet@att.net
To: [APC](#)
Cc: jnsweet@att.net
Subject: Village Farms Area Proposed Re-zoning
Date: Sunday, August 4, 2019 11:52:11 AM

Hello,

We ask that the committee NOT approve changes to the comprehensive plan, which would allow for commercial zoning on the corner of 146th and Oak Ridge Road. Additionally, we are not in favor of approval of any development that permits lots that are smaller than those approved for Village Farms and the comprehensive plan for the area. Further, the current Pulte plan does not include enough access points into the development, and the access points are located in dangerous areas along Oak Ridge and 146th. Allowing an access point to the Pulte development which is directly across the street from Sapphire road will create back-ups at the light on 146th and Oak Ridge that will block these roads during high traffic times, including during mass times at Our Lady of Mt Carmel church and school. Sapphire will become a cut-through road, which is not consistent with the interests and safety of residents.

As frequent users of Oak Ridge road, our experience is that it is a dangerous road in the Village Farms area, primarily because it is hilly and too narrow given the higher level of traffic. Additionally the electrical poles are too close to the road. Sidewalks are needed along the entirety of the road, including over the bridge just north of Greyhound pass. Traffic has increased substantially as a result of commercial development near SR 32 and Oak Ridge must be updated accordingly.

Thank you for your consideration.

Jeff and Nancy Sweet
Raymond Lane
Village Farms residents

From: mkpowell@indy.rr.com
To: [APC](#)
Cc: [Robert Horkay](#); [Cindy Spoljaric](#)
Subject: Rezoning land for Landings at Village Farms
Date: Sunday, August 4, 2019 11:59:05 AM

I am opposed to the rezoning of the land parcel at 146th and Oak Ridge Road. Increased traffic to an already stressed 2 lane road and adjacent to Our Lady of Mt. Carmel church/school would be overwhelming. Commercial development is not warranted with the Meridian corridor less than a mile from the intersection. SF-2 zoning should be maintained. The City of Westfield approved the current zoning for this area when the long range plan for The Village Farms neighborhood in 2016.

Marcia Powell
32 Cynthia Court
The Village Farms

From: [Nicole House](#)
To: [APC](#)
Subject: Oak Ridge/146th Street to commercial
Date: Sunday, August 4, 2019 12:02:18 PM

Nicole House
14802 Sulky Way
Carmel, In 46032

I'm in opposition to the Oak Ridge/146th Street to commercial proposal because this is a residential / church / school area. We do not need to mix all of these together. Up 146th street there is enough commercial options.

I'm saying 'no' to mixing this commercial proposal with our residual area.

Thank you,
Nicole House

Sent from my iPhone

From: [Lisa Kreag](#)
To: [APC](#)
Subject: zoning meeting August 5, 2019
Date: Sunday, August 4, 2019 12:12:20 PM

My name is Lisa Kreag and I live at 14949 Senator Way, Carmel in Village Farms. I have lived at this address for almost 21years. My husband Ryan Kreag and I are opposed to the rezoning of the property at 146th and Oak Ridge Road. We are opposed due to retail and smaller lot size. We believe that both the retail and smaller lot size will increase traffic on Oak Ridge Road and ultimately Greyhound Pass which both already are very busy. I would like to see the current zoning stand for that land and not make any changes.

Thanks,

Lisa Kreag
14949 Senator Way
Carmel, IN 46032
317-695-3126
Lkreag@att.net

From: [Patrick Jeffers](#)
To: [APC](#)
Subject: Landings at village farms rezoning proposal @ 146th and Oakridge
Date: Sunday, August 4, 2019 12:35:43 PM

To the members of the APC of Westfield:

Thank you for your service. This is a note to register my disagreement with the proposed rezoning of said property. Please consider that Westfield planning has long held that lots should adhere to minimum of 15k feet. Making a special exception for a couple builders/brokers is wrong and not in keeping with town history nor compatible and consistent with every other property adjacent to this site.

I'm all for putting housing in that space , but let's keep the plans adherent to current regulations and compatible with the current landscape and property all of which abides by the Westfield code as written.

Respectfully submitted,

Patrick Jeffers
638 Sapphire Dr
Carmel In 46032
Village Farms
pjeffers@indyknit.com
317-850-1461

Sent from my iPhone

From: [Anderson Amish](#)
To: [APC](#)
Subject: Oak ridge /146th Opposition
Date: Sunday, August 4, 2019 12:46:35 PM

As a homeowner in the Oakridge and 146th area and a parishioner of Our Lady of Mount Carmel, I strongly oppose the rezoning of that corner.

There is no reason for commercial property in that area. 146th and Ditch has a CVS and gas is available in any direction. The safety of the over 10,000 parishioners will be greatly impacted by all the traffic and congestion the proposed land use will bring. There are no buses for the over 700 students that attend OLMC and that intersection handles heavy traffic already the 180 days of school every year. The seven masses every Sunday produce steady bottlenecks every week that do not need the additional cars such a neighborhood density would produce. Property values will decline with this backwards progress.

Please veto this proposal. A neighbor with less density and no commercial component would be a reasonable option

Respectfully
Catherine Anderson
14545 John Paul Way
Carmel IN
317-575-9277
Sent from my iPhone

From: [Kelly Cox](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Sunday, August 4, 2019 1:12:17 PM

To whom it may concern,

I am a Village Farm resident and have been for 10 years. I am writing in regards to the proposed development of the Landings of Village Farms. I am very much against the proposed changes for rezoning. Please keep zoning as is and as outlined in the Westfield comprehensive plan. Please honor the wishes of your constituents!

Thank you,

Kelly Cox
15236 Dan Patch Ct.
Carmel, IN 46032

Kelly Cox
Owner/trainer
Crossfit Westfield
317-507-4224
www.westfieldcrossfit.com

From: [Janet Warns](#)
To: [APC](#)
Subject: Rezoning
Date: Sunday, August 4, 2019 4:09:21 PM

APC Board,

My name is Janet Warns and I am against any rezoning proposals for the property at 146st and Oakridge Rd. No commercial property or high density housing should ne allowed. Keep Westfield beautiful!

Janet Warns

From: [Michelle West](#)
To: [APC](#)
Subject: No to pulte at 146th
Date: Sunday, August 4, 2019 4:13:37 PM

I vote no for Pulte to build at 146th and Oakridge. The traffic is already heavy on 146th and it is impossible certain times of the day to go west out of my driveway on to 146th. Can't we leave some land untouched for once. There is habitat that live on that land that will be driven out.

Michelle Talbott
Sent from my iPhone

From: [Janet Warns](#)
To: [APC](#)
Subject: Fwd: Rezoning
Date: Sunday, August 4, 2019 4:19:39 PM

Janet Warns
132 W Romalong Ct
Carmel In 46032
Village Farms 20 year resident
317-730-3665

Iobject to proposed rezoning at 146 & Oakridge Rd.

----- Forwarded message -----

From: **Janet Warns** <jmwarns@gmail.com>
Date: Sun, Aug 4, 2019 at 4:09 PM
Subject: Rezoning
To: apc@westfield.in.gov <apc@westfield.in.gov>

APC Board,

My name is Janet Warns and I am against any rezoning proposals for the property at 146st and Oakridge Rd. No commercial property or high density housing should ne allowed. Keep Westfield beautiful!

Janet Warns

From: [Ron Sinicki](#)
To: [APC](#); [Cindy Spoljaric](#); [Robert Horkay](#)
Cc: [Tara-Lynne Sinicki](#)
Subject: Landings at Village Farms PUD Comment
Date: Sunday, August 4, 2019 6:00:56 PM

Ladies and Gentlemen-

My wife and I are residents of Village Farms and are writing to express our concern about the upcoming proposed development "Landings at Village Farms". To be brief:

- we oppose additional commercial development so close to our existing homes. We believe we have enough CVS pharmacies within a short distance (as well as gas stations, liquor stores, restaurants, etc.) and are concerned about the additional traffic a commercial development will bring to an already busy intersection.

- we oppose a residential rezoning of the the property as described to us by our Home Owners Association, and would encourage the APC to recommend adhering to Westfield's Comprehensive Plan. We are greatly concerned about any rezoning that would allow smaller lots and a greater number of homes packed into a tight space. Our concerns are driven by safety concerns (additional traffic at 146th/Oak Ridge, additional traffic on Oak Ridge which is already busy and dangerous, as well as impacts to our existing Village Farms neighborhood and home property values).

Thank you for your consideration. We look forward to listening to and participating in a productive conversation tomorrow night at the APC town hall meeting.

Regards,

Ron and Tara-Lynne Sinicki
15211 Stars Pride Ct.

From: [Ryan Kreag](#)
To: [APC](#)
Subject: Opposed to resining northeast corner of 146th and Oak Ridge Rd
Date: Sunday, August 4, 2019 6:27:03 PM

I am a resident of the adjacent neighborhood and am completely opposed to resining this corner making it high density residential and commercial. It should remain as it is currently zoned.

Thank you,
Ryan Kreag
The Village Farms, Resident

From: [John Moore](#)
To: [APC](#)
Subject: Oak Ridge + 146th Pulte Development
Date: Sunday, August 4, 2019 8:05:25 PM

Hello,

I do not believe this revision to the zoning is a good idea in regards to the residential. The commercial could add needed business tax. However, the home values aren't enough to support the impact they will have to Westfield. If the zoning remained Pulte could build more expensive houses on the lot to support Westfield and the houses would blend in more with the surrounding area. I hope you will execute your best judgement in the coming days.

Thanks,

John Moore

From: [Jenni Sprague](#)
To: [APC](#)
Subject: Proposed Rezoning for Housing Development--Landings at Village Farms
Date: Sunday, August 4, 2019 8:27:13 PM

Good Evening,

I am writing to express my concern about a proposed re-zoning that will be presented tomorrow, Aug 5, at the Advisory Plan Commission Meeting.

1908-PUD-20 [PUBLIC HEARING]
The Landings at Village Farms
14851 Oak Ridge Road

It is concerning that this request for rezoning is for a future development that includes retail as well as high density housing. The retail portion is not desired or needed by the citizens of Westfield. We have many shopping options and several vacant store fronts today. Adding additional retail locations to an already heavily traveled street will create more congestion for the area and potentially safety issues.

The existing communities have large lots and the proposed community will not. It does not fit in with the rest of the area that is developed.

I urge you to vote no to this request for rezoning.

Thank you,

Jennifer Sprague
918 Farmview Lane
Carmel IN 46032

Sent from [Mail](#) for Windows 10



Virus-free. www.avg.com

From: [Greg Templeton](#)
To: [APC](#); [Council Members](#)
Subject: Proposed Landings at Village Farms PUD
Date: Sunday, August 4, 2019 8:38:50 PM

Greetings and kind regards to the Westfield Advisory Planning Commissioners and the City Councilors of the Westfield City Council.

My name is Gregory Templeton and I'm a 26 year resident of The Village Farms and am writing to express my opposition to the proposed rezoning request and the Landings at Village Farms PUD. My opinion is based on three reasons: (1) environmental, (2) Financial, and (3) non-compliance to Westfield's Comprehensive Plan.

1. Environmental:

An often over looked ecological asset of Westfield are the 3 lakes known by The Village Farms residents from west to east as Upper, Middle and Lower Lakes. These are not small ponds that often serve ground water detention purposes in our neighborhoods. These are the three largest bodies of water in the City of Westfield Indiana. They are part of the Cool Creek water drainage system serving thousands of homes and businesses. Equally important, they have added to the natural ecology of the larger Westfield/Carmel community. The fishes, small mammals and small birds that benefit from these lakes make possible the presence of large birds of prey including cooper hawks, red tail hawks, owls and even the American Bald Eagle!

While these lakes are privately owned – by The Village Farms, Inc. (HOA) and the late Mr. & Mrs. Ressler – thousands of Westfield residents have enjoy boating, fishing and ice skating recreation and all Westfield residents have gained the aesthetic benefit of their beauty and natural grace in addition to their ecological benefit. Because these lakes are privately owned no Westfield, no county, no state tax dollars have been taken from our citizens to maintain them. And that cost has been very expensive.

Over the past several years The Village Farms has spent hundreds of thousands of dollars to repair, upgrade and maintain them some of which was mandated the Indiana Department of Natural Resources (DNR). These have included repairing and upgrading one of the two dams, dredging Middle Lake and installing a natural prairie flower garden. While more dollars are currently being reserved in The Village Farms budget for future maintenance and improvements, in my observation little has been done to maintain that portion owned by the Ressler's – I say respectfully for reasons that may have been important to them. Nevertheless, that portion of Middle Lake will require ecologically necessary conservancy work not just presently, but perpetually.

I have read nothing in the proposed PUD documents that address the ecological conservancy needs of Middle Lake, its plans to maintain the free flow of water from Upper Lake (much needed dredging) and the expected costs that will have to be reserved from HOA funds. These costs will be large and that leads me to my second reason for my opposition.

2. Financial:

I believe the creation of an independent HOA governed neighborhood of less than 100 small residential properties will be unable to collect and reserve the funds necessary to perpetually maintain, conserve and, indeed, improve that portion of Middle Lake which will be owned by that small membership. At some point these costs will be mandated by either the DNR (as they were to The Village Farms), the county Drainage Board or by a court of jurisdiction and a surprisingly large special assessment will likely be required. The approval of what I would describe as a “pocket neighborhood” with such large and expensive ecological responsibilities is knowingly setting up future Westfield residents for financial failure.

The solution to this developmental problem is the adoption (or annexation) of this small neighborhood into the huge Village Farms HOA of 784 homes. A larger HOA governed community of 850 to 875 homes will have the financial resources to meet these expensive needs.

Unfortunately, I can say with absolute certainty that there is zero (0) probability of The Village Farms adopting this pocket neighborhood as proposed into its community. Under The Village Farms HOA covenant a quorum of not less than 20 percent of the membership is required to decide this issue. This means that a plurality as small as 10% (plus 1) can approve or disapprove an adoption. Based on the recent HOA town hall meeting that was hugely attended, I found no one that would express approval. No one.

The financial security of future Westfield residents are at risk if the City of Westfield is unable create a neighborhood that is reasonable acceptable to the residents of The Village Farms for adoption purposes. I believe such a neighborhood is possible – if the City of Westfield, its political leadership and the professional planning and development department work with The Village Farms HOA to create a neighborhood that is similar to the character, size and qualities enjoyed by all of the current Village Farms homeowners. Which leads me to my final reason for my opposition.

3. Non-Compliance to Westfield’s Comprehensive Plan:

The proposed PUD is in complete non-compliance with the Westfield-Washington Township Comprehensive Plan. These are the developmental policies of our city’s plan regarding existing suburban areas:

- A. Promote the protection of the existing suburban character of the area.
- B. Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- C. New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- D. Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.

E. Ensure that new development adjacent to existing suburban is properly buffered.

F. New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.

There is literally no portion of the proposed PUD that conforms to this developmental plan. The approval of the proposal to rezone this island in the middle of the existing homes of The Village Farms, Westfield Farms, The Village of Mount Carmel and the Hunter and Roherer neighborhoods means that the City of Westfield has no intention to honor the written commitments made to its residents. The hard work of scores of community members, political leaders and the solicited input of hundreds of residents will be abandoned. It becomes a folly that has wasted thousands of labor-hours by people that worked into the evening and weekends instead of more profitably falling asleep watching television. Every Westfield resident will learn the lesson that the City of Westfield is not to be trusted and a city request to add value or input should be avoided as it will not be respected.

In conclusion, I have read the opinion of some that “no one would want to have a home on 146th Street and only businesses would/should be built abutting 146th St.” This is contrary to both common sense and existing evidence. There are hundreds (perhaps thousands) of suburban HOA governed homes in Westfield, Carmel, Noblesville and Fishers that abut 146th Street including in The Village Farms. These homes exist in harmony with the busy 146th Street corridor.

It is my opinion that a small neighborhood of under 100 homes on 1/3 (.34) to 1/2 (.5) acre lots similar in size and character to the surrounding homes would be readily adopted into The Village Farms HOA. This now larger and financially stronger community that would enjoy the amenities of three large lakes, club house, tennis courts, children’s areas, large common areas and possibly the largest private pool in Hamilton County while adding much needed local area parks in the middle of the most desired residential spot between Westfield and Carmel would sell such homes at any price point so quickly it would shock everyone’s imagination.

Please reject the proposed rezoning request and the requested PUD as environmentally and financially unsound and contra-indicated by existing city developmental commitments.

Thank you for your kind attention to my opinion and reasons.

Gregory Templeton
136 Senator Way
Carmel (Westfield), Indiana 46032

From: [Scott Rector](#)
To: [APC](#)
Subject: Landings at Village Farms land parcel
Date: Sunday, August 4, 2019 8:46:44 PM

APC,

I would like to express my views on the parcel of land at 146th Street and Oak Ridge Road. I realize that development of this land is highly sought after and eminent. I am not opposed to the development of this former farmland. However, I am opposed to commercial/retail development of any part of this land for the following reasons:

Increased traffic congestion on 146th Street
Direct entry/new throughway created at Sapphire Drive as is currently proposed by Pulte/Zuckerman
Public safety--proximity of proposed entry to the light at this intersection

In addition, I do not feel that high density housing is in line with the surrounding area. A change in zoning as proposed currently would take 15000 square foot lots to 6000 square feet. While the cost of the land may prohibit quality housing on 15000 square foot lots, I would rather see at least 10000 square foot at the minimum. The Comprehensive Plan had this land slated to be similar to the surrounding neighborhoods and did not plan for retail here. I cannot think of any retail business that would go on this plot of land that I cannot already access within a few minutes by car, biking or walking. We are very fortunate to have everything in close proximity in this area and I feel housing alone would be sought after due to the convenience of all that is already nearby.

Development of this land is welcomed and would likely be embraced by the thousands current residents and community. It might be a wise decision to create a community task force to assist in a smooth non-controversial new development in the city Westfield.

Take care,
Scott Rector
317-506-1481

From: [Veronica Smith](#)
To: [APC](#); [Robert Horkay](#); cspoljarac@westfield.in.gov; bod@thevillagefarms.com
Subject: Fwd: Landing PUD
Date: Sunday, August 4, 2019 8:46:50 PM

Hello,

We have lived at Village Farms for 17 years at 435 Worth Ct. We have been listening neighbors, letters and emails regarding the vote to develop commercial businesses across our street.

We are not interested rezoning developing to commercial in this residential area. 17 years ago, we built and moved to Village Farms to raise our family in nice quite area and to attend school at OLMC in a beautiful neighborhood.

Our Family is not interested in more traffic, stores, restaurants and/or commercials stores within walking distance from our homes. As you know, with that comes traffic more congestion and most times will come crime.

My kids go to OLMC and WHS and I hope the right decision is made to decline any offer to rezone in order to gain more income for Westfield.

This is our vote, no.

Thank you,
The Smiths

Sent from my iPhone

Begin forwarded message:

From: The Village Farms <communications@thevillagefarms.com>
August 3, 2019 at 3:23:30 PM EDT
To: Keith Smith <ysmith31@sbcglobal.net>
Subject: Landings PUD - 8/1 Town Hall Meeting Recap
Reply-To: The Village Farms <communications@thevillagefarms.com>

Check out what's happening at The Village Farms!

[View this email in your browser](#)



Recap of the Town Hall Meeting Concerning Nearby Development Proposal

On Thursday, August 1st The Village Farms residents gathered to discuss the proposed development 'Landings at Village Farms' on the northeast corner of 146th Street and Oak Ridge Road. This was a comprehensive, informative meeting to keep all residents up to date on what is being discussed about the development and it's potential involvement with The Village Farms.

For your reference, we have compiled the documents, maps, and renderings of the PUD shared with the city at <https://thevillagefarms.com/landingspud>.

Meeting Recap

Doug Holtz, the HOA Board's Planning and Development Director, was able to lead us through what we know about the development so far. Currently, the development is facing the need to re-zone the land in order to move forward with their 'Plan A'. This means taking the existing lot from an SF-2 "Single-Family Low Density" Zoning requiring minimum lot sizes of 15,000 sq. ft. to SF-4 "Single-Family High Density" requiring 6,000 sq. ft. lots and allowing a higher density development. In addition, the proposal will take 17 acres and re-zone it for Local Business (CVS, Daycare, Coffee Shops, etc). While the purpose of this meeting was to discuss what, if any, affiliation The Village Farms would like to have with this new development, it was clear from the comments and concerns from Residents that the main concern is the potential rezoning of this property.

What Can You Do?

Let Your Voice Be Heard

The Village Farms has no say over the zoning of this land. Any concerns about how it should be zoned and the potential impact this development may have needs to be heard by the Advisory Plan Commission (APC) and the City Council. Many of you referenced the [Westfield Comprehensive Plan](#), which is linked here for your convenience.

The next steps for this development will be to appear in front of the APC on Monday, August 5th at 7 pm to present this plan. After the presentation to the APC, the commission will field questions, comments, and concerns from attendees. If you have a concern, it is your right to attend the meeting and address the commission. To do so, you will need to fill out a card upon arrival. When you walk in the doors at City Hall, the cards will be on a table to the left. You are also encouraged to email the APC at apc@westfield.in.gov. According to the APC, emails are heard just as strongly as in-person comments and every email will be read.

You are also encouraged to reach out to your City Council with any concerns.

Although the APC will make suggestions to the Council, it is the council that ultimately decides how the zoning of this land proceeds. Our District 5 City Council Member is Village Farms Resident, Mr. Bob Horkay. He can be reached at rhorkay@westfield.in.gov. You may also reach out to At-Large City Council Member, Cindy Spoljaric. She can be reached at cspoljaric@westfield.in.gov. Remember: Your community, your voice, your right. Let yourself be heard.

Thank you to those who've written to express ideas, concerns and questions to The Village Farms HOA Board. Your involvement helps make The Village Farms a better place for all of us. As always, any additional questions or comments can be emailed to bod@thevillagefarms.com. Every e-mail received on this account is read and replied to.

Sincerely,
The Village Farms HOA Board

Please contact our Property Manager, Maureen Schriner at 317-816-7010 or a Board Member if you have any questions. Thanks for making this a great place to live!

The Village Farms Homeowners Association
TheVillageFarms.com



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You are receiving this email as a member of The Village Farms Homeowners Association, Westfield IN.

Our mailing address is:

The Village Farms
PO Box 717
Westfield, IN 46074

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Want to change how you receive these emails?
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From: [Steve Sneath](#)
To: [APC](#)
Subject: Landings at Village Farms PUD
Date: Sunday, August 4, 2019 8:52:42 PM

Dear members of the APC of Westfield,

I greatly appreciate all that you do to help our city develop in a responsible and well thought out manner.

I live at 626 Sapphire Drive and I am greatly opposed to the proposed rezoning of the property located on the northeast corner of 146th and Oak Ridge.

I fear the proposed rezoning will cause an already congested area to become even more dangerous. Mornings/evenings are already difficult to safely get in and out of our neighborhood. The traffic includes school children in private vehicles, walking and riding bicycles (to our lady of my Carmel) and school buses in addition to commuters. Additionally, the proposed entrance to the new neighborhood will undoubtedly add traffic cutting through the Sapphire Drive area of Village Farms where many small children live and play.

The commercial development in the proposal potentially adds an element of additional/transient people who do not belong in the neighborhood and a greater risk of theft, vandalism, and other personal safety concerns. We already have multiple lost vehicles turn around in our driveway at all hours of the day and night. These people are literally on my property every day. I hate to think how many additional folks this would add to that mix. The commercial component of the proposal is my biggest contention. There are many available retail and other local business locations that are vacant within a mile of this location. There is no need for it - or the potential issues I mention above.

This area was zoned SF-2 in the master plan for a good reason. The proposed lot sizes would be approximately 6,000 SF compared to the already zoned 15,000 SF. That's well under 1/2 the size of the current zoning (and the size of lots in surrounding neighborhoods). A change of this magnitude would have to impact our home values.

I do not have a problem with developing the land as it is currently zoned.

Please deny this request and stick to the current zoning of the master plan. It was made that way for a reason. Preserve the history of Westfield and consistency of the surrounding neighborhoods.

There is no reason to change the zoning other than helping a few developers line their pockets further.

Respectfully,

Steve Sneath
626 Sapphire Drive
Carmel In 46032
Village Farms Neighborhood
Sneath82@yahoo.com
317-946-0035

From: [Laraclark7](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#)
Subject: Proposed rezoning for Pulte development
Date: Sunday, August 4, 2019 8:55:39 PM

As a resident of Village Farms, I am opposed to the proposed rezoning on behalf of Pulte of the property located at 146th St. and Oakridge Rd.

The master plan from 2007 specifically calls out that land maintain the same SF2 zoning that surrounds the property on both sides.

In addition to the zoning issue, the greatest concern for introducing commercial zoning and higher density zoning is the introduction of higher traffic in an already crowded area.

Intentionally changing the zoning to introduce unnecessary risks to the children and residents of the surrounding neighborhoods would be both irresponsible and negligent. As a constituent in your district, consider this my official opposition to the proposed rezoning and I will take in to consideration this boards actions in future elections.

Lara E Clark

From: [Jason DeWitt](#)
To: [APC](#)
Cc: [Amy DeWitt](#)
Subject: Concerns re: Zoning at 146th & Oak Ridge
Date: Sunday, August 4, 2019 8:59:05 PM

My name is Jason DeWitt and I live at 14809 Victory Ct in Village Farms. Our family has the following concerns regarding the proposed zoning at 146th street and Oak Ridge.

- 1.) Increased traffic on Oak Ridge and increased traffic coming through Sapphire Drive.
- 2.) The proposed high density housing will not match the character of the surrounding Village Farms neighborhoods.
- 3.) From reason 2.), it follows that our property values will decrease over time if the developer's wish is granted to name the new housing "Landings at Village Farms".
- 4.) We do not need any more commercial space. Clay Terrace and Village Park Plaza are literally less than two miles away.

We hope our concerns are taken into consideration and a wise decision is made that benefits ALL parties involved.

Sincerely,

Jason DeWitt

From: [John Kane](#)
To: [APC](#)
Subject: Regarding proposed development "Landings at Village Farms"
Date: Sunday, August 4, 2019 9:15:39 PM

To the Advisory Plan Commission:

My name is John Kane, and I have lived at 15 West Greyhound Pass in Village Farms for the past twenty years. I am writing in regards to the proposed development 'Landings at Village Farms' on the northeast corner of 146th Street and Oak Ridge Road. I want you to be aware of my opinion regarding two aspects of that proposal:

1) I am opposed to any rezoning of the proposed development 'Landings at Village Farms' on the northeast corner of 146th Street and Oak Ridge Road. More specifically:

- I am opposed to any plans to rezone any of that land from residential to commercial. I believe any such rezoning would be detrimental to the quality of life of nearby residents, of which I am one; and I believe more commercial development would be redundant given the adequate commercial avenues available to myself and nearby residents.
- I am opposed to rezoning the land from the SF-2 "Single-Family Low Density" Zoning requiring minimum lot sizes of 15,000 sq. ft. to SF-4 "Single-Family High Density" requiring 6,000 sq. ft. lots and allowing a higher density development. I believe this is detrimental to the property value and quality of life that has been carefully cultivated in that area for decades.

2) I am opposed to any new residential community attempting to appropriate either the Village Farms name and/or the Village Farm Home Owners Association. I am satisfied with the current state of affairs in Village Farms, and I see no benefit to me, my family, or the Village Farms community through any planned or forced expansion of the existing Village Farms community.

I trust you will hear similar sentiments from many of my neighbors in Village Farms; and if so, I trust that the Advisory Plan Commission will act accordingly.

I thank you for your time and your consideration to my email. My best,

John Kane
15 West Greyhound Pass
johnkane@indy.rr.com

From: [Rob R](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Sunday, August 4, 2019 9:34:52 PM

I am a resident of Village Farms and am opposed to any rezoning of the land at the northeast corner of 146th street and Oakwood Dr from its current residential status. Commercial enterprises have no business in this neighborhood area and this is acknowledged in the Westfield-Washington Township Comprehensive Plan of 12 February 2007. There exists ample commercial enterprises just one mile to the east and planned commercial enterprises 2.5 miles to the west at Ditch Rd. Please protect our residential neighborhood and prevent any rezoning of this property.

Thank you,

Robert Ress
218 W Admiral Way S
Carmel, IN 46032
317-910-9276

From: [The Street Family Street](#)
To: [APC](#)
Subject: Rezoning of land at 146th and Oakridge
Date: Sunday, August 4, 2019 9:36:06 PM

Dear APC,

We would like to express our sincere concern with the recent proposal by Pulte homes in regards to the land at 146th St. and Oakridge Rd. We are absolutely not in favor of ANY commercial development on that exceptionally busy corner. Our opposition is due to numerous reasons:

1. This is a very busy intersection that already houses a church and school, as well as surrounding neighborhoods. Commercial development would further add to the congestion.
2. There is no need for commercial development as this area has a plethora of commercial development within two miles and many units/store fronts are empty.
3. A traffic study has not be done to see the current impact of traffic and future impact on the area.

We would also like to express our opposition to the current housing proposal by Pulte homes. Westfield does not need such a development for many reasons:

1. Pulte has proposed a high density neighborhood for their benefit only. This type of neighborhood does not fit with the surrounding neighborhoods.
2. The quality of homes proposed are the lowest quality Pulte homes that we have seen in the area. The quality does not match the surrounding neighborhoods and will certainly bring down current home values.
3. Does Westfield REALLY need another Pulte development. There are thousands of Pulte homes within 3 miles of their proposed development. Westfield should insist on higher standards for this development.

All in all, we simply ask that you do not approve the rezoning proposed by Pulte Homes. We feel as if Pulte is trying to make a fast buck at the expense of Westfield and their residents.

During the last few years we have closely followed the development of Westfield and we praise the APC for demanding high standards in Westfield. You have kept builders accountable for their products while demanding quality. Please continue this practice. Thank you for volunteering to serve our community. We appreciate you.

Sincerely,
Chris and Dawn Street
14705 Victory Ct.

From: [Marianne Roush](#)
To: [APC](#)
Cc: [Andrew Roush](#)
Subject: Public Hearing for Proposed Rezoning of land at 146th St./ Oak Ridge St.
Date: Sunday, August 4, 2019 10:38:59 PM

Dear City Council,

We are adamantly opposed to the proposed rezoning of the parcel of land at 146th St./Oak Ridge. We have lived at 537 Fox Lane for 11 years and resided at 14829 Admiral Way for 10 years in Village Farms prior to that. We have raised 3 children in this neighborhood and have seen many changes in the area over this time period. This area is a high traffic zone during morning rush hour and evening rush hour. Adding 94 homes and multiple businesses will only make this area more dangerous. There has been an accident involving a bike rider and automobile this summer at Oak Ridge and 161st and a 2nd near accident last week. We have families that allow their children to ride bikes to Our Lady of Mt. Carmel who would be put in additional danger by adding an outlet to Oak Ridge Rd. for the proposed neighborhood and proposed commercial area. We also have Westfield buses servicing this area with routes to Oak Trace Elementary, Shamrock Springs Elementary and the Intermediate, Middle and Westfield High School. Additional traffic would impact these students and drivers ability to get to school promptly. We think a comprehensive traffic study must be conducted. Those results should be determined before development decisions would be finalized and any construction started. Thank you for looking carefully at all of the ramifications of this rezoning and not simply the revenue that the businesses might generate.

Sincerely,

Marianne and Andrew Roush

From: [Peggy Lecheler](#)
To: [APC](#); [Daine Crabtree](#)
Cc: [Peggy Lecheler](#)
Subject: Landings at Village Farms
Date: Monday, August 5, 2019 8:20:24 AM

We live in Westfield Farms neighborhood and *our house happens to be one of the five houses where the proposed commercial area will be in our backyard*. We were very surprised that this proposed area would even have a commercial section, let alone that be in back of our house. Let us ask you - ***would you want that in your backyard?***

Questions we ask: is what does that do to the value of our house? What will be there? Concerns of lightening, traffic, type of businesses there, the hours they are opened, garbage upkeep, etc. The local nearby area is currently saturated with commercial businesses, of which many buildings are empty, and more commercial buildings surely are not needed

Although there are concerns of the lots sizes for the proposed lots, the additional traffic that this will bring, our main concern is:

- Commercial being as part of the proposal

We strongly feel that in the proposed area:

- **NO COMMERCIAL, THEREFORE NO NEED TO RE-ZONE**

Thank you for your consideration into this matter. *We have a voice, and feel VERY strongly against the current proposal.*

Art and Peggy Lecheler
926 Farmview Ln
Carmel, IN 46032

From: Levi.Bess@wellsfargoadvisors.com
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 8:33:54 AM
Attachments: [image001.png](#)

To Whom It May Concern:

I am a resident of the Village Farms neighborhood – and wanted to express my support for the new development and rezoning at the Northeast corner of Oak Ridge and 146th Street. I don't believe my opinion is a popular one among the longer tenured residents of my neighborhood. However, I wanted to make it known that not EVERYONE is up in arms about this rezoning. If development, progression, and commercialized zoning is a worry for many in the area, I believe they may be confused as to where they currently live. Carmel and Westfield are expanding at an exponential rate. This is a GOOD thing.

One thing I have noticed in my six years as a resident of Carmel/Westfield – is that as more people begin to move into town, the restaurants and other commercial shops become crowded. Meaning it is sometimes difficult on a weekend evening to find a quick bite to eat with my family of three. I am a fan of expansion, and a fan of making this a place where everyone has a multitude of options to dine or shop. Thus, the more restaurants and businesses, the better.

My neighborhood is notorious for pushing back on progress. I recall in 2013/2014 – the neighborhood put a stop to the fully funded roundabout that was to be built at Oak Ridge and Greyhound Pass. This sort of thing would help with the flow of traffic as other case studies have shown – however, now this petition that is circulating states as a “con” of the rezoning to be congested traffic flow. If we want to be truly concerned about traffic flow – and not just listing it as a concern to block rezoning – I think we should back-up our talk with some progressive measures to combat congested traffic. And let's be real about another thing – having a few businesses and maybe a small restaurant nearby will not be a noise pollutant to the neighborhood. That is just a silly accusation that was inserted to the petition. Take a look at the “block” of businesses at the Southeast corner of Spring Mill and 161st (Springmill Station) – it doesn't generate loud noises, if any. In addition, I believe that even with a grocery across the street, traffic flows well.

I am but one resident of many – but I wanted it to be known that this pushback is not unanimous.

Best,



Levi Michel Bess
Financial Advisor

Wells Fargo Advisors

400 West Sycamore | Kokomo, IN 46901

Office: (765) 452-1211 | Fax: (765) 452-1361

levi.bess@wfsadvisors.com

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August 5, 2019, APC Meeting
Landings at Village Farms, 1908-PUD-20 (Ordinance 19-26)
To: APC, City Council
From: Linda Naas, 1122 East 161st Street

- This land is in the Southside Economic Development Area that was established in 2013 but shouldn't be. This can easily be corrected.

The map of the Southside Economic Development Area
(https://www.westfield.in.gov/egov/documents/1375300648_31369.pdf) does not match the written description below:
(https://www.westfield.in.gov/egov/documents/1375300529_53101.pdf)

Southside Economic Development Area

The Southside Economic Development Area (the "Southside EDA") is generally located along US Highway 31 between 161st Street and 146th Street. The Southside EDA is approximately 200 acres. Most of the property in the Southside EDA is currently zoned for multi-family, commercial or general business type uses.

Clearly the "Landings of Village Farms" property although on the map does not match or agree with the written description above. This could have been an error or lack of attention during the approval process which should be rectified now by removing high density and commercial uses - two wrongs would not make a right for this neighborhood or for Westfield. This property per the Comprehensive Plan is zoned for Suburban Residential and lesser density than proposed, change to SF-2 Underlying and remove LB, and as the Staff Report for this August 5 meeting notes: **The Comprehensive Plan states that, "New retail uses should not be permitted in the Existing Suburban areas."** Please refer to pages 38 and 39 of the Comprehensive Plan.

- Proposal - Change the Commercial area proposed to Park/Open Space (please refer to concept plan). Hasn't there been an outcry for more greenspace and parks? This would be a great entrance into Westfield.
- 1. The fact that a gas line easement goes through this property and commercial development would require an undesirable street cut on 146th Street begs a different design and proposal.
- 2. There should not be an internal street constructed on the gas line easement.
- 3. Remove the commercial, make the area east of gas line easement into a public park - a dog park, public tennis courts, pond - accessible on foot/bicycle/vehicle from a limited parking area in the very southwest corner south of the Oak Ridge entrance - in place of commercial.
- Although the picture shows cars dropping off in the kayak/canoe area, where is the car access? Please add to design.
- Second Entrance also needed for public safety access - Abandon the 146th Street cut (see #1 above) use Shoreway East Drive.

This was the intent of the dead end Shoreway East Drive on the north boundary of the property.

See comments on Concept Plan following.

Proposal for APC 8/5/2019 - OPTION 1 - shown and described below. Plots need to be enlarged for less density. Meets Comprehensive Plan, lowers housing density, removes commerical, removes 146th St. curb cut and accompanying traffic issues, eliminates issues with Gas Line Easement, adds a park in this area of Westfield, and creates an impressive entrance to Westfield.

Option 2 would be to change Park #6 below to low density housing on a cul-de-sac with a 146th Street curb cut if possible.

PARK Enlarge all lots to meet Comp Plan Page 39: "infill should be compatible in mass, scale, density, materials & architectural style to existng development . . . New retail uses should not be permitted in the Existing Suburban areas" This is Village Farms infill - there is a stubbed street.

See Numbers on Plan to Right:

- 1. Parking for Park with Landscaping outside Gas Lines. Remove Commercial. Public Restrooms.
- 2. Entry Play Park.
- 3. Remove Street, Parking, from Gas Lines, move Landscaping to Park area, add trail to Park.
- 4. Remove Street over Gas Lines, trees moved to Park.
- 5. Expand trail across Gas Lines East to Ressler Park
- 6. Make this triangular area into Ressler Park open to Village Farms & the Public - Open Space, Greenspace, Parks the people have been wanting but developers don't offer on their own. Fill with Dog Park, Tennis Courts, Basketball Hoops, Playground, Incorporate Pond with benches, fishing, no swimming, etc, fields, TBD.



LOT SUMMARY	
—	42 LOTS @ 60'x130' LOT SIZE
—	52 LOTS @ 52'x130' LOT SIZE
—	94 TOTAL UNITS



CONCEPT PLAN

RESSLER PROPERTY

WESTFIELD, INDIANA



NORTH

0 100' 200' 300'

SCALE: 1" = 100'

JUNE 27, 2019

All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

From: [Liz Piron](#)
To: [APC](#)
Subject: 146th St and Oakridge Rd Rezoning
Date: Monday, August 5, 2019 9:39:15 AM

My name is Elizabeth Piron and I live at 710 E Greyhound Pass in Village Farms. I am at the corner of Oakridge Rd and Greyhound Pass.

I strongly oppose the Rezoning of the land parcel at 146th St and Oakridge Rd. The zoning should remain as is. We do not need high density housing or commercial development at this location. The developer is only interested in how much money he can reap from the property so he wants high density housing and commercial. We have enough commercial property in this area: Clay Terrace, Village Park Plaza, 146th St Shopping Center(Fresh Market, etc), then the 161st St --Kroger shopping center. We have a pharmacy there plus at Village Park Plaza. How many more shopping centers do we need. We are surrounded by them.

I feel this will impact traffic and thus safety. Our home values will be negatively effected by both the high density housing sitting right next to us as well as commercial property so close to housing. This corner will be a hazard for safety. Putting in a roundabout is a disaster for pedestrians. This is a wide intersection now with traffic lights which

is safer for pedestrians and cyclists. There is no need for a roundabout either. I strongly oppose this. We moved here 26 years ago and love the area. It is like a piece of country inside the city. It will be ruined by excessive high density housing as well as more commercial property sitting in a residential zoned area.

We want the area zoning to remain as is. NO REZONING FOR HIGH DENSITY HOUSING OR COMMERCIAL ZONING.

Thank you.

Elizabeth and Gabriele Piron
710 E Greyhound Pass
Village Farms

From: [Lindsay Clark](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Monday, August 5, 2019 9:54:18 AM

Hello, my name is Lindsay Clark and I live on Worth Court in Village farms. When we exit our neighborhood to go to Westfield where both of our daughters attend school, we turn left out of Sapphire Dr. If The Landings at village farms goes in as planned the main entrance and exit will be directly across from Sapphire Drive. This will make it very dangerous to turn left out of our street. I also see residents and people using the proposed commercial businesses using Sapphire Drive as a way to avoid the traffic light at 146th street and Oakridge. We have so many places to shop and do business in the area, all within a mile of the proposed development. Some of the nearby retail is vacant, I do not know why we need more.

I am aware that this land is going to be developed but would like the zoning to remain the same and to have no commercial zoning.

I also would like to have a traffic study done for the entire area, no matter the zoning. I understand progress will happen but it should not happen in with no regard for safety of neighbors.

Thank you,
Lindsay Clark
540 Worth Ct
Carmel, IN 46032
317-777-4862

From: [Jan Riesche](#)
To: [APC](#)
Subject: Opposition to building at 146th St
Date: Monday, August 5, 2019 10:08:56 AM

My husband and I are 40 year residents of Village Farms. We are totally opposed to the proposed plan for development at the corner of 146th St and Oakridge Rd. And, we vote in EVERY election!

Sent from my iPhone

From: [STEPHEN Schrader](#)
To: [APC](#)
Subject: Against Re zoning of 146 St and Oakridge
Date: Monday, August 5, 2019 10:19:18 AM

I am firmly against the re zoning of the property at 146th and Oakridge. The proposal will put to many people in a small area. The additional people and commercial development will cause traffic problems.

Steve Schrader
14620 Adios Pass
Carmel, Indiana
(Village Farms resident)
Sent from my iPhone

From: [Cheryl](#)
To: [APC](#)
Cc: [Robert Horkay](#); bod@thevillagefarms.com
Subject: Please do NOT re-zone the real estate at Oak Ridge Rd. and 146th St. Westfield, IN
Date: Monday, August 5, 2019 10:28:32 AM

To City of Westfield, IN,

Please do not re-zone the approximately 58 acres of real estate located on the northeast corner of Oak Ridge Rd. and 146th St. (the "Real Estate"). Many residents of Village Farms which live directly west and north of the Real Estate filled the cafeteria at Shamrock Springs Elementary School August 1st to discuss Village Farms association with the Real Estate. The overall consensus stated it was in the best interest of Village Farms for the Real Estate to remain in the current Zone SF2 Family Low Density, minimum lot size 15,000 SF.

Pulte Homes is requesting the Real Estate to be commercial and residential. They are proposing 94 family high density homes minimum lot size of 6,000 SF, and 5 commercial stores along with an already large portion of land used for the pipeline. We do not think their plan is in the best interest of the surrounding area. It seems they are trying to maximize their profits at the expense of the surrounding homes. We do not want tiny homes of 1600 SF on tiny lots along with retail stores. The amount of retail options within a mile of the proposed development is more than sufficient.

Additionally, in INDOT's rush to complete the US 31 project a few years back, there was not an adequate study of what the traffic impact would be for the housing developments between 146th and 151st/Greyhound pass. The amount of traffic is already extreme for a residential area on Greyhound Pass and Oak Ridge Road. The Village Farms residents use these streets for going to the Monon Trail and the Pool/Clubhouse/Playground areas. Approval of Pulte's current proposal stands to significantly add to the safety concerns for pedestrians, bicycles, and parents with strollers. The Village Farms residents use these streets for going to the Monon Trail and the Pool/Clubhouse/Playground areas.

Village Farms and surrounding neighborhoods are a unique part of Westfield with many individually designed homes built on large lots creating something not often found in today's push to maximize profit over style, individuality and safety.

Once again we ask that zoning remains unchanged and that decisions are not made based on maximizing profits. There is still a lot of land available in Westfield where the type of development Pulte is proposing would fit, but in our opinion 146th and Oak Ridge is not one of those areas.

Thank You,
Doug and Cheryl Evans
Residents at The Village Farms

Sent from [Mail](#) for Windows 10

From: larryr0623@aol.com
To: [APC](#)
Subject: STOP Re-zoning of 146th and Oak Ridge, AKA Landings at Village Farms
Date: Monday, August 5, 2019 10:29:44 AM

Dear APC members,

I'm writing this email to express my concern with the re-zoning effort for the land at 146th and Oak Ridge. Allowing for this request to pass will certainly increase the traffic on Oak Ridge and create a dangerous situation

with the proposed crossing of Oak, Ridge. We've all seen how dangerous the 161st and Monon can be with the recent

pedestrian being struck by a vehicle. Adding a crossing on Oak Ridge will be an Attractive Nuisance encouraging pedestrians

to cross a very busy street with hill from the 146th street direction versus crossing at the intersection. It's not IF someone will be injured or killed at this proposed crossing, but when will the tragedy occur.

In addition, the business development plan will add even more traffic as most will be forced to enter and exit on Oak Ridge if the curb cut on

146th is a Right In and Right Out only situation. We don't need another pharmacy as we have 6 within a 2 mile radius.

There is no NEED for any of the proposed LB development. What are we possibly missing that we NEED in this area?

Perhaps the city should consider another Fire Station at this location to support a growing city.

As for the Pulte Development plan, the land should be developed similar to the surrounding neighborhoods. Larger Lots, fewer homes.

Thank you for your time as committee members. I'm confident the committee will recognize how a re-zoning of this magnitude will greatly impact the resources of our community and infrastructure.

Thank you for you time.

Larry Robinson
504 Super Star Ct. (village farms)
Carmel, IN. 46032

From: [Caitlin Smarrelli](#)
To: [APC](#)
Subject: Traffic & School Overcrowding Concerns: The Landings at Village Farms
Date: Monday, August 5, 2019 10:57:14 AM

Hello,

I am writing to share my concerns about the development that is being proposed for the corner of 146th St and Oak Ridge Road. I live at 428 Sapphire Drive in the Village Farms neighborhood, my husband and I have 3 kids (ages 7, 4 and 4 months) and they attend Shamrock Springs Elementary.

The Westfield Washington Township Comprehensive Plan states: **"Citizens of Westfield value a low crime rate, easy access to public services, manageable traffic, excellent schools, and high-quality public services. It is the intent of this plan to preserve those valued characteristics and enhance them where possible."** Growing quickly without building the infrastructure to support growth is in direct contradiction of the intent to preserve what the citizens of Westfield love about their community.

1. Overcrowding Schools

- We moved to Westfield specifically because the schools were not over-crowded like Fishers and Carmel. Currently our classrooms are full and our amazing teachers, administrators and support staff are doing their best to maintain an excellent educational experience for the students. I want to see our city improve support to the school system.

2. Increased Traffic & Safety Concerns

- 146th Street is already over-crowded I am worried that Oak Ridge and surrounding side roads are going to be over-burdened. We live on Sapphire Drive and cars already fly down our street. Sapphire drive is a connector between Oak Ridge and 146th and could be used as a short cut or avoidance of that intersection causing excess traffic on the street and compromising safety for residents.

3. Village Farms Amenities

- a. The perks of being a resident of Village Farms not only are the wide streets, mature trees on our lots, and lakes ... but the clubhouse and pool. The pool is well-utilized by the neighborhood and adding almost 100 more homes might cause it to be overcrowded.

If this development goes through, I'd like to understand the plans to support our schools and the over-crowding, the traffic on 146th, Oak Ridge and residential streets, especially Sapphire Drive, and the impacts to the VF neighborhood and its ability to support 100 more families.

Thank you,
Caitlin Smarrelli

428 Sapphire Drive
Carmel, IN 46032

From: [William Dale](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [Jim Ake](#)
Cc: bod@thevillagefarms.com
Subject: "THE LANDINGS AT VILLAGE FARMS PUD District"
Date: Monday, August 5, 2019 10:58:54 AM

To the Westfield APC and City Council:

We are 22 year residents of Village Farms and are expressing our concern that the proposed zoning changes for "THE LANDINGS AT VILLAGE FARMS PUD District" are out of place at the northeast corner of 146th street. The proposed change from SF-2 to SF-4 in an area completely surrounded by lower density single family housing is not needed or desired at the location proposed. We ask that this rezone request be denied to retain the character of the lower density housing that surrounds this area.

This also includes the requested change for Local Business zoning as proposed. We believe that there are sufficient nearby areas already available for development or vacancies in buildings already available in the general area to accommodate new businesses wishing to start or expand nearby. In addition to the traffic and other concerns associated with businesses, we do not want to see unneeded commercial area which could become vacant in a weakened economy sometime in the future injected in the middle of this area of homogeneous low density housing. We believe this land locked small local business area could easily be abandoned when economic projections don't materialize because consumers chose to park just a little farther away in an existing commercial area because there is a greater selection of businesses within walking distance of their parking space. When that happens, businesses in this location will suffer and there will be pressure to allow nuisance businesses to occupy the location. That would not be a desirable outcome.

Please vote to retain the current SF-2 zoning for this corner.

Respectfully,
William and Deborah Dale
14903 Trotter Ct.
Carmel, IN 46032

From: [Eric Gilbert](#)
To: [APC](#)
Subject: 1908-PUD-20 The Landings at Village Farms
Date: Monday, August 5, 2019 11:20:53 AM

I am against changing the current zoning to accommodate the builders development plans which would reduce lot sizes and change the character of the community by adding commercial space.

The development of the area shouldn't be done with only the developers profits in consideration it should line up with the existing comprehensive plan which calls for buffers and transitions between different land uses.

Change is fine and development of the area is inevitable but it should be done in a responsible manner that blends with the existing area and the community plans.

Keep the zoning and plot sizes with accordance to the existing zoning.

Thanks for you consideration,
Eric Gilbert
15206 Count Fleet Ct

From: [Nathan Muller](#)
To: [APC](#)
Subject: Re-zoning Opposition for Landings at Village Farms Parcels
Date: Monday, August 5, 2019 11:21:18 AM

To Whom it May Concern,

We (Nathan and Leigh Muller) are writing to publically oppose the proposed re-zoning of the parcels located at 146th and Oak Ridge Road (Proposed Landings at Village Farms), to accommodate high density housing and commercial/retail businesses.

We, as well as many of my neighbors in Village Farms (and other surrounding neighborhoods), are completely against the proposal to re-zone the above mentioned area from the current SF2 (which matches the surrounding neighborhoods) to PUD/SF4. This rezoning would cause tremendous strain to the infrastructure, neighborhoods, and community.

In addition to this email, there is currently a petition to stop this re-zoning effort which has garnered ~700 signatures to date (current as of 10:50AM on 8/5/19), voicing the community's concerns with the proposed re-development. Additionally, those who are available are planning to attend the meeting this evening (8/5/19) to voice our concerns. Below is a brief summary of why we feel this re-zoning request should be denied:

1) There is not a need for additional commercial/retail in this general area:

- There are many vacant commercial/retail units located near US 31 and 146th Street, therefore additional retail is not needed at this time;
- This zoning deviation has the potential to drive the surrounding property values **LOWER**;
- Commercial/retail units are also in progress near Ditch and 146th Street, which are yet to be seen if those units will be occupied;
- "Brick and mortar" businesses are on a steady, continual decline, as on-line retailers continue to cut into the need for traditional business fronts;
- Adding commercial/retail to this area strays away from the current landscape which is already 99% developed;
- The additional strain of customers will cause more traffic congestion in the area, which is already taxed by Our Lady of Mount Carmel traffic, general traffic, and neighborhood traffic;
- Retail areas also bring the risk of undesirable activities (crime) closer to our neighborhoods; and,
- If these proposed units go and/or start-off/continue to be vacant, they will cause an eyesore for all that have to live in the area to deal with.

2) There is not a need to change the residential zoning for the area, to allow for high density housing:

- Changing the residential zoning in this area will not match the current standards set by the surrounding neighborhoods (Village Farms, Westfield Farms, Rohrer Meadows, etc);
- This zoning deviation has the potential to drive the surrounding property values **LOWER**;

- The strain of adding additional, high density homes, will strain the current infrastructure and drive the current landowner's property taxes **HIGHER**, in order to upgrade the area; and,
- Additional traffic caused by the proposed developments will endanger our children's and other pedestrian's lives, as current traffic is already not regulated well; and,
- The increased volume of children from this proposed high density housing will strain our school system as well.

3) The proposed development will add strain to the Village Farms' common areas/pool, as the proposal grants the new development access to those areas:

- Currently the Village Farms' common areas and most specifically the pool are over used by the current Village Farms' residents. Most days where ideal pool weather conditions exist, causes the pool and parking area to be over crowded. The addition of 94 homes/305 people (based on the average family size of 3.25 people in Westfield, IN) will completely overwhelm the pool on heavy usage days; and,
- The increased traffic into the Village Farms neighborhood will also endanger our children's and other pedestrian's lives, as current traffic is already not regulated well.

Please be advised that there is a strong opposition to this development by the surrounding community, and we would appreciate if the re-zoning request was denied.

Regards,

Nathan and Leigh Muller
15024 Senator Way
Carmel, IN 46032

From: [troy comstock](#)
To: [APC](#)
Subject: Re zoning proposal for Landings at Village Farms
Date: Monday, August 5, 2019 11:35:13 AM

My name is Troy Comstock and I have been part of the Westfield community for ten years now. I am not normally a person who would speak up about these types of things. I don't consider myself to be difficult but I really feel compelled to share my thoughts this time.

First, let me offer my thanks to all of you for what you do for us. We have been able to count on you and that is very important. So thank you for serving the Westfield community.

I will be brief as I am confident you probably have received more e-mails on this subject than I can imagine.

I am not against development. I am sure the house I live in was once farmland. All that I ask is that you leave the current zoning alone. We don't need more commercial property. I live directly across the street and I would love to see a subdivision that mirrors ours. Our part of Village farms backs up against 146th with a nice fence and trees. You don't need more commercial on 146th. There is all we can handle 1 mile down the road.

My biggest concern is traffic and the safety of our children. I believe the council already determined these were potential risks in a 2016 study. What has changed since then. People can walk, ride bikes and get around right now and that is becoming more of a problem already. Please don't add more fuel.

Thank you all for your consideration.

Sincerely,

Troy Comstock
14717 Victory Court

From: [Becky Deischer](#)
To: [APC](#)
Subject: Landings at Village Farms
Date: Monday, August 5, 2019 12:01:26 PM

Good Afternoon,

My name is Becky Deischer, I am a resident of Village Farms (15018 Shoreway East Drive). I am writing today to implore you not to approve the request for the rezoning. I am deeply concerned about the negative implications of the possible rezoning in respect to traffic, property values, as well as the possibility of our street being turned into a "cut through" from the new neighborhood with the high volume of proposed residents. I appreciate you taking the time to hear the concerns of the current residents and I am hopeful that our concerns will be addressed appropriately.

Regards,
Becky Deischer

From: [LINDA PROKAI](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 12:47:01 PM

> As a home owner in Village Farms for 25 years and a 30 year Westfield resident , I am very concerned about the over development of our area over the last several years. Our schools are overloaded, our busses are over crowded and our traffic worsens, yet every field is becoming a new housing development with a pharmacy! I feel strongly that Westfield should not change the zoning rules on the property at 146 and Oakridge rd. 94 houses and commercial development there would have serious negative consequences with almost zero positives except for Pulte. Zoning rules were set so that building can be consistent in a given area. That's a good thing! Please be mindful of the voices and opinions of the people who live in this area. We are not against progress, but it can't always be just about money , quality still counts. I'm afraid we will become like Fishers with overcrowded schools and strip malls everywhere. We moved to Westfield to avoid that! Thanks for your consideration, Linda Prokai. 140 w Greyhound Pass.

Sent from my iPhone

From: [Dan Traub](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#)
Subject: Feedback and a proposal concerning Landings PUD
Date: Monday, August 5, 2019 12:51:21 PM

To the members of the Westfield APC and City Council,

We have been residents of The Village Farms in Westfield since 2007, and we live near the corner of 146th and Oak Ridge on the city's south side. We are writing to share our concerns and a possible solution regarding the proposed development entitled the Landings at Village Farms PUD.

First we want to acknowledge the importance of the work you do in guiding our city's growth. Since we have been residents since before Westfield became a city, we have seen and benefitted from the foresight and planning that you, our public servants, have put forth to make it a great place to live. We have chosen Westfield to raise our family and we are actively involved in various ways ourselves in improving our community that we share.

The proposed PUD concerns us on a number of fronts, but primarily we want to raise the following:

1. The zoning change from SF-2 to a modified and condensed SF-4 with LB commercial is a huge departure from the character of the area as described in Westfield's own Comprehensive Plan as well as the Unified Development Ordinance and The Village Farms Neighborhood Plan (adopted by the City). Residents new and old rely on these plans as we have made high-stakes decisions to invest in the community by living here. These plans are well-constructed and should not be discarded.
2. The addition of commercial of any type to the parcel in question introduces traffic, safety, and nuisance factors to an area that is in close proximity to well-established neighborhoods with walkable, safe streets and families who walk/bike to nearby churches and schools. The LB zoning proposed leaves the door open for higher traffic uses that threaten Sapphire Drive with cut-through traffic as well as unneeded and unwanted traffic on Oak Ridge Road. LB allows uses such as taverns, which would be in the direct sightline of a school, youth athletic fields, and a church. This does not fit the picture of responsible, appropriate development.

In a project of this visibility, there are many details to be addressed in creating a viable plan that supports the various constituents. We have seen successful partnerships with the City Council on many area developments, notably the Spring Mill Station and Wood Wind projects. We would like to propose a "Landings Task Force" be established to work in a fashion similar to the existing Spring Mill Station Task Force Group. The model has been very successful and we see many benefits of using it in this instance. The Group would have the time and focus to properly examine the concerns and address them with the developers in a way that the APC cannot.

In closing, we appreciate your efforts to create the best Westfield possible for all our residents, current and future. The best communities locally and nationally have strong zoning and planning functions. As citizens, we expect Westfield to set and enforce high standards, creating a place of which we all can be proud. The extra effort is well worth it.

Best regards,
Dan and Tracey Traub
534 Worth Court

The Village Farms



▪ **Dan Traub** | *Director, Technology*

The Village Farms, Inc. - Homeowners Association

PO Box 717, Westfield, Indiana 46074

Office/Mobile: 317-703-0933

[website](#) | [email](#)

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From: [Yudes, Seth S](#)
To: [APC](#)
Subject: Opposition to proposed development at 146th and Oakridge
Date: Monday, August 5, 2019 1:17:14 PM
Attachments: [image005.png](#)
Importance: High

Seth Yudes
14941 Admiral Way N
Carmel, IN 46032

As a homeowner and resident of Village Farms for 30 years, I am adamantly opposed to a lower density development which includes retail and commercial property. I am not naïve and I realize that eventually that land will be used for something. Developers and would be lease holders of commercial or retail parcels are the ones who have the most to gain. I also realize there is tax revenue that could go to the City of Westfield to help our tax base. I pay my share of those taxes too! But there must be another way to raise revenue and not add additional congestion and high speed traffic in an area that has gotten worse and worse as we've seen more development and the widening of 146th as a thoroughfare in recent years.

Unfortunately, having watched the evolution of our area over the years, including the apartments at 146th and Springmill as well as Clay Terrace, my property value has continued to remain relatively stagnant even though every developer who has added homes has promised it would "lift all boats." As has been stated by others, do we really need another CVS, bank drive through, Subway or attorney's office in closer proximity? We already have more than enough of these and ***no one that lives in the area*** stands to benefit from additional housing or commercial property at 146th and Oakridge.

Westfield is a wonderful, up and coming city and I'm in favor of keeping it a great place to live and send our kids to school....but there must be other types of development the City of Westfield could implement at 146th and Oakridge that would actually add to the community instead of just lining the pockets of the developers. Adding true "value" would lead to increased property values and therefore tax revenue! Let's find a lower density solution. In fact, I like the idea of a wonderful "greenspace" such as a park where families would like to take their children. I love the development that's occurring up north with Grant Park and the "downtown" area. Why not do something similar for the southern part of the city? We pay taxes too. Add value and tax revenue by creating a reason for folks to want to visit Westfield, not by creating higher density, higher turnover and higher speeds in our community.

Seth S. Yudes

First Vice President – Wealth Management

Financial Advisor
Financial Planning Specialist

☎ **Direct: 317-818-7403**
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📠 E-Fax: 317-489-4954
✉ seth.s.yudes@morganstanley.com



 <https://www.linkedin.com/in/seth-s-yudes/>

Visit my website: <https://advisor.morganstanley.com/seth.s.yudes>
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From: [Karmen Mueller](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 1:18:45 PM

Good Afternoon,

For the safety of Village Farms residents, surrounding communities and anyone traveling on 146th and Oakridge, I **oppose** the re-zoning of the land located at the North East corner of 146 and Oakridge.

Knowing that anything is for sale, I thought better judgement would have been used on how to even consider developing this land.

Regards,
Karmen

Karmen Mueller
510 Fox Ln
Carmel, IN 46032
317-727-6327
Kmueller001@indy.rr.com

From: [Irene Harrington](#)
To: [APC](#)
Cc: [Patrick Ice Harrington](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 1:20:51 PM

Dear City of Westfield Leaders.

We are writing to let you know that you we are against the proposal to rezone residential property into a high density/ mixed use commercial development called Landings at Village Farms PUD located at the NE corner of 146th and Oakridge.

We oppose the rezoning for the following reasons:

- **High density housing resulting in more houses on smaller lots that will lead to increased traffic and a potential strain on public services.**
- **Place a greater burden on our already crowded schools.**
- **90,000 SF of commercial space that will allow such business as taverns, daycares, medium intensity retail, private clubs, and amphitheater/outdoor theater leading to increased noise, light pollution and traffic.**
- **Will add additional drainage to already stressed lakes and retention ponds in adjacent neighborhoods.**
- **Change the character of the area and go against the permitted land use laid out in the Westfield Comprehensive Plan which can be found at:**
https://www.westfield.in.gov/egov/documents/1376577220_98148.pdf
- **Divert property tax dollars to commercial development that is not supported by the community.**
- **Create new traffic patterns through connecting neighborhoods that will compromise pedestrian safety and accessibility to nearby trails, local church and school.**

Thank you for supporting our neighbors' safety, traffic impact, and home values!

Irene and Patrick Harrington

415 Adios Ct.

Irene K. Harrington

irene.k.harrington@gmail.com

Phone: 210-380-8689

From: [Cynthia Richmond](#)
To: [APC](#)
Subject: 146th and Oakridge
Date: Monday, August 5, 2019 1:33:50 PM

Cynthia and Jason Richmond
545 Sapphire Drive
Carmel. Village Farms

We are against the rezoning at 146th and Oakridge. We think if passed it would bring more traffic to an already busy road. We live on Sapphire Dr and it would bring more traffic down our street which people already drive fast past our house. We would like to keep the zoning the same and build similar houses to Village Farms without any commercial.

Thank you.
Sent from my iPhone

From: [J. Matt Verner](#)
To: [APC](#)
Subject: Opposition to proposed high-density/commercial development at 146th and Oakridge
Date: Monday, August 5, 2019 1:35:19 PM

Hello,

I am a homeowner and resident of Village Farms, we bought our property and moved in the summer of 1991 and have made it our home ever since. I am completely opposed to the proposed Pulte development at 146th and Oakridge. It will bring much more traffic and pose a major additional risk to the many families with small children who park at Our Lady of Mount Carmel Church and utilize the ballfields across the street. This occurs almost daily during the warmer months. In addition, there is no need for commercial development here. Please realize there is major empty commercial space nearby that has been vacant for years!

What is needed is a park that is easily accessible from the Monon Trail with major amenities/playgrounds. It would be fantastic if it had a disc golf course similar to Asa Bales park. Something like this would attract people to the south side of Westfield! Unfortunately the park north of Village Park is not easily accessible from the Monon and people on the south side of Westfield don't know about it.

Thank you for your consideration.

Matt Verner (and Mary Verner)

14934 Admiral Way North Dr.

Carmel, IN 46032 (Village Farms has a Carmel address)

J. Matt Verner | Sr. Software Engineer | **The RND Group** | 317-558-6710 | www.rndgroup.com

"We shall not fail or falter; we shall not weaken or tire.... Give us the tools and we will finish the job."

--Sir Winston Churchill

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From: [Cheryl Jensen](#)
To: [APC](#)
Subject: 146 and Oakridge
Date: Monday, August 5, 2019 1:43:57 PM

Hello,

I am a Westfield resident and I oppose the current proposal to build on the land. I understand it will be utilized, but do we need to cram as much as we can in one space and make traffic unbearable. I moved from Washington DC to have quality of life and not sit in traffic for an hour every day. Please consider listening to the citizens.

Cheryl Jensen.

Sent from my iPad

From: [Denise Dolin](#)
To: [APC](#)
Subject: 146th& Oak Ridge Rezoning
Date: Monday, August 5, 2019 1:51:58 PM

I have previously emailed you my objection to this request, but failed to give you my address. I live at 14602 Harvest Dr.

I want to further add that the required notification requirements are designed to suppress objection. The commercial piece of this rezoning request is adjacent to my neighborhood and I did not get notified because I'm beyond 650 ft. That is outright ridiculous. Once we get through this, I will follow up with an effort to get this law/ordinance changed.

This experience has also brought with it that the Government swamp extends all the way down to local politicians.

Please do what is right and leave the zoning as is, consistent with neighboring development.

Thank You,

Denise Dolin

Sent from my iPhone

From: [Tom Gentry](#)
To: [APC](#); [Chuck Lehman](#); [Cindy Spoljaric](#); [Jim Ake](#); [Joe Edwards](#); [Mark Keen](#); [Robert Horkay](#); [Steve Hoover](#)
Subject: Landings at Village Farms Proposed Ordinance 19-26
Date: Monday, August 5, 2019 1:52:32 PM

Dear Westfield APC and City Council,

My name is Tom Gentry. I live at [720 E Greyhound Pass](#) within the Village Farms neighborhood. I oppose the request to rezone the property on the northeast corner of 146th Street and Oak Ridge Road from as presented in Proposed Ordinance 19-26. I do not oppose development of this property. However, I strongly believe that the current proposal is not the appropriate use for this property. As outlined below, a lower density residential development without commercial development should be pursued for this property.

The ***Westfield-Washington Township Comprehensive Plan Adopted by the Westfield Town Council on February 12, 2007*** Town of Westfield Resolution 07-06 states on page 1, "The policies in this plan are to serve as the basis for parcel-specific land use decisions." On page 2 the plan states, "This plan is an update to the Westfield 2020 Comprehensive Plan, adopted in December 1999. It involved extensive participation by the residents of Westfield – Washington Township, and it will serve as a guide for development for the next 20 years." On page 8 the plan states, "this plan is adopted by the Plan Commission and the Town Council, and it is the official policy of the Town of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Advisory Plan Commission, the Town Council, and the Board of Zoning Appeals in their decision making." Significant effort and community involvement was involved to develop this plan. The intent is clear on page 1 that it is intended to prescribe specific policies for parcel-specific land use. Any proposal for rezoning this parcel should meet the intent of the comprehensive plan.

I have used the plan as a guide to evaluate the current proposal and have several concerns.

1. The area is within the "Existing Suburban Residential" area as identified in the plan. The plan states, "The basic policy of this plan for this area is fairly simple: preserve and protect the stability and integrity of the area as it fills in. This area consists primarily of single-family residences. Retail uses have not been part of Westfield's plan for this area, and development of such uses would change the character of the area." (Page 38) The intent of the plan is clear here. The proposed LB zoning in "Area B" is inconsistent with the intent of the plan.
2. The plan states, "New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts." (Page 39) Further, "Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development." (Page 40) And, "New retail uses should not be

permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.” (Page 40)

A. As stated above commercial development on this parcel will alter the character of the area and is inconsistent with the intended use of this area. This is reiterated several times in this section of the plan.

B. Changing the zoning for “Area A” also will alter the character of the area. The adjacent communities all have significantly lower densities than the proposed development.

C. LB zoning allows for too wide variety of commercial development which may have a significant negative impact to the surrounding neighborhoods.

3. The current proposal is likely to create new traffic conflicts. The plan states, “Require traffic studies and traffic management plans for new commercial development.” A thorough traffic study should be completed and conclusions incorporated in the design of this development, particularly if any commercial space is included. Further, Access points should be limited to reduce traffic conflict and ensure sight distances (Page 15).

A. The current plan adds a new access point at a curve in 146th street along a curve while approaching the traffic signal at Oak Ridge Road.

a. This does not appear to be a safe location to add a new driveway.

b. This appears to create significant new traffic conflicts with relatively high speed and high volume traffic. This would likely negatively affect this already stressed thoroughfare.

c. The current design of 146th street would encourage left turns into and out of the driveway.

d. Right turns from the proposed driveway will have to cross several lanes of traffic to turn south on Oak Ridge.

B. The current plan adds a new access point on Oak Ridge in close proximity to the traffic light at 146th and Oak Ridge. This appears to create a significant conflict with existing traffic.

a. This will be the only exit from the new development for traffic going east.

b. This design will encourage additional traffic on Greyhound Pass as there is no good opportunity for traffic to go east on 146th street.

- c. This design will encourage additional traffic on Sapphire drive.
 - d. There is not sufficient space on Oak Ridge to allow for traffic going south from this exit. This will cause the access point and Sapphire Drive to be blocked.
 - e. Speeds are high (40mph speed limit) and sight lines on Oak Ridge are limited by the narrow road and mature trees. Turns from this exit present a significant traffic hazard, especially with additional traffic due to the commercial space in "Area B."
4. The current proposal does not provide adequate buffers and transition between the adjacent Westfield Farms neighborhood and the "Area B" to be zoned LB. (Page 7, 11)
5. The Village Farms neighborhood has not agreed to associate with the new residential development. The Village Farms name should not be used unless the development will definitively be part of the neighborhood to avoid future confusion.

Thank you for your consideration.

Regards,

Tom Gentry

[720 E Greyhound Pass](#)

[Carmel, IN 46032](#)

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From: [Karen H](#)
To: [APC](#)
Subject: Opposition to rezoning at 146th and Oakridge
Date: Monday, August 5, 2019 1:56:38 PM

Dear Westfield Planning Commission, Again we find the big developers wanting to change Westfield for their benefit, not for the citizens who live and pay taxes here. This area is already zoned SF2, why does that need to change except for developers wanting more money. During the recent primaries, the citizens of Westfield sent a clear message to the council and Mayor that we are sick of the rape and pillage of our community. These developers want to rezone so that they can make more money. We successfully got rid of council members who were in the pockets of the developers, what more must we do to save what little is left of Westfield that hasn't been run over by Pulte and the other developers? I haven't seen one message, email, letter, etc., by any local person who wants this change. The traffic is already horrendous in this area and every time I go down 146 or Oakridge, it is just getting worse. Keep the commercial area where it already exists at 146 and 31 and let the citizens and people living on the west side of 31 have their peace. Will this ever end? The Westfield leaders have already thrown out the 2007 Comprehensive Plan, how much more do we have to take before the Westfield Government works for the Westfield Citizens and not the big developers. Enough is enough. Thank you, Karen Hymbaugh 2929 W 159th St. Westfield, Indiana 46074

From: [Kenneth Klinker](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 2:23:32 PM

Dear Advisory Plan Commission:

Please reject the current rezoning request for this property to go from Low Density to High Density housing and especially the request for rezoning a portion of this property to be Business use.

Here are the reasons why this needs to be rejected:

1. This parcel abuts several neighborhoods including Village Farms, Westfield Farms, Hills and Dales and Hunters Creek, which all have higher density zoning than is being proposed for this property.
2. Our Lady of Mount Carmel School's baseball, soccer and football fields are right across the street from the proposed commercial development. My grandchildren go to that school and use those fields. The increased traffic and people roaming that area would cause increased security issues for all children using the school property.
3. Increased pollution of the Village Farms lakes from runoff in this High Density neighborhood and businesses would be difficult to avoid. In addition, illegal, non-resident use of those lakes would likely increase.

Frankly, I do not blame the developer or property owner for making this request. Building high-density housing and businesses will garner the highest profit for them and their shareholders - much more than developing the property in a similar fashion to the surrounding neighbors. But it is not fair for the rest of us. My wife and I have been residents of The Village Farms for over 20 years and are asking you to require this developer to develop this property in a manner similar to all the residential properties that surround it.

Thank You.

Kenneth Klinker
15121 Count Fleet Court

From: [Linda Johnson](#)
To: [APC](#)
Subject: Landings at Village Farms PUD Comment
Date: Monday, August 5, 2019 2:32:09 PM

I am writing this email to voice my concerns regarding the proposed Pulte development rezoning. I am against the rezoning for the high density housing and completely against any commercial development.

From: [Michal Misiurewicz](#)
To: [APC](#)
Subject: Landings at Village Farms PUD
Date: Monday, August 5, 2019 2:33:23 PM

I want to protest against creating and rezoning "Landings at Village Farms PUD". High density residential and commercial neighborhood will create problems for owners of existing nearby homes, in particular in Village Farms. The value of our homes will decrease, we will be less safe, and the additional traffic will lead to traffic jams. Moreover, as we know from the recent referendum, the schools in Westfield are already overcrowded.

Michal Misiurewicz
15240 Goodtime Ct
Carmel, IN 46032
(Village Farms, Westfield)

From: [Sharon Humes](#)
To: [APC](#)
Subject: Proposed development
Date: Monday, August 5, 2019 3:09:56 PM

Against. If it passes will our wastewater treatment facility have to be expanded? How will that affect our wallets. Enough new development as new storefronts are sitting empty now!

Sent from my iPhone

From: [Kathy Lentz](#)
To: [APC](#)
Subject: 1908-PUD-20. rezoning of Oak Ridge/146th Street. Opposed
Date: Monday, August 5, 2019 3:28:06 PM

Re:

1908-PUD-20 [PUBLIC HEARING]

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD.

I am opposed to the rezoning of the property at Oak Ridge road and 146th street.

I believe it would change the character of the neighborhood area. Cause increased traffic to an already busy and narrow Oak Ridge Road. This is an area of high bicycle traffic and a commercial development and denser housing would bring increased vehicular traffic and impact safety of the current residents.

Thank you for supporting the opposition to this rezoning request.

Kathryn Lentz

15126 Count Fleet Ct

Carmel, IN 46032

From: [Kari Pitre](#)
To: [APC](#)
Subject: Opposition to rezoning of Oak Ridge/146th Street
Date: Monday, August 5, 2019 3:36:45 PM

To whom it may concern:

This communication is from Cory and Kari Pitre 14722 Raymond Lane Carmel IN 46032 (Village Farms)

We strongly oppose the rezoning of Oak Ridge/146th Street. Our concerns include the following: high density housing that will provide stress to the current high level traffic and also to the public services of the city (fire, police, etc). Second, as parents of three small children, the stress this rezoning will have on our already rapidly growing school system is terribly concerning. Diluting our school resources for the financial benefit of a builder does not sit well with us. His concern is not for our community but rather himself. Third, the proposal of commercial space in a residential area as a home owner and parent is worrisome. We are not interested in the increased noise, lights, traffic, decreased property value and crime associated with this proposal. Finally, the area we live in was chosen because of its beauty. The neighborhood will lose its character and as I understand it will violate the land usage as declared in the Westfield Comprehensive Plan.

Respectfully,

Cory and Kari Pitre

From: [David Lentz](#)
To: [APC](#)
Subject: Re: re-zoning of Oak Ridge/146th St
Date: Monday, August 5, 2019 3:39:54 PM

Please register my opposition to the proposed rezoning of the area north of 146th St and east of Oak Ridge Rd to commercial.

It is my firm belief that the addition of high-density housing would result in a reduction in property values of the hundreds of existing homes in Village Farms, as well as an increase in traffic along Oak Ridge Road, resulting in an increased likelihood of interaction between kids on bikes and cars with texting drivers.

There is more than enough commercial property in this area, even to the extent that along Rohrer Road (near 136th St) and the St Vincent Medical facility at the intersection of Greyhound Ct and Greyhound Pass (with all the “for lease” signs), vacancies are unable to be filled in those existing commercial properties. If it is felt that this area needs more commercial properties, please concentrate on seeing that the properties already in place are productively used. The last thing we need is a bunch of empty buildings merely to satisfy the needs of a developer.

If the developers would like to construct homes fitting the existing zoning, I would not see a problem with that.

Thank You
David Lentz
15126 Count Fleet Court (Village Farms)

Confidence is the feeling you have before you understand the situation.

From: [Laurie Busch](#)
To: [APC](#)
Subject: Potential Rezoning of Oakridge/146th Street
Date: Monday, August 5, 2019 3:59:29 PM

We are writing in opposition to the potential rezoning of the property at Oakridge and 146th Street to commercial. As Village Farms Residents who live on Sapphire Drive, we are in favor of keeping the area residential, to the standards of the surrounding neighborhoods, and in accordance with the Westfield Comprehensive Plan. We are not in favor of commercial properties or high density housing in this area as it will contribute to heavier traffic, overcrowding in our schools, and the lowering of property values of the existing residences in the surrounding neighborhoods.

Thank you for your consideration.

Mike and Laurie Busch
401 Sapphire Drive

[Sent from Yahoo Mail on Android](#)

From: [J B Radabaugh](#)
To: [APC](#)
Subject: Proposed rezoning of the property located at the Northeast corner of 146th Street and Rangeline Road
Date: Monday, August 5, 2019 4:28:14 PM

To whom it may concern

Please take into account my and others comments of reluctance and resistance to the property above being rezoned to accommodate a more dense housing format as well commercial development

We have storefronts standing vacant and recurring traffic flow issues as it stands

In addition having served on the Village Farms Board I am acutely aware of the concrete run off from the pavement without larger lawns will effect the health of our lakes

Please refuse the petition for rezoning

Thank You

Jeff Radabaugh
14715 Adios Pass
Carmel In 46032
317-946-4931

From: [Harry Kasdorf](#)
To: [APC](#)
Cc: [Harry Kasdorf](#)
Subject: PLEASE DO NOT APPROVE THE REZONING EFFORT REQUESTED BY PULTE HOMES AND ANOTHER COMMERCIAL DEVELOPER
Date: Monday, August 5, 2019 4:30:21 PM

This is a request being made by Harry Kasdorf, a resident of The Village Farms for over 33 years, asking the APC **NOT to allow the REZONING request** which is being made by Pulte Homes. Pulte has said they will be putting two and a half homes per acre. In The Village Farms, we have half acre lots or larger, our homes are individually designed so that NO TWO HOMES LOOK A LIKE....we cannot say that for the homes in Viking Meadows (the Two Gaits) development. They all look a like, only the color changes!

There is also the commercial development that is also part of the rezoning request...not by Pulte, but another developer. Why do we need another commercial area on 146th street with in a mile of Clay Terrace, Village Park Plaza, Cool Creek Commons to the east and the assortment of stores Paul Estridge is going to put in Harmony to the west.

CC: Joe Plankis, part of the Steering Committee
Robert Horkay, resident of The Village Farms, member of the Town Council, member of the Board of Zoning Appeals
Cindy Spoljaric, member of the Planning Commission, member of the Town Council member of the Board of Zoning Appeals
Jim Ake, member of the Town Council

Sincerely,

Harry Kasdorf
15118 Stars Pride Ct
317-844-4320

From: [Allison Spalding](#)
To: [APC](#); [Allison Spalding](#)
Subject: Landings at Village Farms
Date: Monday, August 5, 2019 4:37:28 PM

To Whom It May Concern,

My name is Allison Spalding and I live at 144 E Admiral Way S, Carmel IN 46032. I am opposed to and object to rezoning the land on 146th St and Oak Ridge Road to a mixed use commercial/high density neighborhood. I am opposed to the rezoning because of increased traffic congestion in an already busy area, overcrowding at our schools, and crime and safety issues with increased population.

Thank you for your time.

Sincerely,
Allison Spalding

From: wfshoosier@aol.com
To: [APC](#)
Cc: WFSHoosier@aol.com
Subject: Pulte PUD rezoning request
Date: Monday, August 5, 2019 4:39:17 PM

Regarding the proposal from Pulte to rezone the property at 146th and Oak Ridge Road, I am strongly opposed to this request. Much higher density housing and commercial development at this location is not in keeping with the surrounding housing additions. The property was zoned for construction of single family homes on larger lots, as the adjoining neighborhoods were. There is no other reason than pure greed, exhibited both by Pulte and the so-called representatives in the Westfield government who join Pulte in this most unpopular attempt. Witness the constituents' messages of disapproval and remonstrations for validation. Vote NO on the rezoning request.

William Spaulding
14817 Adios Pass
The Village Farms

From: [Drake DeNeve](#)
To: [APC](#)
Subject: Rezoning 146 th Street and Oakridge Road for high density housing and mixed commercial use
Date: Monday, August 5, 2019 5:02:18 PM

I would like to add my name, Drake Anne Deneve 433 Fox Lane, Carmel, Indiana 46032, to object to the rezoning of 146th Street and Oakridge Road for mixed commercial use along with high density housing. My concerns are for the safety of the children walking to and from school who attend Our Lady of Mount Carmel, in addition to the empty retail space that is already in the surrounding areas i.e. the old Marsh supermarket, and the many new houses being built all over Westfield, it is nice to keep the “old town charm” greenspaces. Thank you for your consideration.

Sincerely, Drake Anne Deneve

Sent from my iPhone

superseded by the terms of this Ordinance.

Section 2. **Development Standards.** The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - B. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches for a 1-story 1 and ½ story homes and (ii) thirty-six (36) inches for a 2-story or the bottom of the windowsill, whichever is less. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30” or 36” from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

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

ORDINANCE NUMBER 19-22

WESTCHESTER PUD DISTRICT AMENDMENT I

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 17-46, Westchester Planned Unit Development Ordinance on January 8, 2018 (the "Westchester Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-19**), requesting an amendment to the Unified Development Ordinance and the Westchester Planned Unit Development with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1907-PUD-19** to the Common Council with a _____ recommendation _____ in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 All provisions and representations of the Unified Development Ordinance and Westchester Planned Unit Development 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. **Development Standards.** The Development Standards, Section 7.1 Area A and Area B: Article 6.3 Architectural Standards of the Westchester Planned Unit Development shall apply to the development of the District except as modified below:

- 2.1 No single builder shall build homes on more than fifty percent (50%) of the lots in any one section of Westchester (Area A, the portion of Area B south of 161st Street, and the portion of Area B north of 161st Street). Additionally, there shall be a minimum of three (3) builders of homes within the Westchester PUD. Builder homes shall be randomly interspersed throughout the sections of Westchester as noted above in this Section 2.1.
- 2.2 All homes shall incorporate a minimum of one (1) of the following elements:
 - A. The predominant exterior building material on the front elevation of the home shall be carried around at varying percentages on the remaining sides of the home. This percentage will be determined by the individual builder; or
 - B. Masonry (brick, stone, or synthetic stone) shall be an exterior material on all sides of the home at a height of at least (i) thirty (30) inches for a 1-story 1 and ½ story homes and (ii) thirty-six (36) inches for a 2-story or the bottom of the windowsill, whichever is less. Additionally, any primary roof including a gable end shall provide the predominant Exterior Material (shake or board & batten by way of example) in the gables on the side elevations of the home in various percentages as determined by the builder. On a walk out basement home the rear and side elevation masonry height shall run across all three sides (both sides and rear) at the same minimum height (i.e. the minimum is not 30” or 36” from grade for the rear elevation as masonry would cover the entire walk out exterior at the same height as on the side elevation).

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 19-22** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-22**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-22**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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

Westchester - PUD District Ordinance Amendment I 6 070519.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

EXHIBIT A
REAL ESTATE

(Legal Description)

Parcel I

Part of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 27 seconds East along the West line thereof 2,122.82 feet; thence North 89 degrees 43 minutes 41 seconds East 315.00 feet; thence North 00 degrees 14 minutes 27 seconds East 515.00 feet to a point on the north line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along said north line 1,044.79 feet to the Northeast corner of the Northwest Quarter of said Quarter Section; thence South 00 degrees 17 minutes 57 seconds West 1,316.87 feet to the Northwest corner of the Southeast Quarter of said Quarter Section; thence North 89 degrees 38 minutes 28 seconds East 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 00 degrees 19 minutes 43 Seconds West 1m315.85 feet to the Southeast corner of the West Half of the Southeast Quarter of said Quarter Section; thence South 89 degrees 33 minutes 16 seconds West along the south line of said Quarter Section 2,035.71 feet to the place of beginning, containing 98.985 acres, more or less.

Parcel II

A part of the Southwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, being more particularly described as follows;

Beginning at the Southeast corner of the Southwest Quarter of said Section 9; thence South 89 degrees 43 minutes 42 seconds West a distance of 553.61 feet along the South line of said Quarter; thence North 00 degrees 16 minutes 18 seconds West a distance of 50.00 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 120.93 feet; thence North 40 degrees 00 minutes 31 seconds East a distance of 45.88 feet; thence North 01 degree 55 minutes 06 seconds East a distance of 149.07 feet to a point on a curve concave southwesterly, the radius point of said curve being North 88 degrees 04 minutes 54 seconds West a distance of 120.50 feet from said point; thence northwesterly along said curve an arc distance of 98.28 feet to the point of tangency of said curve, said point being North 45 degrees 11 minutes 10 seconds East a distance of 120.50 feet from the radius point of said curve; thence South 20 degrees 45 minutes 45 seconds West a distance of 121.43 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 60.00 feet; thence North 67 degrees 07 minutes 41 seconds West a distance of 60.04 feet; thence North 69 degrees 14 minutes 15 seconds West a distance of 275.49 feet; thence North 51 degrees 59 minutes 33 seconds West a distance of 556.19 feet; thence North 19 degrees 57 minutes 20 seconds West a distance of 371.90 feet; thence North 01 degree 13 minutes 40 seconds West a distance of 154.88 feet; thence North 44 degrees 13 minutes 54 seconds East a distance of 128.33 feet; thence North 62 degrees 17 minutes 16 seconds East a distance of 318.33 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 247.14 feet; thence North 56 degrees 25 minutes 35 seconds East a distance of 120.67 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 129.56 feet; thence South 63 degrees 39 minutes 38 seconds East a distance of 128.97 feet; thence South 13 degrees 36 minutes 37 seconds East a distance of 327.01 feet; thence South 06 degrees 50 minutes 29 seconds West a distance of 433.23 feet; thence South 06 degrees 02 minutes 15 seconds West a distance of 161.40 feet; thence South 20 degrees 45 minutes 45 seconds West a distance of 130.00 feet; thence South 69 degrees 14 minutes 15 seconds East a distance of 35.33 feet to a point on a curve concave southwesterly, the radius point of said curve being South 88 degrees 05 minutes 46 seconds West a distance of 179.50 feet from said point; thence southeasterly along said curve an arc distance of 210.95 feet to the point of tangency of said curve, said point being North 20 degrees 45

minutes 45 seconds East a distance of 179.50 feet from the radius point of said curve; thence South 01 degree 54 minutes 14 seconds East a distance of 158.44 feet; thence South 40 degrees 14 minutes 38 seconds East a distance of 45.67 feet; thence North 89 degrees 43 minutes 42 seconds East a distance of 304.14 feet to the East line of said Quarter; thence South 00 degrees 15 minutes 08 seconds West, along the East line of said Quarter, a distance of 50.00 feet to the place of beginning, containing 22.910 acres, more or less.

Parcel III

A part of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 49 minutes 39 seconds East along the South line of said Northwest Quarter 125.22 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 09 minutes 48 seconds West 19.75 feet; thence South 89 degrees 50 minutes 12 seconds West 25.00 feet; thence North 65 degrees 31 minutes 11 seconds West 54.67 feet; thence North 00 degrees 11 minutes 40 seconds East 87.01 feet; thence South 55 degrees 28 minutes 30 seconds East 95.86 feet; thence North 89 degrees 49 minutes 39 seconds East 662.41 feet; thence North 44 degrees 49 minutes 39 seconds East 70.71 feet; thence North 00 degrees 10 minutes 21 seconds West 60.82 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 89 degrees 49 minutes 39 seconds West 170.50 feet from said point; thence northerly along said curve 48.91 feet to the point of tangency of said curve, said point being North 73 degrees 23 minutes 28 seconds East 170.50 feet from the radius point of said curve; thence North 16 degrees 36 minutes 32 seconds West 38.45 feet to the point of curvature of a curve concave easterly, the radius point of said curve being North 73 degrees 23 minutes 28 seconds East 229.50 feet from said point; thence northerly along said curve 85.48 feet to the point of tangency of said curve, said point being North 85 degrees 16 minutes 10 seconds West 229.50 feet from the radius point of said curve; thence North 04 degrees 43 minutes 50 seconds East 168.47 feet; thence North 85 degrees 16 minutes 10 seconds West 130.00 feet; thence North 04 degrees 43 minutes 50 seconds East 516.05 feet; thence North 18 degrees 26 minutes 24 seconds East 213.28 feet; thence North 05 degrees 35 minutes 45 seconds East 115.45 feet; thence North 23 degrees 16 minutes 01 seconds West 156.94 feet; thence South 89 degrees 50 minutes 00 seconds East 146.44 feet; thence North 27 degrees 14 minutes 36 seconds West 33.74 feet; thence North 89 degrees 50 minutes 00 seconds West 183.42 feet; thence North 00 degrees 27 minutes 15 seconds East 7.54 feet; thence continuing North 00 degrees 27 minutes 15 seconds East 584.49 feet; thence North 89 degrees 50 minutes 59 seconds East 654.57 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter, said point being South 00 degrees 10 minutes 00 seconds West 500.00 feet from the northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 684.66 feet; thence North 89 degrees 50 minutes 00 seconds West 335.00 feet; thence North 00 degrees 10 minutes 00 seconds East 130.00 feet; thence North 89 degrees 50 minutes 00 seconds West 15.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 10 minutes 00 seconds West 120.50 feet from said point; thence westerly along said curve 50.66 feet to a point on said curve, said point being North 23 degrees 55 minutes 15 seconds West 120.50 feet from the radius point of said curve, said point also being the point of curvature of a curve concave easterly, the radius point of said curve being South 23 degrees 55 minutes 15 seconds East 20.00 feet from said point; thence southerly along said curve 32.58 feet to the point of tangency of said curve, said point being South 62 degrees 45 minutes 24 seconds West 20.00 feet from the radius point of said curve; thence South 27 degrees 14 minutes 36 seconds East 61.75 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 62 degrees 45 minutes 24 seconds West 329.50 feet from said point; thence southerly along said curve 56.85 feet to a point on said curve, said point being North 72 degrees 38 minutes 33 seconds East 329.50 feet from the radius point of said curve; thence South 89 degrees 50 minutes 00 seconds East 145.29 feet; thence South 00 degrees 10 minutes 00 seconds West 173.12 feet; thence South 18 degrees 26 minutes 24 seconds West 246.34 feet; thence South 09 degrees 30 minutes 41 seconds West 130.88 feet; thence South 04 degrees 43 minutes 50 seconds West 392.00 feet; thence South 00 degrees 10 minutes 00

seconds West 134.20 feet; thence South 03 degrees 24 minutes 11 seconds East 134.21 feet; thence South 89 degrees 49 minutes 39 seconds West 130.00 feet; thence South 16 degrees 36 minutes 32 seconds East 66.52 feet to the point of curvature of a curve concave westerly, the radius point of said curve being South 73 degrees 23 minutes 28 seconds West 100.00 feet from said point; thence southerly along said curve 28.69 feet to the point of tangency of said curve, said point being North 89 degrees 49 minutes 39 seconds East 100.00 feet from the radius point of said curve; thence South 00 degrees 10 minutes 21 seconds East 21.90 feet; thence South 45 degrees 10 minutes 21 seconds East 70.71 feet; thence North 89 degrees 49 minutes 39 seconds East 391.24 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; thence South 00 degrees 10 minutes 00 seconds West along said East line 75.00 feet to a point on the South line of said Northwest Quarter, said point being South 89 degrees 49 minutes 39 seconds West 1,359.12 feet from the southeast corner of said Northwest Quarter; thence South 89 degrees 49 minutes 39 seconds West along said South line 1,233.90 feet to the place of beginning, containing 20.719 acres, more or less.

Parcel IV

A part of the Northwest Quarter of Section 9, Township 18 North, Range 03 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 9; thence South 00 degrees 12 minutes 15 seconds West, along the West line of the said Northwest Quarter, a distance of 1,082.68 feet; thence North 89 degrees 59 minutes 45 seconds East a distance of 40.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015858 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence continuing North 89 degrees 59 minutes 45 seconds East, along the South line of an approximate 14 acre tract of land described in Instrument Number 9609647425 in the Office of the Recorder of Hamilton County, Indiana, a distance of 432.93 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 109.76 feet; thence South 16 degrees 49 minutes 32 seconds West a distance of 64.70 feet; thence South 09 degrees 20 minutes 25 seconds West a distance of 135.72 feet; thence South 03 degrees 47 minutes 33 seconds West a distance of 134.26 feet; thence South 02 degrees 15 minutes 51 seconds East a distance of 92.09 feet; thence South 02 degrees 22 minutes 59 seconds East a distance of 124.13 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 11.39 feet; thence South 43 degrees 44 minutes 26 seconds West a distance of 157.30 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 250.68 feet; thence South 00 degrees 12 minutes 15 seconds West a distance of 93.71 feet; thence North 89 degrees 47 minutes 45 seconds West a distance of 35.00 feet to a point on the East line of a tract of land as described in Instrument Number 2017-015828 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 15 seconds East a distance of 873.32 feet along said East line to the place of beginning, containing 7.121 acres, more or less.

EXHIBIT A
REAL ESTATE

(Location Map)

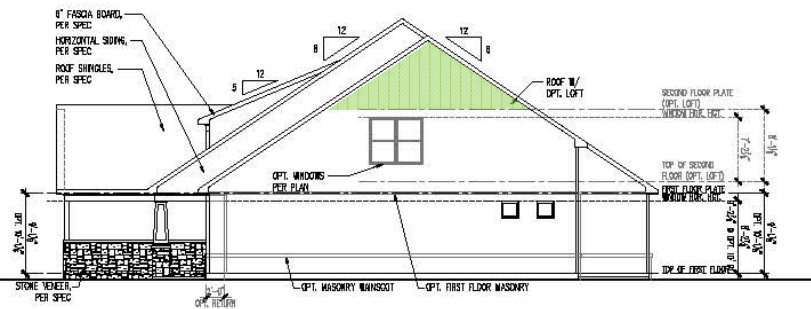


Appropriate Shake Locations

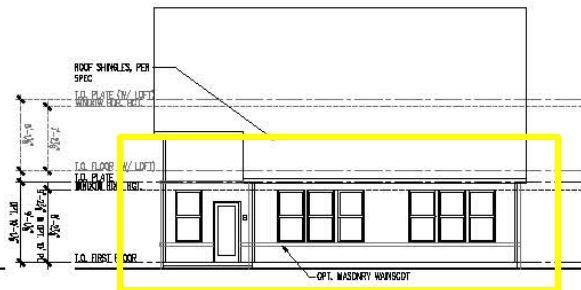


FRONT ELEVATION

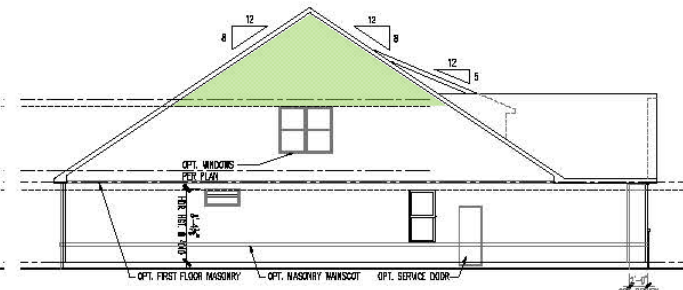
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

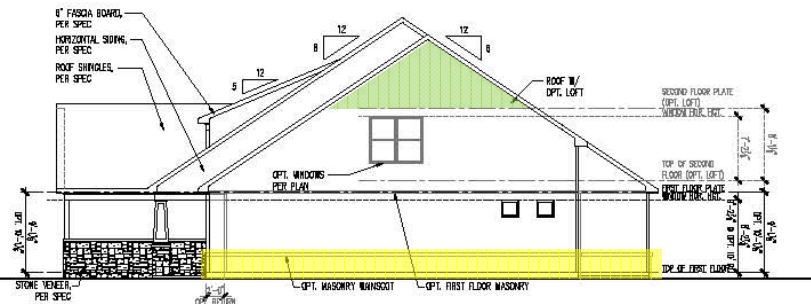
Masonry & Shake Option

(no shake on rear elevation)

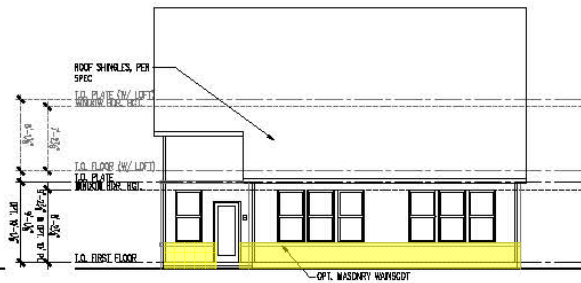


FRONT ELEVATION

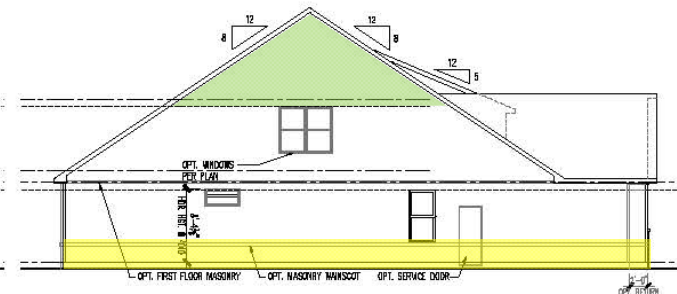
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

WRITTEN PUBLIC COMMENTS

Docket Number: 1907-PUD-19

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenger

Request: Petitioner requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

Enclosed Attachments:

July 1, 2019, APC Public Hearing

1. Stafford, Cynthia & Steve	06/30/19
2. Levins, Richard & Sandy	06/30/19
3. Pielemeier, Tracy	07/01/19
4. Armstrong, Thomas M.	07/01/19
5. Burkman, Kristen	07/01/19
6. Armstrong, Lisabeth	07/01/19
7. Sochar, David R. & Cynthia R.	07/01/19
8. Severson, Leah	07/01/19
9. DuBois, Suzy	07/01/19

August 5, 2019, APC Meeting

10. Van Natta, Bruce	08/04/19
11. Van Natta, Bruce	08/04/19
12. Burkman, Kristen	08/05/19

Kevin M. Todd, AICP

From: Cynthia Stafford <staffo92@att.net>
Sent: Sunday, June 30, 2019 3:16 PM
To: APC
Subject: Westchester PUD

Dear APC members:

Please carefully consider the proposed changes to this project & the long term impact they will make on the Towne Road area as well as Westfield as a whole.

This proposal is very much a bait & switch tactic by the developer. Many things do not make sense unless it's just that-get something approved then change it for seemingly "reasonable" causes.

Why not include a builder in Westchester development who agrees to abide by the provisions already passed instead of one who wants to modify the agreement so it will fit that builder's desires?

We want our city officials (you) to demand the best not compromise in order to please developers!

We urge you to stand firm & not approve the requested changes to the Westchester PUD provisions.

Cynthia & Steve. Stafford
15736 Towne Road
Westfield

Sent from my iPhone

6/30/19

Advisory Plan Commission

Westfield IN 46074

Westchester PUD

Below is what I sent in February of 2017 and I thought we had resolved these issues. Now they are back asking for ways to cheapen what they had agreed to. An 18" ledge is ridiculous. Depending on the lot this can hardly be seen. A minimum of to the bottom of a normal window 36 to 48". Four-sided architecture is what they agreed to and what they need to provide.

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Westchester which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. We need more housing options with more amenities. We would like to see homes in the \$500,000-750,000 range not \$350,000-\$500,000. Who is going to build that price of a home on 10,000 sq. ft.? Westfield already has enough cookie cutter homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the needs of Westfield and certainly not of us neighbors or the comprehensive plan.

What about the Golf course? Appears that only open space is mentioned?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Kevin M. Todd, AICP

From: Tracy P <netherfield101@gmail.com>
Sent: Monday, July 1, 2019 12:10 PM
To: APC; Andy Cook; Council Members
Subject: Westchester PUD request to downgrade

So Platinum Properties hasn't even completed one home yet, and they want/need to downgrade the architectural details they agreed to for their PUD approval.

They held their required neighborhood meeting, but couldn't bring themselves to include even one thing suggested by the neighbors, even being unwilling to reschedule to a non-holiday week for their public hearing.

Just another in a long, long line of developers disrespecting our city, and particularly the west side. Bridgewater, Brookside, Oak Manor, Chatham Hills, none of these developers chafed at providing 360 degree architecture.

Platinum knew what the details were going in, but now it's just too much?? We were all leary of them. They even got significant drops in our requested styling, with front-load garages and butts to the road. But now they need to downgrade the details as well, which will downgrade the prices, which will downgrade SIGNIFICANTLY the tax revenue coming into our school system for the foreseeable future. The townhomes in Countryside have brick wrap halfway up, all the way around. These guys want to do 18"?? Seriously?

And lowering the caliber of homes surrounding a golfcourse, where they already tore out the driving range, is just another leg knocked out from under what could be an important city amenity.

Who will want to build an \$800K custom home, on a golf course where there are MUCH lower priced homes that don't even have detail on all four sides. Front-load garages, butts of houses facing the main road, and now minimal architecture. It sounds wonderful!

And they can hang a sign out that tells other developers that PUD's are just suggestions--you can always go back and change the details, when the public is on holiday.

I really hope you will ALL send a strong NO vote to City Council. A PUD needs to mean something, otherwise it's just bait-and-switch.

See you tonight.

Tracy Pielemeier

Kevin M. Todd, AICP

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, July 1, 2019 1:23 PM
To: APC
Subject: Fwd: Letter

----- Forwarded message -----

From: **Thomas Armstrong** <tmarmstr22@gmail.com>
Date: Mon, Jul 1, 2019 at 12:49 PM
Subject: Letter
To: lisabeth armstrong <lisabetharmstrong84@gmail.com>

To Whom it may concern:

I am writing this letter to express my opposition to the modification of the existing architectural requirements of the Westchester development that is on the agenda July 1st for a public hearing. I think Westfield should uphold the agreement previously made which requires 4 sided architecture. A modification of the previous requirement would result in a home that is unattractive aesthetically. Its would also reduce property values and in turn reduce property tax revenue for the city. The previous requirements should remain in place, they were made for sound reasons and developers should not be allowed to reduce these architectural standards only because the developers want to make their properties more marketable and in turn more profitable tor them.

Sincerely

Thomas M Armstrong

Kevin M. Todd, AICP

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, July 1, 2019 1:24 PM
To: APC
Cc: Council Members; Andy Cook; Danielle Tolan; Bruce Van Natta RR; dub164@aol.com
Subject: Westchester

Dear Lady and Gentlemen of the APC,

I'm writing in regard to the Westchester Public Hearing this evening.

The petitioner on the surface wants clarification on 4 sided architecture and wants to "clarify" it by adding an option of an 18" brick ledge on any style home as a building option.

Unfortunately, the second option of an 18" brick ledge around the home is a total degradation of the entire PUD. It eliminates the commitment of 4 sided architecture. The lowest standard becomes the only standard. PUDs live on. Viking Meadows is a recent example.

The wording of the original commitment gives lots of flexibility to the builder to make the home look like 4-sided architecture. If they need further clarification, that's a fair request. I'm sure this would be easy to achieve and I'm happy to help with this if needed.

However, look at the pictures they've submitted. That is not what the commitment of 4-sided architecture in this PUD is.

Please also note, their example pictures do not show an 18" wrap. It's more like 30" or 36". Why aren't they showing what they intend to do?

You can currently find home designs on Pulte's website for under \$300,000 that would easily meet the 18" wrap standard. When this project was approved, my recollection, as well as others recollections, was the developer said the average home price would be \$500,000.

Just this one additional line allowing an 18" wrap could swing the average price down by \$200,000 creating a significant impact to the school referendum and the city's projected AV for this project.

Unfortunately, this feels premeditated to agree to high standards and get the vote only to later request much lower standards.

If this PUD is changed to the requested language, it would set a terrible precedent in the city. Other developers will be lining up to lower standards. Our Council, APC, Planning Staff and citizens put so much effort and work into these PUDs. Please don't start a pattern of degradation of PUDs when no homes are even built.

I'm disappointed that this was scheduled on a holiday week. I won't be able to speak tonight because I'm out of town. This is true of other neighbors as well. However, I'm very interested in seeing this resolved properly for the neighborhood and city and will be following this closely.

Finally, if the petitioners can no longer make this work with the original commitments, perhaps the City or Township should buy this PUD and truly secure this green space and amenity for the community. This plan was approved to save

the golf course because it was reported it would be shut down and people put good faith in everyone upholding their commitments. Already that has faltered.

In summary, 18" wrap request needs to be denied and additional clarification to the 4 sided architecture needs to be included in PUD.

Thank you for your time and consideration. Have a happy and safe 4th of July.

Thanks,
Kristen Burkman

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Kevin M. Todd, AICP

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, July 1, 2019 2:59 PM
To: APC; Council Members
Subject: Westchester amendment

Dear council members,

I am writing to you a letter of opposition to the proposed amendment to the architectural agreement. Unfortunately and not surprisingly this is a familiar Pulte tactic. I say this from experience, please bear with me. You see, in 2016(or 15) Caito and Carriger, of Towne Rd. Development Co., approached my husband and I about “changing the language regarding architectural standards” as it was in the covenants for Bent Creek. It was in regards to there being masonry on all four sides. At the time we had no idea that they were working with Pulte on the sale of that property. They worded it in such a way that by doing so it would allow for more flexibility, being able to use a farmhouse design such as ours (we live in an 1870 Victorian farmhouse), with planks instead of masonry. We thought what they were asking would add another design option to their portfolio.

This manipulative request turned out to be the deal-breaker for Pulte. It was less than two weeks later that we heard through the grapevine about the sale of Bent Creek to Pulte. A real hush deal it was and look what we ended up with! One-sided Pulte Pop-ups! Something my husband and I have to live with, regretting that decision every time we walk along our property and see the backs and sides of all of those huge houses that are nothing but siding and windows with brick foundation you can’t even see it’s so insignificant. The only architectural design involved is on the front. With this amendment they will do the same thing to the Westchester homes.

In the same way, Pulte wants to diminish the standards by which we voted to be upheld, four-sided architectural plain and simple. Quality homes at the price point expected. Homes that will boost the city’s property tax revenue and help our schools. Please see that they get it right this time, don’t lower standards and expectations that the people of Westfield deserve.

Honestly I don’t know why or how a developer like Pulte can pull so many strings around here and get away with it over and over again. Nor can I help but Wonder why you allowed a public hearing to be scheduled during the 4th of July Holiday week 🙄

Sincerely,
Lisabeth Armstrong
16414 Towne Rd.

Kevin M. Todd, AICP

From: David R Sochar <davesochar@gmail.com>
Sent: Monday, July 1, 2019 4:38 PM
To: Council Members; APC; Scott Frei
Subject: Tonight

I will be brief: Once again, citizens have to take time out to restate - for the 100th time? - our feelings concerning yet another developer trying to shirk the agreement they made some time ago.

I'll ask again, why do we have to be the ones that fight this fight? Do we not have elected representatives with the duty, the obligation, to vote for our welfare, not jeopardize it?

I am angry. You should be angry also. You are disrespected and considered nothing but an easy bump in the road. "Get an approval, and then go back and amend it later". I don't have time or spirit to fight these clowns anymore. "Clowns" - unkind? Think about it. The same old act, the same old shtick.

You must remember, these guys - developers - have nothing but short term profit at stake. The City gets another neighborhood that may or may not pay its way or be a burden. They really don't care. I do mean that. They really don't care and their behavior shows it.

Yes, I am angry. And tired of this game they play.

David R Sochar
Cynthia R Sochar
davesochar@gmail.com

Kevin M. Todd, AICP

From: Leah Severson <leah.severson@gmail.com>
Sent: Monday, July 1, 2019 4:41 PM
To: APC
Subject: Westchester

Hello,

I understand that the builder/developer is attempting to change the PUD for the Westchester Development.

I cannot understand, considering the amount of time and effort it took from everyone involved to come to the agreed upon arrangement,
why we would at this point be considering re-writing it or amending it.

If this is allowed to happen, I can only imagine that every developer could just put forth the best possible scenario for a given development, get it approved, then water it down after the fact.

This is unacceptable. I hope you will agree.

Sincerely,
Leah Severson

Kevin M. Todd, AICP

From: Suzy@TMT Inc. <dub164@aol.com>
Sent: Monday, July 1, 2019 6:04 PM
To: APC
Cc: Council Members; Andy Cook; bvannatta@indy.rr.com; rkburkman@gmail.com
Subject: Westchester

To all,

I feel like it's ground hog day once again with this development as they present their requests during a holiday week. No surprise, look back at the records and you will find a common pattern presented from this group's timing. I suggested a change in scheduling which was denied, but will not be present as I too will be celebrating the holiday week as well as many other concerned constituents in the area.

This also seems to be a repetitive pattern to provide pictures of housing as part of the approval process with little to no intent to actually build what was presented. The time and effort that was put into the language and processes to ensure 360 degree architecture and elevated quality levels needs to be enforced. Research was presented in the past that there was a strong demand for higher priced homes that would provide higher AV for our schools and public infrastructure. This is the only public golf course with interesting and beautiful terrain surrounded by estates. We would be foolish to allow any reduction whatsoever in the highest architecture standards for this area and the highest AV possible.

Many are working on language that will assist with this issue and ensure the original spirit and intent of this PUD are not negated by a reduction in the standards with language that would allow a repeat of Viking Meadows in so many respects. Let's learn from our mistakes. Hold these folks to the commitments and the intent of what was approved. I, like many in the area will be watching closely to see how this progresses.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-506-0319

Kevin M. Todd, AICP

From: Bruce Van Natta <bvannatta@indy.rr.com>
Sent: Sunday, August 4, 2019 4:23 PM
To: APC
Cc: Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: Westchester PUD Amendment language

Dear Commission Members,

I am writing to address the language in the Westchester PUD Amendment. The issue was discussed in a neighborhood meeting and presented to the APC previously. My concern, and that of many others who worked diligently negotiating the original Westchester agreement, centered around the mandate for 360 degree architecture. This was explicitly intended to create a custom look as opposed to the typical production home. The reason for this amendment request was that shake was the predominant exterior material on the front of a few Pulte models, and that it would not aesthetically make sense to carry it around on the sides (except for the gables) and wouldn't look right on the back of the home. The petitioner's initial proposal was to have 18 inches of masonry be carried around the sides and back of the home. This was determined to be woefully inadequate and new language was to be proposed to improve this to something consistent with the original intent of 360 degree architecture. Mr. Dobosiewicz was to contact me to discuss the language, but as of this writing has not. Two council members requested that this issue be presented to the Westchester architectural review board, but this has not occurred either.

The language being offered is telling. It calls for the masonry to be carried around to: "all sides of the home at a height of at least thirty inches or the bottom of the windowsill, whichever is less". It is my view that the minimum should be 36 inches (or higher) or to the bottom of the lowest windowsill, whichever is more. In addition, to avoid an issue if any units have walk out basements, the language should state that the masonry requirement is to be fulfilled at the level of the ground floor.

It gets really tiring to see Pulte trying to get away, again, with offering as little as possible. They clearly aren't interested in adhering to the spirit of the agreement— trying to achieve a custom home look. Pulte also has the option of simply withdrawing the shake options from their portfolio for this project. Drees and Wedgewood don't seem to have this problem— they can be expected to bring their "A" game. Pulte has an incredible number of model options at their disposal—delete the shake models and withdraw this amendment request. They need to step up their game and treat this project and Westfield with respect.

In closing, this problem speaks to the need for Westfield to provide language as to what constitutes 360 degree architecture. We need to define it— not the builders and developers. Plenty of communities throughout the country have dealt with this. It should be relatively easy to borrow language from a few other municipalities and come up with the Westfield standard going forward.

Thanks for your consideration.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

Kevin M. Todd, AICP

From: Bruce Van Natta <bvannatta@indy.rr.com>
Sent: Sunday, August 4, 2019 7:45 PM
To: APC
Cc: Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: Additional thought on Westchester amendment

Dear Commission Members,

My apologies for a second email, but after I sent the previous one, I had the chance to visit the model homes being built north of 161st Street by Drees and Pulte. The Pulte home is a ranch and the brick wrap is 30 inches which appears to be an architecturally appropriate scale for a one story home. My proposal would be that 30 inches would be the minimum for a one story home, 36 inches for a two story home and 45 inches for a three story home.

Thanks again for your consideration.

Bruce W. Van Natta, MD
170 West 106th Street
Indianapolis, IN 46290

317-575-0330 Office
317-442-4181 Cell
bvannatta@indy.rr.com

www.indyplastic.com

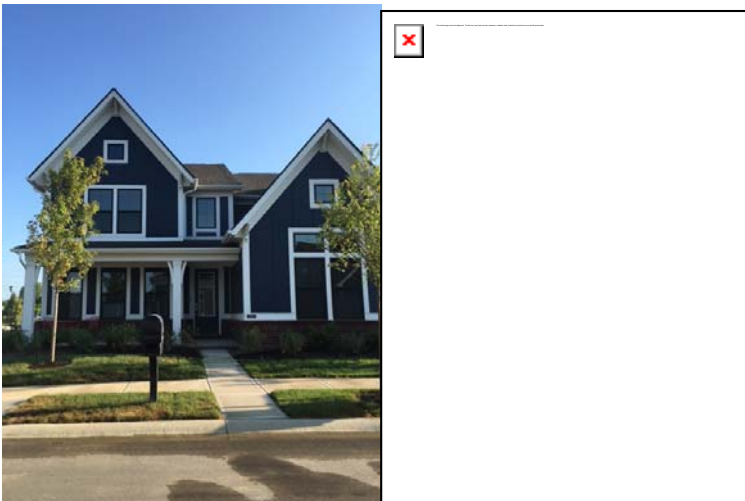
Kevin M. Todd, AICP

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, August 5, 2019 10:13 AM
To: APC; Council Members; Andy Cook; Danielle Tolan
Cc: Bruce Van Natta; T.M.T., Incorporated; Sarah Watkins; Leah Severson; lisabeth armstrong; Dick Levins; Cynthia Stafford; fireman8132@gmail.com; Scott Frei; mindy martin; Stacy Hall; Cherie Cook
Subject: Westchester - It's a NO as it's written

Dear APC, City Council and Mr. Mayor -

It's a busy night on the agenda this evening but I'd greatly appreciate your attention to the proposed amendment for the Westchester/Wood Wind PUD. **The submitted language is still not correct. It's eliminating the original intent of the architectural requirements for this PUD.** The original intent is 360 degree architecture. The petitioner is trying to degradate this requirement by getting everyone off track with the size of the brick wrap. I've taken pictures below to illustrate:

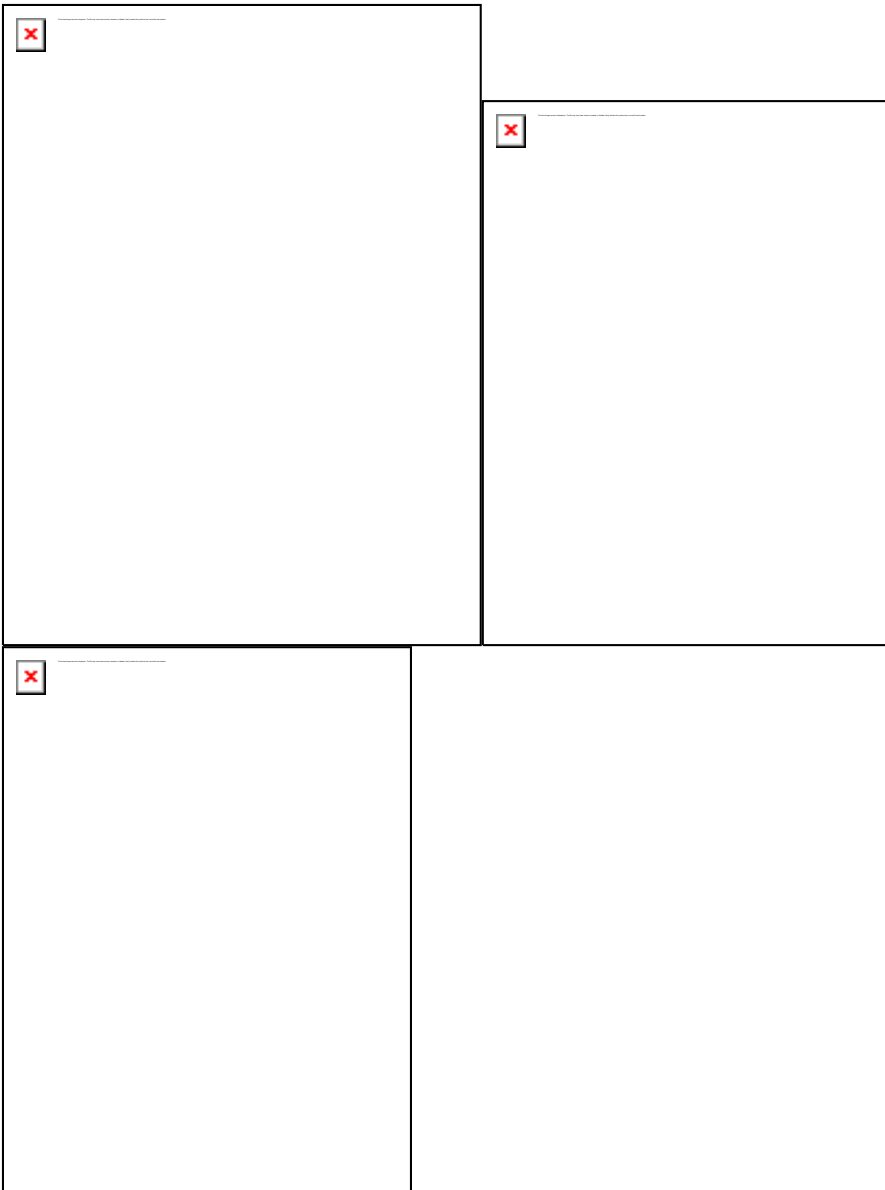
Lennar Homes at Clay Corner in Carmel - They get it. This is a production builder that is building homes that look custom because they've taken the architectural details around all four sides. Here's an example:



They've taken the brick wrap all the way around at the same height. They used the same window treatment all the way around. They added a trim board above the brick wrap. It looks like it all goes together. This is an example of what should be happening at Westchester.

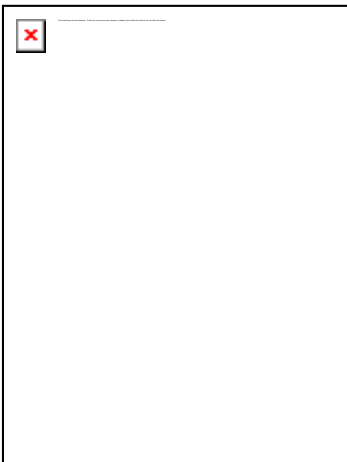
Pulte Homes at Shadow Wood in Carmel at 146th and Towne Road

Here's what is really being proposed tonight with the brick wrap language.



This is the same house. If it had 360 degree architecture, it would have shutters on the window the trim piece above the window and some type of treatment on the gable. Now imagine this as a two story which will be the homes off of Towne between 156th and 151st Streets.

Pulte Ranch Home at Wood Wind



There's stone on the front and they've wrapped the rest of the house in brick which I'm confused by but overall

they did carry other architectural details from the front - window trim, masonry, shake board in the gable to the side. With the exception of not carrying the stone around at the same height as the front, this does a pretty good job of following the current written ordinance which is carrying predominant features around the home. Please again refer to the picture above at the side view - that's what they want approved tonight.

Dr. Kelleher submitted language at the public hearing to staff and the petitioner. This is very well done and exemplifies greater clarification of the original wording. The petitioner has chosen not to use this wording and instead submitted their original intent (which is obviously not to clarify but to degrade) of some minimum brick wrap.

Here is Dr. Kelleher's suggestion and the only addition I would make to this is that the home must have architectural features. Plain siding with no decorative styling or treatments is not allowed. Please keep in mind the PUD lives on and worst case scenarios must always be considered.

Suggested Wording:

This area contains Westfield's only public golf course and homes that have 360-degree architecture. In order to maintain the value of existing homes, enhance the views from the golf course and generally maintain the integrity and AV of the area, all homes will have 360-degree architecture.

360-degree architecture is defined as a home that has similar style and quality window, door, trim, decorative moldings and siding on all exterior elevations of the home. For example, if there is a 36-inch brick wainscot on the front façade, a 36" wainscot should be carried around the side and back facades. If there are special treatments under the front gables, they should be carried around under any other gables.

Understanding that not all home designs will fit into a rigid definition, and, to allow flexibility of design, any homes that wish to modify this requirement may appeal to the architectural review board. If the architectural review board agrees that the home meets the intent of this requirement, they may approve the home design.

I appreciate your time and attention to this matter. It's extremely important to get this right for the AV, integrity of architecture in this area and the city's image as visitors play this golf course.

I'm happy to assist the petitioner with another draft of this as I offered in my public hearing letter.

Please give this a negative recommendation as written.

Thanks so much!

Kristen Burkman

RESOLUTION NO. 07-2019

DECLARATORY RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION AMENDING
DECLARATORY RESOLUTION NO. 01-2019 TO ENLARGE
THE WHEELER LANDING ECONOMIC DEVELOPMENT AREA AND
APPROVING AN AMENDED ECONOMIC DEVELOPMENT PLAN FOR THE
EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission ("Commission"), as the governing body of the City of Westfield Department of Redevelopment ("Department"), pursuant to Indiana Code 36-7-14, as amended ("Act"), previously adopted its Declaratory Resolution No. 01-2019 and its Confirmatory Resolution No. 02-2019 creating the Wheeler Landing Economic Development Area (the "Original Wheeler Landing Economic Development Area") and the Wheeler Landing Allocation Area; and

WHEREAS, the Original Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area contained only portions of some parcels and the Commission now wishes to expand the Original Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area by including the entirety of each of the parcels shown upon Exhibit A which expanded area is shown on Exhibit A hereto; and

WHEREAS, the Commission has thoroughly studied the area in the City of Westfield, Indiana ("City"), as described on Exhibit A and hereby designates such area as the "Expanded Wheeler Landing Economic Development Area"; and

WHEREAS, the Commission has prepared an economic development plan entitled "Amended Economic Development Plan for the Expanded Wheeler Landing Economic Development Area" ("Amended Plan"), which Amended Plan is attached hereto as Exhibit B and incorporated by reference in this Resolution which amends the Economic Development Plan (the "Original Plan") previously approved by this Commission's Resolution No. 01-2019; and

WHEREAS, the Commission has caused to be prepared:

- (1) A map and plat showing:
 - (A) the boundaries of the Expanded Wheeler Landing Economic Development Area and the location of the various parcels of property, streets, alleys, and other features affecting the economic development of the Expanded Wheeler Landing Economic Development Area; and
 - (B) the parts of the Expanded Wheeler Landing Economic Development Area acquired, if any, that are to be devoted to public ways, levees, drainage, sewerage, parks, playgrounds, and other public purposes under the Amended Plan; and

- (2) An estimate of the costs to be incurred for the public infrastructure necessary to enhance the economic development of property within and contiguous to the Expanded Wheeler Landing Economic Development Area; and;
- (3) A list of parcels of property that may be affected, other than by acquisition by establishment of the Amended Plan, is dependent upon the final design of the projects as set forth in the Amended Plan. If parcels other than those set forth in Exhibit A to this Resolution hereto are, upon final design of the projects, determined to be affected, other than by acquisition, a list of those parcels will be included in an amendment to the Amended Plan for the Expanded Wheeler Landing Economic Development Area.

WHEREAS, the Amended Plan has been presented to this meeting for consideration and approval of the Commission; and

WHEREAS, the Commission has caused to be prepared findings of fact in support of the findings contained in this Resolution, which are contained in the Amended Plan which is attached hereto as Exhibit B and incorporated by reference in this Resolution;

WHEREAS, the Amended Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Amended Plan and financing of the Amended Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD REDEVELOPMENT COMMISSION, AS THE GOVERNING BODY OF THE CITY OF WESTFIELD DEPARTMENT OF REDEVELOPMENT, AS FOLLOWS:

1. The amendment to the Original Plan and the Amended Plan for the Expanded Wheeler Landing Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana ("State"), and serving to protect and increase property

values in the City and the State.

2. The Amended Plan for the Expanded Wheeler Landing Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of:

- (a) the lack of adequate road improvements within, connected, and serving the Expanded Wheeler Landing Economic Development Area, including, but not limited to, Wheeler Road, State Road 32 and Grand Park Boulevard, which improvements will serve new and expanding businesses located within, serving and benefitting the Expanded Wheeler Landing Economic Development Area and the City;
- (b) existence of conditions that impede the value of nearby land, namely the lack of improved roads within the Expanded Wheeler Landing Economic Development Area to provide adequate flows of traffic through, to, and from the Expanded Wheeler Landing Economic Development Area; and

3. The public health and welfare will be benefited by accomplishment of the Amended Plan for the Expanded Wheeler Landing Economic Development Area, specifically by acquiring by purchase, gift, grant, lease, or any of the combination of methods any real or personal property needed for the redevelopment of areas within the City, including acquiring such property in connection with private persons or entities with the express purpose of increasing employment opportunities and increasing the tax base within the City. The cost of the required improvements set forth above, prohibits the construction of the road improvements described above, and the creation of jobs and tax base, from being accomplished through the ordinary operation of private enterprise.

4. The accomplishment of the Amended Plan for the Expanded Wheeler Landing Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, enhancing the safety for existing City citizen and businesses by enhancing traffic flows and providing traffic safety to reduce accidents and improving the quality of life in the City, and other similar public benefits.

5. The Amended Plan for the Expanded Wheeler Landing Economic Development Area conforms to other development and redevelopment plans for the City.

6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Amended Plan.

7. The City proposes to acquire interests in real property necessary to construct the Public Improvements described in the Amended Plan. Those specific interests will not be known until after the final design of the Public Improvements. The real property may be located within or outside of the boundaries of the Expanded Wheeler Landing Economic Development Area, and may be transferred to the City in conjunction with the construction of the Public Improvements

described in the Amended Plan. If at any time the City or the Commission proposes to acquire specific parcels of land, the required procedures for amending the Amended Plan under the Act will be followed, including notice by publication and to affected property owners and a public hearing.

8. The costs of acquisition of real and personal property, if any, to assist in job creation and expansion of the City's tax base is not known, but will be addressed on a case by case basis.

9. The Commission estimates that the total of all costs to be incurred for the Public Improvements in the Amended Plan could exceed Six Million Two Hundred Thousand Dollars (\$6,200,000).

10. The Commission finds that no residents of the Expanded Wheeler Landing Economic Development Area will be displaced by any project resulting from the Amended Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents. However, if any residents are displaced, the Commission and the City will provide relocation expenses as provided by law.

11. The Amended Plan is hereby in all respects approved, and the secretary of the Commission is hereby directed to file a certified copy of the Amended Plan with the minutes of this meeting.

12. The Expanded Wheeler Landing Economic Development Area is hereby designated as an "economic development area" under Section 41 of the Act.

13. This paragraph shall be considered the allocation provision for purposes of Section 39 of the Act or any applicable successor provision. The Commission has previously designated the entire Original Economic Development Area as an allocation area pursuant to Section 39 of the Act known as the "Wheeler Landing Allocation Area" and the Commission desires to include in the Wheeler Landing Allocation Area the additional property which is being added to the Original Wheeler Landing Economic Development Area by this Resolution. The entire Expanded Wheeler Landing Economic Development Area is hereby designated as an "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section. Any property taxes subsequently levied after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in each of said allocation areas shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation

fund for said allocation area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission.

14. The allocation area shall continue to be designated as the "Wheeler Landing Allocation Area" and said allocation fund for the Wheeler Landing Allocation Area shall continue to be designated as the "Wheeler Landing Allocation Fund". The base assessment date for the Wheeler Landing Allocation Area shall be January 1, 2019. The allocation provisions herein relating to the Wheeler Landing Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds, obligations, or lease rentals on leases payable from tax increment revenues derived from the Wheeler Landing Allocation Area. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act.

15. The findings of fact contained in the Amended Plan for the Expanded Wheeler Landing Economic Development Area find that the continued increase in traffic and the resulting congestion near State Road 32, Wheeler Road and Grand Park Boulevard will substantially restrict development within, and contiguous to, the Expanded Wheeler Landing Economic Development Area unless the road improvements identified in the Amended Plan are constructed. Consequently, construction of the Public Improvements described in the Amended Plan for the streets connected to, and serving, the Expanded Wheeler Landing Economic Development Area will result in new property taxes being generated earlier, and in an amount greater, than would occur without the construction of the projects identified in the Plan.

16. The Commission hereby specifically finds and determines, based on its review of the proposed Expanded Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area, its reasonable expectations relating to expected growth of assessed value in the Expanded Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area, that the adoption of the allocation provisions with respect to the Wheeler Landing Allocation Area will result in new property taxes in the Expanded Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area that would not have been generated but for the adoption of the allocation provisions.

17. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a Redevelopment Area may be exercised by the Commission in the Expanded Wheeler Landing Economic Development Area, subject to the limitations in Section 43 of the Act.

18. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance and the Hamilton County Auditor in connection with the creation of the Wheeler Landing Allocation Area.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

20. This Resolution, together with any supporting data and together with the Amended Plan, shall be submitted to the Westfield-Washington Planning Commission ("Plan Commission") and the Common Council of the City ("Council"), and if approved by the Plan Commission and the Council shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice all as required by the Act.

21. The Commission also directs the presiding officer to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits and, pursuant to Section 17.5(b) of the Act, such notice shall also be mailed via first class USPS mail to the owners of property that is located in the proposed enlargement of the Original Wheeler Landing Economic Development Area. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Wheeler Landing Allocation Area.

22. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Wheeler Landing Allocation Area, including the following:

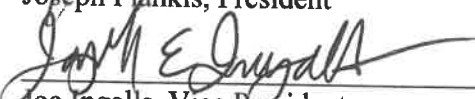
- (a) the estimated economic benefits and costs incurred by the Wheeler Landing Allocation Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
- (b) the anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Wheeler Landing Allocation Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 18 of the Act at least ten (10) days before the date of the hearing described in Section 21 of this Resolution.

23. This Resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED AND PASSED THIS 15TH DAY OF JULY, 2019
BY A VOTE OF _____ IN FAVOR AND _____ OPPOSED, BY THE
WESTFIELD REDEVELOPMENT COMMISSION, HAMILTON COUNTY, INDIANA



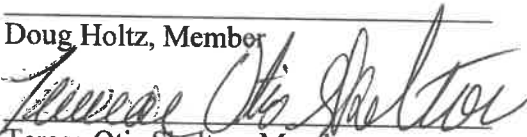
Joseph Plankis, President



Joe Ingalls, Vice President

Jill Doyle, Secretary

Doug Holtz, Member



Teresa Otis Skelton, Member

ATTEST:

EXHIBIT A

EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA

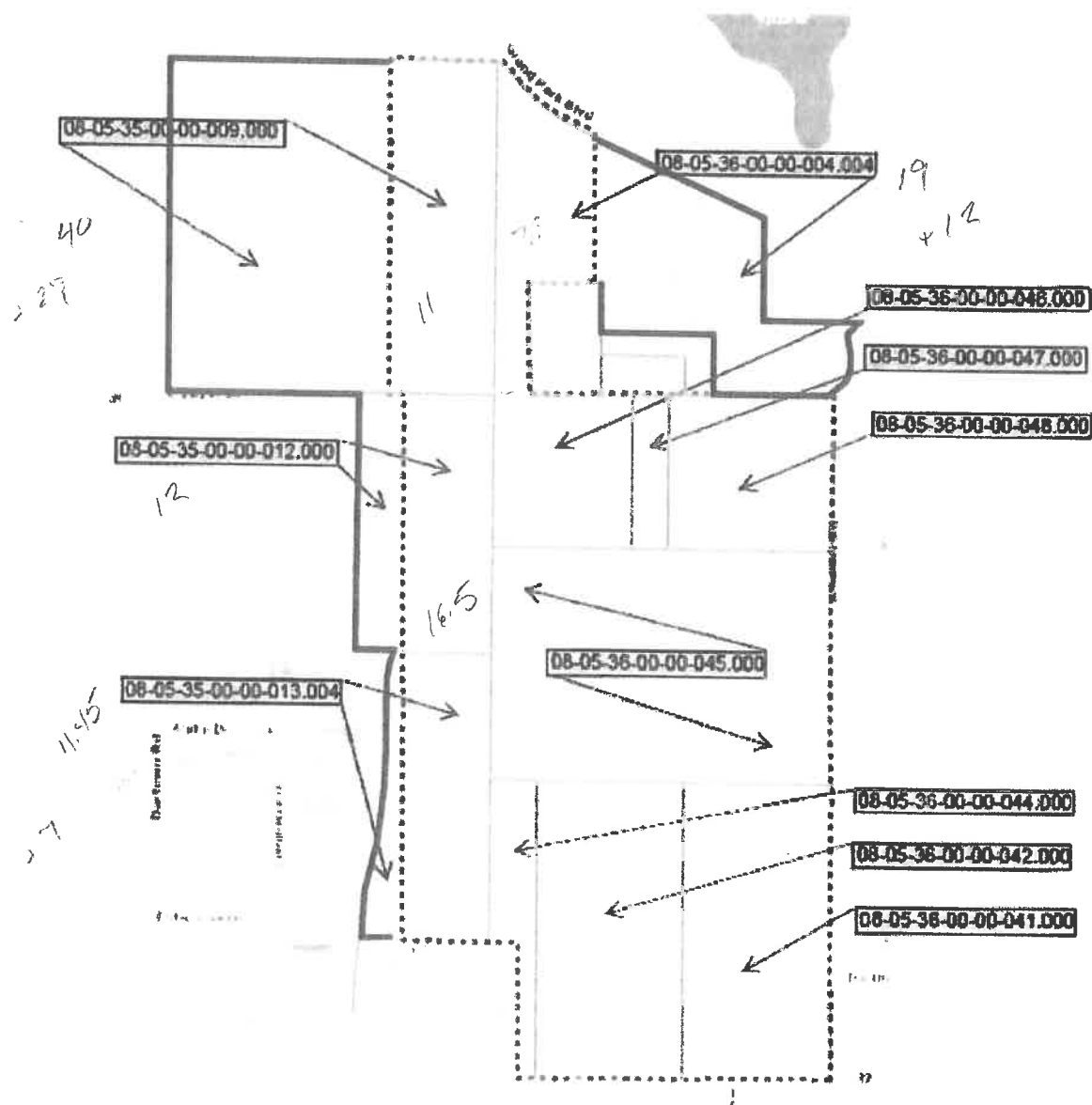
Entire Parcels as shown on the map on page A-2 hereof from the Grand Junction WF
Expansion Area 1 Economic Development Area

<u>Parcel Number</u>	<u>Owner</u>	<u>Base AV</u> <u>Assessed 2018 Pay 2019</u> Taken from Property Record Card
08-05-35-00-00-009.000	Wheeler Farms LLC	\$ 70,100
08-05-35-00-00-013.004	Wheeler Farms LLC	14,000
08-05-36-00-00-004.004	D & W Farms, Inc.	77,500
08-05-36-00-00-041.000	Wheeler Farms LLC	23,300
08-05-36-00-00-042.000	Wheeler Farms LLC	24,600
08-05-36-00-00-044.000	Wheeler Farms LLC	4,300
08-05-36-00-00-045.000	Wheeler Farms LLC	78,900
08-05-36-00-00-046.000	Wheeler Farms LLC	13,600
08-05-36-00-00-047.000	Maddox, Michael F & Michelle	175,800
08-05-36-00-00-048.000	Wheeler Farms LLC	13,800

Entire Parcels as shown on the map on page A-2 hereof from the Grand Junction 09A
Expansion Area Economic Development Area

<u>Parcel Number</u>	<u>Owner</u>	<u>Base AV</u> <u>Assessed 2018 Pay 2019</u> Taken from Property Record Card
08-05-35-00-00-012.000	Wheeler Farms LLC	\$ 17,400

EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA
 (Includes areas outlined in dotted red lines and additional areas outlined in solid blue lines.)



Original Wheeler Landing Economic Development Area outlined in dotted red lines.

EXHIBIT B

AMENDED ECONOMIC DEVELOPMENT PLAN INCLUDING FINDINGS OF FACT FOR THE EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA CITY OF WESTFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction

The Redevelopment Commission of the City of Westfield, Indiana ("Commission") has previously, pursuant to its Declaratory Resolution No. 01-2019 and Confirmatory Resolution No. 02-2019, designated and declared an economic development area within the City of Westfield, Indiana ("City") as the "Wheeler Landing Economic Development Area" ("Original Economic Development Area"). The Commission desires to expand the Original Economic Development Area as set forth in its Resolution No. 07-2019 to which this Plan is attached and made a part thereof as Exhibit B. This document is the plan for the Expanded Wheeler Landing Economic Development Area ("Amended Plan"), provided that this Amended Plan may be further amended in the future as provided in Indiana Code 36-7-14, as amended from time to time ("Act"), and in this Amended Plan.

Pursuant to the Act, the Amended Plan must be approved by the Commission, the Westfield-Washington Plan Commission (the "Plan Commission") and the Common Council of the City ("Council"). Upon such approvals, the Commission will hold a public hearing on the Amended Plan as required under Section 17 of the Act, before confirming (or modifying and confirming, or rescinding) the designation of the Expanded Wheeler Landing Economic Development Area and the approval of the Amended Plan.

The Commission also proposes that pursuant to the provisions of Section 39 of the Act, all of the Expanded Wheeler Landing Economic Development Area shall constitute a tax increment financing "allocation area" for purposes of the Act. Such allocation area shall be designated as the "Wheeler Landing Allocation Area" (hereinafter referred to as the "Wheeler Landing Allocation Area") for purposes of distribution and allocation of taxes on real property in the Wheeler Landing Allocation Area.

Project Objectives

The purposes of the Amended Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Amended Plan is designed to promote significant opportunities for the gainful employment of citizens of the City, attract major new business enterprises to the City, retain and expand existing significant business enterprises in the City, provide for local public improvements in the Expanded Wheeler Landing Economic Development Area, retain permanent jobs, and increase the property tax base.

Description of the Area

The Expanded Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area are described in the map attached hereto as Attachment I.

Description of Projects

The economic development of the Expanded Wheeler Landing Economic Development Area consists of projects, in, serving or benefiting the Expanded Wheeler Landing Economic Development Area and are described generally as shown in the map attached hereto as Attachment II.

Area I

Area I was created to focus on the district's adjacency to the Monon Trail. As a result development within this area is focused on the pedestrian. Buildings and improvements within Area I must address the Monon Trail if adjacent and provide adequate pedestrian and bicycle infrastructure. Automobiles will be accommodated but not at the expense of the pedestrian. A mix of uses is encouraged to create a viable environment for retail amenities to thrive. Dense housing options, office space, retail and service uses are encouraged.

Area II

Area II is located north of and adjacent to SR 32, west of and adjacent to Wheeler Road, South of and adjacent to the future extension of Tournament Trail and east of and adjacent to Oak Ridge Road. Area II will reflect adjacent development patterns, creating out-lots for individual users and/or multiple in-line users. Area II is subject to the SR32 Overlay.

Area III

Area III represents the continuation of the mixed use environment established in Area I with further integration of the automobile and the visitors who will undoubtedly be arriving by car. Area III enhances typical shopping centers with pedestrian interconnectivity and the potential for a mix of uses existing in close proximity to one another. A plaza or other community gathering area shall be integrated into the site design and would provide the primary opportunity for the pedestrian experience to transition from Area I to Area III. Dense housing options, office space, retail and services are encouraged.

INFRASTRUCTURE PROJECTS – PUBLIC IMPROVEMENTS

Including the provision of, and/or obtaining various regulatory approvals of, certain infrastructure necessary to support the projects described as proposed for Areas I, II and III and substantially benefiting the City consisting of road improvements and other local public improvements located primarily within the boundaries of the Expanded Wheeler Landing Economic Development Area, including but not limited to the:

- (i) design and construction of the extension of Oak Ridge Road to be renamed Grand Park Boulevard ("Renamed Grand Park Boulevard") to State Road 32 consistent with the design and configuration in Attachment II attached hereto, including the

- “T” intersection for the east/west road south of 186th Street connecting the existing Wheeler Road roundabout to Renamed Grand Park Boulevard;
- (ii) design and construction of the extension of Tournament Trail from Renamed Grand Park Boulevard to Wheeler Road;
- (iii) design and construction of a yet to be named east/west road connecting Wheeler Road to Renamed Grand Park Boulevard, such road being to the north of Tournament Trail and to the south of 181st;
- (iv) the cost of improvements to the existing signal and turn lanes at Wheeler Road and State Road 32;
- (v) the cost of the traffic signal at Wheeler Road and Tournament Trail;
- (vi) design, obtaining the regulatory approvals, and construction of storm water infrastructure to serve the projects to be constructed in Areas I, II and III, local public improvements, and certain future needs of the City, including a regional storm water retention/detention pond, ((i) through (vi) are collectively, the “Public Improvements”).

The Commission estimates the costs of the Public Improvements to be approximately \$6,200,000 and anticipates paying for the Public Improvements with tax increment revenues derived from the Wheeler Landing Allocation Area. To facilitate to the timely completion of the Public Improvements, the Commission may elect to issues bonds, notes or enter into leases or pledge tax increment derived from the Wheeler Landing Allocation Area to the payment of obligations issued by the City pursuant to Indiana Code 36-7-11.9 and 12 for public improvements payable from such tax increment revenues or other revenues available to Commission

Acquisition List

In connection with the accomplishment of the Amended Plan, the Commission has no present plans to acquire any interests in real property. In the event the Commission determines to acquire interests in real property in the future, it shall follow procedures set forth in Section 19 of the Act. The Commission may not exercise the power of eminent domain in an economic development area.

Disposal of Property

The Commission may dispose of any real property acquired in the future by sale or lease to the public pursuant to procedures set forth in Section 22.7 of the Act.

Statutory Findings

A. The Amended Plan for the Expanded Wheeler Landing Economic Development Area meets the following required findings under Section (b) of the Act:

1. *The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts a major new business enterprise to the City, retains or expands a significant business enterprise existing in the City, or meets other purposes of Sections 41 and 43 of the Act.*

The Expanded Wheeler Landing Economic Development Area is in the general vicinity of SR 32 and U.S. 31. The Amended Plan will provide additional opportunities to attract business users to the Expanded Wheeler Landing Economic Development Area. The attraction of new businesses will provide opportunities for employment for the citizens of the city. It is estimated that private improvements to be constructed in Areas I, II and III will cost in excess of \$68,000,000.

2. *The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 41 and 43 of the Act because of a lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.*

Implementation of the Amended Plan is necessary because the Expanded Wheeler Landing Economic Development Area lacks the infrastructure improvements necessary to support the proposed development of the area. The use of tax increment financing from the Allocation Area is necessary to complete the Public Improvements. The Public Improvements could not occur without the availability of tax increment revenues.

3. *The public health and welfare will be benefited by accomplishment of the Plan for the Economic Development Area.*

Implementing the Amended Plan and constructing the Public Improvements will attract new business enterprises to the City and create economic development, job growth, and will increase the tax base of the City. But for such development, the Expanded Wheeler Landing Economic Development Area would continue to have a depressed assessed value and provide little opportunity to attract and create economic development and job growth.

4. *The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base, or other similar public benefits.*

As noted above, the Public Improvements contemplated under the Amended Plan will be of public utility and benefit and will increase the property tax base of the City and attract economic development to the City by increasing job opportunities. The Amended Plan will improve the diversity of the economic base of the City and spur further development in the Expanded Wheeler Landing Economic Development Area.

5. *The Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.*

The Amended Plan conforms to the goals of the other development and redevelopment plans for the City in that it is designed to enhance the economic well-being of the City and its citizens. The Amended Plan allows for better utilization of the Expanded Wheeler Landing Economic Development Area for the purposes currently contemplated by the Westfield-Washington Planning Commission.

B. The Amended Plan for the Expanded Wheeler Landing Economic Development Area meets the required findings under Section 39(b) of the Act:

The adoption of the allocation provisions for the Wheeler Landing Allocation Area will result in new property taxes in the Wheeler Landing Allocation Area and the Expanded Wheeler Landing Economic Development Area that would not have been generated but for the adoption of the allocation provisions. The allocation provisions provide the Commission with the funding required to complete the Public Improvements which will facilitate new investment in the Expanded Wheeler Landing Economic Development Area and the Wheeler Landing Allocation Area that otherwise would not occur.

Financing of the Project

It will be necessary to issue bonds or other obligations to raise money for the completion of the Public Improvements in the Expanded Wheeler Landing Economic Development Area. The Commission intends to pledge incremental *ad valorem* property taxes allocated under Indiana Code 36-7-15.1-39 to support the issuance of economic development obligations to be issued by the City utilizing the Westfield Economic Development Commission ("EDC") to reimburse the developer for certain costs of the construction of the Public Improvements paid by the developer. The amount of these obligations may not exceed the total, as estimated by the Commission or the EDC, of all expenses reasonably incurred in connection with the Public Improvements, including:

- (1) The total cost of all land, rights-of-way, and other property to be acquired and developed;
- (2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Public Improvements or the issuance of obligations;
- (3) Interest on the obligations; and
- (4) Expenses that the Commission is required or permitted to pay under Indiana Code 36-7-14.

In the issuance of obligations or the pledge of incremental *ad valorem* property taxes allocated under Indiana Code 36-7-15.1-39, the Commission will comply with Indiana Code 36-7-11.9, Indiana Code 36-7-12 and Indiana Code 36-7-14.

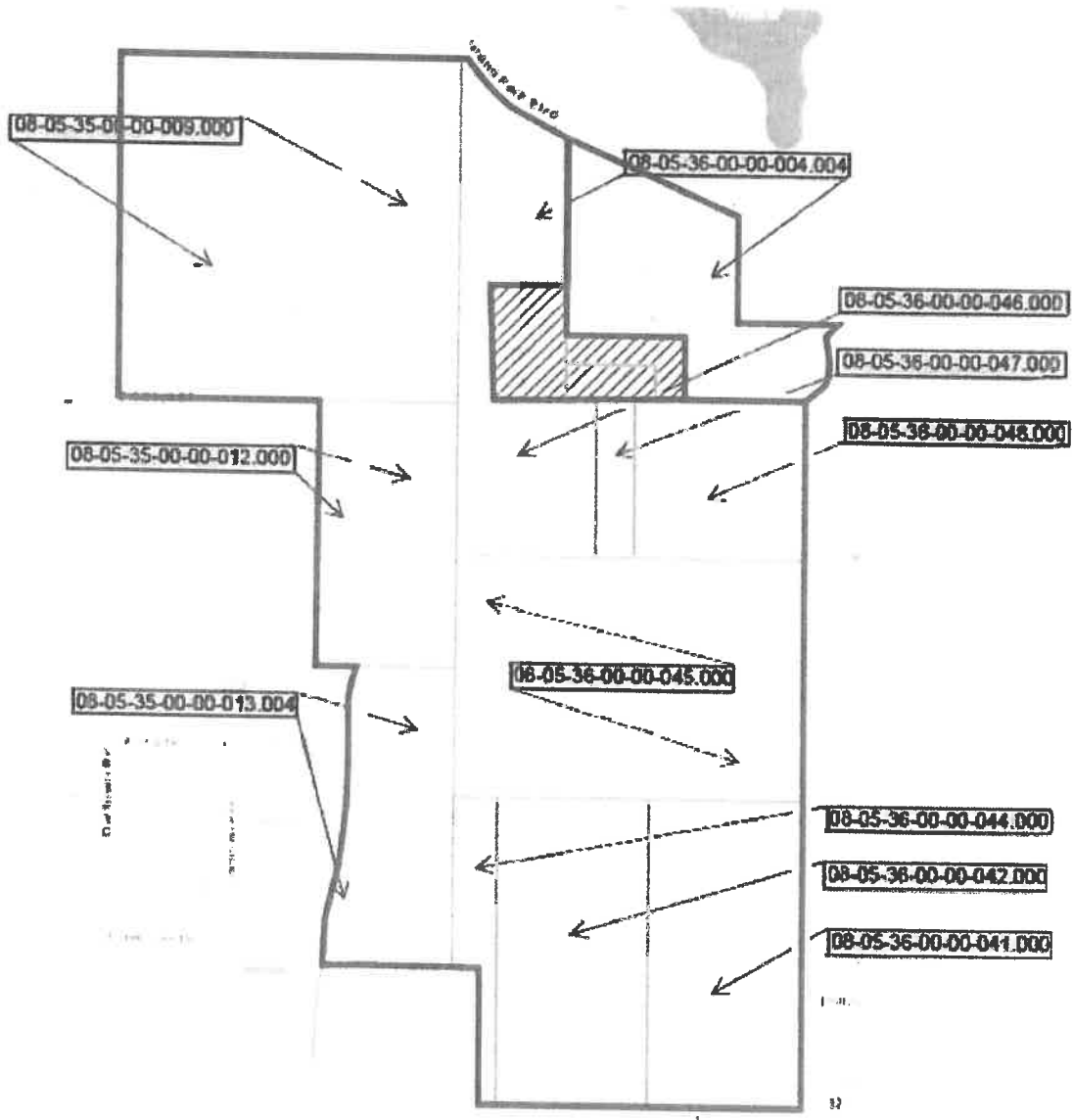
Amendment of the Amended Plan

This Amended Plan may be amended by following the procedures described in Section 36-7-14-17.5 of the Act.

ATTACHMENT I

MAP OF THE AREA AND LIST OF PARCELS LOCATED WITHIN THE EXPANDED WHEELER LANDING ECONOMIC DEVELOPMENT AREA

Map:



Crosshatched areas not included.

List of Parcels:

<u>Parcel Number</u>	<u>Owner</u>	<u>Base AV</u> <u>Assessed 2018 Pay 2019</u> Taken from Property Record Card
08-05-35-00-00-009.000	Wheeler Farms LLC	\$ 70,100
08-05-35-00-00-012.000	Wheeler Farms LLC	17,400
08-05-35-00-00-013.004	Wheeler Farms LLC	14,000
08-05-36-00-00-004.004	D & W Farms, Inc.	77,500
08-05-36-00-00-041.000	Wheeler Farms LLC	23,300
08-05-36-00-00-042.000	Wheeler Farms LLC	24,600
08-05-36-00-00-044.000	Wheeler Farms LLC	4,300
08-05-36-00-00-045.000	Wheeler Farms LLC	78,900
08-05-36-00-00-046.000	Wheeler Farms LLC	13,600
08-05-36-00-00-047.000	Maddox, Michael F & Michelle	175,800
08-05-36-00-00-048.000	Wheeler Farms LLC	13,800

ATTACHMENT II

Public Improvements Description/Location of Public Improvements

