CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, March 16, 2026 at 7:30 PM
MEETING PLACE: Westfield City Hall - Main Assembly Room

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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

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

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 11, 2026

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation,

utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

Exhibit 1 - City of Westfield Comprehensive Plan

WORKSHOP ITEMS

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 765 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2512-PUD-22 *(anticipated public hearing on 4/6/26, subject to change)*
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2603-PUD-03 *(anticipated workshop on 4/20/26, subject to change)*
199th & Monon Planned Unit Development (PUD) Amendment I
South of and adjacent to 199th Street and west of the Monon Trail
Onyx & East, LLC by Nelson & Frankenberger LLC requests a chang in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2603-PUD-04 *(anticipated workshop on 4/20/26, subject to change)*
Trace Commons Planned Unit Development (PUD)
South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail
Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Petition Number:	2511-PUD-19
Project Name:	Ironstone PUD
Subject Site Address:	Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St. (the "Property")
Petitioner:	Platinum Properties Management Company, LLC
Representative:	Nelson & Frankenberger
Request:	Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family Rural District
Current Land Use:	Agriculture, Residential, and Vacant
Approximate Acreage:	765 acres +/- (including 40 acre school site)
Exhibits:	1. Staff Report 2. Location Map 3. Context Map 4a. Proposed Ordinance 25-66 4b. Red-lined ordinance 5. Concept Plan 6. District Maps 7. Lot Type Standards 8a. Residential Architectural Standards and Character Exhibits 8b. Additional Residential Architectural Exhibits 9a. Horton Square Mixed Use Block Architectural Character Exhibits 9b. Horton Square Mixed-use Block Architectural Standards 10. Trail Network Plan 11a. Amenities Plan 11b. Foundry Park Renderings 11c. Carey Commons Renderings 11d. Amenity List 12a. Thoroughfare Plan 12b. Street Cross Sections 13. Residential Sign Monumentation

14a. Open Space Plan
14b. Tree Preservation Plan
15. Supplemental Buffer Yard Requirements
16. Proposed Developer Commitments
17. Issue List Exhibit
18. Public Comment Exhibit

Staff Reviewer: Weston Rogers, Senior Planner

PETITION HISTORY

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

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

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

A workshop meeting was held at the December 15, 2025, Plan Commission meeting at the Westfield City Hall. Discussion regarding this petition can be viewed here.

A second workshop meeting was held at the January 20, 2026, Plan Commission meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

A third workshop meeting was held at the February 17, 2026, Plan Commission meeting at the Westfield City Services Building. Discussion regarding this petition can be viewed here.

This item is scheduled to appear on the March 16, 2026, Plan Commission meeting at Westfield City Hall. It is anticipated that a recommendation will be forwarded by the Plan Commission to the City Council at this meeting date.

PROJECT OVERVIEW

Location:

The 765 acre +/- Property is generally located southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St., see **Exhibit 2,** *Location Map*.

Property Description:

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

Project Description:

The petitioner is requesting to re-zone the 765 +/-acre Property to the Ironstone Planned Unit Development (PUD) District. The proposed ordinance would permit a residential community with a mixed-use village to be developed through the establishment of four districts.

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

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

Specific ordinance details are outlined within this staff report.

ORDINANCE DETAILS

Definitions:

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

Concept Plan:

- The proposed Ordinance, as currently written, would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* and **Exhibit 6**, *District Map* as determined by the Director of Community Development.

Underlying Zoning Districts:

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

Permitted Uses:

Areas A, B, and C

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

Area D

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- The following uses would also be permitted: Multi-family Dwellings; and Park, Public or Private.
- The following uses would not be permitted: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales / rentals along with all Special Exception uses and Prohibited Uses.
- In addition, no use of any kind shall include a drive thru as part of the operation of the Use.

Maximum Dwellings:

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

General Regulations:

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

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

	Proposed PUD Standard
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum

Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front	Min. 0' / Max. 10'
Side Yard / Bldg. Separation	0'
Rear Yard	0'
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	50'
Building Size	
Minimum Building Size	10,000 SF
Maximum Building Size	50,000 SF

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

Other General Regulations for Horton Square Mixed Use Block:

- No drive-thru facilities permitted
- Multifamily Dwelling are only permitted if included as part of a mixed use development and shall only permitted on the 2nd story and above.
- Maximum tenant size for commercial use shall be limited to 6,000 SF

Development Standards:

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

Article 6.3 – Architectural Standards

All Residential Districts

- The proposed ordinance would omit the default UDO Architectural Standards applicable to Single-family Districts (Residential Uses).
    - Rather, the proposed ordinance includes specific architectural standards and character imagery for each individual housing type as noted in **Exhibit 8a** and **Exhibit 8b**, *Residential Architectural Standards*.
- The proposed ordinance specifies anti-monotony standards for all areas that promotes architectural variety along a residential streetscape. In addition, the ordinance includes specific side elevation design standards for all homes.
- The proposed ordinance also specifies rear façade enhancements for any façade adjacent to the power transmission line easement and all pedestrian trails.

Home Builder Ratios

- The proposed ordinance also specifies that there shall be a minimum of five (5) home builders constructing housing product on the Property.
    - Each home builder would be required to construct a minimum of 5% of the homes on the Property (excluding Area C – The Reserve).
    - In addition, the following standards would apply:
        - Area A – An individual builder shall be permitted to construct a maximum of 50% of the homes in Area A.
        - Area B – An individual builder shall be permitted to construct a maximum of 60% of the homes in Area B.
        - Area C - An individual builder shall be permitted to construct a maximum of 40% of the homes in Area C.
        - Townhome dwellings would be excluded from these ratios.

Area A (The Lakes) Additional Standards

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

Area B (The Village) Additional Standards

- The proposed ordinance would require the fronts of homes, not separated by Street Frontage Landscaping to face the public rights-of-way along 206th Street, Horton Road, and the Monon Trail.
- The proposed ordinance would require a minimum of 80% of all lots to be alley loaded.
- A maximum of 10% of Townhomes Lots may be front-loaded.
- Homes fronting Foundry Park, Horton Square Mixed-use Block, and the main entry drive off of 206th Street would require brick pedestrian pathways connecting to the adjacent sidewalk.
- Homes adjacent to the Monon Trail would be required to be 3 stories in height with a rooftop living area.
- A minimum of 30% of front loaded homes shall include a garage setback of 10 feet from the main living area of the home.
- Home height standards have also been included for residential lots adjacent to certain AG-SF1 zoned properties.

Area C (The Reserve) Additional Standards

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

Horton Square Mixed-use Block

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

Article 6.5 – Fence Standards

- Article 6.5 of the UDO requires specific fencing standards for residential and commercial land uses.
- The proposed ordinance would apply these standards. However, the proposed ordinance would also specify that proposed fencing shall be designed and installed in substantial compliance with **Exhibit 13**, *Residential Sign Monumentation and Fencing Plan*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards as noted below:
    - Street Trees
        - The ordinance would specify a minimum spacing requirement of twenty (20) feet.
    - Lot Landscaping
        - Article 6.8(K) of the UDO requires Minimum Lot Landscaping Requirements for various sizes of residential lots.
        - The proposed ordinance would require all Single Family Lots, regardless of size, to include two (2) shade trees and eight (8) shrubs. Corner lots would require one (1) additional shade tree and eight (8) additional shrubs. Townhome Lots would require one (1) shade tree and eight (8) shrubs. Corner Lots would require one (1) additional shade tree. Corner lots where the setback is less than ten (10) feet would be able to credit additional shrubs towards meeting the additional tree requirement, provide street trees are present within the adjacent right-of-way.
    - Tree Preservation
        - The ordinance would require tree preservation within the Areas shown on **Exhibit 14b**, *Tree Preservation Plan*.
        - In addition, the ordinance outlines specific tree protection and preservation procedures and requirements.

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

SF3 and SF4 adjacent to AG-SF1

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

*3 additional trees / 100 LF shall satisfy the minimum shrub plantings
* Evergreen Trees may be substituted for required Shade Trees at a 1:1 ratio
*Preserved trees may count towards meeting the required buffer yard plantings

- The proposed ordinance would omit buffer yard requirements within the following conditions:
  - Between Areas internal to the Real Estate
  - Within areas including Development Amenities
  - The perimeter of the Village District which is north of the southern limits of the power transmission easement and west of the Monon Trail as illustrated in the Concept Plan.

- The proposed ordinance would also specify that Lot Landscaping Standards for Lots adjacent to the Monon Trail and tree preservation along the Monon Trail shall serve as the buffering along the Monon Trail throughout the Property.
- Unique and specific buffer yard standards for certain adjoining properties are noted within **Exhibit 15**, *Supplemental Buffer Yard Requirements*.

- Parking Area Landscaping
  - Article 6.8(O) of the UDO requires various landscape standards for parking areas of certain sizes and locations.
  - The proposed ordinance would modify the default UDO requirements by stating regardless of parking lot location or size, a minimum of 5% of the parking area shall be landscaped and the parking area shall be screened if only located within twenty (20) feet of a Lot Line or right-of-way.

Article 6.9 – Lighting Standards

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

Article 6.14 – Parking and Loading Standards

- Article 6.14 of the UDO requires specific parking standards for various use types.
- Non Residential Uses:
  - The proposed ordinance would require all non-residential use parking requirements to be determined by the Director in lieu of a specific ratio as stated within the UDO.
  - The proposed ordinance would not permit parking to be located within the Established Front Yard unless otherwise approved by the Director under specific circumstances. In addition, a 4' height masonry screen wall would be required to screen parking if adjacent to Horton Road or 206th Street. On Street parking would be required within the Horton Square Mixed-use District.
- Multi-family Residential Uses
  - The proposed ordinance would require all multi-family dwellings to include 1.25 spaces per multi-family dwelling in lieu of 2 spaces per multi-family unit as stated within the UDO.

Article 6.17 – Sign Standards

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

Infrastructure Standards:

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

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

Design Standards:

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

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 12% to 20% open space per underlying zoning district standards by default.
        - Proposed ordinance would require over 20% of the Property to be Open Space as depicted on the Concept Plan regardless of the applicable underlying zoning district.
    - Amenities
        - The UDO does not currently require specific amenities to be installed as part of a single-family development.
        - Proposed ordinance would require the amenities to be developed on the Property in substantial compliance with **Exhibit 11a**, *Amenities Plan*.
        - These amenities would include playgrounds, play courts, bathhouse buildings and swimming pools, community wide clubhouse, amphitheater, frisbee golf, marina dock, and gathering areas as shown in **Exhibit 11a**, *Amenities Plan,* **Exhibit 11b**, *Foundry Park Rendering*, **Exhibit 11c,** *Carey Commons Rendering.*
        - The proposed ordinance outlines required amenities in **Exhibit 11d**, *Amenity List*, and specifies the construction and installation timing for amenities throughout the development.
        - The ordinance also specifies that all amenities shall be maintained by an Owner's Association.

Article 8.7 – Pedestrian Network Standards

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

Duration

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

Annexation

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

SUMMARY OF CHANGES SINCE LAST MEETING

Concept Plan

- Minor updates and general clean-up / refinements
- Revised / updated the Horton Square Mixed-use Block concept site design exhibit

General Regulations

- Standards were added within Area D, Horton Square Mixed Use Block, to specify the following:
    - A maximum front yard building setback of 10 feet.
    - Multi-family dwellings only permitted as part of a mixed-use building and located on the 2nd story and above.

Development Standards

- Landscape Standards
    - Lot landscaping standards refined to address spatial considerations for corner lots with a side setback of less than 10'. In these circumstances additional lot shrubs and the presence of adjacent right-of-way street trees would satisfy the additional landscaping requirements for corner lots.
- Buffer Yards
    - Language added that specifies evergreen trees may be substituted for shade trees at a ratio of one-to-one (1:1). In addition, preserved trees within landscape buffers may count towards required buffer yard landscaping.

Infrastructure Standards

- Trail Network Plan / Street Cross Sections
    - Minor updates and general clean-up / refinements

Proposed Developer Commitments

- Developer commitments were proposed to address the following items:
    - Commitment to rental / leasing restrictions (min. 90% of homes to be owner occupied)
    - Commitment to donate portion of real estate to the City of Westfield
    - Commitment to enter into development agreement with City of Westfield regarding road improvements

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COMPREHENSIVE PLAN

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

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

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

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

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 3rd, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Actions:**
    a. **Upon the completion of review and discussion, the Department recommends forwarding a recommendation to the City Council.**
    b. **If such recommendation is provided, the motion shall include the Proposed Developer Commitments, as noted in Exhibit 16.**
    c. **Please note, a suspension of the APC rules of procedure would be required to forward a recommendation to the City Council at this particular APC meeting date.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

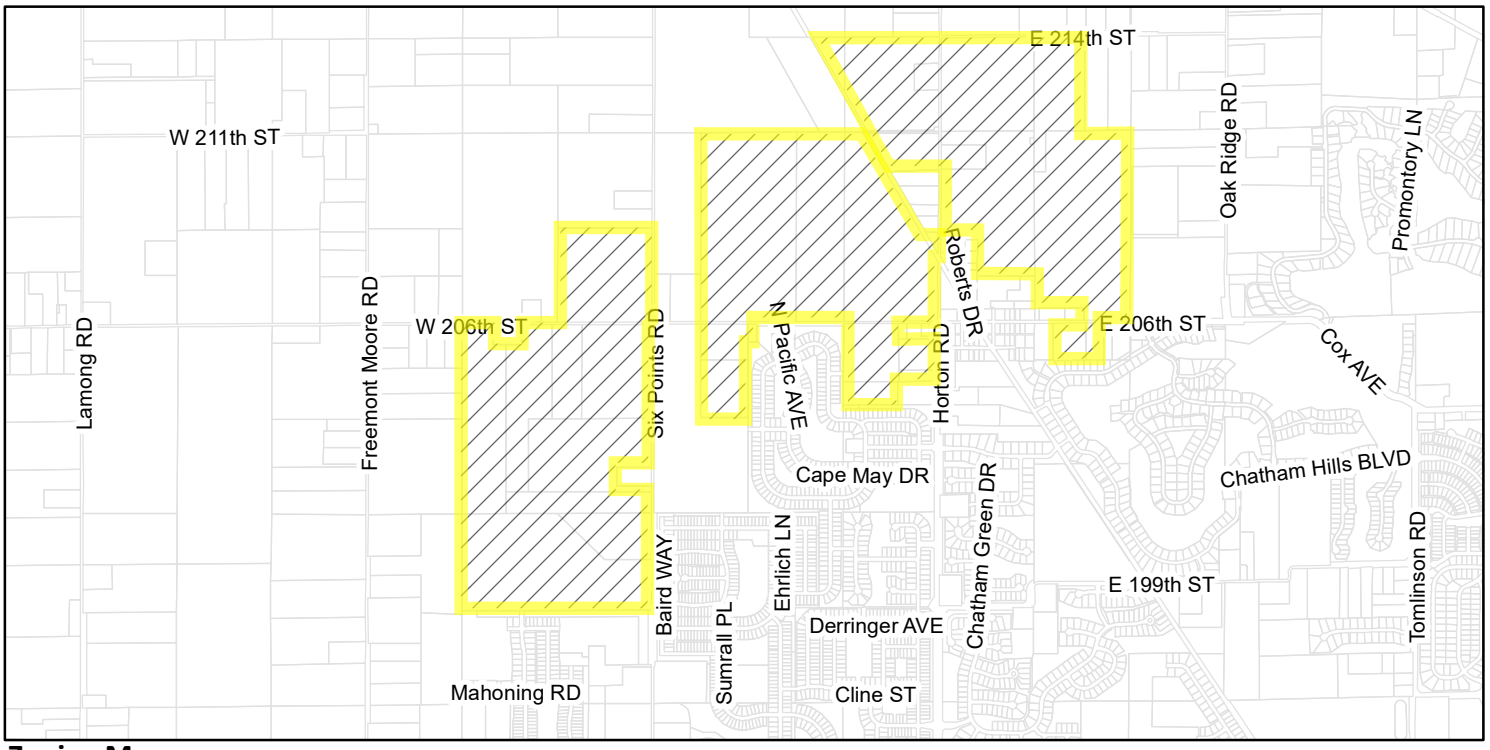
CITY OF Westfield INDIANA

Property Location Map

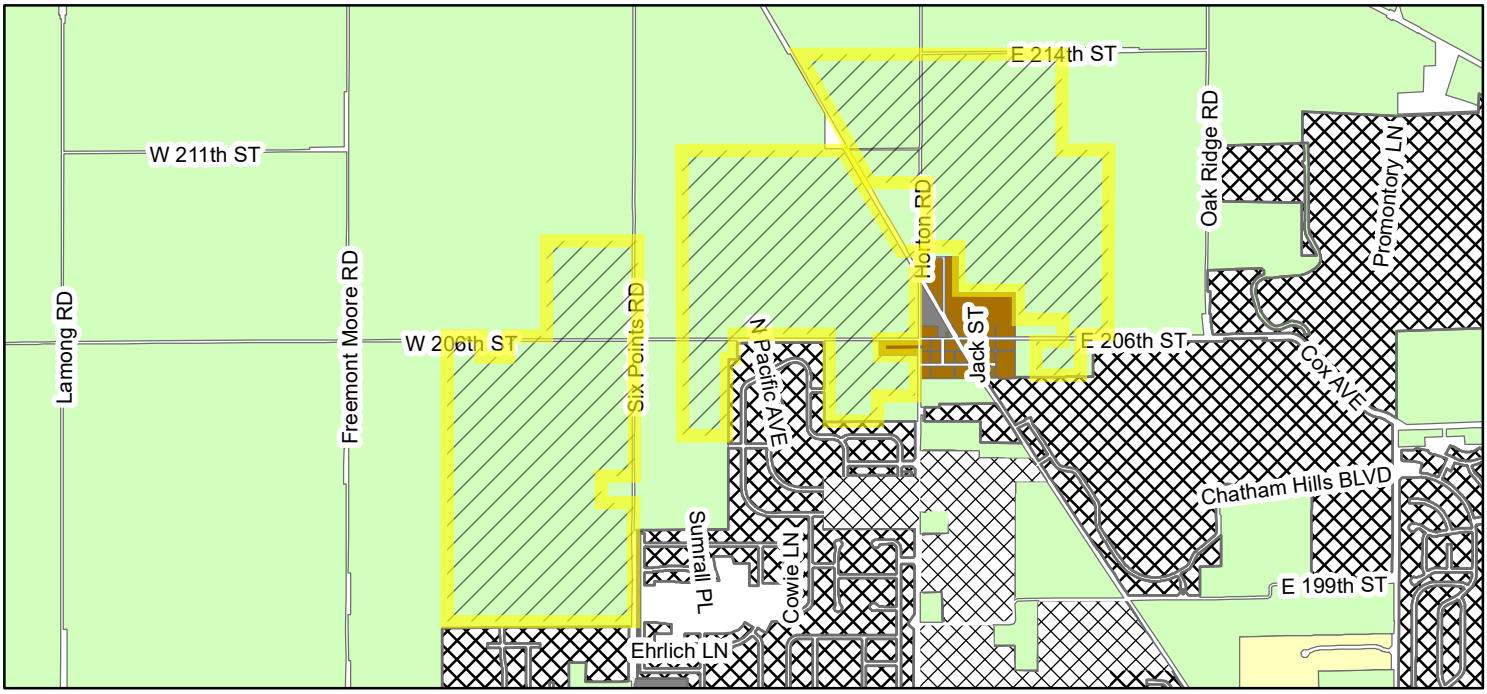
N W E S

Not To Scale

Aerial Location Map

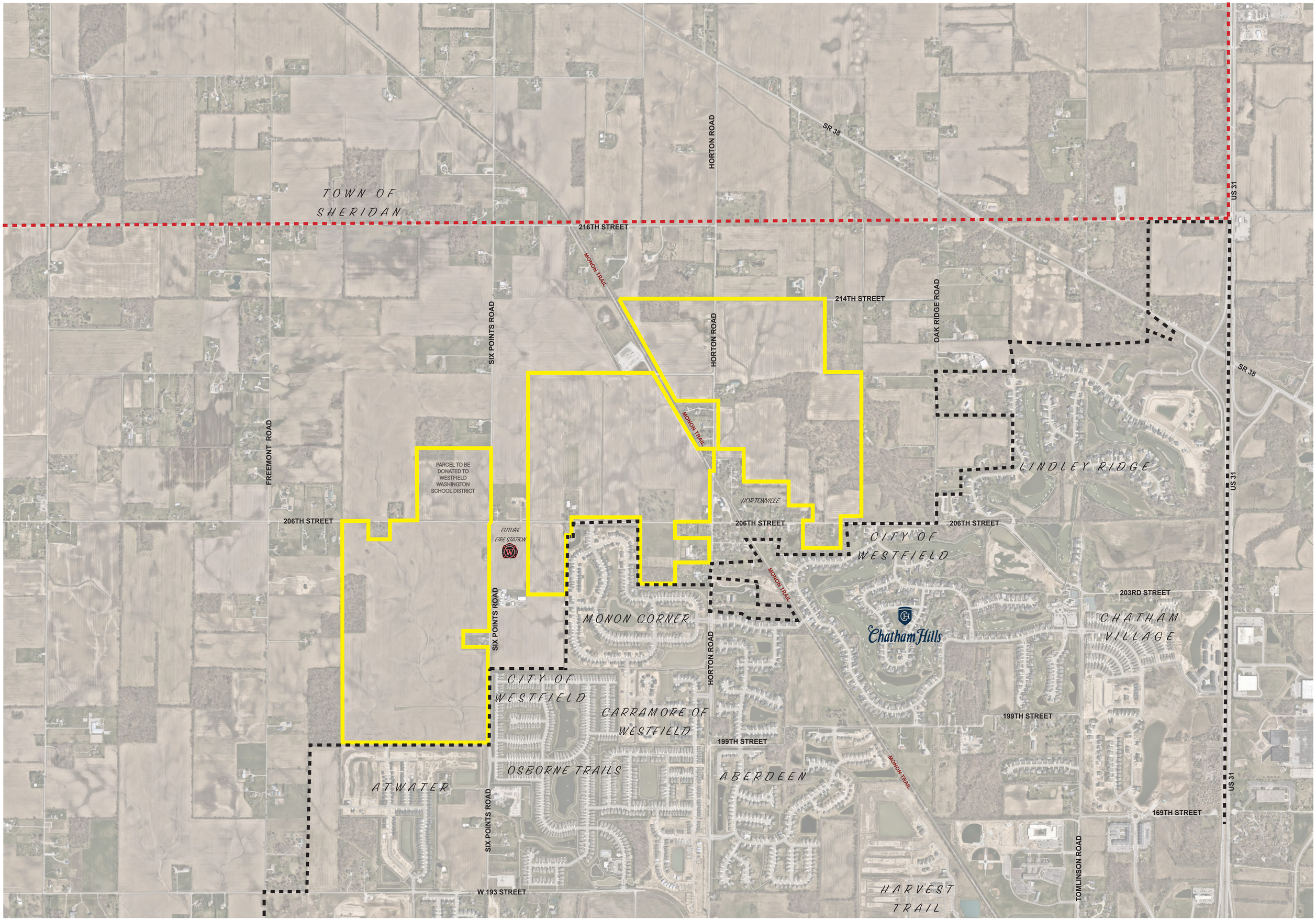


Zoning Map



Zoning

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



IRONSTONE | EXHIBIT A - LOCATION MAP

Kimley»Horn

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ORDINANCE NUMBER 25-66

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

"Ironstone"

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

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

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

WHEREAS, the Commission forwarded **Petition No. 2511-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

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

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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

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

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

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

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

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

interchangeable (i.e "Lot Type D" = "Dwelling Type D").

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

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

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

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

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

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

3.4 Areas are represented on the Concept Plan and District Map and regulated further by the terms of this Ordinance. Areas shall be in substantial conformance with the District Map(s), attached hereto as **Exhibit C**; as determined and approved by the Director of the Community Development Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in substantial

conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community Development Department.

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

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

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

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

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.

5.2 Area A, Area B and Area C:

A. The following additional uses shall be permitted:

A. Park, Public or Private.

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

B. The following additional uses shall not be permitted

1. Religious Institution.

C. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
575 Single-Family Dwelling Units	550 Single-Family Dwelling Units *230 Townhomes	375 Single-Family Dwelling Units

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

D. A variety of Lot (Dwelling) Types shall be distributed across the Areas in substantial conformance with the District Map (See **Exhibit C**). Specific Lot Types and the Areas in which they are permitted are specified below.

1. Lot Type:

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

2. Area where Each Lot Type is Permitted:

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

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

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

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

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

2. Park, Public or Private.

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

C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental. In addition to the Uses listed above as prohibited, no Use shall include a drive-thru as part of the operation of the Use.

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

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

6.2 Area D (Horton Square Mixed Use Block):

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

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

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

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

B. No drive-thru shall be permitted as part of any Use, building or site design.

C. Multifamily Dwellings shall (i) only be permitted as part of a mixed-use Building and (ii) shall only be located on the 2nd Story and above. Multifamily amenities, leasing offices and commercial land uses may be located on the ground floor of any building. However, multifamily amenities and leasing offices shall not exceed more than fifty (50) percent of the ground floor square footage of any mixed-use building.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) square feet.

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

7.1 Residential Architectural Standards: Article 6.3 shall apply, except as otherwise

modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E-1** and **Exhibit E-2** shall apply.

1. Home Builders:

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

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

c. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.

2. Exterior Materials:

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

b. Vinyl and aluminum siding shall be prohibited.

c. Windows: Windows on the side and rear facades of all dwellings shall include trim detailing and be of the same style (mullion pattern/design) as provided on the front elevation.

d. Side building facades: All Single-Family Dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

ii. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
iii. Sunroom or morning room with a minimum of one hundred square feet (100sqft) of additional living space located on a Side or Rear Façade.
iv. A window bay or box out not less than six feet (6') wide.
v. Hip roof.
vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
vii. A minimum of two (2) windows per each Side Building Façade.
viii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

e. Rear Facades: All Single-Family Dwellings including driveways that individually access the street and have a rear façade along/adjacent to (i) the existing power transmission line easement, and (ii) all shared-use and pedestrian trails as noted on **Exhibit G**, shall feature a rear façade enhancement such as a covered porch, morning room, or screened-in porch. The façade enhancement shall be either a projection from the rear façade or incorporated into the footprint of the home.

f. Garage Doors: All dwellings shall include a minimum 2-car garage and the garage doors shall include windows.

3. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single-Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the

street or diagonally from the subject home; and

b. Shall have a different primary siding color than the dwelling on an adjacent Lot.

4. Character Imagery: The Character Imagery included in **Exhibit E-1** and **Exhibit E-2** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

B. Additional Area A (The Lakes) standards:

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

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

C. Additional Area B (The Village) standards:

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

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

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

4. The Area shall have brick columns and wrought-iron fencing throughout the Area, where feasible, defining public spaces and

view corridors, as generally illustrated on **Exhibit J** (Residential Monumentation).

5. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall require the front-façade to face the public right-of-way/trail.

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

7. Homes constructed on the Lots north of and two removed from Hamilton County Parcel Number 08-05-23-00-00-002.002 (6 lots total) shall only be single-story homes.

D. Additional Area C (The Reserve) standards:

1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road, 206th Street, and 214th Street shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

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

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

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

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

enhanced below:

A. Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following exception. A minimum spacing requirement of twenty (20) feet shall apply.

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

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

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

3. Single Family Alley/Rear Load Lots. One (1) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional Shrubs. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

4. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

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

C. Common Areas:

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

determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity **Exhibit H-1** - Amenity Plan thru **Exhibit H-3**, as determined by the Director of the Community Development Department.

D. Tree Preservation: Tree Preservation shall be required in the areas as shown on **Exhibit K-2** – Tree Preservation Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).

3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.

4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.

5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.

6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.

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

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

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

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

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

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

2. Buffer Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting material standard of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section.

3. No berms or mounding shall be required within Buffer Yards.

4. No Buffer Yard shall be required (i) between Areas internal to the Real Estate, (ii) within areas including Development

Amenities, or (iii) the perimeter of the Village District which is north of the southern limit of the power transmission lines and west of the Monon Trail as illustrated on the Concept Plan.

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

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

7. Notwithstanding the Buffer Yard standards of this Section 7.3(G), additional buffer areas and planting standards shall apply, in locations as depicted in **Exhibit K-1** – Open Space Plan, as depicted in **Exhibit L** – Supplemental Buffer Yard Requirements. If a conflict exists between **Exhibit L** and Section 7.3(G) the requirements illustrated on **Exhibit L** shall be applicable. The Developer shall be permitted to cluster trees within the areas noted on **Exhibit L** in order to preserve existing trees.

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

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

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

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

I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate as approved by the Director of Community Development Department. If the relocation of plantings results in planting congestion or is otherwise

contrary to landscaping best management practices, then the Director of the Community Development Department or the Director of the Parks Department may approve a landscape plan with fewer plantings than otherwise required subject to the conditions of UDO Article 6.8(G)(4)(h).

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

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

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

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

C. Off-Street Parking in Area D:

1. Off-street Parking Areas shall not be permitted in the Established Front Yard along Horton Road, 206th Street, or any street adjacent to, or internal to, the Horton Square Mixed Use Block. The Director of the Community Development Department may approve limited parking in the front yard at the time of Detailed Development Plan approval in the event that buildings are provided along three (3) frontages for a subject Block. In no event shall parking be permitted in the Established Front Yard along Horton Road or 206th Street.

2. Off-street Parking Areas, if adjacent to Horton Road or 206th Street shall be screened by a minimum four (4) foot height masonry wall and landscaped with ½ the plant material required per the UDO Perimeter Parking Area Landscaping requirements along the Horton Road or 206th frontage, as may be applicable.

3. On-street parking shall be provided in the Horton Square Mixed Use Block.

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

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

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

7.6 Article 6.5 Fence Standards: Article 6.5 Fence Standards shall apply. However, decorative fencing shall be developed and installed in substantial compliance with **Exhibit J**.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I-2** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I-1** further identifies where with the District the street sections will be applicable. Modifications to the Street and Alley Cross Sections including right of way widths are permitted with the approval of the Plan Commission or Department of Public Works.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works. Said streetscape design may include a street cross section which varies from **Exhibit I-2** and requires a right of way which may vary from **Exhibit I-1** Thoroughfare Plan with the approval of the Plan Commission or Department of Public Works.

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

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

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

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

A. Minimum Open Space: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan, attached hereto as Exhibit B and Open Space Plan, attached hereto as **Exhibit K-1**. The parcel noted as "Parcel to be donated to City of Westfield" on the Concept plan shall not be included in the Open Space calculation of Open Space.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

2. Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1**:

1. Timing and Maintenance of Amenities:

a. Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall (i) commence within twenty-four (24) months from the commencement of home construction in each Area, and (ii) be completed within eighteen (18) months of commencement.

b. All other amenities shall be installed within eighteen (18) months of acceptance of public infrastructure in the subject section of each Area.

c. All Amenities shall be Maintained by an Owner's Association.

2. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1** thru **Exhibit H-3**, and the Amenities List, attached

hereto at **Exhibit H-4**, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community Development Department.

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

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

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

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

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

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

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

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

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

8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H-1**.

D. Article 8.6 shall not apply to Area D.

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

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

Section 11. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-66

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-66

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

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

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

Ironstone PUD 17 030526

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E-1	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit E-2	Additional Residential Character Exhibits
Exhibit F-1	Character Exhibits (Horton Square Mixed Use Block)
Exhibit F-2	Horton Square Mixed Use Block Architectural Standards
Exhibit G	Trail Network Plan & Typical Cross Section
Exhibit H-1	Amenity Exhibit
Exhibit H-2	Foundry Park Renderings
Exhibit H-3	Carey Commons Renderings
Exhibit H-4	Amenities List
Exhibit I-1	Thoroughfare Plan
Exhibit I-2	Permitted Street and Alley Cross Sections
Exhibit J	Residential Monumentation
Exhibit K-1	Open Space Plan
Exhibit K-2	Tree Preservation Plan
Exhibit L	Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

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

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

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

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

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

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

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

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

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

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

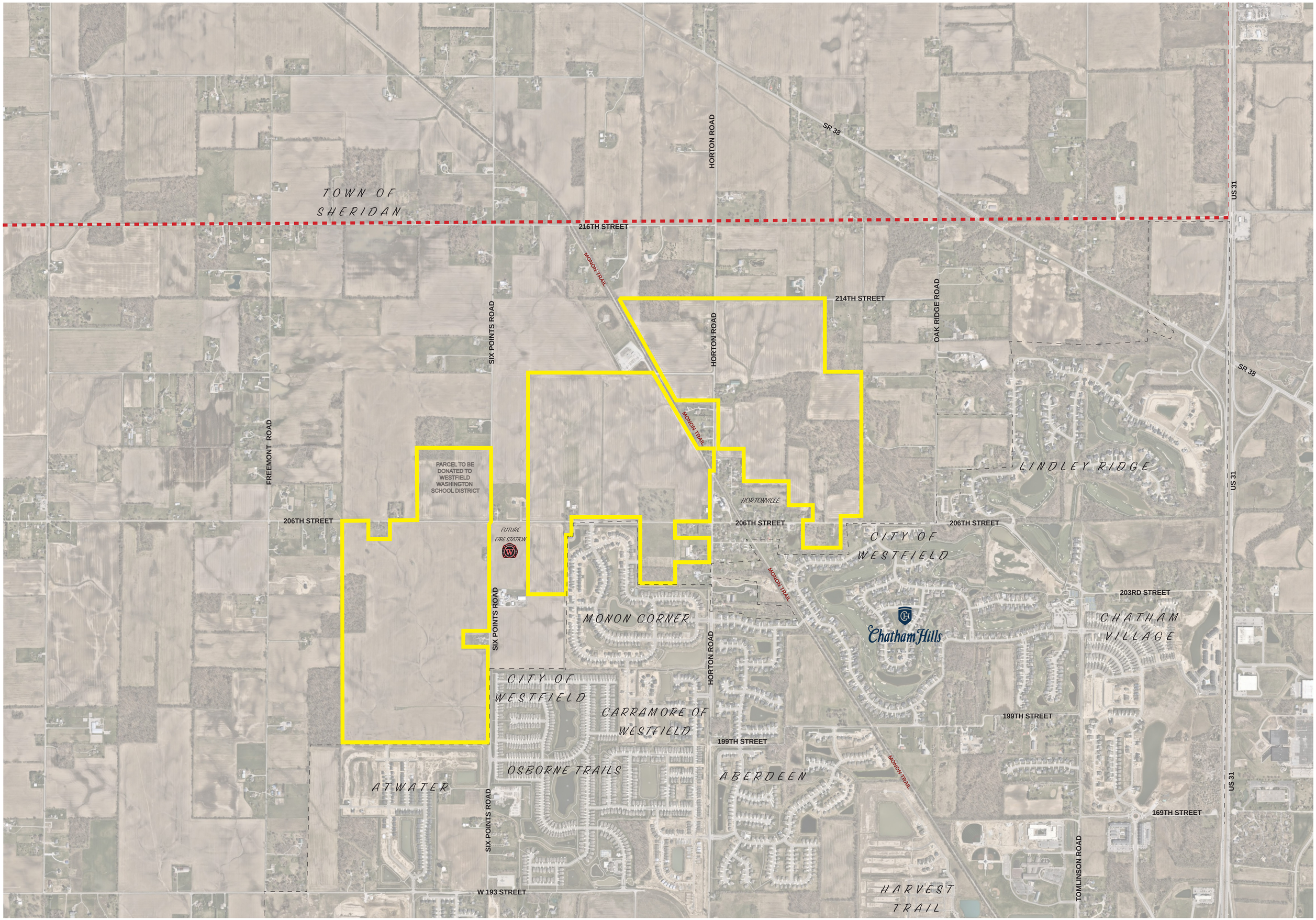
ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or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

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

EXHIBIT A

REAL ESTATE
(Location Map)

(See following page)



IRONSTONE | EXHIBIT A - LOCATION MAP

Kimley»Horn

N

EXHIBIT B

CONCEPT PLAN

(See following page)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2511-PUD-19.

FREEMONT MOORE ROAD

SIX POINTS ROAD

MONON TRAIL

HORTON ROAD

214TH STREET

OAK RIDGE ROAD

206TH STREET

199TH STREET

LAND DONATION TO
CITY OF WESTFIELD

The Lakes

The Village

The Reserve

FUTURE
FIRE STATION

HORTON SQUARE
MIXED USE BLOCK

HORTONVILLE

0 140 280 560

N

W E

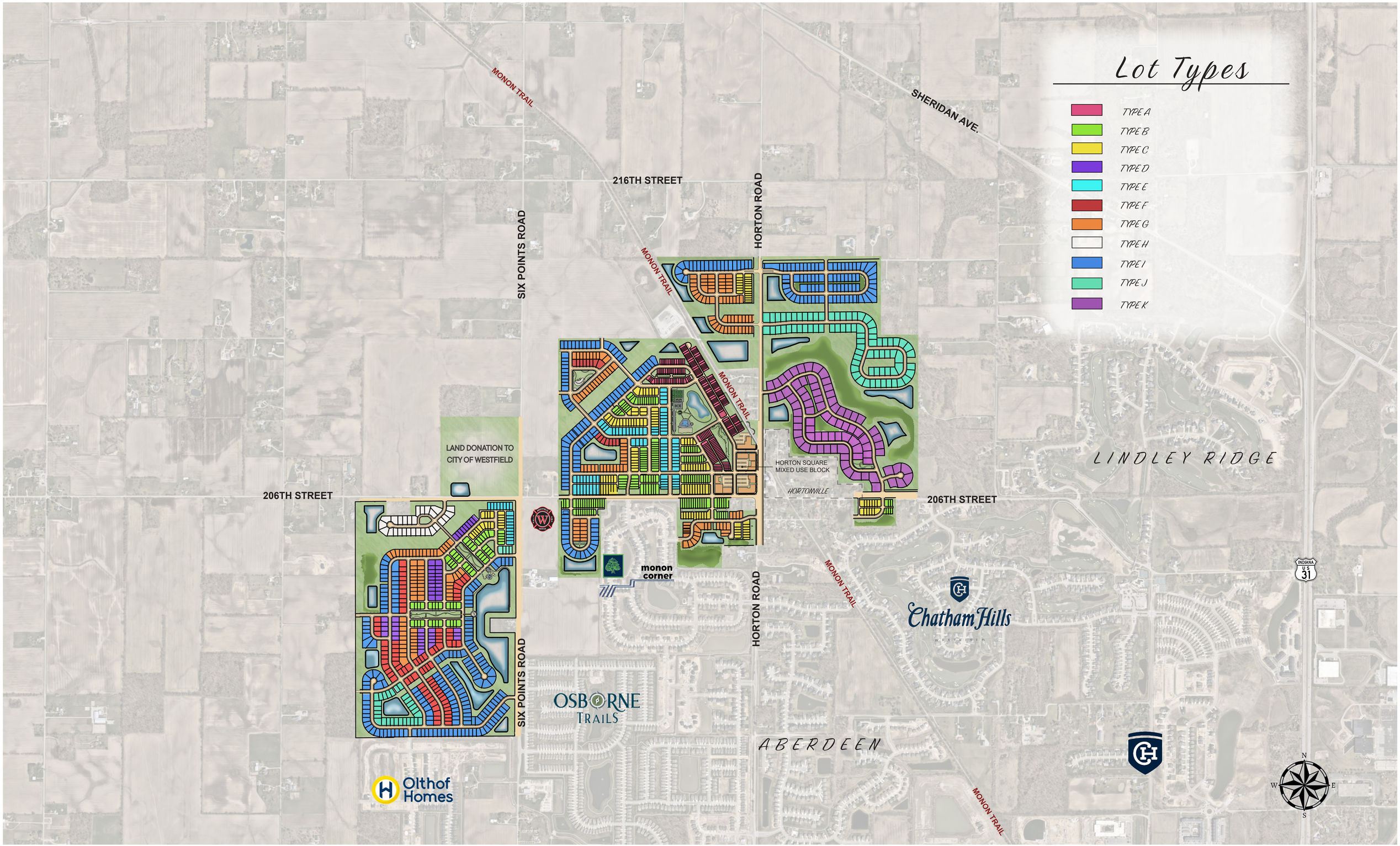
S

IRONSTONE | EXHIBIT B: CONCEPT PLAN

Kimley»Horn

EXHIBIT C

DISTRICT MAPS
(See following 5 pages)



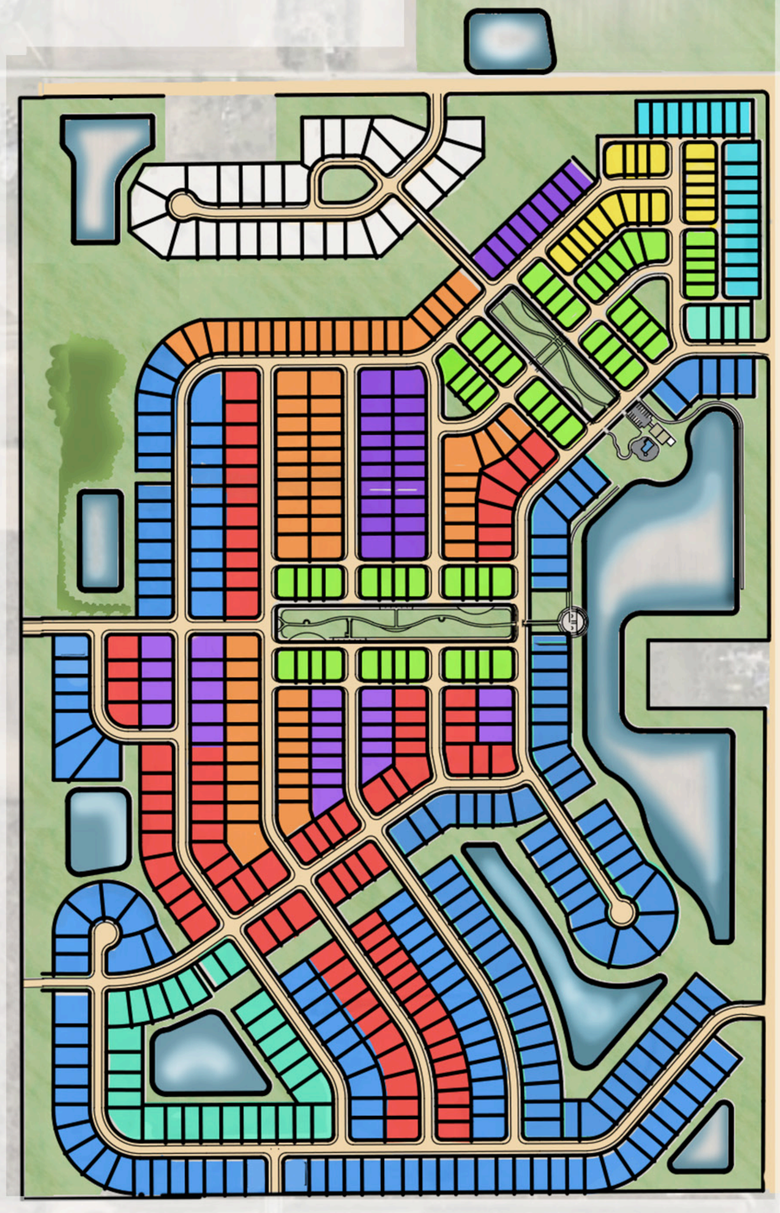
IRONSTONE | EXHIBIT C: DISTRICT MAP - OVERALL

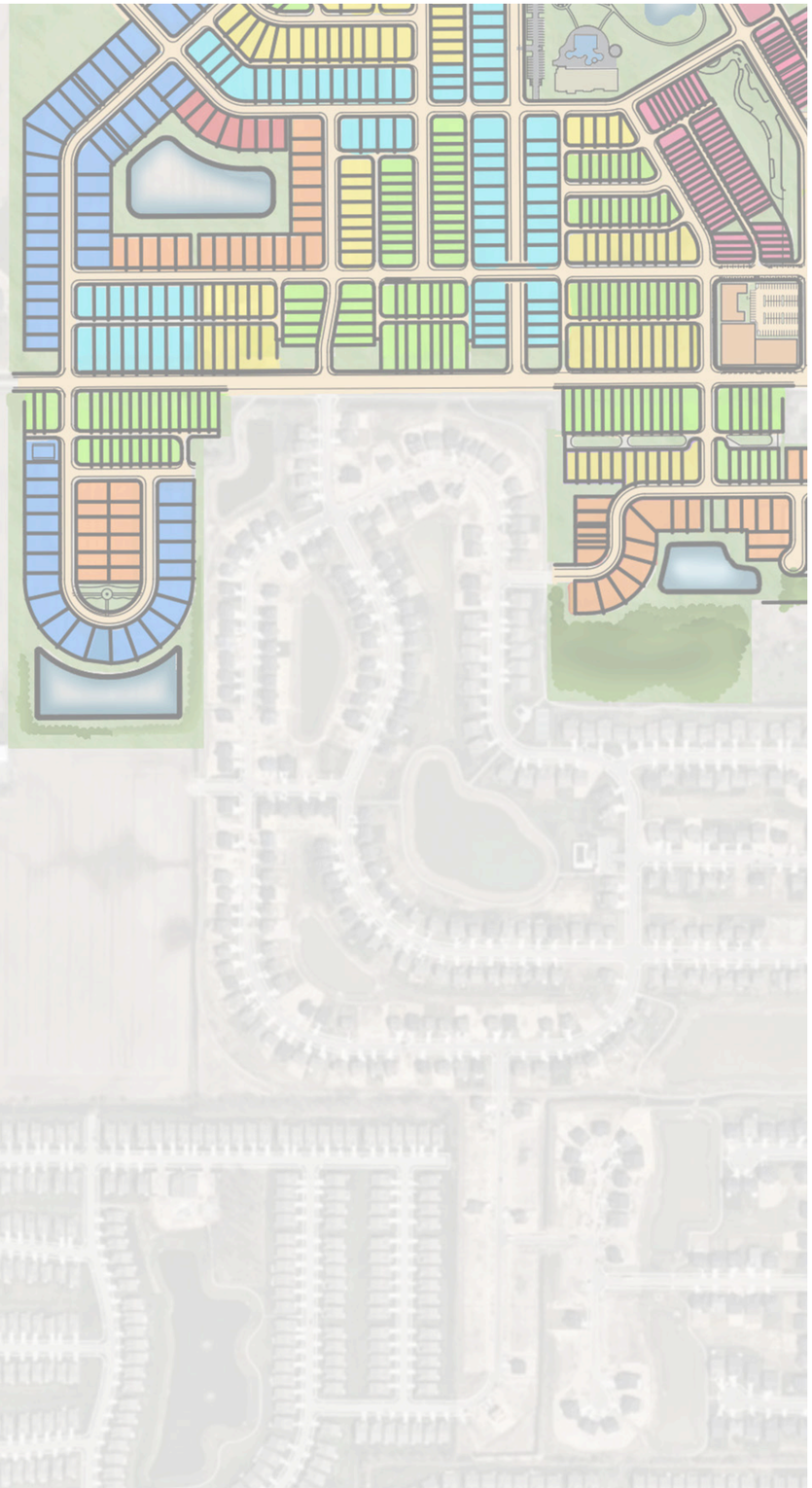
Kimley»Horn

Lot Types

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

* = Allowed in Lakes District

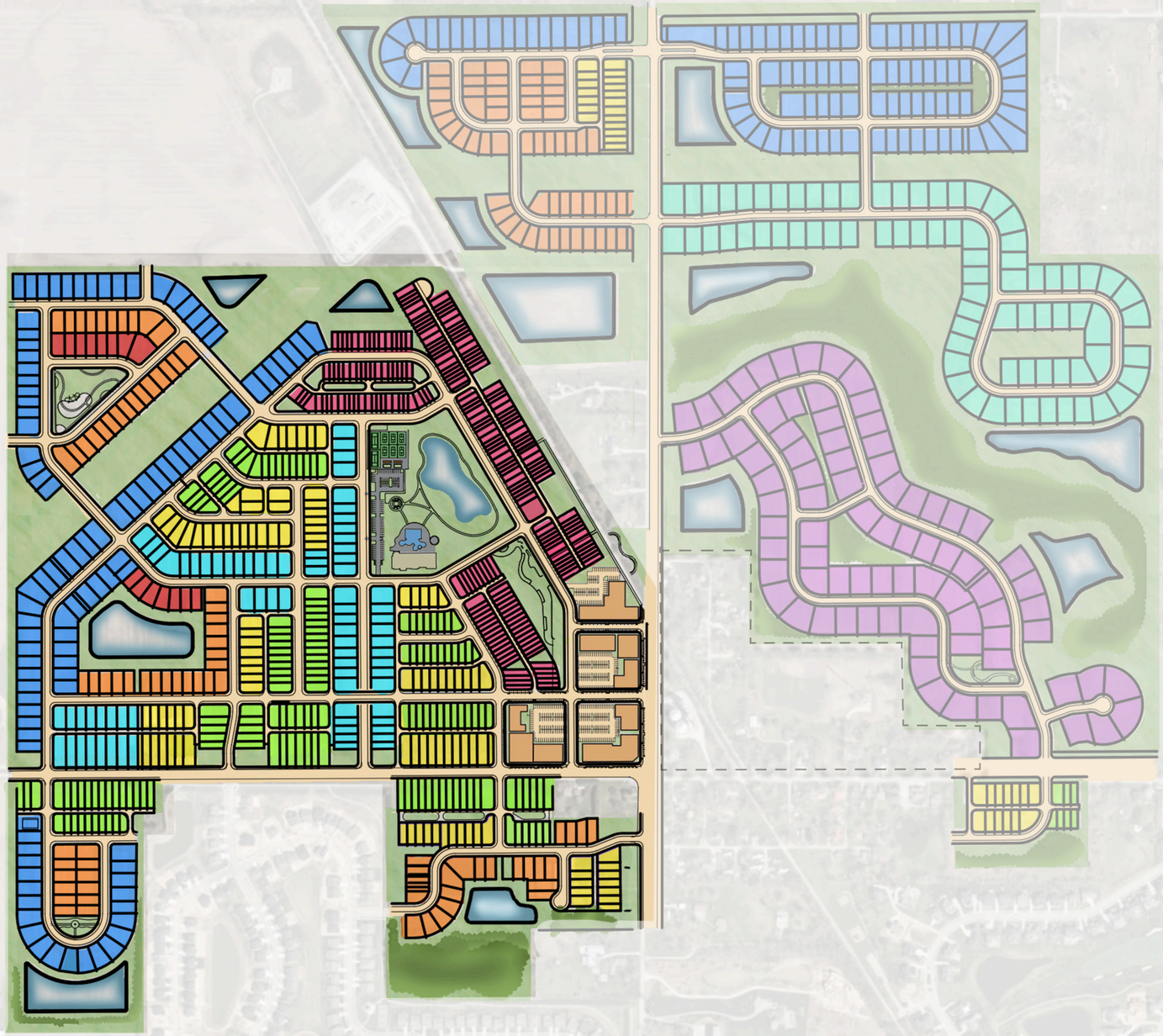




Lot Types

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

* = Allowed in Village District



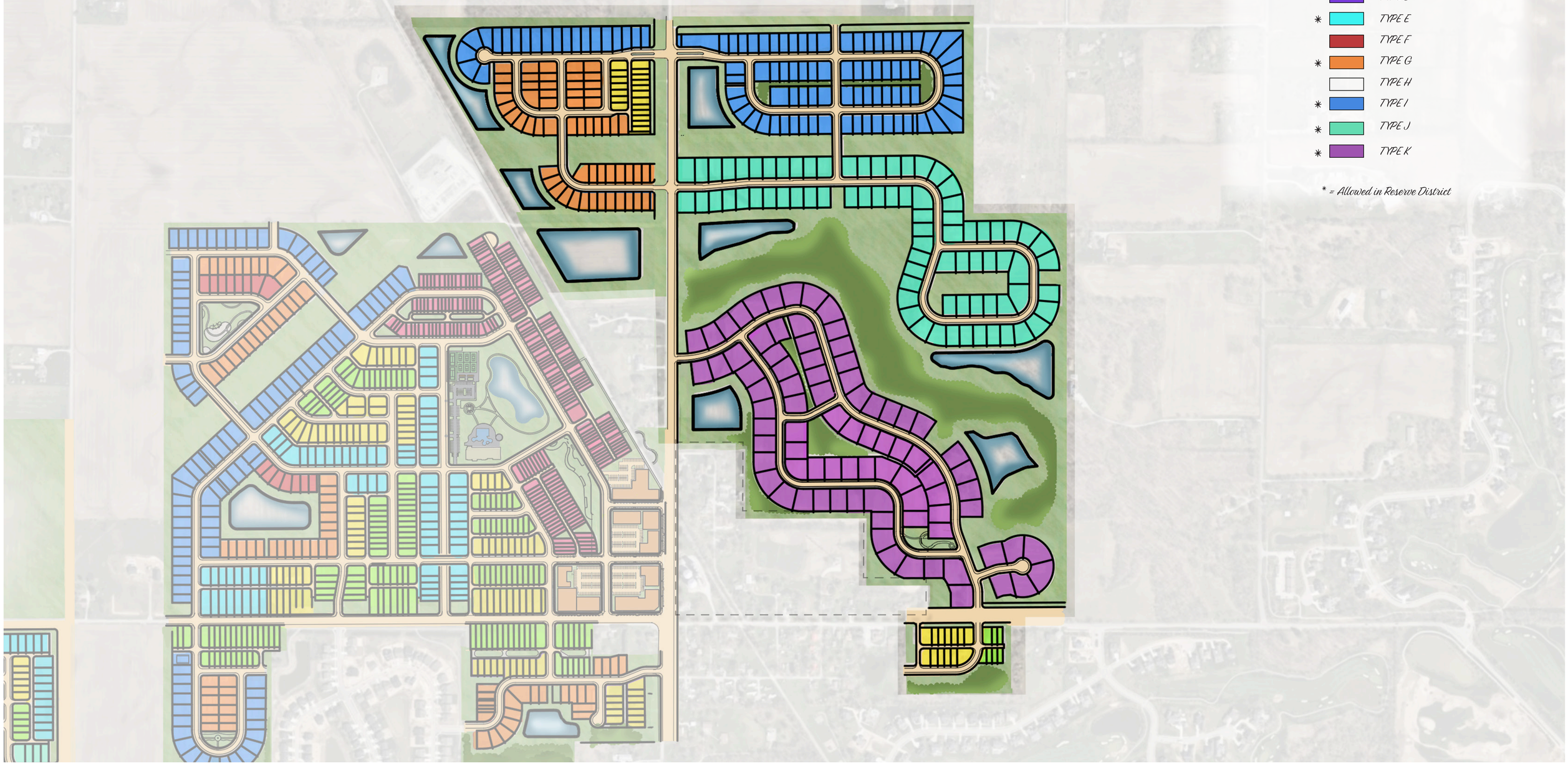

Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K
* = Allowed in Reserve District



EXHIBIT F-1: HORTON SQUARE - PRELIMINARY CONCEPT

Kimley»Horn

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT D

Residential Lot Type Standards

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

N/A – Not Applicable

Sf – square feet

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

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

EXHIBIT E-1

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following 33 pages)

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

3. Masonry (brick or stone) shall be required based on the architectural style of the townhome units, but in no case shall be less than a masonry wainscot on all elevations up to the sill of the lowest first floor window.

4. All townhouse units shall have a front entrance articulation that is appropriate for the architectural style of the townhome.

5. All rear-load townhouse units shall require a minimum of six (6) windows on the front elevation, four (4) windows on the rear elevation, and four (4) windows on each side elevation of end units. All front-load townhome units shall require four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

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

7. Detailed architectural elevations shall be provided at the time of Detailed Development Plan to be reviewed by the Director of the Community Development Department for compliance with all applicable architectural standards.

Illustrative Examples of Building Type A Elevations

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





"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type B Elevations

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



"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

8. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type C Elevations

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


















Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type D Elevations

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









"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type E Elevations

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




















Draft 5 030526








"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type F Elevations

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









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"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type G Elevations

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


























Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type H Elevations:

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






















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"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type I Elevations

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



















Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

Illustrative Examples of Building Type J Elevations

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
















Draft 5 030526





"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

Illustrative Examples of Building Type K Elevations

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













EXHIBIT E-2

ADDITIONAL RESIDENTIAL CHARACTER EXHIBITS

(See following 11 pages)

Building Type A - Townhomes

Details

Min. Living Area: 1,700 sf







4-story with Rooftop Living





3-story

Building Type B



Details

Min. Living Area: 1,700 sf

Rear-load detached home

Streetscape







Typical Side & Rear Elevations

Building Type C



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

2,200 sf (Two Story)

Building Type D



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

1,800 sf (Two Story)

Building Type E



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 2,000 sf (Single Story)

2,500 sf (Two Story)

Building Type F



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,600 sf (Single Story)

2,200 sf (Two Story)

Building Type G



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,400 sf (Two Story)

Two-car garage recessed 10' from front facade

Building Type H



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,200 sf (Single Story)

Building Type I



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,700 sf (Two Story)

Building Type J



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 3,000 sf (Two Story)

Building Type J - Custom









Example Front Elevations





Example Rear Elevations

Details

Min. Living Area: 3,000 sf

EXHIBIT F-1

CHARACTER EXHIBITS
(Horton Square Mixed Use Block)
(See following 2 pages)

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block







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




GREETING HOUSE
GREETING HOUSE






SIGNAGE
SIGNAGE
SIGNAGE

EXHIBIT F-2

HORTON SQUARE MIXED USE BLOCK ARCHITECTURAL STANDARDS
(See following 6 pages)

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

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

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

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

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

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

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

B. Building Massing:

1. The proportion and relationship of various architectural design elements, such as building height, building massing rhythm, building façade breaks, building materials, etc. shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

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

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

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall be a minimum of two (2) Stories in height. Maximum Building height shall be fifty (50) feet in height with the option of exterior roof-top area.

C. General Façade Design:

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

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

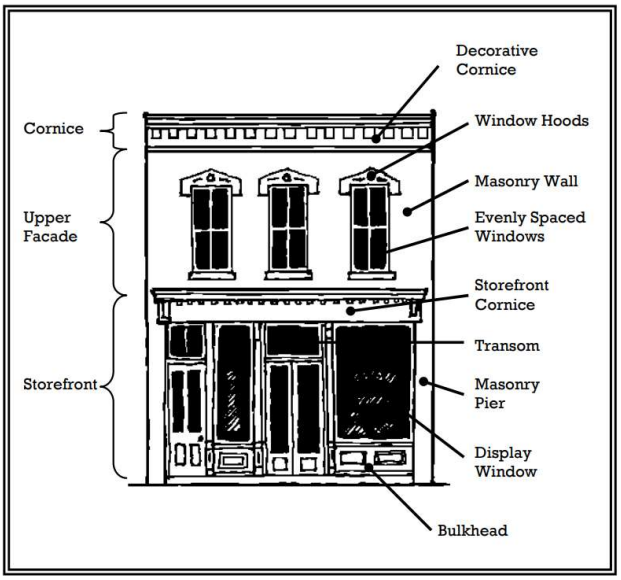
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

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

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

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

Reference Guide:



D. Roof Form:

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

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

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

E. Door and Window Openings:

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

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

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

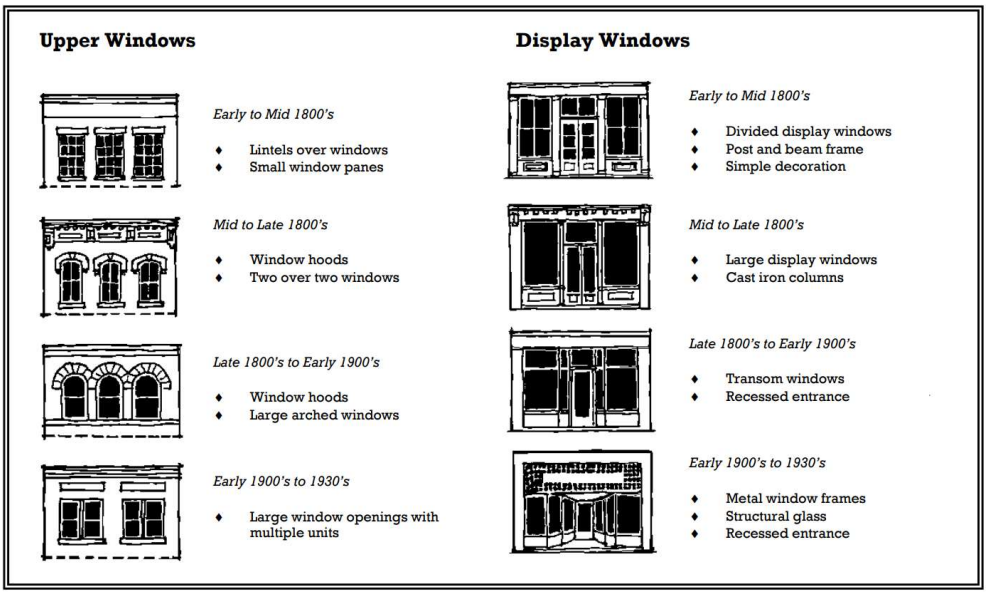
4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

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

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

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include functional shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District. Material product samples and specification data shall be required for review.

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

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

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

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

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

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

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

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

Reference Guide:

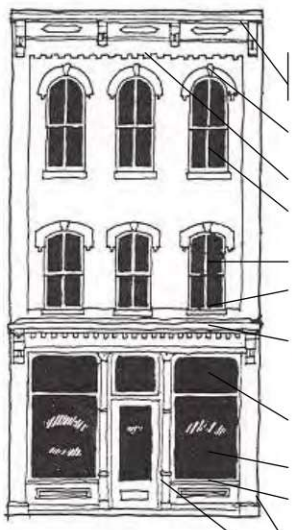


Figure 9

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

G. Awnings and Canopies:

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

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form. Awnings and canopies shall reinforce the pedestrian scale along primary commercial frontages.

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

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

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building or to accommodate site specific climatic weather protection.

H. Restaurants:

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

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

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

I. Amenities / Pedestrian Furniture:

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

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

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

EXHIBIT G

TRAIL NETWORK PLAN
(See following 2 pages)

Legend

16' Wide Shared-Use Trail = 2.1 Miles

8' Wide Pedestrian Trail= 9.5 Miles

8' Width Asphalt Pedestrian Trail With In Common Areas And External Streets Located Outside The Horton Square Mixed-Use District

6' Width Concrete Trail Within Internal And Private Streets Located Outside Of Horton Square Mixed-Use District

Variable Width Concrete Trail Within The Horton Square Mixed-Use District Noted Within Applicable Street Cross Sections

Monon Trail

Future Trail Connection by Others

216TH STREET

HORTON ROAD

214TH STREET

OAK RIDGE ROAD

FREEMONT MOORE ROAD

LAND DONATION TO CITY OF WESTFIELD

HORTONVILLE

206TH STREET

206TH STREET

206TH STREET

206TH STREET

Existing Path

FUTURE FIRE STATION

SIX POINTS ROAD

HORTON ROAD

FREEMONT MOORE ROAD

0 140 280 560

N

W E

S

199TH STREET

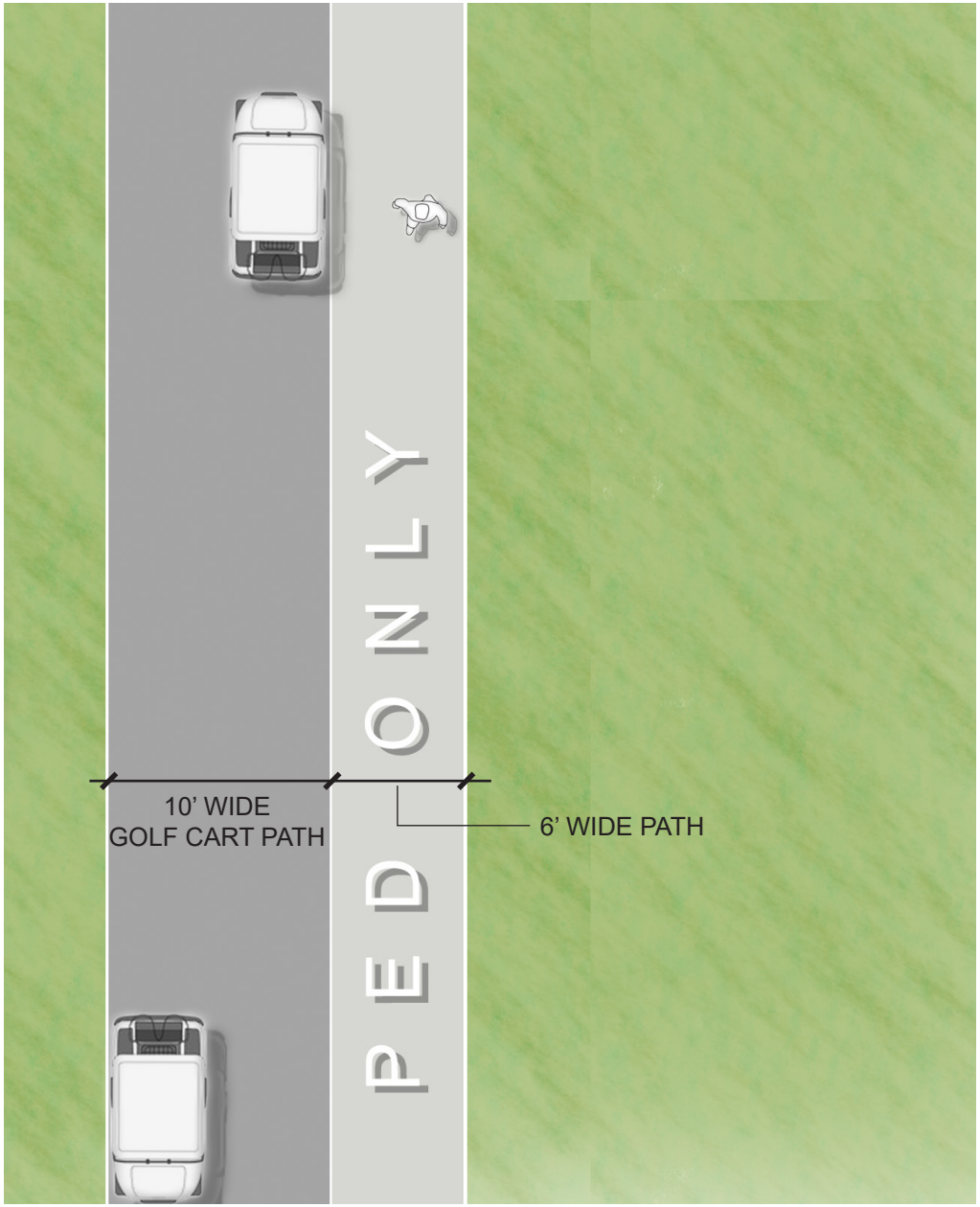
IRONSTONE | EXHIBIT G.: TRAIL NETWORK PLAN

Kimley»Horn





PRECEDENT IMAGERY:
GOLF CART SIGNAGE AT CROSSINGS



ENLARGEMENT:
TYPICAL GOLF CART AND WALKING PATH

EXHIBIT G-2

EXHIBIT H-1

AMENITY EXHIBIT
(See following 5 pages)

District Features

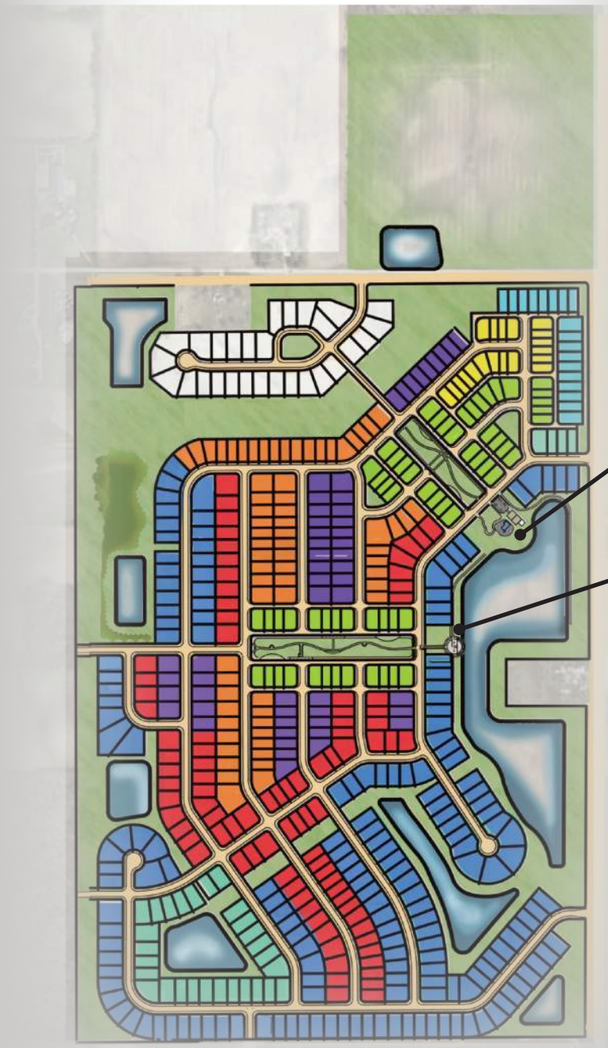
1. Laura Taylor Park
2. Carey Commons
3. Stafford Multi-Use Path
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden



IRONSTONE
AT HORTONVILLE

AMENITIES

THE LAKES



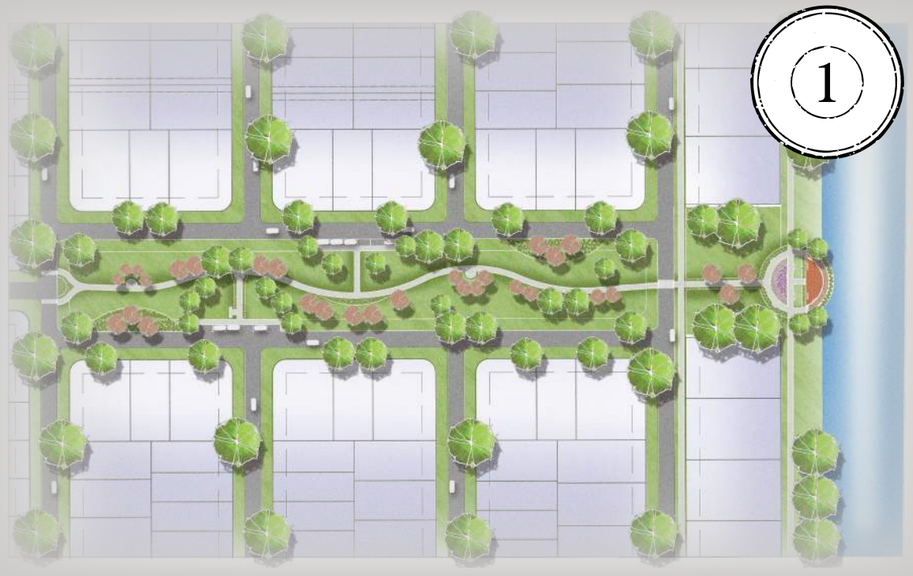
CAREY COMMONS







LAURA TAYLOR PARK





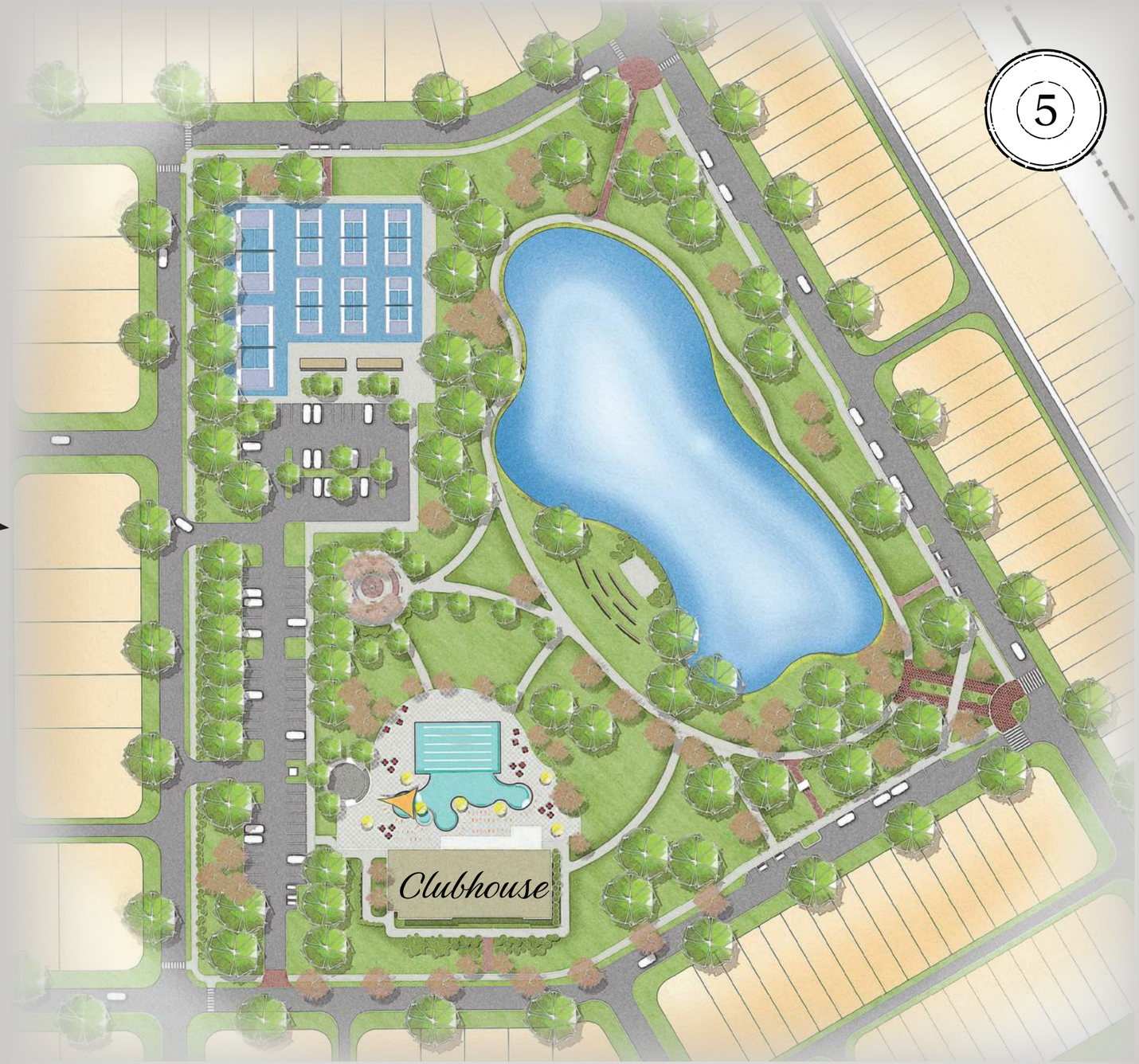




IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK





Pathways



Resort Style Pool



Splash Pad



Pickleball



Amphitheater



IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

RAILSPUR PARK

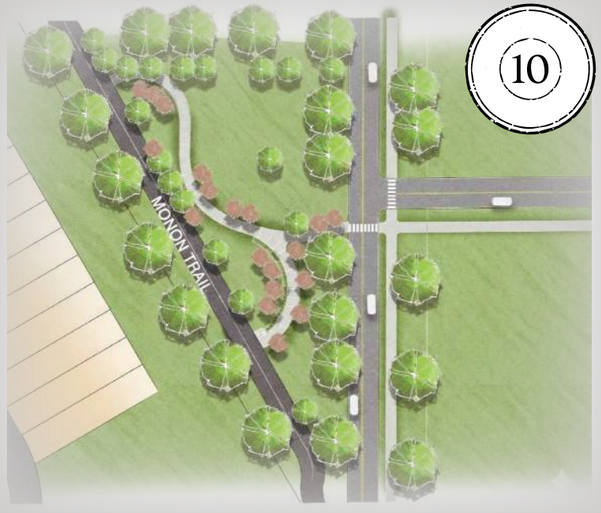




HORTON SQUARE PLAZA



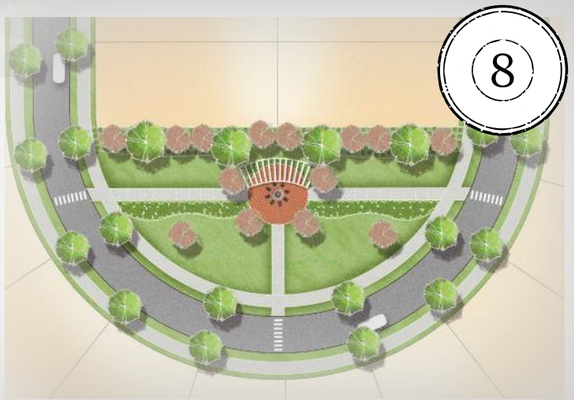
MONON TRAILHEAD



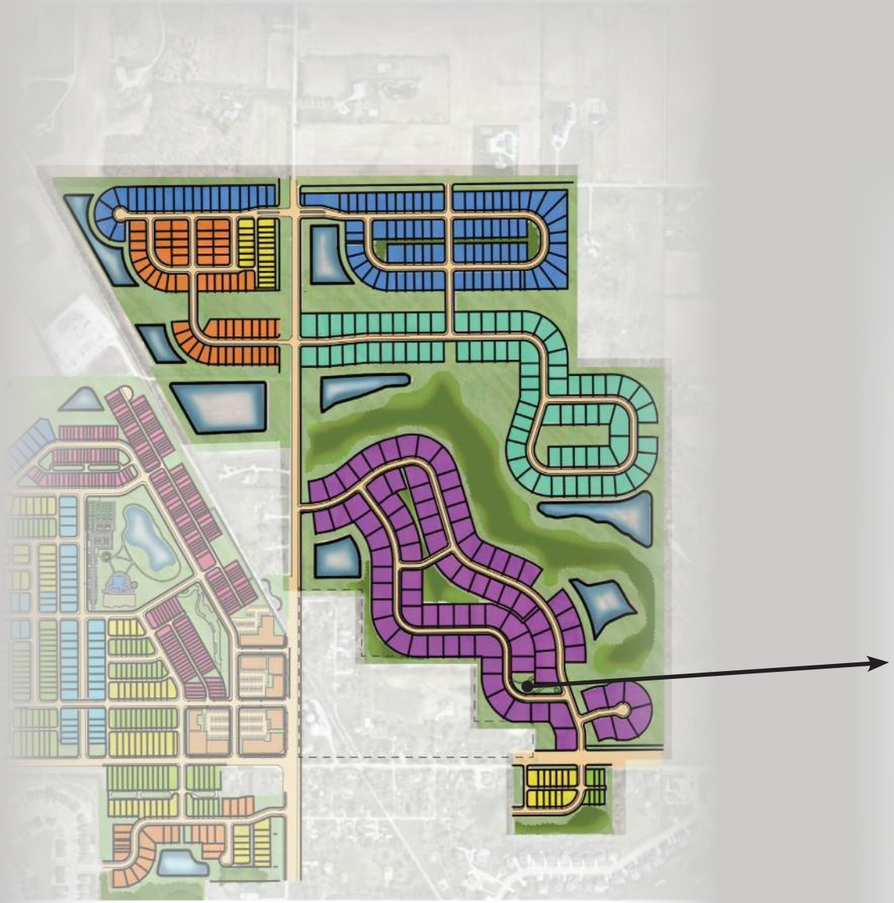




McCOMB GREEN







IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE

BALDWIN GARDEN









EXHIBIT H-2

FOUNDRY PARK RENDERINGS

(See following 8 pages)

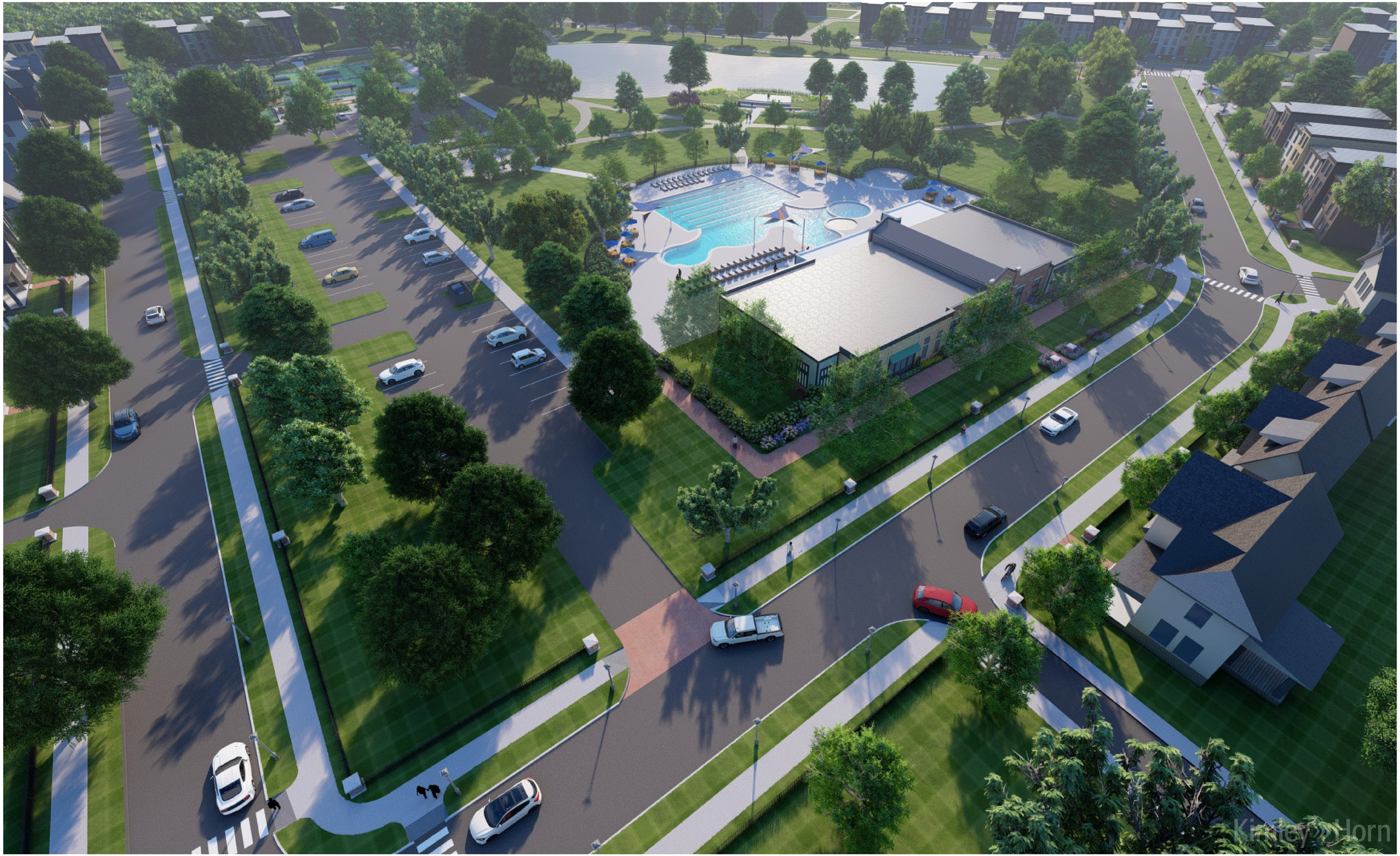


EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-3

CAREY COMMONS RENDERINGS
(See following 5 pages)



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-4

AMENITIES LIST
(See following 2 pages)

The Lakes

1 Laura Taylor Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Paver Patio

The Lakes

2 Carey Commons

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

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

Children’s Playground

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

The Village

3 Stafford Multi-Use Path

10’ Wide Golf Cart Path

6’ Wide Pedestrian Pathway

Enhanced Plantings
- Native Prairie Plantings & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Paver Patio

Children’s Playground
- Themed Play Structure

The Village

5 Foundry Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

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

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Vehicular & Golf Cart Parking

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

EXHIBIT H-4

The Village

6 John B. Horton Post Office

Community Mail Building

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Pedestrian Plaza
- Benches, Tables & Chairs
- Paver Patio

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

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

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

11 Baldwin Garden

Open Lawn Space

Walking Paths
- 8' width

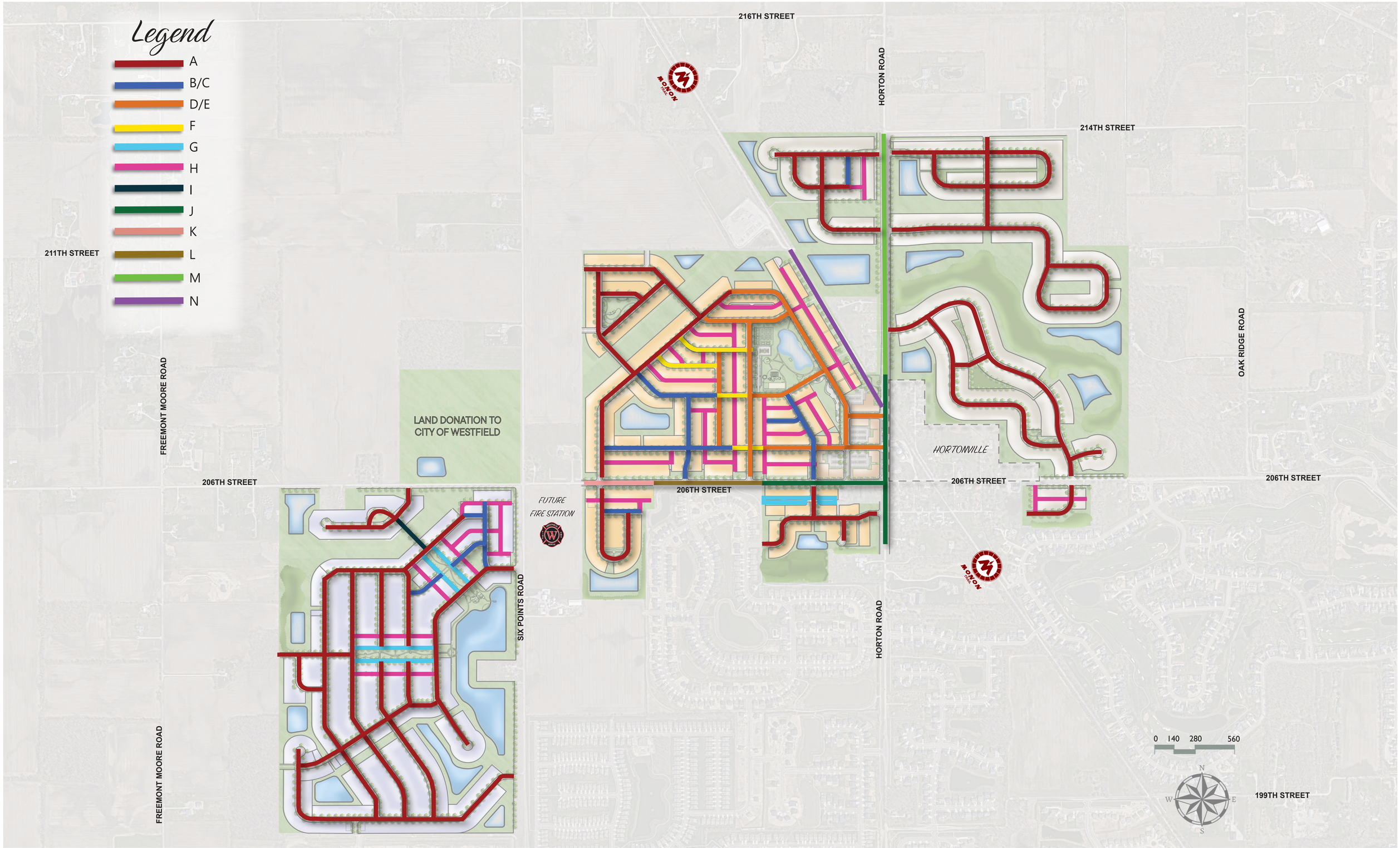
Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

EXHIBIT H-4

EXHIBIT I-1

THOROUGHFARE PLAN
(See following page)



IRONSTONE | EXHIBIT 1-1: THOROUGHFARE PLAN

Kimley»Horn

EXHIBIT I-2

PERMITTED STREET AND ALLEY CROSS SECTIONS
(See following 12 pages)



EXHIBIT I-2

STREET SECTION - A

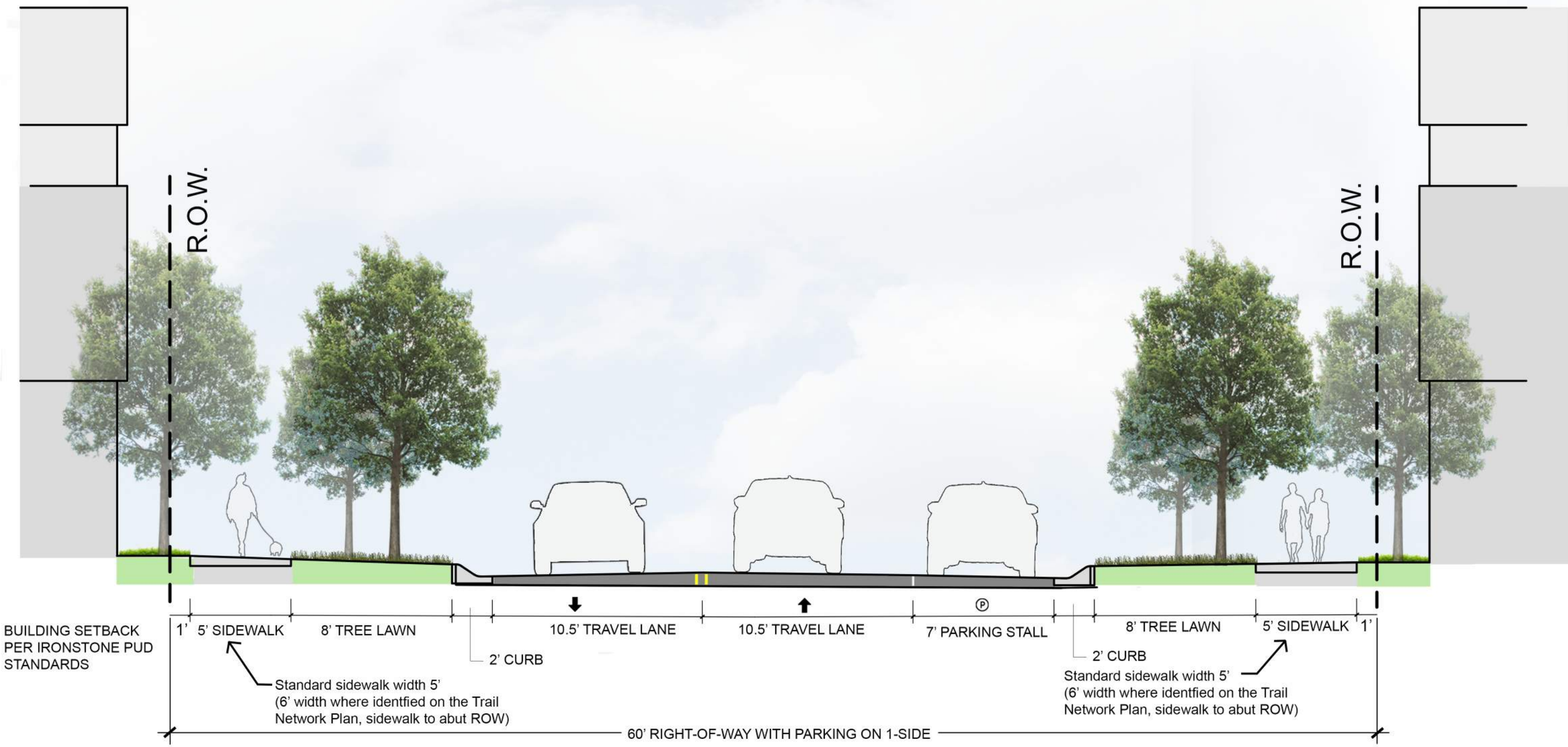


EXHIBIT I-2

STREET SECTION - B/C



EXHIBIT I-2

STREET SECTION - D/E

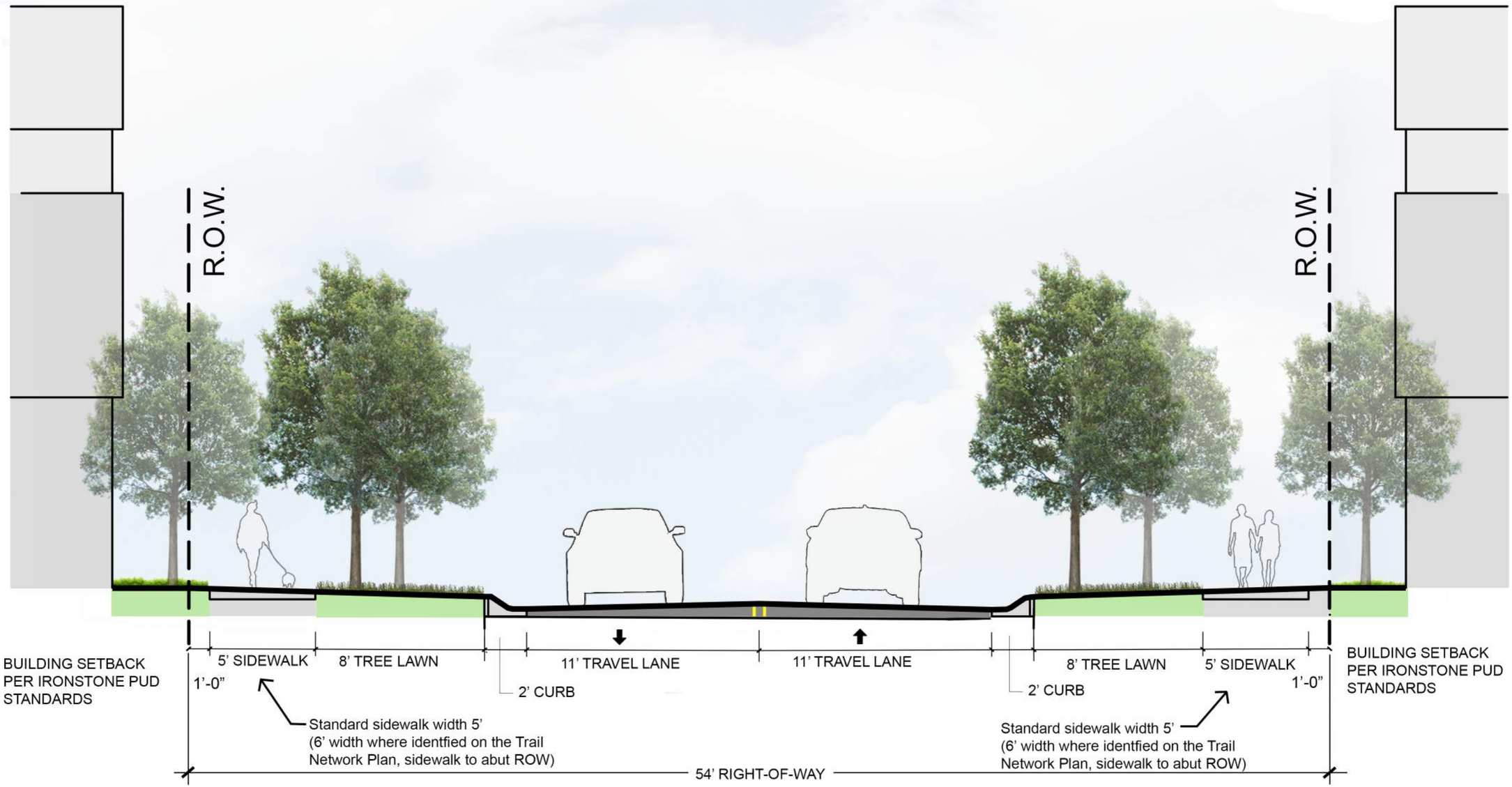


EXHIBIT I-2

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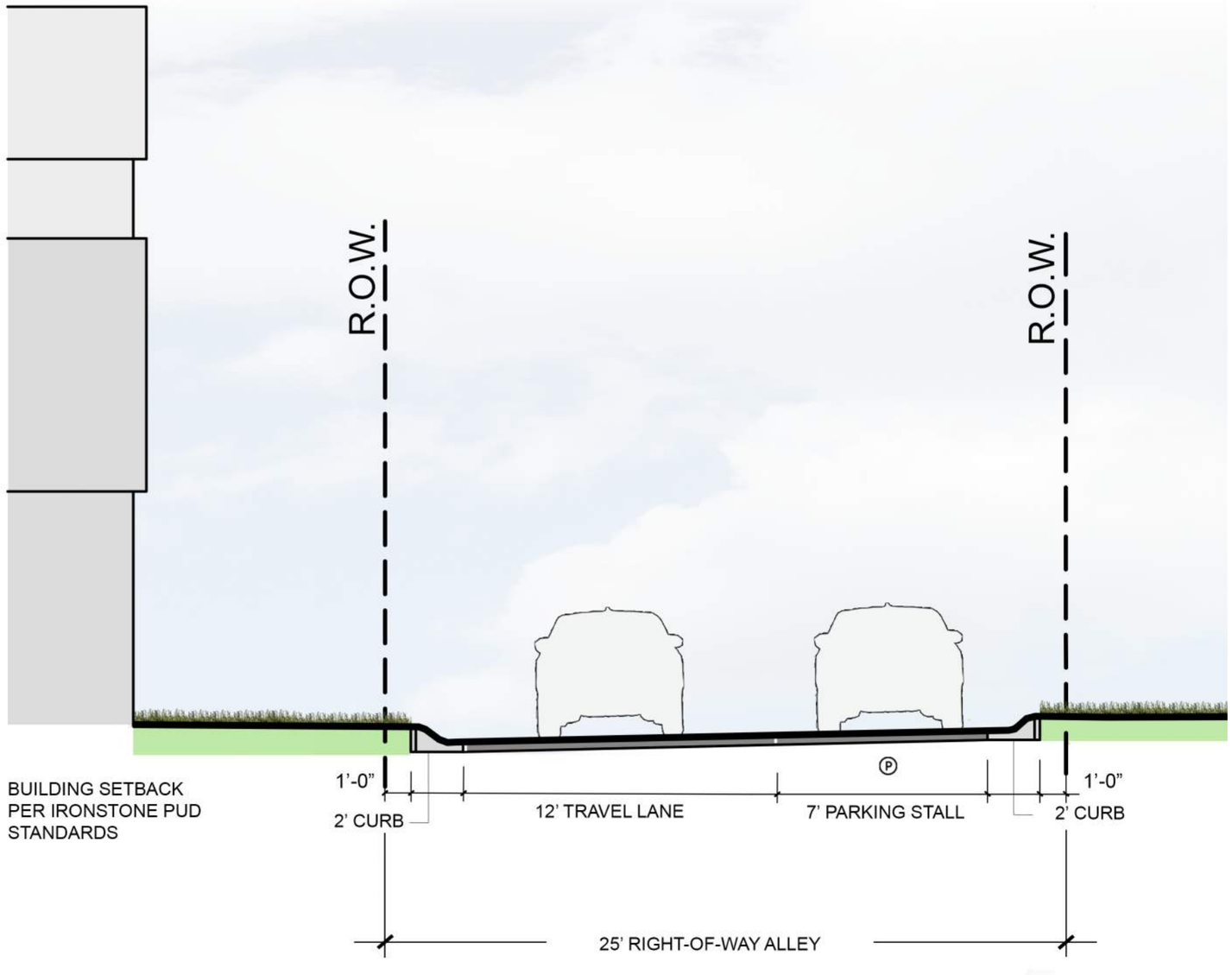


EXHIBIT I-2

STREET SECTION - G

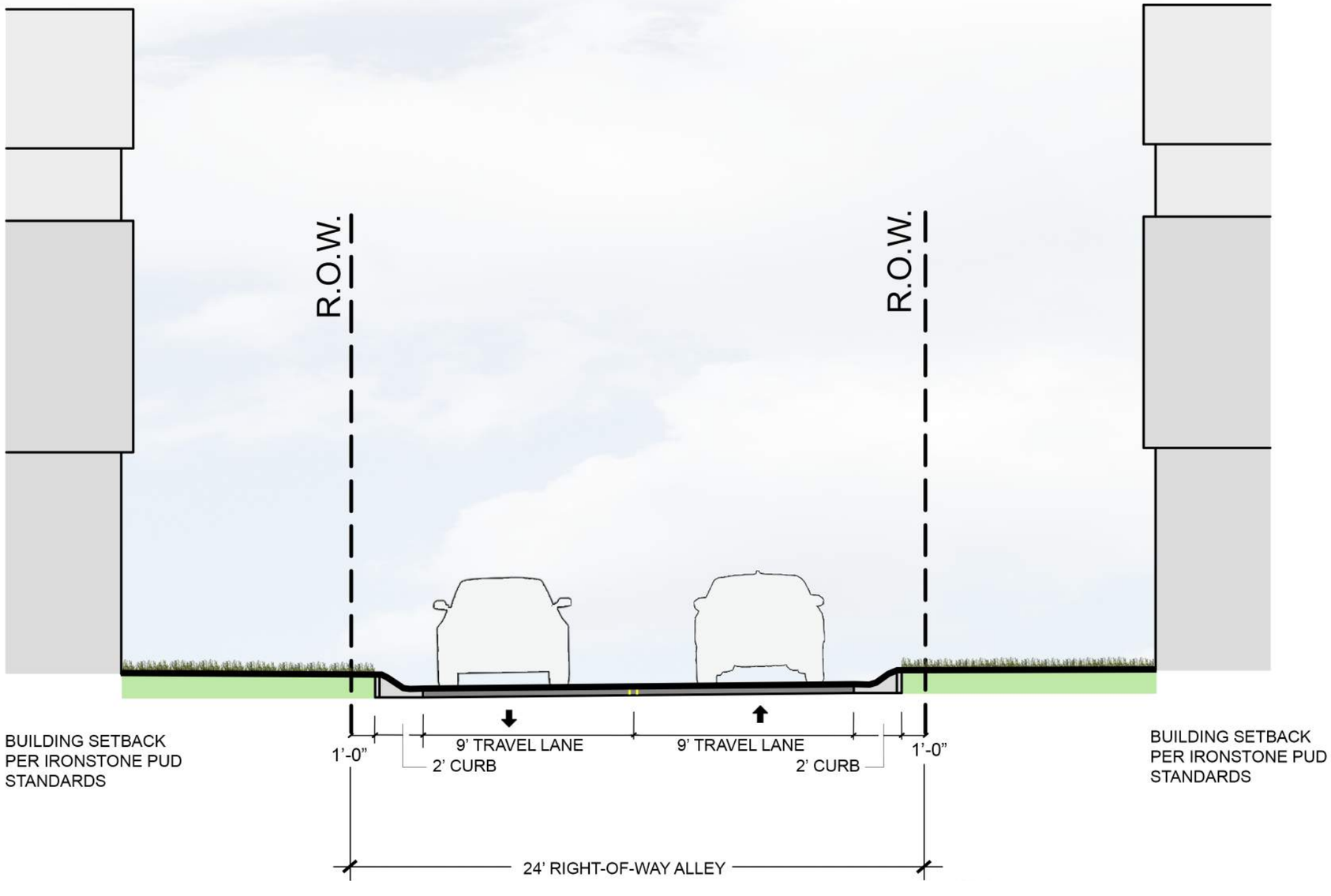


EXHIBIT I-2

STREET SECTION - H



EXHIBIT I-2

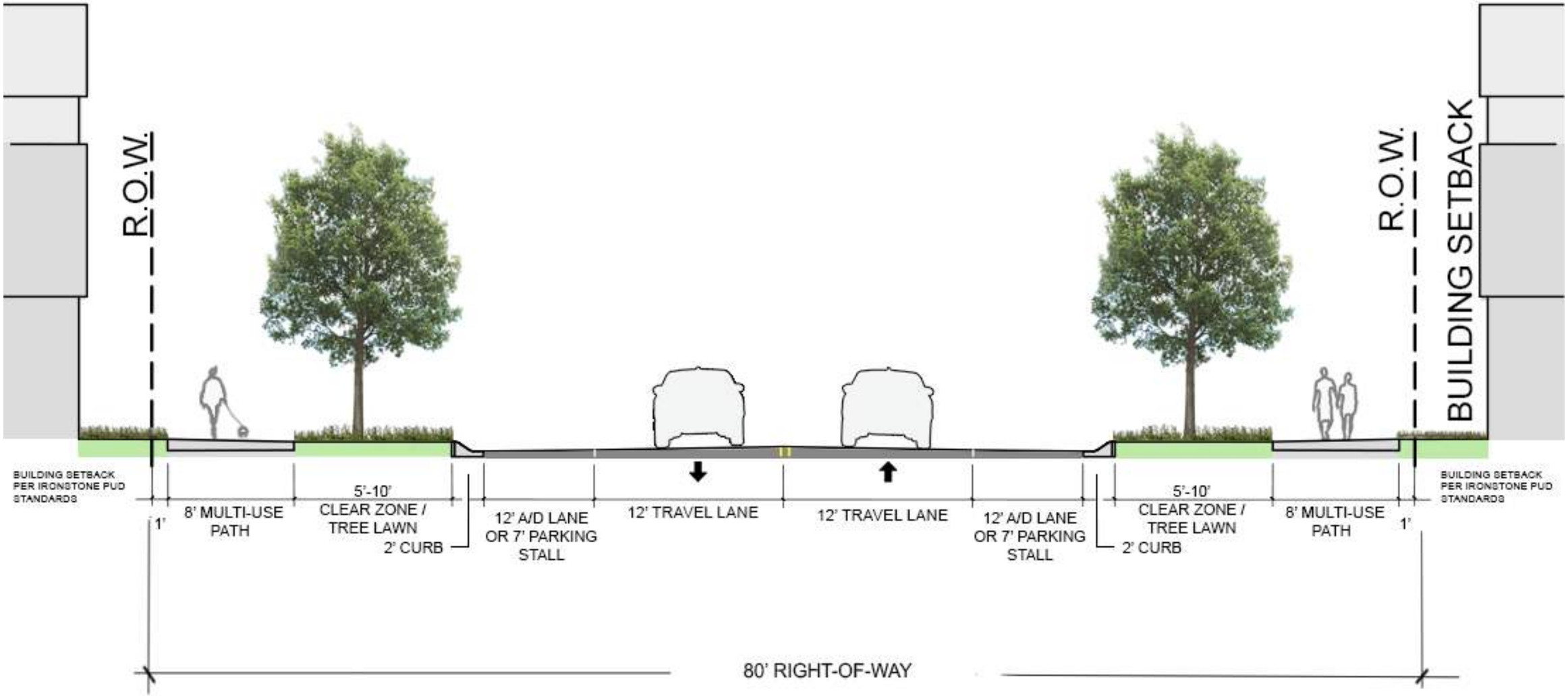
STREET SECTION - I



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

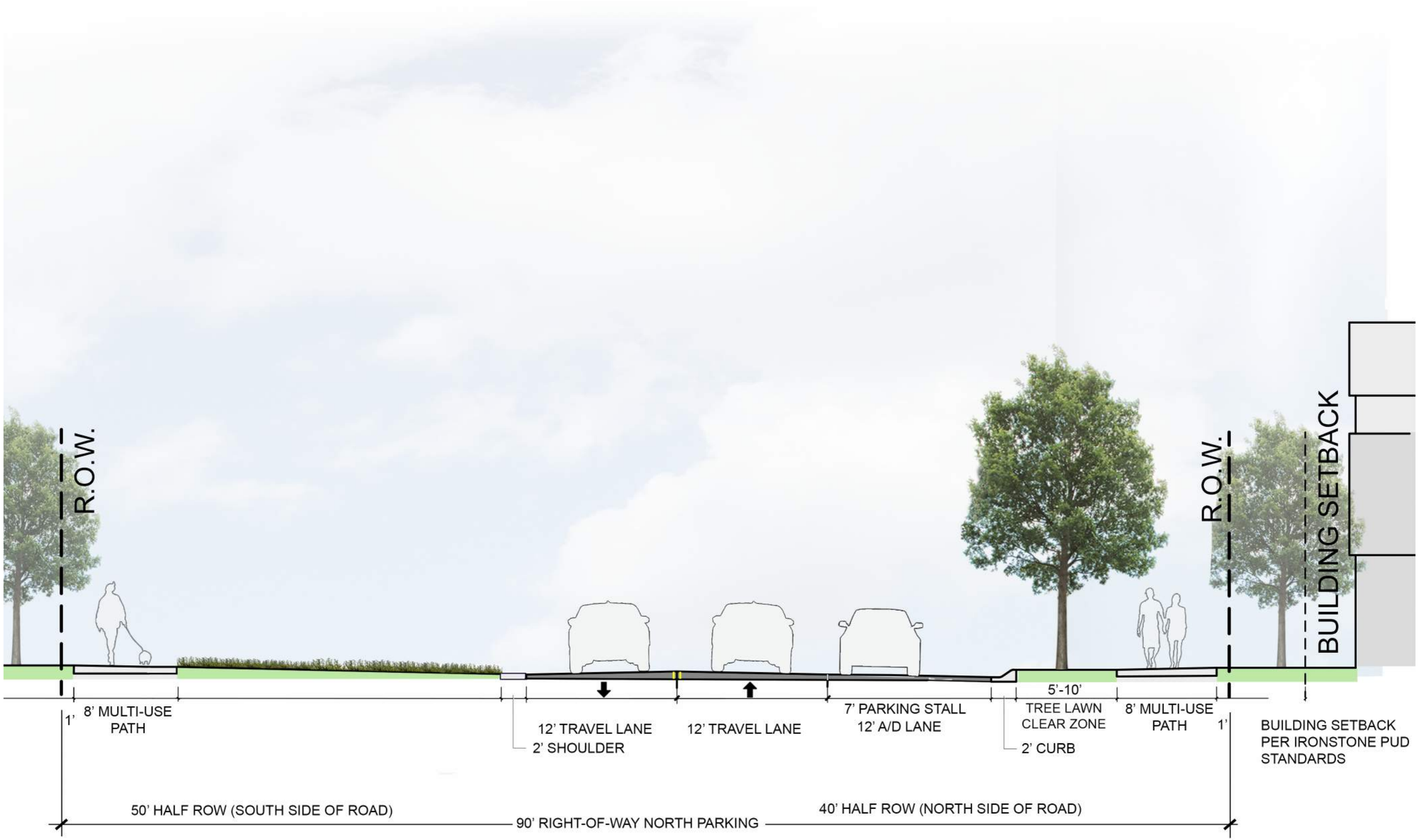
STREET SECTION - J



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

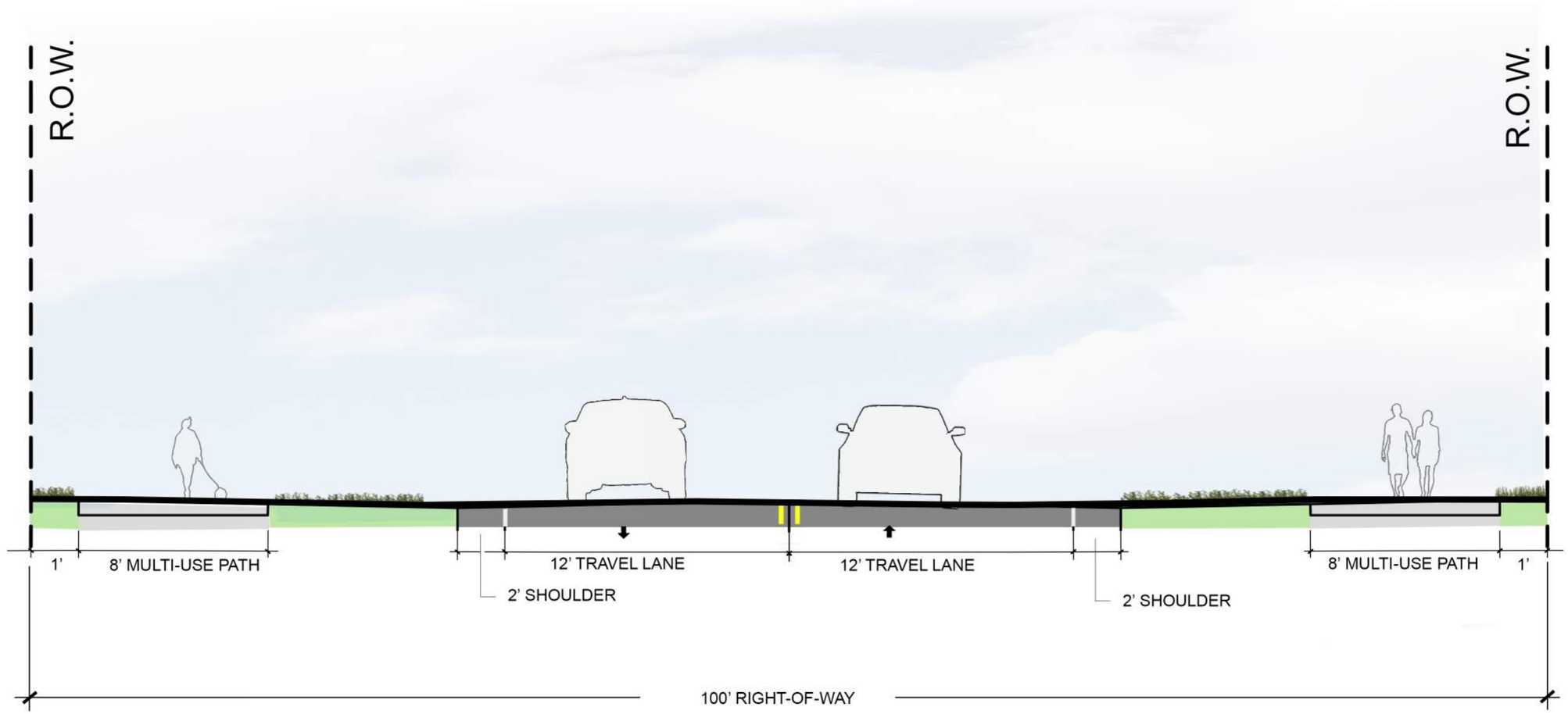
STREET SECTION - K



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - L



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - M

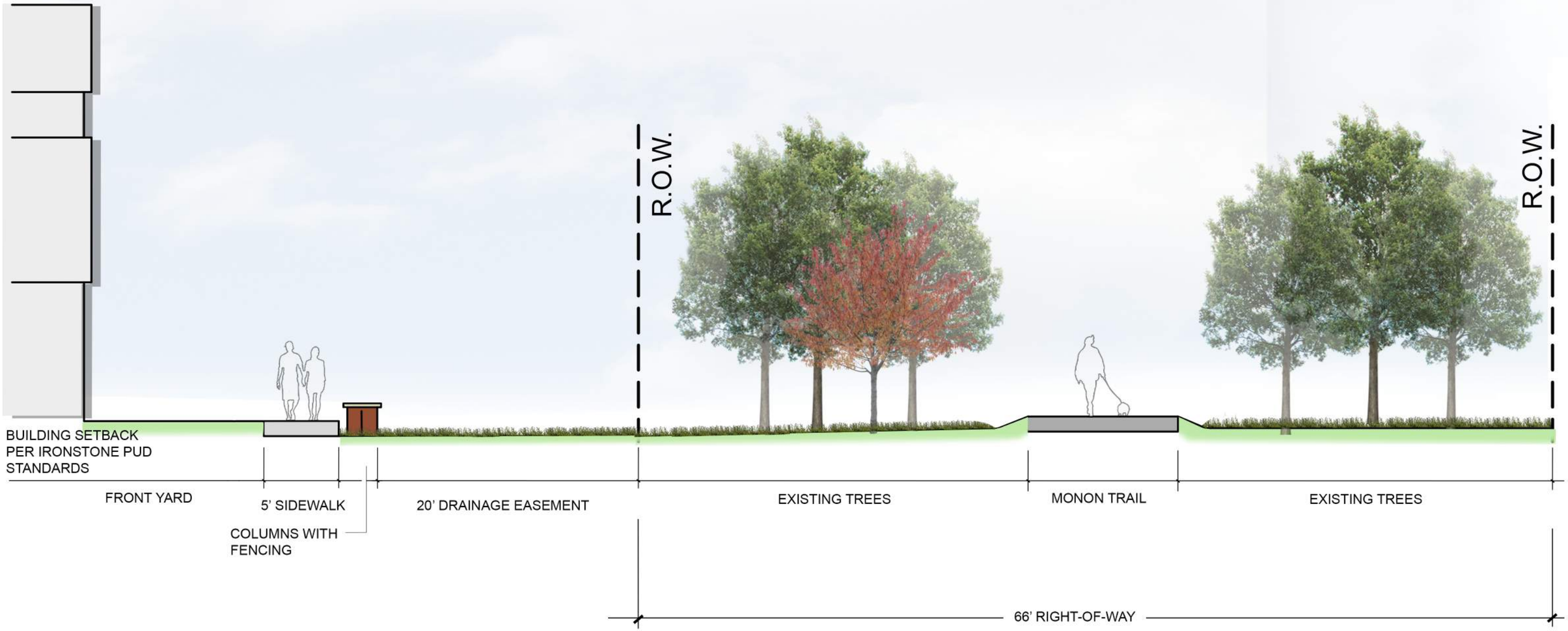


EXHIBIT I-2

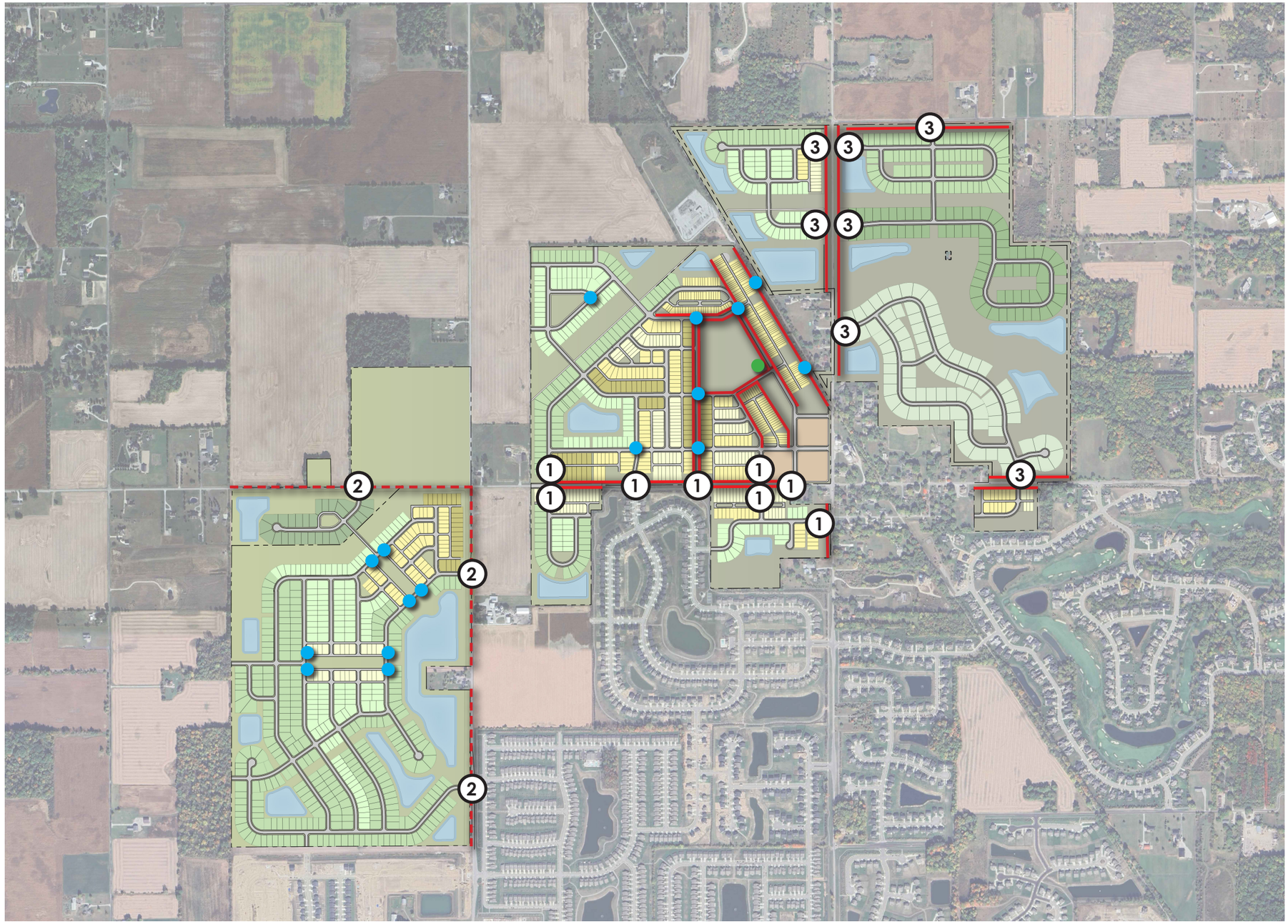
SECTION - N

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following 9 pages)

IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

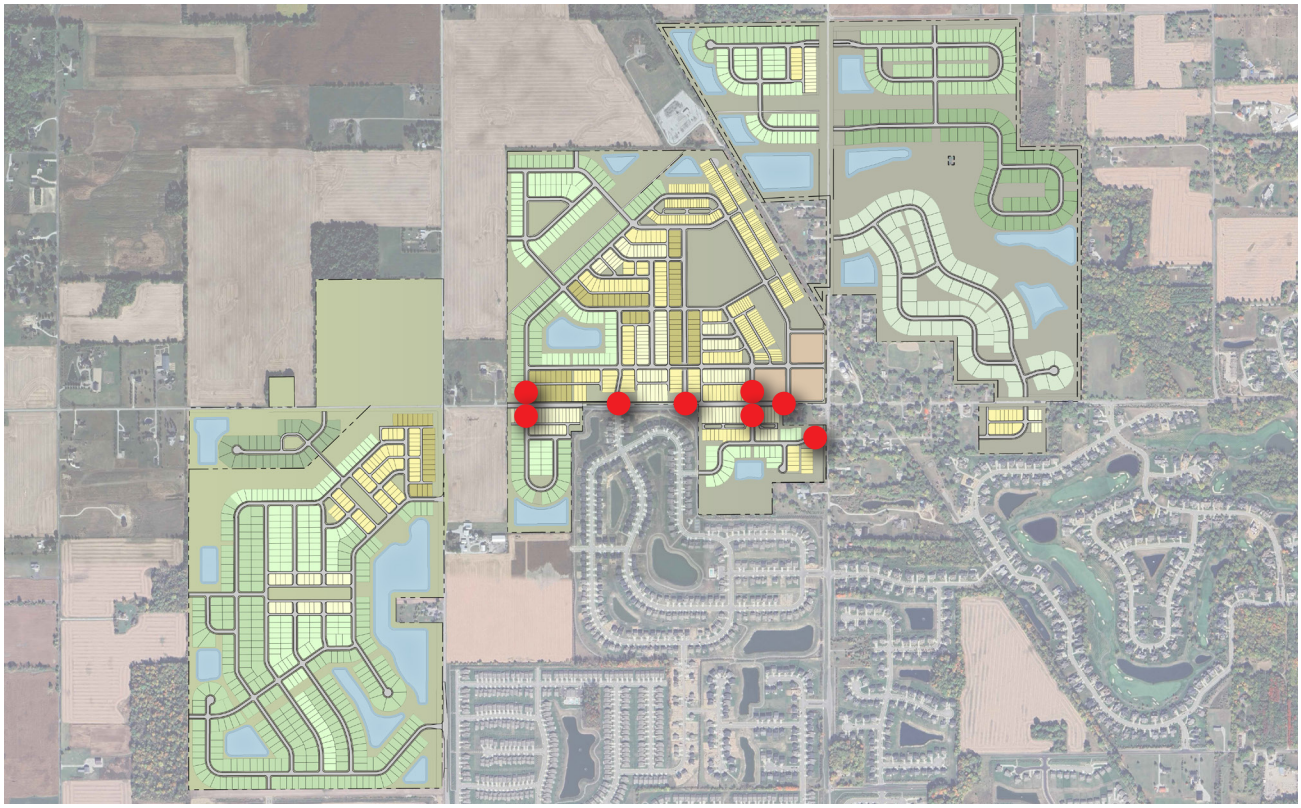
- Decorative Metal Fencing
- Horse Fencing
- Entry (Vehicular) Monumentation
  1. Village
  2. Lake
  3. Reserve
- Internal (Pedestrian) Monumentation
- Foundry Park Monumentation

0 600' 1,200' 2,400'

Scale 1" = 1,200'-0"

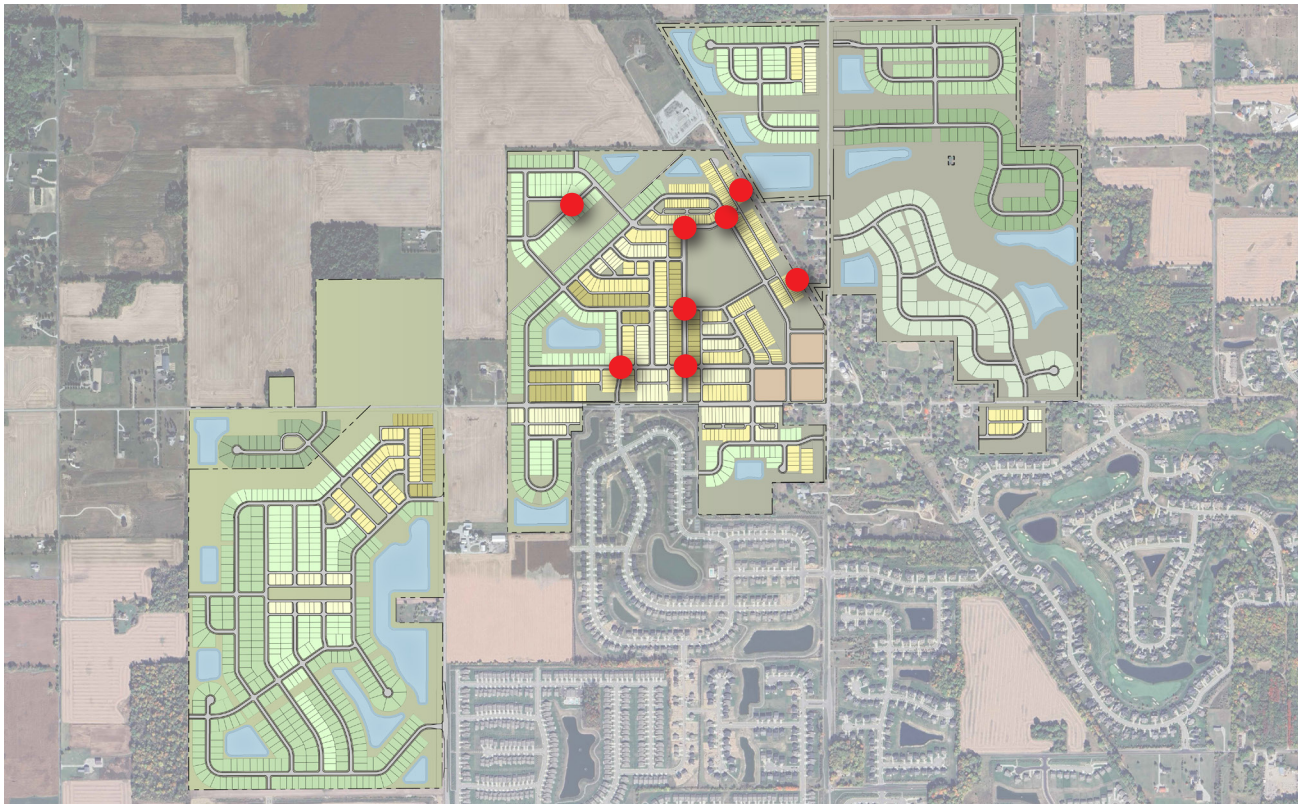
North

VILLAGE *vehicular entry monumentation*



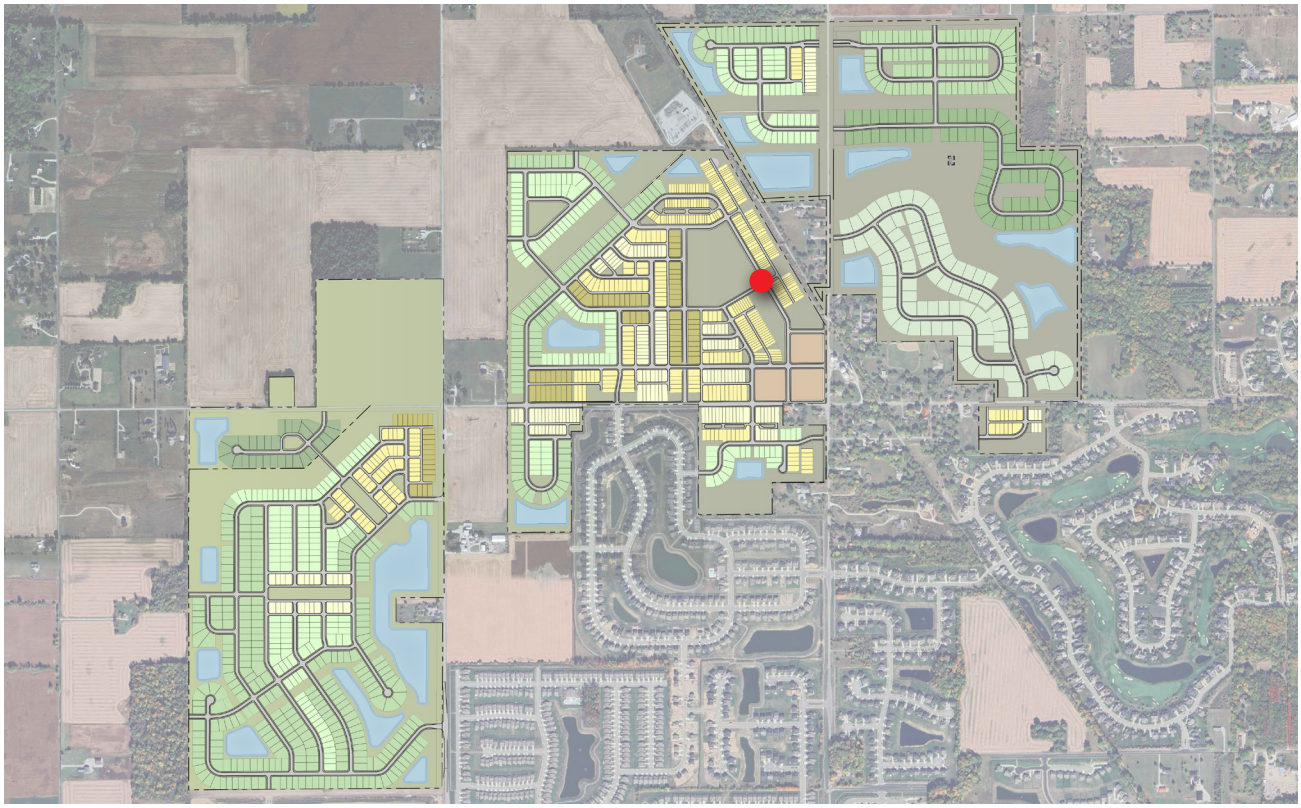


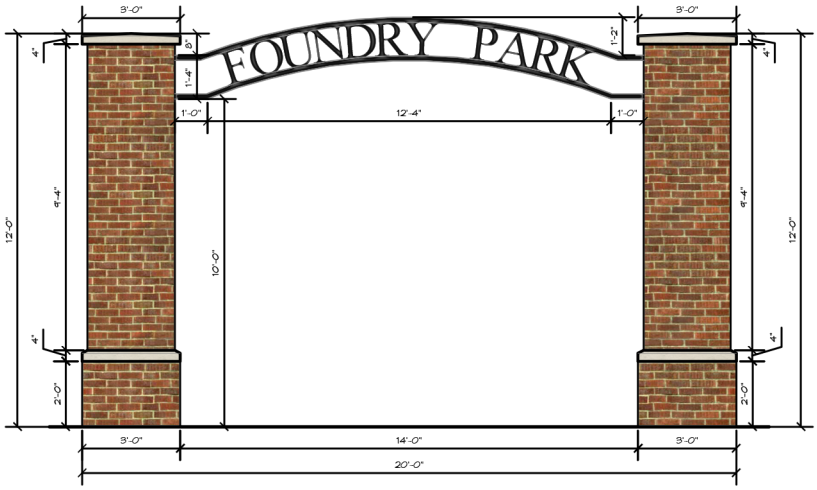
VILLAGE *pedestrian monumentation*

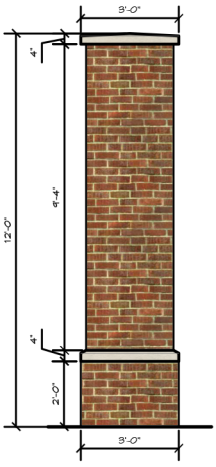




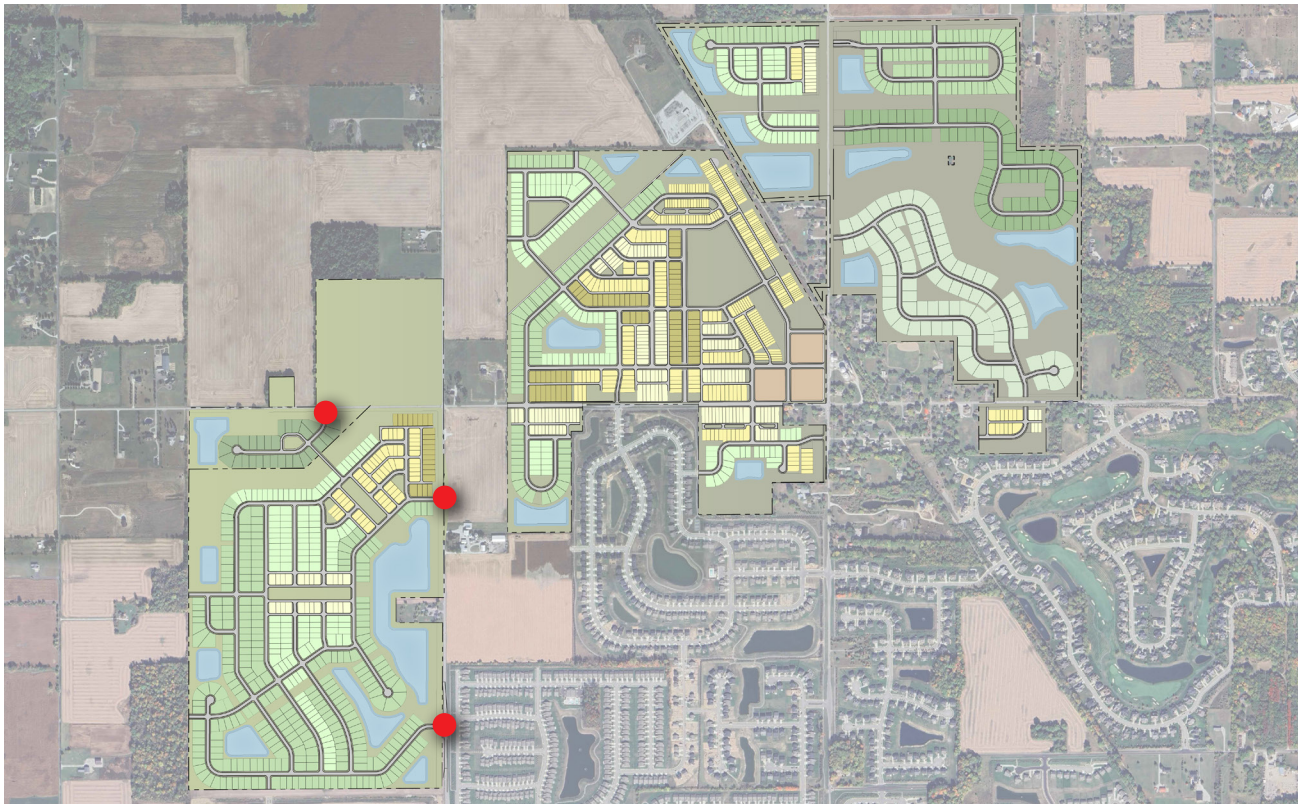
FOUNDRY PARK ENTRY MONUMENTATION

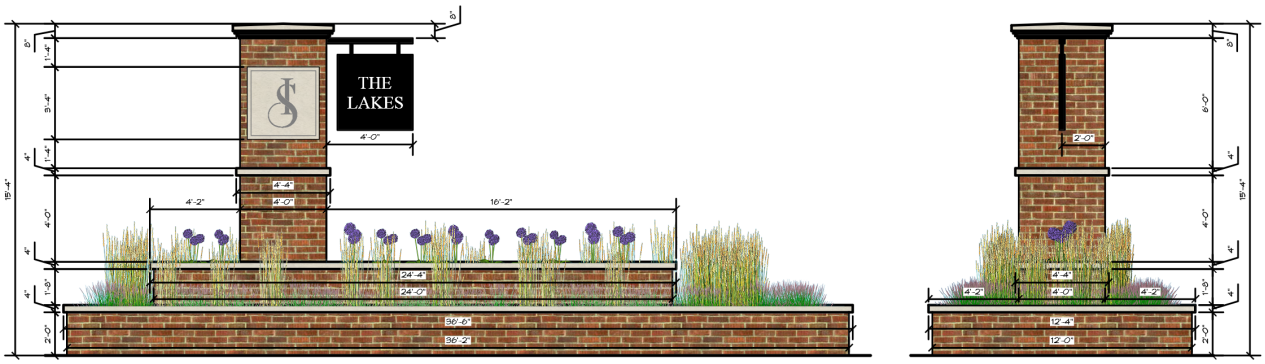






LAKES *vehicular entry monumentation*





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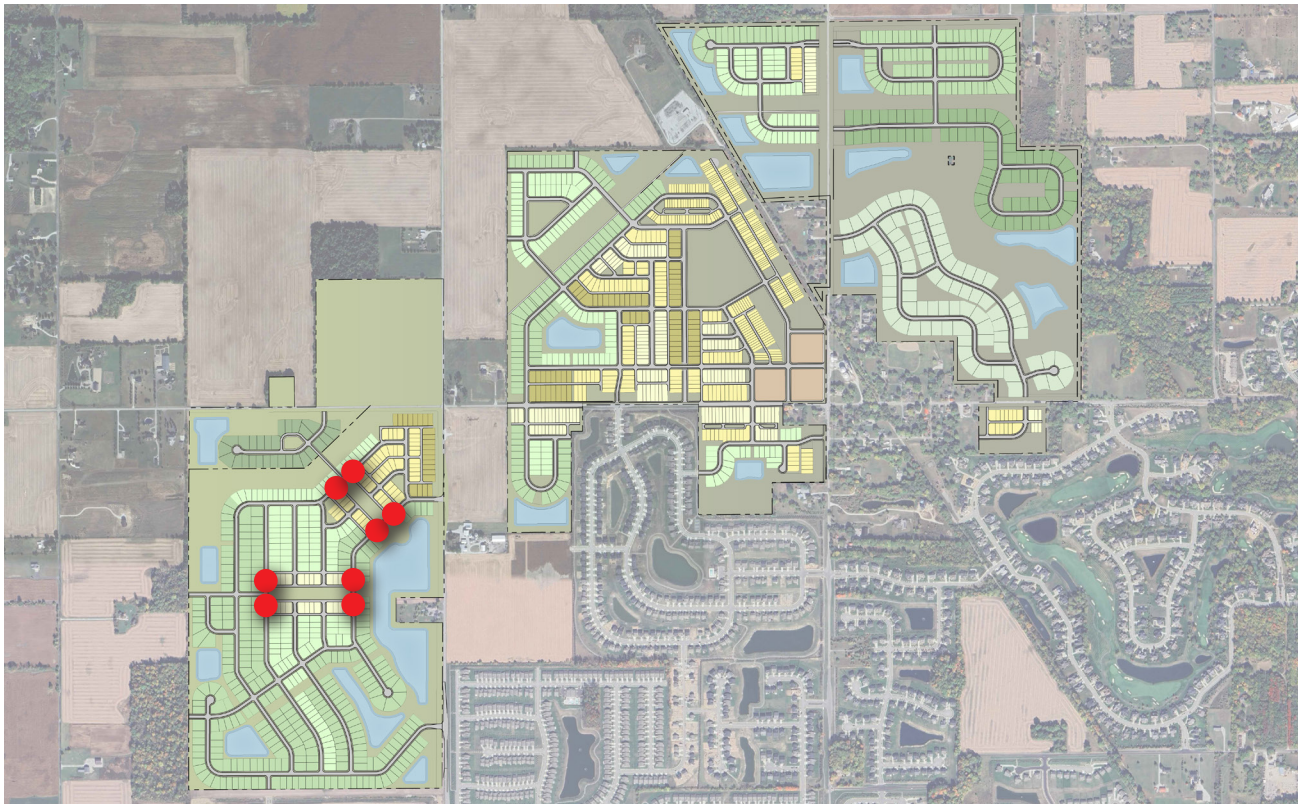
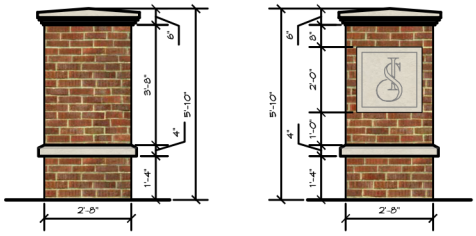
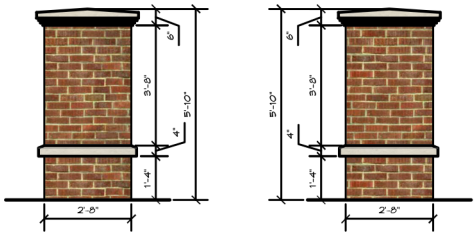
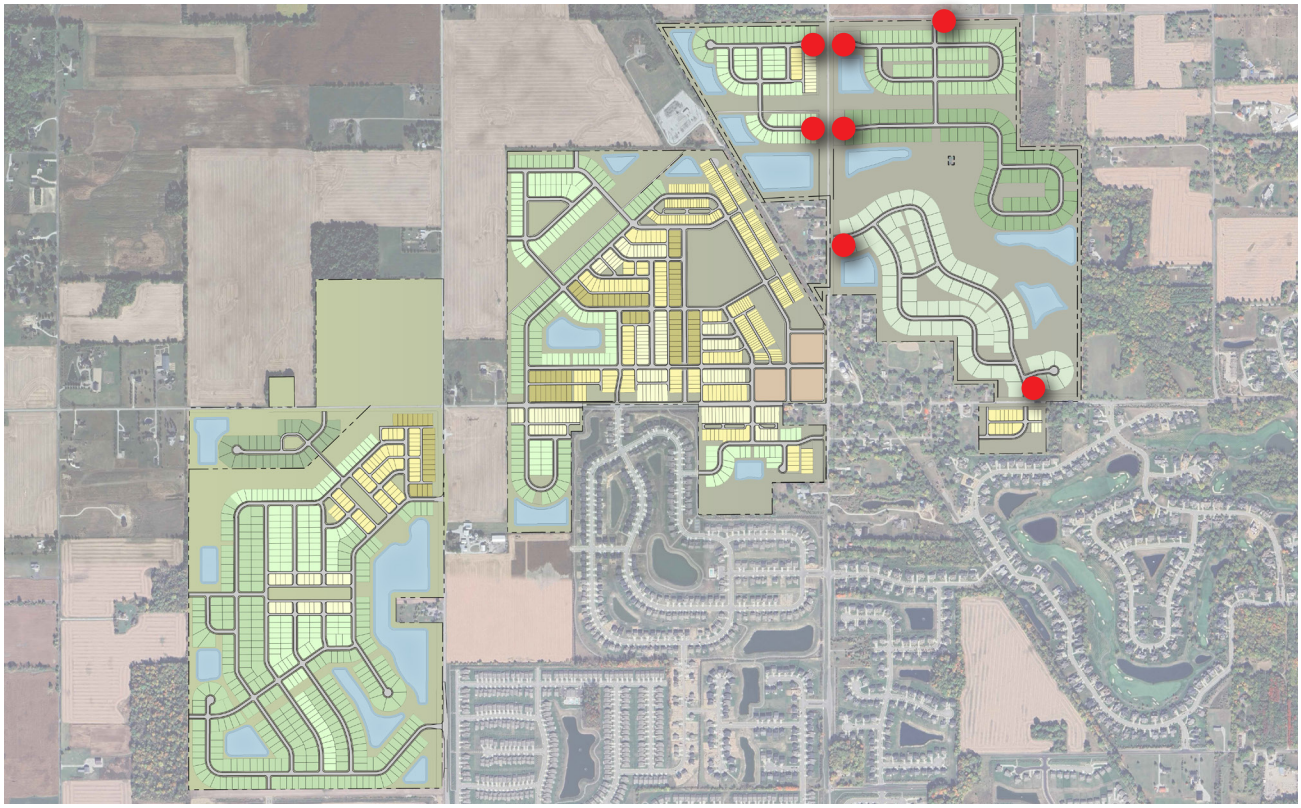
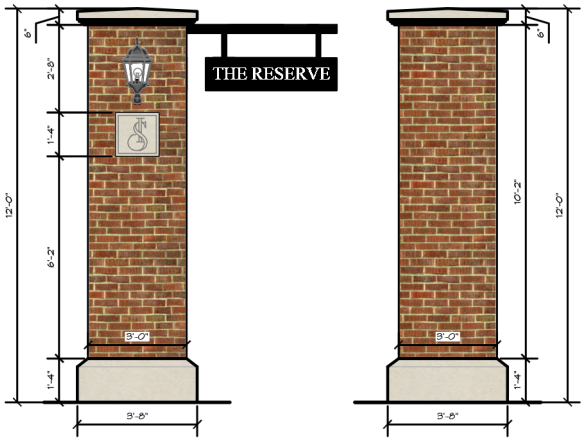




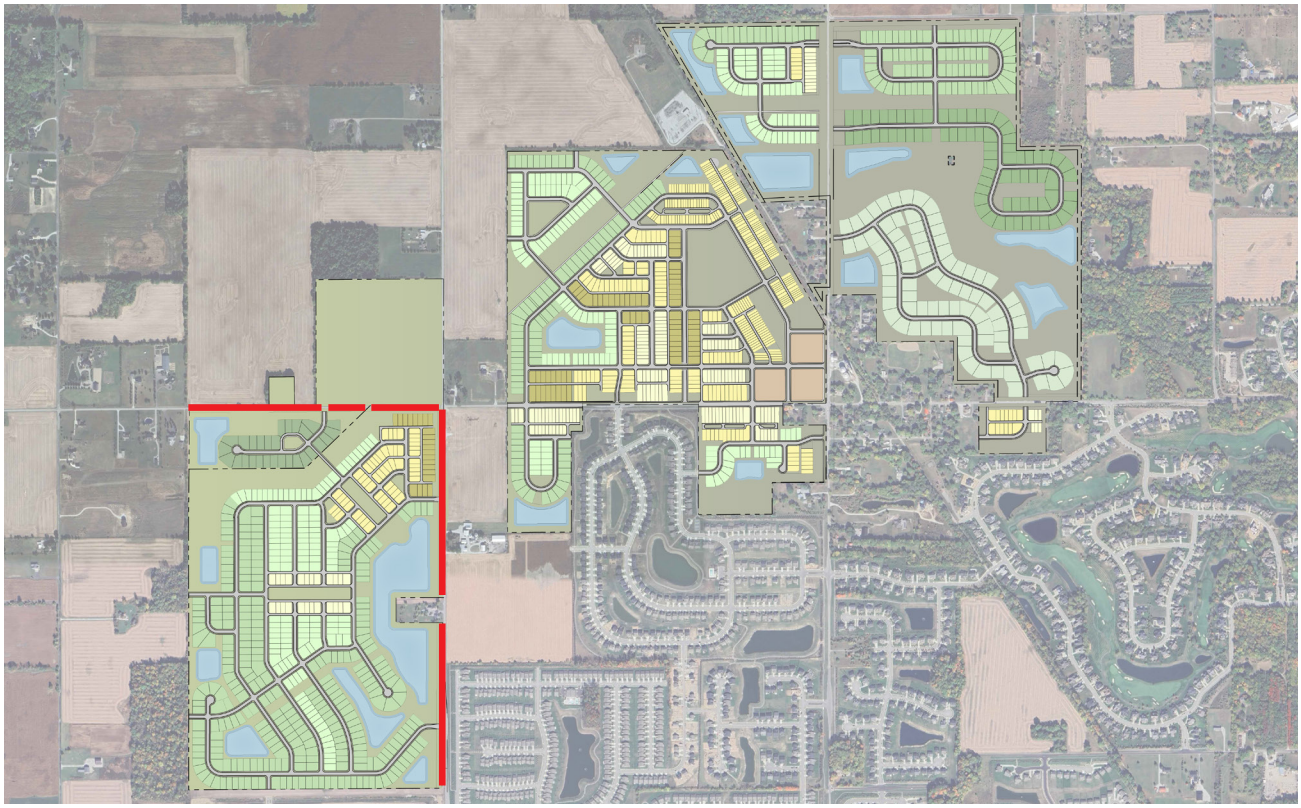


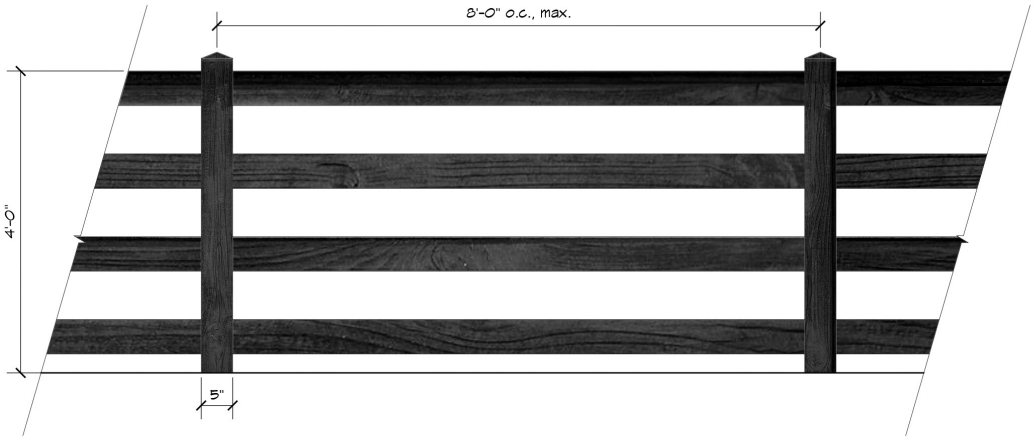
RESERVE *vehicular entry monumentation*



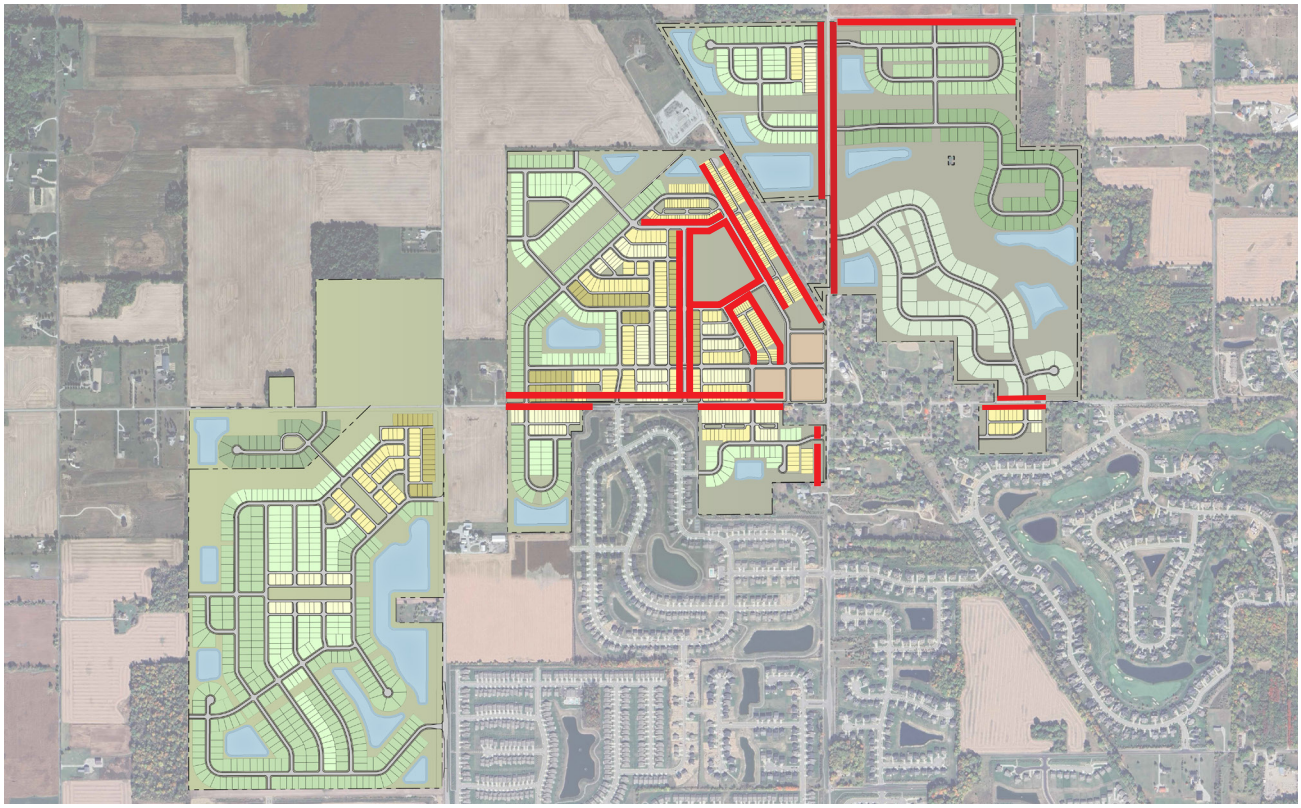


HORSE FENCING





DECORATIVE METAL FENCING



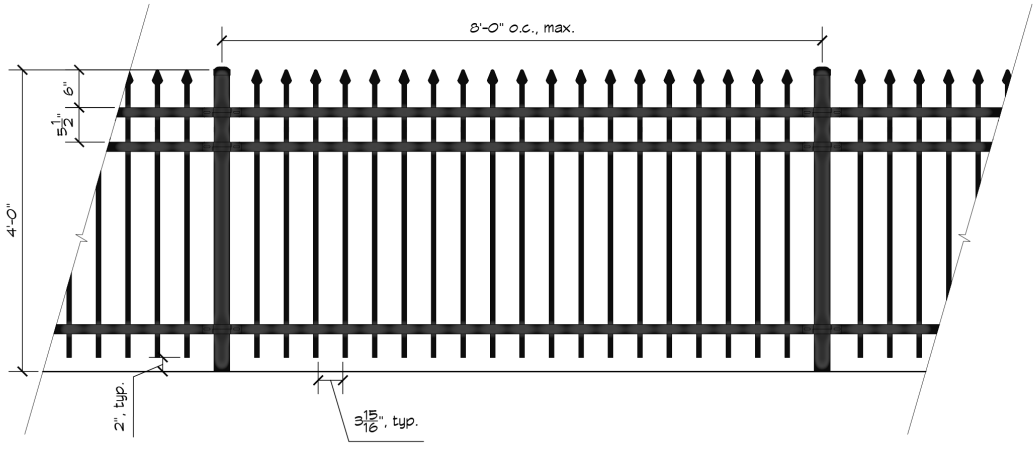


EXHIBIT K-1

OPEN SPACE PLAN
(See following page)

Legend

Open Space

216TH STREET

214TH STREET

211TH STREET

HORTON ROAD

OAK RIDGE ROAD

FREEMONT MOORE ROAD

206TH STREET

LAND DONATION TO CITY OF WESTFIELD

FUTURE FIRE STATION

SIX POINTS ROAD

HORTONVILLE

199TH STREET

NORTH

0 140 280 560

N

W E

S

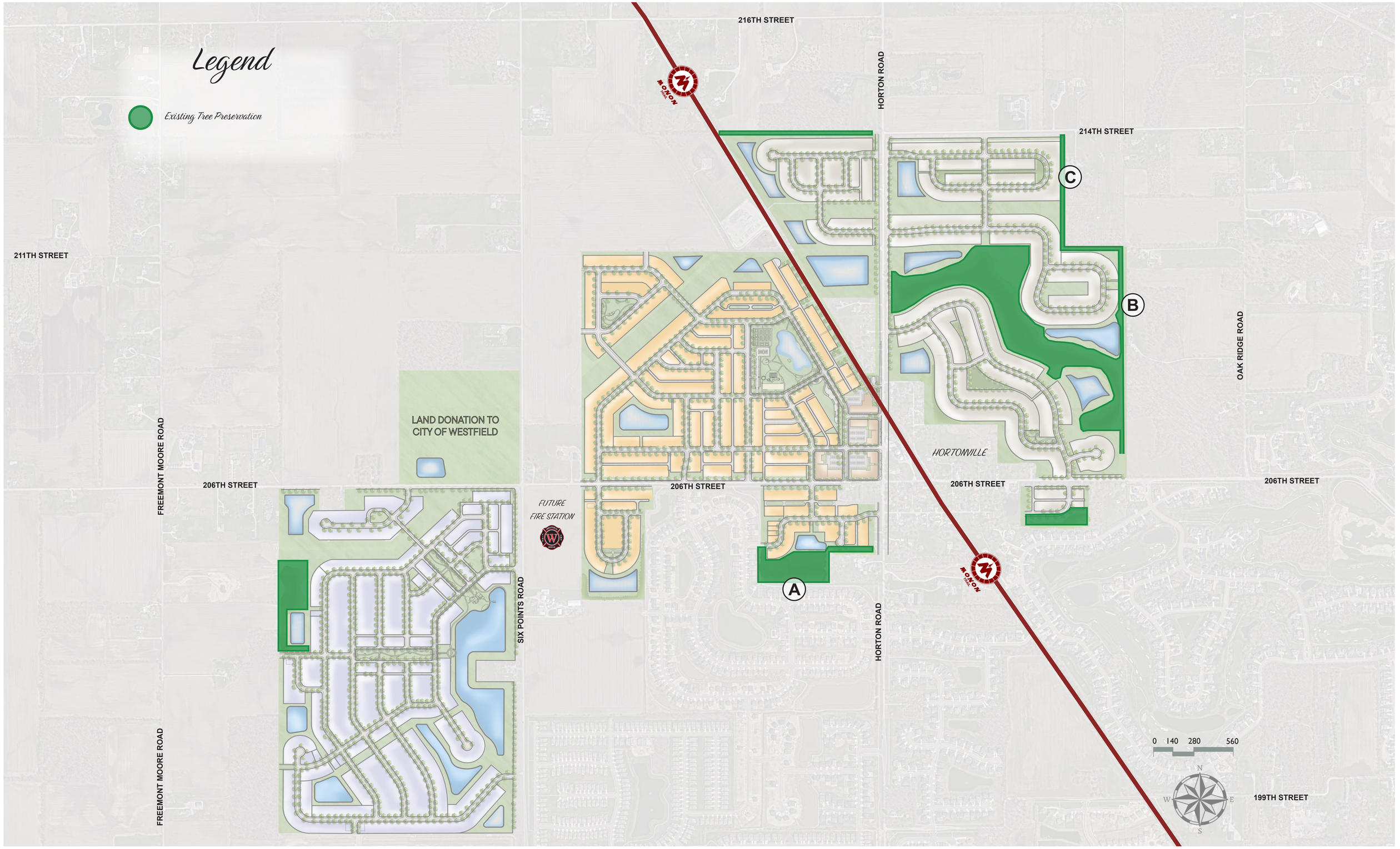
IRONSTONE | EXHIBIT K-1: OPEN SPACE PLAN

Kimley»Horn

EXHIBIT K-2

TREE PRESERVATION PLAN

(See following page)



IRONSTONE | EXHIBIT K-2: TREE PRESERVATION PLAN

FEBRUARY 26, 2026

Kimley»Horn

EXHIBIT L

SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following 3 pages)

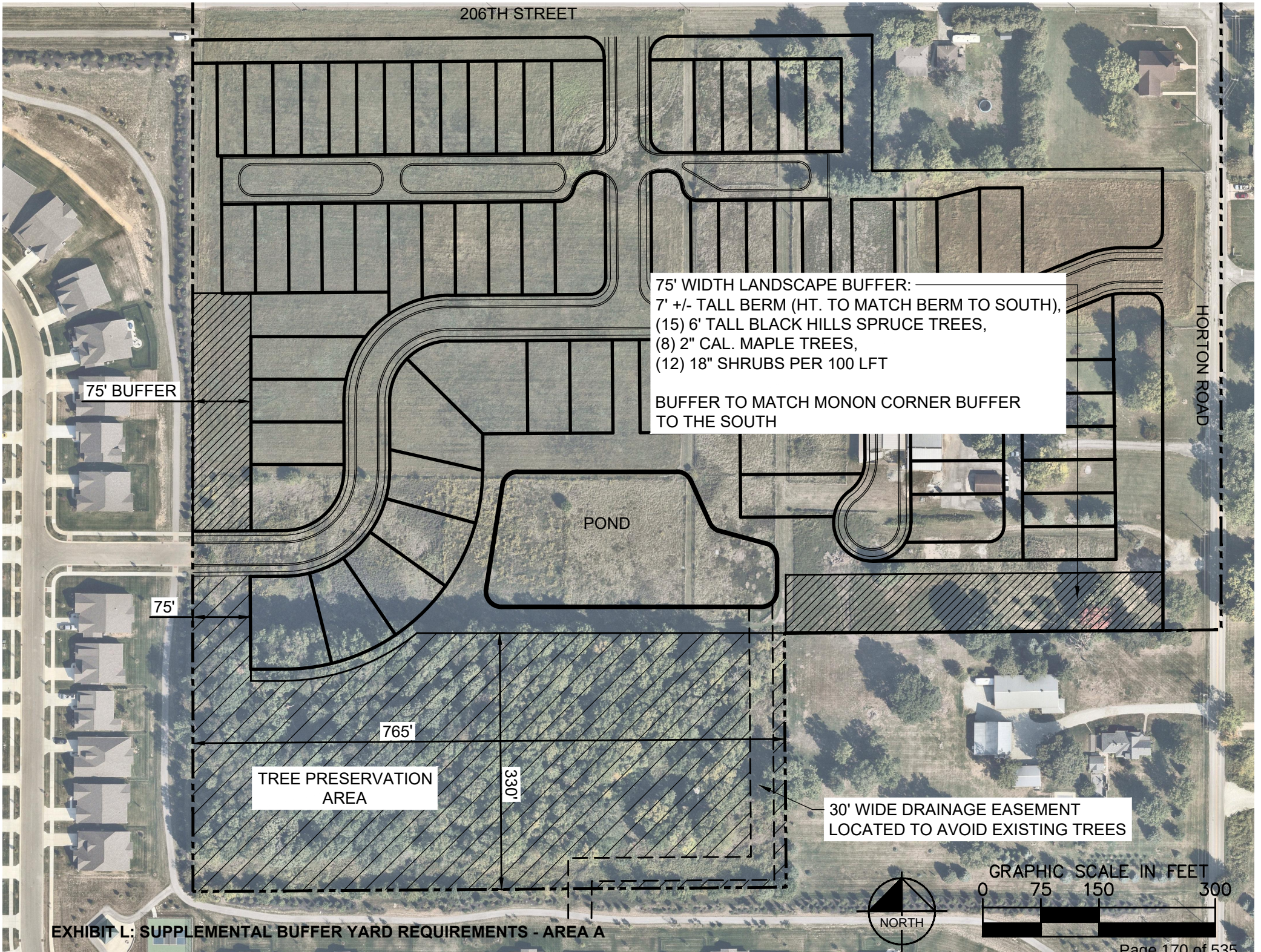


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA A

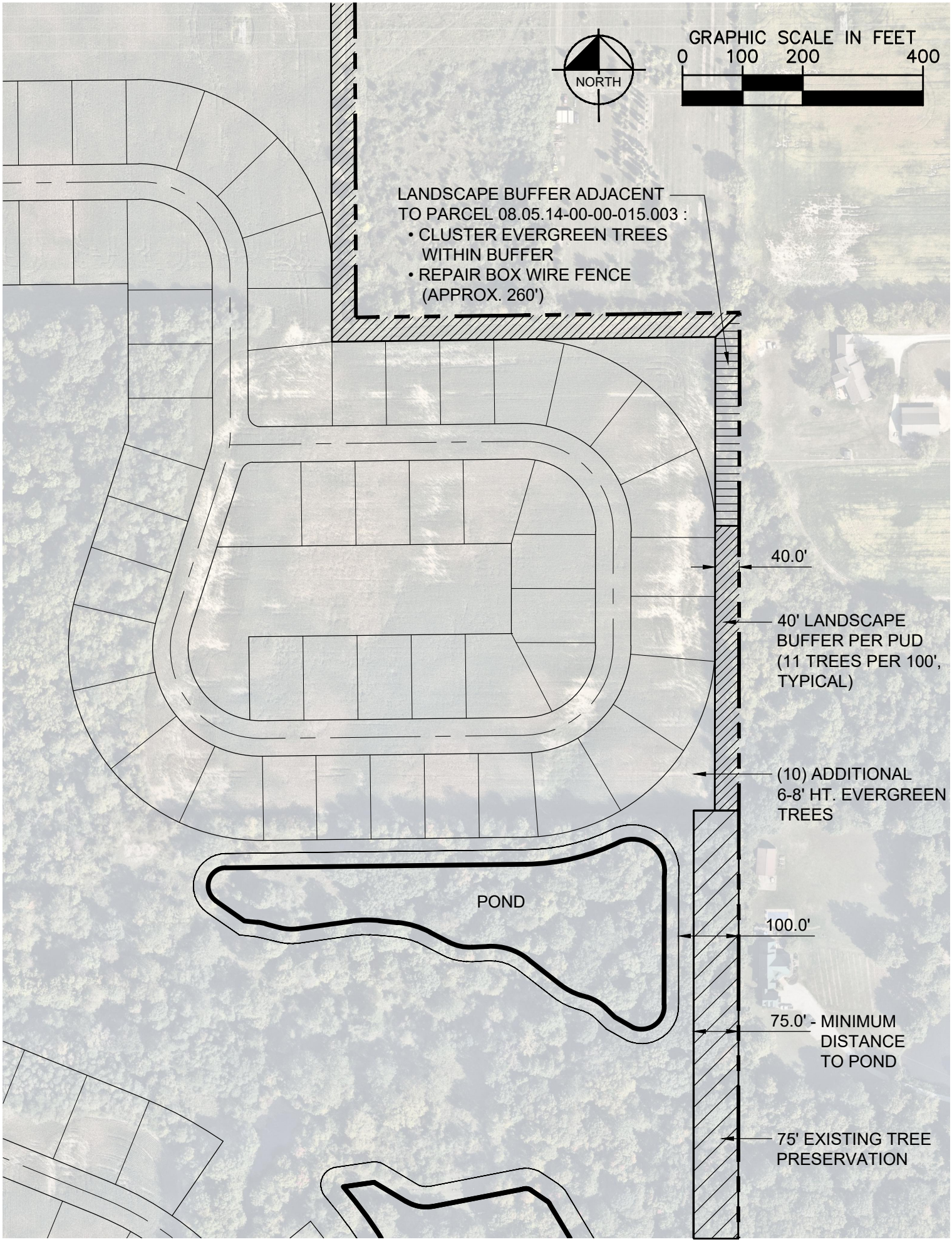


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA B

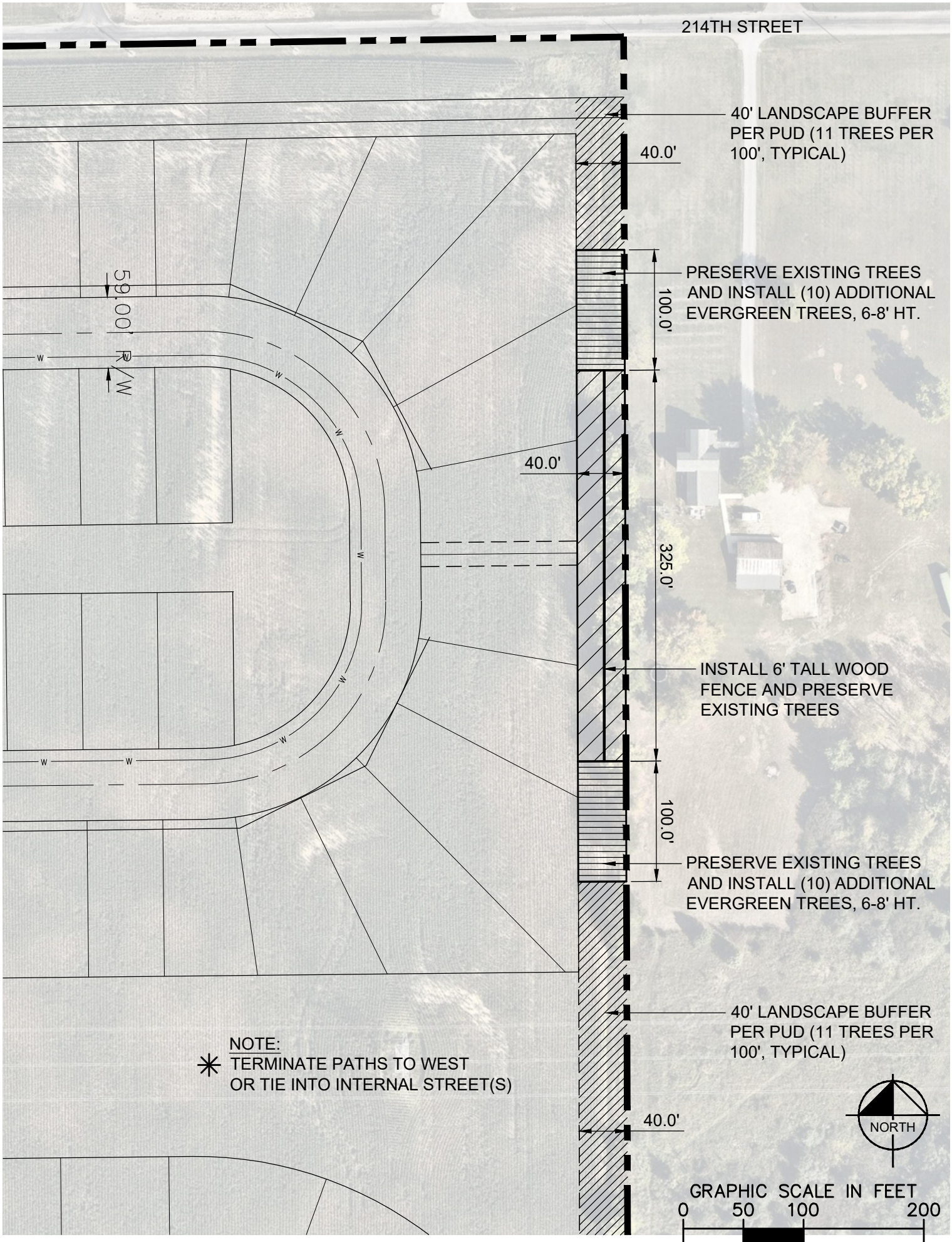


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA C

ORDINANCE NUMBER 25-66

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

"Ironstone"

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

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

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

WHEREAS, the Commission forwarded **Petition No. 2511-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

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

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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

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

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

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

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

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

interchangeable (i.e "Lot Type D" = "Dwelling Type D").

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

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

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

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

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

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

3.4 Areas are represented on the Concept Plan and District Map and regulated further by the terms of this Ordinance. Areas shall be in substantial conformance with the District Map(s), attached hereto as **Exhibit C**; as determined and approved by the Director of the Community Development Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in substantial

conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community Development Department.

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

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

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

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

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.

5.2 Area A, Area B and Area C:

A. The following additional uses shall be permitted:

A. Park, Public or Private.

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

B. The following additional uses shall not be permitted

1. Religious Institution.

C. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
575 Single-Family Dwelling Units	550 Single-Family Dwelling Units *230 Townhomes	375 Single-Family Dwelling Units

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

D. A variety of Lot (Dwelling) Types shall be distributed across the Areas in substantial conformance with the District Map (See **Exhibit C**). Specific Lot Types and the Areas in which they are permitted are specified below.

1. Lot Type:

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

2. Area where Each Lot Type is Permitted:

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

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

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

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

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

2. Park, Public or Private.

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

C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental. In addition to the Uses listed above as prohibited, no Use shall include a drive-thru as part of the operation of the Use.

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

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

6.2 Area D (Horton Square Mixed Use Block):

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

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

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

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

B. No drive-thru shall be permitted as part of any Use, building or site design.

C. Multifamily Dwellings shall (i) only be permitted as part of a mixed-use ~~Development Plan~~Building and (ii) shall only be located on the 2nd Story and above~~ of buildings adjacent to 206th Street and/or Horton Road. Amenities~~. Multifamily amenities, leasing offices and ~~other non-residential~~commercial land uses may be located on the ~~first~~ground floor of any building. However, multifamily amenities and leasing offices shall not exceed more than fifty (50) pecten of the ground floor square footage of any mixed-use building.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) square feet.

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

below.

7.1 Residential Architectural Standards: Article 6.3 shall apply, except as otherwise modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E-1** and **Exhibit E-2** shall apply.

1. Home Builders:

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

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

c. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.

2. Exterior Materials:

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

b. Vinyl and aluminum siding shall be prohibited.

c. Windows: Windows on the side and rear facades of all dwellings shall include trim detailing and be of the same style (mullion pattern/design) as provided on the front elevation.

d. Side building facades: All Single-Family Dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.
ii. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
iii. Sunroom or morning room with a minimum of one hundred square feet (100sqft) of additional living space located on a Side or Rear Façade.
iv. A window bay or box out not less than six feet (6') wide.
v. Hip roof.
vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
vii. A minimum of two (2) windows per each Side Building Façade.
viii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

e. Rear Facades: All Single-Family Dwellings including driveways that individually access the street and have a rear façade along/adjacent to (i) the existing power transmission line easement, and (ii) all shared-use and pedestrian trails as noted on **Exhibit G**, shall feature a rear façade enhancement such as a covered porch, morning room, or screened-in porch. The façade enhancement shall be either a projection from the rear façade or incorporated into the footprint of the home.

f. Garage Doors: All dwellings shall include a minimum 2-car garage and the garage doors shall include windows.

3. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single-Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More

specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street or diagonally from the subject home; and

b. Shall have a different primary siding color than the dwelling on an adjacent Lot.

4. Character Imagery: The Character Imagery included in **Exhibit E-1** and **Exhibit E-2** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

B. Additional Area A (The Lakes) standards:

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

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

C. Additional Area B (The Village) standards:

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

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

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

4. The Area shall have brick columns and wrought-iron fencing throughout the Area, where feasible, defining public spaces and view corridors, as generally illustrated on **Exhibit J** (Residential Monumentation).

5. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, ~~214th Street,~~ Horton Road, and the Monon Trail shall require the front-~~façade~~ façade to face the public right-of-way/trail.

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

7. Homes constructed on the Lots north of and two removed from Hamilton County Parcel Number 08-05-23-00-00-002.002 (6 lots total) shall only be single-story homes.

D. Additional Area C (The Reserve) standards:

1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road, 206th Street, and 214th Street shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

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

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

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

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

A. Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following exception. A minimum spacing requirement of twenty (20) feet shall apply.

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

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

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

3. Single Family Alley/Rear Load Lots. One (1) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional ~~shrubs.~~Shrubs. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

4. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

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

C. Common Areas:

1. All common areas, excluding areas encumbered by ponds, or

utilities, shall be irrigated where reasonably appropriate as determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity **Exhibit H-1** - Amenity Plan thru **Exhibit H-3**, as determined by the Director of the Community Development Department.

D. Tree Preservation: Tree Preservation shall be required in the areas as shown on **Exhibit K-2** – Tree Preservation Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).

3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.

4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.

5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of

Community Development.

6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservations Areas.

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

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

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

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

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

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

2. Buffer ~~yards~~Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting ~~materials~~material standard of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section.

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

~~yards~~Buffer Yards.

4. No ~~buffer yard~~Buffer Yard shall be required (i) between Areas internal to the Real Estate, (ii) within areas including Development Amenities, or (iii) the perimeter of the Village District which is north of the southern limit of the power transmission lines and west of the Monon Trail as illustrated on the Concept Plan.

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

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

7. Notwithstanding the Buffer Yard standards of this Section 7.~~2(H~~3(G), additional buffer areas and planting standards shall apply, in locations as depicted in **Exhibit K-1** – Open Space Plan, as depicted in **Exhibit L** – Supplemental Buffer Yard Requirements. If a conflict exists between **Exhibit L** and Section 7.~~2(H~~3(G) the requirements illustrated on **Exhibit L** shall be applicable. The Developer shall be permitted to cluster trees within the areas noted on **Exhibit L** in order to preserve existing trees.

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

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

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

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

I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is

restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate as approved by the Director of Community Development Department. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of the Community Development Department or the Director of the Parks Department may approve a landscape plan with fewer plantings than otherwise required subject to the conditions of UDO Article 6.8(G)(4)(h).

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

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

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

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

C. Off-Street Parking in Area D:

1. Off-street Parking Areas shall not be permitted in the Established Front Yard along Horton Road, 206th Street, or any street adjacent to, or internal to, the Horton Square Mixed Use Block. The Director of the Community Development Department may approve limited parking in the front yard at the time of Detailed Development Plan approval in the event that buildings are provided along three (3) frontages for a subject Block. In no event shall parking be permitted in the Established Front Yard along Horton Road or 206th Street.

2. Off-street Parking Areas, if adjacent to Horton Road or 206th Street shall be screened by a minimum four (4) foot height masonry wall and landscaped with ½ the plant material required per the UDO Perimeter Parking Area Landscaping requirements along the Horton Road or 206th frontage, as may be applicable.

3. On-street parking shall be provided in the Horton Square Mixed

Use Block.

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

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

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

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I-2** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I-1** further identifies where with the District the street sections will be applicable. Modifications to the Street and Alley Cross Sections including right of way widths are permitted with the approval of the Plan Commission or Department of Public Works.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works. Said streetscape design may include a street cross section which varies from **Exhibit I-2** and requires a right of way which may vary from **Exhibit I-1** Thoroughfare Plan with the approval of the ~~lan~~Plan Commission or Department of Public Works.

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

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

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

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

A. Minimum Open Space: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan, attached hereto as Exhibit B and Open Space Plan, attached hereto as **Exhibit K-1**. The parcel noted as "Parcel to be donated to City of Westfield ~~Washington School District~~" on the Concept plan shall not be included in the Open Space calculation of Open Space.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

2. Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1**:

1. Timing and Maintenance of Amenities:

a. Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall (i) commence within twenty-four (24) months from the commencement of home construction in each Area, and (ii) be completed within eighteen (18) months of commencement.

b. All other amenities shall be installed within eighteen (18) months of acceptance of public infrastructure in the subject section of each Area.

c. All Amenities shall be Maintained by ~~and~~an Owner's Association.

2. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as

Exhibit H-1 thru **Exhibit H-3**, and the Amenities List, attached hereto at **Exhibit H-4**, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community Development Department.

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

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

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

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

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

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

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

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

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

8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H-1**.

D. Article 8.6 shall not apply to Area D.

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

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

Section 11. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-66

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-66

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E-1	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit E-2	Additional Residential Character Exhibits
Exhibit F-1	Character Exhibits (Horton Square Mixed Use Block)
Exhibit F-2	Horton Square Mixed Use Block Architectural Standards
Exhibit G	Trail Network Plan & Typical Cross Section
Exhibit H-1	Amenity Exhibit
Exhibit H-2	Foundry Park Renderings
Exhibit H-3	Carey Commons Renderings
Exhibit H-4	Amenities List
Exhibit I-1	Thoroughfare Plan
Exhibit I-2	Permitted Street and Alley Cross Sections
Exhibit J	Residential Monumentation
Exhibit K-1	Open Space Plan
Exhibit K-2	Tree Preservation Plan
Exhibit L	Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A

REAL ESTATE
(Location Map)

(See following page)

EXHIBIT B

CONCEPT PLAN

(See following page)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2511-PUD-19.

EXHIBIT C

DISTRICT MAPS

(See following 5 pages)

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT E-1

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following 33 pages)

EXHIBIT E-2

ADDITIONAL RESIDENTIAL CHARACTER EXHIBITS

(See following ~~—~~11 pages)

EXHIBIT F-1 ~~and EXHIBIT F-2~~

CHARACTER ~~EXHIBIT AND ARCHITECTURAL STANDARDS~~EXHIBITS
(Horton Square Mixed ~~use~~Use Block)
(See following ~~9~~2 pages)

EXHIBIT F-2

HORTON SQUARE MIXED USE BLOCK ARCHITECTURAL STANDARDS

(See following 6 pages)

EXHIBIT G

TRAIL NETWORK PLAN
(See following ~~page~~2 pages)

EXHIBIT H-1

AMENITY EXHIBIT
(See following 5 pages)

EXHIBIT H-2

FOUNDRY PARK RENDERINGS

(See following ~~7~~8 pages)

EXHIBIT H-3

CAREY COMMONS RENDERINGS

(See following 5 pages)

EXHIBIT H-4

AMENITIES LIST

(See following 2 pages)

EXHIBIT I-1

THOROUGHFAE PLAN
(See following page)

EXHIBIT I-2

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following ~~10~~12 pages)

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following 9 pages)

EXHIBIT K-1

OPEN SPACE PLAN

(See following page)

EXHIBIT K-2

TREE PRESERVATION PLAN

(See following page)

EXHIBIT L

SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following 3 pages)

ORDINANCE NUMBER 25-__-66

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

"Ironstone"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2__-2511-PUD-__)-19),** requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 25__-2511-PUD-__-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 20252026;

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

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

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

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

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

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

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

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

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

interchangeable (i.e "Lot Type D" = "Dwelling Type D").

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

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

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

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

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

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

3.4 Areas are ~~conceptually~~ represented ~~by~~on the Concept Plan and District Map and regulated further by the terms of this Ordinance. ~~Area A, Area B and Area C (as illustrated on~~Areas shall be in substantial conformance with the District Map~~) may be reduced or enlarged in area by up to fifteen percent (15%). Notwithstanding the provisions~~(s), attached hereto as **Exhibit C**; as determined and approved by the Director of ~~this section, Area D – Horton Square Mix Use Block may be increased in area by as much as fifty percent (50%) and reduced in area by up to fifteen~~

~~percent (15%).~~the Community Development Department.

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

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

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

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

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

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.

5.2 Area A, Area B and Area C:

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

~~a. Religious Institution.~~

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

B. Educational Institution~~.~~ (only permitted in Area A, north of 206th

Street).

B. The following additional uses shall not be permitted

1. Religious Institution.

~~c.~~

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

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
~~600~~575 Single-Family Dwelling Units	~~750~~550 Single-Family Dwelling Units ~~250~~*230 Townhomes	~~400~~375 Single-Family Dwelling Units

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

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

~~a.~~1. Lot Type:

- Lot Type A – Townhome (rear/alley load)
- Lot Type B – Single Family (rear /alley load)
- Lot Type C – Single Family (rear/alley load)
- Lot Type D – Single Family (front-load)
- Lot Type E – Single Family (rear/alley-load)
- Lot Type F – Single Family (front-load, side-load)

- Lot Type G – Single Family (front-load)
- Lot Type H – Single Family (front-load, side-load)
- Lot Type I – Single Family (front-load, side-load, courtyard)
- Lot Type J – Single Family (front-load, side -load, courtyard)
- Lot Type K – Single Family (front-load, side-load, courtyard)

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

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

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

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

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

~~b.~~2. Park, Public or Private.

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

~~3.~~C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental. In addition to the Uses listed above as prohibited, no Use shall include a drive-thru as part of the operation of the Use.

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

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

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

~~6.2~~A. Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

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

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

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

B. No drive-thru shall be permitted as part of any Use, building or site design.

C. Multifamily Dwellings shall (i) only be permitted as part of a mixed-use Building and (ii) shall only be located on the 2nd Story and above. Multifamily amenities, leasing offices and commercial land uses may be located on the ground floor of any building. However, multifamily amenities and leasing offices shall not exceed more than fifty (50) pecten of the ground floor square footage of any mixed-use building.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) square feet.

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

7.1 Residential Architectural Standards: Article 6.3 shall apply, except as otherwise

modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E-1** and **Exhibit E-2** shall apply.

1. ~~All areas~~Home Builders:

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

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

c. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.

2. Exterior Materials:

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

b. Vinyl and aluminum siding shall be prohibited.

c. Windows: Windows on the side and rear facades of all dwellings shall include trim detailing and be of the same style (mullion pattern/design) as provided on the front elevation.

d. Side building facades: All Single-Family Dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

ii. Architectural treatment (e.g., brackets, louvers, change in material pattern or color with trim board, etc.) on gable ends.
iii. Sunroom or morning room with a minimum of one hundred square feet (100sqft) of additional living space located on a Side or Rear Façade.
iv. A window bay or box out not less than six feet (6') wide.
v. Hip roof.
vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
vii. A minimum of two (2) windows per each Side Building Façade.
viii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

e. Rear Facades: All Single-Family Dwellings including driveways that individually access the street and have a rear façade along/adjacent to (i) the existing power transmission line easement, and (ii) all shared-use and pedestrian trails as noted on **Exhibit G**, shall feature a rear façade enhancement such as a covered porch, morning room, or screened-in porch. The façade enhancement shall be either a projection from the rear façade or incorporated into the footprint of the home.

f. Garage Doors: All dwellings shall include a minimum 2-car garage and the garage doors shall include windows.

3. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single-Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the

street or diagonally from the subject home; and

b. Shall have a different primary siding color than the dwelling on an adjacent Lot.

4. Character Imagery: The Character Imagery included in **Exhibit E-1** and **Exhibit E-2** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

~~2.~~B. Additional Area A (The Lakes) standards:

~~a.~~1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.

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

~~3.~~C. Additional Area B (The Village) standards:

~~a.~~1. Alley access shall be required for eighty~~-five (85~~ (80) percent of all Lots. A maximum of ten (10) percent of the ~~lots.~~Townhome Lots may be front-loaded.

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

~~b.~~3. A brick ~~walk~~(or stamped/colored concrete) walkway shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are located on Lots (i) along the main north/south entry street off 206th Street, (ii) across the perimeter street ~~from~~encircling Foundry Park and (iii) adjacent to the Horton Square Mixed Use ~~Bloc~~Block, as generally illustrated on **Exhibit C**.

~~c.~~4. The ~~area~~Area shall have brick columns and wrought-iron fencing

throughout the Area, where feasible, defining public spaces and view corridors~~.~~, as generally illustrated on **Exhibit J** (Residential Monumentation).

~~d.~~5. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall ~~be alley-loaded with~~require the front-façade ~~facing~~to face the public right-of-way/trail.

~~e.~~6. The townhomes located adjacent to the Monon Trail shall include 3-stories and may include rooftop living area.

7. Homes constructed on the Lots north of and two removed from Hamilton County Parcel Number 08-05-23-00-00-002.002 (6 lots total) shall only be single-story homes.

~~4.~~D. Additional Area C (The Reserve) standards:

~~a.~~1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road, 206th Street, and 214th Street shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

~~B.~~7.2 Area D~~:~~ (Horton Square Mixed Use Block): Article 6.3 Architectural Standards~~: Shall~~ shall not apply; rather the following standards shall apply:

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

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

~~Equipment is encouraged.~~

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

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

~~7.2~~7.3 Landscaping Standards: Article 6.8 shall apply except as otherwise modified or enhanced below:

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

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

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

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

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

3. Single Family Alley/Rear Load Lots. One (1) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional Shrubs. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

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

Yard. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

~~4.~~5. Per acre Common Area plant materials shall not be required within real estate encumbered by the existing ~~utility easements~~power transmission line easement.

C. Common Areas:

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

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity **Exhibit H-1** - Amenity Plan thru **Exhibit H-3**, as determined by the Director of the Community Development Department.

D. Tree Preservation: Tree Preservation shall be required in the areas as shown on **Exhibit K-2** – Tree Preservation Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).

3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.

4. No construction materials, equipment, or debris may be stored,

discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.

5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.

6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservations Areas.

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

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

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

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

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

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

time of Primary Plat and Overall Development Plan submittal.

2. Buffer Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting material standard of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section.

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

~~3.~~4. No ~~buffer yard~~Buffer Yard shall be required (i) between Areas internal to the Real Estate ~~or~~, (ii) within areas including Development Amenities, or (iii) the perimeter of the Village District which is north of the southern limit of the power transmission lines and west of the Monon Trail as illustrated on the Concept Plan.

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

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

7. Notwithstanding the Buffer Yard standards of this Section 7.3(G), additional buffer areas and planting standards shall apply, in locations as depicted in **Exhibit K-1** – Open Space Plan, as depicted in **Exhibit L** – Supplemental Buffer Yard Requirements. If a conflict exists between **Exhibit L** and Section 7.3(G) the requirements illustrated on **Exhibit L** shall be applicable. The Developer shall be permitted to cluster trees within the areas noted on **Exhibit L** in order to preserve existing trees.

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

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

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

~~a. The landscape area shall be a minimum of five (5) feet in width along all parking areas within twenty (20) feet of a Lot Line or street right-of-way.~~

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

I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate~~.~~ as approved by the Director of Community Development Department. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of the Community Development Department or ~~Plan Commission~~the Director of the Parks Department may approve a landscape plan with fewer plantings than otherwise required~~.~~ subject to the conditions of UDO Article 6.8(G)(4)(h).

~~I.~~

~~7.3~~1. Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.

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

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

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

C. Off-Street Parking in Area D:

1. Off-~~Street~~street Parking Areas shall not be permitted in the Established Front Yard along Horton Road, 206th Street, or any street adjacent to, or internal to, the Horton Square Mixed Use Block. The Director of the Community Development Department may approve limited parking in the front yard at the time of Detailed Development Plan approval in the event that buildings are provided along three (3) frontages for a subject Block. In no event shall parking be permitted in the Established Front Yard along Horton Road or 206th Street.

2. Off-street Parking Areas, if adjacent to Horton Road or 206th Street shall be screened by a minimum four (4) foot height masonry wall and landscaped with ½ the plant material required per the UDO Perimeter Parking Area Landscaping requirements along the Horton Road or 206th frontage, as may be applicable.

~~1.~~3. On-street parking shall be provided in ~~these areas~~the Horton Square Mixed Use Block.

~~2.~~4. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

~~3.~~5. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

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

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

~~8.1~~

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I-2** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I-1** further identifies where with the

District the street sections will be applicable. Modifications to the Street and Alley Cross Sections including right of way widths are permitted with the approval of the Plan Commission or Department of Public Works.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works. Said streetscape design may include a street cross section which varies from **Exhibit I-2** and requires a right of way which may vary from **Exhibit I-1** Thoroughfare Plan with the approval of the Plan Commission or Department of Public Works.

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

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

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

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

A. Minimum Open Space: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan~~.~~, attached hereto as Exhibit B and Open Space Plan, attached hereto as **Exhibit K-1**. The parcel noted as "Parcel to be donated to City of Westfield" on the Concept plan shall not be included in the Open Space calculation of Open Space.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**.

~~B.~~1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

2. Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas ~~as generally illustrated on~~in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1**:

1. Timing and Maintenance of Amenities:

a. Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall (i) commence within twenty-four (24) months from the commencement of home construction in each Area, and (ii) be completed within eighteen (18) months of commencement.

b. All other amenities shall be installed within eighteen (18) months of acceptance of public infrastructure in the subject section of each Area.

c. All Amenities shall be Maintained by an Owner's Association.

~~1.~~2. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1** thru **Exhibit H-3**, and the Amenities List, attached hereto at **Exhibit H-4**, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community ~~Services~~Development Department.

~~2.~~3. Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.

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

~~3.~~

~~4.~~5. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.

~~5.~~6. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the

following as generally depicted on the Amenity Exhibit:

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

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

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

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

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

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

~~H.~~8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H-1**.

D. Article 8.6 shall not apply to Area D.

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

~~**Section 9.**~~**Section 10. Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

Section 11. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will

not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, ~~2025~~2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__-66** was delivered to the Mayor of Westfield on the _____ day of _____, 2025**2026**, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__-66

this _____ day of _____, 2025**2026**.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__-66

this _____ day of _____, 2025**2026**.

_____
Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

Exhibit B Concept Plan

Exhibit C District Maps (by Area)

Exhibit D Residential Lot Type Standards

Exhibit E-1 Residential Architectural Standards & Character Exhibits (Residential Area Homes)

Exhibit E-2 Additional Residential Character Exhibits

Exhibit F-1 Character Exhibits (Horton Square Mixed- Use Block)

Exhibit F-2 Horton Square Mixed Use Block Architectural Standards

Exhibit G Trail Network Plan & Typical Cross Section

Exhibit H-1 Amenity Exhibit

Exhibit H-2 Foundry Park Renderings

Exhibit H-3 Carey Commons Renderings

Exhibit H-4 Amenities List

Exhibit I-1 Thoroughfare Plan

Exhibit I-2 Permitted Street and Alley Cross Sections

Exhibit J Residential Monumentation

Exhibit K-1 Open Space Plan

Exhibit K-2 Tree Preservation Plan

Exhibit L Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

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

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

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

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

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

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

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

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

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

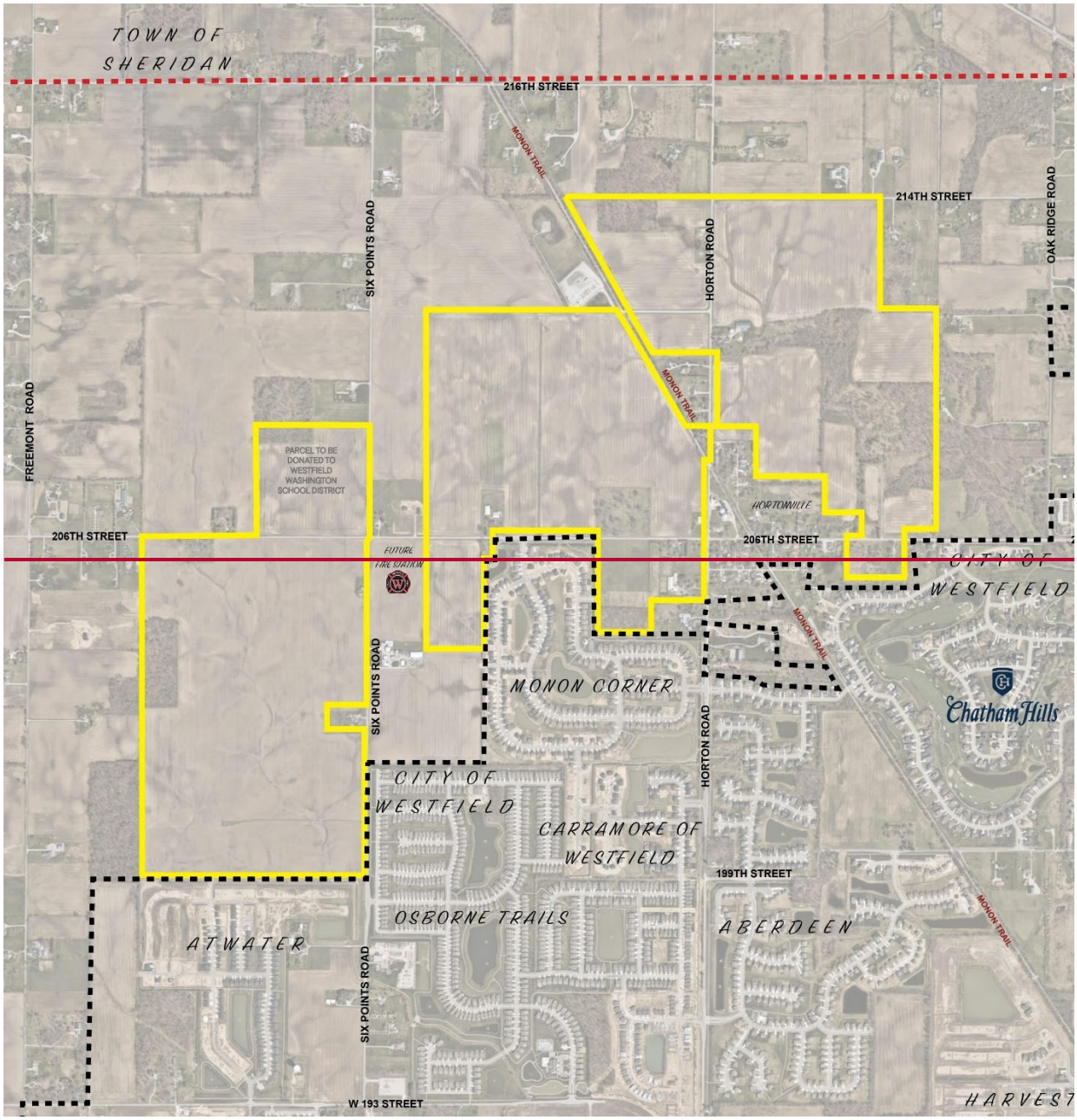
ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

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

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

EXHIBIT A

REAL ESTATE
(Location Map)



(See following page)

EXHIBIT B

CONCEPT PLAN

(See following page)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~25~~ 2511-PUD~~-~~.-19.

EXHIBIT C

DISTRICT MAPS

(See following ~~4~~5 pages)

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT E-1

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following ~~36~~33 pages)

EXHIBIT ~~F~~E-2

ADDITIONAL RESIDENTIAL CHARACTER EXHIBITS ~~(Hortonville Mixed use Block)~~

(See following ~~page~~11 pages)

EXHIBIT F-1

CHARACTER EXHIBITS
(Horton Square Mixed Use Block)

(See following 2 pages)

EXHIBIT F-2

HORTON SQUARE MIXED USE BLOCK ARCHITECTURAL STANDARDS

(See following 6 pages)

EXHIBIT G

TRAIL NETWORK PLAN
(See following 2 pages)

EXHIBIT H-1

AMENITY EXHIBIT

(See following 5 pages)

EXHIBIT H-2

FOUNDRY PARK RENDERINGS

(See following 8 pages)

EXHIBIT H-3

CAREY COMMONS RENDERINGS

(See following 5 pages)

EXHIBIT H-4

AMENITIES LIST

(See following 2 pages)

EXHIBIT I-1

THOROUGHFAE PLAN

(See following page)

~~**EXHIBIT H**~~

~~**AMENITY EXHIBIT**~~
~~(See following 16 pages)~~

EXHIBIT I-2

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following 12 pages)

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following 9 pages)

EXHIBIT K-1

OPEN SPACE PLAN

(See following page)

EXHIBIT K-2

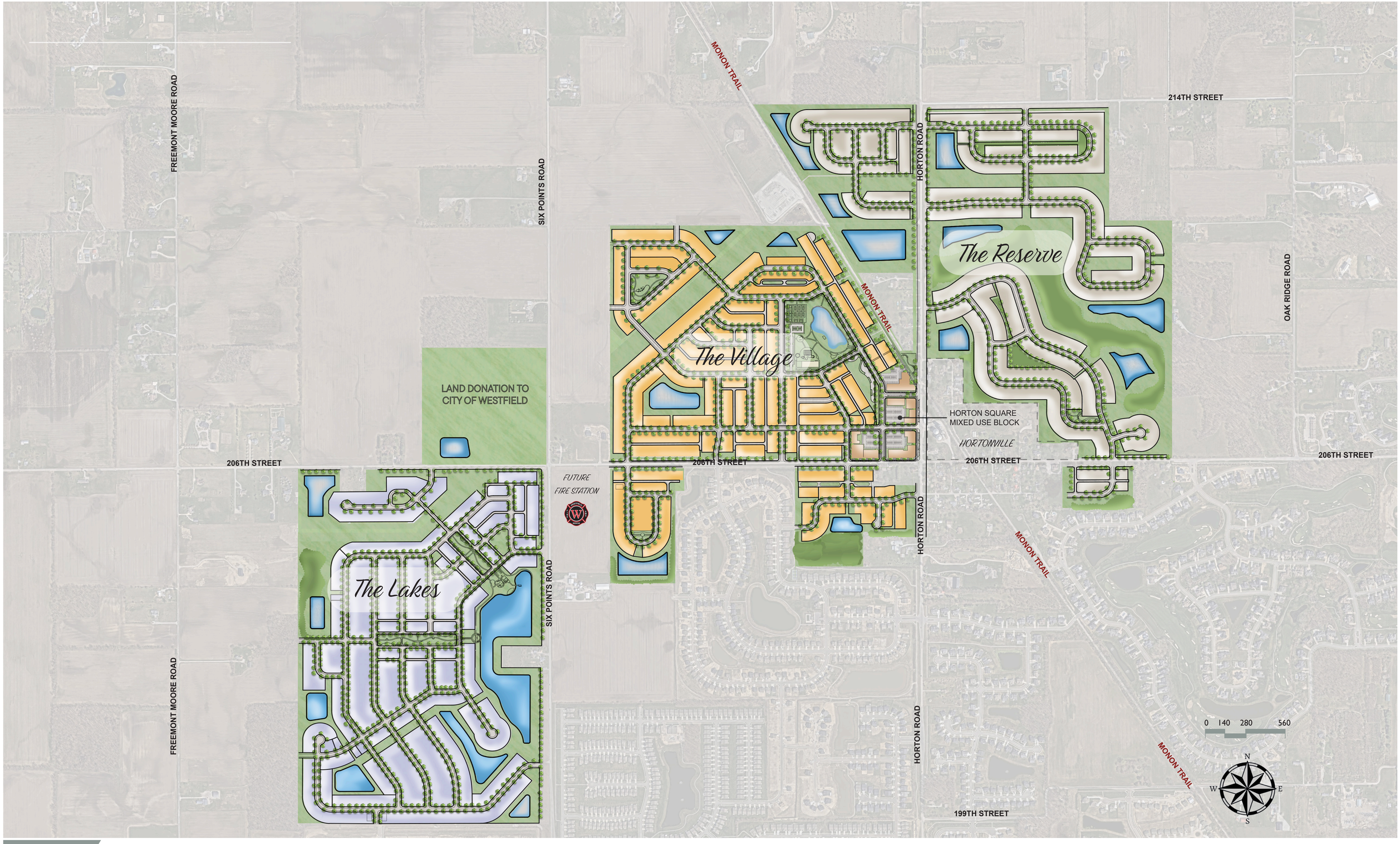
TREE PRESERVATION PLAN

(See following page)

EXHIBIT L

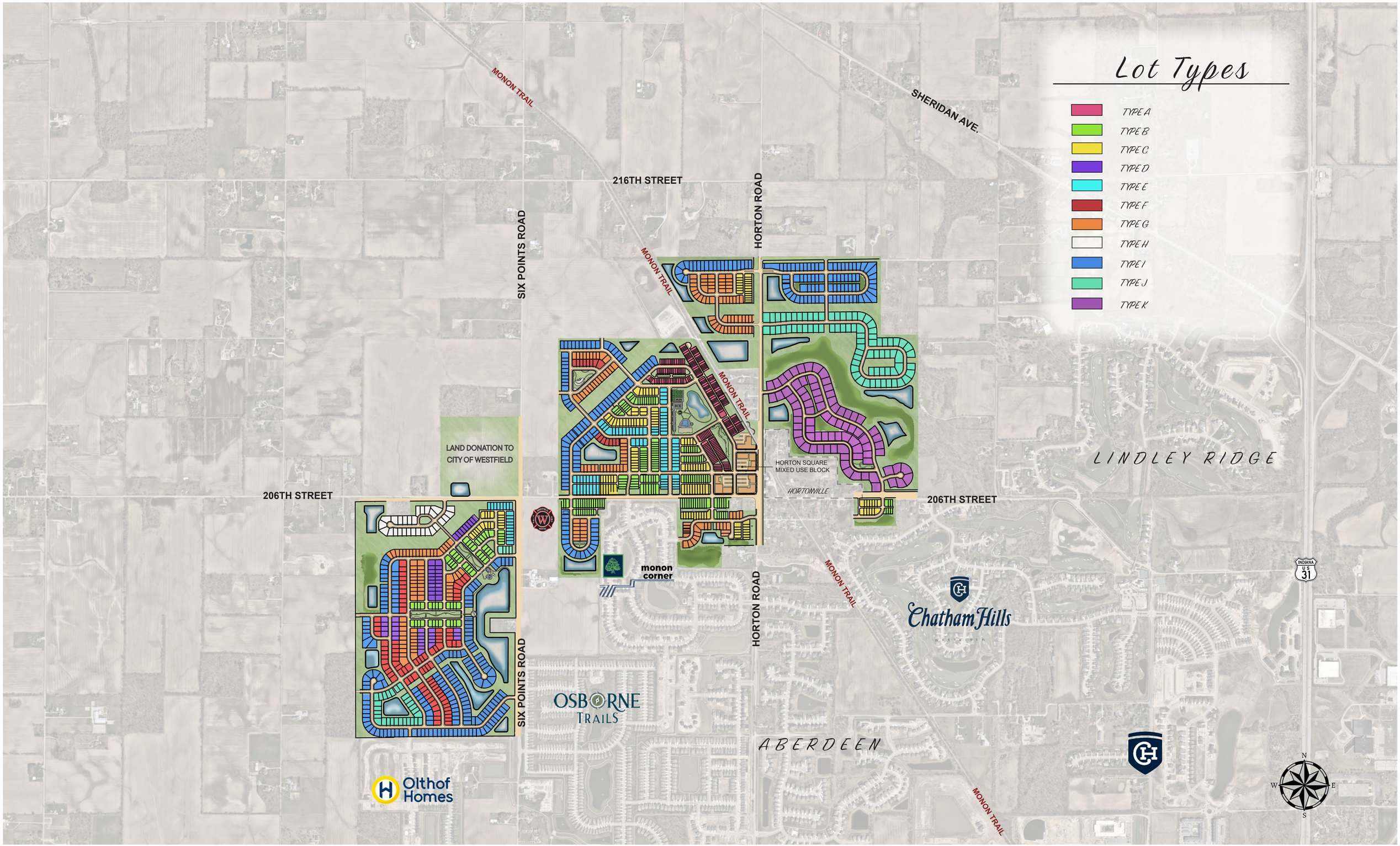
SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following 3 pages)



IRONSTONE | EXHIBIT B: CONCEPT PLAN

Kimley»Horn



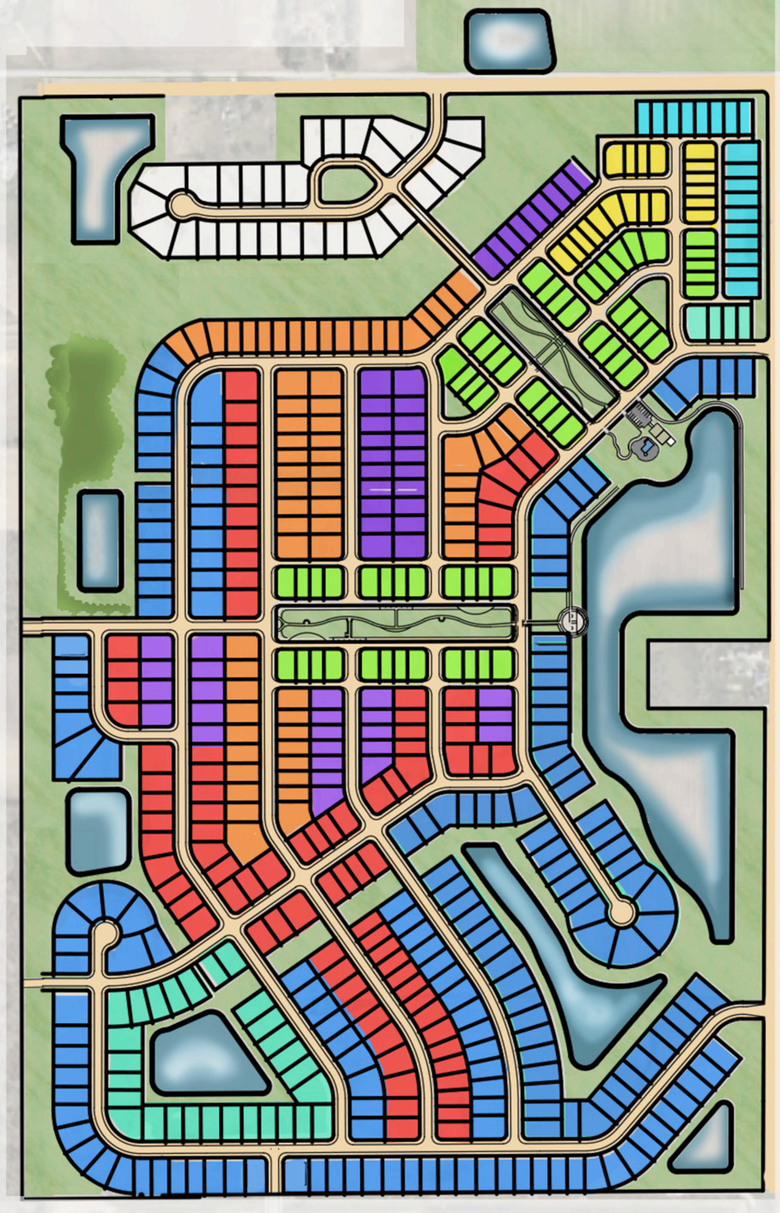
IRONSTONE | EXHIBIT C: DISTRICT MAP - OVERALL

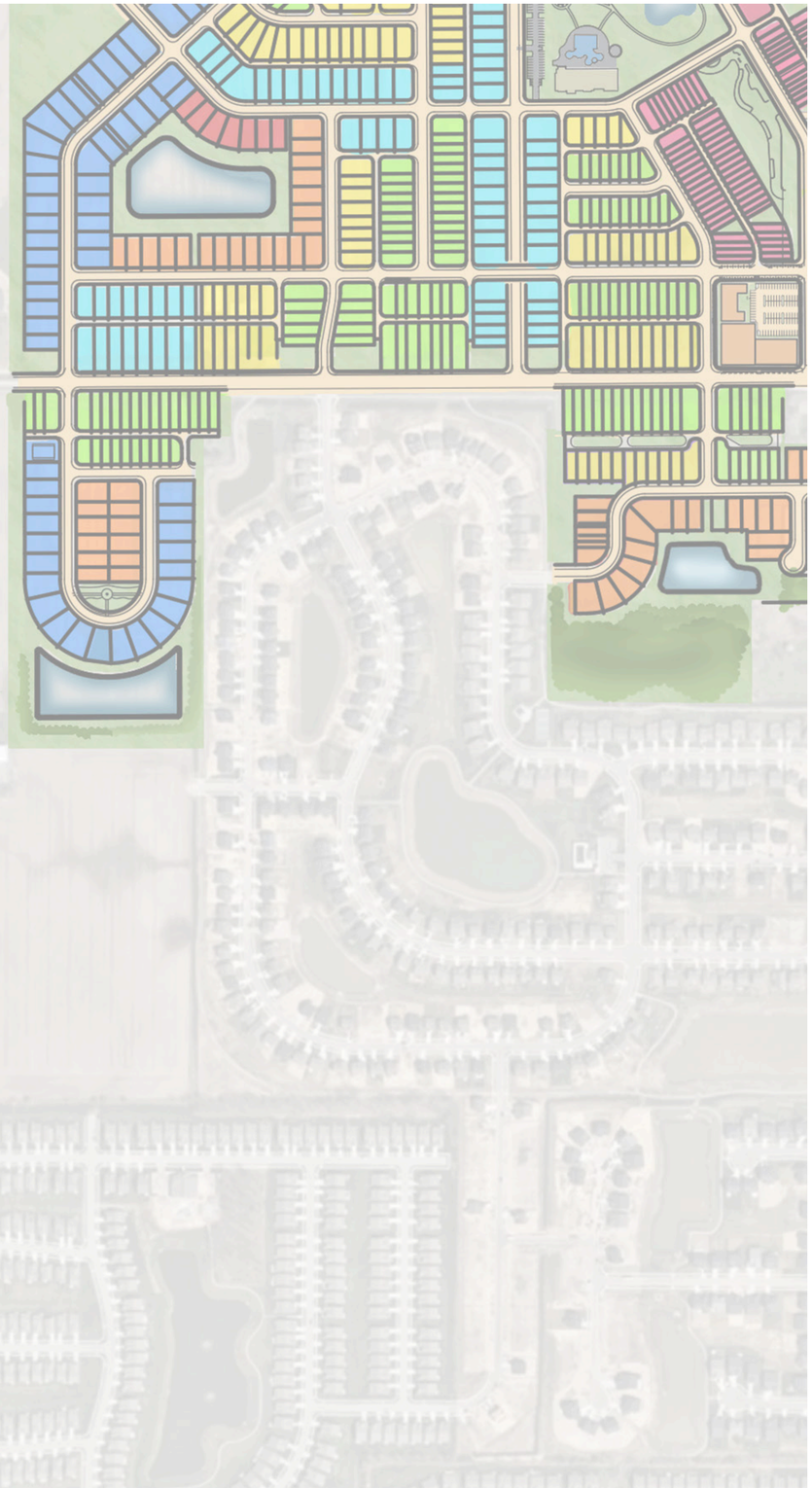
Kimley»Horn

Lot Types

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

* = Allowed in Lakes District

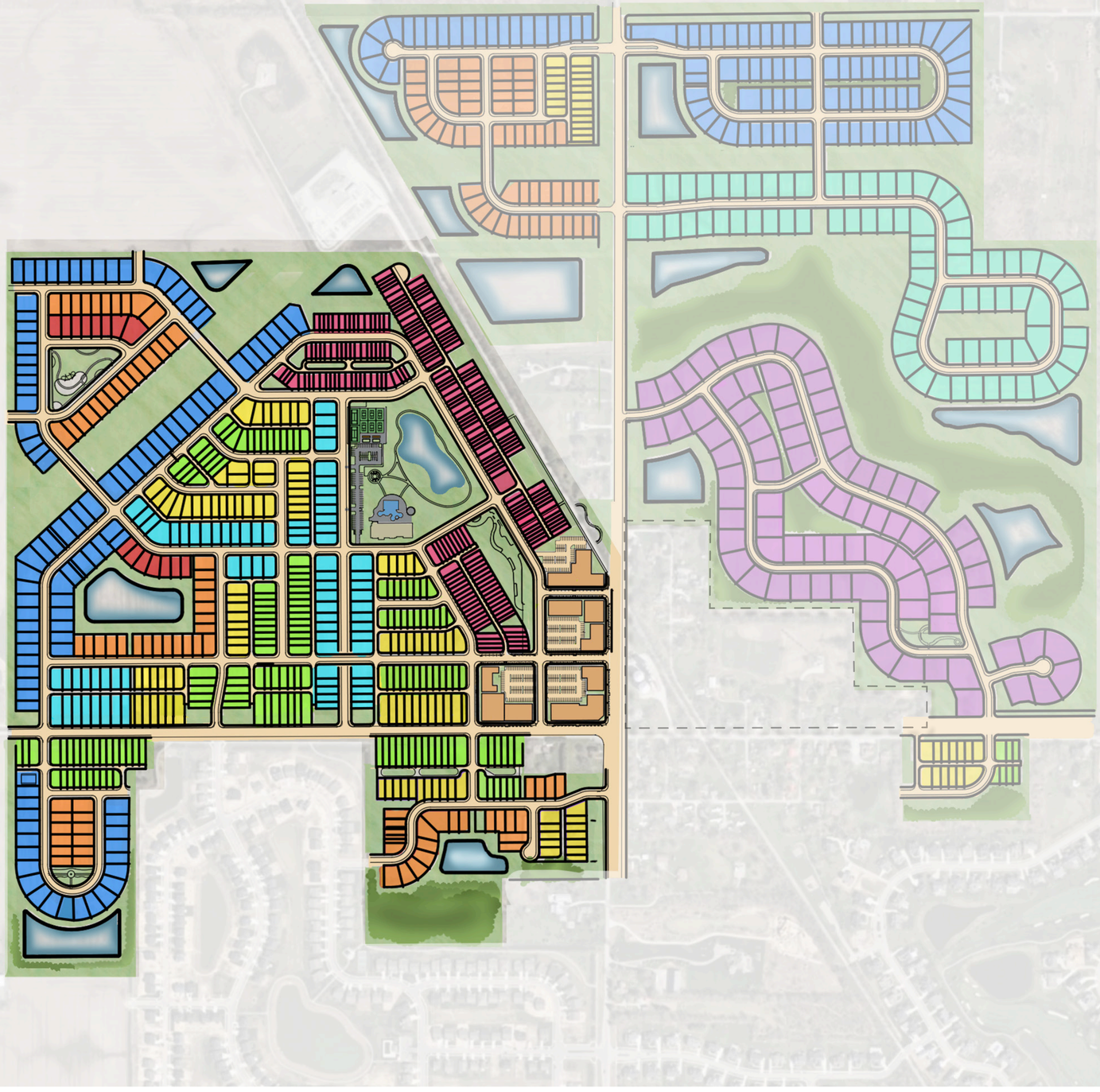




Lot Types

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

* = Allowed in Village District



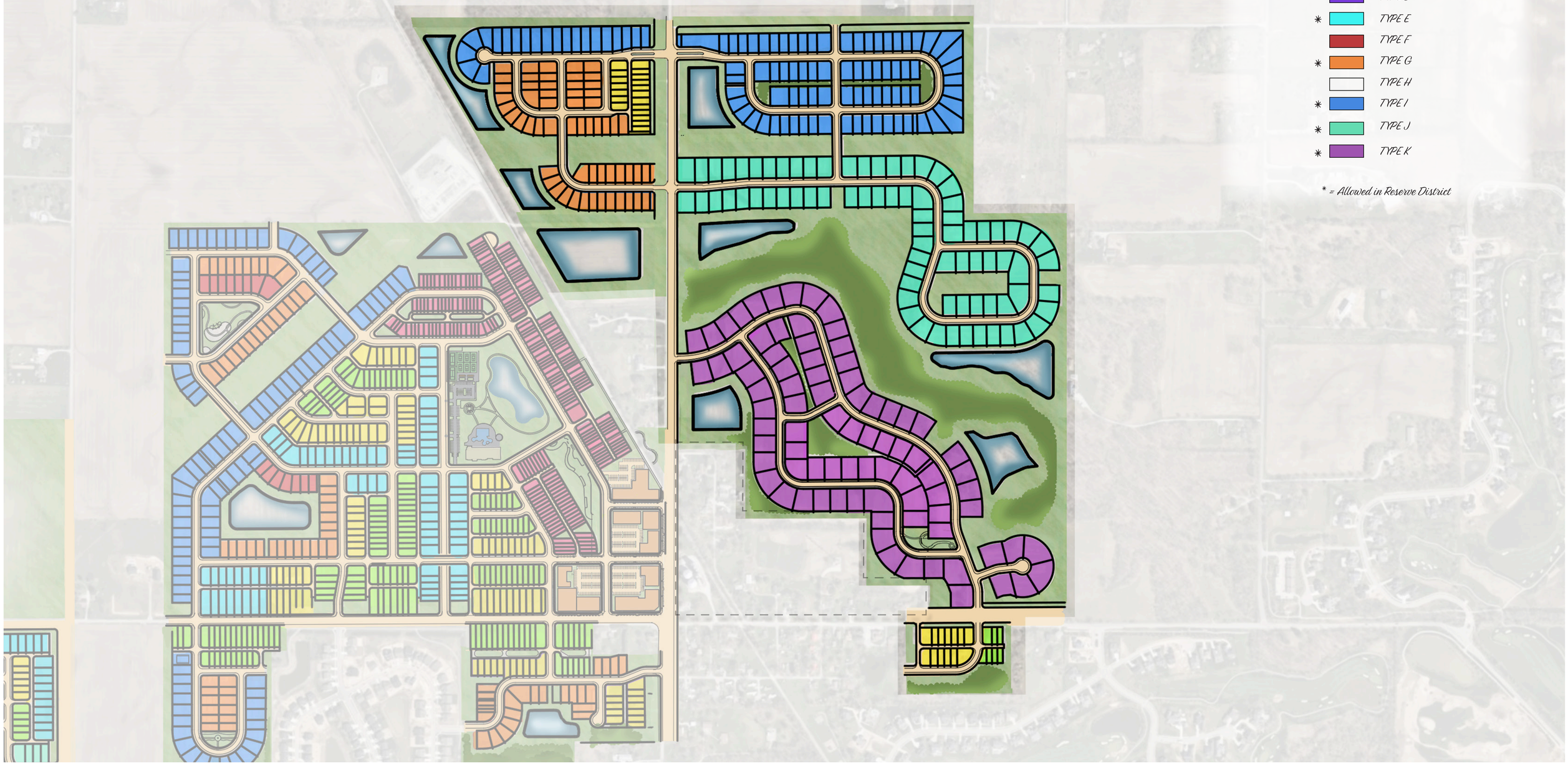

Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K
* = Allowed in Reserve District



EXHIBIT F-1: HORTON SQUARE - PRELIMINARY CONCEPT

Kimley»Horn

EXHIBIT D

Residential Lot Type Standards

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

N/A – Not Applicable

Sf – square feet

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

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

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

3. Masonry (brick or stone) shall be required based on the architectural style of the townhome units, but in no case shall be less than a masonry wainscot on all elevations up to the sill of the lowest first floor window.

4. All townhouse units shall have a front entrance articulation that is appropriate for the architectural style of the townhome.

5. All rear-load townhouse units shall require a minimum of six (6) windows on the front elevation, four (4) windows on the rear elevation, and four (4) windows on each side elevation of end units. All front-load townhome units shall require four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

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

7. Detailed architectural elevations shall be provided at the time of Detailed Development Plan to be reviewed by the Director of the Community Development Department for compliance with all applicable architectural standards.

Illustrative Examples of Building Type A Elevations

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





"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type B Elevations

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



"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

8. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type C Elevations

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


















Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type D Elevations

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












Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type E Elevations

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




















Draft 5 030526













"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type F Elevations

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












Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type G Elevations

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


























Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type H Elevations:

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






















Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Illustrative Examples of Building Type I Elevations

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












Draft 5 030526








"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

Illustrative Examples of Building Type J Elevations

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
















Draft 5 030526





"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

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

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

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

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

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

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

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

Illustrative Examples of Building Type K Elevations

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













Building Type A - Townhomes

Details

Min. Living Area: 1,700 sf







4-story with Rooftop Living





3-story

Building Type B



Details

Min. Living Area: 1,700 sf

Rear-load detached home

Streetscape







Typical Side & Rear Elevations

Building Type C



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

2,200 sf (Two Story)

Building Type D



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

1,800 sf (Two Story)

Building Type E



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 2,000 sf (Single Story)

2,500 sf (Two Story)

Building Type F



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,600 sf (Single Story)

2,200 sf (Two Story)

Building Type G



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,400 sf (Two Story)

Two-car garage recessed 10' from front facade

Building Type H



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,200 sf (Single Story)

Building Type I



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,700 sf (Two Story)

Building Type J



Streetscape





Typical Side Elevations





Typical Front Elevations





Typical Rear Elevations

Details

Min. Living Area: 3,000 sf (Two Story)

Building Type J - Custom









Example Front Elevations





Example Rear Elevations

Details

Min. Living Area: 3,000 sf

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block







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




GREETING HOUSE
GREETING HOUSE






SIGNAGE
SIGNAGE

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

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

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

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

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

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

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

B. Building Massing:

1. The proportion and relationship of various architectural design elements, such as building height, building massing rhythm, building façade breaks, building materials, etc. shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

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

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

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall be a minimum of two (2) Stories in height. Maximum Building height shall be fifty (50) feet in height with the option of exterior roof-top area.

C. General Façade Design:

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

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

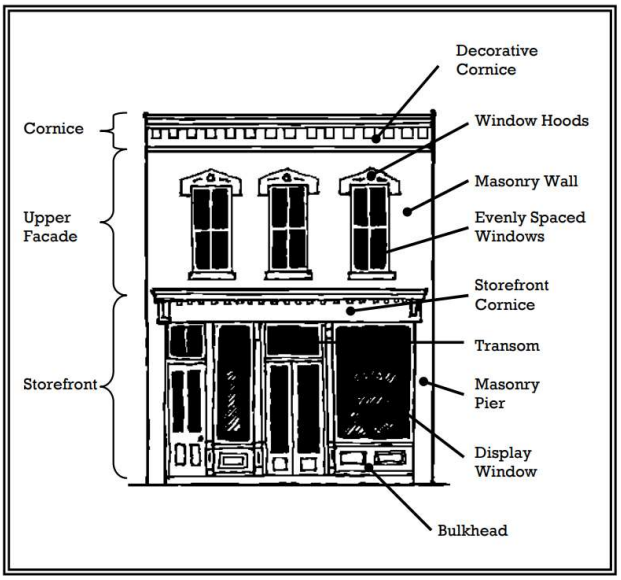
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

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

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

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

Reference Guide:



D. Roof Form:

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

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

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

E. Door and Window Openings:

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

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

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

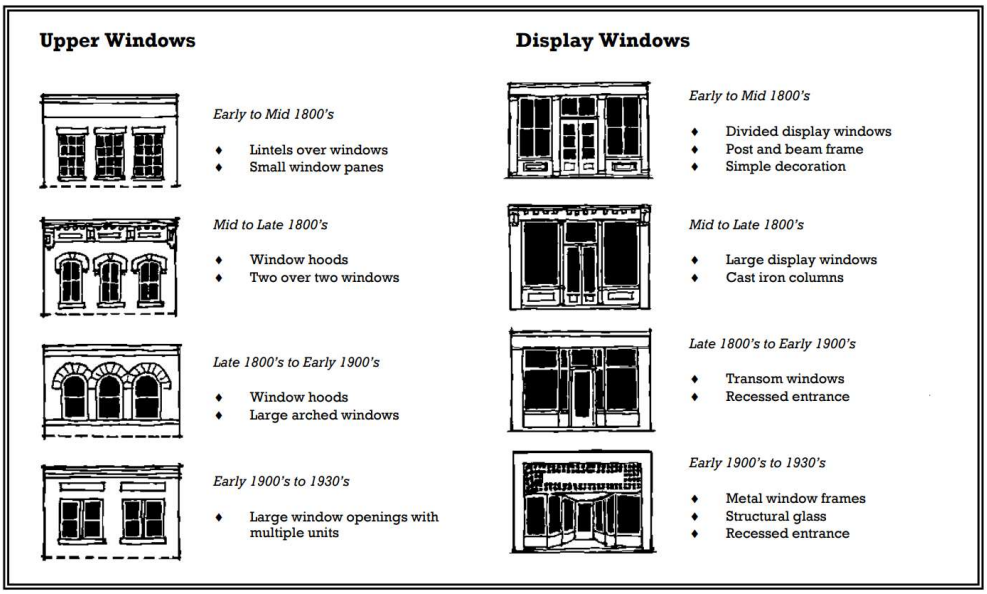
4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

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

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

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include functional shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District. Material product samples and specification data shall be required for review.

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

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

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

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

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

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

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

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

Reference Guide:

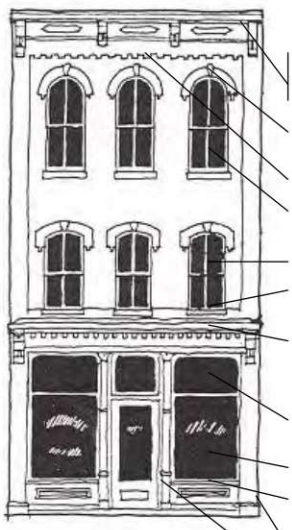


Figure 9

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

G. Awnings and Canopies:

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

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form. Awnings and canopies shall reinforce the pedestrian scale along primary commercial frontages.

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

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

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building or to accommodate site specific climatic weather protection.

H. Restaurants:

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

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

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

I. Amenities / Pedestrian Furniture:

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

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

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

Legend

16' Wide Shared-Use Trail = 2.1 Miles

8' Wide Pedestrian Trail= 9.5 Miles

8' Width Asphalt Pedestrian Trail With In Common Areas And External Streets Located Outside The Horton Square Mixed-Use District

6' Width Concrete Trail Within Internal And Private Streets Located Outside Of Horton Square Mixed-Use District

Variable Width Concrete Trail Within The Horton Square Mixed-Use District Noted Within Applicable Street Cross Sections

Monon Trail

Future Trail Connection by Others

216TH STREET

HORTON ROAD

214TH STREET

OAK RIDGE ROAD

FREEMONT MOORE ROAD

LAND DONATION TO CITY OF WESTFIELD

HORTONVILLE

206TH STREET

206TH STREET

206TH STREET

206TH STREET

Existing Path

FUTURE FIRE STATION

SIX POINTS ROAD

HORTON ROAD

FREEMONT MOORE ROAD

0 140 280 560

N

W E

S

199TH STREET

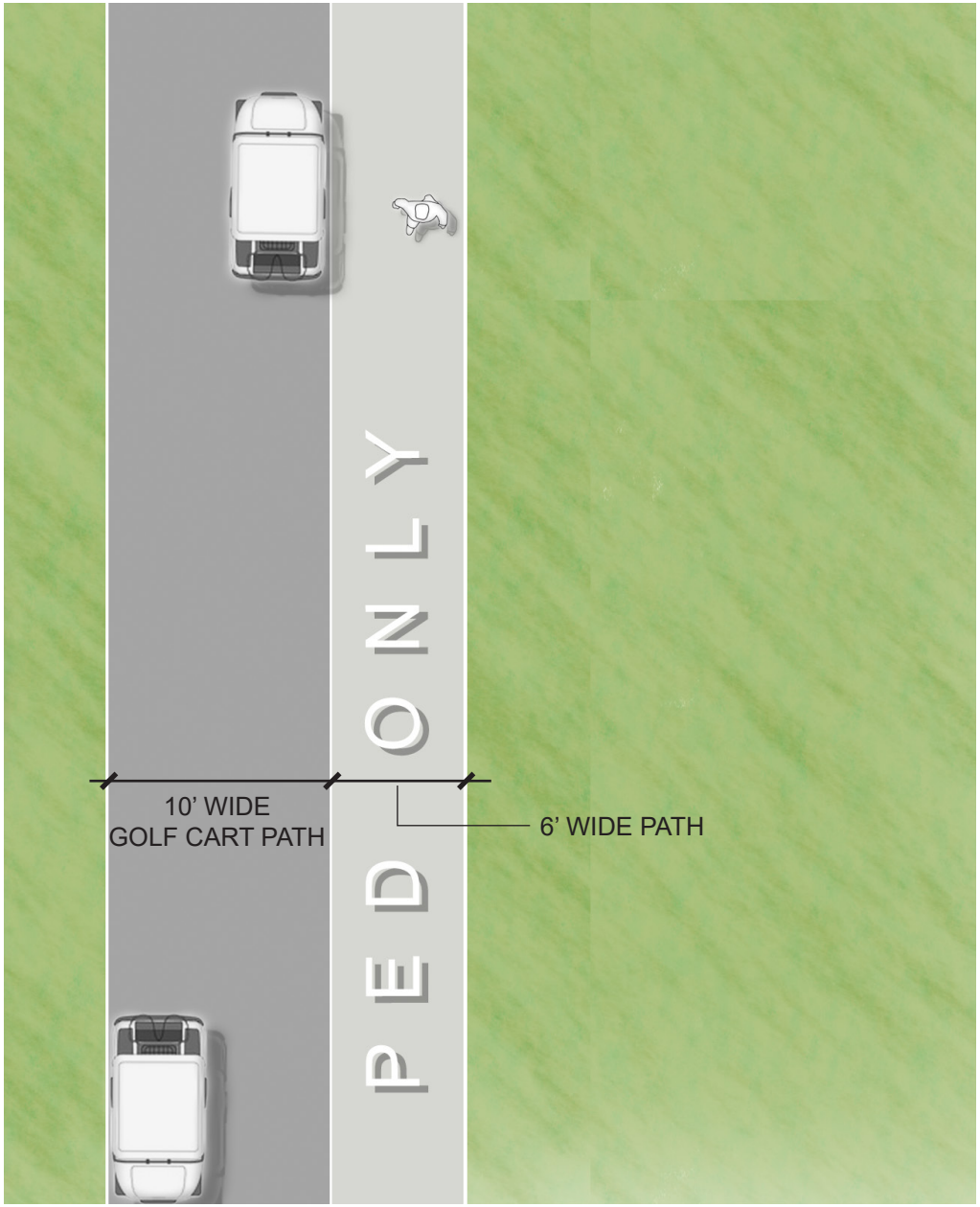
IRONSTONE | EXHIBIT G.: TRAIL NETWORK PLAN

Kimley»Horn





PRECEDENT IMAGERY:
GOLF CART SIGNAGE AT CROSSINGS



ENLARGEMENT:
TYPICAL GOLF CART AND WALKING PATH

EXHIBIT G-2

District Features

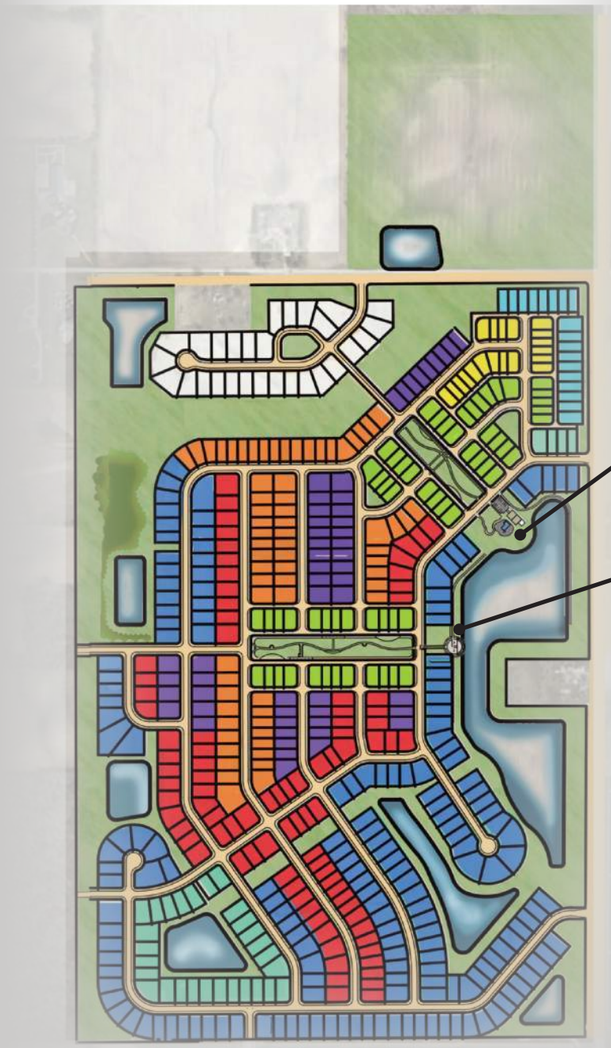
1. Laura Taylor Park
2. Carey Commons
3. Stafford Multi-Use Path
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden



IRONSTONE
AT HORTONVILLE

AMENITIES

THE LAKES



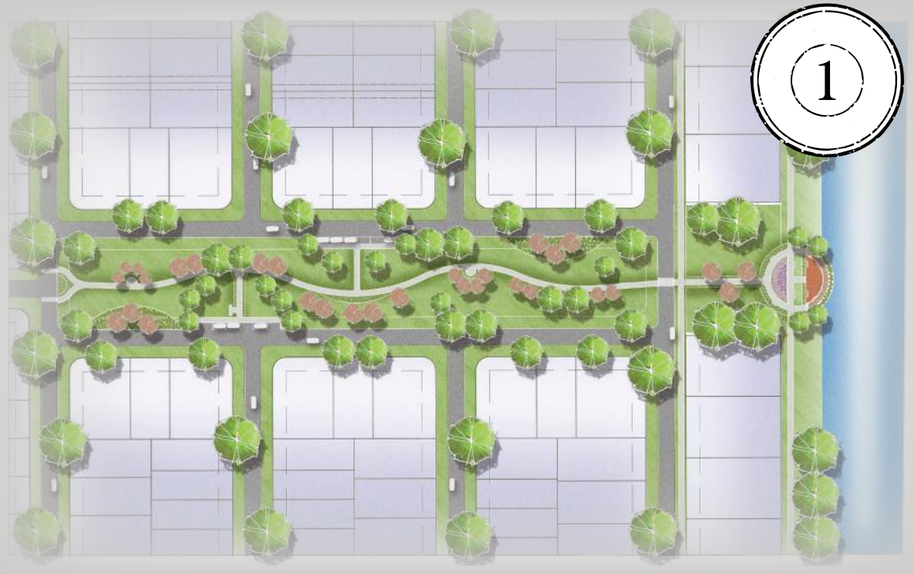
CAREY COMMONS







LAURA TAYLOR PARK





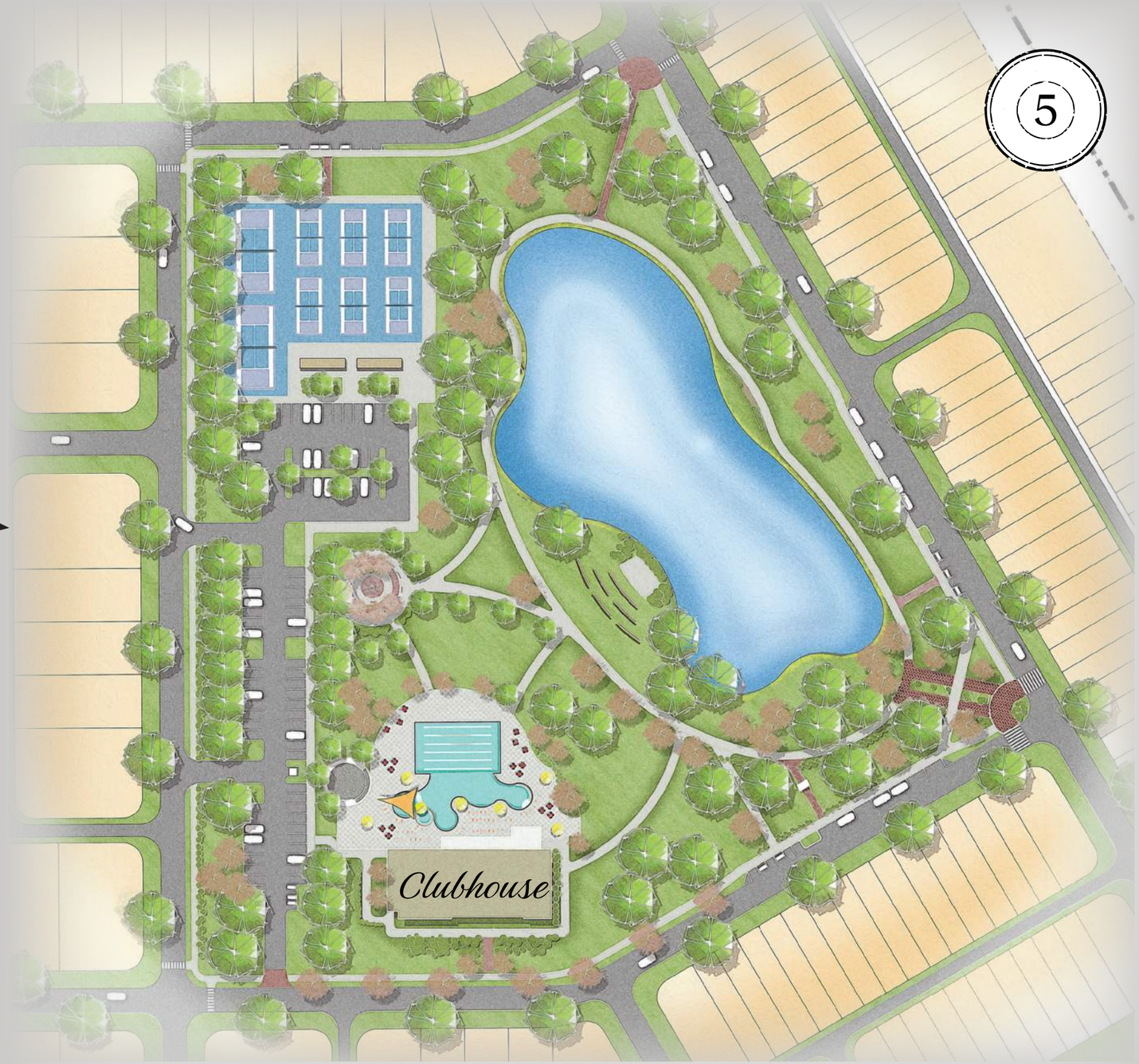




IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK





Pathways



Resort Style Pool



Splash Pad



Pickleball



Amphitheater



RAILSPUR PARK

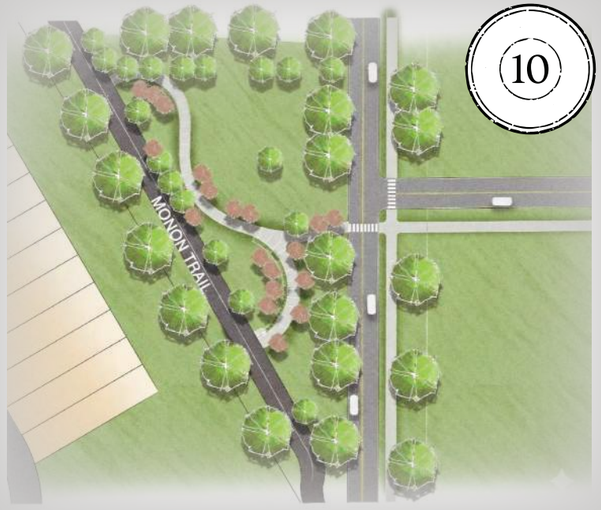




HORTON SQUARE PLAZA



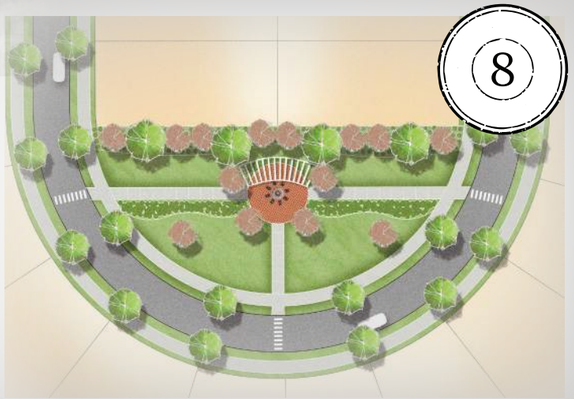
MONON TRAILHEAD







McCOMB GREEN

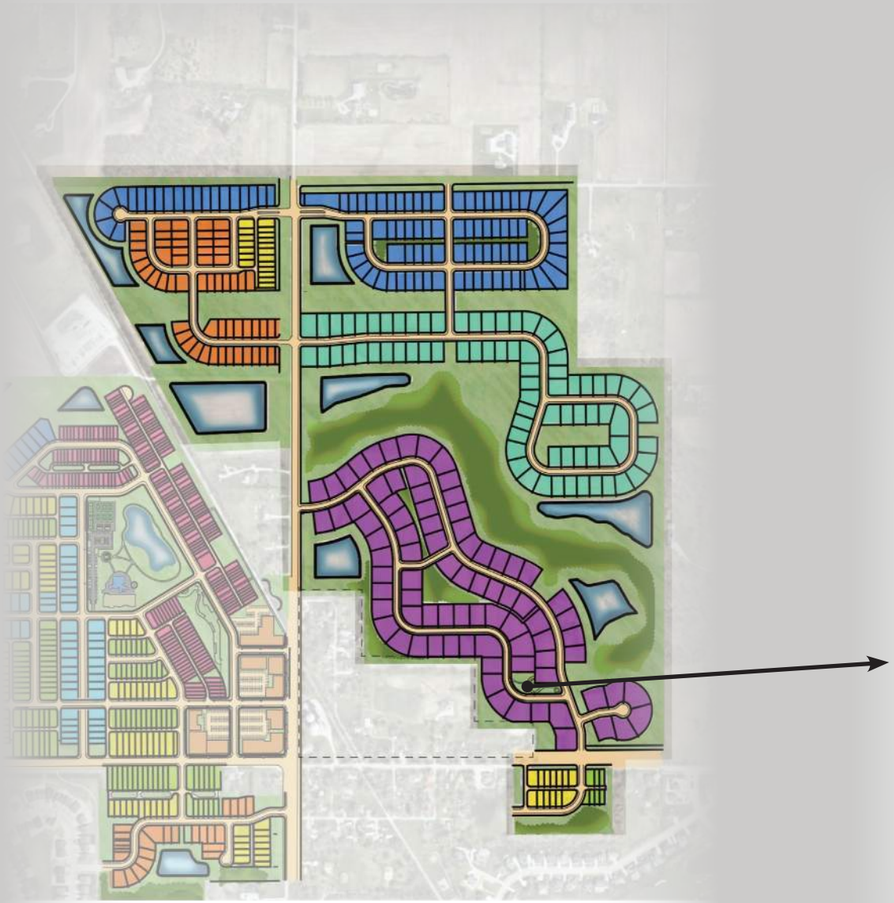




IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE



IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE

BALDWIN GARDEN









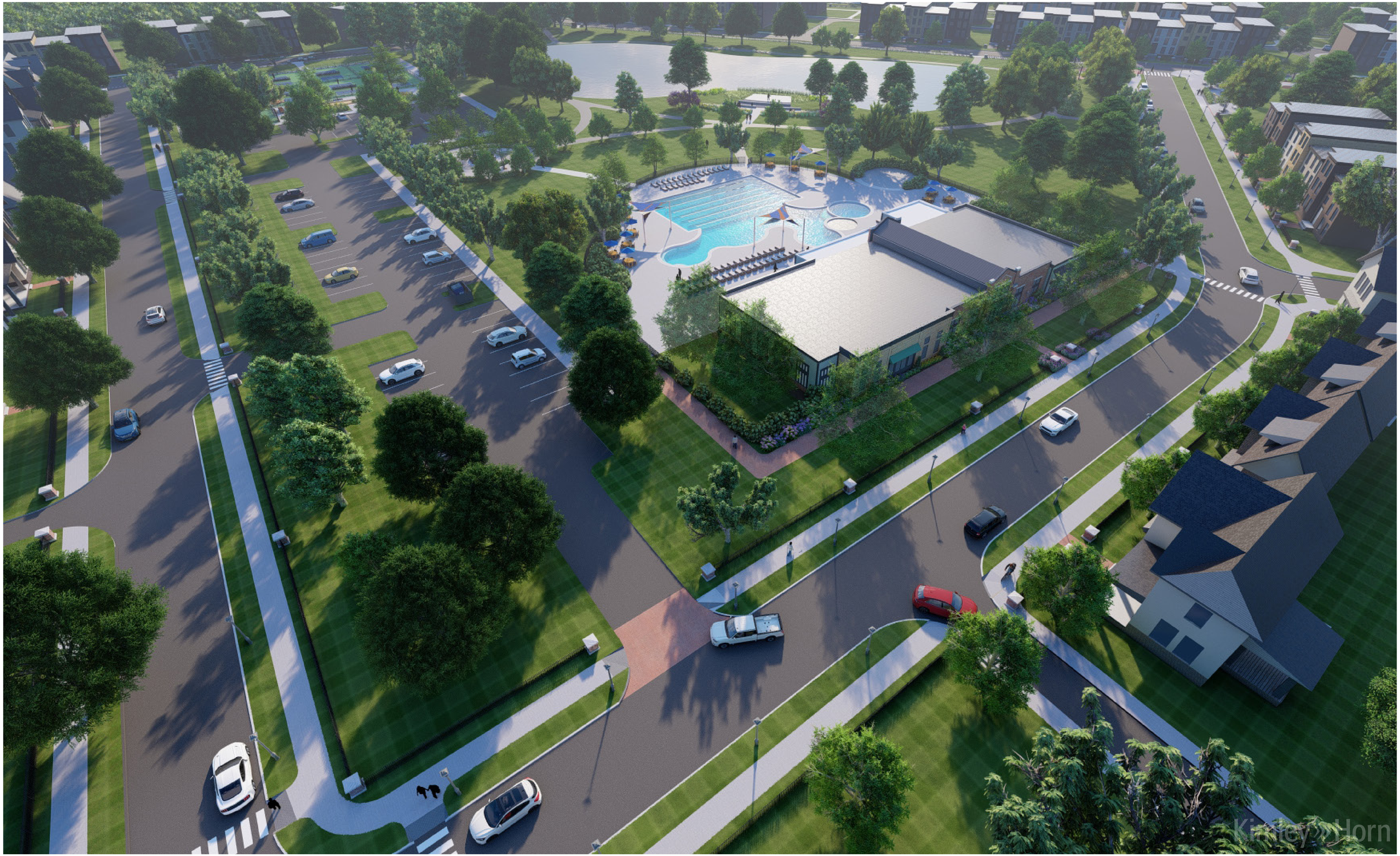


EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-2: FOUNDRY PARK



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS



EXHIBIT H-3: CAREY COMMONS

The Lakes

1 Laura Taylor Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Paver Patio

The Lakes

2 Carey Commons

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

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

Children’s Playground

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

The Village

3 Stafford Multi-Use Path

10’ Wide Golf Cart Path

6’ Wide Pedestrian Pathway

Enhanced Plantings
- Native Prairie Plantings & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Paver Patio

Children’s Playground
- Themed Play Structure

The Village

5 Foundry Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

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

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Vehicular & Golf Cart Parking

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

EXHIBIT H-4

The Village

6 John B. Horton Post Office

Community Mail Building

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Pedestrian Plaza
- Benches, Tables & Chairs
- Paver Patio

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

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

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

11 Baldwin Garden

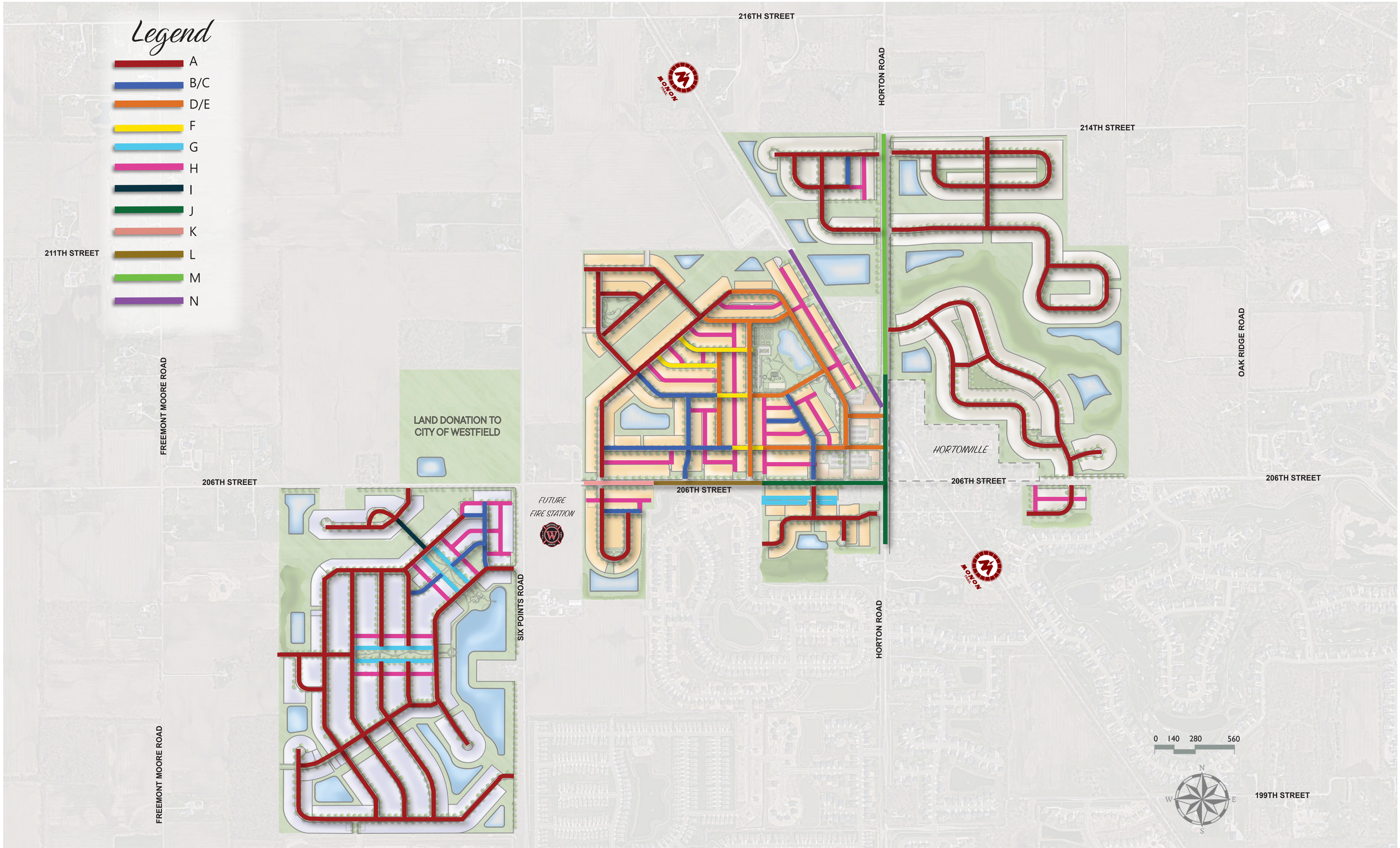
Open Lawn Space

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

EXHIBIT H-4



IRONSTONE | EXHIBIT 1-1: THOROUGHFARE PLAN

Kimley»Horn



EXHIBIT I-2

STREET SECTION - A

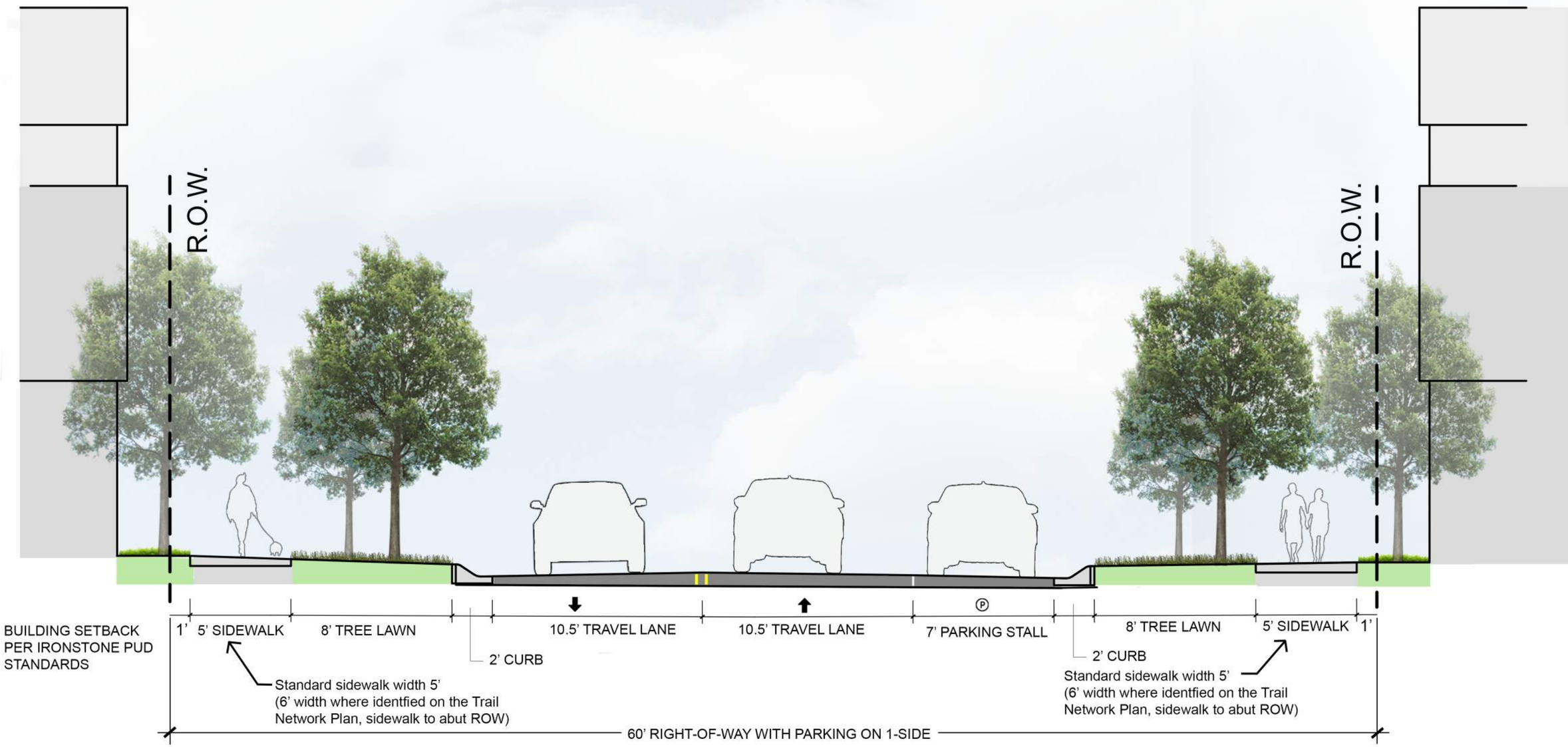


EXHIBIT I-2

STREET SECTION - B/C



EXHIBIT I-2

STREET SECTION - D/E

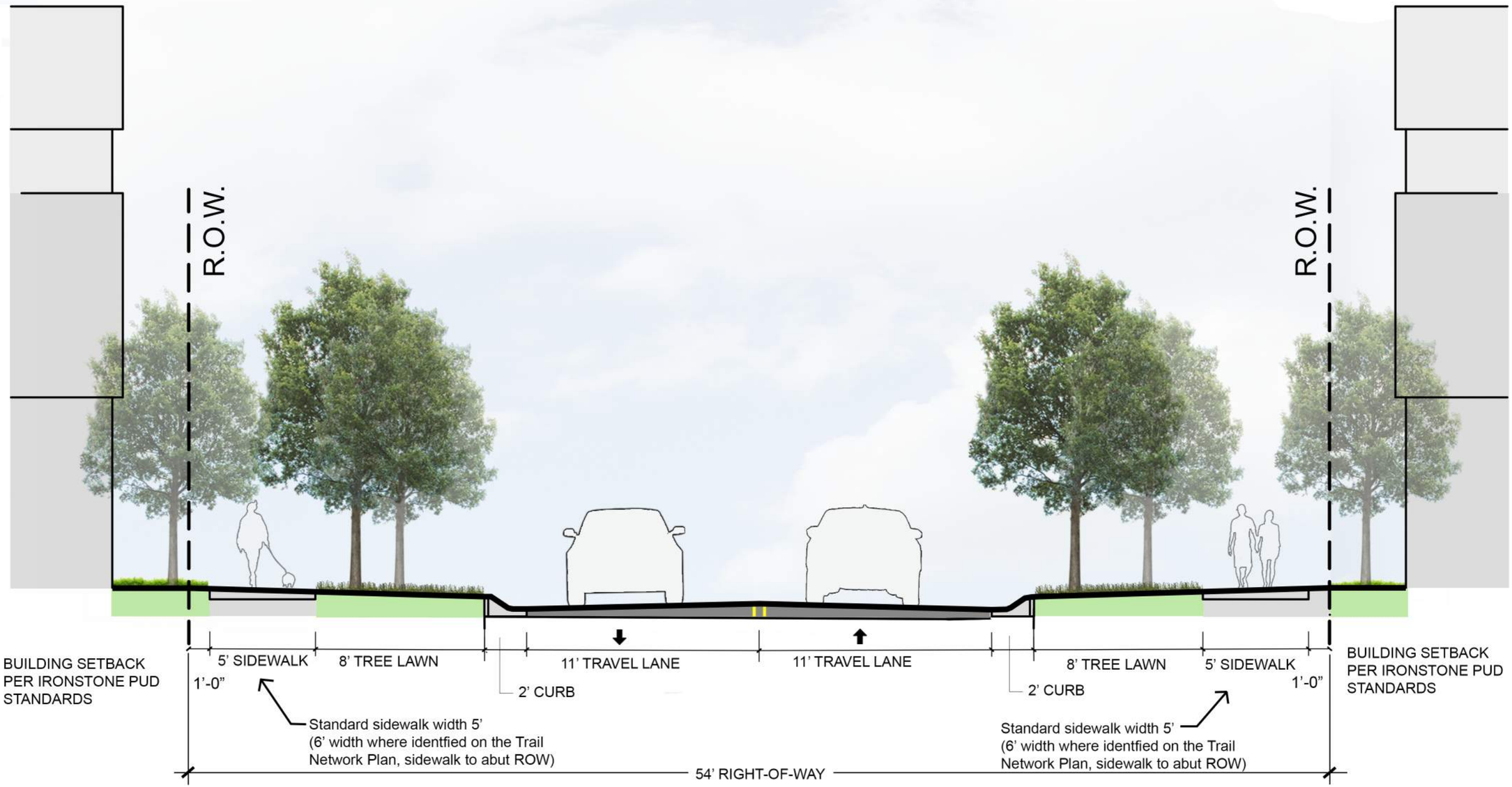


EXHIBIT I-2

STREET SECTION - F

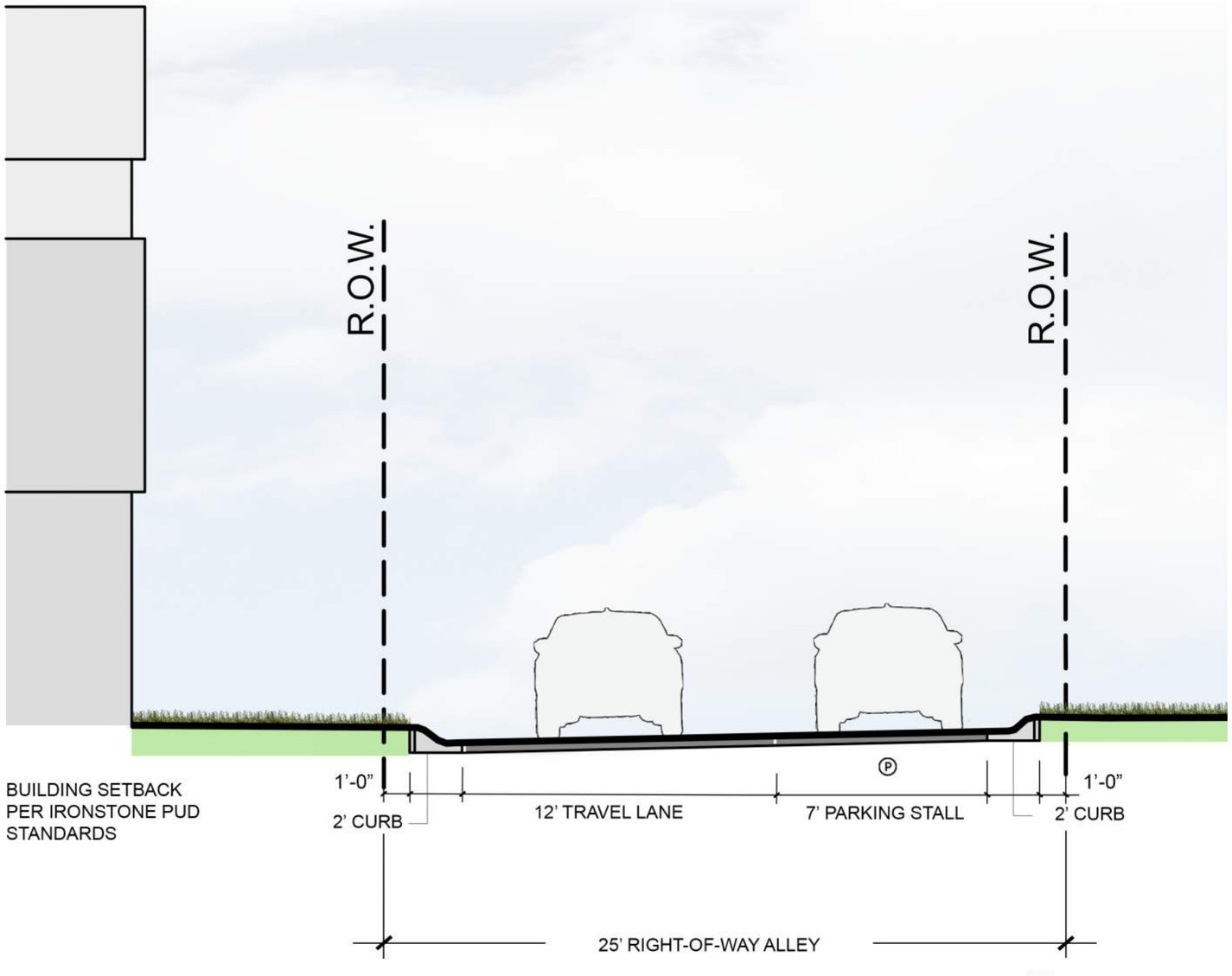


EXHIBIT I-2

STREET SECTION - G

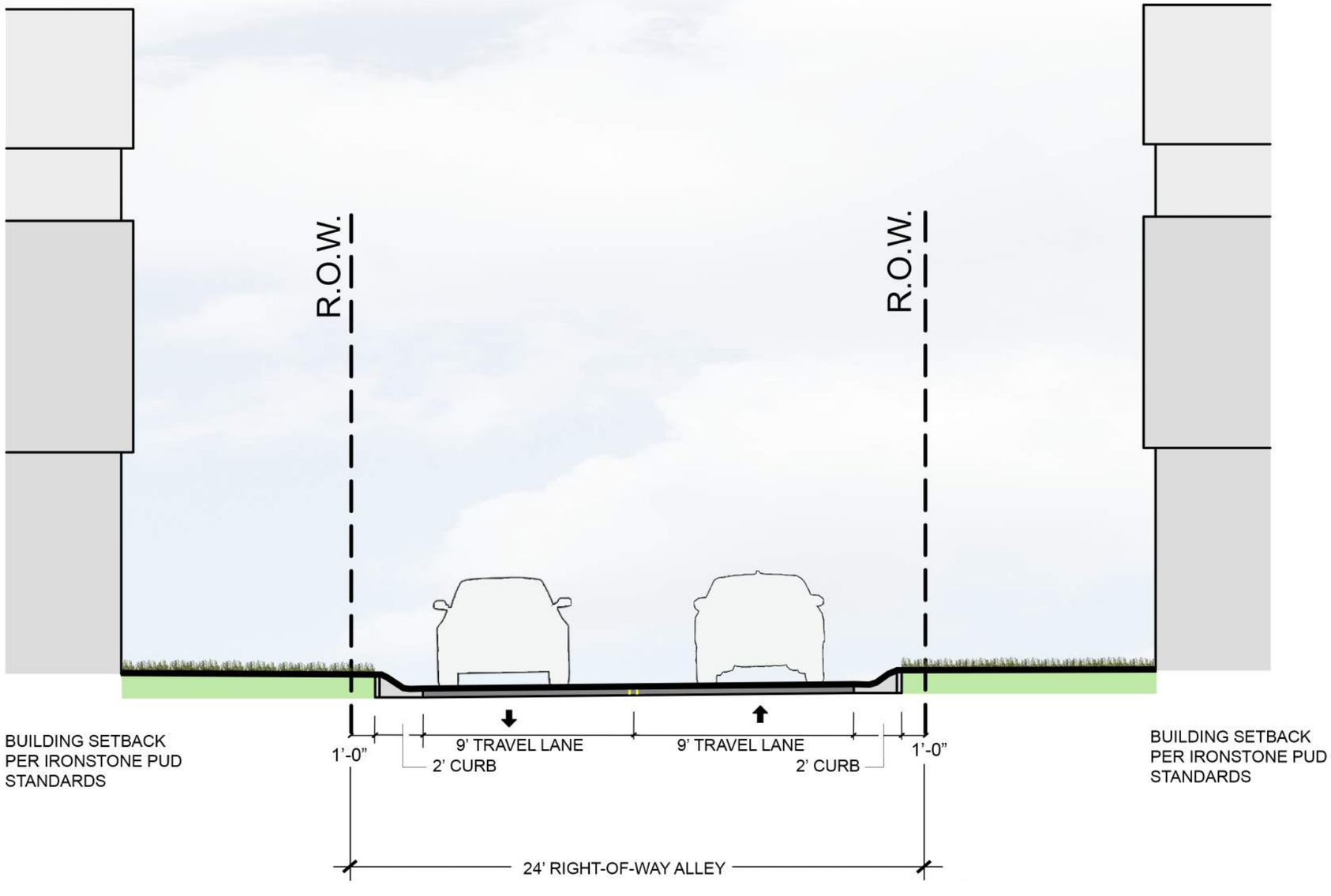


EXHIBIT I-2

STREET SECTION - H



EXHIBIT I-2

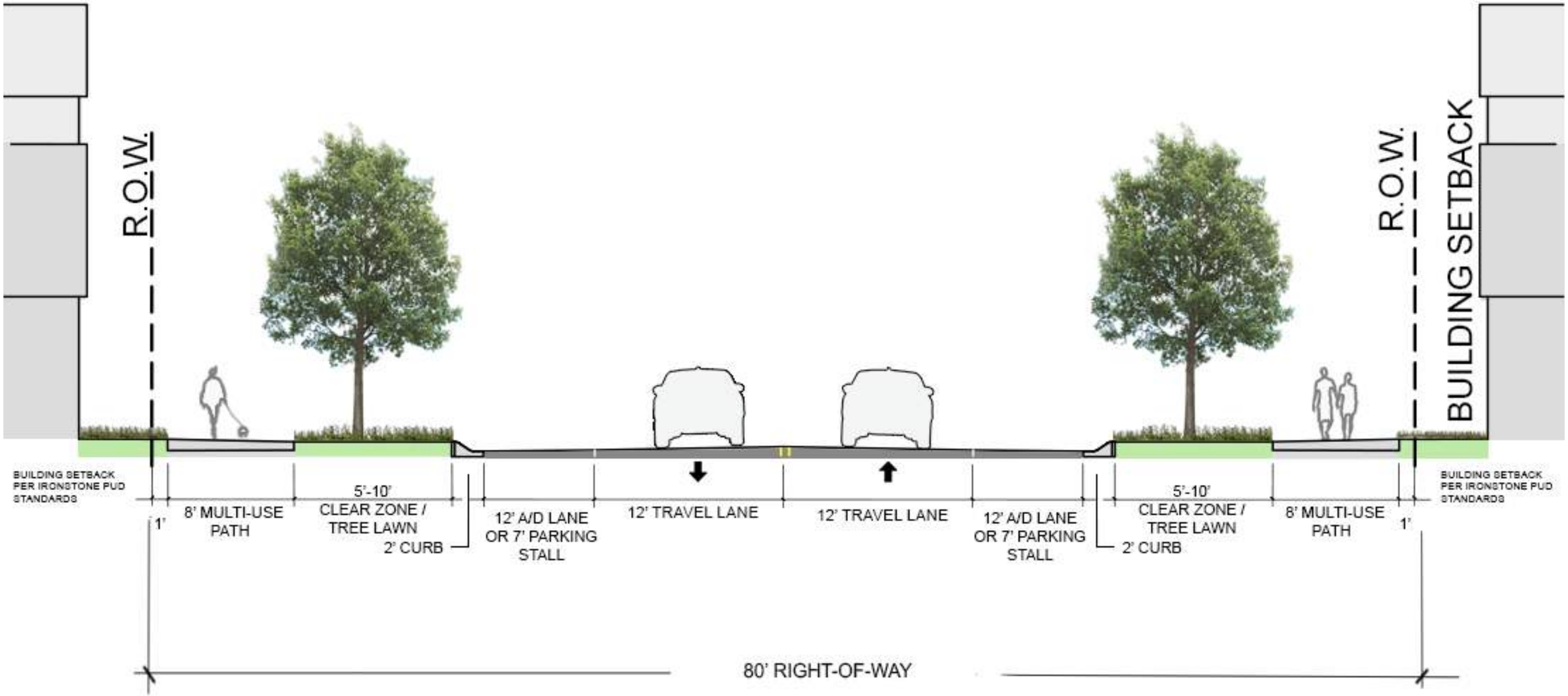
STREET SECTION - I



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

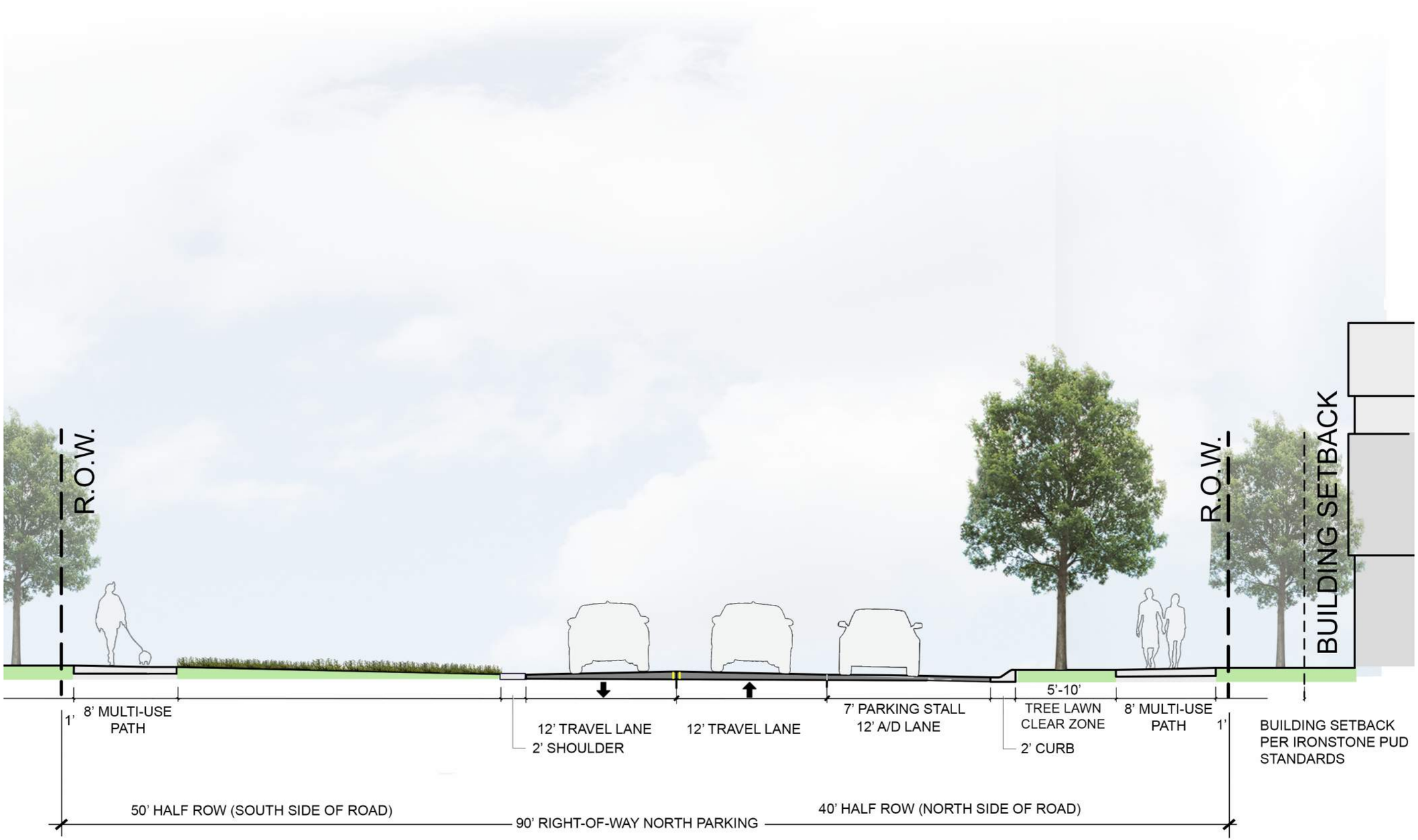
STREET SECTION - J



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

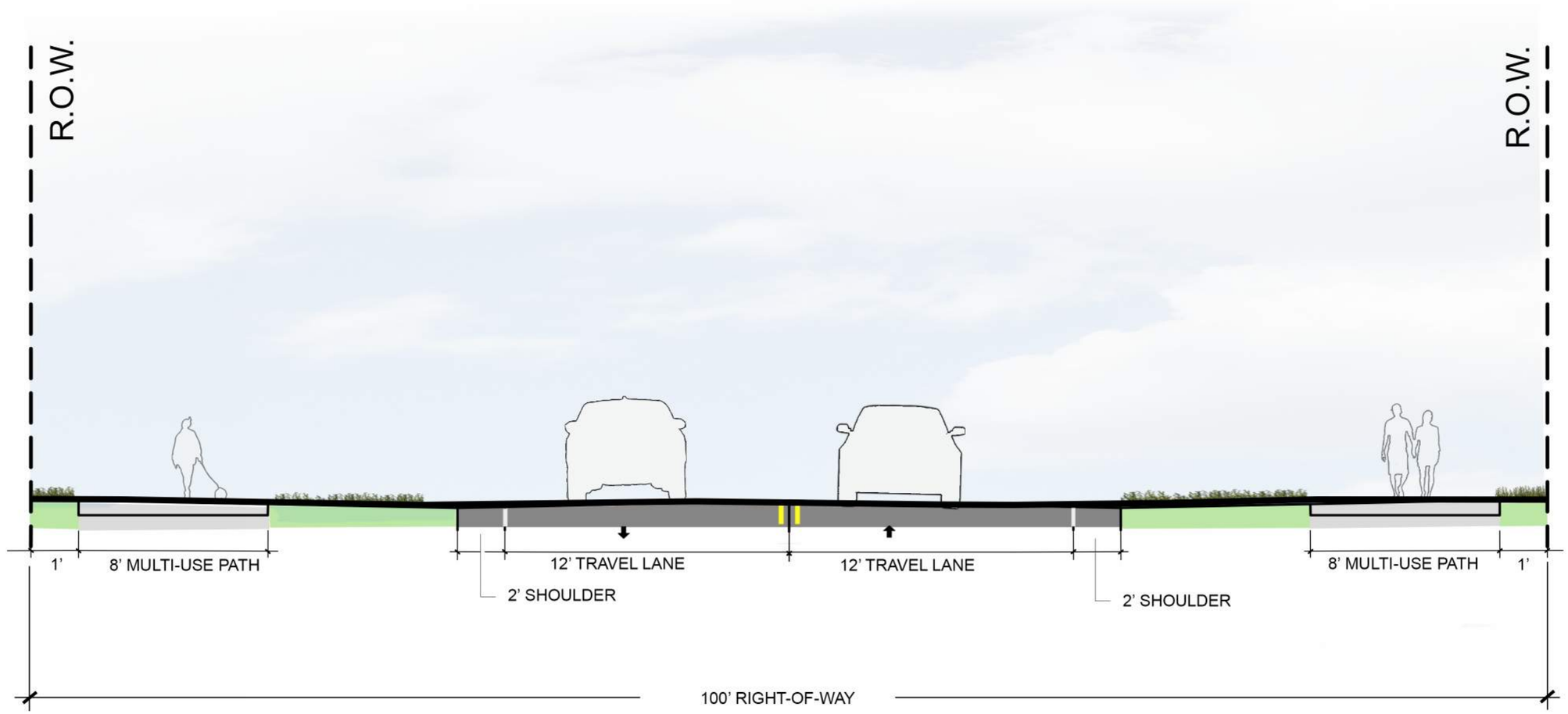
STREET SECTION - K



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - L



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - M

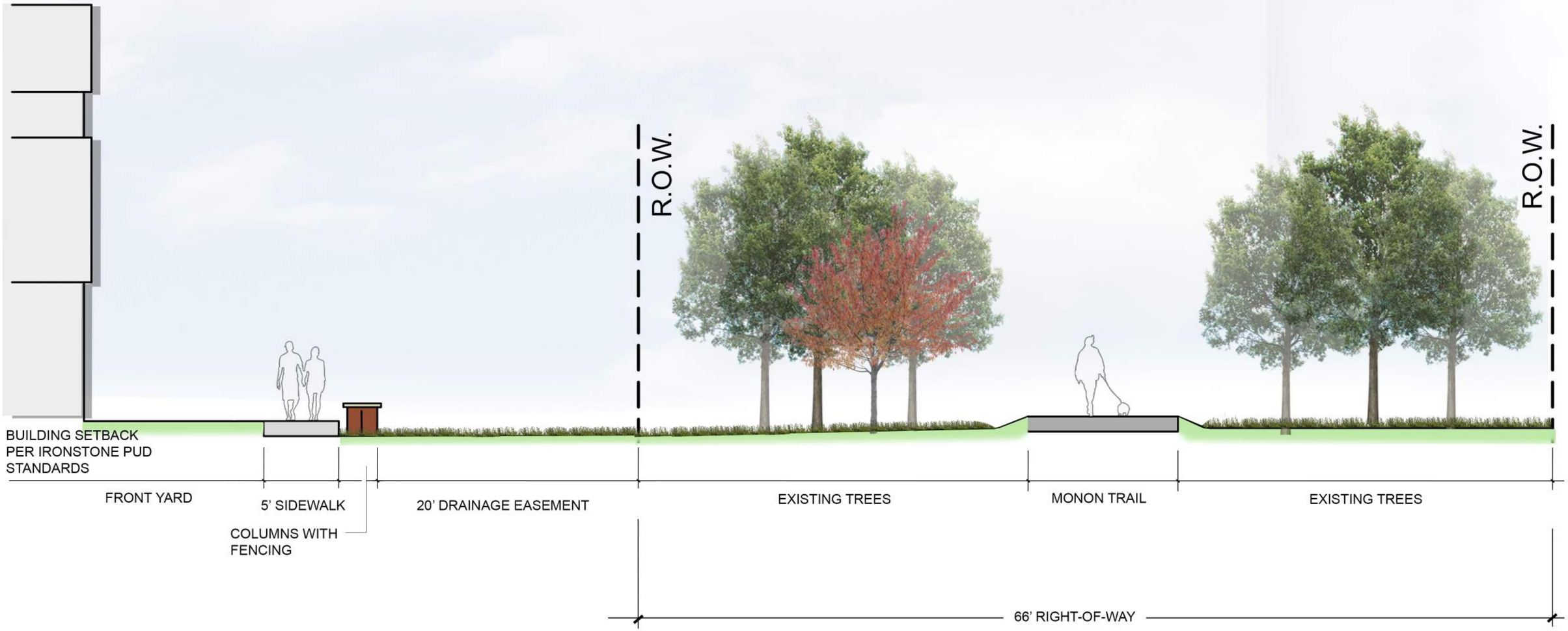
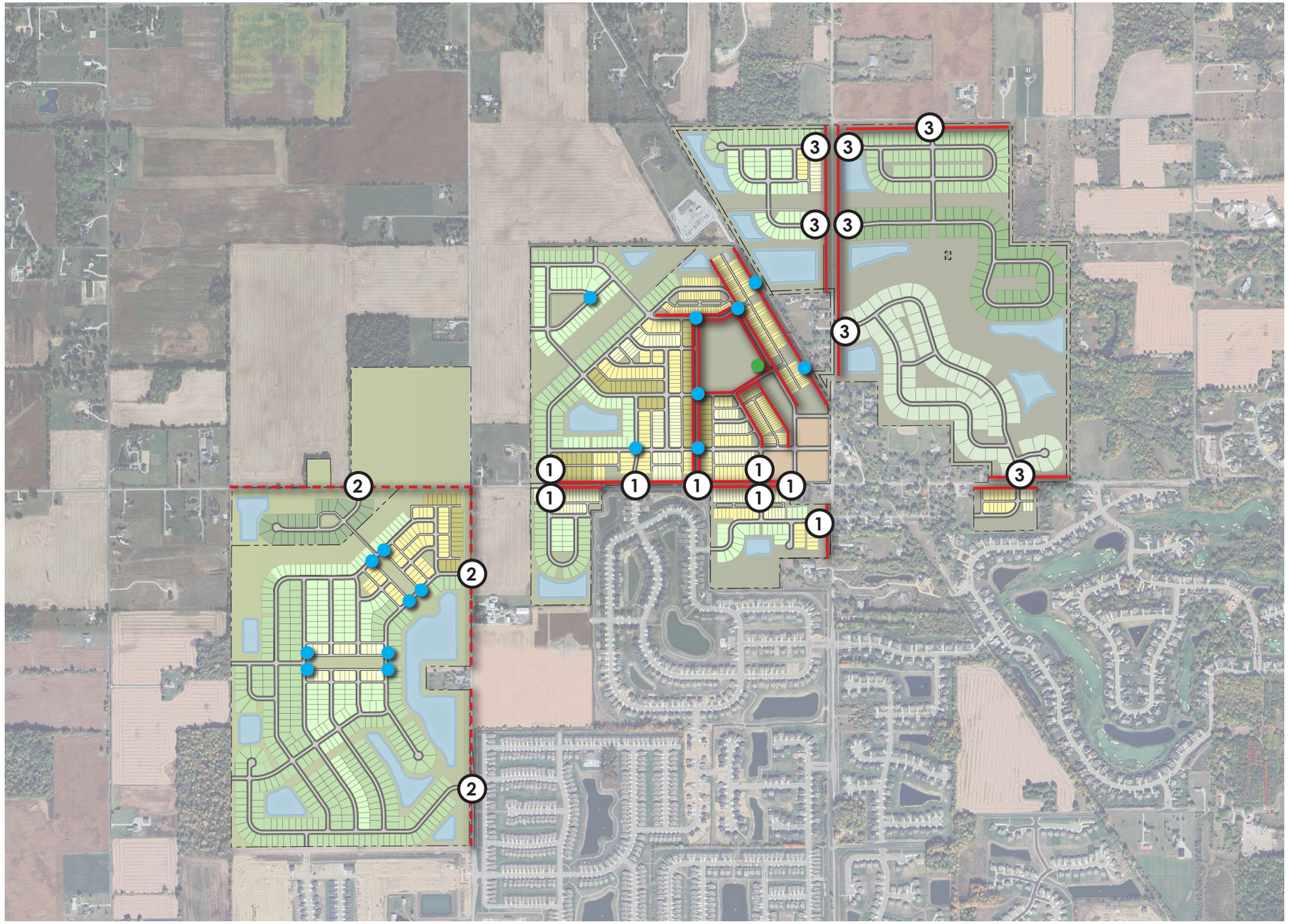


EXHIBIT I-2

SECTION - N

IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

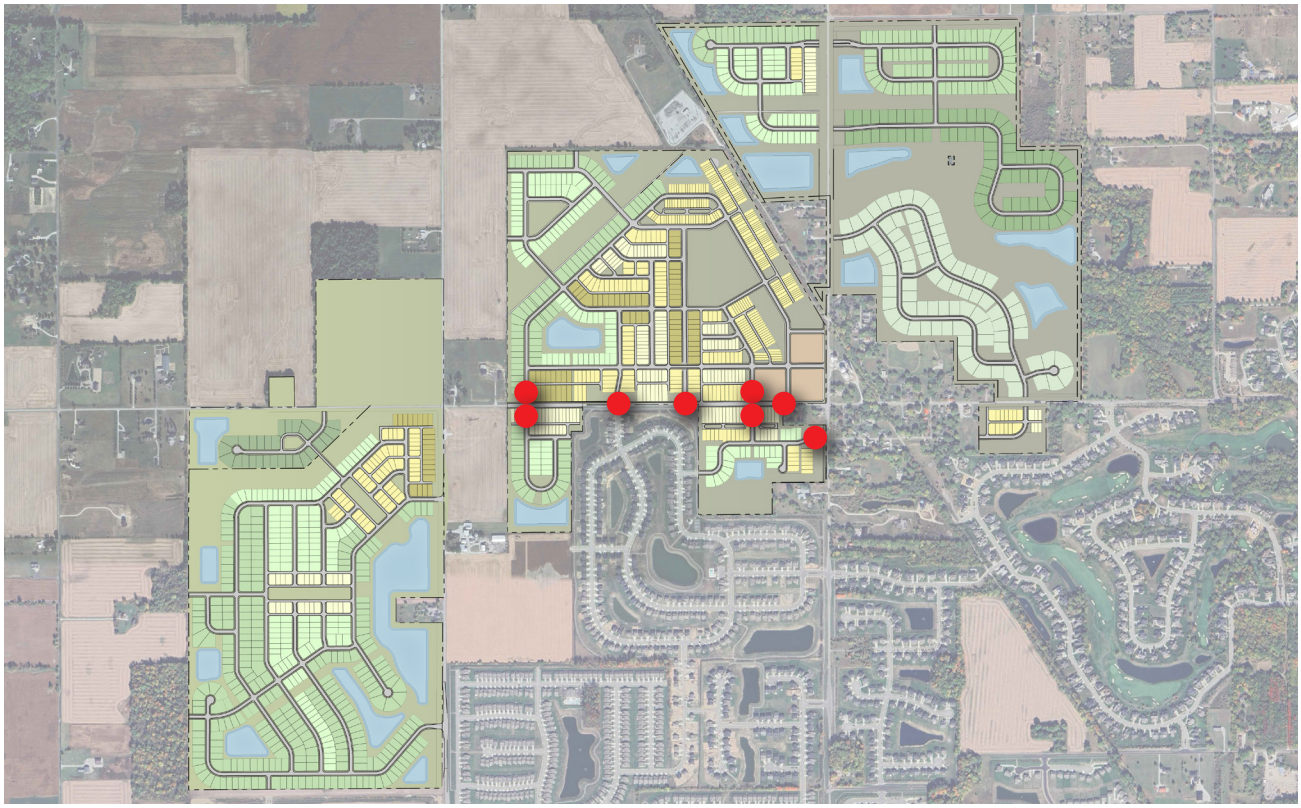
- Decorative Metal Fencing
- Horse Fencing
- Entry (Vehicular) Monumentation
  1. Village
  2. Lake
  3. Reserve
- Internal (Pedestrian) Monumentation
- Foundry Park Monumentation

0 600' 1,200' 2,400'

Scale 1" = 1,200'-0"

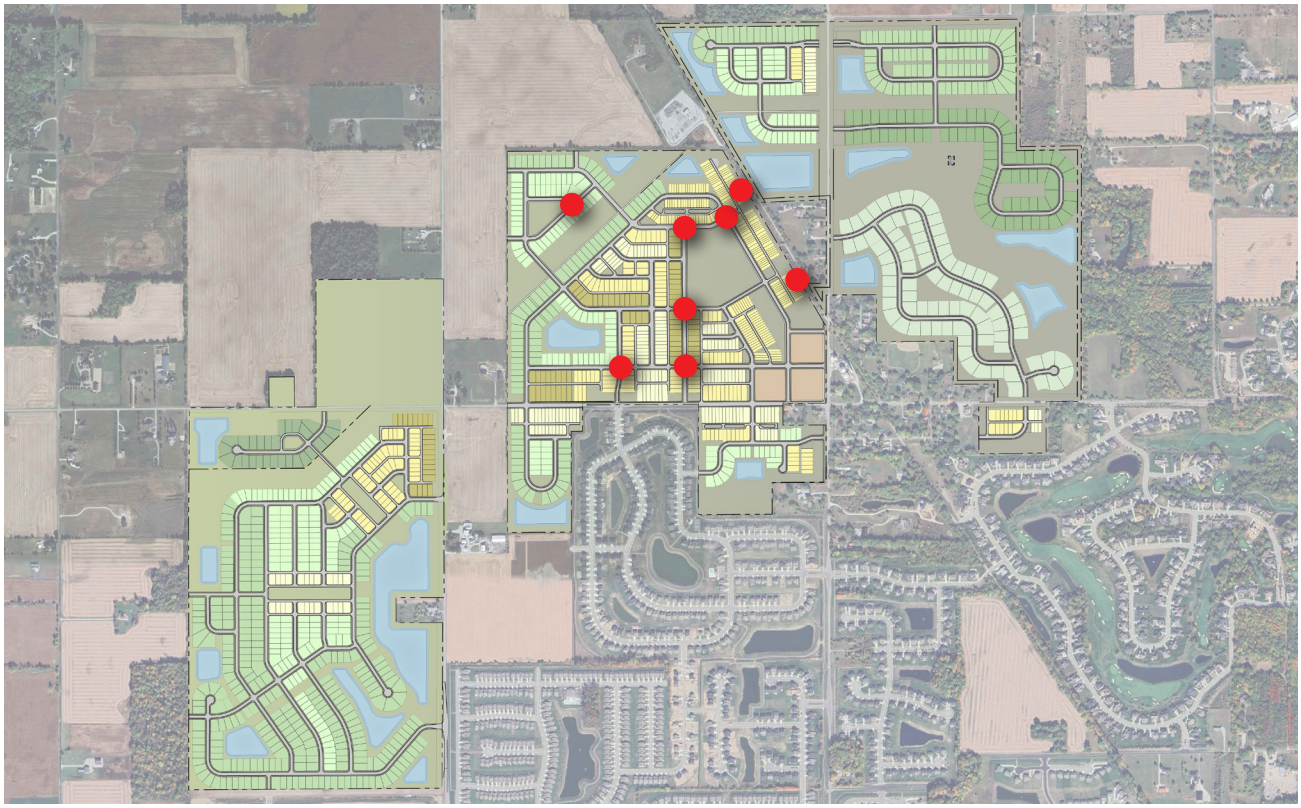
North

VILLAGE *vehicular entry monumentation*



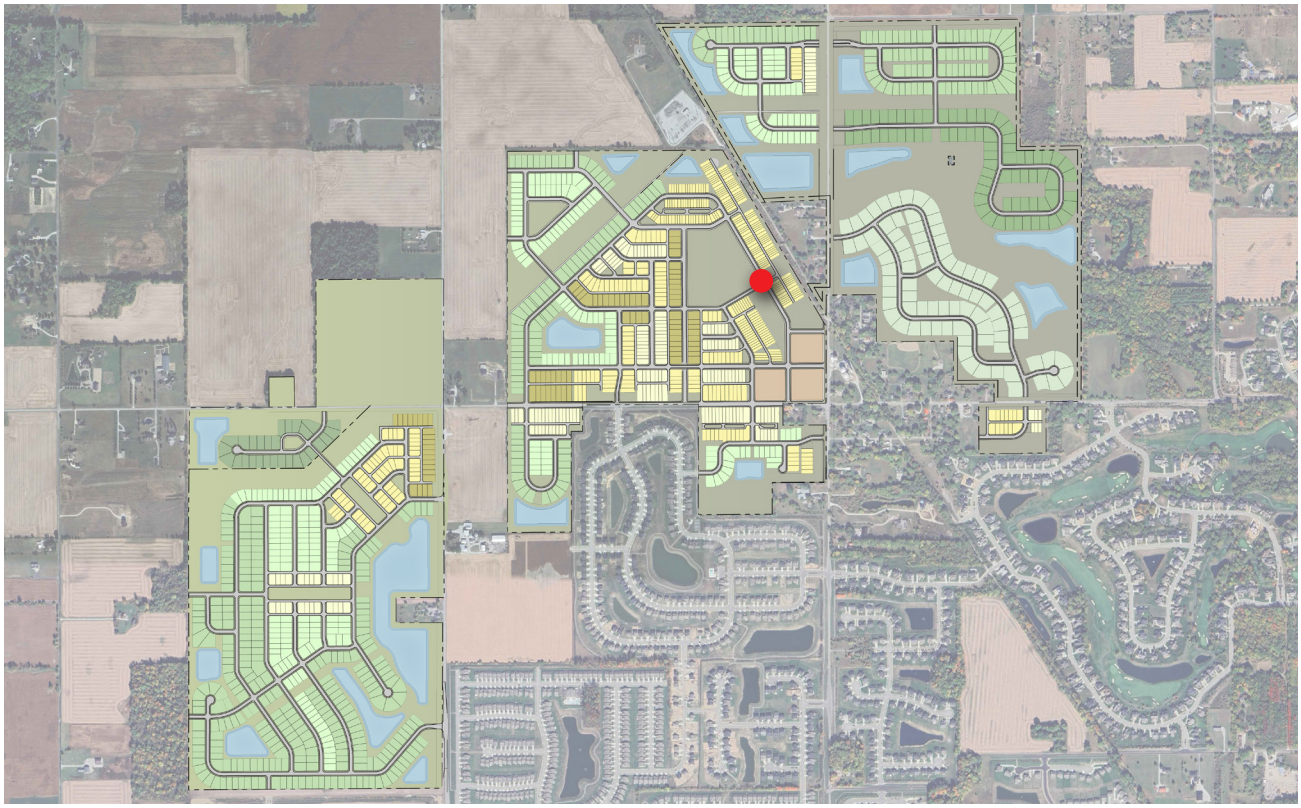


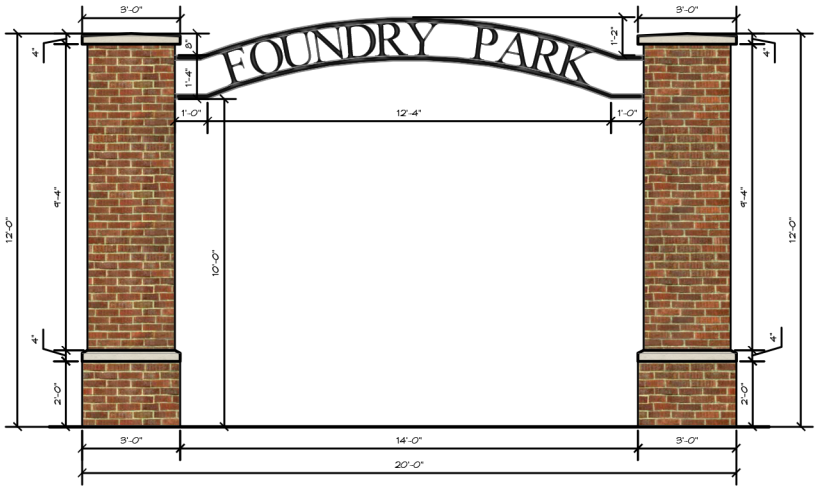
VILLAGE *pedestrian monumentation*

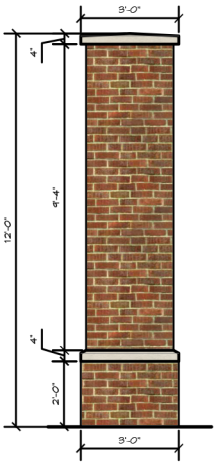




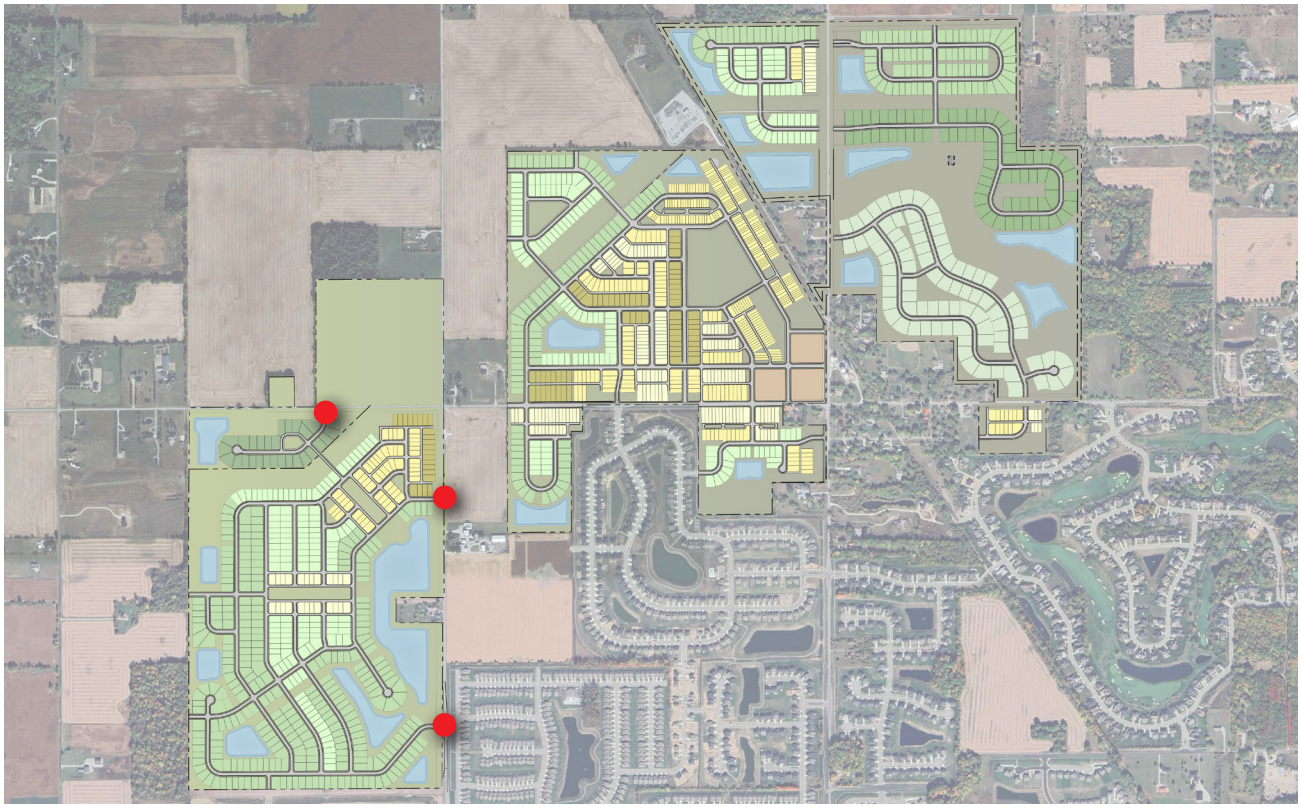
FOUNDRY PARK ENTRY MONUMENTATION

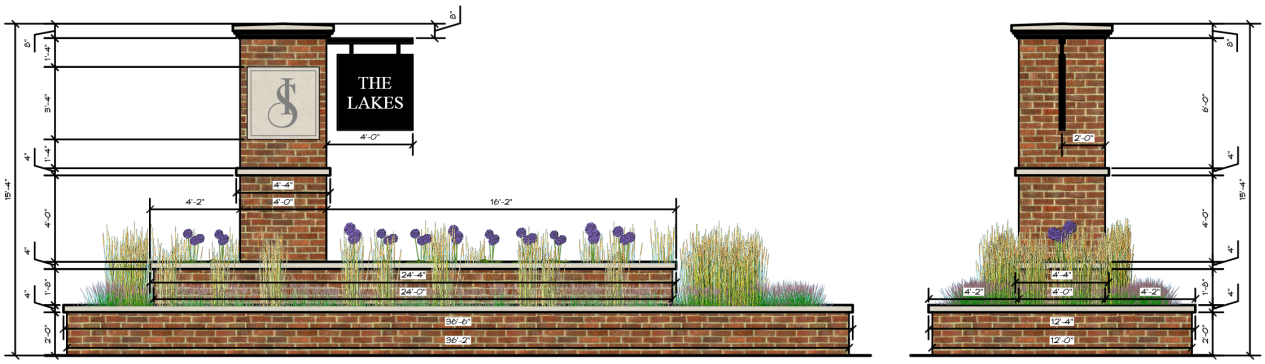




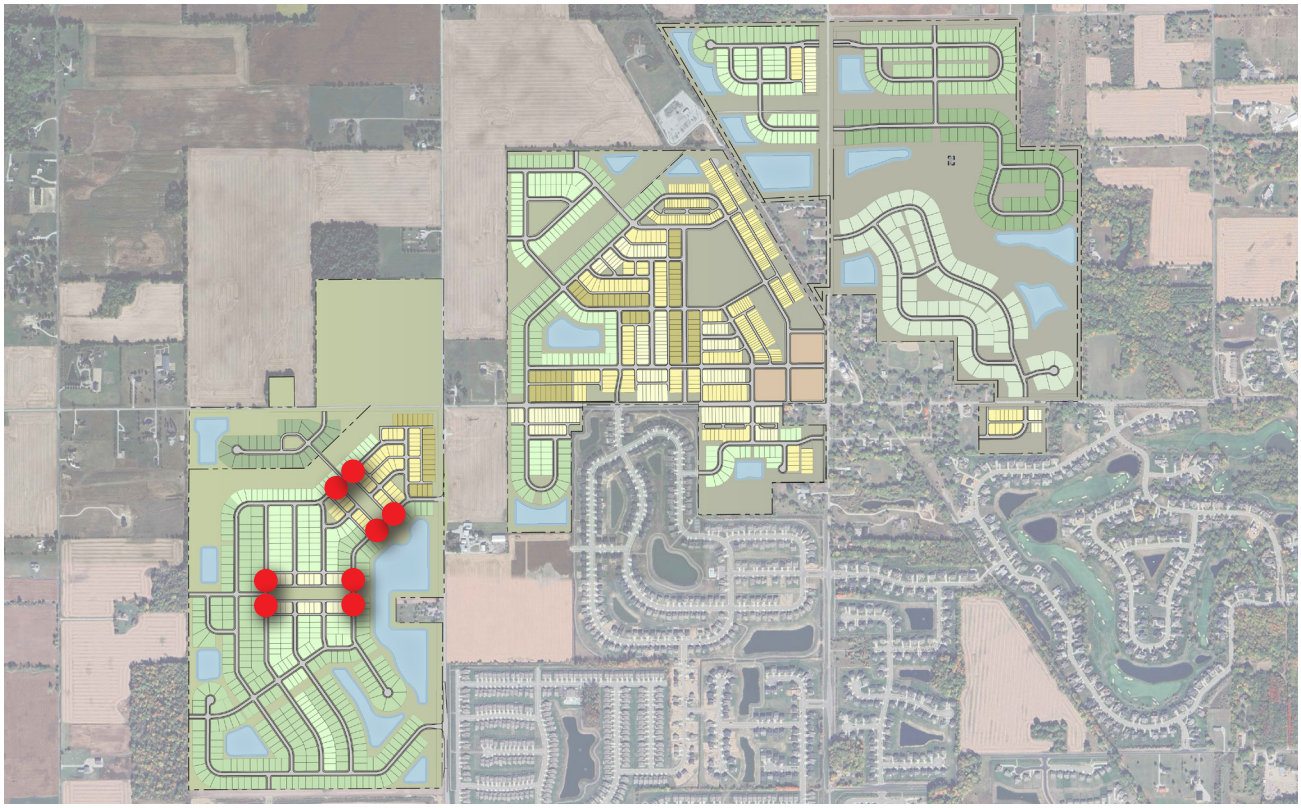


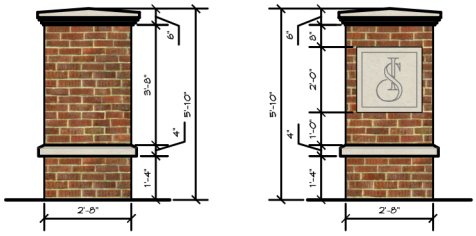
LAKES *vehicular entry monumentation*

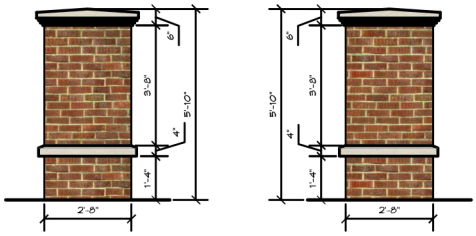




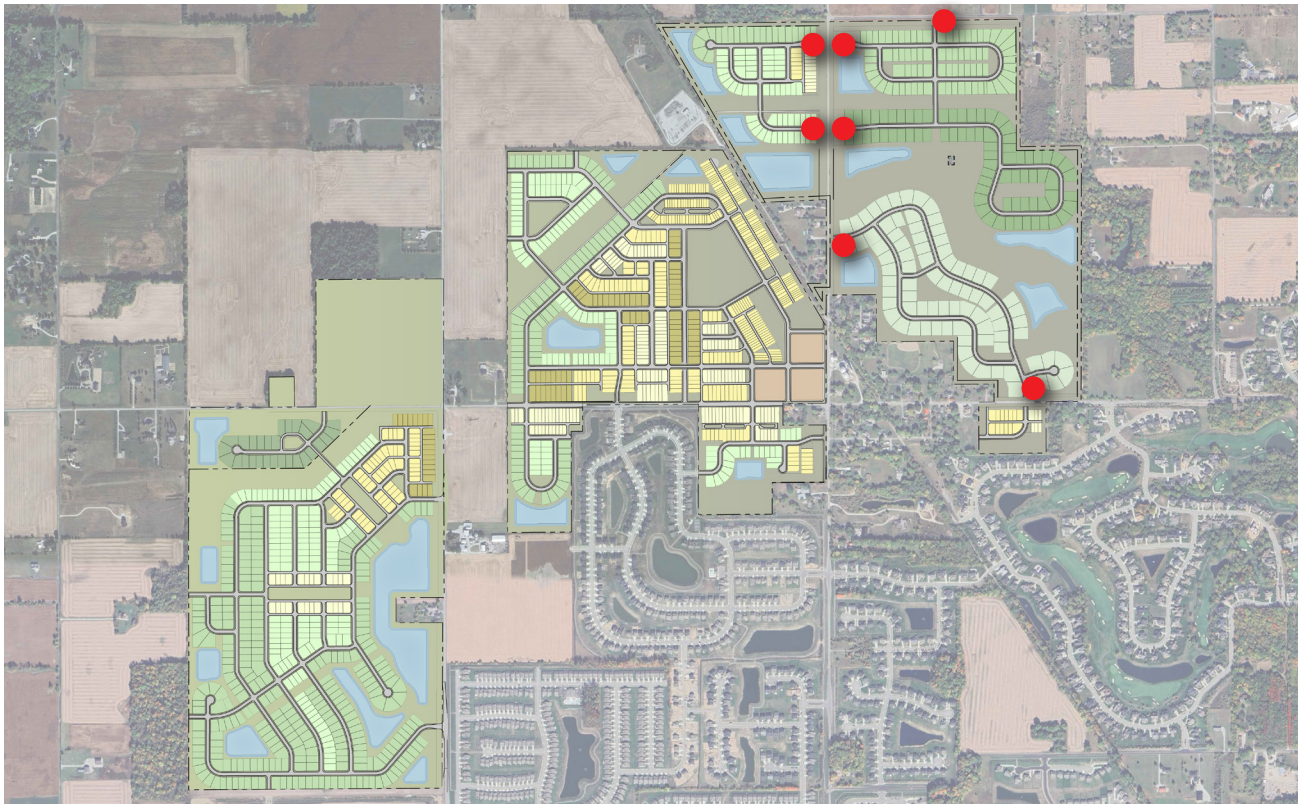
LAKES pedestrian monumentation

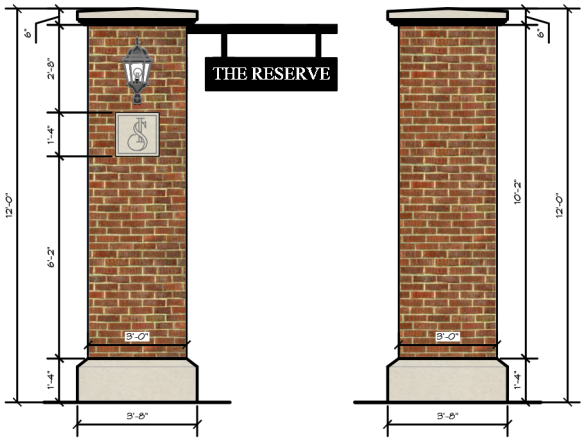






RESERVE *vehicular entry monumentation*





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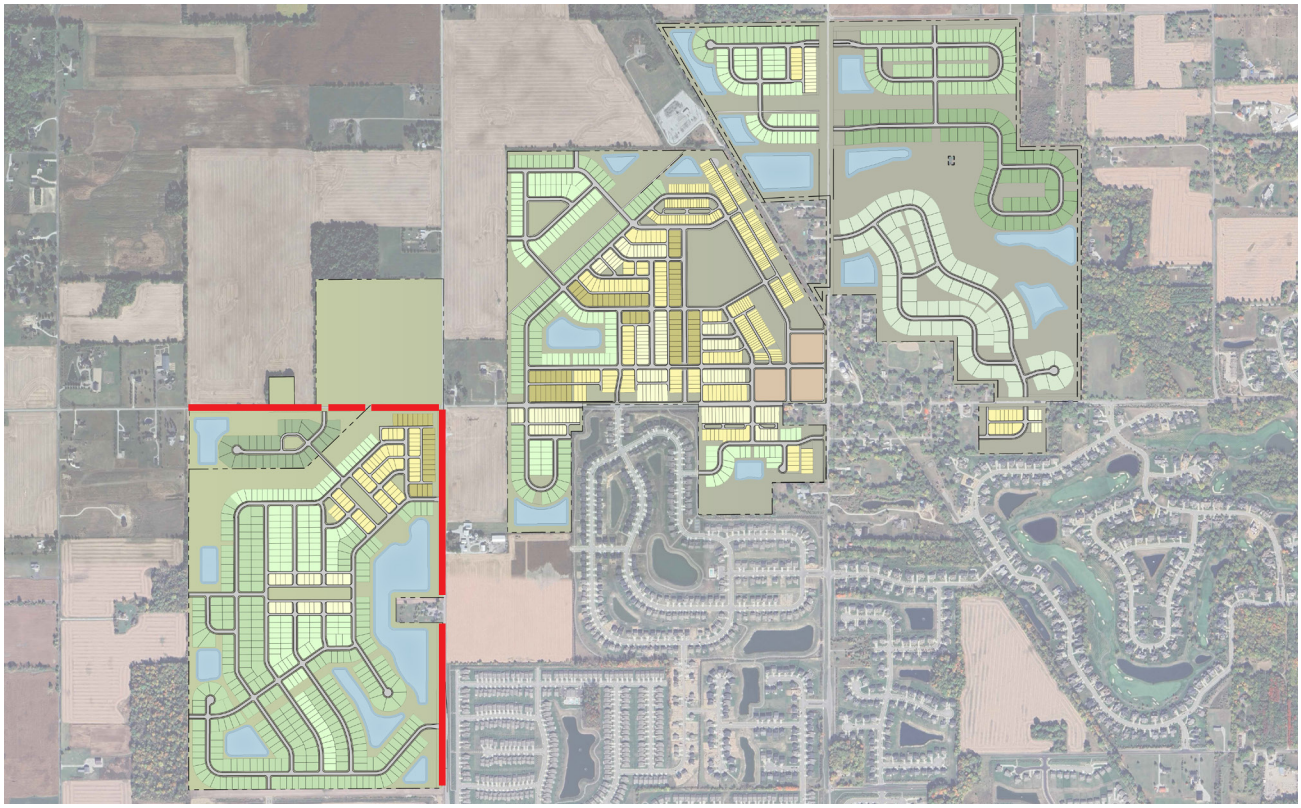
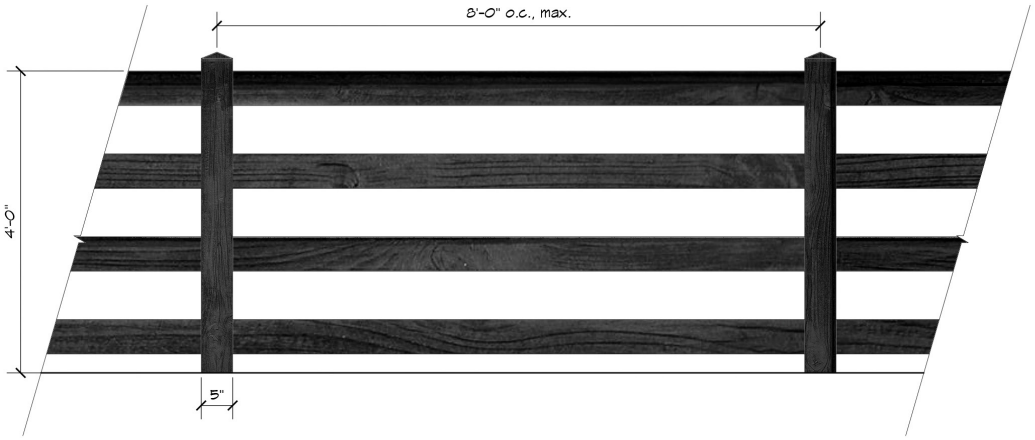
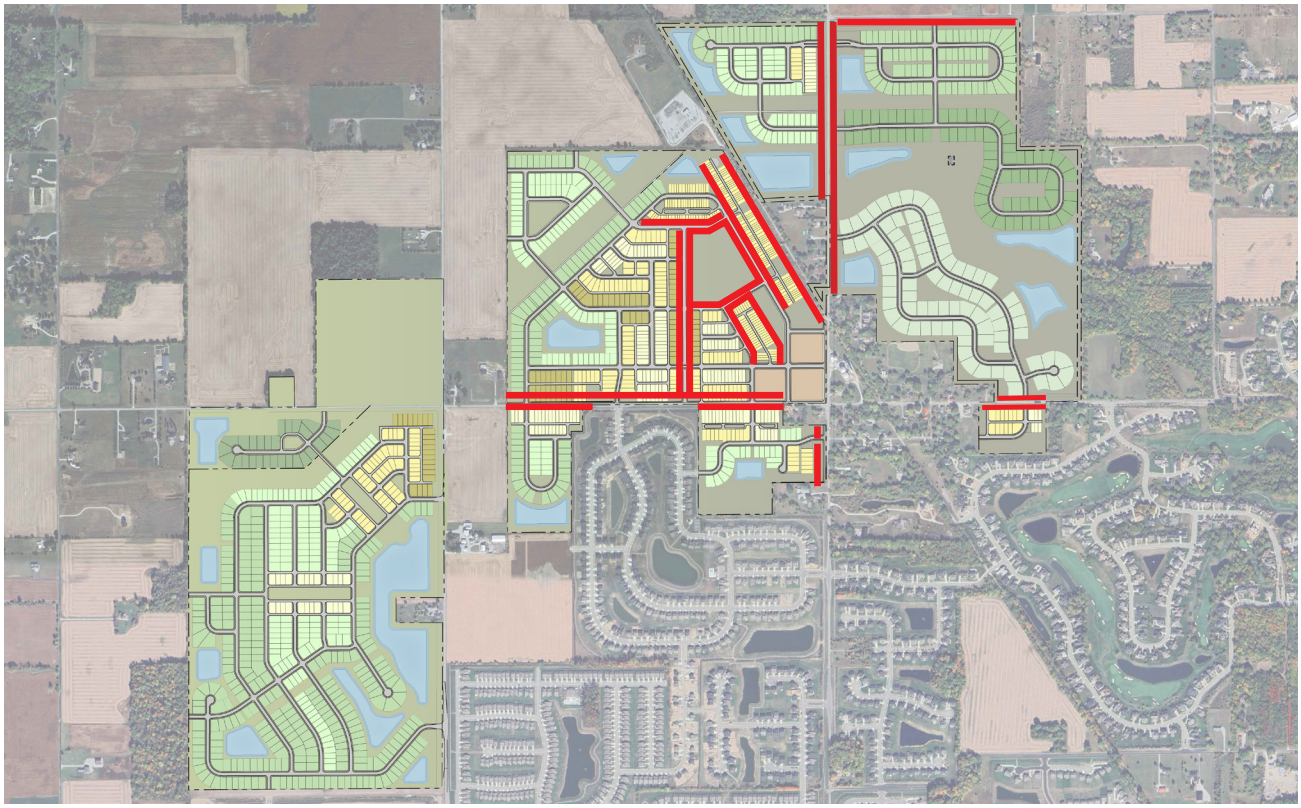
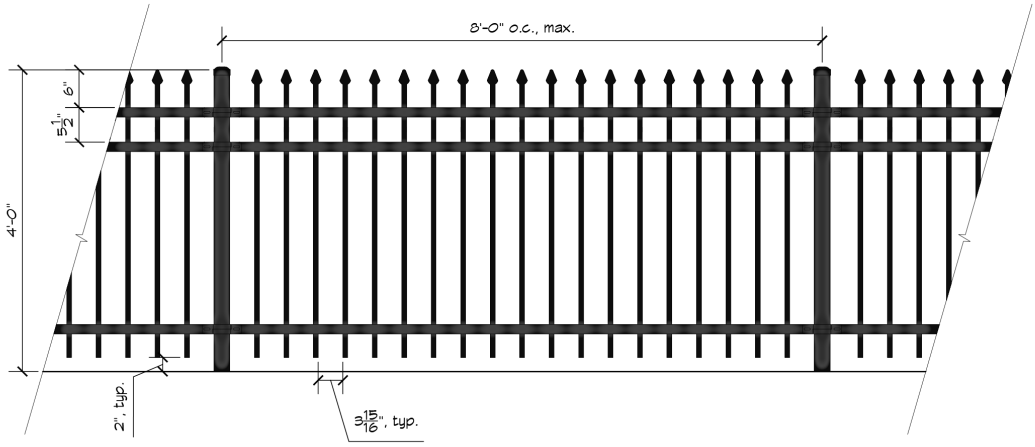
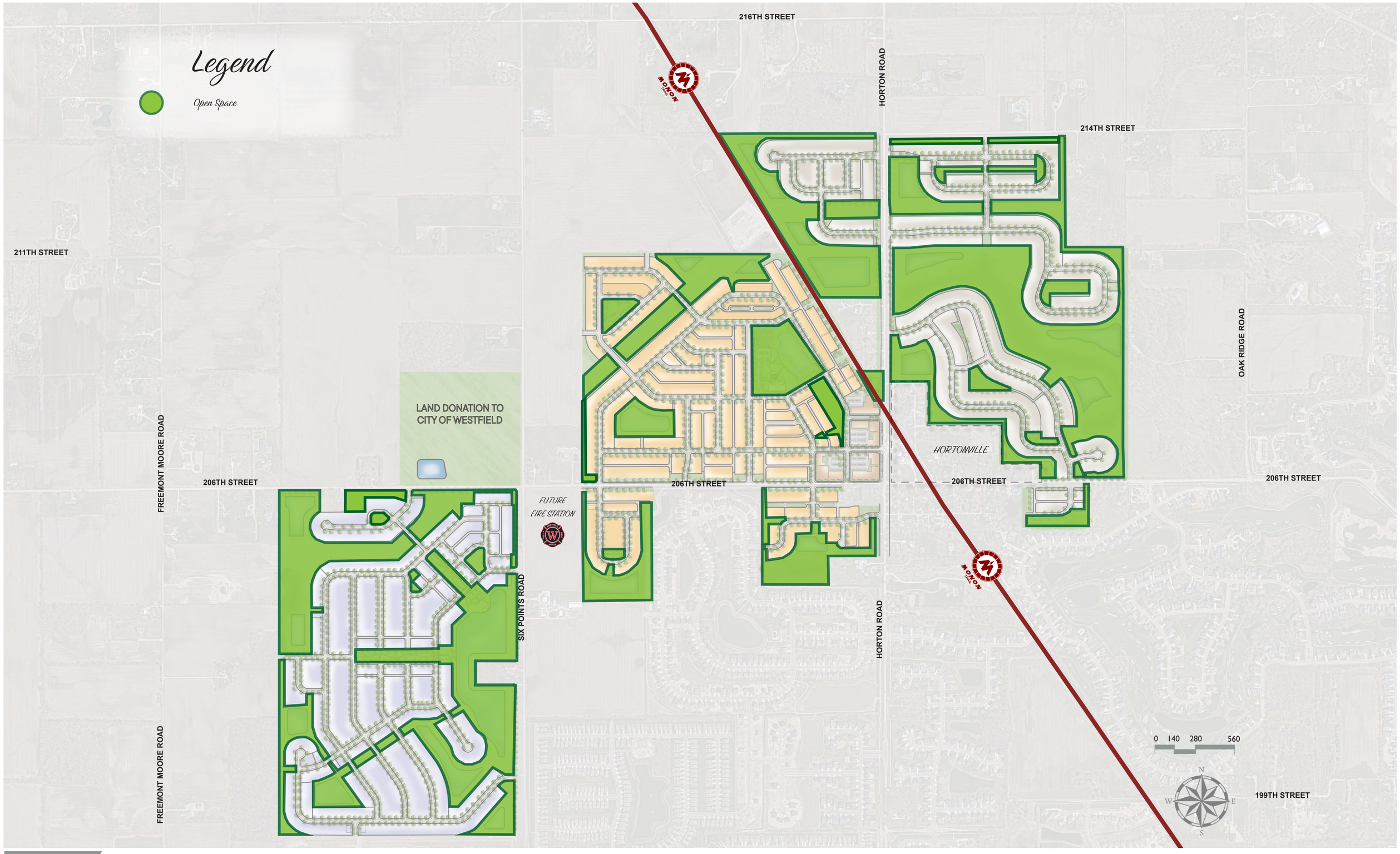




DECORATIVE METAL FENCING

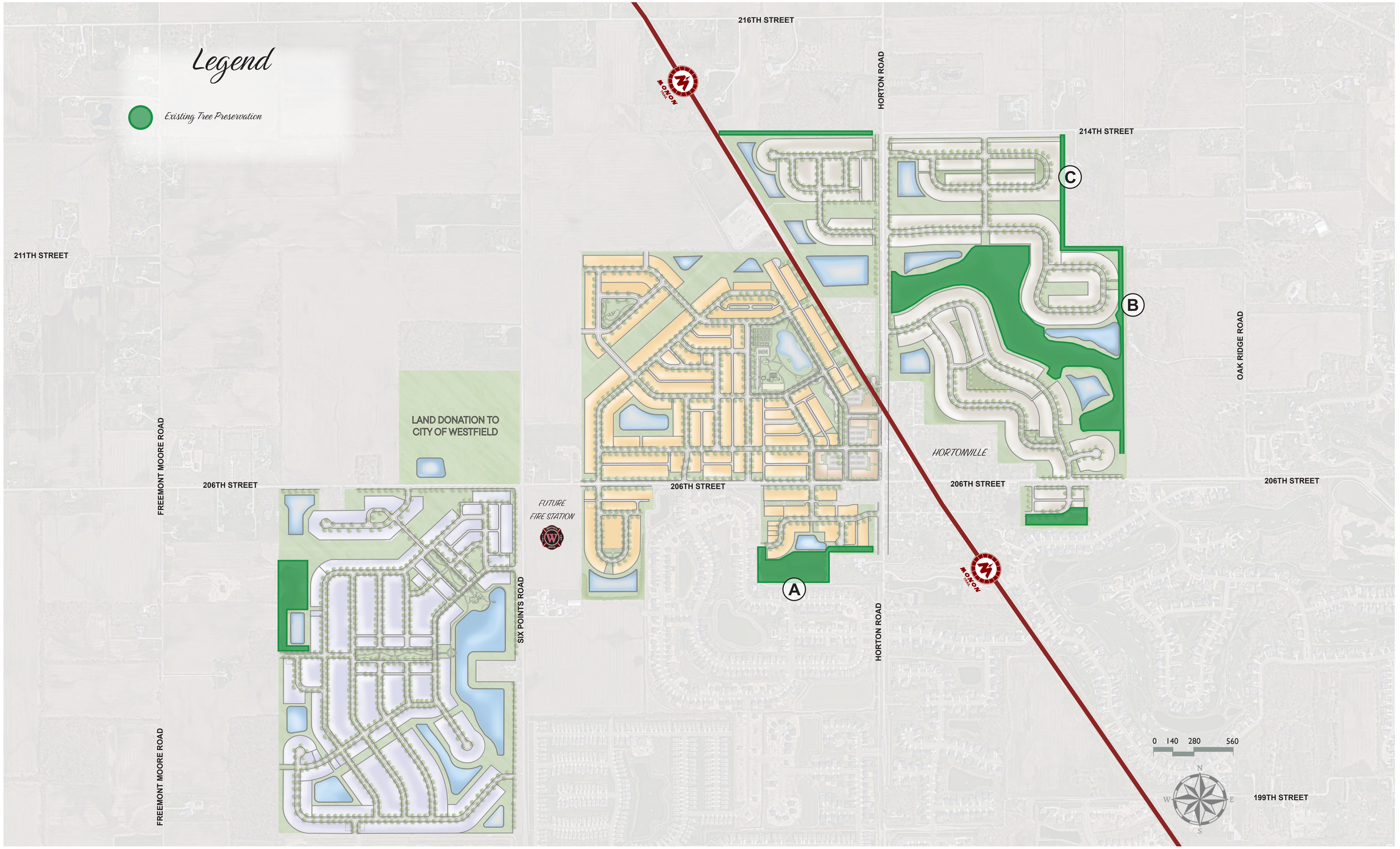






IRONSTONE | EXHIBIT K-1: OPEN SPACE PLAN

Kimley»Horn



IRONSTONE | EXHIBIT K-2: TREE PRESERVATION PLAN

FEBRUARY 26, 2026

Kimley»Horn

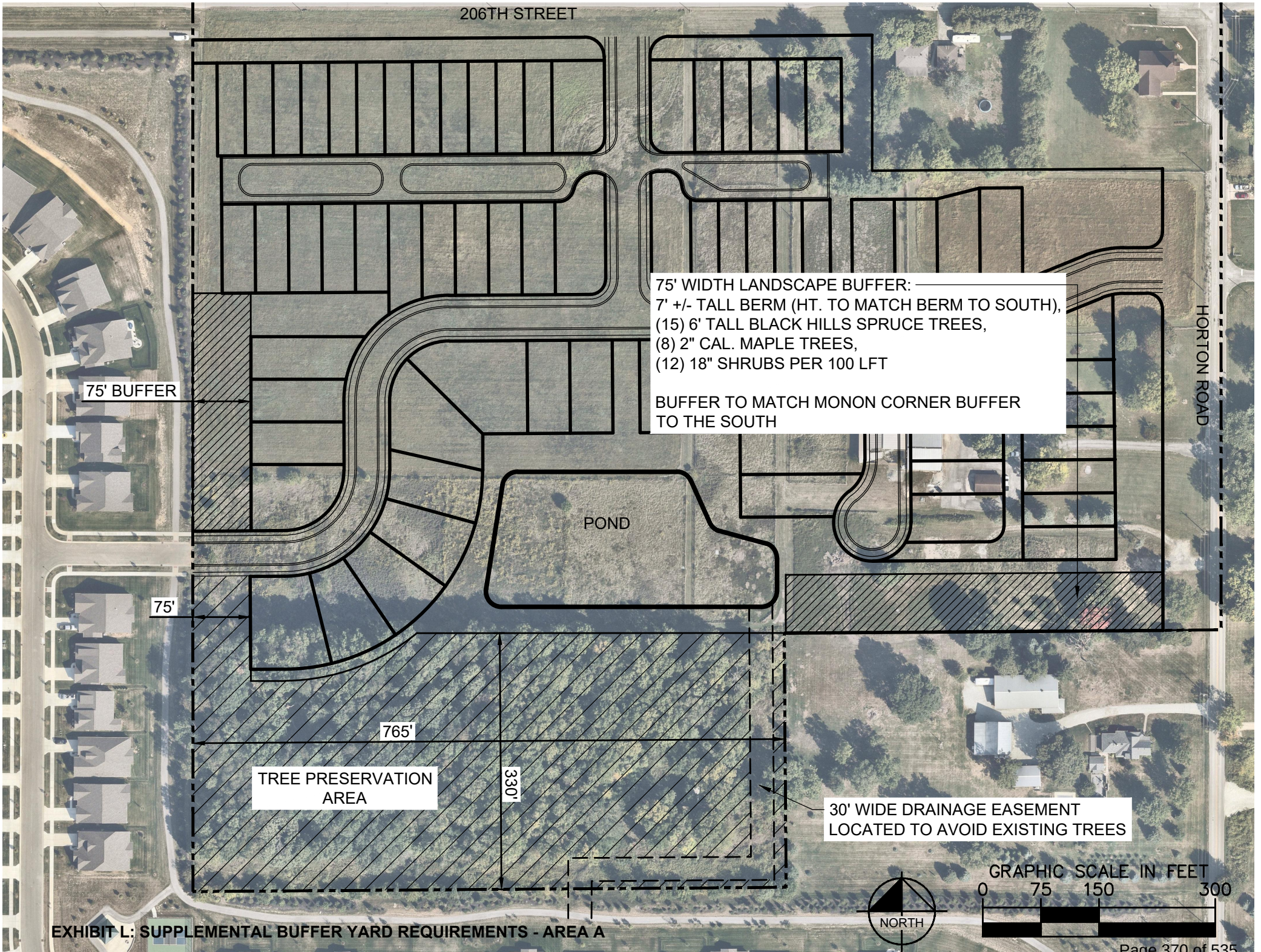


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA A

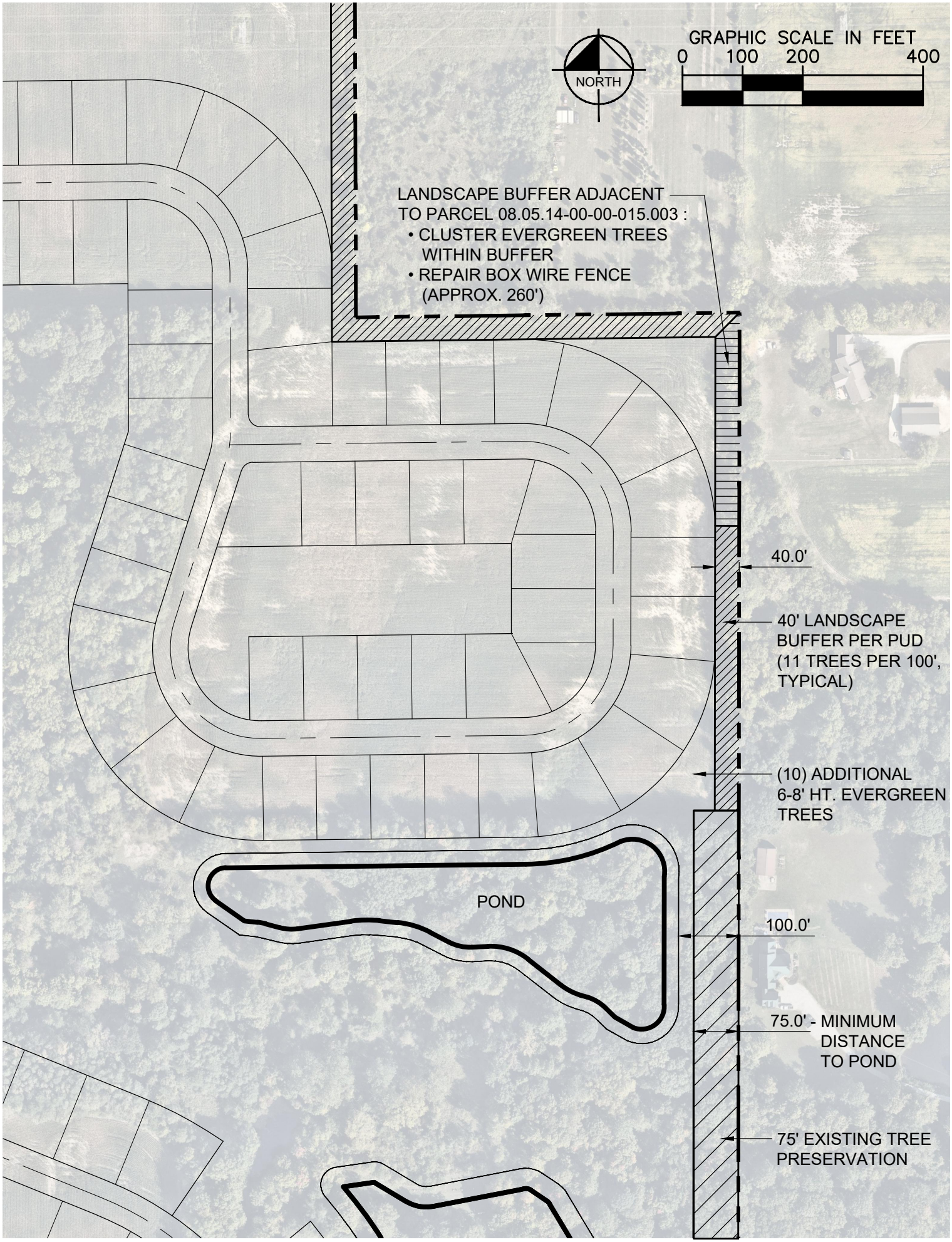


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA B

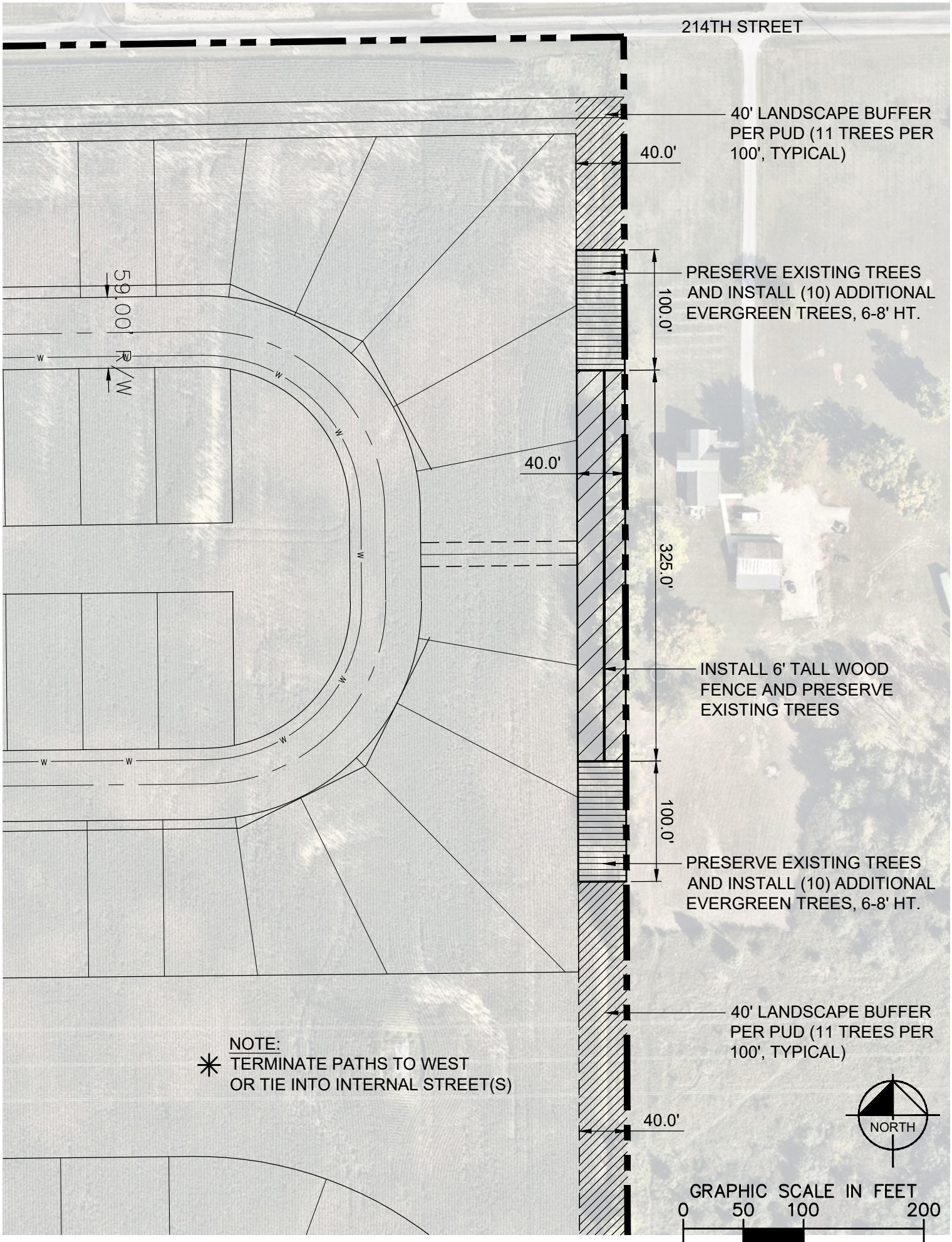


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA C

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos.: See Exhibit "A" for Applicable Parcel Numbers and see Exhibit "B" for Legal Description.

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 rezone petition under Docket Number 2511-PUD-19 (Ordinance 25-66) which is referred to as the "Ironstone PUD" with the Plan Commission and City Council with respect to parcels of real estate that are located in Hamilton County, Indiana which parcels are identified in **Exhibit "A"** and which parcels are legally described in **Exhibit "B",** and are collectively referred to herein as the "Real Estate";

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and Westfield City Council consider approval of the Ironstone PUD, subject to the following commitments (the "Commitments"); and

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

Section 1. Commitment on Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") as it applies to the Real Estate or any portion of the Real Estate:

A. **Renting and Leasing of Residential Units**. At least ninety percent (90%) of the Residential Units shall be owner occupied. No additional renting or leasing of Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner of a Residential Unit shall be entitled to lease the Residential Unit to a 3rd party for residential purposes. Hardship is defined as a personal or financial situation that, without allowing the renting or leasing of a Residential Unit to a 3rd party, significant financial harm shall occur to the owner. The owner of a Residential Unit must inform the Association in writing of the specific circumstances pertaining to the hardship, and shall provide the Association with a copy of the proposed written lease. All lease or rental agreements must be in writing, and they shall be provided to the Association within ten (10) days of a tenant executing a lease for a Residential Unit. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. **Commitment To Donate Portion of Real Estate to the City of Westfield**:

A. On or before a building permit is issued for construction of the first home on the Real Estate, the Developer shall cause the real estate that is legally described and visually depicted in **Exhibit "C"**, which is attached hereto and incorporated herein by reference, to be transferred and donated, at no cost and expense, to the City of Westfield (the "City"), which transfer shall be referred to and incorporated herein as the "Land Donation".

B. Upon receipt of the Land Donation from the Developer, the City shall be required and obligated to provide, in writing and signed by the parties, a ten (10) year right-of-first refusal (the "Right of First Refusal") to the Westfield-Washington School Corporation (the "School") which shall permit the School to acquire the Land Donation from the City, at no cost or expense to the School, for the express purpose of constructing a school building with associated classrooms.

C. In the event that any portion of the Land Donation parcel is conveyed, sold and/or transferred by either the City or the School to a third-party, then the following shall be required: (i) the Developer shall be paid the sum of Fifty-Thousand Dollars ($50,000.00) per acre for any portion of the Land Donation that is conveyed to a third-party; and, (ii) said sum shall be paid to the Developer thirty (30) days in advance of the occurrence of any conveyance, sale and/or transfer to a third party.

Section 3. **Commitment To Enter Into Development Agreement with City of Westfield Regarding Road Improvements**: The Developer shall enter into a development agreement with the City of Westfield pertaining to the road improvements that shall be required in association with the Ironstone PUD (the "Development Agreement"). The Development Agreement shall be entered into by the Developer and the City of Westfield before approval of the first development plan associated with the Real Estate.

Section 4. **Definitions.**

1. Association. Shall mean and refer to the Association or Associations that shall be established and that shall regulate and enforce the Covenants, Conditions and Restrictions for the Real Estate.

2. Developer. Shall mean and refer to Platinum Properties Management Company, LLC, and its successors and assigns.

3. Department. Shall mean and refer to the Community Development Department of the City of Westfield.

4. Residential Units. Shall mean and refer to all for-sale residential homes and townhomes located on the Real Estate, but shall exclude any multi-family units (traditional rental units/apartments) that are permitted on the Real Estate.

Section 5. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with Section 10.6 (F) of the UDO.

Section 6. Effective Date. These Commitments shall be effective upon the City Council's approval of the Ironstone PUD.

Section 7. 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 City Council's approval of the Ironstone 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 8. Enforcement. These Commitments may be enforced by the Department and/or the Plan Commission.

Section 9. Binding on Successors. These Commitments are binding upon: (i) the Developer and its successors and assigns in interest; (ii) each owner of the Real Estate; and (iii) upon each owner's successors, assigns and grantees with respect to any 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 Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 9, 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.

I**N WITNESS WHEREOF**, Platinum Properties Management Company, LLC has caused these Commitments to be executed as of the date identified below.

- SIGNATURE PAGE ON FOLLOWING PAGE -

"Developer"

Platinum Properties Management Company, LLC

By: _____

Printed Name: _____

Date: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2026 for and on behalf of said entity.

My Commission Expires:
_____

_____
Notary Public

Residing in _____
County of _____

_____
Printed Name

This instrument prepared by: James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, 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"

PARCEL IDENTIFICATION NUMBERS

The parcels that are subject to these Zoning Commitments include the parcels identified by the Hamilton County, Indiana Auditor as Tax Parcel Identification Numbers 08-05-22-00-00-002.000; 08-05-22-00-00-003.000; 08-05-22-00-00-004.000; 08-05-22-00-00-005.000; 08-05-22-00-00-019.000; 08-05-22-00-00-020.000; 08-05-22-00-00-001.000; 08-05-22-00-00-003.002; 08-05-14-00-00-003.000; 08-05-14-00-00-003.002; 08-05-14-00-00-004.000; 08-05-14-00-00-009.000; 08-05-14-00-00-017.001; 08-05-14-00-00-018.000; 08-05-14-00-00-021.000; 08-05-14-00-00-021.001; 08-05-14-00-00-022.000; 08-05-14-00-00-028.000; 08-05-15-00-00-011.000; 08-05-15-00-00-013.000; 08-05-15-00-00-014.000; 08-05-22-00-00-008.000; 08-05-22-00-00-010.000; 08-05-22-00-00-011.000; 08-05-23-00-00-001.000; 08-05-23-00-00-002.000; 08-05-23-00-00-003.000; 08-05-23-00-00-004.000; 08-05-23-00-00-009.000; 08-05-23-00-00-009.002; and, 08-05-23-01-01-001.000 (collectively, the "Real Estate").

EXHIBIT "B"

REAL ESTATE LEGAL DESCRIPTION

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

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

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder’s Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder’s Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

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

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

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

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

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

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

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

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

EXHIBIT "C"

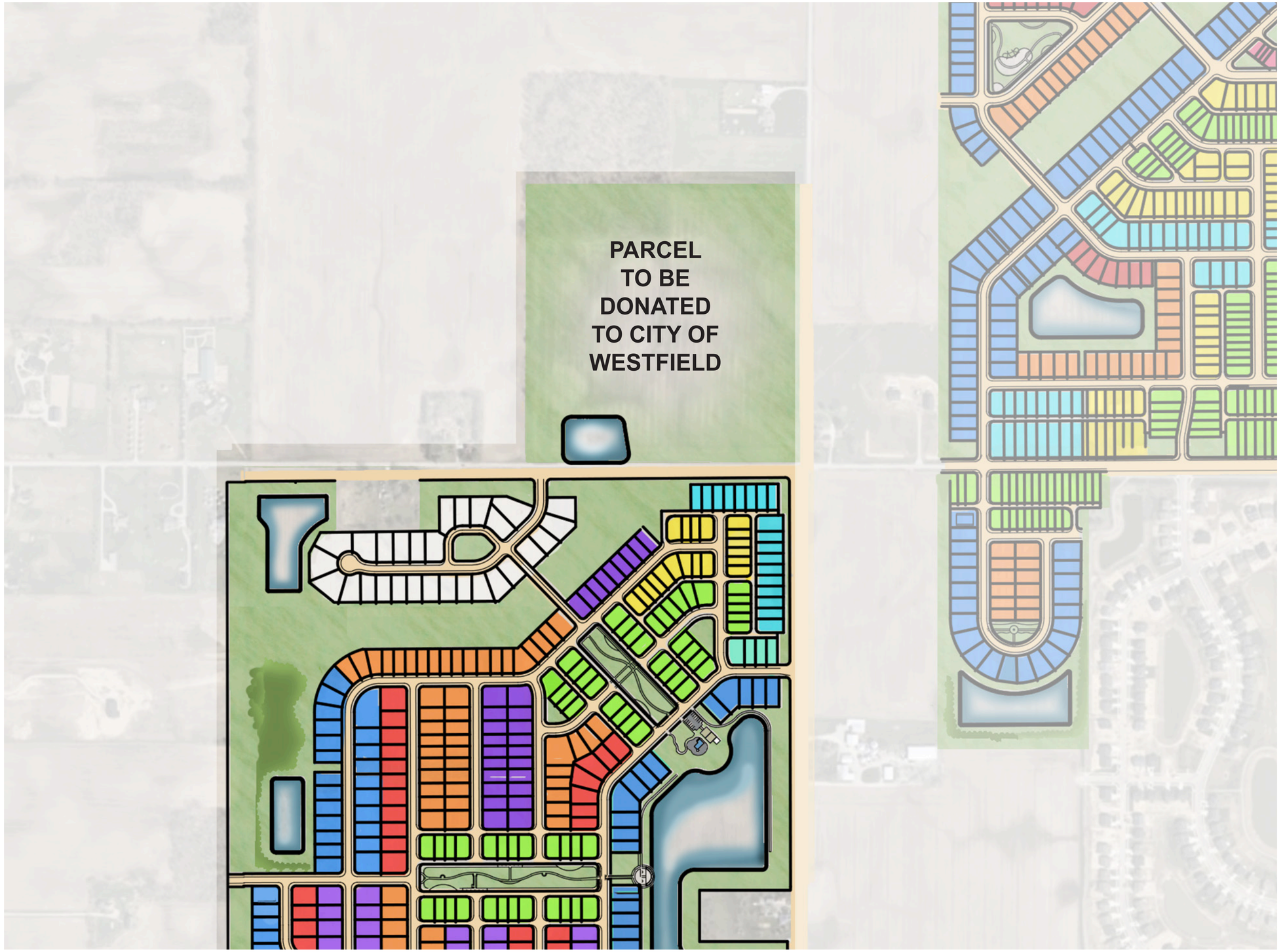
LAND DONATION

LEGAL DESCRIPTION AND SITE LOCATION MAP

TRACT 3 – SOUTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 15

The Southeast Quarter of the Southwest Quarter of Section 15, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based upon an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-281, more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 34 minutes 50 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] – "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1325.97 feet to the southwest corner of said Southeast Quarter of said Southwest Quarter; thence North 00 degrees 03 minutes 51 seconds West along the west line of said Quarter-Quarter Section a distance of 1323.40 feet to the northwest corner thereof, marked by a 5/8-inch rebar with damaged cap; thence North 89 degrees 36 minutes 45 seconds East along the north line of said Quarter-Quarter Section a distance of 1327.16 feet to the northeast corner thereof; thence South 00 degrees 00 minutes 44 seconds East along the east line of said Quarter-Quarter Section a distance of 1322.67 feet to the POINT OF BEGINNING, containing 40.290 acres, more or less.



IRONSTONE | EXHIBIT C: LAND DONATION TO CITY OF WESTFIELD

Kimley»Horn

ISSUES AND QUESTIONS RAISED REGARDING THE IRONSTONE PUD PROPOSAL

The list below includes issues that were raised during the November 3rd, Advisory Plan Commission public hearing and in written public comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Roadway Infrastructure

- How will you address concerns related to the capacity to handle additional traffic on existing adjacent roadways? The applicant is coordinating with Public Works on a road and intersection improvement plan that will be part of the Zoning via a development agreement. Intersections and roadways are called out on the attached exhibit (*Ironstone – Road Improvements*) and include but are not limited to segments of Six Points Road, Horton Road and 206th Street and the intersections of 193rd and Six Points, 206th and Six Points, 199th Street and Horton Road, and 206th and Horton Road. SR 38 and Six Points/ Horton Road and Oak Ridge are also identified. These improvements will be in addition to improvements at individual street entrances across Ironstone as well as coordinated reductions in speed limits as areas are annexed into the Westfield corporate limits prior to construction. Additionally, the City is improving 191st Street and the intersections of 191st and Spring Mill (at 193rd), Horton Road, and Grand Park Boulevard in advance of the above noted roadway improvements. Again, see the Ironstone – Road Improvements exhibit for reference. A Summary of the plans for road improvements was presented by John Nail, City Engineer, at the December Plan Commission Workshop meeting.

- What is the anticipated development phasing in relation to proposed roadway infrastructure improvements timing? Phasing of Road Improvements will be addressed in the Development Agreement. Improvements will start engineering in 2026 with priorities for construction set by the Westfield Public Works Department. See attached Ironstone – Road Improvements Exhibit with includes Phasing of improvements.

- How will you address concerns related to future right-of-way dedication in relation to existing site conditions such as livestock, water wells, mailboxes, etc. Any improvements impacted by the acquisition of Right-of-way, if required, would be replaced or part of the compensation amount for acquiring the necessary right-of-way. The majority of the right of way will be across the site frontage or in developed areas were adequate right-of-way has already been dedicated such as along Six Points Road (across Osborne Trials, the fire station, and Atwater) and Horton Road (across Chatham Hills, Monon Corner, Aberdeen, Osborne Trials and other developments).

- How will you address congestion and sight-line concerns related to the intersections of State Road 38 / Oak Ridge Road and State Road 38 / Horton Road? The Road Improvements contemplated at the intersections of Horton Road / SR 38 and Oak Ridge Road / SR 38 include the addition of turning lanes which would require coordination with INDOT as SR 38 is under their authority.

- How will you address concerns related to increased vehicular traffic traveling north to State Road 38 via 214th Street? It is anticipated that the majority of traffic generated by the development of Ironstone (that would head north) would be along Horton and Six Points. Heading east on 214th Street adds another northbound left turn and no advantage for vehicles traveling north on Horton Road to SR 38. Analysis of this expectation specifically has been reviewed by Westfield Public Works.

- How will you address safety and capacity concerns related to the intersection at Six Points Road / 206th Street and Horton Road and 206th Street? Intersection improvements as noted in the responses above are addressed the Ironstone – Road Improvements which will be considered as part of the zoning.

Water and Sewer Utility Infrastructure

- How will you address concerns related to water utility capacity and availability as it relates to water pressure issues within nearby development. Water will be accessed from the south and Citizens requires systems to be looped so Ironstone will add water capacity and looping to the current system. Additionally, a second water tower in under construction generally at Six Points Road and 1913rd Street.

- How will you address concerns related to sewer utility capacity and availability? Sanitary sewer availability exists and as noted Ironstone will develop over the next 10-12 years. As this area (of Westfield) develops Citizens will add capacity to it sanitary sewer utility both in terms of collections systems and treatment at its existing plant.

- How will you address concerns with any future water well issues created as a result of this development? Impacts to existing water wells, if any, will be address on a case-by-case basis and the obligations of any entity impacting off site wells is well documented in State Statue.

Drainage and Stormwater

- How will you address concerns with any existing stormwater drainage issues associated with adjoining properties and Regulated Drains throughout the development? The Westfield UDO, Westfield Construction Standards, and the Hamilton County Surveyors Office all have

jurisdiction over stormwater management. After zoning, Overall and Final Development Plans will be submitted for review and development of every part of the Real Estate will adhere to their standards for stormwater management. Additionally, the Overall Development Plan is an added Public Hearing when residents will have an opportunity for additional input on drainage related matters.

- How will you address concerns with any potential assessment of a watershed clean-up initiative? Watershed "clean up" or activity to maintain Legal Drains is an obligation of every owner of real estate based on the subject legal drain. The developer is required to comply with all drain improvement standards as is the case with all development. If there is a specific question regarding an existing legal drain, the Hamilton County Surveyor can provide comment.

Community Design

- How will you address concerns with the development being constructed and completed as shown on the overall Concept Plan? Several sections of the PUD reference substantial compliance with the layout shown on the Concept Plan and Lot Type distribution. Additionally, the standards included in Section 5, Section 6 and Section 7 specify the unique standards for each Area related to site design and layout. Additionally, open space, amenity and tree preservation are also required per the terms of the PUD.

- How will you address concerns with the request to consider providing additional estate-style residential lots or larger residential lots near existing properties of similar size abutting the development? The largest lots are in the Reserve which are in the closest proximity to larger lots on adjacent properties. Additionally, Street Perimeter Landscaping (where homes back up to perimeter streets which is limited) and Buffer Yards are required. In this regard, the applicant has met with several surrounding neighbors who had questions regarding the transition adjacent to their properties and has added supplemental buffer and landscaping standards.

- How will you address concerns related to the intent of the donated real estate to Westfield Washington Township School District? The applicant has agreed to make a donation of the Real Estate to Westfield Schools, at no cost to Westfield Schools. The donation will increase the number and location of properties Westfield Schools has for the services they provide. Including real estate for educational use is common with larger zoning proposals and has been viewed as a benefit to the community.

- How will you address concerns related to the parking requirements and pedestrian / vehicular safety within the Horton Square Mixed-use Block? Parking standards for the Horton Square Mixed Use Block tract best practices and standards familiar to City Staff. Pedestrian Safety is of critical importance as evidenced by the Trail Plan included with the

PUD. On street parking will be required and additional roadway improvements which will better manage and slow down traffic speeds. Alos, over 14 miles so perimeter paths in addition to sidewalks will be included with the development of the Ironstone PUD.

- How will you address concerns with providing future vehicular and pedestrian connectivity to future development abutting this proposal? Stubb Street connectivity is required and proposed as part of the PUD, both to existing stub streets and adjacent areas where connectivity is anticipated. We will continue to coordinate with staff and add locations for future connectivity as requested.

Site Amenities

- How will you address concerns with the site amenities being constructed and completed as shown on the overall Concept Plan? A list of required amenities is included as part of Exhibit H. This list ties back to each amenity. Additionally, substantial compliance with the Amenity Exhibit imagery is required under Section 9.1.C of the PUD.

- How will you address concerns with the future financial and maintenance burden as it relates to the proposed amenities, pedestrian trails, and common areas? All homes within Ironstone will be part of Owner Association(s) that will fund preservation and maintenance of all amenities included under the PUD. Long term maintenance and the provision of the required amenities is an obligation under the PUD.

- How will you address concerns related to pedestrian connectivity with the Lakes District to the overall broader development when considering The Lakes District non-contiguous location to the remainder of the development proposal? The Lakes district will be tied to the remainder of the development via perimeter paths along the south Side of 206th Street that will be in place with the completion of the Fire Station. Development of the Lakes will provide perimeter paths between Atwater / Osborne Trials (and all points south) and the Village Area which is adjacent to the Monon Trial.

Tree Preservation, Landscaping and Buffering

- How will you address concerns related to tree preservation considerations abutting the Monon Corner Subdivision properties along Atchison Way and Silverton Avenue and other large stands of trees within the development? The applicant has met with surrounding owners to discuss the preservation of trees. This area was specifically discussed with the Plan Commission at the December and January Workshop meetings. A supplemental plan for this area is included in the PUD under Exhibit L addressing supplemental buffers and tree preservation areas. Additionally, Exhibit K calls out Tree Preservation across all of Ironstone.

- How will you address concerns with providing appropriate landscape buffering for adjoining properties along Horton Road south of 206th Street? The applicant has provided supplemental landscaping in the noted area as illustrated on Exhibit L and limited home heights to the north of the parcel.

- How will you address concerns with providing appropriate buffering and transitions along the eastern and southeastern side of The Reserve District? The PUD included buffer yard standards along all perimeters zoned AGSF-1. Additionally, the applicant has provided supplemental landscaping in the noted areas and as illustrated on Exhibit L.

- How will you address concerns with providing landscape buffering with adjacent AG-SF:1 zoned property? The PUD included buffer yard standards and Perimeter Street Frontange standards along all site perimeters zoned AGSF-1. The standards include a minimum 40' area along the abutting perimeter planted with a minimum of 11 trees per 100' of perimeter, a minimum 4 trees shall be evergreens and shade trees. Additional buffer consideration has been provided as noted in Exhibit L.

- How will you address concerns with limiting the use of invasive species within the development? Development of Ironstone will follow the Westfield UDO which prohibits the use of invasive species.

Social Issues

- How will you address concerns with community social connection and well-being as it relates to the proposed size, density, and location of this development? The density of proposed development is consistent with surrounding residential development in the vicinity. Higher density single family residential is also supported by the Comprehensive Plan adjacent to Hortonville. Additionally, the location of Ironstone is contiguous with existing development and development will extend north from currently developed areas. Connectivity, both vehicle and pedestrian, is of critical importance as evidenced by the Trail Plan and Road Improvement Agreement being prepared under the guidance of Westfield Public Works. The road improvement agreement is unprecedented as part of the zoning process, to date, in Westfield and will address both intersection improvements and road segments adjacent to and in the vicinity of Ironstone. Fees generated by Ironstone will contribute to addressing road impacts that will be offset by strategic improvements as evidenced in the Ironstone – Road Improvements exhibit.

- How will you address concerns with potential short-term and long term rental properties within this development? The applicant has agreed to rental restrictions by way of Commitments applicable to all lot types. The Commitment will be applicable to the PUD.

Architecture

- How will you address concerns related to ensuring a high standard for residential architectural quality is upheld throughout the development? As requested by staff additional standards have been added the PUD throughout the Architectural Standards Exhibit and Section 7.1 of the PUD for each individual Area including review by the Director of Community Development for compliance with all standards in advance of building permit issuance. See Exhibit E and Section 7.1 for reference.

- How can you address concerns related to ensuring diversified home builder mix is required throughout the development?
  Section 7.1.A.1 of the PUD requires 5 builders and limits the number of homes built by a single builder by area as follows; Area A - Max of 50%, Area B – Max of 60%, Area C – Max of 40%. Single family homes in the Reserve are not subject to the minimum 5% as they include a Custom Home area where a builder may only construct as few and one or two homes.

- How can you address concerns related to further understanding the "lot types" and "housing types" within each district?
  1. Section 3.5 of the PUD has been amended to require development of the site in substantial conformance with the Concept Plan and Lot Type Distribution illustrated on the District Map.
  2. Per Section 5.2(C) Townhomes are only permitted in the Village Area as illustrated on the District Map.
  3. The Village will be predominantly alley access single-family lots and Townhomes limited to the area along the Monon.
  4. Lot Types have been positioned such that homes will face perimeter streets along 206th and Horton Road.

- How can you address concerns related to the proposed height of townhomes along the Monon Trail? Townhomes along the Monon Trail will be a maximum of 4 stories tall as called out in Exhibit "D". Further the 4th floor will be designed for rooftop-living toward the Monon including a recessed 4th floor building design as illustrated in Exhibit E-1. The applicant has also provided a section drawing of the setbacks and landscaping planned along the Monon frontage.

WRITTEN PUBLIC COMMENTS

Docket Number: 2511-PUD-19

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

Request: Change in zoning for 765 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

Enclosed Attachments *(as of 12:00pm, Thursday, March 12, 2026)*

March 16, 2026 - Advisory Plan Commission Meeting

	Date	Individual	Location
1)	2025-10-12	Jim Kingsolver	Osborne Trails Subdivision
2)	2025-10-14	Justin Lewis	20359 Atchison Way
3)	2025-10-16	Bonnie J Greffet	*(address not provided)*
4)	2025-10-16	Laura and Jay Rigsby	20292 Atchison Way
5)	2025-10-18	Cindy S.	*(address not provided)*
6)	2025-10-18	Victoria McCann	*(address not provided)*
7)	2025-10-19	Kit Werbe	20404 Atchison Way
8)	2025-10-19	Mike David	*(address not provided)*
9)	2025-10-20	Bill Hodkinson	Osborne Trails Subdivision
10)	2025-10-20	Carrie Farrow	215 Buxton Ct
11)	2025-10-20	Jeff Surfus	16018 Coleman Dr.
12)	2025-10-20	Jennifer Lohman	*(address not provided)*
13)	2025-10-21	Bill Kirsch	202 Derringer Ave.
14)	2025-10-21	Bob and Julie Savitsky	1414 W 206th St.
15)	2025-10-21	Colleen Alber	20300 Chatham Hills Blvd.
16)	2025-10-21	Tricia Gandhi	Osborne Trails Subdivision
17)	2025-10-23	David R Brooks (letter)	20896 Oak Ridge Road
18)	2025-10-23	David R Brooks (mailed letter)	20896 Oak Ridge Road
19)	2025-10-23	Jim Kingsolver	Osborne Trails Subdivision
20)	2025-10-23	Linda Burns	Osborne Trails Subdivision
21)	2025-10-25	Matthew Alber	*(address not provided)*
22)	2025-10-26	David R Brooks (email)	20896 Oak Ridge Road
23)	2025-10-28	Jodi Sekula	222 Rock Island Rd.
24)	2025-10-29	Diane Staver	Monon Corner Subdivision
25)	2025-10-30	Daryl Dierkes	344 E 214th St
26)	2025-10-30	Greg & Theresa Sherley (Part 1)	20478 Horton Rd.
27)	2025-10-30	Greg & Theresa Sherley (Part 2)	20478 Horton Rd.
28)	2025-10-30	Richard and Mary Bona	444 Grenada Knoll
29)	2025-10-30	Scott Adams (Part 1)	21022 Oak Ridge Rd.
30)	2025-10-31	Emiliya Akmayeva	Monon Corner Subdivision
31)	2025-10-31	Guy Markusfeld	*(address not provided)*
32)	2025-10-31	Rosemary Hotten	Monon Corner Subdivision

33)2025-11-01	Scott Adams (Part 2)	21022 Oak Ridge Rd.
34)2025-11-02	Linda Stapleton	118 E 206th St.
35)2025-11-03	Aaron Kuroiwa	*(address not provided)*
*36)*2025-11-03	Bill Anderson	*(address not provided)*
37)2025-11-03	Cathie & Argus Robinson	*(address not provided)*
38)2025-11-03	Frank & Sonia Perconte	1397 Chatham Ridge Ct.
39)2025-11-03	Jackie Donathen	*(address not provided)*
40)2025-11-03	Joshua Reynolds	*(address not provided)*
*41)*2025-11-03	Patricia Kuhn	*(address not provided)*
*42)*2025-11-04	Gretchen & Scott Adams	*(address not provided)*
*43)*2025-11-04	Renae Buchanan	*(address not provided)*
44)2025-11-05	Angela Westerman	20387 Atchison Way
45)2025-11-05	Joan & Tony Weiss	200 Silverton Ave.
46)2025-11-05	No Name	*(address not provided)*
47)2025-11-05	Rhea Zink	20768 Roberts Dr.
48)2025-11-05	Tamie Cody	*(address not provided)*
49)2025-11-07	Thomas & Jill Kolp	Monon Corner Subdivision
50)2025-11-14	Jeff Fuson	20450 Hudson Bay Ln.
51)2025-11-21	Theresa Sherley	20478 Horton Rd.
52)2025-11-22	Angela Westerman	*(address not provided)*
53)2025-11-23	Kit Werbe	*(address not provided)*
54)2025-11-24	Diane Staver	153 Silverton Ave.
55)2025-11-24	Richard & Mary Bona	444 Grenada Knoll
56)2025-12-01	Jessie Star	Monon Corner Subdivision
57)2025-12-03	Greg Sherley	20478 Horton Rd.
58)2025-12-15	Brett & Betsy Neff	Carramore Subdivision
59)2025-12-15	Justin Lewis	20359 Atchison Way
60)2025-12-17	Kit Werbe	Monon Corner Subdivision
61)2025-12-18	Angela Westerman	20387 Atchison Way
62)2025-12-18	Diane Staver	153 Silverton Ave.
63)2025-12-18	Jim Kingsolver	Osborne Trails Subdivision
64)2025-12-18	Paul Zink	20768 Robers Dr.
65)2025-12-21	Anna and Andrew Herman	*(address not provided)*
66)2025-12-23	Aimee Humphrey	*(address not provided)*
67)2026-01-10	Lynda & Mark Callahan	264 Silverton Ave.
68)2026-01-11	Greg & Theresa Sherley	20478 Horton Rd.
69)2026-01-12	Daryl Dierkes	344 E 214th St.
70)2026-01-12	Jessie Staab	*(address not provided)*
71)2026-01-12	Jessie Star	*(address not provided)*
72)2026-01-13	Joey Graham	*(address not provided)*
73)2026-01-13	Thanaji Lingampally	Monon Corner Subdivision
74)2026-01-16	Greg Sherley	20478 Horton Rd.
75)2026-01-16	Theresa Sherley	20478 Horton Rd.
76)2026-01-21	Christopher Carlino	*(address not provided)*
77)2026-01-24	Kit Werbe	Monon Corner Subdivision
78)2026-01-31	Roger & Nancy Engelken	20373 Atchison Way
79)2026-02-11	Theresa Sherley	20478 Horton Rd.

80)2026-02-11	Greg Sherley	20478 Horton Rd.
81)2026-02-17	Kit Werbe	Monon Corner Subdivision
82)2026-02-18	Angela Westerman	20387 Atchison Way
83)2026-03-10	Kit Werbe	Monon Corner Subdivision

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Sunday, October 12, 2025 11:57 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Proposed Platinum Properties development issues

WARNING: This external email is from jdk072862@aol.com.

Councilman McCarty:

I have become aware of an upcoming proposal to change some zoning for a 2300 home development west of Six Points Rd. and north of Hortonville. As I understand, the request is to change current agriculture/low density zoning to very dense usage to allow this large development. While I think we all believe that development is inevitable and imminent, I worry that the size of this will overstrain the area's physical infrastructure (ROADS!) and city services. It seems that road updates are lagging far behind the pace of development in this northwest quadrant, not to mention putting that much more strain on existing emergency response/schools/utilities. I think there needs to be some "brakes" applied to further development in order to first study how the city can prepare for this. If this zoning change passes through to Council for review, I urge you to carefully consider whether the current conditions in our area can support that much dense additional development. I worry that they do not and won't for some time.

Sincerely,

Jim Kingsolver
Osborne Trails
Sent from my iPhone

Westfield Advisory Plan Commission
City of Westfield
2728 East 171st Street
Westfield, IN 46074

October 13, 2025

Dear Members of the Westfield Advisory Plan Commission,

I am writing to express my strong opposition to the proposed clearing and replacement of the plot of natural forest located directly behind my property at 20359 Atchison Way in the Monon Corner neighborhood with a retention pond, as part of the Ironstone PUD rezoning request by Platinum Properties Management Company, LLC.

This is one of the few remaining stands of mature trees in the area. Its diverse wildlife (including squirrels, foxes, owls, bats and more) as well as its natural beauty contribute greatly to our quality of life and help maintain the ecological balance of the area. The loss of this forest would represent not only a significant environmental setback, but also a reduction in property values and a negative impact on community well-being. Many of us paid lot premiums for the desirable feature of having some natural beauty in our backyards.

While I understand the inevitability of development and need for appropriate stormwater management, I urge the developer to consider alternative solutions that do not involve the destruction of this small bit of existing forest. The proposal, as currently presented, would irrevocably alter the landscape and permanently remove a peaceful green space that our families and future generations should have the opportunity to enjoy. The many existing retention ponds in my neighborhood and others surrounding us are unsightly and poorly maintained, as well as full of trash and construction debris.

I respectfully request that the Westfield Advisory Plan Commission require Platinum Properties Management Company, LLC and their representatives to explore other options that preserve this plot of forest and maintain our neighborhood's character.

Thank you for your attention to my concerns. I trust that you will consider the long-term impacts of this development and uphold the interests of Westfield residents who value our remaining natural surroundings.

Sincerely,

Justin R. Lewis, MD

20359 Atchison Way
Westfield, IN 46074

From: Bonnie Greffet <jfgreffet@gmail.com>
Sent: Thursday, October 16, 2025 1:56 PM
To: Joe Duepner <jduepner@westfield.in.gov>
Cc: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Ironstone, the new Hortonville project

WARNING: This external email is from jfgreffet@gmail.com.

Dear Mr. Duepner - ,
I am writing as a concerned resident to respectfully oppose the proposed rezoning of land near our neighborhood to allow for new housing by Lennar.
Recent investigative reporting by Hunterbrook has raised serious concerns about construction quality and homeowner experiences with large national homebuilders, including Lennar. The article (Ahn et al., 2025) documented widespread complaints from buyers across multiple states, including issues such as:

- **Significant structural and safety problems** including water intrusion, mold, and foundation cracks shortly after move-in.
- **Limited accountability** due to contracts that restrict legal options and require private arbitration, making it difficult for homeowners to seek fair recourse.
- **Poor warranty follow-through**, with many homeowners reporting delays or denials of repair requests.
- **Pressure to close quickly** and limited opportunities for thorough inspection prior to purchase.

While development can bring growth and opportunity, it must be done responsibly. Approving rezoning for a builder with this kind of documented track record could expose our community to long-term quality, infrastructure, and safety issues — and burden both future homeowners and surrounding neighborhoods.
I urge the council to **reject this rezoning proposal** or, at minimum, **demand strict accountability measures and oversight** to protect residents. Our community deserves well-built, safe, and enduring homes — not shortcuts that leave families and taxpayers to deal with the consequences later.
Thank you for your consideration and for your commitment to responsible development in our city.
Sincerely,

Bonnie J Greffet

Ahn, J., Cera, M., & Termine, M. (2025, August 8). *“House from Hell” - How America’s Largest Homebuilders Shift the Cost of Shoddy Construction to Buyers*. HUNTERBROOK. https://hntrbrk.com/homebuilders/?utm_campaign=bm&utm_medium=newsletter&utm_source=morning_brew

From: Laura Rigsby <lbrigsby@gmail.com>
Sent: Thursday, October 16, 2025 12:49 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: The Village at 206th and Horton

WARNING: This external email is from lbrigsby@gmail.com.

Good afternoon, Dear Councilman!

I hope this email finds you well! Jay and I will be unable to come to the meeting regarding the "Village." While we wish that there would be less development around us, we knew when we bought and build in Destination Monon, that there would be so that is not what I am writing about per se. So while we will miss the country, we are not upset!

Instead, I am hoping to have your ear,in our absence, to ask that the developer keep the wooded area that gives privacy to those who live on the north end of Monon Corner and for those of us who enjoy the trees in the small woods there from across Atchison Way. I know many have said they believe they will not ever tear the woods out, but I am asking that it be specifically saved for all of us in Monon Corner - Destination! Perhaps, they could make a walking trail for residents in both developments! Anything you can do would be great

Blessings,

Laura and Jay Rigsby
20292 Atchison Way
Westfield, IN 46074

Weston Rogers

From: cindy S <cindy.sunshine.119@gmail.com>
Sent: Saturday, October 18, 2025 3:55 PM
To: planners
Subject: Re-zoning proposed Ironstone

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from cindy.sunshine.119@gmail.com.

Hi,

I'm just writing to say that I am opposed to a high density mixed-use development in an area that is currently supposed to be for larger lot sizes. The people in that area bought the property with the understanding of what the zoning was. It seems like a lot of of them do not want this resigning to take place. Just because mayor Willis wants the city to grow and grow, doesn't mean that it has to be packed super high density. I'm so disappointed with everyone pushing forward without regard to the people who already bought and live here. I hope you say no to this rezoning proposal. But I don't have much hope that you will. Thank you for your time.

Cindy

Weston Rogers

From: Victoria McCann <torymccann@gmail.com>
Sent: Saturday, October 18, 2025 4:11 PM
To: planners
Subject: No to Ironstone rezone

WARNING: This external email is from torymccann@gmail.com.

Dear Board,

Please vote no on rezoning the Ironstone development land. We are growing at such a breakneck pace we are not being wise about it. To put it graphically, we have stretch marks by way of traffic, school growth issues, losing our green and open spaces.

Growth must occur when the private economy demands it; however, you have been tasked with ensuring reasonable growth that our city infrastructure can accommodate. More high density housing is not what our community needs. You have the ability to make sure Westfield grows into a beautiful city with quality spaces for its citizens to enjoy instead of quick, cash grab housing.

Please vote no to rezoning this land.

Sincerely,

Victoria McCann
Sent from my iPhone

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Sunday, October 19, 2025 4:14 PM
To: APC
Subject: Ironstone at Hortonville: Concerns Over Tree Removal Next to Monon Corner
Attachments: Ironstone Westfield APC Letter 101925.pdf

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from kitwerbe@hotmail.com.

Westfield Advisory Plan Commission
2728 E. 171st St.
Westfield, IN 46074

October 19, 2025

Dear Members of the Westfield Advisory Plan Commission:

I am writing to you ahead of the Nov. 3 public hearing regarding the proposed Ironstone at Hortonville development and the Ironstone PUD rezone request. I have one specific concern related to the project.

First though, I think a little background would be helpful for your awareness. I live in the Monon Corner neighborhood, an Arbor community. I built my house last year and moved in Sept. 5, 2024. One of the reasons I chose Westfield and the Monon Corner neighborhood was because of development opportunity in this part of Westfield. I am excited about the future – both what's coming to Westfield and what overall development represents. Overall, I like the vision for Ironstone and much prefer this type of development to strip malls or fast-food restaurants (Westfield does not need any more of that). I think you'll find my pro-development stance sets me apart from many of my Monon Corner neighbors. I relay this because I feel I am being reasonable with the concern I do have on this development.

My concern with Ironstone is related to a small swath of trees that is currently slated to be removed for this development. These trees run behind the Monon Corner streets of Atchison Way and Silverton Avenue. The proposed Ironstone development removes these trees and replaces them with a retention pond in The Village district. These trees already serve as natural drainage and house many types of critters. Removing the trees would not only damage this natural habitat and ecosystem but, also, our property values. **We LOVE these trees in Monon Corner! My neighbors and I are <u>strongly</u> opposed to the removal of these trees and would like to see them preserved.** We're confident future residents of The Village would also agree, preferring established nature as it exists today compared to one more unnecessary, unsightly, man-made retention pond. Mature trees in this part of the Westfield are uncommon today. They are a gift to developments and should be treated as such!

One of the reasons I chose my lot in Monon Corner was its proximity to these trees. My Arbor sales associate told me (and my surrounding neighbors) these trees were **protected wetlands. I work from home and I see these**

trees every day from my desk. I should also note that my neighbors who live on the lots that back up to these trees had to pay more – because of the trees.

Last week (Oct. 16), Nelson & Frankenberger, LLC, the law firm representing the development company, Platinum Properties Management Company, LLC, held a neighborhood meeting on Ironstone. I attended, along with a number of my Monon Corner neighbors. During this meeting, we mentioned the trees to the developer, Paul Rioux of Platinum Properties. Paul said he was open to discussions about them. I mentioned the protected wetland piece to Paul and he responded with a snide comment about "realtors." The irony of his snide remark is not lost on me since Paul's son, Matt Rioux, is a sales community manager for Arbor. Needless to say, I was not amused. This is a serious matter to us. My neighbors and I are not clear how to move the conversation forward with Paul about the trees. I don't want to get the brush-off. **We're hoping the Plan Commission will take our concerns over this natural habitat seriously and keep them in mind as you consider this PUD rezone request.**

I will be there on Nov. 3, along with many of my Monon Corner neighbors. If I can be helpful to the Commission in any way, please don't hesitate to reach out.

Thank you for your time and consideration!

Sincerely,

Catherine C. Werbe "Kit"

20404 Atchison Way
Westfield, IN 46074
317-610-7739
kitwerbe@hotmail.com

Weston Rogers

From: Mike David <mdavid153@gmail.com>
Sent: Sunday, October 19, 2025 2:43 PM
To: planners
Subject: Ironstone Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from mdavid153@gmail.com.

Hello,

Regarding the proposed Ironstone development, it appears to be a good project, but I have concerns about traffic and the surrounding roads' ability to handle it. During the neighborhood meeting, traffic concerns came up a few times and the only project cited to help handle new traffic was the widening of 191st street. I believe that project is needed and will help east/west traffic, but I didn't hear any solutions to help with north/south traffic. A few other projects are needed to mitigate traffic issues. 1) Horton needs to be widened to four lanes from state road 38 to 191st / Spring Mill. 2) The intersections of Horton and Oak Ridge Road at state road 38 need to be made safer, either with passing blisters, turn lanes, or roundabouts. 3) SR 38 may need to be widened. 4) The off ramps from 31 to 191st need to be designed to handle more volume.

Adding more homes in this area is only going to make a bad traffic situation worse. Traffic on 38 is already heavy. Traffic on 191st street is also heavy, and the northbound off ramp from 31 to 191st is already backed up daily. A comprehensive plan that proactively addresses traffic issues needs to be implemented before Ironstone construction begins. The narrow country roads of Tomlinson/206th and Horton are not enough to handle all of the existing homes and proposed homes in the area. Home density requires legitimate city roads.

Regards,
Mike David

Weston Rogers

From: Bill Hodkinson <hman56@aol.com>
Sent: Monday, October 20, 2025 10:07 AM
To: planners
Subject: Say no to the Ironstone development

WARNING: This external email is from hman56@aol.com.

As a resident of Osbourne Trails, I say no to the Ironstone development. it is just way too big for the current infrastructure.

Bill Hodkinson

Weston Rogers

From: Carrie Farrow <carriefarrow@gmail.com>
Sent: Monday, October 20, 2025 1:35 PM
To: planners
Subject: Opposition to Proposed Zoning Change and Large Housing Development at Hortonville/The Villages

WARNING: This external email is from carriefarrow@gmail.com.

To the Members of the Westfield Zoning and Planning Committee:

Dear Committee Members,

I am writing as a concerned resident of Westfield to respectfully urge you to deny the proposed zoning change and large-scale housing development at Hortonville/The Villages.

Our community has serious concerns about the potential negative impacts this development would bring. A project of this size would place undue strain on existing infrastructure, including roads, schools, emergency services, and water and sewer systems. Our area is already experiencing significant traffic congestion and limited school capacity — conditions that would worsen substantially if this development were approved.

In addition to infrastructure strain, this proposal would fundamentally alter the character of our neighborhood. The density and scale of the planned development are inconsistent with surrounding properties and the vision set forth in our existing comprehensive plan. Many residents chose to live here because of the open space, safe environment, and small-community feel — all of which would be jeopardized by such a major change in zoning and land use.

We strongly support responsible, balanced growth that aligns with our area's zoning plan and protects the long-term interests of existing residents. However, this particular proposal fails to meet those standards.

For these reasons, I respectfully request that the committee vote “no” on the proposed zoning change and reject the large housing development at The Villages (Hortonville)

Thank you for your time, consideration, and commitment to preserving the integrity of our community.

Sincerely,

Carrie Farrow

215 Buxton Ct, Westfield, IN 46074

Weston Rogers

From: Victor McCarty
Sent: Monday, October 20, 2025 8:00 AM
To: jeffsurfus@gmail.com
Subject: Growth and the Wastewater Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

Thank you for reaching out. It was nice to meet you as well. I have copy/pasted your message below to this email so that I may forward it to staff. I truly appreciate the information you have provided. Please feel free to reach out in the future with any additional comments/questions/concerns about any topic.

Have a blessed day,
-Victor

Hello Victor,

Nice meeting you last night and thank you for listening to my concerns about the current and future growth in the Westfield area as it relates to the wastewater treatment plant (WWTP). As someone who has experience in the wastewater field and has seen the results of lack of smart planning as it relates to infrastructure, I wanted to share my concerns with you and others who might have some influence on the direction of growth in Westfield. Let me say that I am NOT AGAINST GROWTH in the community but I am FOR SMART GROWTH in Westfield.

Westfield is served by a WWTP that is permitted by the Indiana Department of Environmental Management (IDEM) to discharge up to 5 million gallons per day (monthly average) to Little Eagle Creek. In August 2024, the permit was amended to increase the permitted monthly flow average from 3.75 million gallons per day to the current 5 million gallons per day. This was presumably to address continued growth in Westfield and perhaps to address improvements at the plant, which is commendable.

It has been in the back of my mind that the continued growth in Westfield could start to pose a problem for the WWTP but I had no intention of speaking out. With the recent news of the proposed Ironstone development, it got me thinking about where things stand at the WWTP currently and how it would be able to handle this increased load and the load presented by any number of other developments on the books or currently being constructed. So I dug into IDEM's Virtual File Cabinet, a publically available database that makes available documents related to permitted facilities in the state.

What I found was concerning. The WWTP sends monthly reports to IDEM presenting data about how the plant is doing and includes laboratory analytical results, flow data, and various other quantifiable data. The most recent report is for June 2025. In that report (a copy of the relevant information is attached), it shows that the monthly average flow for June 2025 was 4.8447 MGD, which is 96.9% of its permitted capacity. May 2025 was 4.4829 MGD. April 2025 was 4.8163 MGD.

What that tells me is that the plant is already rapidly approaching its permitted capacity and this does not take into consideration all the planned developments and those under construction. A planned 2200 home development would certainly put it out of compliance. What I don't know is what the city's and CItizens of Westfield's plans are with respect to handling this continuing increasing load at the WWTP. Lots of questions.

Another plant expansion? A new plant in a different location? Can Little Eagle Creek handle this increased load (not just flow, but phosphorus, BOD, e coli)? What are the costs associated with this increased load which will not be borne by the developers but by the citizens through increased rates and the city taking on additional debt?

These are the things that I am concerned about and am not sure that our city representatives are taking this all into consideration. Thank you for your concern and your continued efforts to keep citizens informed.

Jeff Surfus
16018 Coleman Drive
Westfield, IN 46074
(734) 276-0012
jeffsurfus@gmail.com

VICTOR MCCARTY
City Council, District 2
317-766-4493

www.westfield.in.gov
2728 E. 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
What's Happening Here?

Weston Rogers

From: Jennifer Lohman <jenniferlohman@yahoo.com>
Sent: Monday, October 20, 2025 1:28 PM
To: planners
Subject: Westfield development

WARNING: This external email is from jenniferlohman@yahoo.com.

To whom it may concern,

I'm sure you're receiving messages from Westfield residents with lots of concerns about the new zoning and 2300 home developement that is being proposed. I too have the same concerns that I'm sure you are hearing from lots of other residents in regards to lack of infrastructure to support these 2300 homes. In addition to all that I ask you to kindly consider the thousands of families on 206th st and north that intentionally moved their families here to be in the country, to experience the sounds of nature, to see the deer every morning and the bald eagles that land in the fields around us. To grow up with a specific lifestyle that only living in the country allows. THAT is what we were promised when we purchased our homes knowing that the land could not be turned into subdivisions. It's heartbreaking to think that all of that can so easily be ripped from us for a potential profit to a developer. So, I'm writing to ask you to please, consider the residents of Westfield's wishes and do not vote yes to rezone this land.

Thank you for your time,
Jennifer Lohman

Sent from my iPhone

Weston Rogers

From: Bill Kirsch <b.kirsch@comcast.net>
Sent: Tuesday, October 21, 2025 8:41 AM
To: planners
Subject: Ironstone Development

WARNING: This external email is from b.kirsch@comcast.net.

As one of the roughly 1,500 residents of Osborne Trails, I object to this proposed massive development. The current infrastructure cannot handle what's currently in this area. Even with some improvements, more traffic added by this, in addition to the Grand Park expansion traffic, will surely make this area a nightmare. Also, having lived in Westfield for well over 40 years, I've seen developers promise the moon but deliver Swiss cheese. The current development north of the Event Center is one of these developments.

Bill Kirsch
202 Derringer Ave
Westfield

Sent from my iPhone

Weston Rogers

From: Julie s <julie.savitsky@gmail.com>
Sent: Tuesday, October 21, 2025 1:25 PM
To: planners
Subject: Rezoning concerns at 206th and Six points
Attachments: Rezoning.docx

WARNING: This external email is from julie.savitsky@gmail.com.

I have attached a copy of these concerns and also copied and pasted the letter here in the body of the email in case you can't open the Word document attachment.

To Whom it May Concern:

My husband and I live just over 1 mile west of Hortonville and directly north of the proposed site for The Lakes. We have lived here since 2007. We bought the property "in the country" to enjoy peace and quiet, have some breathing room around us, enjoy the farmland, a slower pace and to provide a ministry for children with special needs in a beautiful, green farmland space surrounded by horses, goats, and chickens as their therapy. **I was also told in 2006 (when we were purchasing the property) by Westfield Zoning that the land to the WEST of Six Points Road was grandfathered in as "agriculture land" and could never be rezoned or commercially developed.**

I attended the neighborhood meeting on October 16.

It was a very nonproductive and frustrating meeting. The microphone didn't work – even after a battery change. Jon Dobosiewicz just continued speaking and due to no microphone and the large number of people, it was impossible to hear. The posters for presentation were on 3 foot easels – so unless you were in the front row, you could not see what he was pointing to. He spent most of his time detailing the beautiful amenities that would be built for the 3 development sites but pointed out we (the surrounding neighbors) would be unable to access them (pool, pickleball courts, tennis etc).

When the question and answer period began, no one could hear the questions – again, no working microphone. The "guy that everyone loves to hate" – (his words by way of introduction so I do not have his name but believe he is the petitioner for Platinum Properties Management Company) did not repeat the question but answered the person directly, so again, no one could hear what was being discussed.

I have a list of concerns which I will list here and would appreciate answers thru email as a public forum did not work. I will be attending the Nov 3 meeting.

1. We live on a well. What will happen to the aquifers with all the ponds and lakes going in? I cannot water livestock with city water/could not afford the water bill should our well dry up. That applies to all the neighbors who have livestock.
2. The petitioner mentioned the lots in The Lakes would be 40 feet wide – which means the majority of the 2300 homes would be in The Lakes, with the more expensive developments having much bigger lots and less density. The two lane roads here cannot handle that much traffic. There are no shoulders. I was struck by a car on 206th Street just west of Freemont Moore in 2016 and spent two years in and out of hospitals trying to save my leg. There have been two fatalities at the intersection of Six Points and 206th in the last five years and MULTIPLE serious crashes at that intersection, including two of my neighbors and one of the fatalities was the 9-year old daughter of our friends/neighbors. At the meeting, they mentioned "road improvements" which really means widening 206th Street and Six Points Road. I believe the process is to claim eminent domain and take the front of my pasture for roads and sidewalks. If that happens, I will not have enough pasture to feed my horses and would be forced to buy more hay, which is not affordable.
3. Is there any kind of noise ordinance for the fire station that is being built on the corner of 206th and Six Points? I cannot imagine hearing the sirens going off 24/7 and of course mostly in the middle of the night.
4. The number of homes, people and cars in the current neighborhoods as well as traffic from schools on Tomlinson Road– Atwater, Osborne Trails, Monon Corner, Carramore of Westfield, Chatham Hills, Aberdeen – make it impossible to get to US 31 or State Road 32 without adding at least 20-30 minutes to the morning commute, just to sit in traffic trying to get on a major thoroughfare. There are only three intersections to get traffic out of the neighborhoods and onto a main artery – US 38, 191st Street and Hwy 32. With these new additional developments that is adding 7-10,000 MORE people and cars. Plus, that doesn't include the traffic from Grand Park. It also doesn't include the rapid and irresponsible development EAST of US 31 and all that traffic that is trying to merge onto US 31. I have literally missed several appointments because I couldn't get out of the neighborhood due to extreme congestion on every road I tried.
5. The area where we live is currently zoned for minimum 3 acres per home. I am not against some reasonable development (to keep the country-like feel and spaces) but what is being proposed is irresponsible and greedy. It will overburden the existing infrastructure and destroy any country living feeling.
6. Trees – If past / existing developments are any indication, every tree, bush, and shrub will be obliterated, destroyed. Can you tell me why that is necessary? I can only guess it makes someone more money/profit. Yet another ding on the environment. Taking out THOUSANDS of trees and planting 100 tiny trees doesn't cut it. Everyone knows that trees add VALUE to land and lots.
7. The land on the NW corner of Six Points and 206th to be donated to Westfield Washington Schools…need I say more? Is this how all the council members and zoning people and developers promised each other a re-zoning – by donating land for another school?

8. Have you done any research or studies about housing in such close proximity to the power lines running through all three developments? I believe Jon mentioned 'frisbee golf' will be set up under the power lines – good idea to send our young, neurologically developing, vulnerable children to go play under the power lines.
9. How will this impact my property taxes? More people doesn't bring more tax dollars, only more need for more support/schools/roads/business to support more people. When is it ENOUGH?

I whole heartedly OBJECT to this unchecked, short sighted, narcissistic land grab. PLEASE do NOT vote to rezone!

Bob and Julie Savitsky

1414 W 206th Street

Sheridan, IN 46069

--
The joy of the Lord is my strength. Neh 8:10

julie

Weston Rogers

From: Colleen Alber <colleenalber@outlook.com>
Sent: Tuesday, October 21, 2025 10:56 AM
To: planners
Subject: NO ZONING CHANGE - Please!

WARNING: This external email is from colleenalber@outlook.com.

To whom it may concern - I have lived in Westfield since I got married in 2010. I moved from Fishers to get away from the growth and enjoy a small town next to the bigger towns and city. Westfield is completely unrecognizable, so large that I don't even send my kids to the public schools anymore. I live less than a block from Horton road and I've already witnessed car crashes and know at least a fatal one- on the once rarely traveled country roads.

We do need to preserve the small amount of agriculture land and larger single-family lots left. It makes our city special as well as diverse. Obviously you know of the infrastructure limitations and expenses.

Please consider voting NO to zoning Change

Colleen Alber, Westfield resident - 20300 Chatham Hills Blvd,

317-502-1479

Weston Rogers

From: Tricia Gandhi <tagandhi3@gmail.com>
Sent: Tuesday, October 21, 2025 6:09 AM
To: planners
Subject: Ironstone

WARNING: This external email is from tagandhi3@gmail.com.

Hello,

I'm just throwing my opinion out there for you. I am a resident of Osborne Trails. The proposed Ironstone development is too big for our current infrastructure. It would put too much of a stress on our already underdeveloped roads and other infrastructure.

Thank you for considering our opinions.

Tricia Gandhi
tagandhi3@gmail.com

David R Brooks

October 23, 2025

John C Dobosiewicz
Land Use Professional
Nelson & Frankenberger, LLC
11350 N. Meridian Suite 320
Carmel, IN 46032

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)

20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

20896 Oak Ridge Road Sheridan, IN 46069 317-840-4494 sgsbrooks@gmail.com

There is a gap in the property line of approximately 7’ 0” and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2925 at 7:00pm.

Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

DAVID R
BROOKS

October 23, 2025

City of Westfield
Community Development Department
Attn: Weston Rogers
2728 E. 171st Street
Westfield, IN 46074

Dear Sir,

My name is David R Brooks. I am a life long resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line. The addresses are

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Sincerely,

David R Brooks

20896 Oak Ridge Road

Sheridan, IN 46069

317-840-4494

Weston Rogers

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Thursday, October 23, 2025 1:43 AM
To: APC
Subject: Concerns about proposed Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from jdk072862@aol.com.

Commission members:

I've been a resident of Osborne Trails since November of 2021, and have been surprised and dismayed at the recent pace of development in this quarter of the township, without upgrades being completed, especially ROADS! I believe that the massive proposed Ironstone development will finally overtax these lagging infrastructure improvements and city services, so I urge you to deny, or at least delay, the change in zoning being proposed. Roads and city services first need to be studied, planned, and budgeted for this large and dense of a development, prior to granting this drastic of a zoning change. In short, too much development all at once will lead to many problems and much frustration for all your city's residents, current and future.

Jim Kingsolver
Osborne Trails

Sent from my iPad

Weston Rogers

From: ENE BURNS <eneburns@sbcglobal.net>
Sent: Thursday, October 23, 2025 7:22 AM
To: planners
Subject: Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from eneburns@sbcglobal.net.

As a current resident of Osborne trails we are against the development of Ironstone Development. It is way to big for the infrastructure that is in place
Linda Burns
Sent from my iPhone

Weston Rogers

From: Matthew Alber <mattalber@sbcglobal.net>
Sent: Saturday, October 25, 2025 3:33 PM
To: planners
Subject: Proposed development north and west of Chatham

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from mattalber@sbcglobal.net.

I would like to take this time to voice my displeasure with the large proposed development north and west of Chatham along Horton Ave. This area has seen significant increase in the number of high density single family homes. The roads in the area cannot handle Grand Park traffic and the current traffic of homes in the area let alone add significantly more homes.

Please do not approve this development.

Matthew Alber

Sent from my iPhone

Weston Rogers

From: David Brooks <sgsbrooks@gmail.com>
Sent: Sunday, October 26, 2025 7:02 PM
To: Weston Rogers
Subject: Ironstone at Hortonville & Brooks property line

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from sgsbrooks@gmail.com.

Dear Sir,
My name is David R Brooks. I am a lifelong resident of Westfield, Indiana. I have lived on our family farm for 57 years. I have two properties that will butt up to (border) the Reserve section of Ironstone at Hortonville subdivision at my western property line.

The addresses are
20896 Oak Ridge Road (parcel #08-05-14-00-00-015.001)
20998 Oak Ridge Road (parcel # 08-05-14-00-00—15.000)

There is a gap in the property line of approximately 7' 0" and I would like to request that the tree line to the west be preserved and no homes or walking/cart trails be built within 100 feet of my west property lines. I would like this letter to be entered into the rezoning meeting for the Westfield Plan Commission at Westfield City Hall on Monday, November 3, 2925 at 7:00pm.

Sincerely,
David R Brooks
20896 Oak Ridge Road
Sheridan, IN 46069
317-840-4494

Weston Rogers

From: Jodi Sekula <specksrn@yahoo.com>
Sent: Tuesday, October 28, 2025 9:23 AM
To: planners
Subject: Ironstone development

WARNING: This external email is from specksrn@yahoo.com.

To whom it may concern,
As a current resident of Monon Corner neighborhood, I have some concerns about the new Ironstone community - First being infrastructure. Horton road is already crumbling in real time. The patch placed near The Mash house was a poor fix at best and has already sunk. The roundabout is not planned to be completed for at least 2 years. This area cannot accommodate up to 4000 new cars on the road every day. It is already difficult to turn on/off Horton near the park as it is, not to mention the speeding. 191st street is also in need of being widened/really repaired. I appreciate the minor repairs done this summer but the large pickups and industrial vehicles have already made divots in the gravel placed to the sides of the road. Secondly, water. The homeowners in Monon corner already have major issues with poor water pressure. Will this new community be adding to that problem or will it bring better infrastructure for it?
This looks to be a nice neighborhood akin to West Clay but having Lennar as the builder is quite concerning. They are very well known in the industry for having shoddy construction. 2,300 is also a lot of homes. My neighborhood will be swallowed by this new one. Can we not have it be lower density? Or keep the some of the land near Monon as green space and not jam homes on these parcels? We will lose all of the large trees in the area.
Eager to hear a response,
Jodi Sekula
222 Rock Island Rd.
Westfield, IN 46074

Sent from my iPhone

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Wednesday, October 29, 2025 1:54 PM
To: Weston Rogers
Subject: Iron Stone

WARNING: This external email is from dstaver57@yahoo.com.

I was looking for the agenda for the November meeting regarding the new development, Ironstone. Perhaps I was reading it, and didn't understand it was the agenda (renaming the project). I realize the subdivision is a done deal, but as a new resident of Monon Center, I would like to add my voice to say that Horton Road needs attention, and this project will only add to the issues.

Horton Road is truly a country road: not very wide, with no shoulders, no lights, and no painted strips on the passenger side. During the day, you are playing chicken with oversized construction vehicles that occasionally drive on both sides of the Horton. At night, it is very dark. There is a large over-55 subdivision that butts up to Horton. In essence, many night drivers aged 55 (on up) whom have compromised night-driving vision on Horton. Driving at night can start to become a problem for people as young as their 40s.

Last but not least, there are no stop signs where Horton T's into 191st Street. This especially becomes difficult when there is an evening event at Grand Park. LIV Golf and the Colts (at Grand Park) had an overlapping event last summer. Anytime that 191st gets busy, it becomes dangerous trying to get onto 191s. Especially during events, as the drivers on 191st don't have a stop. Of course, a roundabout would solve those issues, but in the meantime, how about a three-way stop sign?

Regarding Horton needing shoulders and lights, I realize that's probably in the "to-be-done" folder for 2030, but in the meantime, some strips down each side of the road would go a long way toward helping drivers see where they are going after sunset.

If you need proof, send one of your grandparents out here on a moonless night and ask them to drive up Horton from 191st to Route 38!

Thanks, Diane

Diane Staver
ARTIST & BLOGGER

WWW.DIANESTAVER.COM

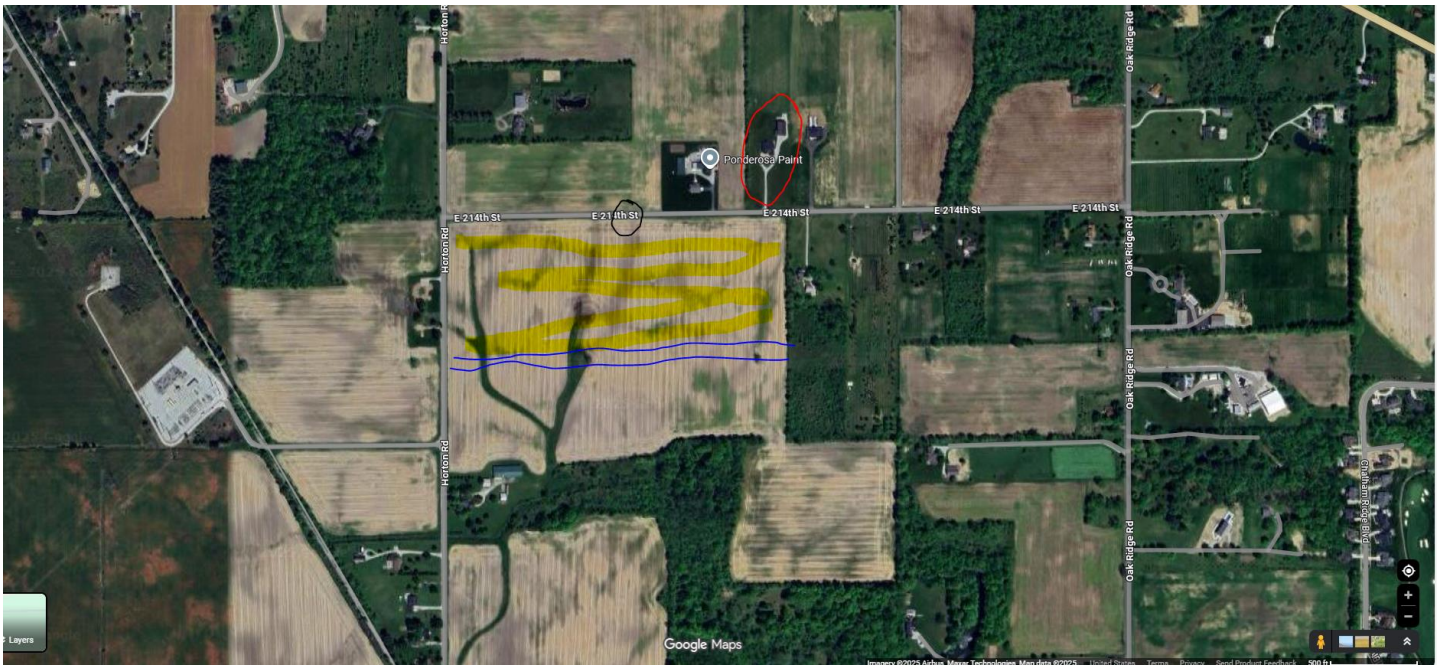
Exaggerate the subtle. Share the unseen.

WARNING: This external email is from daryldierkes@gmail.com.

Hello, my name is Daryl Dierkes and my family and I are 16 year residents of Westfield and I'd like to share my concerns with the Ironstone PUD rezoning request.

Background information: I live on 214th street between Horton and Oak Ridge Rd, (red circle below). We have 3 children in the WWS system; 12th, 10th , and 6th grade. We built here 3 years ago and it is a quite and peaceful street that "T's" on each end. There is little to no traffic here on a regular basis. The stars are visible at night, you can smell the agriculture, and see the deer. We have 7.5 acres and there are several other "estate" type lots around us to the East and South of 214th Street that share common interests as us. On a personal level, we didn't move "out in the country" to eventually get swallowed up by dense housing. I'm sure many other areas within this PUD request have the same concerns that I would like to present.

Please refer back to this screen shot below throughout this letter.



BIG PICTURE CONCERNS:

- Other than Chatham Hills and a few smaller neighborhoods, pretty much everything North of 32 is medium / high density housing and apartments. These will all become eye sores eventually, if not already, as properties pass to the 2nd, 3rd, 4th owners. We do not need any more of this type of housing at the moment. The growth is out of control and there will be considerable pain for residents if this irresponsible trend continues.
- WHO ARE THE WINNERS? I'd really like to know who is winning by having 2200 more homes crammed into our community and school system? Some out of town developer? It certainly isn't the citizens.
- Please tell me how this benefits the current citizens?

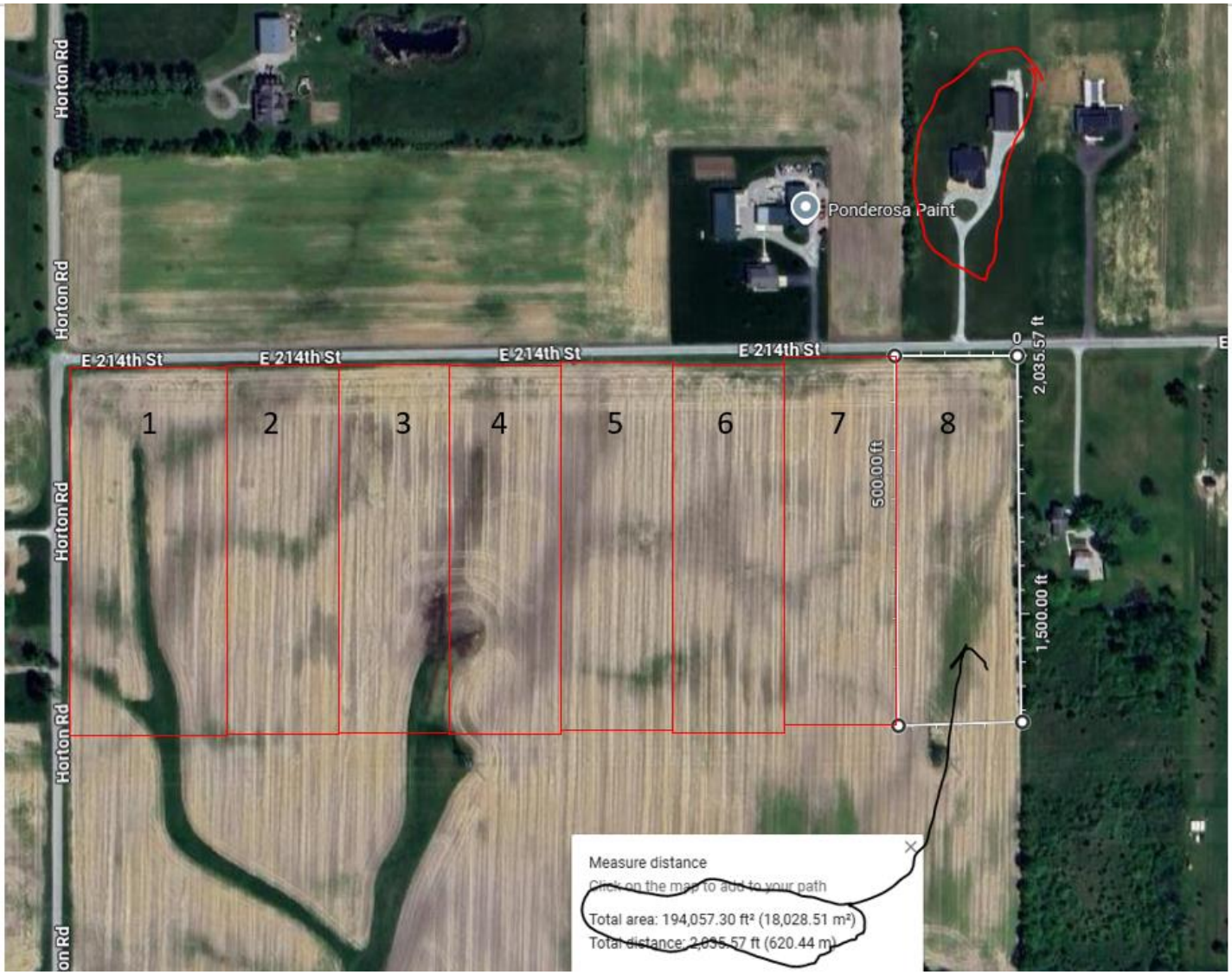
- Does the school board have anything to say about this? How many letters has Dr. Atha and the principles received about parents angry that their child in in a temporary classroom (I was one of them)? I realize that the developer has included a "donation" for additional school land, but perhaps we wouldn't even need it if we just STOPPED BUILDING ALL of these high density neighborhoods.
- Horton road and Oak Ridge will turn further into mass flow thoroughfare's where getting onto 38 at the current 2 way stops will be exceedingly dangerous. It's already almost impossible to turn onto 38 in the morning from Oak Ridge with all of the Eastbound 38 traffic from Sheridan.
- Again, WHO ARE THE WINNERS?
- What Westfield really needs are more "Estate Type" lots. Why can't these developers put in sections of these and I can almost guarantee they will go for just as much profit as cramming in 4 houses per acre.
- Why can't the master plan of this PUD (if God forbid it goes through) include multiple pockets of large lots that serve as "buffers" between existing large lots and the higher density homes? None of us (on large lots) signed up to be right next to 500 houses. Why can't the developer mix these in where the people that buy the larger lots would willingly do so and their (large lot) property serves as the buffer? PEOPLE WANT BIG LOTS for barns, basketball courts, pools, etc. I'm no real estate genius, but I bet 3 acre lots would easily sell for $600K a piece or more as fast as they list them. That satisfies a lot of the existing estates with the buffer and likely can still provide the ROI to the developer.
- The pictures and the pitch was great, but what happens if the economy turns? Remember when Viking Meadows was supposed to be almost exclusively high $$ homes and then all of a sudden, it wasn't? These developers overpromise and typically underdeliver. There's rarely a case where the expectations are exceeded.
- I asked a pointed question at the informational meeting about "where does the developers profit meet the existing residents rights". The speaker provided a very straight forward response that "you don't have any rights". Is that the mentality of the crowd that we want planning the PUD? They seem to be out for one thing, and that is themselves without regard to anyone else in the area.

CONCERNS FOR MY RESIDENCE / 214th street in general (refer to map):

- A PREFERREED PLAN TO ADD LARGE ESTATE LOTS

- I live in the red circle, the power lines are represented with the blue lines, the red rectangles are a proposal where the above screen shot is shaded yellow, and the black circle is where I believe an entrance is proposed.
- Why can't the developer utilized the yellow shaded area and put in (8) lots that have 250' frontage and 1500' deep (stretch from 214th to the power lines) that would be just over 4 acres each? Little to no land improvement would be required from the developer and now we have 8 high value lots that keep 214th street more of an "estate type" street to maintain our peace and provide more of a mix use for the ENTIRE PUD? I would estimate these easily selling for $600K each and each home owner would provide their own entrance onto 214th street. That's a clean $4M-$5M. (see 2nd map below with white example rectangle for lot size and 7 additional lots in RED). This would maintain the existing peace on 214th street, still provide profit, diversify the entire PUD, decrease the load on the school system, and provide a building location in our community for people that may want a couple horses or big out building for their family. Lots like that do not exist in our community.

- This estate lot proposal could look a lot like the stretch of (5) lots at 193rd and spring mill. The farthest West lot sold in 2022 for $280k almost 4 years ago. (4.7ac with 220' of frontage). Since then, the value of lots like that have skyrocketed, if you can find one.
- The area south of the power lines could remain as planned to mirror the southern portion of "The Reserve" section.
- At the bare minimum, a single lot or two could provide the buffer adjacent to the existing estate lots (example is the white rectangle).



- If, God forbid this all goes in as planned:
  - The plan of record is to have an entrance onto 214 in the black circle of my screen shot. The plan is also to only improve 214th street as far east as where the new homes end. That will not be acceptable. People leaving that exit will almost always go East to get to Oak Ridge / 38 / then 31. The full length of 214th street from East to West must be improved to accept this new traffic, which should be the responsibility of the developer (Not needed if they put in the proposed 8 estate lots).

- Drainage on 214 is already an issue as well. There are low lying houses on the south side of 214 towards Oak Ridge that already are on the verge of flooding when we get a bad rain. We cannot take water from these new homes into our already oversaturated waterways.
- What will the developer / city do to ensure that I (an my neighbors) do not have light pollution / noise pollution / traffic issues that we never asked for along 214th? We would have to insist upon a landscaped berm built along the south side of 214 that would block the homes from our view going South.
- The Barrett residence has expressed concern with a trail dead heading into his back acreage, that cannot happen either to ensure the safety and security of his property.
- 214th street cannot handle the density proposed on the north side of the power lines. The home density should match that of what's south of the power lines and stretching to 206th street.

Thank you for taking the time to read my concerns and possible alternatives. Again, I'd like to ask: WHO ARE THE WINNERS HERE, who really wants this, and why? The coucil and planners should be working for the citizens they represent?

Sincerely,
Daryl Dierkes

317 730 5047

Weston Rogers

From:	Greg Sherley <gsherley@comcast.net>
Sent:	Thursday, October 30, 2025 9:12 PM
To:	planners; wroger@westfield.in.gov; prioux@platinum-properties.com
Cc:	Greg Sherley; Theresa
Subject:	Request for Setback from property line, and adjustment and Landscape Buffering – Ironstone Development
Follow Up Flag:	Follow up
Flag Status:	Flagged

WARNING: This external email is from gsherley@comcast.net.

Greg & Theresa Sherley

20478 Horton Road

Sheridan, IN.46069

gsherley@comcast.net

October 28,2025

City of Westfield Planning Department
2728 E. 171st Street
Westfield, IN 46074

Subject: Request for Setback from property line, and adjustment and Landscape Buffering – *Ironstone Development*

Dear Members of the Westfield Planning Department,

I am writing to request consideration for a property line setback and landscape buffering for the proposed Ironstone development, located in Hortonville.

As part of the site plan for Ironstone, we are requesting a **setback along the north and west edges of property lines** to allow for the construction of a 7-foot buffering mound. We would like to propose

planting 6-7’ BlackHill spruce and 2” calipers Maples, along the mound to establish a natural year-round screen that provides both aesthetic enhancement and privacy for adjacent property.

Our goal is to create a landscape feature that **mimics the existing mound to the south** of the property, ensuring visual continuity and consistency with surrounding developments. This approach will enhance the overall appearance of the area and help maintain a cohesive landscape buffer system in the community.

I would also like to request that the property surrounding mine **not be rezoned for multi-family residential use in the future**, as this would significantly alter the character and density of the area.

Additionally, I ask for the PUDs that Chatham Hills has designed in their neighborhood.

S**treet lighting** should be designed to face downward to minimize light pollution and preserve the natural nighttime environment.

Fencing, allowing only aluminum fencing, as it provides a clean, durable, and visually appealing appearance. Vinyl or wooden fencing should be avoided, as those materials tend to deteriorate over time and are inconsistent with the desired aesthetic of the area.

We respectfully ask for the Planning Department’s review and approval of all items stated above as part of the Ironstone site development plan. We would be happy to provide additional details, including drawings, planting schedules, or attend a meeting to discuss the proposal further.

Thank you for your time and consideration. We appreciate your cooperation and look forward to working with the City of Westfield to ensure Ironstone is a high-quality, well-integrated addition to the community.

Sincerely,

Greg & Theresa Sherley

Residence of Westfield for 49yrs

Weston Rogers

From:	Greg Sherley <gsherley@comcast.net>
Sent:	Thursday, October 30, 2025 10:09 PM
To:	planners; wroger@westfield.in.gov; prioux@platinum-properties.com
Cc:	Greg Sherley; Theresa
Subject:	Preservation of Woods Ironstone at Hortonville Development
Follow Up Flag:	Follow up
Flag Status:	Flagged

WARNING: This external email is from gsherley@comcast.net.

Greg & Theresa Sherley

20478 Horton Road

Sheridan, IN.46069

gsherley@comcast.net

October 30, 2025

City of Westfield Planning Department
2728 E. 171st Street
Westfield, IN 46074

Subject: Request Preservation of Woods – *Ironstone at Hortonville Development*

Dear Members of the Planning Department,

I respectfully request that the existing woodland within the *Ironstone* at Hortonville development near 20478 Horton Road be fully preserved, and that the proposed retention pond be relocated elsewhere within the development.

The wooded area serves as an important natural buffer between agricultural and residential zones, reducing noise, improving air quality, and maintaining critical habitat for local wildlife. In addition, the preservation of mature trees helps to manage stormwater naturally, stabilize soils, and sustain the ecological balance of the surrounding properties.

Maintaining this woodland would also align with Westfield's goals of thoughtful, sustainable growth-ensuring that development enhances, rather than diminishes, the community's character and natural beauty. Once removed, these trees and their benefits cannot easily be replaced.

I respectfully urge the Planning Board to consider measures that formally designate the existing woodland as a protected buffer area, or to require equivalent preservation standards within the development plan. Doing so would demonstrate a commitment to responsible land stewardship while balancing the needs of both current residents and future growth.

Thank you for your consideration of this important matter. I appreciate your ongoing work to guide development that reflects the values and well-being of our community.

Respectfully,

Greg & Theresa Sherley

Residence of Westfield for 49yrs

Weston Rogers

From: rick bona <drrbona@yahoo.com>
Sent: Thursday, October 30, 2025 4:15 PM
To: planners
Subject: Ironstone

WARNING: This external email is from drrbona@yahoo.com.

Concerns about the development from:

Richard and Mary Bona
444 Grenada Knoll
Westfield, IN 46074
cell: 219-218-0444

Having recently moved to the area, we were very pleased in how the Monon Corners residential development was planned. The concerns we have about Ironstone are as follows:

First, what are the lot sizes? I do not see the plats of the homes to be built. What will the dimensions be and will there be different size lots?

Second, it appears that the Lakes and the Villages will have homes' backyards up to one another, causing possible congestion at subdivision entrances.

Third, are stoplights or roundabouts planned for 206th and Horton or Six Points road? At this time, a speed limit off 55 mph exists in this area and with the building done in Monon Corners, getting dangerous.

Fourth, will the city be able to get an overhead, aerial view of the area being discussed? This would allow us to visualize what changes there will be. With the weather being clear, it should be easy to send a drone up to take such photos for us.

Fifth, because it will be a PUD development, what restrictions on the pools, trails, and amphitheater to outsiders?

Sixth, in regards to the mix use business developments, will they be zoned by the city or their HOA? We are worried about what businesses may be brought in.

Finally, looking at the attached plans, We am looking at the existing developments of Monon Corners, Osbourne Trails, Carramore of Westfield, and Chatham Hills. These areas were developed with open spaces and very few homes with backyards tight with one another. The new Ironstone development may decrease our home values, not increase them. Also, what are the tax implications, for roads, schools, safety concerns.

Cordially,

Richard and Mary Bona

Weston Rogers

From: Scott Adams <SAdams@metroplastics.com>
Sent: Thursday, October 30, 2025 7:33 PM
To: Weston Rogers; planners
Subject: Ironstone PUD Rezoning (2511-PUD-19)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from SAdams@metroplastics.com.

I am writing to express my strong opposition to the proposed residential development that includes approximately 2,200 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.
First, 2,200 additional homes is excessive given the current housing market. There are already numerous homes for sale in the area that are sitting on the market for extended periods. Adding such a large number of new homes would only worsen the oversupply and negatively impact existing homeowners.

Second, the proposed development would eliminate valuable farmland. Preserving what farmland remains in our county is vital—not only for maintaining our agricultural heritage but also for ensuring local food production, open space, and environmental balance. Once this land is developed, it is gone forever.

Lastly, many residents who live on the outskirts of the city specifically chose these areas for their rural character and quieter environment. This development would directly undermine those qualities and erode the separation between city and country living that so many value.
Growth for the sake of growth is not progress. Responsible development should balance the needs of residents, the environment, and long-term community planning. At some point, we must ask: when is enough, enough?
I respectfully urge the council to reconsider this proposed development and instead focus on sustainable planning that protects the farmland, character, and quality of life that make our community special.

Scott Adams
21022 Oak Ridge Rd
Sheridan, IN 46069
317-385-0087

Weston Rogers

From: Emiliya Akmayeva <eakmayev@gmail.com>
Sent: Friday, October 31, 2025 3:09 PM
To: APC
Subject: Ironstone Project Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from eakmayev@gmail.com.

Dear Advisory Commission,

I am expressing opposition to Ironstone development. Most of us chose Westfield's northwest corridor for its proximity to open farmland, mature trees, and the quiet beauty and peace that defines our community. We value this way of life deeply. Respectfully, progressing at a high speed, building more and faster, may not be the best approach. Not to mention the quality provided by the builders. The following concerns are:

- **Removal of trees in Monon Corner Neighborhood area (streets of Atchison Way and Silverton Avenue), and surrounding areas**. The wooded area along Atchison Way and Silverton Avenue in Monon Corner serves as a cherished green corridor. Homeowners in this neighborhood paid a premium for lots that directly face this "pocket forest," with assurances from Arbor sales representatives that the trees were permanently protected. Removing them would diminish air quality, wildlife habitat, and the very features that drew families here, and perhaps value of those lots.
- **Respect for Local Farmers**. Our agricultural neighbors have stewarded this land for generations and remain steadfast in their opposition to the project. Their livelihoods—and the heritage they preserve—deserve our gratitude and protection. Afterall, this country was built by farmers.
- **Traffic Capacity on Existing Roads**. 206th Street, Six Points Road, 38th and surrounding routes are already two-lane arterials. The projected increase in daily trips will create significant congestion, lengthening commutes and compromising safety.
- **Water Pressure and Infrastructure**. Current residential water pressure averages 40–45 psi—below the recommended 60–65 psi. Adding hundreds of new homes, resort-style pools, and

fountains will further strain the system. At minimum, two additional water towers would be required to maintain reliable service.

- **Property Taxes**. Rapid population growth will inevitably raise property taxes to fund expanded schools, hospitals, fire and police stations, parks, etc. In today's economy, many residents—especially young adults and those on fixed incomes—already struggle to afford their homes. Unless the government will adjust the salaries nationwide accordingly, a sudden tax surge risks will force long-term neighbors to sell or rent out their properties.
- **Historic Hortonville**. The church at 206th and Horton Road, along with century-old homes nearby, are irreplaceable pieces of local history. I ask for clear assurances that these structures and their residents will be thoughtfully preserved or relocated with a fair compensation, instead of being forced out.
- **Wastewater Management**. The capacity of current sewer systems to accommodate this scale of growth remains unclear. A detailed engineering study is essential.
- **Builder Quality and Accountability**. Several households, including my own, have encountered persistent construction deficiencies with Arbor Homes. I strongly urge the selection of builders with proven records of craftsmanship and responsive service. If this project does go through, I wholeheartedly ask **not** to choose Arbor as one of the five builders.

Preserving our way of life isn't resisting change — it's shaping it. When we protect trees, honor farmers, and plan responsibly, we're not holding Westfield back. We're making it a place people will still love — and want to call home — 50 years from now.

Best,
Emiliya Akmayeva
Atchison Way, Monon Corner Neighborhood

To Whom It May Concern,

Our family owns the property located at 599 East 206th Street, Sheridan, IN 46069. We are writing to express our concerns regarding the proposed zoning change and potential future Ironstone Development adjacent to our property.

When we purchased this parcel, it was part of a quiet rural setting, and our intent has been to build one or more family homes in that environment. The proposed development would significantly alter that privacy and character we have enjoyed for decades.

We recognize Westfield's growth and are open to supporting progress provided the Ironstone project incorporates measures that protect our privacy and position our site for its highest and best use. Accordingly, our support would be contingent on the following commitments being considered for the PUD and related agreements:

1. Connectivity & Greenway: Establish a new east–west greenway along the 206th Street corridor that ties directly into Ironstone's internal paths, the Hortonville Village node, and the Monon trailhead, with safe, direct multimodal connections to our property's frontage.
2. Utility Readiness: Extend and stub all public and franchise utilities being installed by the developer (sanitary sewer, water, natural gas, electric, and high-speed fiber) to our western property line, at capacities suitable for future development, installed concurrent with the earliest relevant phase to enable straightforward, cost-effective tie-ins.
3. Edge Treatment/Privacy: Provide an adequate side-yard interface along the shared boundary, including appropriate setbacks, an earthen berm, and layered evergreen/deciduous plantings that function as effective privacy screening; decorative fencing may be added where needed to preserve views and quiet enjoyment.
4. Amenity Access Option: Offer a feasible mechanism for our property to participate in the HOA (or comparable arrangement) for appropriate amenity and path network access.

We are also open to exploring partnership opportunities with the Ironstone team regarding the coordinated, future development of our parcel. With the above conditions secured, we believe Ironstone can advance the developer's vision and the City's connectivity and placemaking goals while enhancing the value and development-readiness of our site.

Thank you for your consideration. Please feel free to contact me to discuss further.

Guy Markusfeld

317-727-1536

gmarkusfeld@aim.com

Weston Rogers

From: prhotten <prhotten@cox.net>
Sent: Friday, October 31, 2025 5:08 PM
To: Weston Rogers
Subject: proposal for more homes

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from prhotten@cox.net.

To whom it may concern, this is in regard to the proposal that is being put forth for Ironstone to build more houses at Ironwood and Westfield. This will make it feel like big city living instead of what is now a small-town feel. A community with close nit neighbor's, open fields, local businesses and farmland. We purchased a home in Monon Corner neighborhood in Westfield in Oct 2023. We bought this home to get away from city life to the country feel here. The big thing to me and hopefully others is the Ego system. The trees that will be cut down (that have been there forever) and the wildlife. Messing around with nature can cause more problems. People paid extra for those lots that have the woods by them, that's not fair. The schools are there enough to accommodate the extra families or more have to be built? again, making everything bigger like a big city instead of keeping it the way it is. All these concerns do not have a current solution. There is already a problem with the small country roads not able to accommodate the current traffic growth that has already happened in Westfield. The lack of roundabouts and the inefficiency of the current road system in Westfield leads to severe backups and flow of traffic which is already frustrating. Allowing the Ironwood proposal to pass at this time would be unjust to all residents in Westfield. Thank you, Rosemary Hotten.

Weston Rogers

From: Scott Adams <SAdams@metroplastics.com>
Sent: Saturday, November 1, 2025 9:16 AM
To: Weston Rogers
Cc: planners
Subject: Re: Ironstone PUD Rezoning (2511-PUD-19)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from SAdams@metroplastics.com.

Thank you. Another thing to add is that area designated for "The Reserve" and the surrounding wooded areas, are a main wildlife thoroughfare. This development would majorly disrupt the wildlife in this area. Is Hamilton County against wildlife (deer, fox, etc)?

Scott Adams
317-385-0087

On Oct 31, 2025, at 9:11 AM, Weston Rogers <wrogers@westfield.in.gov> wrote:

Caution: This email originated from outside of the organization. Please take care when clicking links or opening attachments. When in doubt, contact allesTEK.

Scott,

Thank you for your comments.

Your comments will be shared with the Petitioner, Advisory Plan Commission Members, and will also be noted in a public comment exhibit that will be included with the November 3, 2025 Advisory Plan Commission Meeting Agenda for the Ironstone PUD item.

Regards,

<cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png>

WESTON ROGERS
Senior Planner
Community Development
317-408-9895

From: Scott Adams <SAdams@metroplastics.com>
Sent: Thursday, October 30, 2025 7:33 PM
To: Weston Rogers <wrogers@westfield.in.gov>; planners <planners@westfield.in.gov>
Subject: Ironstone PUD Rezoning (2511-PUD-19)

WARNING: This external email is from SAdams@metroplastics.com.

I am writing to express my strong opposition to the proposed residential development that includes approximately 2,200 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.
First, 2,200 additional homes is excessive given the current housing market. There are already numerous homes for sale in the area that are sitting on the market for extended periods. Adding such a large number of new homes would only worsen the oversupply and negatively impact existing homeowners.

Second, the proposed development would eliminate valuable farmland. Preserving what farmland remains in our county is vital—not only for maintaining our agricultural heritage but also for ensuring local food production, open space, and environmental balance. Once this land is developed, it is gone forever.

Lastly, many residents who live on the outskirts of the city specifically chose these areas for their rural character and quieter environment. This development would directly undermine those qualities and erode the separation between city and country living that so many value.
Growth for the sake of growth is not progress. Responsible development should balance the needs of residents, the environment, and long-term community planning. At some point, we must ask: when is enough, enough?
I respectfully urge the council to reconsider this proposed development and instead focus on sustainable planning that protects the farmland, character, and quality of life that make our community special.

Scott Adams
21022 Oak Ridge Rd
Sheridan, IN 46069
317-385-0087

Weston Rogers

From: Linda Stapleton <lstapleton@eventuswh.com>
Sent: Sunday, November 2, 2025 7:05 PM
To: Weston Rogers
Subject: Monday public hearing

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from lstapleton@eventuswh.com.

Hello, I wanted to have two questions addressed at the meeting and wanted to give the Westfield-Washington Township Advisory Plan commission a heads up to be able to answer the questions. Also, we plan on being at this meeting and can bring the questions up at the meeting.

1. We live at 118 E 206th Street and wonder what the rezoning will do to our land. We have animals, a mini farm. We have horses, chickens and sometimes calves. We understand or think we understand that Hortonville is not part of the new development plan- right now! We have been here since 1986 and have seen a lot of changes in our area. But we have no desire to move at our age, 70 & 78 years old.
2. The nice property management man and attorney said that they are going to probably widen 206th street. Take approximately 12-20 feet and our mail is delivered on the south side of 206th street in mailboxes. What will potentially happen with our mail delivery?

Thank you for listening to our concerns. Linda Stapleton FNP-BC

Linda Stapleton FNP-BC
Primary nurse practitioner
Eventus WholeHealth
p: 260-483-9081
f: 260-483-9196

email: lstapleton@eventuswh.com www.EventusWholeHealth.com

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From: A K <akuroiwa@gmail.com>
Sent: Monday, November 3, 2025 2:10 PM
To: Joe Duepner <jduepner@westfield.in.gov>; Jon Dartt <jdartt@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; Patrick Tamm <ptamm@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>
Subject: Ironstone Development

WARNING: This external email is from akuroiwa@gmail.com.

Dear Council,

I'd like to share my perspective on the Ironstone development. I fully support responsible growth, but in this case my position isn't "no" — it's "not yet."
While I understand the plan includes expanding 191st Street west of Tomlinson, my experience — and that of many neighbors who commute or take children to school — is that current infrastructure between **Tomlinson and East Street** is already at capacity during peak hours. Adding **2,200 homes** (roughly **4,400 vehicles**) would significantly worsen congestion. This is in addition to the thousands of homes that are already under construction but not yet sold or moved into surrounding this area.
Simply adding lanes ,West of Tomlinson, moves more cars into the same bottleneck. What's needed is a broader traffic strategy that includes **additional outlets** to distribute traffic toward **alternate on/off ramps to U.S. 31**, ensuring future development doesn't outpace the area's ability to handle it. Most of these current roads, specifically North and South bound, do not make it efficient or safe for increased traffic to make these roads viable outlets to funnel traffic to other on/off ramps to U.S. 31.
If the council approves this plan without addressing these infrastructure gaps, it will have a significant impact on both **residents and local businesses**. This area is not as dense as other areas of Westfield and is already experiencing traffic that is worse than higher density areas within Westfield where I have also lived. Attached are photos taken over the past few days showing:

- - Traffic backing up past the **Chad Hittle roundabout**, and at times through **Tomlinson**.

- Vehicles exiting **U.S. 31** creating backups that spill onto the highway — posing a **real safety concern** for drivers.

Thank you for your consideration.
Aaron Kuroiwa

Weston Rogers

From: Bill Anderson <billander1231@gmail.com>
Sent: Monday, November 3, 2025 12:39 PM
To: Weston Rogers
Cc: Victor McCarty; planners
Subject: Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear ladies and gentlemen,

I would like to say that I oppose this venture. I know the ones given the least amount of consideration in matters like this are the ones that have been residing in the area the longest, if we oppose we are told that we are closed minded and just oppose change.

As a 5th generation resident of the small town of hortonville and a 61 year resident I am sad to see the changes to not only Westfield but now to the town and area that I have loved and call my home.

I'm not opposed to growth but what has been happening in the last decade is nothing short of crazy, every field is being crammed full of houses and every woods is being cut down. This is definitely not why I chose to live and raise my family here as my family that came before me had done.

Our taxes are continuing to climb, our schools busting at the seams, the traffic is horrendous, and non of this is going to get better with 2300 more houses just in this development alone.

I am also not naive enough to believe that he with the most money won't get what they want they always do but I do find it concerning that the town with jurisdiction over this matter is being gifted a large portion of land for approval of this development.

I have already lost land "for the good of the people " in the form of the monon trail and it appears that when Horton Road gets widened I am poised to lose more. One question I have is will I be compensated for my land At ironstone prices or some lesser amount? I know I didn't get Chatham prices for the land taken from me for the monon and I was just wondering if this would be the same.

As an avid outdoorsman I can no longer use my property the way I would like because of this massive growth in the area but that doesn't seem to matter I'm just supposed to be ok with that or I have been told that I could sell my house and property and move. How is that fair to me and my family?

Most of the people that live here liked the peace and quiet of the country, they want to see the wide life, the trees, and the open space.They don't want to look at a house every 30 feet or restaurants or shops or gas stations.

I just wish some common sense would be applied instead of just seeing a larger tax base or free land for new schools.

In closing I hope you at least take it in to consideration to say no although I am sure the town of Horton is just going to have to suck it up and deal with it like always.

Thanks for your time,
William Anderson

From: Cathie Robinson <robinsnestof4@sbcglobal.net>
Sent: Monday, November 3, 2025 10:53 AM
To: Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Subject: Ironstone

WARNING: This external email is from robinsnestof4@sbcglobal.net.

Kevin, we have lived on 206th St. just to the west of the Chatham Hills' entrance for 40 years. We won't take time to explain what it has meant to live in our old, suburban home and neighborhood for all these years. Suffice it to say that we are still here because we don't want to be anywhere else.

We would like to ask you to strongly consider seeing that this area doesn't get developed to the point that nobody has any breathing room. What is being proposed will be so densley populated that it will be miserable to "get in and out." Despite any upgrades to our roads, there will be just too many people.

We know that we cannot expect to stop development, but we do feel like we can certainly count on our counsilors and Zoning Board to protect the country charm that draws people here in the first place. If our community just gets too packed in, the charm will be gone and people will just start to run away to find the next city with the rural charm that once was Westfield.

Cathie & Argus Robinson

From: Frank Perconte <fperconte31@gmail.com>
Sent: Friday, October 31, 2025 2:10 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Ironstone Development

WARNING: This external email is from fperconte31@gmail.com.

Hello Mr. Mcarty,

I am deeply troubled by the proposed expansion. The density will forever impact the quality of life in our area. I urge you to vote down this proposal. Even with a 15 year buildout, the impact will be irreversible. Property values, traffic, and congestion will make us want to leave Westfield and we just relocated from the West coast two years ago.

Frank And Sonia Perconte
1397 Chatham Ridge Ct
Westfield, IN 46074

Sent from my iPhone

From: jackie donathen <jackiedonathen@gmail.com>
Sent: Saturday, November 1, 2025 10:02 AM
To: Council Members <CouncilMembers@westfield.in.gov>
Subject: Hortonville

WARNING: This external email is from jackiedonathen@gmail.com.

Good day council,

My email is coming to you with concerns about the new proposed Ironstone development at Hortonville. Even though the mayor states that "There's nothing out there. It's just fields", I can assure you, as a Hortonville resident, this is not true. (And I'm not quite sure what's wrong with the "just fields" that I adore living in the middle of.)

When my husband and I started house hunting in Westfield in 2008, we were very disappointed in our options because of the tiny yards that came with every home. Even though we lived in a neighborhood for 7 years here, every year was spent searching for land. We were very lucky to land on 3 acres in Hortonville. And every single Westfield resident that comes out to our home states how they wish they could live like us with a small piece of land. But that is nearly non-existent here. There are so many Westfield residents that don't want to live on top of their next-door neighbors. They want a piece of land to live on and build a life they are only able to dream of here in Westfield.

While I know there's nothing I can say to stop this so-called "progress" and the development is sadly going to happen, I ask that the number of homes be greatly decreased. What is being proposed seems absolutely irresponsible and money-hungry. Why can't Westfield develop a neighborhood where each home is on 1-3 acres? Can we consider what residents might actually want instead of trying to squeeze in as many homes as possible? Hortonville would be the perfect place to develop such a neighborhood. If someone wants the small-yard, neighborhood life, they already have thousands of options for that in Westfield.

The proposed 2,300 homes is equivalent to the size of an entire small Indiana town that holds a 2A school. This would be like adding a 2A school's population to our already overcrowded 6A school system. (For reference, Cicero's last census showed them at 2,458 homes.). Plus, image the traffic increase this will cause on these already overcrowded roads. Have you ever seen the 191st street exit off of 31 in the evenings?

While I greatly appreciate that the town plans to first widen the roads and add a fire station before the homes are built, I ask you to question why this proposed plan needs so many

homes. Maybe we don't approve to rezone it and instead develop some beautiful neighborhoods with a country feel with 3-acre lots. Maybe we give the residents of Westfield what so many of them long for - a nice piece of land to build their dreams on. Please look at what the people want and not just the money the developers are trying to make. Just because an idea makes the developers and mayor excited, doesn't make it the right thing to do. New and exciting doesn't equal responsible and wanted.

Thanks for your valuable time and consideration,

Jackie Donathen

Weston Rogers

From: joshua@thereynolds.us
Sent: Monday, November 3, 2025 12:52 PM
To: planners
Subject: 2511-PUD-19 Ironstone Planned Unit Development (PUD)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from joshua@thereynolds.us.

Dear Westfield Plan Commission,

I would like explain my concerns about the proposed Ironstone development, which does not appear to be in the best long-term interest of Westfield. The central issue is not growth itself, but the size and density of this specific proposal. While the project is promoted as short-term progress, its long-term flaw lies in its proposed high density and size, which can lead to several problems down the road.

The first result will be weakened community engagement. High density and large neighborhood sizes often lead to decreased social connection and neighborhood interaction. A development of this scale risks attracting those with little investment in the community, weakening the strong sense of belonging that exists in Westfield. The pitch given for Ironstone is that it will maintain a small-town feel while providing large growth. The truth is that it will do the very opposite. Small low-density neighborhoods are needed in order to actually achieve what Ironstone allegedly promises.

A second result is a more transient population. High-density, housing is more likely to be filled with renters rather than long-term homeowners. A transient population can accelerate suburban decay, which in turn decreases community involvement. While Ironstone may be a hot place when new, what will it look like after it is 20-30 years old or more? How many of the new units will be owned by out-of-town landlords by that time? On the other hand, a lower density plan can attract stable homeowners who are more likely to invest in their properties and the community, resulting in long-term value for Westfield.

Ironstone's proposed density, while not the highest in the region, represents yet another move in the wrong direction. It is also significantly larger and denser than many established and stable neighborhoods in Carmel and Fishers. This continued move toward greater density will, over time, permanently change our community, and not for the better.

I urge the Plan Commission to reject this proposal in its current form and demand a plan that respects Westfield's identity by prioritizing lower density and smaller neighborhoods, promoting stable homeownership, and fostering the strong community engagement that has made Westfield a desirable place to live.

Sincerely,
Joshua Reynolds

From: Patricia Kuhn <pkuhn720@yahoo.com>
Sent: Sunday, November 2, 2025 9:59 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Proposed Development Near Hortonville

WARNING: This external email is from pkuhn720@yahoo.com.

Dear Victor,

I hope you are doing well today.
I am writing to express my objection regarding the proposed development planned near Hortonville.
Recently, I moved to Westfield. This was due, in many respects, to the picturesque, local rural areas, particularly to the north and west. While the city of Westfield boasts a spectacular opportunity to enjoy proximity to the largest youth sports campus as well an array of cultural programs, there are, right now, select areas that remain untouched by development, making the area even more attractive as it provides a wide spectrum of appealing Midwest living.
The current expansion of downtown Westfield is fantastic and provides a variety of excellent restaurants and small businesses for the growing community. With that said, I believe our area would benefit from continued increase in small, local businesses rather than mixed-use housing as proposed.

I hope you will support the opposition of this proposal and appreciate you reading this message. I understand that many other residents have similar concerns.

Very truly yours,

Patricia Kuhn

Weston Rogers

From: Gretchen Adams <gretchen.adams8@gmail.com>
Sent: Tuesday, November 4, 2025 1:54 PM
To: planners
Subject: Ironstone

Advisory Plan Commission,

We are writing as a residents of 19 years and property owners to express strong opposition to the proposed residential development, Ironstone, that includes approximately 2,300 new homes. This level of expansion is not only unnecessary but also detrimental to the character and sustainability of our community.

First, 2,200 additional homes is excessive given the current housing market. There are already numerous existing homes for sale in the area that are sitting on the market for extended periods. There are also numerous developments in the works. Adding yet another development would only worsen the oversupply and negatively impact existing homeowners.

Many residents who live on the outskirts of the city specifically chose these areas for their rural character and quiet environment. This development would directly undermine those qualities and erode the little separation remaining between city and country living that so many value. The current zoning requires lots to be no less than 3 acres. I strongly urge you to protect this area of Westfield that is perfectly suited to such restrictions, given its location and natural beauty. There are plenty of areas within city limits better suited should future needs support more high density housing developments.

We've personally experienced Westfield's overcrowded schools. Our daughter attended Monon Elementary open house just days before her first day of second grade, where we found no teacher and a classroom that hadn't been setup. The plan was to use subs and random staff members as there were no pending applicants. We also noticed several new trailer classrooms. We removed both daughters from Westfield schools and transferred to Sheridan.

Roads are overwhelmed, the overall cost to turn this outer edge of Westfield into a neighborhood friendly zone would be enormous, and for what benefit?

Growth for the sake of growth is not progress. At some point, we must ask: when is enough, enough?

We respectfully urge the council to reconsider this proposed development and instead focus on responsible planning that protects the character and quality of life that makes our community special.

Gretchen and Scott Adams

Weston Rogers

From: Renae Buchanan <renae.cherry@gmail.com>
Sent: Monday, November 3, 2025 4:06 PM
To: APC; Jon Dartt; Victor McCarty; Joe Duepner; Patrick Tamm; Noah Herron; Chad Huff; Kurt Wanninger; mayorwillis@westfield.in.gov; administration@westfield.in.gov
Subject: Ironstone Proposal

WARNING: This external email is from renae.cherry@gmail.com.

Dear Mayor Willis and Westfield City Council Members,

I'm writing to ask you to please reconsider the Ironstone Proposal that is being presented this evening at the APC meeting. I understand this will be a 10-15 year buildout, and think it would be in Westfield's best interest to not approve such a large development all at one time and instead take them in smaller pieces. 2300 homes is a massive amount to approve at once.

In addition, some of the statements of support of this development reference it will be similar to Village of West Clay. However, as currently proposed it is only one small building with "4-5 businesses" as stated by developer in meeting at the Wyndham Hotel. This in no way will be like a Village of West Clay, especially with home builders such as Lennar building here. There are far too many Lennar neighborhoods as it is in the area, we need more variety.

If the intent is to make Hortonville more of a village setting with businesses, the businesses should come in conjunction with the homes, and not trusting they will come later on.

Last but certainly not least, I would request the council consider focusing on density and not pack these homes in as the developer is planning to do.

Thank you for your time and consideration,

Renae Buchanan

Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Wednesday, November 5, 2025 3:58 PM
To: APC
Subject: 2511-PUD-19 - Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Mr. Rogers, Mr. Mooney, Mr. Bunkowfst, and other members of the Westfield Advisory Plan Commission,

I am writing to voice my opinion regarding the Ironstone development in Westfield.

My husband and I moved to Indiana in February of 2023. We fell in love with Westfield and were excited by its small-town feel and its potential for responsible growth. We chose to live near Grand Park and are enthused about plans to turn it into a family-friendly sports and entertainment destination that will also bring revenue to Westfield. We understand that towns must grow to thrive, and that with growth must also come change.

However, over the past year and a half that we have lived in Westfield, we have witnessed the extraordinary and breakneck pace of residential development with concern. With that pace has come shoddy construction, hastily designed and poorly maintained communities and common areas, and with it, broken promises to homebuyers. Unattractive, ill-kept communities, particularly near Grand Park, do not meet the standard required to ensure future investment in Westfield. Developers and builders wave beautiful brochures, charging a premium and promising 'high-quality materials' and 'beautiful, lush and landscaped grounds'.

The reality is far different; homes that were visibly poor quality even at purchase, then falling apart within months or a year. Grounds that feature nothing but dirt, weeds, and dying or diseased trees. Complaints and concerns from residents go unheeded as the developer moves on to the next, leaving homeowners with a financial burden to bring their homes and community areas up to the standard they were promised.

With each new development, the problem grows. While the city enjoys the tax revenue, Westfield residents are experiencing buyer's remorse, as well as noise pollution and increased traffic. These issues have been an unfortunate reality for my husband and me since our purchase of an Arbor Home in Monon Corner, now within feet of the newly planned Ironstone development.

I attended the public hearing on November 3, originally to share my concerns about the trees behind our home that are to be removed in the course of development, and to plead with the developer to preserve our precious wooded area, for which we paid a premium. However, after hearing more about the plan and from my neighbors in Westfield and Sheridan, I left deeply concerned about multiple aspects of this new development.

It became quite clear during the meeting that the developer, Paul Rioux, was determined to absorb every square inch of remaining property surrounding multiple communities, farms, and larger estates,

with little to no concern for preserving property values or the quality of life of the affected homeowners.

Many of us were told that the properties being developed would either be a) unavailable for that purpose and remain natural settings, or b) would include only low-density development. My husband and I would not have purchased our home in Monon Corner, let alone paid a premium for this lot, had we been told of the potential for development on the adjacent property. I hesitate to speak for my fellow community members, but the feeling of anger and betrayal was quite palpable, given the speed with which the city was willing to allow for such a massive high-density development at the burden of current residents.

I was also dismayed to receive clarification regarding the quality of construction standards within the community. Given that there are no builders currently chosen, and each builder is only required to develop a small percentage of the total units, there is a tremendous potential for a lower quality level of construction, and a resulting community that does not measure up to the image portrayed by the developer, with little to no oversight. Knowing from personal experience that this is a systemic problem in this area, I was not comforted by the prospect of Ironstone having legal leeway to develop its property in a similar manner.

I was also not comforted by the information provided by Mr. Dobosiewicz, who appeared to simply read from the brochure and list the amenities provided to future Ironstone residents, as opposed to addressing the real concerns of local residents whose lives will be greatly affected by this development. I was also disturbed by the frequent mention of the planning of the development based on 'community needs'. I am not sure what 'community' Mr. Dobosiewicz was referring to, as he was quite literally speaking to the community at the time. We had certainly not been consulted regarding Ironstone, and it was quite clear that there were, at the very least, substantial concerns that deserved to be addressed, if not outright disapproval from community members.

In closing, while I do understand the need for Westfield to plan for its future and continue courting development and investment, I believe it is equally important that said growth be responsible and respon*sive* to the needs of its current residents.

Thank you for your time and consideration.

Regards,

Angela Westerman
20387 Atchison Way

Weston Rogers

From: Joan Weiss <jmw091054@gmail.com>
Sent: Wednesday, November 5, 2025 9:53 AM
To: APC; Joe Duepner; wrogers@westfield.in; bunkdwst@westfield.in; mooney@westfield.in
Subject: 3511-PUD-19

Follow Up Flag: Follow up
Flag Status: Flagged

My husband and I live at 200 Silverton Ave Westfield In 46074. We want to add our voices in support of saving the trees behind our properties from the proposed ironstone development. We'd also like to see the developer use an alternate method for managing water than the proposed retention pond in the same area as the trees. The aesthetic of the woods is invaluable to those of us who live in this neighborhood. We regularly enjoy seeing wildlife and birds as well, on which the proposed plan will have a very negative effect. Thanks you for taking our requests seriously.

Joan and Tony Weiss

Weston Rogers

From: kovecsi@aol.com
Sent: Wednesday, November 5, 2025 9:18 AM
To: APC
Subject: Trees petition number 2511-PUD-19

Follow Up Flag: Follow up
Flag Status: Completed

We live at 280 Silverton Ave. and was the 2nd home to be built in the Monon Corner subdivision! Upon purchasing this lot we were informed at the time that the tree behind us would stay and we would like that to happen!

Weston Rogers

From: Rhea Zink <rdzink1@aol.com>
Sent: Tuesday, November 4, 2025 3:05 PM
To: planners
Subject: Re-Zoning in Hortonville

Yes, I didn't speak last night 11/03/2025 at the meeting regarding the Hortonville re-zoning.
I'm concerned about the monon trail with more traffic and people that we need to think about these crossings and those that do not obey the stop signs on the trails. It will become a 161st street all over again. There has been a few accidents on Horton Road just north of 206th street and people driving so fast through there. The noise of the other subdivision that have gone up, Osborn trails, Aberdeen, and those west of Hortonville on 206th street have been an issue of noise and large construction truck up and down Horton Road. Also the traffic going to Grand Park from 38 to 191st street has gotten worse over time. As well as with the new homes already in the area traffic is bad trying to get to the limited access now of 31 to get to work on days I travel to work. The 191st street to turn east or west north of grand park off Horton Road is awful. Also we felt that we could not go anywhere during the LIV golf outing weekend due to all the people that attended it, holding ourselves to stay at home due to all the traffic in the area and roads close for that event. It is just going to get worse if this new Villages, the Reserve and The lakes are added to our area.
Thank you for your time.
Rhea Zink
20768 Roberts Drive
Sheridan,IN 46069

Sent from my iPhone

Weston Rogers

From: Tamie Cody <tjcody1@icloud.com>
Sent: Wednesday, November 5, 2025 8:22 AM
To: planners
Subject: Ironstone

Dear Planners,

I recently attended the public hearing regarding the proposed development. There were numerous concerns brought up beyond what I had even imagined. True and valid concerns.
The water. I have been thru a well issue that was caused by a large development. My well became unusable except for gardens and flowers. We had to connect to city water at a large cost.
Our water pressure now, is barely acceptable under the guidelines. Adding hundreds of new homes seems like it would only decrease yet more. A new water tower was mentioned. Can we get a better explanation of how this will help those of us already dealing with the low pressure.
Parking. Will there be a parking garage? Will our homes face this? Will I look outside to carports instead of 4 acres of woods?
Infrastructure. I travel 38 and Oak Ridge north several times a week. I also travel west, using six points road. The roads are narrow, broken, and truly a danger. Will they be widened? Will they be repaired and maintained during all of this disruption? How will this effect all of the people trying to get to work or just from one place to another?
I certainly understand the city of Westfield growing. I researched several areas looking for what i felt would work for me. I paid a premium price for the lot I chose. I did not want to be on water. Geese, mosquitoes, and mostly for my grandchildren. I chose a lot with a beautiful stand of trees. My patio looks out at deer, red fox, and multiple squirrels and other small animals. I, among others, were told that Westfield was huge on "green space", that those trees would never leave. I was also told that the farm behind me had not been sold, and the farmer had no intention of selling. Now I am being told "water retention ponds trump trees". What a horrible pompous thing to say to the residents that are being affected. Not just the trees, but the wells, the intrusion of homes and lives that will be changed. To expect them to sell out and "move north" and find another home? Seems like the wallet trumps people's lives and homes. To say there will be parks and trees in the new areas. Will they be hundreds of years old? Will they supply a home to all of the displaced animals? Will they replace the natural runoff that is in place? Will the homeowners already here be privy to those? Or only to the residents that "buy in" to a new development?
I feel saddened. I feel lied to. I feel disrespected. I feel ashamed, that Westfield is allowing its hard working, tax paying, citizens to be duped in this way. To place thousands more people in the school system that is already saturated, and the students are already in makeshift school rooms. Town homes/apartments to be thrown up in back yards. To put a business area in a quaint little quiet town. Can an explanation of what this huge development will achieve? I believe this area is not zoned for this. Can this be addressed? Is it zoned for small acreage homes or for multifamily homes?

Regards,

Tamie Cody
tjcody1@icloud.com

Weston Rogers

From: Jill Kolp <spamboozl@gmail.com>
Sent: Friday, November 7, 2025 11:02 AM
To: Prioux@platinum-properties.com; APC
Subject: Save the Trees!

7 November, 2025

Dear Sir or Madame:

Please kindly consider to build around and keep the small tree grove on the East side of the Monon Corner subdivision in tact and untouched. The grove borders a well-traveled recreational path, and certainly adds aesthetic beauty to the path and Monon Corner neighborhood as a whole. With the developments of farms and residential subdivisions nearby, there are extremely few naturally treed areas left to be enjoyed.

Thank you for your kind and professional consideration of our environmentally responsible and minimally intrusive request.

On behalf of myself, wife, family, friends and neighbors, and our "**Save The Trees Coalition**", and with our Utmost Sincerity and Concern,

Thomas Kolp & Jill Kolp
US Navy Retired
Monon Corner residents and admirers of the view of the trees.

Weston Rogers

From: Jeff Fuson <gyallantoue@aol.com>
Sent: Wednesday, November 12, 2025 5:11 PM
To: APC
Subject: 2511-PUD-19

Good afternoon,

I would like to ask only one thing in regards to the Ironstone project. Please don't tear down the line of trees along Monon Corner's west side. My property is alongside what is currently the cornfield and there is a small but pretty line of trees bordering that cornfield. It is probably only about 10 feet into the farmers property. My address is 20450 Hudson Bay Lane if you would like to see it on the map. I would love to maintain those trees partially for privacy but mostly for the beauty of nature. Actually, I'm willing to go further… I'm not too proud to beg. Let me know if that will help and I'll give you call and beg for you to not rip those trees out.

Maybe one last question… what does Ironstone even mean? Iron is a metal, not a stone… I digress.

Let me know if you'd like to chat. Thank you for your time.

-Jeff Fuson

Sent from my iPhone

From: Theresa <tsherley@comcast.net>
Sent: Monday, November 17, 2025 10:47 AM
To: planner@westfield.in.gov <planner@westfield.in.gov>; wroger@westfield.in.gov <wroger@westfield.in.gov>
Subject: 2511-PUD-19 Request for Thoughtful Planning and Preservation of Hortonville's Identity in the Proposed "Ironstone" Development

Theresa Sherley

20478 Horton Road
Westfield, IN 46069
tsherley@comcast.net
317-223-3961
Date: 11.18.25
To:
Members of the Westfield Planning Commission
c/o City of Westfield
2728 E. 171st Street
Westfield, IN 46074
Subject: Request for Thoughtful Planning and Preservation of Hortonville's Identity in the Proposed "Ironstone" Development 2511-PUD-19

Dear Members of the Westfield Planning Commission,
I am writing to share my thoughts and concerns regarding the proposed development plans for the area west of Westfield, near Hortonville 2511-PUD-19. This project represents an important opportunity to create something truly ***new and unique***—something that sets Westfield apart from nearby developments instead of replicating Carmel's Village of West Clay.
Rather than replicating existing suburban designs or creating another densely packed neighborhood, this project could become a distinctive destination: a thoughtfully designed "Hortonville Downtown." This vision would honor the area's history and provide residents with a sense of place and community that reflects the character of Westfield—not just another mass-produced housing subdivision.
Right now, as you drive from Carmel to Westfield, Noblesville, or Fishers, it's increasingly difficult to tell where one town ends and another begins. Every community looks and feels the same—endless rows of similar homes, strip centers, and commercial developments with no defining character. How is Westfield making itself *different* from its surrounding towns? This development is the perfect opportunity to create that distinction—to give Westfield a heart, a story, and a visual identity that truly stands out. The current plans of Ironstone is not fulfilling this that distinction.
Another major concern is the loss of local identity. Why is this development not being named after the land it's built upon—*Hortonville*? Instead, it's being called *Ironstone*, despite using the vast majority of Hortonville's land. By choosing to overlook the Hortonville name, we risk erasing the very heritage and sense of place that makes this area

special. The name *Hortonville* represents history, roots, and belonging—qualities that no modern branding can replace.

This area is the first of four historic Westfield suburbs—**Hortonville, Lamong, Eagletown, and Jolietville**—each with its own story and character. Hortonville has the chance to lead the way and set the tone for how the other three areas will evolve. Let's *make this one right*—so future developments can build upon its success, not correct its mistakes.

Imagine creating a place that captures the spirit of *America's most beautiful and memorable small towns*—a place with charm, walkability, and warmth. A place that embodies what many call the *"Gilmore Girls effect"*—where there's a romanticized sense of community, familiar faces, and a shared pride in the town itself. Westfield has the chance to design something that people don't just live in, but *belong* to.

It is important to remember that it is **the Town of Westfield and the Planning Commission's responsibility** to make Westfield great—not the developer's. The developer's role is to build within the vision the Town establishes. The Commission's role is to set that vision, establish strong design and planning guidelines, and ensure that what is approved truly reflects the long-term goals of this community.

At the last meeting, it was stated that "we have one shot to make it right." That is absolutely true—but right now, I'm not seeing anything new, different, or effective that ensures we *will* get it right on the first try. The current approach feels repetitive—another standard development with no clear effort to make Westfield stand apart. We must not waste this one opportunity to create something truly special. This is something that should be given years of thought and planning.

To achieve that, I respectfully urge the Planning Commission to consider the following:

1. **Establish a strong architectural review board** to guide design standards for both residential and commercial buildings, ensuring long-term quality, cohesion, and character.
2. **Adopt strict design and planning policies** so that the overall look and feel of the area reflect the identity of Hortonville and Westfield—not the preferences of a single developer or builder.
3. **Engage the community in a meaningful way.** Residents should have the opportunity to *actively participate* in workshops and discussions, not simply attend meetings where public comment is limited. This is our community too, and our voices should help shape its future.
4. **Prioritize thoughtful planning over speed.** Slowing the development process will allow for careful consideration and the creation of something truly special—rather than another high-density housing area with minimal retail or community space.
5. **Encourage a genuine mixed-use design,** with a walkable downtown core that includes local shops, restaurants, green spaces, public art, and gathering spots that foster connection and local pride.

Additionally, I encourage the Planning Commission to incorporate the following guiding principles into the decision-making process for any new land development:

- **Infrastructure Readiness:** Ensure that roads, water, sewer, drainage, and emergency services can adequately support the proposed population before construction begins.

- **Traffic and Connectivity:** Plan for efficient traffic flow and connections to existing neighborhoods while maintaining safety and accessibility for pedestrians and cyclists.
- **Environmental Stewardship:** Protect existing trees, waterways, and natural features whenever possible. Incorporate parks, trails, and green buffers that preserve Westfield's natural beauty.
- **Local Business Support:** Provide opportunities for locally owned small businesses within the development rather than defaulting to chain or franchise establishments.
- **Long-Term Sustainability:** Encourage the use of durable materials, energy-efficient designs, and neighborhood layouts that age gracefully and maintain property values.
- **Balanced Housing Options:** Include a range of housing types and price points to serve diverse residents—while maintaining **high** architectural standards throughout.
- **Cultural and Historical Preservation:** Integrate elements that reflect the history and identity of Hortonville and Westfield, so future generations recognize their community's story in its built environment.

The developer may have acquired the land, but without clear and intentional design standards and oversight, this project risks becoming yet another uniform subdivision instead of a vibrant and enduring part of Westfield's fabric. This is a chance to create something that reflects the community's values, celebrates its heritage, and enhances the city's identity for generations to come.

Thank you for your time, consideration, and continued commitment to thoughtful planning for Westfield's future.

Sincerely,

Theresa Sherley

Real Interiors LLC

Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Saturday, November 22, 2025 6:06 PM
To: APC
Subject: 2511-PUD-19 - Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from angela_westerman@yahoo.com.

Good evening, Mr. Rogers, Mr. Mooney, Mr. Bunkowfst, and other members of the Westfield Advisory Plan Commission,

I am writing to provide a follow-up on the Ironstone development plans, regarding the meeting that took place between Mr. Rioux, Mr. Dobosiewicz, and approximately 16 homeowners in the Monon Corner community the evening of November 21st.

The residents of Monon Corner, including myself, had expressed a desire to retain the trees that border our property. These trees are a major feature of our development, and those of us who purchased lots abutting them were told they would not be removed. We paid a premium for these lots based on that promise. We approached the developer with the intent to retain that relatively small wooded area.

Given that background, I would like to express my concern regarding the proposal that was presented yesterday evening. The developer stated that he was willing to allow for a 75' 'buffer' between Monon Corner and the proposed new development, addressing specifically the streets of Atchison Way and Silverton in Monon Corner. However, upon closer inspection, the new 'buffer' zone contains very few trees, if any, and it would appear that the planned houses actually move much closer to Atchison Way than they were in the previous plan. This will create even more visual and audible 'noise' between additions than was proposed initially. This directly affects my husband and I, whose home backs to the trees on Atchison Way.

The reasons for our request were made very clear. To maintain a visual and sound buffer between us and the new development. Far from assuring the residents of this community that we would continue to enjoy the amenity that we have already paid a premium for, the second plan actually makes the situation considerably worse for homeowners.

I find it hard to believe that an experienced developer like Mr. Rioux was not well aware that what he was presenting was a far worse plan than the initial proposal.

To be blunt, this comes across as an attempt to be spiteful towards residents who have a problem with Mr. Rioux swallowing up every square inch of real estate around our communities for his own gain, and who voiced that concern publicly. Our ask was a very reasonable one - to retain a relatively small copse of trees in a small, jutting area of land between Monon Corner and the owners of the farmhouse behind us, who already fought to keep the same copse of trees when the city allowed for the development of Monon Corner. This is the stated desire of this community, and that of the property owner on the east side of that copse of trees. Given the immense size of the new development, it is difficult to believe that allowing such a small parcel of land to remain untouched will come at any real cost to the developer.

We are again asking that the developer give proper consideration to the rights of the current homeowners in this community.

Thank you for your time.
Angela Westerman

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Sunday, November 23, 2025 7:42 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; Victor McCarty; prioux@platinum-properties.com; jond@nf-law.com
Cc: tsherley@comcast.net
Subject: Hortonville Tree Coalition: Requested 11/21/25 Meeting Feedback for Proposed Ironstone Development (2511-PUD-19) and Follow-Up on Platinum's Buffer Proposal
Attachments: Paul Rioux's Revised Plan 112125.jpeg; Hortonville Tree Coalition.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Evening Westfield Advisory Planning Commission, Kevin, Weston, Chad, Victor, Paul and Jon,

This correspondence is to:

- Follow up on a meeting we (the Hortonville Tree Coalition) had this past Friday evening, 11/21, with Platinum Properties regarding the proposed Ironstone development and a small grove of trees that runs behind Atchison Way and Silverton Ave., in what would be The Village district of the project.
- Relay a summary of the meeting and next steps, as Kevin suggested to me on 11/8/25.

For your awareness, the Monon Corner neighborhood and the Sherley family off Horton Road comprise the Hortonville Tree Coalition.

11/21 Meeting Summary
(reference first attachment for context)

Paul came to the 11/21 meeting with a revised plan (first attachment). He is now proposing a 75' buffer zone along Atchison and Silverton (look closely for the faint yellow diagonal lines on the attached), where anything within that 75' would supposedly remain untouched by Ironstone. He is also proposing an area of the trees along Silverton that would be protected outright. That is marked in neon red in the attached. In the revised plan, Paul also moved the pond, as well as some of the proposed Ironstone houses.

The Coalition's Feedback on the Revised Plan
(reference second attachment for context)

After Paul and Jon left the meeting, we conducted additional measurements and discussions. Based on our assessment—and considering where the tree line actually begins for both Silverton and Atchison—the 75' buffer zone appears to fall largely within grassy areas. Meaningful preservation, defined by both tree density and quantity, does not begin until further into the property. As noted, only the portion highlighted in the attached reference offers significant preservation and this area benefits only a small subset of the impacted homeowners.

Additionally, we noted that the new revised proposal does not include any trails.

Key Takeaways for the Coalition:

- After reviewing Platinum Properties' revised proposal, we determined that the proposed 75' buffer does not allow for meaningful tree preservation for the majority of homeowners along Silverton and Atchison in Monon Corner neighborhood or along the back properties of the Sherleys, off of Horton Road.

- Our review indicates that the 75’ buffer, as currently outlined, primarily preserves grass and open land rather than the dense woods.
- Meaningful tree preservation appears limited to the area marked in the attached document, which benefits approximately five homes, leaving the remaining properties along Silverton and Atchison without comparable preservation.
- Platinum Properties' revised proposal shows no trails and we request that it remain that way to ensure that trails are not placed around our existing woods.

Pursuant to the city’s request for feedback following the meeting held on 11/21, we are relaying the concerns listed above.

The Coalition’s Asks

As a follow-up to the 11/21 meeting with Platinum Properties, the Hortonville Tree Coalition is requesting:

- Physical staking of all proposed buffer zones for transparency and clarity.
- No Ironstone trails around our existing woods.
- An alternate location for the proposed retention pond.
- **Keeping the woods as they are today.**

The Coalition’s Proposal

(reference second attachment for context)

Following the 11/21 meeting, the Coalition has developed our own proposal (attached with map). The Coalition’s proposal illustrates a feasible alternative location for the retention pond that allows for the **preservation of the entire woods**, while still satisfying the development needs of the proposed Ironstone development. We believe this option provides a balanced solution that respects both environmental interests and development objectives.

Next Steps

- We request that Platinum’s proposed buffer zones be staked on-site, so all parties can clearly visualize the limited tree preservation that would result from the current proposal.
- By 12/8/25, we request:
    - Confirmation regarding staking of the buffer zones.
    - Your response to the concerns outlined above.

Should you require further clarification, please contact us at your earliest convenience.

Sincerely,

Hortonville Tree Coalition

Kit Werbe
Theresa Sherley

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Saturday, November 22, 2025 1:15 PM
To: APC
Subject: Ironstone Development

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern.

I am Elizabeth Diane Staver and live in the Monon Corner subdivision at 153 Silverton Ave. (46074). I am writing to you regarding the Ironstone development, which will be built next to Monon Corner. I have already expressed concern about Horton Road, which is essentially a country road (lacking shoulders, lights, white boundary lines on the sides of the road, and is too narrow for several of the construction vehicles that drive on it). Today, I am just contacting you about the trees that the developer plans to cut down to replace with a retention pond.

The trees are located behind Atchison and Silverton Avenues. We really lack trees out here, and this cluster of mature trees provides a windbreak. The winds out here have very little to stop them from damaging homes. It isn't unusual for people's outdoor decorations to be blown blocks away after a storm. Personally, since I moved here, I have missed seeing wild animals such as squirrels and birds in the community. It's quite odd to live in a place where none of these animals can be found. I am told that the constant construction contributes to that, but I also believe the lack of mature trees plays a significant role, too.

Thank you for your time. –Elizabeth Diane Staver

Diane Staver
ARTIST & BLOGGER

WWW.DIANESTAVER.COM

Exaggerate the subtle. Share the unseen.

Weston Rogers

From: rick bona <drrbona@yahoo.com>
Sent: Monday, November 24, 2025 8:44 PM
To: planners
Subject: Ironstone

Follow Up Flag: Follow up
Flag Status: Flagged

In regard to the Ironstone PUD housing project, my wife and I have several concerns:

First, the people congestion at the Lakes portion. Monon Corner and the adjacent subdivisions were built with spacing and minimal congestion as a selling point to move to Westfield. The Lakes have nearly double the population of The Reserve with smaller amount of land! And the so called "green space" comprises mostly water! WE STRONGLY OPPOSE THIS CONGESTION! We knew the area would eventually build up, but not like that.

Second, while I read about the Westfield Park Department expanding parks farther south, I see no public parks the way of Monon Corners. And the only recreational facilities are in each PUD. Will those parks be open to ALL of Westfield residents? We would like to see a public park before a new subdivision. A place with a children's playground, a field where kids can play a game of soccer or play catch. Grand Park is for organized sports, not a place where kids and families can play. Also, a public park with a pavilion, like the park by the Westfield police department off of Rt. 32.

Third, with this developing congestion, are the only services like groceries, pharmacies, gas stations all be on Rt. 32?? The traffic will be horrid. I saw no retail or commercial development in the presented plans, only a few storefront stores.

Fourth, could the planned development be put on hold until some of the ongoing developments be settled? I do not know how one can maintain such large and rapid growth without missing something.
Why the rush?? The people at the last meeting were talking about how the strategic plan for the city was not being followed. Perhaps a hold on development with a new plan developed for the future.

Finally, I did not hear, maybe missed, any support for this development. It should be reconsidered.

Cordially,

Richard and Mary Bona
444 Grenada Knoll
Westfield, IN

At the last meeting, I did

Weston Rogers

From: Jessie Star <starmikey28@gmail.com>
Sent: Monday, December 1, 2025 9:25 PM
To: APC
Subject: Subject: 2511-PUD-19 — Ironstone Revised Plan Does Not Adequately Protect Existing Trees

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the Advisory Plan Commission,

I am writing as a Westfield resident and homeowner to express my concern regarding the revised Ironstone proposal, including the newly suggested 75-foot buffer along Atchison and Silverton.

After reviewing the revised plan, walking the trail behind these properties, and comparing the proposed buffer to the current tree line, it is clear that this revision does not meaningfully protect the existing mature trees that are essential to our neighborhood's character, environment, and privacy.

Although the buffer appears beneficial on paper, the trees in this area are already set significantly back from the existing property line—particularly along Silverton. This means that a 75' buffer does not encompass the actual location of the mature trees. Most of them would still fall outside the protected zone and would be cut down under the current proposal.

Additionally, several neighbors with longstanding experience in preservation efforts have confirmed that the revised plan does not align with how true tree-saving buffers are typically structured in Westfield developments. The proposed buffer is more symbolic than functional and will not preserve the natural landscape the community depends on.

The neighborhood is not opposed to responsible development, but we ask that APC require Ironstone to present a plan that genuinely protects the existing tree canopy rather than one that provides only the appearance of preservation. These trees are a major environmental asset, offer critical noise buffering, and maintain the character of the Monon-adjacent greenway that residents rely on.

For these reasons, I respectfully request that the Commission deny the revised buffer proposal as written and require a more effective preservation plan before advancing this project.

Thank you for your time, your attention to this matter, and your continued service to our community. I hope you will consider the environmental impact and the significant concerns of the residents who will be directly affected.

Sincerely,
Jessie Star
Monon Corner
Westfield Resident

Weston Rogers

From:	Greg Sherley <gsherley@comcast.net>
Sent:	Wednesday, December 3, 2025 9:10 PM
To:	Weston Rogers; planners; Victor McCarty; Chad Huff
Cc:	Paul Rioux
Subject:	Thoughtful planning of Ironstone Development 2511-PUD-19 around property of 20478 Horton Road
Attachments:	Woods (5).pdf

WARNING: This external email is from gsherley@comcast.net.

Dear Members of the Westfield Planning Department,

I am writing to respectfully request consideration of several site-planning items related to the proposed **Ironstone development in Hortonville 2511-PUD-19**, specifically pertaining to **property line setbacks, landscape buffering, trail placement, lighting, fencing standards, and preservation of the existing woodland area**.

1. Setbacks and Landscape Buffering

As part of the Ironstone site plan, we request that **enhanced setbacks be applied along the north and west property lines** of 20478 Horton Road Property to allow construction of a **7-foot landscape mound** with an accompanying wooded buffer. We propose planting **6–7 ft. Black Hills spruce** shadow-box" privacy screen. The trees are spaced 12' from center (horizontally) **2" caliper maples** along this mound to create a natural, year-round visual screen that enhances both aesthetics and privacy for adjacent properties.

Our intent is for this treatment to **match the existing landscape mound installed by Arbor Homes to the south**, ensuring visual continuity and consistent buffering throughout the surrounding area. A drawing of the proposed mound and current photos of the existing buffer have been included for your reference.

2. Future Zoning Considerations

We also request that **properties surrounding ours not be rezoned for multi-family residential use** in the future. Maintaining consistent and compatible land use is critical to preserving the character, scale, and density of the area.

Additionally, we respectfully request the implementation of a deed restriction limiting development within Ironstone to single-family residential homes only. This restriction would ensure long-term compatibility with surrounding neighborhoods and prevent future shifts toward

multifamily density that could negatively impact traffic, privacy, and the overall character of the area.

3. PUD Standards and Development Design

We respectfully ask that the **same PUD standards applied within Chatham Hills** be extended to Ironstone or even exceed Chatham Hills Specifically:

- **Street Lighting:** Fixtures should be fully shielded and directed downward to reduce glare and minimize light pollution.
- **Fencing Standards:** Only **aluminum or wrought-iron fencing** should be permitted. Vinyl and wood fencing tend to degrade and are inconsistent with the visual character established in surrounding developments.

- **House adjacent to property line:** shall consist of only single story single family dwelling and grade not to exceed existing grade.

4. Trails and Walking Paths

We request that **no trails or public walking paths be placed directly along our property line**. Our experience with adjacent trail systems has resulted in issues such as dogs entering our yard, pet waste, and recurring litter. To avoid these conflicts, we ask that trail routing maintain adequate separation from our property boundary.

5. Agricultural Use Compatibility

Although our working farm now sits within a developing area, our hope is that these requested setbacks and buffers will prevent conflicts arising from typical agricultural operations—such as early-morning and late-evening equipment use, fuel deliveries, and frequent truck traffic.

6. Preservation of the Existing Woodland

We clearly and respectfully request that the **existing woodland within the Ironstone development be preserved in its entirety**, and that the **proposed retention pond be relocated** to another portion of the site. We understand that Monon on the Corner has offered alternative recommendations to the developer, including:

- Relocating the pond to the **east**, near the site of the existing home; or
- Placing it on the **north side of the woodland area**.

The existing woods provide substantial **environmental, aesthetic, and community benefits**, including wildlife habitat, biodiversity support, improved air quality, reduced noise pollution, and enhanced mental and physical well-being for nearby residents. Forested areas contribute significantly to neighborhood identity and long-term community value. Preserving this woodland while redesigning

stormwater facilities elsewhere would balance environmental stewardship with responsible development practices—resulting in a stronger, more attractive project for both residents and the City of Westfield.

In closing, we respectfully request the Planning Department's review and approval of the items outlined above as part of the Ironstone development plan. We are willing to provide additional materials—including drawings, planting specifications, or other documentation—and would gladly attend a meeting to discuss our requests in further detail.

Thank you for your time, attention, and consideration. We appreciate the opportunity to work collaboratively with the City of Westfield to ensure that Ironstone becomes a high-quality, well-integrated addition to the community.

Sincerely,

Greg and Theresa Sherley

20478 Horton Road

Sheridan, IN. 46069



Hello. My wife and I moved to Westfield from Carmel in the spring of this year. One of the main reasons we moved to Westfield was due to the congestion in Carmel that now exists due to all of the high density housing in the area. We had moved to Carramore subdivision west of Horton Rd. in hopes that this area would not become as congested as Carmel. We thought we were moving to an area zoned for single family homes. Therefore, we are opposed to any change in zoning for the area around us. Already, the number of large construction vehicles speeding along Horton Rd and at times practically forcing us off the road as they take up part of our lane as well as theirs is disturbing. We can only imagine how much worse this will become with the proposed construction just north of us. Please do not allow the quality of life for the current residents of the area to be significantly impacted by approving the change in zoning for the area.

Thank you,
Brett & Betsy Neff

To Whom it May Concern,

I wanted to follow up on the developer Paul Rioux's revised proposal for tree preservation adjacent to Monon Corner as presented to the "Hortonville Tree Coalition." The revised proposal with a 75' buffer zone would not preserve a substantial number of trees and would in fact be worse for the majority of affected homeowners in Monon Corner, moving new homes even closer to our backyards.

I support the counter proposal separately presented by Ms. Kit Werbe and Mrs. Theresa Sherley to keep the entire stand of trees and move the location of the retention pond to the north of the Sherley property.

Respectfully,

Justin R. Lewis

20359 Atchison Way, Westfield, IN 46074

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Wednesday, December 17, 2025 7:02 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Hortonville Tree Coalition: 12/15/25 APC Workshop Feedback on Platinum's Bait-and-Switch (Proposed Ironstone Development – 2511-PUD-19)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from kitwerbe@hotmail.com.

Hello Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

I am writing as part of the Hortonville Tree Coalition to express my grave concern over and adamant objection to Platinum Properties' bait-and-switch revised tree "preservation" plan that was presented to the Westfield APC on Monday night, Dec. 15, in a Workshop.

I live in Monon Corner, part of the Hortonville Tree Coalition, and our neighborhood has been against the proposed Ironstone development since the first neighborhood meeting on Oct. 16. Monon Corner last met with Paul and Jon on Nov. 21 (a meeting I had to push to get), where we were presented with a revised tree "preservation" plan (shown on the left in the image below) that offered a 75-foot buffer. At the Workshop on Dec. 15, Jon presented yet another revised tree "preservation" plan (shown on the right in the image below), that had not been communicated to Monon Corner and somehow only offered us a 50-foot buffer now.

The Hortonville Tree Coalition did not accept Platinum's revised tree "preservation" plan on Nov. 21 as you will have read in my email on Nov. 23. It is baffling to think Monon Corner would now accept Platinum's latest plan that saves even FEWER trees! Platinum's latest tree "preservation" plan is particularly insulting to Monon Corner when other residents in the area (e.g, the Brooks family) are getting a 100-foot buffer for a pond and a minimum of 75-feet for tree preservation.

To be clear though, our objective isn't a buffer: **The Hortonville Tree Coalition wants the ENTIRE grove of trees that runs behind Atchison Way and Silverton Ave. saved!** Please refer back to all the previous communications Monon Corner residents have sent to the City and the APC about why these trees need to be saved in entirety. As stated at the Workshop on Dec. 15, we now know Mr. McCarty and Mr. Bunkowfst stand with us on our stance of preserving ALL of these trees. As you also know, Mr. Khan expressed his appreciation for the preservation of trees that night.

Finally, the topic of bait-and-switch developer tactics was mentioned at the packed Nov. 3 APC meeting. Jon seemed ruffled and offended the public would think Platinum might exhibit such behavior trying to get their proposed Ironstone development approved. Yet, that is EXACTLY what Paul and Jon are doing now to the City of Westfield and the residents of Monon Corner. Westfield deserves better than Platinum's disingenuous behavior!

The Hortonville Tree Coalition is relying on you to do your part and to continue to stand up for us, your residents. **Ironstone can still happen without tearing down this grove of trees. We're not asking for much considering the scale of this massive development!** We will continue to closely monitor this project as it works through the proposed development process.

Thank you for your continued time and consideration!

Sincerely,

Hortonville Tree Coalition

Kit Werbe



Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Wednesday, December 17, 2025 3:52 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Proposed Ironstone Development – 2511-PUD-19

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from angela_westerman@yahoo.com.

Good afternoon, Westfield Advisory Planning Commission, Kevin, Weston, Chad, Victor, Paul, and Jon,

I was able to virtually attend the latest APC Workshop meeting on 12/15/25 regarding Proposed Ironstone Development – 2511-PUD-19.

First, I greatly appreciate the diligent efforts of the planning commission to ensure that the planned Ironstone development addresses the concerns of the surrounding neighbors, as well as the Westfield community as a whole. While I find the concept of Ironstone interesting and the proposed common areas and trails very appealing, as I have expressed to the planning commission previously via email, I have serious concerns regarding the plans presented by Platinum Properties. While I do have concerns regarding build quality, traffic, etc., my primary concern remains the copse of trees that borders Monon Corner, including my personal home. I join my neighbors in expressing great disappointment in the continued push by Platinum to absorb every square inch of space between their planned community and neighboring properties. Respecting the property rights and privacy of current homeowners will have little effect on a planned development of this size. However, it goes a long way towards establishing goodwill within the Westfield community and reflects an earnest attempt to integrate with the larger community as a whole, to the benefit of all.

Instead, each time the homeowners in Monon Corner, myself included, have reached out to Platinum with an interest in preserving what is ultimately a very small scrap of land and trees within the scope of this project, we are given proposals that offer FEWER trees saved, not more. These proposals appear, to be blunt, a blatant attempt to be viewed by the public as working with homeowners, when in reality, they are a deliberate insult. It is becoming abundantly clear that Platinum has no intention of working with the residents of Monon Corner in good faith. The previous proposal in November offered a 75-foot buffer, which we rejected. Yesterday's proposal was considerably worse and offered a 50-foot buffer. We remain committed to preserving the entire copse of trees that border Atchison Way and Silverton.

We appreciate the willingness of the committee to hear and address our concerns. We will continue to monitor the situation, and we call upon Platinum to offer an additional proposal that is developed in good faith and preserves the wooded boundary that is of tremendous value to our community.

Thank you for your time and consideration,

Angela Westerman
20387 Atchison Way
Monon Corner

Weston Rogers

From: Diane Staver <dstaver57@yahoo.com>
Sent: Thursday, December 18, 2025 8:38 PM
To: Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov; jond@nf-law.com; APC
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Hortonville Tree Coalition: 12/15/25 APC Workshop Feedback on Platinum's Bait-and-Switch (Proposed Ironstone Development – 2511-PUD-19)

WARNING: This external email is from dstaver57@yahoo.com.

Hello, Westfield Advisory Planning Commission, Kevin, Weston, Chad, and Victor,

I am writing as part of the Hortonville Tree Coalition to express my grave concern and adamant objection to Platinum Properties' bait-and-switch revised tree "preservation" plan, which was presented to the Westfield APC at a Workshop on Monday night, Dec. 15.

I live in Monon Corner, part of the Hortonville Tree Coalition. Our neighborhood has opposed the proposed Ironstone development since the first neighborhood meeting on Oct. 16. Monon Corner last met with Paul and Jon on Nov. 21 (a meeting we had to push for), when we were presented with a revised tree "preservation" plan (shown on the left in the image below) that offered a 75-foot buffer. At the Workshop on Dec. 15, Jon presented yet another revised tree "preservation" plan (shown on the right in the image below), which had not been communicated to Monon Corner and now offered us only a 50-foot buffer.

The Hortonville Tree Coalition did not accept Platinum's revised tree "preservation" plan on Nov. 21, as you will have read in an email from Kit Werbe on Nov. 23. It is baffling to think Monon Corner would now accept Platinum's latest plan, which saves even FEWER trees! Platinum's latest tree "preservation" plan is particularly insulting to Monon Corner, given that other residents in the area (e.g., the Brooks family) are getting a 100-foot buffer for a pond and a minimum of 75 feet for tree preservation.

To be clear, though, our objective isn't a buffer: The Hortonville Tree Coalition wants the ENTIRE grove of trees that runs behind Atchison Way and Silverton Ave. saved! Please refer to all the previous communications Monon Corner residents have sent to the City and the APC about why these trees need to be saved in their entirety. As stated at the Workshop on Dec. 15, we now know that Mr. McCarty and Mr. Bunkowfst stand with us in our position to preserve ALL of these trees. As you also know, Mr. Khan expressed his appreciation for the preservation of trees that night.

Finally, the topic of bait-and-switch developer tactics was raised at the packed Nov. 3 APC meeting. Jon seemed ruffled and offended that the public would think Platinum might engage in such behavior to get its proposed Ironstone development approved. Yet that is EXACTLY what Paul and Jon are doing now to the City of Westfield and the residents of Monon Corner. Westfield deserves better than Platinum's disingenuous behavior!

The Hortonville Tree Coalition is relying on you to do your part and continue standing up for us, your residents. Ironstone can still happen without tearing down this grove of trees. We're not asking for much, given the scale

of this massive development! We will continue to closely monitor this project as it moves through the proposed development process.

Thank you for your time and consideration.

Sincerely,

Hortonville Tree Coalition

Elizabeth D. Staver

Diane Staver
ARTIST & BLOGGER

WWW.DIANESTAVER.COM

Exaggerate the subtle. Share the unseen.

Weston Rogers

From: Jim Kingsolver <jdk072862@aol.com>
Sent: Wednesday, December 17, 2025 9:46 PM
To: planners
Subject: Opposition to Ironstone development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from jdk072862@aol.com.

To Whom it May Concern:

I'm a lifetime Hamilton County resident, and have lived in Westfield since 2021; of course, in a new subdivision. I have seen very rapid change in the area, even since moving here, and am very worried that the pace of development is too massive and rapid. Thus, I am opposed to the Ironstone zoning change and very dense potential development for several reasons. I believe the zoning needs to stay low density in this area of Westfield, due to the lack of upgraded infrastructure (roads, emergency services, school capacity) to handle an additional 10,000 potential residents. Two lane rural roads like 193rd, Horton, and Six Points will just not handle the volume of traffic from this development, when added to the development that is already in process even now in this area. Planned improvements for 191st, too long in coming, won't fully solve the problem. This city needs to put the brakes on the pace of development for the sake of your current and future residents, and the viability of the city as a whole.

Jim Kingsolver
Osborne Trails

Sent from my iPad

Weston Rogers

From: PAUL ZINK <zinkp1@aol.com>
Sent: Wednesday, December 17, 2025 3:20 PM
To: planners
Subject: Hortonville development

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from zinkp1@aol.com.

Hello,
My name
Is Paul Zink and I live at 20768 Roberts
Drive 46069. My wife
And I have been here 27
Years now.

One of my concerns is a buffer between the new and existing homes. I believe at the meeting at town hall they said there would be around 150 acres set aside for green space. Why isn't more of that being used as a buffer between new and existing homes? I have seen many subdivisions built as I Have worked in the HVAC business
Strictly on new homes for the past 38 years. I can't recall many that have that have been built so closely to and surrounding so many older homes like this. I realize sooner or later something will happen as it seems Mr.
Henke owns
Most of the land in this area.

As my wife and myself get older when we retire we will be moving away from this area as it's nothing like when we chose to move here. I am concerned about my neighbors.A young couple just moved in across the street from us this summer, they also just had their 1st baby. They moved here to be in a quiet area, with little traffic, and have a larger yard than you can Find in any area subdivision. The new homes as drawn will literally be literally be in their back yard.

I guess while I'm at it,
Building townhomes right on the monon
Is ridiculous in my opinion. The trail will lose all its ruralcharm in this area.

Thanks for your time

Sent from my iPhone

WARNING: This external email is from andrewannaherman@gmail.com.

Hello Westfield Planners,

I am writing to express my strongly unfavorable opinion towards the Ironstone development that is being proposed. My family has been residents of Westfield for 5 years with a draw towards the “small town charm” lifestyle. This development is a horrible idea for so many reasons. Rather than outlining those all here though, I would ask you refer to Victor McCarty’s post on Dec 15th about it. His opinions are 100% spot on in all of the concerns with this development and I believe are in line with the overwhelming majority of Westfield residents as well.

If you’d like any additional input, please let me know.

Thank you,
Anna and Andrew Herman

Weston Rogers

From: Aimee Humphrey <ah1999teach@outlook.com>
Sent: Tuesday, December 23, 2025 11:09 AM
To: APC; cktodd@westfield.in.gov; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Subject: 2511-PUD-19

Importance: High

WARNING: This external email is from ah1999teach@outlook.com.

Hello,
As a resident of the Monon Corner community and property owner in the north east side (Destination Series) of the neighborhood; I wanted to express my reservations about the proposed Ironwood development.

As you are aware, the Ironwood developers are interested in removing approximately 4 acres of a natural wooded area in order to build homes and a retention pond. During a few community opportunities to speak on this matter, myself and my neighbors have shared with you and the developer that we are opposed to this natural area begin removed. Although the developer has "heard" our concerns and stated verbally some concessions they'd be willing to make around this area, we are still very concerned that the wooded area will be compromised.

In order to appease your constituents as you proceed into this proposal with Ironwood, please consider denying their development of this small natural area.

Thank you,
The Hortonville Tree Coalition

Aimee Humphrey
623-433-6304
ah1999teach@outlook.com

Weston Rogers

From: lyndajcallahan@gmail.com
Sent: Saturday, January 10, 2026 3:21 PM
To: Weston Rogers
Subject: Ironstone

WARNING: This external email is from lyndajcallahan@gmail.com.

Good afternoon, please accept my brief email concerning the new Ironwood development.
We live in Monon Corner directly South of the proposed Villages in Ironwood. Our address is Mark and Lynda Callahan 264 Silverton Ave. Westfield, IN 46074.
We are requesting an additional birm similar to what is South of the Sherley property and bordering Monon Corner on the North side of Silverton Avenue. Directly behind our property there is a lengthy omission of the current birmage on the Arbor side. We are requesting that the landscape be mirrored on the Village side to create a natural buffer to the proposed cul de sac and homes. To match it should be 7-9 ‘ tall and tree plantings and shrubs on top of the birm. This is in addition to the 50-75’ buffer around the existing woods that is to be preserved. We are asking that the woods be saved as a natural buffer.
Please consider the poor road conditions as well. We prefer to enter this project as organized as possible.
Thank you,
Lynda & Mark Callahan
317-517-4151
Sent from my iPhone

Weston Rogers

From:	Greg Sherley <gsherley@comcast.net>
Sent:	Sunday, January 11, 2026 8:12 PM
To:	Weston Rogers; planners; Victor McCarty; Chad Huff
Cc:	Paul Rioux
Subject:	Follow-Up to December 15 Workshop – Ironstone Development (2511-PUD-19)
Attachments:	SouthSide Buffer.pdf; Woods (5).pdf

WARNING: This external email is from gsherley@comcast.net.

Dear Members of the Westfield Planning Department,

We are writing as a follow-up to the December 15th workshop meeting regarding the proposed Ironstone development (2511-PUD-19), which we attended in person. This correspondence is intended to clarify statements made during the workshop and to reiterate and expand upon concerns outlined in our prior submission.

During the December 15th meeting, the developer's legal counsel stated that Ironstone was "in agreement to provide a buffer identical to what exists to the south, including mounding and evergreen trees of identified varieties," along the northern perimeter of our property. To date, we have received no written confirmation or documentation reflecting such an agreement, nor have we entered into any agreement with Ironstone or its representatives.

For clarity, we would like to note that we have never spoken directly with anyone from Platinum Properties, including Paul or John. The only communication received was a voicemail left on our phone prior to Thanksgiving. We returned that call and left a message, but we never received a return phone call or any follow-up communication. Therefore, there has been no discussion, negotiation, or agreement regarding buffering or other site-plan matters.

We are also very concerned by changes to the buffer distances presented. When the Ironstone development was originally introduced, a 75-foot buffer was shown along the north side of our property at 20478 Horton Road. During the December 15th workshop, the developer was now showing a reduced 50-foot buffer, moving the development significantly closer to our property line. This type of change represents a classic **"bait and switch,"** and it is troubling to see this occurring already during the review process.

We want to strongly stress the importance of preserving the existing woodland as a whole. During the workshop, there was no discussion of relocating the proposed retention pond—an option we specifically outlined in our original letter as a way to preserve the woodland while also maintaining privacy between our property and the development. Alternative pond locations had been suggested, including relocation closer to the existing home site or to the north or east of the woodland area. These options were not

addressed during the workshop despite their relevance to environmental preservation and compatibility with adjacent properties.

As previously requested, we also seek the construction of a landscape buffer mound along both the north and west sides of our property. We are specifically requesting a **7-foot plus landscape mound** consistent with the existing Arbor Homes mound to the south. Along this mound, we propose planting:

- **6–7 foot Black Hills spruce** in a shadow-box configuration for year-round screening; and
- **2-inch caliper maple trees** to enhance long-term canopy, aesthetics, and environmental value.

This buffer treatment would provide permanent and reliable privacy protection, particularly given that the developer has proposed only partial preservation of the woods west of our property. Once construction begins, additional tree loss often occurs due to grading, equipment access, and future site changes. For this reason, partial woodland preservation alone does not provide adequate or enforceable long-term buffering. A constructed mound on the west side—consistent with the south-side buffer—would ensure permanent privacy regardless of future tree loss. Ideally, however, the existing woods should remain fully intact so that neighboring properties retain privacy and the environmental benefits of the woodland are preserved for the broader community.

Finally, we respectfully reiterate our request that homes adjacent to our property be limited to **one-story, single-family residences only**, with no grade increases beyond existing conditions. This restriction is critical to maintaining privacy, minimizing visual impact of larger homes adjacent to ours, and ensuring compatibility with our property and agricultural operations.

We respectfully ask the Planning Department to carefully consider the following as the Ironstone proposal moves forward:

- Written clarification of any buffering commitments referenced during the December 15 workshop;
- Restoration of the originally presented 75-foot northern buffer;
- Preservation of the woodland in its entirety;
- Consideration of relocating the retention pond as previously outlined;
- Construction of a 7-foot landscape mound along the north and west property lines with the proposed planting plan; and
- Limiting homes adjacent to our property to one-story, single-family dwellings only. Stop with the zero lines

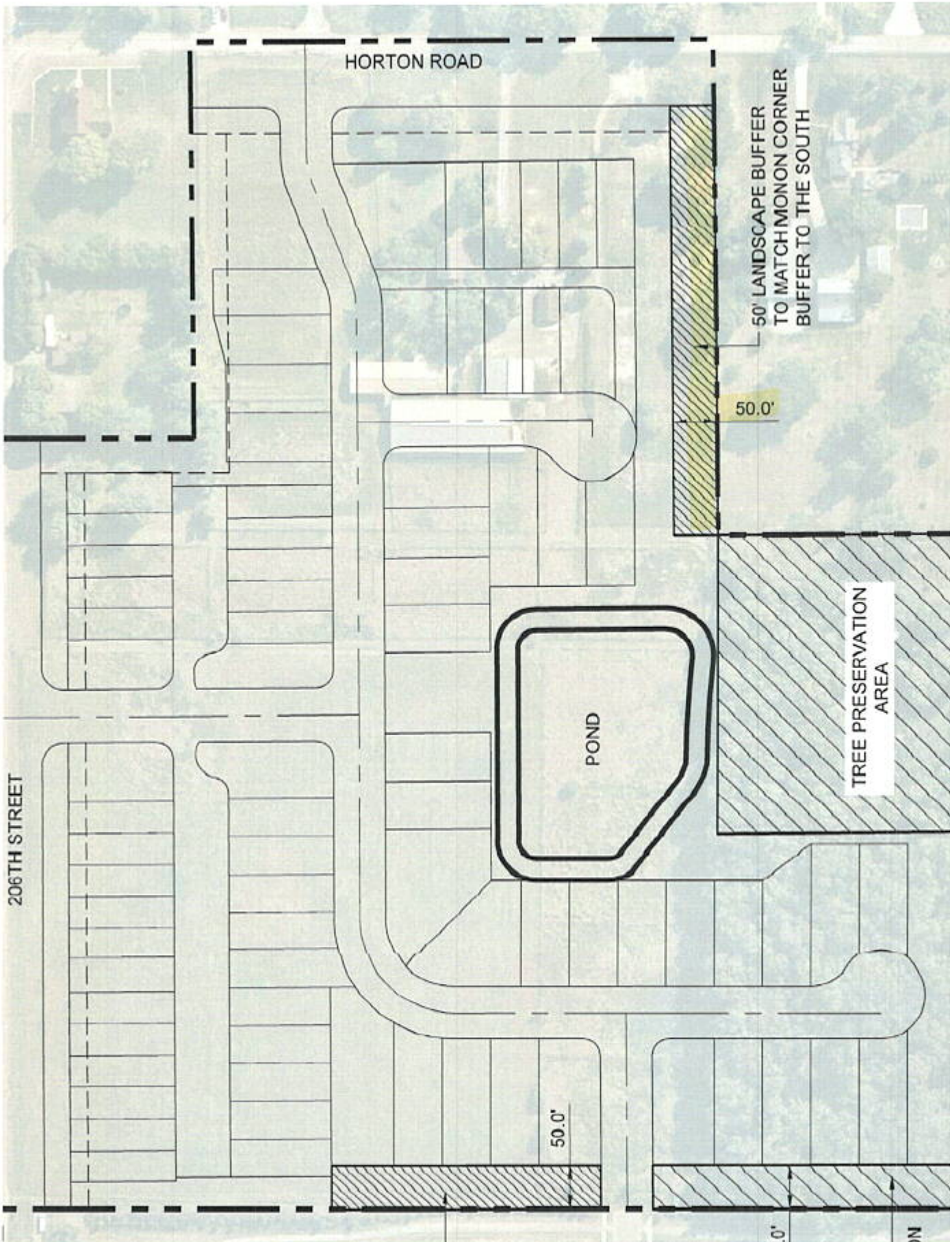
Thank you for your time, attention, and continued consideration of our concerns. We appreciate the opportunity to remain engaged in this process and are willing to meet or provide additional drawings or documentation if helpful.

Sincerely,

Greg and Theresa Sherley
20478 Horton Road
Sheridan, IN 46069

49 yr resident of Westfield

11/21/2025 2:41:23 PM, 1:200


HORTON ROAD
50' LANDSCAPE BUFFER
TO MATCH MONON CORNER
BUFFER TO THE SOUTH
50.0'
TREE PRESERVATION
AREA
POND
206TH STREET
50.0'

Dear members of the planning commission, my name is Daryl Dierkes and I was sitting in the front row of the meeting on Dec 15th with my son. As I stated after the meeting, I committed to a follow up email to the commission. It was nice to briefly meet you all as the meeting was concluded. I'd like to thank Victor for communicating with me about this opportunity to sit in and listen to what the developers came back to the community with since the last time we met.

This document will entail a section of why we do not want any of this to begin with and/ or scale down the scope, then follow with issues with our property and 214th specifically. A lot of topics are covered, and I tried to be thorough without getting too lengthy. Please read the entire document and consider the thoughts.

Overall thoughts on project scope:

My first overall thought on this project is, who are the winners here other than the developers? I apologize for not exactly recalling councilor names, but there was a comment from a councilwoman that "nobody I've talked to wants this". Other council members indicated a clear concern for the lack of quality over quantity of homes. Let's not get gaslighted by all the green space and free land for extra schools and "great things for the community" that we wouldn't need anyway if they didn't want to build 2000 homes. Everyone I have talked to stand behind those thoughts and just because a study 15 years ago said we must be at 100K residents by "20XX" doesn't mean the current residents want this at the expense of diluting our quality of life in the community. Why ramrod irreversible growth only to let the community fall into another generic overcrowded suburb? Do we want to trend towards a residential market value such as Zionsville or a crowded Fishers/ Avon/Greenwood? Sheridan is an emerging market, let them have the high-density residential market. We have plenty of small lot neighborhoods, and we can add more of them anytime we want. The number of apartments that have sprouted in the last 3 years is shocking! Yes, we are happy to have families that want to settle our community and we welcome that at a rational rate. My family and I did the same in 2009 and the demand in Westfield will always be there. There is no reason to oversaturate our infrastructure / school system with high/mid density projects. We need to keep the door open with our premium available land for more space, larger lot neighborhoods. I'm no accountant but I bet a lesser density of higher value homes would still provide the property tax $$ required with less liabilities. This portion of our community proposed by the Ironwood Development has the geographic landscape to be considered as a blank slate for something with higher quality with an easy benchmark of most of the Chatham Hills properties. Why should we stick with an outdated population plan just because "that's the plan"? Once the ground is broken, the community is on the hook forever for the cost / benefit/ consequences of the decisions. Again, who are the winners and what is the rush? Developers will be knocking on the door for

decades, why take the first offer? Most Westfield residents would prefer community leaders that paused now, knowing that there is a better opportunity down the road for the community, vs. “look what we were able to build during my term (that’s high-density garbage)”!

Personal property and 214th street in general:

My family and I live on 214th street, and a portion of this development is right across the street from our home (circled in RED below).





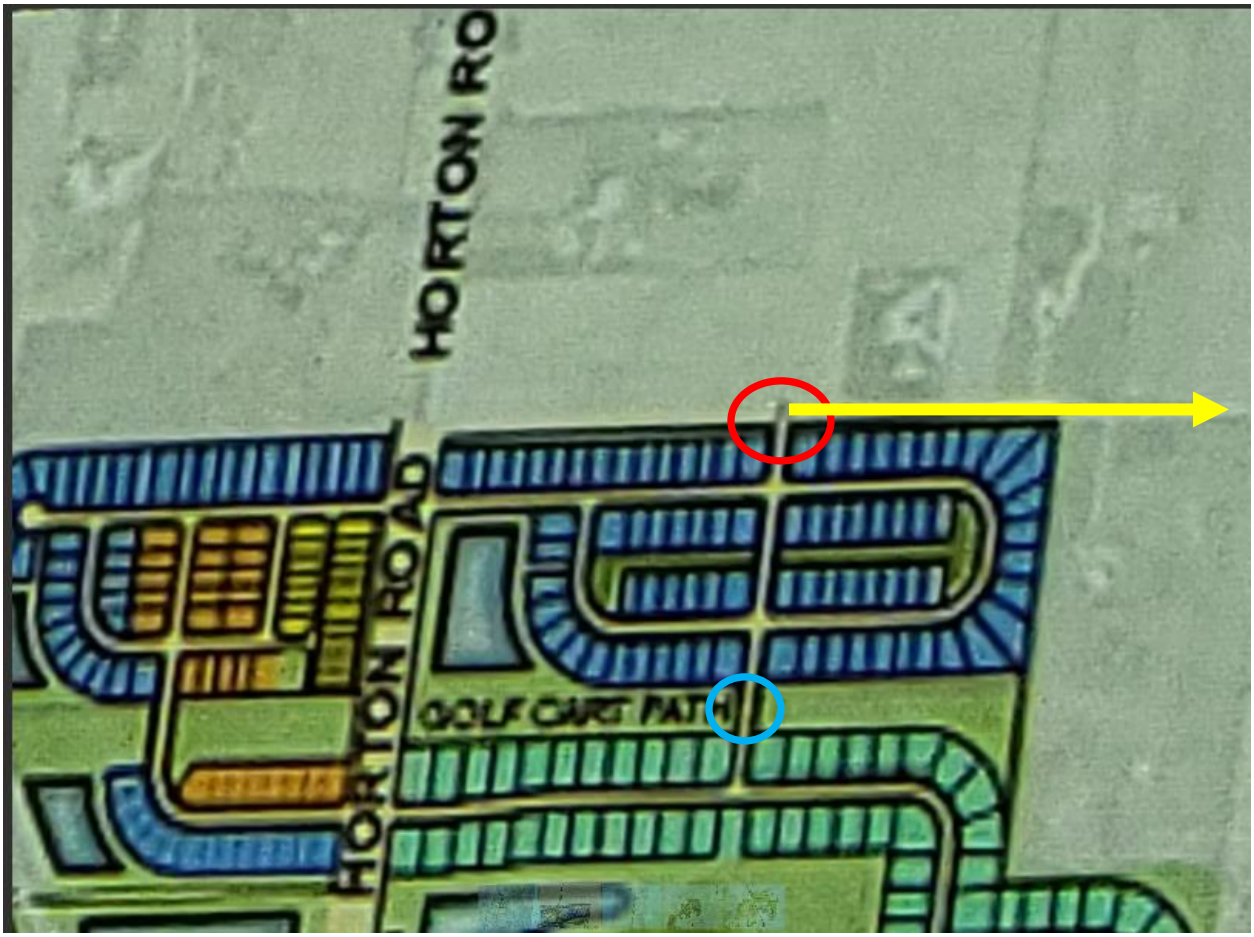
You can see the peaceful serenity of 214th street facing West in front of our home (our mailbox on the right). 214th street dead ends to the East and West on Oak Ridge and Horton Road. The

street currently has 8 estate lots with each having acreage (6 homes as of now and 2 lots where property owners plan on building in the future).

214th street Traffic

The capacity of this road is barely enough to serve the current resident lots, much less future residential density. This is a narrow chip/ seal road that is barely wide enough for cars to pass in each direction. In particular, any construction related traffic (concrete trucks, big trailers, etc) creates a mess on the road edges and safety concern to get around those vehicles with school busses and personal traffic.

The current proposal calls for a neighborhood access onto 214th street (red circle below) and a connecting road (blue circle below).



I counted approximately 80 homes north of the power lines (type I) and 60 south of the power lines (type J). I'm not a traffic expert but my intuition is that the traffic behavior will be exactly like it is now with the current residents, people leave their homes and head East towards Oak Ridge and then to highway 38 and US 31 (Yellow Arrow). This will create the following:

- Abnormal wear and tear on an old chip / tar road that isn't meant for this much traffic. The developer even said back in October their road development commitment stops at the East boundary of the neighborhood on 214th street.
- Turning north from 214 to Oak Ridge has a row of pine trees where it's already difficult to turn as they inhibit the view.
- It's already very difficult and dangerous to make a turn off of Oak Ridge onto SR 38 (which was a pointed comment in the hall meeting by neighbor Jeff Salsbery).
- Countless headlights will be arcing across my lawn and home at all nighttime hours contributing to light pollution and diminishing peace as vehicles leave the neighborhood.
- Children stand on 214th street in the dark mornings waiting on their busses, the added traffic increases the risk of an injury.

My suggestions for improvement would be:

- Eliminate the entrance onto 214th street all together which would make vehicles naturally stay on Horton Road and go north to 38 from there (which is also dangerous to pull out on but not as bad as from Oak Ridge).
- If the 214th street entrance has to stay, eliminate the connection of the "blue circle" to at least decrease 214th street access by almost half.
- The full length of 214th street must be improved to accommodate future traffic. People are going to use and abuse the street no matter what and it's just too small.

214th Street Buffer

Looking at an image of the slide created to describe improvements being made to the border with the Barrett property, I'd like to know what the proposed landscape buffer is along 214th street? Is it a mound all the way down the road, trees, mound and trees? Would this be HOA maintained or privately? What will protect my property from noise and light pollution? Revert back to the street view of what is there now, it's flat and peaceful. You can imagine the distaste that residents on the entire street has for this happening.



I've also stated it more than once how nice the diversification of the development would be to have "estate style" lots all along 214th street. The homes could face North on 214th and drives could easily exit directly onto the existing surface. The back side of the lots could terminate somewhere near the power lines. Little to no improvements would need to be made to the ground that is already there, decrease the overall density of the project, and eliminate / reduce the amount of cost to completely redo 214th street. This would also set the development apart from any other that I am aware of, offering large lots that diversify the landscape. The demand for people that would like to maybe have a horse or 2 on a 3 acre lot would be staggering and they would sell for a premium.

Miscellaneous Other Thoughts / Comments / Questions:

- The "Type I" homes on the north end of the reserve, why can't the entire "Reserve" be the larger lot homes?
- What are the construction materials and lot sizes for the various "Reserve" Types? I realize the brochure shows a big fancy house but that image likely only represents the southern portion of the Reserve.
- Could the retention pond along Horton Road be moved to the NE corner of the Reserve to better serve as a buffer for existing residents (my family and others on 214th)?



Thank you for taking the time to read this document outlining many questions and concerns regarding the entire project and the things that specifically effect my property value and quality of life. I'm happy to have discussions with anyone at any time to find middle ground, share my rank order of priorities, and/ or elaborate on many of the concerns. I encourage you to take a drive down 214th street and see how that road cannot handle the proposed densities. This community can only take so much overall and at the speed we're going. We get one shot at the land we have to work with.

Thank you for your time,

Daryl Dierkes

daryldierkes@gmail.com

317-730-5047

Weston Rogers

From: Mikey Monster <jessiestaab@gmail.com>
Sent: Monday, January 12, 2026 8:29 PM
To: APC; cktodd@westfield.in.gov; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Subject: Opposition to Ironstone Proposal and Request to Preserve Orchard Near the Monon Trail

WARNING: This external email is from jessiestaab@gmail.com.

Dear Members of the Westfield City Council,

I am writing as a concerned homeowner whose neighborhood directly borders the Monon Trail and the area impacted by the proposed Ironstone development. I strongly oppose this proposal in its current form and respectfully urge the City Council to require full preservation of the existing orchard and mature tree grove adjacent to our community.

The Monon Trail is one of Westfield's most valuable assets. It is not simply a recreational path, but a defining feature of our city that supports environmental health, mental well-being, and community identity. The orchard and surrounding mature trees along this corridor are integral to that value. Once removed, these natural resources cannot be replaced in any meaningful timeframe.

Cutting down an entire orchard for dense residential development represents a permanent loss of green space, wildlife habitat, and natural buffering for nearby homeowners. Newly planted trees or landscaped buffers are not an equivalent substitute for established, mature growth that has taken decades to develop. Preservation, not mitigation, should be the standard when it comes to land of this significance.

Residents who chose to live along the Monon Trail did so with the expectation that the city would protect its natural character. Allowing the removal of an entire orchard contradicts Westfield's stated commitment to thoughtful growth, sustainability, and quality of life. Development should not come at the expense of irreplaceable environmental features.

I respectfully request that the City Council reject any proposal that allows for the destruction of this orchard and require its full preservation as a protected natural buffer. Westfield can grow responsibly without sacrificing the very features that make it desirable to live here.

Thank you for your time, consideration, and service to our community.

Sincerely,
Jessie Staab

Weston Rogers

From: Jessie Star <starmikey28@gmail.com>
Sent: Monday, January 12, 2026 8:34 PM
To: APC; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Subject: 2511-PUD-19 | Concerns Regarding Ironstone Development and Loss of Orchard

WARNING: This external email is from starmikey28@gmail.com.

Dear Members of the Advisory Planning Commission and Westfield City Council,

I am writing as a homeowner in the Monon Trail area and a participant in the Hortonville Tree Coalition to express continued opposition to the proposed Ironstone development under 2511-PUD-19.

I am particularly troubled by the most recent changes presented at the December 15 APC workshop, specifically the reduction of the proposed tree preservation buffer from 75 feet to 50 feet behind the Atchison and Silverton neighborhoods. This change further weakens already inadequate preservation measures and effectively ensures the loss of the existing orchard and mature tree grove.

Labeling a 50-foot buffer as “tree preservation” is misleading. Mature trees require adequate space to survive construction impacts, soil compaction, grading, and long-term residential encroachment. The proposed buffer does not allow for the retention of established trees and instead results in full clearing followed by future landscaping, which is not an equivalent outcome.

The orchard and surrounding tree grove serve as a critical natural buffer along the Monon Trail, providing environmental benefits, privacy, and character that cannot be recreated once removed. These trees contribute to stormwater management, wildlife habitat, and quality of life for existing residents who relied on the City’s commitment to responsible land-use planning when choosing to live here.

Westfield’s growth should be intentional and balanced. Approving a development plan that reduces preservation commitments while increasing proximity to existing neighborhoods runs counter to the City’s stated goals of sustainability and thoughtful development.

I respectfully request that the Commission and City Council require full preservation of the orchard and mature tree grove adjacent to the Monon Trail and deny approval of any Ironstone proposal that permits their destruction.

Thank you for your consideration and for allowing public input on this matter.

Sincerely,
Jessie

Weston Rogers

From: Joey Ulery Graham <joeygraham317@gmail.com>
Sent: Tuesday, January 13, 2026 12:27 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; jond@nf-law.com

Subject: Hortonville Tree Coalition: 12/15/25 APC Workshop Feedback on Platinum's Bait-and-Switch (Proposed Ironstone Development – 2511-PUD-19)

WARNING: This external email is from joeygraham317@gmail.com.

Hello Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

I am writing as part of the Hortonville Tree Coalition to express my grave concern over and adamant objection to the gobsmacking Platinum Properties' bait-and-switch revised tree "preservation" plan that was presented to the Westfield APC on Monday night, Dec. 15, in a Workshop.

I live in Monon Corner, part of the Hortonville Tree Coalition, and our neighborhood has been against the proposed Ironstone development since the first neighborhood meeting on Oct. 16. Monon Corner last met with Paul and Jon on Nov. 21 (a meeting we had to push to get), where we were presented with a revised tree "preservation" plan (shown on the left in the image below) that offered a 75-foot buffer. At the Workshop on Dec. 15, Jon presented yet another revised tree "preservation" plan (shown on the right in the image below), that had not been communicated to Monon Corner and somehow only offered us a 50-foot buffer now.

The Hortonville Tree Coalition did not accept Platinum's revised tree "preservation" plan on Nov. 21 as you will have read in an email from Kit Werbe on Nov. 23. It is baffling concerning to think Monon Corner would now accept Platinum's latest plan that saves even FEWER trees! Platinum's latest tree "preservation" plan is particularly insulting to Monon Corner when other residents in the area (e.g, the Brooks family) are getting a 100-foot buffer for a pond and a minimum of 75-feet for tree preservation.

To be clear though, our objective isn't a buffer: **The Hortonville Tree Coalition wants the ENTIRE grove of trees that runs behind Atchison Way and Silverton Ave. saved!** Please refer back to all the previous communications Monon Corner residents have sent to the City and the APC about why these trees need to be saved in entirety. As stated at the Workshop on Dec. 15, we now know Mr. McCarty and Mr. Bunkowfst stand with us on our stance of preserving ALL of these trees. As you also know, Mr. Khan expressed his appreciation for the preservation of trees that night.

Finally, the topic of bait-and-switch developer tactics was mentioned at the packed Nov. 3 APC meeting. Jon seemed ruffled and offended the public would think Platinum might exhibit such behavior trying to get their proposed Ironstone development approved. Yet, that is EXACTLY what Paul and Jon are doing now to the City of Westfield and the residents of Monon Corner. Westfield deserves better than Platinum's disingenuous behavior!

The Hortonville Tree Coalition is relying on you to do your part and to continue to stand up for us, your residents. **Ironstone can still happen without tearing down this grove of trees. We're not asking for**

much considering the scale of this massive development! We will continue to closely monitor this project as it works through the proposed development process.

Thank you for your time and consideration.

Sincerely,

Hortonville Tree Coalition

Joseph T. Graham



Weston Rogers

From: thanaji lingampally <thanajiusa@gmail.com>
Sent: Tuesday, January 13, 2026 10:21 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Subject: 2511-PUD-19 – Request to Preserve the Entire Grove of Trees at Monon Corner

WARNING: This external email is from thanajiusa@gmail.com.

Dear Members of the APC,

I am writing as a concerned resident and as part of The Hortonville Tree Coalition regarding PUD 2511-PUD-19.

We respectfully urge the APC to preserve **the entire grove of mature trees adjacent to Monon Corner and behind Atchison/Silverton.** This grove is an important natural asset to our community. It provides critical environmental benefits, including stormwater management, wildlife habitat, air quality improvement, and noise buffering, as well as significant aesthetic and historical value to the surrounding neighborhoods.

Partial preservation or selective removal would permanently damage the integrity of this ecosystem. Once lost, these mature trees cannot be replaced in any meaningful timeframe. We strongly believe development can and should move forward in a way that protects this entire grove rather than fragmenting or removing it.

We ask that the APC take the voices of residents seriously and require that **the full grove be saved** as part of any approval related to this PUD.

Thank you for your time, consideration, and service to our community.

Sincerely,

Thanaji Lingampally
Monon Corner Resident
The Hortonville Tree Coalition
Westfield, Indiana

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Thursday, January 15, 2026 12:55 PM
To: Jon Dobosiewicz
Cc: prioux@platinum-properties.com; Jim Shinaver; Weston Rogers; Kevin M. Todd, AICP; APC
Subject: Re: Ironstone PUD (2511-PUD-19) - Updated Tree Preservation Area and buffer yard plan - Area A
Attachments: image001.jpg; image002.jpg; Exhibit L_1_Supplemental Area A TPA 2026-01-14.pdf

WARNING: This external email is from kitwerbe@hotmail.com.

Hi Jon (and Others),

Thank you for the revised plan. This is progress and a marked improvement from the bait-and-switch Monon Corner tree "preservation" plan that was presented in the last Workshop. It's still not enough though. **Again, we want the ENTIRE grove of trees saved.** This new, revised plan still impacts some of the trees and the 75-foot buffer south of Ann Arbor Ln. does not allow for proper tree preservation. I know this because we've measured it and the area circled in purple in the attached is visible from my house.

I will either be in attendance on the 20th or watching online. I'll formally share my feedback after I hear what the APC members have to say about your updated plan.

Thanks,

Kit Werbe

From: Jon Dobosiewicz <jond@nf-law.com>
Sent: Thursday, January 15, 2026 9:57 AM
To: kitwerbe@hotmail.com <kitwerbe@hotmail.com>
Cc: prioux@platinum-properties.com <prioux@platinum-properties.com>; Jim Shinaver <jims@nf-law.com>; Weston Rogers <wrogers@westfield.in.gov>; Kevin Todd <ktodd@westfield.in.gov>; apc@westfield.in.gov <apc@westfield.in.gov>
Subject: Ironstone PUD (2511-PUD-19) - Updated Tree Preservation Area and buffer yard plan - Area A

Be Careful With This Message
Learn More
From (Jon Dobosiewicz <jond@nf-law.com>)

Potential Impersonation

The sender's identity could not be verified and someone may be impersonating the sender. **Take caution when interacting with this message.**

Hello kit,

Attached is an updated supplemental buffer yard plan which includes the Tree Preservation Area and buffer in the vicinity of Monon Corner.

This plan will be reviewed with the Plan Commission at the Workshop Meeting scheduled for January 20th.

If you have any questions please do not hesitate to give me a call or reply via e-mail.

Thank you,

Jon

Jon C. Dobosiewicz, Land Use Professional
Nelson & Frankenberger, 11350 N. Meridian St., Suite 320, Carmel, Indiana 46032
Phone (317) 844-0106, ext 135 / Fax (317) 846-8782 / Cell (317) 428-8393 / Email jon@nf-law.com

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From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Wednesday, December 17, 2025 7:02 PM
To: apc@westfield.in.gov; ktodd@westfield.in.gov; wrogers@westfield.in.gov; Chuff@westfield.in.gov; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; Jon Dobosiewicz <jond@nf-law.com>
Subject: Hortonville Tree Coalition: 12/15/25 APC Workshop Feedback on Platinum's Bait-and-Switch (Proposed Ironstone Development – 2511-PUD-19)

Hello Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

I am writing as part of the Hortonville Tree Coalition to express my grave concern over and adamant objection to Platinum Properties' bait-and-switch revised tree "preservation" plan that was presented to the Westfield APC on Monday night, Dec. 15, in a Workshop.

I live in Monon Corner, part of the Hortonville Tree Coalition, and our neighborhood has been against the proposed Ironstone development since the first neighborhood meeting on Oct. 16. Monon Corner last met with Paul and Jon on Nov. 21 (a meeting I had to push to get), where we were presented with a revised tree "preservation" plan (shown on the left in the image below) that offered a 75-foot buffer. At the Workshop on Dec. 15, Jon presented yet another revised tree "preservation" plan (shown on the right in the image below), that had not been communicated to Monon Corner and somehow only offered us a 50-foot buffer now.

The Hortonville Tree Coalition did not accept Platinum's revised tree "preservation" plan on Nov. 21 as you will have read in my email on Nov. 23. It is baffling to think Monon Corner would now accept Platinum's latest plan that saves even FEWER trees! Platinum's latest tree "preservation" plan is particularly insulting to Monon Corner when other residents in the area (e.g, the Brooks family) are getting a 100-foot buffer for a pond and a minimum of 75-feet for tree preservation.

To be clear though, our objective isn't a buffer: **The Hortonville Tree Coalition wants the ENTIRE grove of trees that runs behind Atchison Way and Silverton Ave. saved!** Please refer back to all the previous

communications Monon Corner residents have sent to the City and the APC about why these trees need to be saved in entirety. As stated at the Workshop on Dec. 15, we now know Mr. McCarty and Mr. Bunkowfst stand with us on our stance of preserving ALL of these trees. As you also know, Mr. Khan expressed his appreciation for the preservation of trees that night.

Finally, the topic of bait-and-switch developer tactics was mentioned at the packed Nov. 3 APC meeting. Jon seemed ruffled and offended the public would think Platinum might exhibit such behavior trying to get their proposed Ironstone development approved. Yet, that is EXACTLY what Paul and Jon are doing now to the City of Westfield and the residents of Monon Corner. Westfield deserves better than Platinum's disingenuous behavior!

The Hortonville Tree Coalition is relying on you to do your part and to continue to stand up for us, your residents. **Ironstone can still happen without tearing down this grove of trees. We're not asking for much considering the scale of this massive development!** We will continue to closely monitor this project as it works through the proposed development process.

Thank you for your continued time and consideration!

Sincerely,

Hortonville Tree Coalition

Kit Werbe

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Sent from my iPhone

Weston Rogers

From: Greg Sherley <gsherley@comcast.net>
Sent: Friday, January 16, 2026 1:41 PM
To: planners; Weston Rogers; Victor McCarty; Chad Huff
Cc: Paul Rioux; Jon Dobosiewicz
Subject: Discussion Regarding Ironstone (2511-PUD-19) Concerns and Requests Regarding Revised Supplemental

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from gsherley@comcast.net.

Members of the Planning Commission,

Thank you for providing the updated supplemental buffer yard plan and for outlining the revisions made in response to prior discussions. We appreciate the inclusion of the north buffer and the effort to preserve many of the existing trees adjacent to our property.

After reviewing the revised plan, we would like to formally note the following concerns and requests for consideration at the January 20th Workshop Meeting:

1. **Tree Preservation and Lot Reduction**
   While we acknowledge that most of the trees have now been included within the Tree Preservation Area, our position remains unchanged: we are strongly advocating for the preservation of *all* existing trees along our property line. Based on the current layout, we believe this would require the removal of three residential lots. These mature trees provide significant environmental, aesthetic, and buffering value that cannot be replaced.
2. **Absence of a West-Side Buffer**
   We do not see a designated buffer along the west side of our property. Given the proximity of the proposed development, we continue to request a formal west buffer to protect against future encroachment and the potential loss of existing vegetation.
3. **Newly Introduced Drainage Easement**
   The appearance of a drainage easement on this revised plan was unexpected, as it was not shown on any prior versions. This is concerning, as such infrastructure elements should have been disclosed from the outset of the planning process. The late inclusion raises questions about potential future impacts to the preserved tree area.
4. **Long-Term Trust and Implementation Concerns**
   Unfortunately, based on the changes that continue to emerge, we remain concerned that future construction or plan modifications could result in the removal of some or all of the existing trees. This is why we are requesting that the west buffer be formally incorporated now—when earthwork is beginning—rather than relying on assurances after construction has started.

5. **Request for Detailed Landscape and Buffer Drawings**
   For the January 20th workshop, we respectfully request a detailed landscape plan for all proposed buffers. Specifically, we would like to understand the exact placement, height, and design of any mounds. We are concerned about potential water runoff if a mound is placed too close to our property, which could result in standing water.

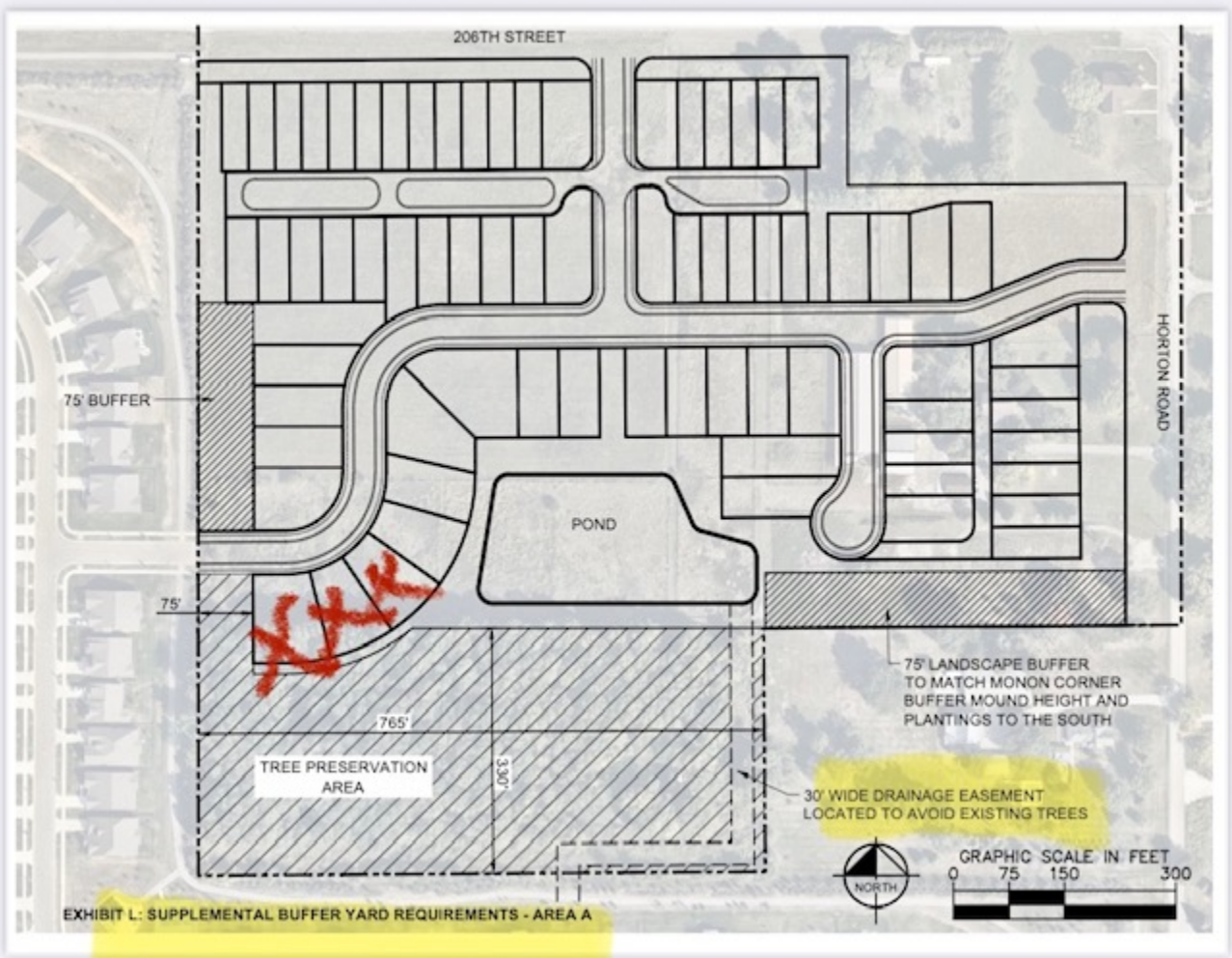
   We have previously experienced runoff and standing water issues from the south mound adjacent to our property, which required Arbor to make several adjustments. Given that history, it is important for us to review detailed plans in advance to ensure similar issues are not created along the west or north buffers.

Additionally, we note that the bottom of the drawing references **"Exhibit L: Area A,"** but no further information or explanation is provided. We respectfully request clarification regarding what this exhibit represents and how it applies to the overall plan.

We appreciate the opportunity to provide input and look forward to discussing these matters further at the upcoming workshop. Thank you for your continued consideration.

Sincerely,

Greg and Theresa Sherley
49 yr resident


206TH STREET
HORTON ROAD
75' BUFFER
POND
75'
765'
330'
TREE PRESERVATION AREA
75' LANDSCAPE BUFFER TO MATCH MONON CORNER BUFFER MOUND HEIGHT AND PLANTINGS TO THE SOUTH
30' WIDE DRAINAGE EASEMENT LOCATED TO AVOID EXISTING TREES
NORTH
GRAPHIC SCALE IN FEET
0 75 150 300
EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA A



Weston Rogers

From: Theresa <tsherley@comcast.net>
Sent: Friday, January 16, 2026 12:53 PM
To: planners; Weston Rogers; Victor McCarty
Cc: Chad Huff
Subject: Follow-Up to December 15 Discussion Regarding Ironstone (2511-PUD-19)
Attachments: Hortonville.pdf; Hortonville.mp4

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from tsherley@comcast.net.

Dear Members of the Westfield Planning Commission and Town Council,

Thank you for taking the time to discuss my correspondence regarding the proposed Ironstone (2511-PUD-19) development during your December 15th meeting. I appreciate the acknowledgment that this project represents a significant and rare opportunity to shape Westfield's future.

I want to reiterate that my intent is not to oppose growth, but to advocate for *intentional, thoughtful growth*. As was stated during the meeting, "we have one shot to make it right." I fully agree—and that belief is precisely why continued scrutiny and refinement are essential.

Per the original developer's plan and statements, the commercial or "town" component of this project is intended to be quite small and has been compared in spirit to the Village of West Clay. However, I feel it is important to address this comparison directly. The proposed business and town center area, as currently designed, is far too limited in scale, depth, and character to create a true village environment or to replicate that sense of place. More importantly, Westfield should not attempt to reproduce what another community has already done—nor is the current proposal close to achieving that type of cohesive, vibrant village atmosphere.

Rather than imitating Carmel or any other neighboring city, Westfield should strive to create a *real town feel*—one rooted in Hortonville's identity, history, and landscape. Authentic places are not created through branding or density alone; they are created through deliberate planning, architectural integrity, walkability, and spaces that invite people to gather, linger, and belong.

Another growing concern is the speed at which developments are being pushed forward. Truly successful and enduring developments are not rushed. Real, well-thought-out communities take time, vision, and discipline. When speed becomes the priority, quality, character, and long-term value often suffer. Westfield should be setting the pace—not reacting to market pressure.

Additionally, the continued reliance on zero-lot-line housing undermines the goal of creating a distinctive and enduring community. These layouts prioritize maximum yield over livability and character, and they contribute

to the sameness that makes it increasingly difficult to tell where one town ends and another begins. If this project is meant to be special, it must break away from those patterns.

High exterior standards are also critical. The developer and approved builders *can* control the outcome through strong architectural guidelines, materials requirements, façade variation, and site planning standards. Without firm expectations, the result will inevitably trend toward uniformity and cost-driven decisions rather than quality and longevity. This is where the Town and Planning Commission play a vital role—by setting clear, enforceable standards that ensure the finished product aligns with Westfield's long-term vision.

Hortonville is not just another parcel of land—it is one of Westfield's historic districts and the first of four legacy communities, alongside Lamong, Eagletown, and Jolietville. The decisions made here will set the tone for how the remaining historic areas evolve. Getting this right matters—not just for today's residents, but for generations to come.

I respectfully encourage the Commission and Council to continue pushing for:

- A clearly articulated design vision specific to Hortonville
- Development standards that prioritize quality over speed
- A genuine, appropriately scaled mixed-use core that functions as a real town center
- Reduced reliance on zero-lot-line housing
- Strong architectural and exterior standards that developers and builders must meet
- Preservation and celebration of the Hortonville name and identity

Developers respond to the standards set before them. When expectations are clear and uncompromising, the outcome reflects that discipline. Westfield has both the authority and responsibility to demand excellence—not just approval-ready plans.

Thank you for your continued service and willingness to engage in these important conversations. I remain open and willing to participate in further discussions, workshops, or planning efforts that help ensure this project becomes something Westfield can be proud of for decades.

Please see the two attachments, one is a video

Sincerely

Theresa Sherley

Real Interiors LLC

Weston Rogers

From: Christopher Carlino <cjcarlino1@gmail.com>
Sent: Wednesday, January 21, 2026 6:41 PM
To: APC
Subject: NO to Ironstone

WARNING: This external email is from cjcarlino1@gmail.com.

This particular developer is making a mockery of our community. Ironstone initially had limited townhomes and no apartments. Now is 50%+. I suggest we figure out who within the community, other than the developer, is profiting from this development. There is no other reason this is a good idea for the community as a whole.
Thanks,
Chris

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Saturday, January 24, 2026 7:28 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Hortonville Tree Coalition: 1/20/26 APC Workshop Feedback on Platinum's Latest Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)

WARNING: This external email is from kitwerbe@hotmail.com.

Hello again Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

I hope you're all safe and warm this snowy weekend.

I am writing to follow up on this past week's APC Meeting and the second Ironstone Workshop on Tuesday, Jan. 20. I am part of the Hortonville Tree Coalition and live in Monon Corner.

First, some background: On Jan. 15, Platinum Properties reached out to me via Jon Dobosiewicz with an updated tree preservation plan. That same plan was presented in this week's Workshop. I sent an initial email response to the plan on Jan. 15 but wanted to reserve my formal comments until I heard from the APC members during the Workshop. I'm glad I waited as I found most of the APC commentary on tree preservation and the APC praise for Platinum Properties dumbfounding.

Am I pleased that Platinum is now proposing to save 97% of the trees adjacent to the northeast corner of Monon Corner behind Atchison Way and Silverton Ave.? Absolutely. Do we feel the new tree preservation plan is enough? No. As Mr. McCarty pointed out, **Monon Corner still wants the ENTIRE grove of trees saved!** Do the residents of Monon Corner feel we are being "demanding" (Mr. Horkay's words) for wanting all of the trees saved? No. Please keep reading for why.

Since Mr. Mooney and Mrs. Carlson spoke of "process" and the neighbors being "taken care of" on Jan. 20, I feel compelled to provide a quick refresher on the interactions between Platinum Properties/Jon Dobosiewicz and the Hortonville Tree Coalition/Monon Corner:

- The Hortonville Tree Coalition and Monon Corner have been against the proposed Ironstone development since the first neighborhood meeting on Oct. 16. We went to Paul Rioux that night about tree preservation and were met with dismissiveness.
- The only meaningful communication the Hortonville Tree Coalition and Monon Corner have had with Paul and Jon Dobosiewicz was on Nov. 21, in a Monon Corner neighborhood meeting that we had to push HARD to get. During that meeting, Paul presented a revised tree "preservation" plan to us in-person. The Hortonville Tree Coalition and Monon Corner did not accept that plan.
- Just three short weeks later, on Dec. 15 at the Westfield APC Meeting and the first Ironstone Workshop, **Platinum pulled a bait-and-switch** and Jon presented a new tree "preservation" plan that saved even FEWER trees. Not surprisingly, Platinum didn't see the need to communicate this change to Monon Corner residents, so we were rudely surprised at the APC meeting.

- After the Dec. 15 APC Meeting, Monon Corner residents called out Platinum and Jon's **bait-and-switch** to all of you in emails.

Why is Monon Corner "very anxious" (Mr. Horkay's words) to keep the trees behind Atchison and Silverton? Why is 97% tree preservation not enough?

- For starters, there are very few pockets of established trees within the proposed Ironstone development.
- The grove of trees we're trying to save isn't that big – approximately six acres in total. That's it. Platinum says it will save 97% of the trees. Why not save 100%?
- To be clear, Platinum doesn't have to tear down these trees – it's choosing to. Platinum doesn't have to have any Ironstone lots go into this grove of trees – it's choosing to. As Mr. McCarty said, **"This project is so vast and large, that there's plenty of open space to be able to construct ponds and homes without taking down trees."**
- The residents along Atchison and Silverton intentionally picked their Monon Corner lots for this specific grove of trees AND paid lot premiums (sometimes exceeding $10K per lot!). Platinum isn't the only one with money on the line here! The remaining 3% of trees currently slated to be torn down still impacts Monon Corner residents from a monetary, natural habitat, beautification and property value standpoint.
- The proposed 75-foot buffer adjacent to Ann Arbor Ln. and behind Atchison doesn't allow for meaningful tree preservation. We know this because we've measured it. The buffer sounds great until you see what it's actually "saving."
- In last week's Workshop, Mr. McMarty asked Jon good questions about the property maintenance for the three Ironstone lots slated to go into this grove of trees. Jon's answers about drainage easements, swales and beehives seemed to raise more questions than answers, which reinforces how unnecessary it feels to have any homes go into these trees.
- **Finally, and perhaps most importantly, why should we trust Platinum? They've already pulled one bait-and-switch on us! How can we trust Platinum to do what it says it will and save trees? Once dirt starts moving, we don't have any assurances.**

Ironstone can still happen without tearing down any trees in this grove. As you debate whether Platinum should save 97% or 100% of these trees, we passionately ask you to remember us – the residents who chose to move to Westfield, who chose to invest in Monon Corner, who chose to intentionally build next to these trees.

Thank you for reading. We look forward to the next Workshop on Feb. 16.

Sincerely,

Hortonville Tree Coalition

Kit Werbe

Weston Rogers

From:	eng6505@aol.com
Sent:	Saturday, January 31, 2026 8:24 PM
To:	APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; Victor McCarty
Cc:	prioux@platinum-properties.com; jond@nf-law.com
Subject:	Hortonville Tree Coalition: 1/20/26 APC Workshop Feedback on Platinum's Latest Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)

WARNING: This external email is from eng6505@aol.com.

Hello Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

We are writing to follow up on APC Meeting and the second Ironstone Workshop on Tuesday, Jan. 20. We are part of the Hortonville Tree Coalition and live on Atchison Way in Monon Corner. Our backyard faces the grove of trees we are wanting to protect. We love our lot and the trees bring us much enjoyment.

We were pleased to hear that Platinum is now proposing to save 97% of the trees adjacent to the northeast corner of Monon Corner behind Atchison Way and Silverton Ave. As Mr. McCarty pointed out though, **Monon Corner still wants the ENTIRE grove of trees saved!** Why is 97% tree preservation not enough?

- For starters, there are very few pockets of established trees within the proposed Ironstone development.
- The grove of trees we're trying to save isn't that big – approximately six acres in total. That's it. Platinum says it will save 97% of the trees. Why not save 100%?
- To be clear, Platinum doesn't have to tear down these trees – it's choosing to. Platinum doesn't have to have any Ironstone lots go into this grove of trees – it's choosing to. As Mr. McCarty said, **"This project is so vast and large, that there's plenty of open space to be able to construct ponds and homes without taking down trees."**
- We intentionally picked our Monon Corner lot for this specific grove of trees AND paid a lot premium. Platinum isn't the only one with money on the line here! The remaining 3% of trees currently slated to be torn down still impacts Monon Corner residents from a monetary, natural habitat, beautification and property value standpoint.
- The proposed 75-foot buffer adjacent to Ann Arbor Ln. and behind Atchison doesn't allow for meaningful tree preservation. We know this because we've measured it. The buffer sounds great until you see what it's actually "saving."
- In last week's Workshop, Mr. McMarty asked Jon good questions about the property maintenance for the three Ironstone lots slated to go into this grove of trees. Jon's answers about drainage easements, swales and beehives seemed to

raise more questions than answers, which reinforces how unnecessary it feels to have any homes go into these trees.

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Ironstone can still happen without tearing down any trees in this grove. As you debate whether Platinum should save 97% or 100% of the trees, we passionately ask you to remember us – the residents who chose to move to Westfield, who chose to invest in Monon Corner, who chose to intentionally build next to these trees.

Thank you for reading. We look forward to the next Workshop on Feb. 16.

Sincerely,

Roger and Nancy Engelken
20373 Atchison Way
Lot 225

Hortonville Tree Coalition

Weston Rogers

From: Theresa <tsherley@comcast.net>
Sent: Tuesday, February 10, 2026 7:27 PM
To: planners; Victor McCarty; Weston Rogers
Cc: Chad Huff
Subject: Concise Follow-Up: Ironstone (2511-PUD-19)
Attachments: Ironstone TEMU.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This external email is from tsherley@comcast.net.

Dear Members of the Westfield Planning Commission and Town Council,

Thank you for your continued dialogue regarding the proposed Ironstone (2511-PUD-19) development. I am writing to summarize several key concerns in a concise manner.

At its current trajectory, the project is a standard production subdivision rather than the distinctive, character-driven community being presented. Presentation materials pictures have included custom-builder homes (Old Town Design Group) not currently part of the project, while the majority of proposed housing appears consistent with standard production models already common throughout Westfield. Without enforceable architectural standards and verified builder commitments, the approved vision may not match the built reality.

Additionally, several of the homes presented as part of the proposal appear consistent with standard production models commonly built throughout other Westfield neighborhoods. If this development is intended to be distinctive, the architectural outcome must be meaningfully different from what already exists across the city. Strong exterior design requirements, material standards, and architectural oversight must be embedded within the PUD to ensure the final product reflects the quality and character being presented for approval. **The majority builder, Lennar, should be required to create new designs specifically for this project rather than reusing existing models with minor material upgrades. As noted in the attachment, the same home designs currently built in other markets, including Whitestown and Lebanon, appear planned for use within Ironstone.**

Key priorities moving forward should include:

- Strong architectural standards embedded within the PUD to ensure meaningful design differentiation, not standard production models with upgraded materials.
- Limiting zero-lot-line and high-density layouts to preserve long-term livability and neighborhood character.
- Phasing tied to infrastructure and delivery of the town center so civic and commercial elements are built alongside residential growth.
- Independent Architectural Review or Design oversight to ensure consistent quality and execution.
- True tree preservation, including retention of existing mature woodland where feasible; the currently discussed wooded area appears preservable with minor site adjustments, including relocation of three homes (Horton Rd and Monon Corner).
- Preservation and recognition of Hortonville's historical identity within the development.

Westfield has a rare opportunity to create something lasting and distinctive. Clear standards and deliberate planning will ensure this project reflects the community's long-term vision rather than becoming another conventional subdivision. **As shown today it's just a reproduced Lennar community. Ironstone (Temu) of Village of West Clay.**

Thank you for your time and continued service. Help guide this project toward a result Westfield can be proud of for generations.

Sincerely,
Theresa Sherley
Real Interiors LLC



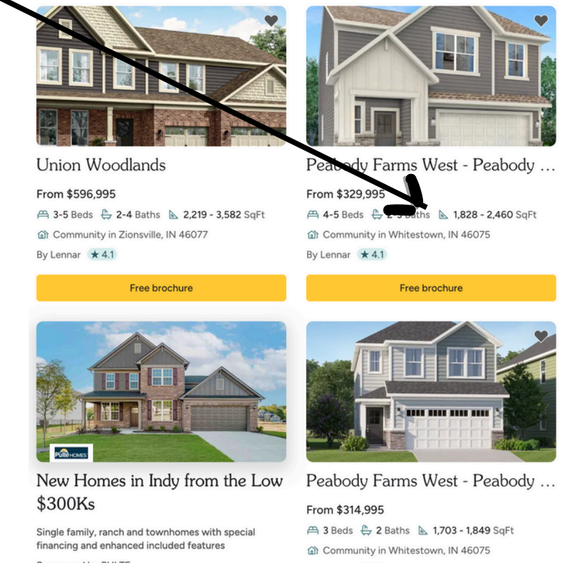




Houses presented in APC Presentation



How is a brick skirt any different than a Arbor Neighborhood

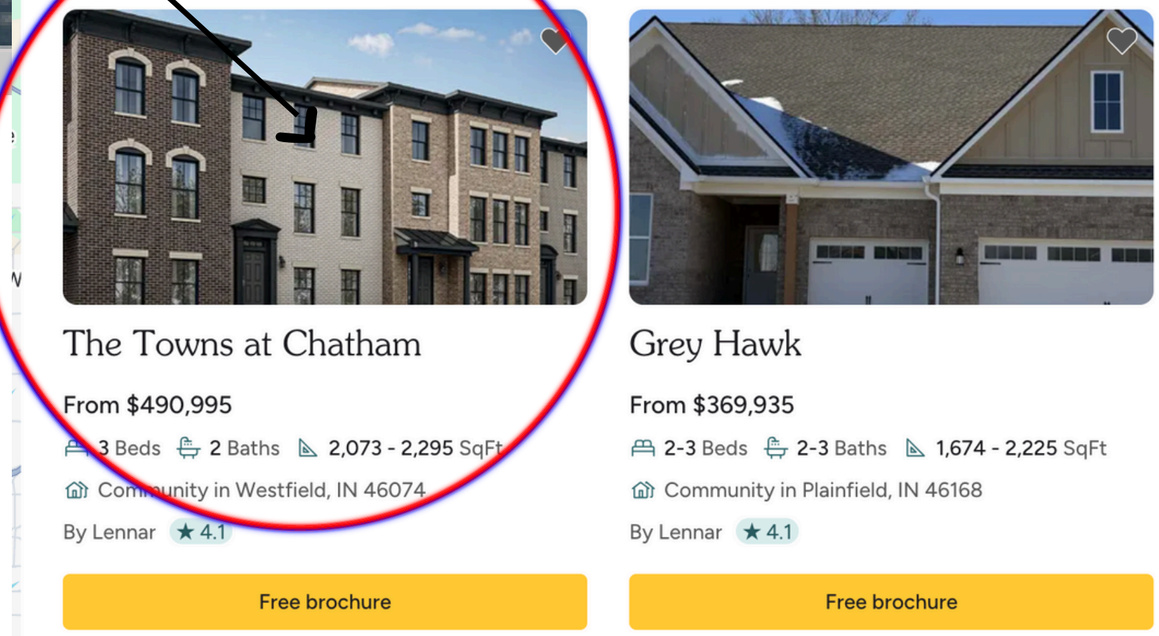


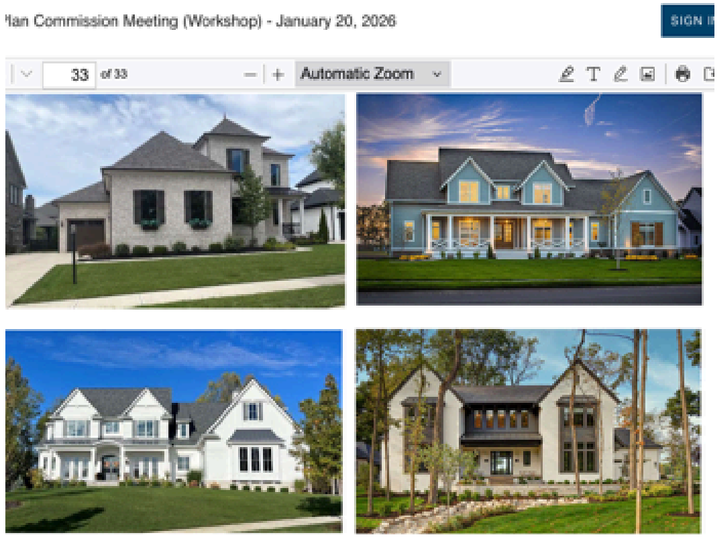
This house is already selling in Peabody Farm West, Whitestown



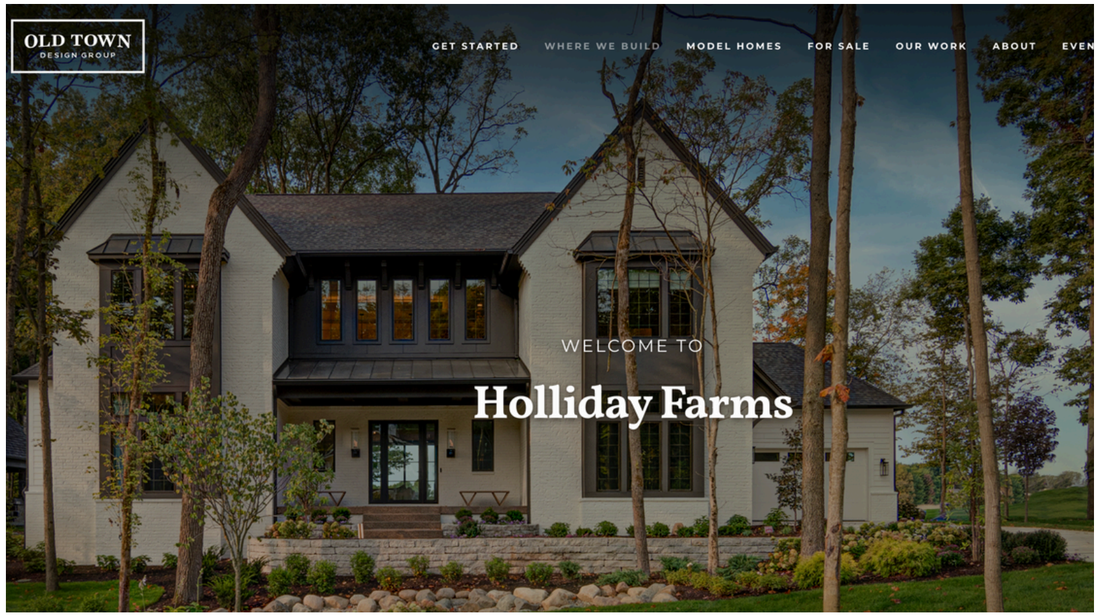
Proposed Town Homes

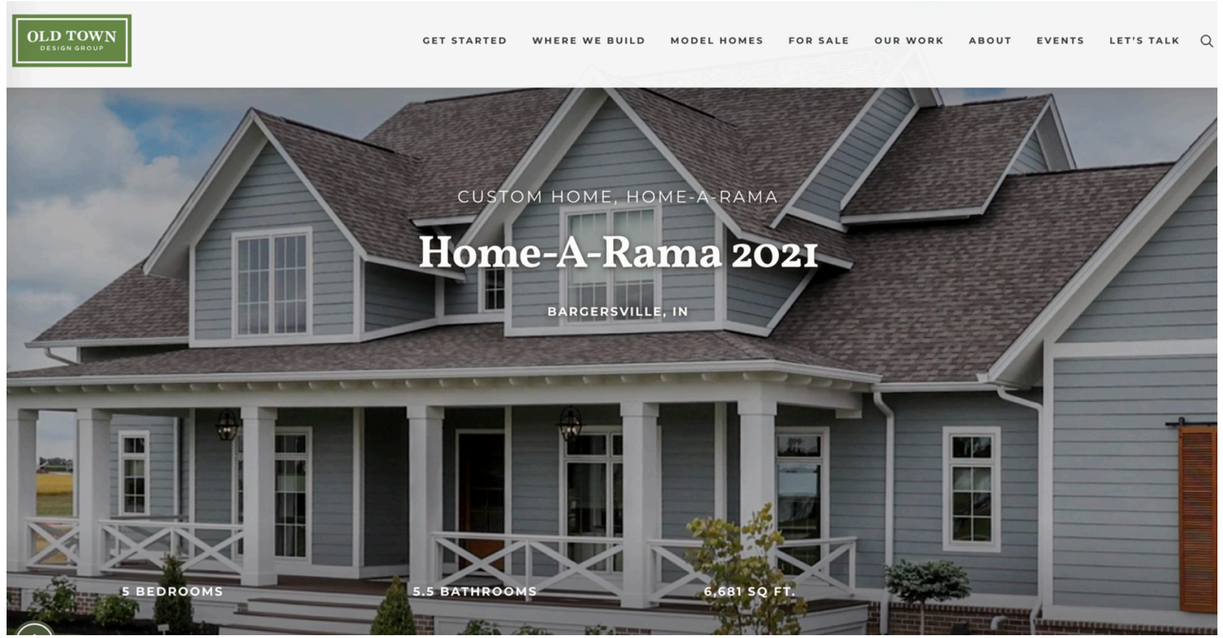
These Town Homes are being produced at Chatham,
How will Ironstone reflect a new community, only reflects a copy and paste





Presented Homes for Ironstone





These homes were pulled from Old Town Design Group, will these homes in Ironstone even be at the level of this cusom builder, when majority of the land is owned by Lennar

Weston Rogers

From: Greg Sherley <gsherley@comcast.net>
Sent: Friday, February 13, 2026 8:59 AM
To: planners; Weston Rogers; Victor McCarty; Chad Huff
Cc: Paul Rioux; Jon Dobosiewicz
Subject: Response to January 20 Workshop Update – Ironstone Development (2511-PUD-19)

WARNING: This external email is from gsherley@comcast.net.

Thank you for your response and for providing the updated buffer exhibit (Exhibit L) and ordinance language following the January 20th Workshop Meeting. We appreciate the effort to address several of the items we raised and would like to request clarification and additional revisions before this proposal advances further.

First, while Exhibit L was attached, we did not receive Exhibit K-1 or a copy of Section 7.2(H), both of which are referenced in the ordinance language provided. In order to fully understand how the buffer standards apply and how conflicts are resolved, we respectfully request copies of:

- Exhibit K-1 – Open Space Plan
- Section 7.2(H) of the PUD Ordinance

Additionally, regarding the requirement that six (6) homes north of our property be limited to single-story dwellings, we request that a map be provided clearly identifying the specific parcel numbers and lot locations to which Section 7.1.C.7 applies. This will ensure there is no ambiguity as the development proceeds.

We would also like to note that our property is zoned **AG-SF1**, and pursuant to Section 7.2(H) Buffer Yards and Article 6.8(N), a **minimum forty (40) foot wide buffer** is required. This standard should be reflected clearly in the exhibits and the PUD text where applicable.

At this time, the west side of our property has still not been addressed with a permanent buffer. If a berm is not feasible on the west side, we request that a continuous row of **fifty-two (52) Black Hills spruce** be installed to provide year-round screening and long-term privacy comparable to the southern buffer. This request should be reflected both on the exhibit and within the PUD text.

With respect to the woodland area, we remain concerned that the current language does not provide adequate legal protection. We are still requesting that the woods be preserved in their entirety and that this preservation be explicitly stated in the PUD. Preservation should mean that all existing trees within the defined preserved area remain intact, with no clearing, grading, or removal permitted. We further request that the PUD include enforceable language prohibiting the cutting, damaging, or disturbance of trees within this preserved woodland area, except for limited maintenance or safety purposes approved by the City.

We also respectfully request that the PUD include development standards consistent with surrounding high-quality neighborhoods, including:

- Low-level, fully shielded, downward-facing street lighting to minimize glare and light pollution; and
- Fencing standards that permit only metal (aluminum or wrought iron) fencing and prohibit PVC or vinyl fencing.

We appreciate your continued communication and willingness to provide clarification. We look forward to reviewing the requested materials and any updated exhibits or ordinance language. Please let us know when those items are available, and we would be happy to continue working collaboratively with staff and the Commission.

Thank you for your time and consideration.

Sincerely,

Greg and Theresa Sherley
20478 Horton Road
Sheridan, IN 46069

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Tuesday, February 17, 2026 8:37 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; Victor McCarty
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Outstanding Item Not Addressed Tonight FW: Hortonville Tree Coalition: 1/20/26 APC Workshop Feedback on Platinum's Latest Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)

WARNING: This external email is from kitwerbe@hotmail.com.

Good Evening Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

From the perspective of the Hortonville Tree Coalition, there was one outstanding item not addressed during tonight's Workshop: **Whether Platinum would save 97% or 100% of the trees behind/adjacent to Monon Corner (Atchison Way, Ann Arbor Lane and Silverton Ave.)?** At the end of the Jan. 20 Workshop, the question remained whether 97% of the trees would be saved or the entire grove. Our stance remains unchanged: We are asking for all of the trees to be saved for the reasons outlined below, most notably our lack of trust in Platinum after their bait-and-switch. Monon Corner residents were in attendance tonight and tuning in to the live stream, expecting to hear a continued discussion on this matter.

Has the APC decided on this grove of trees? If so:

- We request to understand why any trees have to needlessly come down for this project?
- What assurances do we have that Platinum will be held to only taking 3% of the trees?

As an FYI, The Current in Westfield reached out to the Hortonville Tree Coalition (including Monon Corner) yesterday and today about these trees and other issues related to Ironstone.

Sincerely,

Hortonville Tree Coalition

Kit Werbe

From: Kit Werbe <kitwerbe@hotmail.com>
Date: Saturday, January 24, 2026 at 7:28 PM
To: apc@westfield.in.gov <apc@westfield.in.gov>, ktodd@westfield.in.gov <ktodd@westfield.in.gov>, wrogers@westfield.in.gov <wrogers@westfield.in.gov>, Chuff@westfield.in.gov <Chuff@westfield.in.gov>, vmccarvmccarty@westfield.in.gov <vmccarvmccarty@westfield.in.gov>
Cc: prioux@platinum-properties.com <prioux@platinum-properties.com>, jond@nf-law.com <jond@nf-law.com>

Subject: Hortonville Tree Coalition: 1/20/26 APC Workshop Feedback on Platinum's Latest Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)

Hello again Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

I hope you're all safe and warm this snowy weekend.

I am writing to follow up on this past week's APC Meeting and the second Ironstone Workshop on Tuesday, Jan. 20. I am part of the Hortonville Tree Coalition and live in Monon Corner.

First, some background: On Jan. 15, Platinum Properties reached out to me via Jon Dobosiewicz with an updated tree preservation plan. That same plan was presented in this week's Workshop. I sent an initial email response to the plan on Jan. 15 but wanted to reserve my formal comments until I heard from the APC members during the Workshop. I'm glad I waited as I found most of the APC commentary on tree preservation and the APC praise for Platinum Properties dumbfounding.

Am I pleased that Platinum is now proposing to save 97% of the trees adjacent to the northeast corner of Monon Corner behind Atchison Way and Silverton Ave.? Absolutely. Do we feel the new tree preservation plan is enough? No. As Mr. McCarty pointed out, **Monon Corner still wants the ENTIRE grove of trees saved!** Do the residents of Monon Corner feel we are being "demanding" (Mr. Horkay's words) for wanting all of the trees saved? No. Please keep reading for why.

Since Mr. Mooney and Mrs. Carlson spoke of "process" and the neighbors being "taken care of" on Jan. 20, I feel compelled to provide a quick refresher on the interactions between Platinum Properties/Jon Dobosiewicz and the Hortonville Tree Coalition/Monon Corner:

- The Hortonville Tree Coalition and Monon Corner have been against the proposed Ironstone development since the first neighborhood meeting on Oct. 16. We went to Paul Rioux that night about tree preservation and were met with dismissiveness.
- The only meaningful communication the Hortonville Tree Coalition and Monon Corner have had with Paul and Jon Dobosiewicz was on Nov. 21, in a Monon Corner neighborhood meeting that we had to push HARD to get. During that meeting, Paul presented a revised tree "preservation" plan to us in-person. The Hortonville Tree Coalition and Monon Corner did not accept that plan.
- Just three short weeks later, on Dec. 15 at the Westfield APC Meeting and the first Ironstone Workshop, **Platinum pulled a bait-and-switch** and Jon presented a new tree "preservation" plan that saved even FEWER trees. Not surprisingly, Platinum didn't see the need to communicate this change to Monon Corner residents, so we were rudely surprised at the APC meeting.
- After the Dec. 15 APC Meeting, Monon Corner residents called out Platinum and Jon's **bait-and-switch** to all of you in emails.

Why is Monon Corner "very anxious" (Mr. Horkay's words) to keep the trees behind Atchison and Silverton? Why is 97% tree preservation not enough?

- For starters, there are very few pockets of established trees within the proposed Ironstone development.
- The grove of trees we're trying to save isn't that big – approximately six acres in total. That's it. Platinum says it will save 97% of the trees. Why not save 100%?
- To be clear, Platinum doesn't have to tear down these trees – it's choosing to. Platinum doesn't have to have any Ironstone lots go into this grove of trees – it's choosing to. As Mr. McCarty said, **"This project is so vast and large, that there's plenty of open space to be able to construct ponds and homes without taking down trees."**
- The residents along Atchison and Silverton intentionally picked their Monon Corner lots for this specific grove of trees AND paid lot premiums (sometimes exceeding $10K per lot!). Platinum isn't the only one

with money on the line here! The remaining 3% of trees currently slated to be torn down still impacts Monon Corner residents from a monetary, natural habitat, beautification and property value standpoint.

- The proposed 75-foot buffer adjacent to Ann Arbor Ln. and behind Atchison doesn't allow for meaningful tree preservation. We know this because we've measured it. The buffer sounds great until you see what it's actually "saving."
- In last week's Workshop, Mr. McMarty asked Jon good questions about the property maintenance for the three Ironstone lots slated to go into this grove of trees. Jon's answers about drainage easements, swales and beehives seemed to raise more questions than answers, which reinforces how unnecessary it feels to have any homes go into these trees.
- **Finally, and perhaps most importantly, why should we trust Platinum? They've already pulled one bait-and-switch on us! How can we trust Platinum to do what it says it will and save trees? Once dirt starts moving, we don't have any assurances.**

Ironstone can still happen without tearing down any trees in this grove. As you debate whether Platinum should save 97% or 100% of these trees, we passionately ask you to remember us – the residents who chose to move to Westfield, who chose to invest in Monon Corner, who chose to intentionally build next to these trees.

Thank you for reading. We look forward to the next Workshop on Feb. 16.

Sincerely,

Hortonville Tree Coalition

Kit Werbe

Weston Rogers

From: Angela Westerman <angela_westerman@yahoo.com>
Sent: Wednesday, February 18, 2026 3:35 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; vmccarvmccarty@westfield.in.gov
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Re: Proposed Ironstone Development – 2511-PUD-19

WARNING: This external email is from angela_westerman@yahoo.com.

Good afternoon all,

I am writing to express my continued concerns regarding the Ironstone development. Last night's APC meeting did not address the conservation of trees that my neighbors and I have been advocating for. As it stands after the last proposal, 97% of the trees are slated to be preserved. However, we will continue to insist that all of the trees in the affected parcel be saved. As we have stated previously, with a development of the size of Ironstone, the affected parcel of trees is quite insignificant to the overall plan, but quite a big deal to the homeowners who paid a premium to purchase lots adjoining this wooded acreage.

I also have concerns about the development as a whole. To be blunt, Platinum Properties does not have a great reputation when it comes to honoring agreements with neighboring communities or respecting the property rights of homeowners of the land surrounding their planned developments. We have little reason to trust that Platinum will honor its proposed plan to preserve even 97% of the trees. We have concerns about water, traffic, and home quality that have not been addressed, and Platinum's history does not bode well in this regard. The development as a whole seems overly burdensome and unnecessary for Westfield.

I am not in favor of the Ironstone development overall, and, if it does move forward, I would like to see 100% of the trees preserved. However, should the Ironstone development attain final approval in either its current state or in a revised plan with further tree preservation, the residents of Monon Corner, whose properties are affected by the development, will advocate for Platinum Properties to provide a written guarantee of the final tree preservation allotment.

Thank you for your time and consideration,
Angela Westerman
20387 Atchison Way
Monon Corner

Weston Rogers

From: Kit Werbe <kitwerbe@hotmail.com>
Sent: Tuesday, March 10, 2026 7:34 PM
To: APC; Kevin M. Todd, AICP; Weston Rogers; Chad Huff; Victor McCarty
Cc: prioux@platinum-properties.com; jond@nf-law.com
Subject: Hortonville Tree Coalition: The Latest on Platinum's Ironstone Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)
Attachments: Hortontree Tree Coalition and Ironstone – Current in Westfield 031026.jpeg

Good Evening Westfield Advisory Planning Commission, Kevin, Weston, Chad and Victor,

Ahead of the final Ironstone Workshop next Monday, 3/16, I wanted to make sure you saw the latest (March 10, 2026) Current in Westfield and the piece done on the Hortonville Tree Coalition and Ironstone (also attached). This piece summarizes our remaining discomfort with Platinum's plan to take down 3% of the trees adjacent to Monon Corner (adjacent to Ann Arbor Ln. and behind Atchison Way/Silverton Ave.) **We are still asking for 100% of the trees to be saved. None of these trees HAVE to come down for this project – Platinum is choosing to tear trees down!** We are hoping you will consider this one final time in Monday's Workshop. Several of us from the Coalition will be in attendance.

If you're not willing to discuss this matter any further, we will be turning to the Council.

It's worth noting that a good number of us have not been against Ironstone overall as a development. I am one of these people. But, if any of our trees are touched next to Monon Corner, we will be forced to be opponents of Ironstone overall. We are justified in our concerns and simply do not trust Paul Rioux based on his bait-and-switch with our group last fall and his track record of destroying more trees than approved on other Westfield developments (e.g., Winterburg).

Thanks for reading and see you Monday!

Sincerely,

Hortonville Tree Coalition

Kit Werbe

From: kitwerbe@hotmail.com <kitwerbe@hotmail.com>
Date: Tuesday, February 17, 2026 at 8:46 PM
To: apc@westfield.in.gov <apc@westfield.in.gov>, ktodd@westfield.in.gov <ktodd@westfield.in.gov>, wrogers@westfield.in.gov <wrogers@westfield.in.gov>, Chuff@westfield.in.gov <chuff@westfield.in.gov>, vmccarty@westfield.in.gov <vmccarty@westfield.in.gov>
Cc: prioux@platinum-properties.com <prioux@platinum-properties.com>, jond@nf-law.com <jond@nf-law.com>
Subject: Outstanding Item Not Addressed Tonight FW: Hortonville Tree Coalition: 1/20/26 APC Workshop Feedback on Platinum's Latest Tree Preservation Plan (Proposed Ironstone Development – 2511-PUD-19)

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Hortonville Tree Coalition

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Cc: prioux@platinum-properties.com <prioux@platinum-properties.com>, jond@nf-law.com <jond@nf-law.com>
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Thank you for reading. We look forward to the next Workshop on Feb. 16.

Sincerely,

Hortonville Tree Coalition

Kit Werbe