



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_21_2016

Monday, November 21, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 21, 2016 at 07:00 PM

MEETING PLACE: Westfield Intermediate School- Multi-Purpose Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes November 9, 2016

Documents: [November 9, 2016, Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

PUBLIC HEARINGS

1612-PUD-23 [PUBLIC HEARING]

181st Street Planned Unit Development (PUD) District Amendment

Southeast Corner of 181st Street and Sun Park Drive

Grand Junction Brewing Co. LLC requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: 181st Street PUD Amendment \(Ord 16-45\)](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: 181st Street PUD \(Ord 14-03\)](#)

1612-DDP-34 [PUBLIC HEARING]

Grand Junction Brewing Co.

1189 East 181st Street

Grand Junction Brewing Co. LLC requests approval of a Detailed Development Plan for a brewery production facility and tasting room on approximately 5.12 acres+/- in the

181st Street Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Renderings](#)

1609-PUD-16 [PUBLIC HEARING]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 799 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plans](#) | [Exhibit 4: Proposed PUD Ordinance](#) | [Exhibit 5: Petitioner's Reponse to Issues and Comments](#) | [Exhibit 6: Petitioner's Reponse to Comprehensive Plan](#) | [Exhibit 7: Financial Analysis](#) | [Exhibit 8: Woodland Analysis](#) | [Exhibit 9: Traffic Impact Study](#) | [Exhibit 10: Market Information](#) | [Exhibit 11: Petitioner's Presentation \(11/09/16\)](#) | [Exhibit 12: Written Public Comments \(updated 01/17/17\)](#)

CONTINUED ITEMS

1610-DDP-30 [CONTINUED]

Rainbow Child Development Day Care

Lot 1 of Spring Mill Station Subdivision

Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft.+/- building on 2.0 acres+/- on Lot 1 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

1611-SPP-10 [CONTINUED]

Hart Commercial Park Subdivision

820 East Main Street

Robert Hart by Miller Surveying, Inc. requests approval of a Primary Plat for a Commercial Subdivision on 4 acres+/- in the LB: Local and Neighborhood Business District.

1611-PUD-22 [CONTINUED]

Scofield Farms Planned Unit Development (PUD) District

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests a change of zoning of 143 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow a single-family residential development.

1611-ODP-11 & 1611-SPP-11 [CONTINUED]

Scofield Farms Subdivision

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres+/- in the Scofield Farms Planned Unit Development (PUD) District (pending).

1610-PUD-20 [CONTINUED]

The Depot at Springmill Station Planned Unit Development (PUD) District

Southwest Corner of 161st Street & Spring Mill Road

Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

1610-PUD-19 [CONTINUED]

Aurora Planned Unit Development (PUD) District

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres+/-.

1607-ODP-09 & 1607-SPP-08 [CONTINUED]

Liberty Ridge Subdivision

South Side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres+/- in the proposed Liberty Ridge Planned Unit Development (PUD) District.

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01& 1601-SPP-01 [CONTINUED]

The Trails Subdivision

South of State Highway 32, East of Oak Ridge Road

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres+/- in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Shelborne Rd

Towne Rd

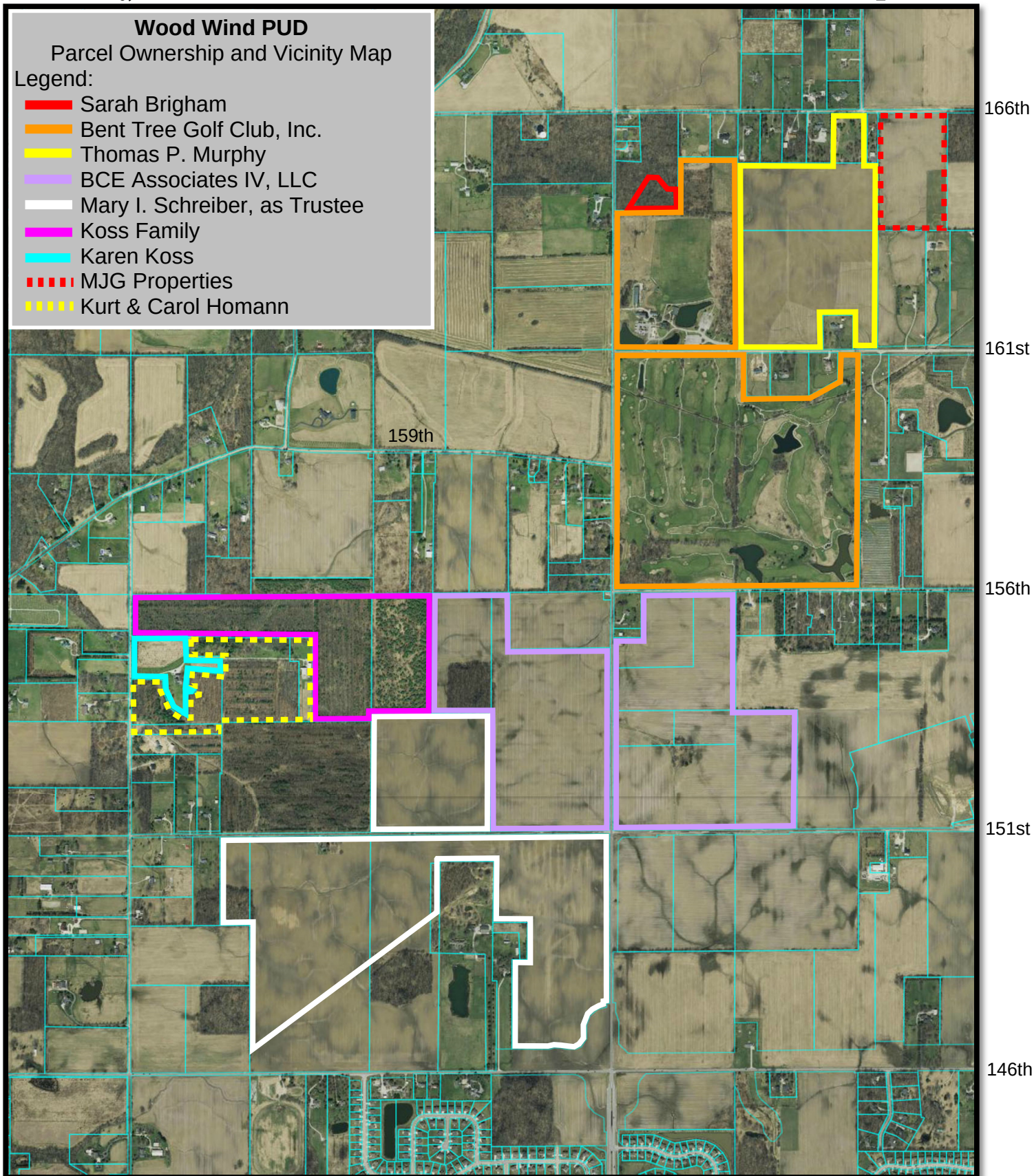


Wood Wind PUD

Parcel Ownership and Vicinity Map

Legend:

- Sarah Brigham
- Bent Tree Golf Club, Inc.
- Thomas P. Murphy
- BCE Associates IV, LLC
- Mary I. Schreiber, as Trustee
- Koss Family
- Karen Koss
- - - MJG Properties
- - - Kurt & Carol Homann



2016-10-24



Wood Wind of Westfield Westfield, Indiana

Rick Harrison Site Design
Studio



This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes
Copyright 2016







Pulte Homes

Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design Studio

HRGreen

LandMentor

This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes. Copyright 2016



Towne Road

161st Street

156th Street



1" = 300 feet

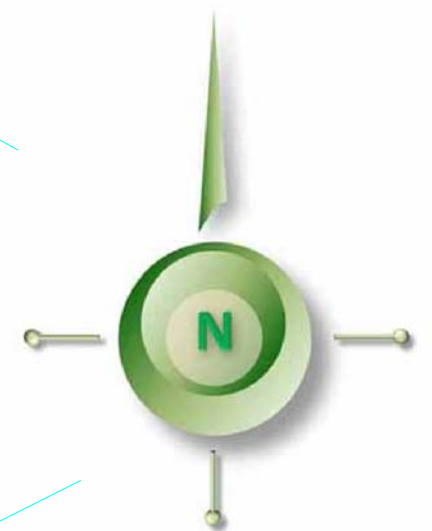


Wood Wind of Westfield

Westfield, Indiana



This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes Copyright 2016



Pulte Homes

Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design Studio

HRGreen

LandMentor

This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes. Copyright 2016

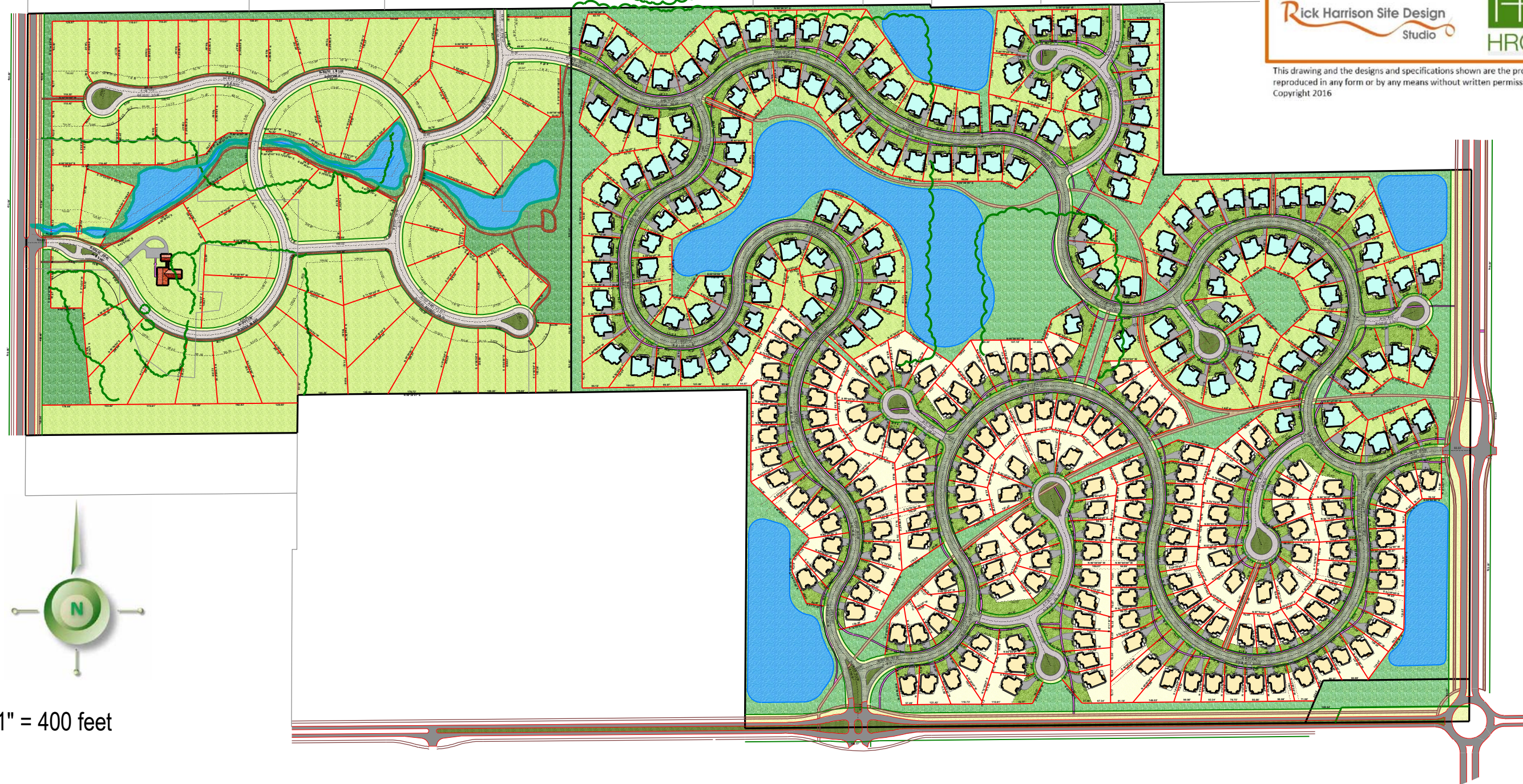


Wood Wind of Westfield Westfield, Indiana

Rick Harrison Site Design
Studio



This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes
Copyright 2016





1" = 300 feet

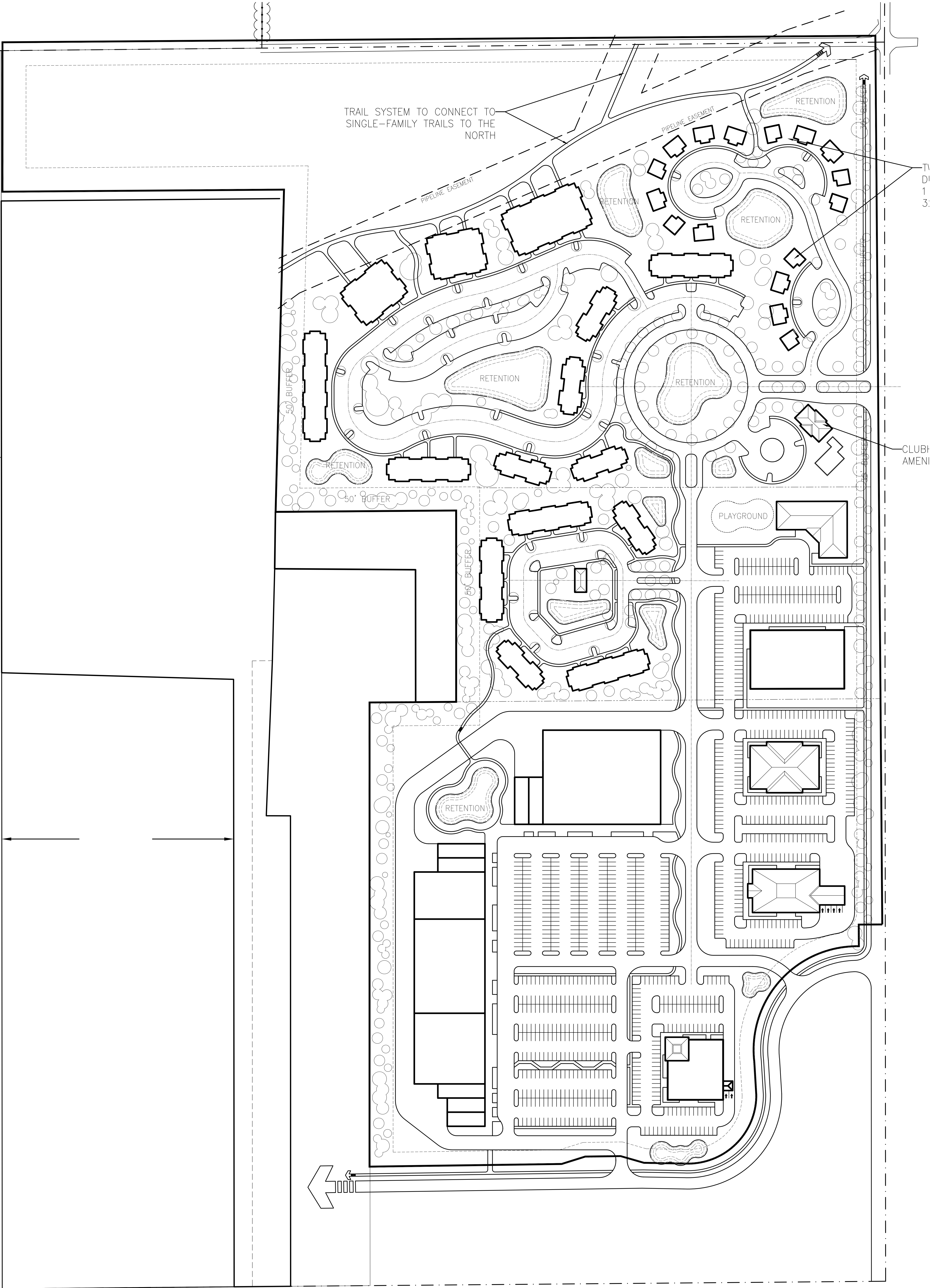


Wood Wind of Westfield Westfield, Indiana

Rick Harrison Site Design
Studio



This drawing and the designs and specifications shown are the property of Rick Harrison Site Design, Inc. and may not be reproduced in any form or by any means without written permission of Rick Harrison Site Design, Inc. or Pulte Homes Copyright 2016



TRAIL SYSTEM TO CONNECT TO
SINGLE-FAMILY TRAILS TO THE
NORTH

PIPELINE EASEMENT

PIPELINE EASEMENT

RETENTION

RETENTION

RETENTION

RETENTION

RETENTION

RETENTION

50' BUFFER

50' BUFFER

50' BUFFER

PLAYGROUND

CLUB
AMENITY

RETENTION

CLUB

ORDINANCE NUMBER 16-27

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-16**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. **Applicability of Ordinance.**

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

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

2.1 Wood Wind Definitions:

Development Amenities: shall also include the Wood Wind Golf Course and related facilities.

Custom Home Lots: The three (3) lots depicted on the Concept Plan with frontage along 166th Street and the sixty-six (66) lots depicted on the Concept Plan in Area 4 West.

Open Space: shall also include the Wood Wind Golf Course.

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

Section 4. **District Areas.** The District is hereby divided into eight (8) areas as illustrated on the Concept Plan and labeled as Areas 1 through 5, Multi-Family Area, Flexible Use Area and Commercial Area (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be as follows:

- 5.1 Area 1: SF2: Single-Family Low Density District.
- 5.2 Area 2: SF2: Single Family Low Density District.
- 5.3 Area 3: SF4: Single-Family High Density District.
- 5.4 Area 4-East: SF3: Single-Family Medium Density District.
- 5.5 Area 4-West: SF1: Single Family Large Lot District.
- 5.6 Area 5: SF4: Single Family High Density District.
- 5.7 Multi-Family Area: MF2: Multi-Family Medium Density District.
- 5.8 Flexible Use Area: LB: Local Business District.
- 5.9 Commercial Area: GB: General Business District.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

- 6.1 Single Family Areas 1 & 2: In addition to uses permitted in the Underlying Zoning District, a Golf Course (including a Driving Range, Sit Down Restaurant with Bar area and outdoor seating, and Banquet Center) shall be permitted. Deed restrictions shall provide that the area designated as a Golf Course on the Concept Plan in Areas 1 & 2 be maintained as a golf course available to the public for regular play or Open Space per this District; provided that such deed restrictions shall permit other uses in such area upon the approval of a majority of the then platted lots in Areas 1 through 5; and, provided further, that all such deed restrictions shall terminate upon the 40th anniversary of the adoption of this Ordinance.
- 6.2 Multi-family Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:
 - A. Dwelling, Duplex
 - B. Dwelling, Triplex
 - C. Dwelling, Quadraplex
- 6.3 Flexible Use Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:
 - A. Dwelling, Multi-Family
 - B. Assisted Living Facility
 - C. Nursing Home
 - D. Educational Institution

6.4 Commercial Area:

- A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted
 - 1) One (1) Gasoline Service Station on out lot along 146th Street with hours of operation from 5:00 a.m. - midnight
 - 2) Assisted Living Facility
 - 3) Nursing Home
- B. Prohibited Uses: The following uses shall be prohibited:
 - 1) Self-service car wash
 - 2) Tattoo parlor
 - 3) Tobacco shop
 - 4) Billiard parlor
 - 5) Cemetery monument sales
 - 6) Drive-thru (except where accessory to a bank or drug store)

Section 7. 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.

- 7.1 **Area 1 through Area 5:** Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.
 - A. Maximum Number of Lots – Area 1 through Area 5: The total number of single family lots in Areas 1 through 5, inclusive, of the District shall not exceed a maximum of one-thousand and forty (1,040) lots.
 - B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of homes on the custom home lots.
- 7.2 **Multi-family Area:** The standards of the Underlying Zoning District shall apply to the Multi-family Area, except as modified below:
 - A. Location: The provisions of Chapter 4.11, C., 2. and 3., shall not apply.
 - B. Maximum Dwelling Units Per Structure: The provisions of Chapter 4.11, E., shall be changed to thirty-six (36).
 - C. Maximum Number of Dwelling Units: The provisions of Chapter 4.11, F., shall be changed to two-hundred and twenty-eight (228).
- 7.3 **Commercial Area:** The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:
 - A. Maximum Single Tenant Size: Sixty-five thousand (65,000) square feet.

7.4 **Flexible Use Area:** The standards of the Underlying Zoning District shall apply to the Flex Area, except as modified below:

- A. **Multi-Family Uses:** Shall comply with the standards of the MF-2: Multi-Family Medium Density District, except as modified below:
 - 1) **Maximum Density:** Twenty (20) dwelling units per acre.
 - 2) **Maximum Number of Units:** One-hundred and eighty (180) dwelling units.

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

8.1 **Article 6. 1 Accessory Buildings or Structures:** Shall apply, except as modified below:

- A. **Maximum Number:** There shall be no maximum number of Accessory Buildings for the Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. **Ancillary Structures:** Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.

8.2 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:

- A. **Golf Course and Development Amenity Buildings:** Article 6.3 Architectural Standards shall not apply to new and/or expanded Golf Course or Development Amenity buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials of existing Golf Course buildings as depicted in **Exhibit G - Golf Course Buildings Character Exhibit**, attached hereto. Loading docks for a Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls.
- B. **Single-Family Architectural Standards:** The following shall apply to Single-family Dwellings within the District:
 - 1) **Character Exhibit:** **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Area 1 through Area 5 of the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a

benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.

- 2) Perimeter Lots: Article 6.3, C, 1 Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards.**
 - a) Qualifying Characteristics: The provisions of Article 6.3, C, 1, b, ii, (d) shall be modified to: permit the use of native grasses in lieu of shrubs; and, eliminate the requirement for a minimum five-foot (5') tall mound.
 - b) Streetscape Diversity for Perimeter Lots: Due to the extensive use of curvilinear streets to minimize rear building facades from facing a perimeter street, Article 6.3, C., 1., b., iv., regarding Streetscape Diversity for Perimeter Lots shall not apply.
- 3) Streetscape Diversity. Article 6.3, C, 2, Single-family Districts; Streetscape Diversity shall apply; provided that, the following shall apply:
 - a) Building Setback Variation: The intent of Article 6.3, C, 2, b, is accomplished through the extensive use of curvilinear street patterns throughout the single family areas of the District.
- 4) Construction Details: In addition to the requirements of Article 6.3, C, 3, the following shall apply to all non-Custom Home lots:
 - a) Garages and Drives: All single family dwellings shall be provided with the following:
 - i. A minimum two (2) car attached garage.
 - ii. Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments.** The non-door facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.
 - iii. Two (2) coach lights, located on either side of the garage door. Light fixtures shall be consistent and equipped with a dusk-to-dawn photo cell.
 - iv. All driveways shall be concrete. Asphalt driveways shall

not be permitted.

- v. Uniform mailboxes shall be installed throughout the single family areas.

b) Exterior Materials: All single family dwellings shall comply with the following exterior building material requirements:

- i. Siding: Aluminum siding shall be prohibited. Vinyl siding shall be prohibited.

- iii. Overhangs: Roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.

- iv. Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials.

- v. Option: An optional water table height or full brick wrap shall be available for all homes.

c) Miscellaneous: The following provisions shall apply to all single family dwellings:

- i. Vents: All equipment vents shall not be located on the front façade of the home.

- ii. Fireplaces: All fireplaces located on the exterior elevation of a home shall be constructed of masonry and shall not be cantilevered or shed chimneys. Interior fireplaces protruding through the roof and not located on an exterior elevation shall not be required to be masonry, provided that a decorative finish of masonry, masonry veneer, stucco or EIFS is used. Stucco and EIFS may only be used from eight (8) feet off of the ground and above.

C. Multi-Family Architectural Standards: Article 6.3, E, shall apply, except as modified by the following:

- 1) Character Exhibits: All multi-family buildings shall be constructed substantially in accordance with **Exhibit H: Multi-Family Area General Design Goals**. The Wood Wind Multi-Family architecture will be an equine or equestrian themed architecture reflective of the community in which it is being built. Rather than a suburban, garden-style multi-family development using the same materials and elements repeated from one project to the next, the Wood Wind development will reflect the rural character of the area. It should represent an architectural style of permanence that will withstand the fluctuations of style and remain appropriate to its environment today and decades from now.

A variety of structures will be provided with various sizes of the typical multi-family footprint pushed to the rear of the site, while more humanly-scaled two-story duplexes will be placed in the public realm at the street front.

Specifically, the details of the equestrian vernacular will be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story duplex. Buildings will be sited with generous spacing, and oriented to give a loosely structured feel typically found in the rural landscape.

Multi-Family Buildings shall demonstrate the general principles of good design including but not limited to those dealing with form, mass, scale, detail, materials, and colors.

With the creation of a broad range and pattern of materials, architectural elements, and colors from which to select, a project comprised of similar buildings and floorplans can be made to look consistent in quality and detailing, but with variety between one structure to the next.

- 2) Wall Planes: The form or shape of structures should avoid monotonous unbroken planes or unrelieved repetition of shape. Visual interest and shadow can be created by offsetting planes with a variety of depths. No wall shall have a blank uninterrupted length exceeding sixty (60) feet without a minimum two (2) foot recess or bump-out change in plane.
- 3) Roof Design: Roof form is also a key element to achieve desirable form. Buildings shall avoid long, monotonous, roof planes. Simple roof forms will be utilized, but broken down with subordinate elements. Cupolas of consistent character, but varying sizes will be placed at appropriate scales. Shed and gabled dormers will be placed to break up roof planes. Multiple, extended rakes will be used on gable ends. And all roofs will have deep overhangs to accommodate chunky brackets and knee braces, while providing shadow play to reduce the mass of the building. In total, these will provide a classic, attractive character of repetition, rhythm and symmetry
- 4) Building Mass: Structures shall not be of such mass that they dominate their surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure. Clean, simple, appropriate details are desirable while excessive ornamentation is to be avoided. Details should be consistent with the design concept for the entire structure. Their purpose should be to provide visual interest, human scale, and architectural interest. Window openings must be in proportion to the façade or façade

element and have a unified relationship in overall design.

- 5) Building Materials: All materials should be high quality, durable materials, suitable for the environment. A variety of compatible contrasting textures should be used to provide visual interest. Single material façades are not appropriate. Materials should be arranged in logical fashion, lighter above heavier, and in relationship to other materials in terms of percentage, not equal or dominating. Material selection for each building should be a function of honoring the selected architecture, rather than meeting a pre-determined mathematical standard used to ensure cheap materials will not be used. A classic palette of clapboard siding, board and batten, shakes, metal on secondary roof elements, and stone or brick at the foundation will be utilized. Exterior entrances should be clearly defined and visible by using distinct materials.
- 6) Exterior Colors: The overall exterior color scheme must be selected to be harmonious with the area and blend with the natural surroundings of the site. Colors shall not be used to cause the structure to stand out from others or its background, and shall not include the use of high intensity colors. Consideration must be given to the compatibility of colors with those existing in the vicinity, and a complementary variety should be considered in differentiating adjacent buildings within the project itself
- 7) Mechanical Screening: Mechanicals should be hidden from view. Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail.
- 8) Building Exterior: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, number and style of windows, window placement, trim detailing, roof design, and exterior materials.
 - a) Multi-Family Buildings: All multi-family buildings shall be constructed with building materials as follows:
 - i. Minimum of a masonry water table at the first floor window sill on all sides for one-story buildings, and up to 100% on all sides;
 - ii. 50% masonry on all sides of first story of 2-story buildings;
 - iii. 50% masonry first story, 20% on all other stories of buildings over 2-story; or,
 - iv. Different Materials. A minimum of three (3) different materials shall be utilized for building exteriors, with no

less than 10% of the tertiary material, including:

- (a) Wood or wood composite siding;
- (b) Brick; or,
- (c) Stone.

- b) Duplexes: Two-Story Duplexes shall have a minimum of 60% masonry on any three consecutive buildings, and a minimum of a watertable at the first floor window sill on any of the three to encourage a variety of design, with at least one of the three structures comprised primarily of masonry material. Two-story duplexes are exempt from the three material minimum if the building is exclusively masonry
- c) Siding: Vinyl siding and aluminum siding shall be prohibited, except for window cladding and decorative shutters
- d) Patios: Patio and balconies must remain open and shall not be enclosed after occupancy. Patios fronting on, and level with, a public street shall be shielded with material compatible with the architectural character of the project or with shrubs.
- e) Color: A minimum of two different colors shall be used for building exteriors, with a maximum of three. Adjacent buildings shall use a different but complementary color palette to ensure a variety of structures
- f) Chimneys: Chimney chases must be enclosed with masonry.
- g) Windows: A Building Facade shall incorporate a minimum of one (1) window (a minimum size of fifteen (15) square feet) or door (with a minimum of fifteen (15) square feet of glass) per Dwelling Unit located along that Building Façade. Required windows may be located anywhere on the Building Façade, as architecturally appropriate. All windows shall have treatment consisting of either: (i) shutters (that match the size of the window); or (ii) casing (a minimum of three and one-half (3.5) inches in dimension). Window grids shall be used on all operable non-casement windows on all elevations.
- 9) Roof Articulation: Structures shall not have flat roofs, and shall use traditional roof forms including, but not limited to gables, hips, dormers, and cupolas.

All roof pitches should be 5/12 minimum, exclusive of porches, bump-outs, or dormers, and shall have an 18" overhang minimum. A roof pitch of 4/12 may be allowed with a minimum 24" roof overhang. Shed roofs (single-plane pitched roofs) are permitted only when the ridge is attached to an exterior wall of a building, or when used as a dormer and shall conform to pitch requirements.

- 10) Screening: Storage areas, air conditioning compressors, loading areas, roof objects, trash containers, satellite dishes larger than twenty-four (24) inches in diameter, utility boxes, and maintenance facilities shall either be housed in closed buildings or otherwise screened from view from public streets. Such screening shall include landscaping or permanent fences or solid materials of an architectural style complementary of the overall development.
 - 11) Parking: Parking and Loading requirements shall conform to the overall City of Westfield standards, and shall also include the following:
 - a) Garages and perimeter carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials that match the main buildings, and shall also be landscaped on all sides not required for ingress, egress, or vehicular circulation.
 - b) All parking lighting shall be erected on wood light poles to complement the design character of the development. Banner signage is prohibited on parking lighting standards.
- D. Commercial Area Architectural Standards: All Buildings within the Commercial Area shall comply with Article 6.3, F, except as modified below:
- 1) Character Exhibits: All commercial buildings shall be constructed substantially in accordance with **Exhibit I: Commercial Area Architectural Character Imagery**. Commercial buildings will be designed and crafted using themes similar to the multi-family residential buildings proposed in the Wood Wind PUD, thereby reinforcing the rural and equestrian themed architecture of the area. Commercial buildings are proposed to include such features as:
 - a) Hip & Gable roof forms with cupolas.
 - b) Similar classic palette of materials.
 - c) Traditional & familiar architectural language.
 - d) Landscape & hardscape placed & configured to 'soften' buildings & enhance the pedestrian experience.
 - e) Building facades crafted with clapboard siding, board & batten, traditional cement stucco, brick & stone veneer, & metal roofs.
 - f) Traditional architectural detailing designed & crafted with care, true to the historical & regional precedents.
 - g) Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.

- 2) Wall Planes: On buildings along Towne Road or 146th Street, no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the facade to meet this requirement.
- 3) Drive-thru facilities and Fueling Stations: On Lots adjacent to the 146th Street or Towne Road right-of-way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right-of-way line) the following standards shall apply:
 - a) Drive-thru windows and lanes shall not be permitted closer to the right-of-way line of 146th Street or Towne Road than the Building Façade nearest to said right-of-way, except as an end cap to the primary building nearest 146th Street.
 - b) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the 146th Street or Towne Road right-of-way line than the Established Front Yard of the Principal Building to which the fuel pumps or canopies are appurtenant or associated.
- 4) Building Height: Buildings (other than Buildings located upon an Outlot) along Towne Road or 146th Street shall appear (at a minimum) as one and one-half (1 - 1/2) stories from the front and sides. The minimum height for the front facade of any building (facing either Towne Road or 146th Street) shall be twenty (20) feet, either at the roofline or at the top of the parapet wall. Minimum heights for other sides of the buildings shall be eighteen (18) feet, either at the roofline or at the top of the parapet wall.
- 5) Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the rural character and equestrian themed design elements of the overall commercial area.

- E. Flexible Use Area Architectural Standards: All buildings within the Flexible Use Area shall comply with Article 6.3, F, except as modified below:
- 1) Multi-Family Buildings: All multi-family buildings shall comply with the requirements of Article 8.2, C of this District.
 - 2) Commercial Buildings: All commercial buildings shall comply with the requirements of Article 8.2, D of this District, and further Article 6.3, F, 7, b, iv, Roof Design shall not apply.
- 8.3 **Article 6.5 Fence Standard**: Shall apply. Open wire mesh or chain-link fencing surrounding Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.
- 8.4 **Article 6.8 Landscaping Standards**: Shall apply, except as modified below:
- A. Article 6.8, I – Detention and Retention Areas: Shall not apply to the Golf Course and Development Amenities areas.
 - B. Article 6.8, K – Minimum Lot Landscaping Requirements: Shall not apply to the Golf Course and Development Amenities areas.
 - C. Article 6.8, M – External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
 - 1) Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Golf Course and Development Amenity parcels may encroach into current or future rights-of-way. To the extent that such encroachments do not interfere with current or future roadway improvements, such encroachments shall be permitted to remain.
 - 2) Single-family Residential & Multi-Family: A landscaping area consistent with **Exhibit E-1: Road Frontage Landscaping** (i.e., consistent with Article 6.8, M, 1, except that the 3' mound has been removed consistent with a natural landscape theme), shall be required abutting an External Street of both: Single Family Areas 1 through 5 (except as otherwise exempted herein for Golf Course and Development Amenity areas); and, the Multi-Family Area.
 - D. Article 6.8, N, Buffer Yard Requirements: Shall apply to the District, except as modified below:
 - 1) All Areas: Article 6.8, N, Buffer Yard Requirements shall not apply; rather, the following shall apply:
 - a) Location: Buffer Yards shall be required in those locations as depicted on **Exhibit E-2: Buffer Yard Locations**.

b) Buffer Yard Types: Buffer Yards shall comply with the minimum requirements as set forth below:

- i. Buffer Type A shall have a minimum width of 100'. Buffer Type A shall be used in areas where there is 100' or more of Open Space containing any of or combination of the following: golf course, retention, existing woodlands.
- ii. Buffer Type B shall have a minimum width of 50' and shall be planted as a Reforestation Buffer with a combination of native trees (including whips), shrubs, grasses and wildflowers. The plantings shall be on a standard reforestation ten (10) foot by eleven (11) foot spacing. In addition, two rows of trees with a mix of Shade Trees, Ornamental Trees and Evergreen Trees and one row of native shrubs are required.
- iii. Buffer Type C shall have a minimum width of 30' and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings (see **Exhibit E-3: Buffer Yard Type C**).
- iv. Buffer Type D shall have a minimum width of 15' and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs (see **Exhibit E-4: Buffer Yard Type D**).

E. Article 6.8, O, Parking Area Landscaping: Shall apply to the District, except as modified below:

- 1) Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to the Golf Course and Development Amenities areas.

8.5 **Article 6.14, G, Off-street Parking**: Shall apply to the District, except as modified below:

- 1) Golf Course and Development Amenities: The requirements of Subsection 7, b, regarding curbs and gutters for Parking Areas shall not apply to the Golf Course and Development Amenity areas.

8.6 **Article 6.17 Signs Standards**: Shall apply. In addition, the following shall also apply:

- A. Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:

- 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
 - 2) Message Signs: Message or announcement boards mounted to Golf Course or Development Amenity buildings.
 - 3) Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Golf Course and Development Amenity areas.
- B. Single-Family Residential: Article 6.17 Sign Standards shall apply to Area 1 through Area 5, except as modified below, Article 6.17, G., 1., and Article 6.17, H., shall be replaced with the following:
- 1) Identification with the City: Article 6.17, F, 7, shall not apply.
 - 2) Monument Signs: Article 6.17, G, 1, and Article 6.17, H, shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Signs**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed fifteen (15) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed fifty (50) square feet in area.
 - b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The words “of Westfield” shall be a minimum of fifty percent (50%) of the size of the words “Wood Wind”. The sign area shall not exceed seventy (70) square feet in area, six (6) feet in height or thirty-five (35) feet in width.

- c) Temporary Signage: The design objectives of Article 6.17, K., 2., shall be replaced with the following:
 - i. Construction Signs: Signs advertising construction projects, provided that such Signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per Street Frontage per each Area identified on **Exhibit B-1: Single Family District Areas**, and shall be removed at the end of construction. For the purposes of this section, the construction project and the subject property shall include all Areas within the District
 - d) Builder / Developer Directional Signs On-Site: Article 6.17, K, 6, b, iii, shall not apply.
 - e) Installation: Signs shall be erected in the development and may be located along project frontages on Town Road and at neighborhood entry points.
- C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the multi-family, except as modified below:
- 1) All monument signage shall be three-dimensional in nature, through sandblasting or pin mounted letters.
 - 2) All monument sign panels shall be constructed of wood or sign board (HDU or equivalent).
 - 3) Any pin-mounted elements shall have a matte finish.
 - 4) Internally lit monument signs shall be prohibited.
 - 5) Monument sign design shall complement the architecture of the development, and should integrate into an architectural element such as a fence or entry feature, where applicable.
 - 6) Interior Directional Signs, Street Name Signs, and Speed Limit signs shall be mounted on 4"x 4" wooden posts with solid stain and architectural detailing to complement the architecture of the development, and shall be designed to meet breakaway standards of the Indiana Department of Transportation.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with Chapter 7 Subdivision Regulations of the Unified Development Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works.

Section 10. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
- A. Minimum Open Space: Article 8.6, B, 1, Minimum Open Space shall be amended for Area 1 through Area 5 to require that Open Space in the District shall be provided in the location as depicted on the Concept Plan. The quantity of Open Space within Area 1 through Area 5 shall be as indicated in the chart Minimum Open Space By Area found below. For the purposes of this regulation, the Golf Course shall be considered as Open Space.

Minimum Open Space By Area

	Area 1	Area 2	Area 3	Area 4	Area 5	TOTAL
Minimum Open Space*	61 acres	88 acres	16 acres	40 acres	10 acres	215 acres
* Open Space within each area may vary by up to 10% from the figure shown, provided that the total amount of open space shall not be decreased.						

- B. Timing of Installation: Article 8.6, F, 3, Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
- 1) Golf Course: The Golf Course and associated amenities shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Golf Course shall remain open and available to the public; provided that, if the Golf Course is no longer operated, the land area which makes up the Golf Course shall remain as Open Space.
 - 2) Development Amenity Center: The Development Amenity Center, as identified on the Concept Plan on the north side of 161st Street within Area 1, shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.

- b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.

10.3 Article 8.7 Pedestrian Network Standards: Shall apply, however, provided however:

- A. Article 8.7, C, 2, Internal Pedestrian Network Standards shall be amended to require that sidewalks and trails be installed in accordance with the Concept Plan, and
- B. Article 8.7, D, 1, Perimeter / External Pedestrian Network Standards shall be amended to provide that no pedestrian path, jogging path or bicycle path shall be required along the perimeter streets of the Custom Home Lots fronting on 166th Street.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2016.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

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: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

- Exhibit A-1: Area Map
- Exhibit A-2: Parcel Ownership List
- Exhibit A-3: Legal Description

Exhibit B: Concept Plans

- Exhibit B-1: Single Family District Areas
- Exhibit B-2: Single Family District Layout
 - Exhibit B-2-A: Single Family District Layout – Area 1
 - Exhibit B-2-B: Single Family District Layout – Area 2
 - Exhibit B-2-C: Single Family District Layout – Area 3
 - Exhibit B-2-D: Single Family District Layout – Area 4
 - Exhibit B-2-E: Single Family District Layout – Area 5
- Exhibit B-3: Single Family District Standards
- Exhibit B-4: Commercial / Flexible Use / Multi-family Area
 - Exhibit B-4-A: Commercial / Flexible Use / Multi-family Concept Plan
 - Exhibit B-4-B: Commercial / Flexible Use / Multi-family Area Districts

Exhibit C: Single-Family Character Exhibits

- Exhibit C-1: Illustrative Front Elevations for Area 1 and Area 4 East
- Exhibit C-2: Illustrative Front Elevations for Area 2
- Exhibit C-3: Illustrative Front Elevations for Area 3
- Exhibit C-4: Illustrative Front Elevations for Area 5

Exhibit D: Streetscape Exhibits

- Exhibit D-1: Perimeter Lots Subject to Architectural Standards
- Exhibit D-2: Illustrative Garage Door Treatments

Exhibit E: Buffer Yard Exhibits

- Exhibit E-1: Road Frontage Landscaping
- Exhibit E-2: Buffer Yard Locations
- Exhibit E-3: Buffer Yard Type C
- Exhibit E-4: Buffer Yard Type D

Exhibit F: District Monument Sign & Column Entrance Signs

Exhibit G: Golf Course Buildings Character Exhibit

Exhibit H: Multi-Family Area General Design Goals

Exhibit I: Commercial Area Architectural Character Imagery

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended)

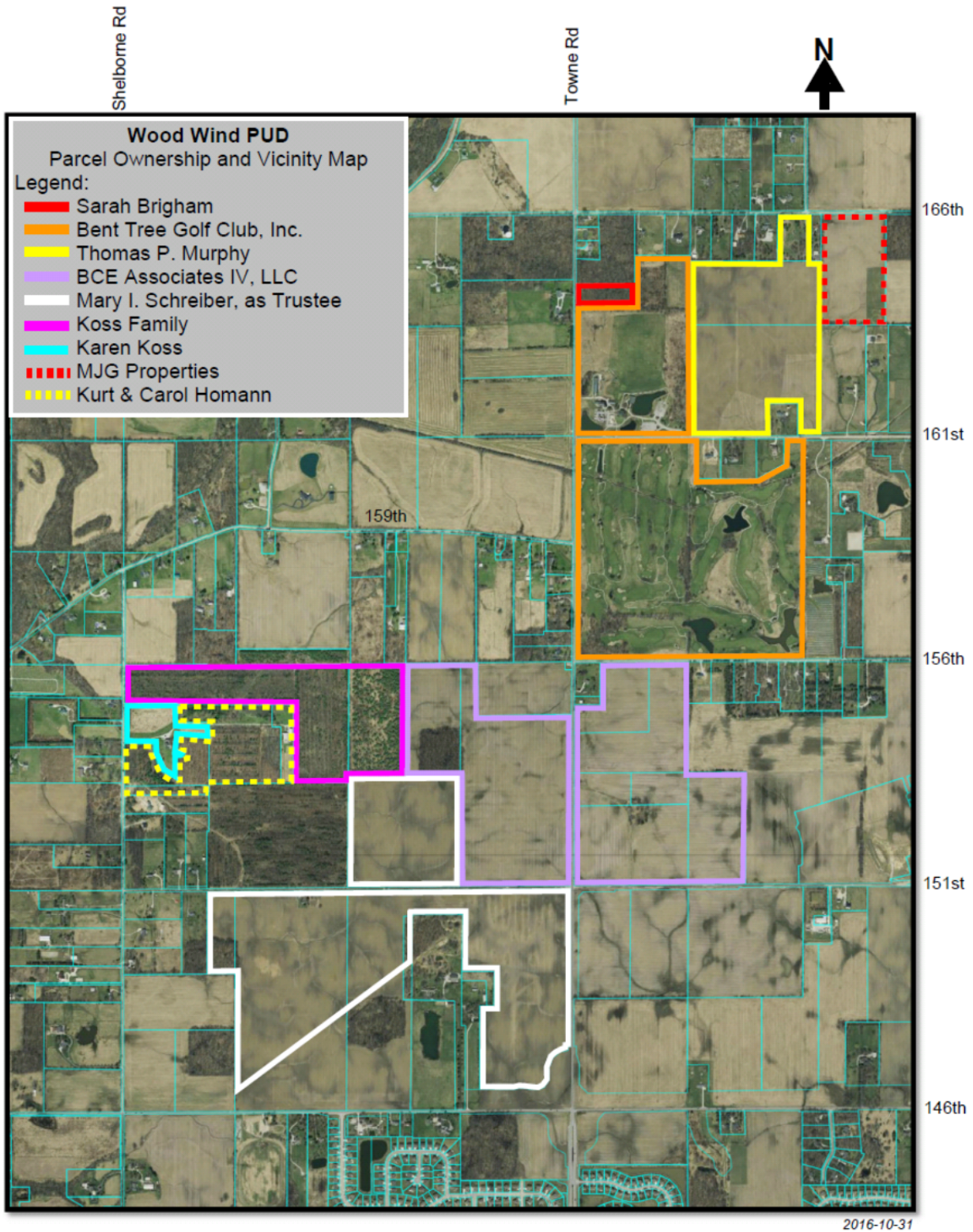


Exhibit A-2: Parcel Ownership List (Amended)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
MJG Properties LLC P.O. Box 6 Cora, WY 82925	08-09-09-00-00-007.001
Kurt & Carol Homann 320 N. Kennedy Place Crawfordsville, IN 47933	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended)**Bent Tree Parcel (from Instrument #2011005626):**

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

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

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East

along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00

minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES

00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey):

Parcel 1:

A part of the Northeast, Southwest and Southeast Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land

described in Instrument Number 9709730812 in said Recorder's Office; (the next 3 courses being along the perimeter lines of said tract); thence North 00 degrees 03 minutes 15 seconds West a distance of 542.96 feet to a capped rebar; thence North 89 degrees 30 minutes 48 seconds East a distance of 591.13 feet to a capped "Hahn" rebar; thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet to the POINT OF BEGINNING. Containing 136.822 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B"):

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the North line thereof a distance of 562.25 feet to a "Mag" nail on the Northwesterly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in the Office of the Recorder of Hamilton County, Indiana, said point measuring 16.5 feet Northwesterly and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northwesterly line of said Easement) thence South 23 degrees 10 minutes 49 seconds West a distance of 176.73 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035"; thence South 66 degrees 31 minutes 16 seconds West a distance of 713.23 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" on the East line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence South 00 degrees 45 minutes 45 seconds West along the East line thereof a distance of 545.89 feet to the Northwest corner of a tract of land described in Instrument Number 200200010702 in said Recorder's Office; thence North 89 degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right-of-way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right-of-way of said 146th Street and along the West right-of-way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East

a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.

ALSO

PARCEL 3 (Easement Area):

A part of the Southwest Quarter of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Those portions of the following two easements located within Hamilton County Tax Parcel Numbers 08-09-17-00-00-009.000 and 08-09-17-00-00-008.001, said Parcels described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana, and being west of the west property line of the Miller Property, as described in Instrument Number 9709730812 recorded in said Recorders Office: 1) Easement for Buckeye Pipeline Company, a thirty-three (33) foot wide easement as described in D.R. 176, Page 231; 2) Right-of-Way Easement for Socony-Vacuum Oil Company, Inc., being fifty (50) feet wide as described in M.R. 34, Page 263.

MJG Properties, LLC (from Instrument No. 200500014560):

Part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page

665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann Parcel (from Instrument #2014032821):

PARCEL 1:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

(NOTE: the foregoing Parcel 1 consists of 3 separate presently existing tax parcels and Grantor does not wish to combine these parcels with this deed)

PARCEL 2:

Part of the northwest quarter of Section 17, Township 18 North, Range 3 east of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence north 00 degrees 31 minutes 20 seconds east 1121.20 feet to a mag nail set with washer, stamped "firm 0066" at the point of beginning; thence continuing along said west line, north 00 degrees 31 minutes 20 seconds east 80.00 feet; thence north 89 degrees 50 minutes 47 seconds east, parallel with the south line of said quarter section, 1008.00 feet; thence south 00 degrees 31 minutes 20 seconds west, parallel with the west line of said quarter section, 110.00 feet to a 5/8 inch rebar. With red cap stamped "firm 0066"; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 991.50 feet to a 5/8 inch rebar with red cap stamped firm 0066; thence north 00 degrees 31 minutes 20 seconds east, parallel with the west line of said quarter section, 30.00 feet; thence south 89 degrees 50 minutes 47 seconds west, parallel with the south line of said quarter section, 16.50 feet to the point of beginning.

Karen Koss Parcel (from Instrument #2016054888):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Exhibit B: Concept Plans

Exhibit B-1: Single Family District Areas

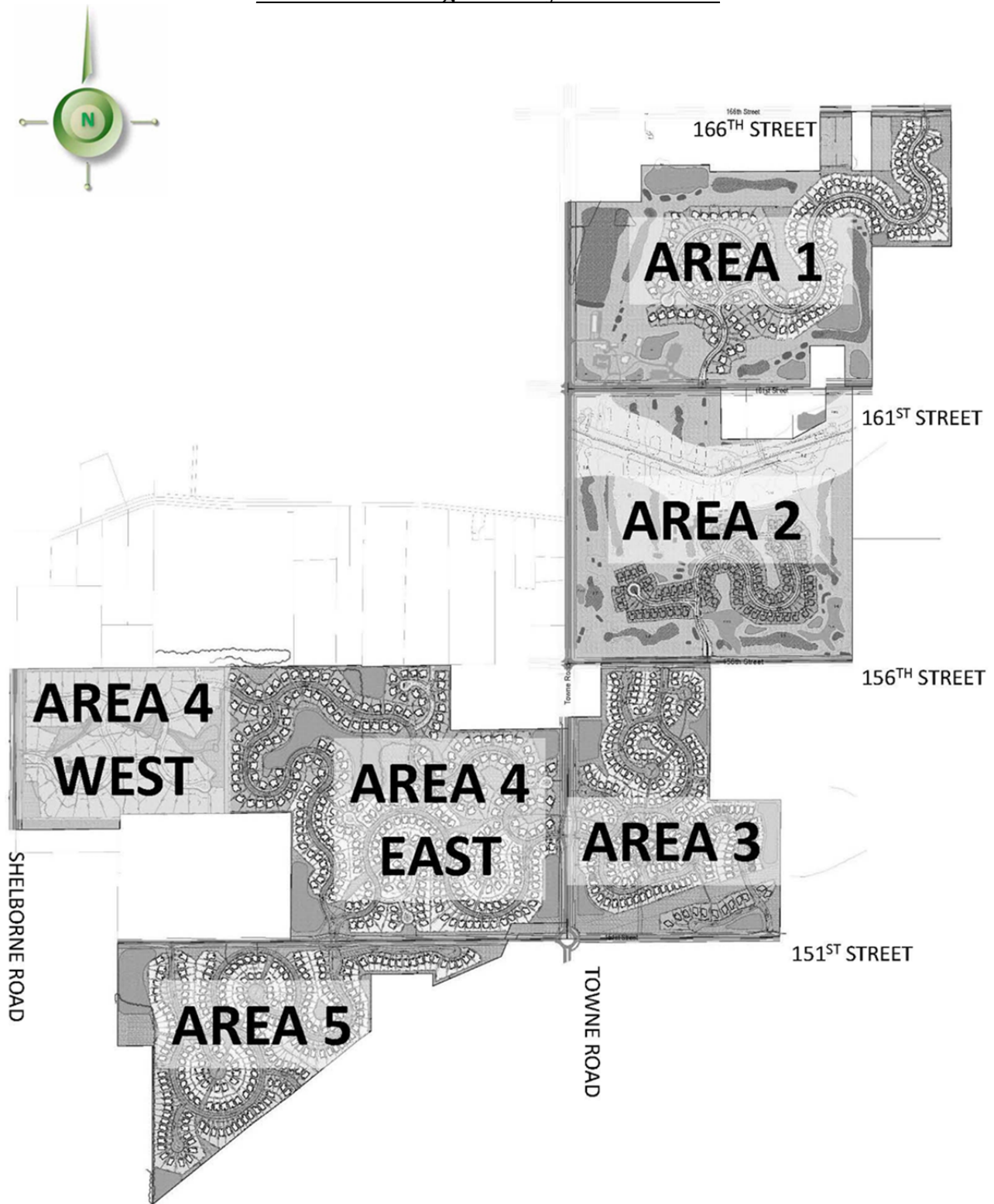


Exhibit B-2: Single Family District Layout



Exhibit B-2-A: Single Family District Layout – Area 1



Exhibit B-2-B: Single Family District Layout – Area 2



Exhibit B-2-C: Single Family District Layout – Area 3



Exhibit B-2-D: Single Family District Layout – Area 4

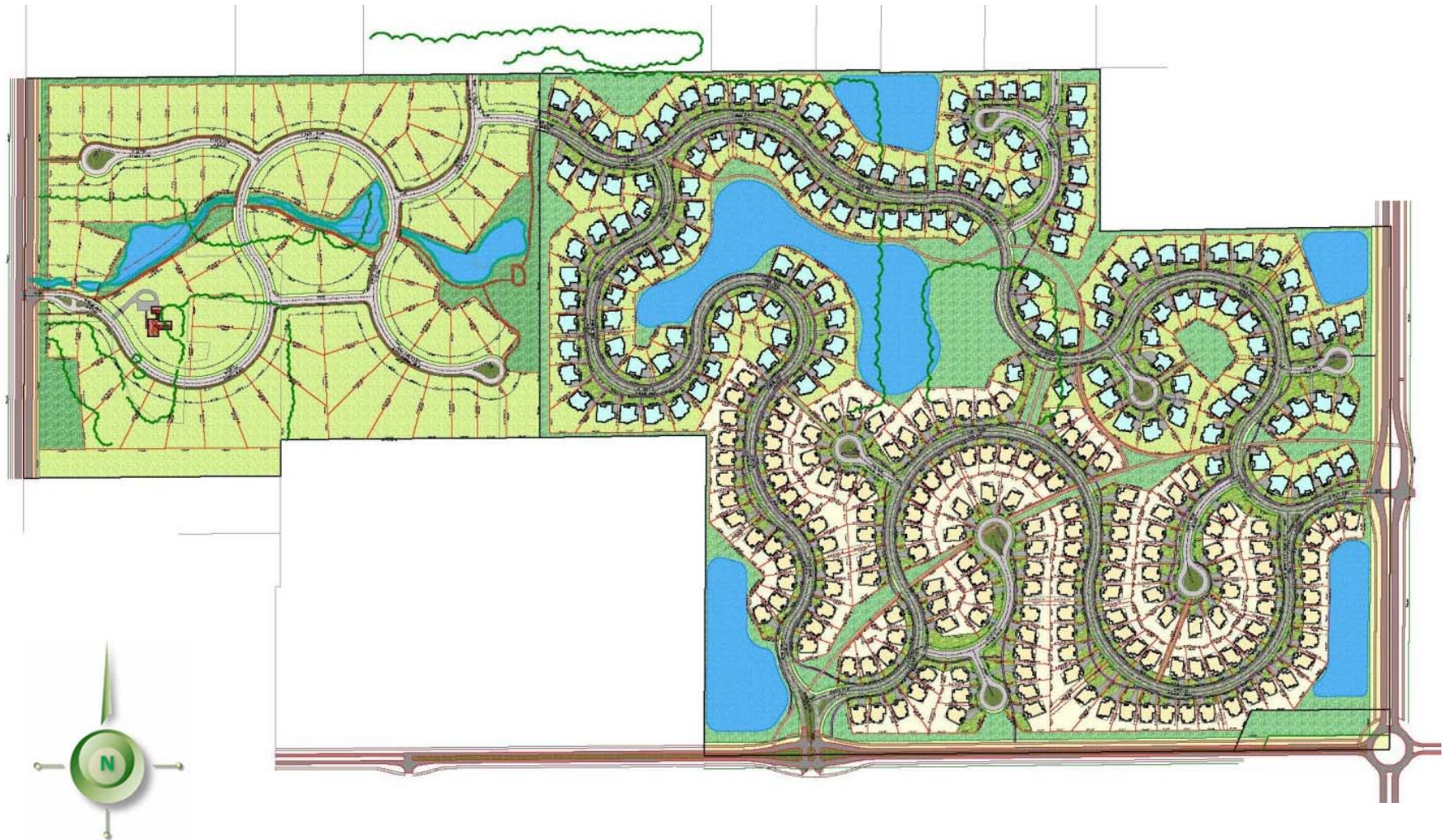


Exhibit B-2-E: Single Family District Layout – Area 5



Exhibit B-3: Single Family District Standards

	AREA					
STANDARD	1 ⁽¹⁾	2	3	4 East	4 West	5
Minimum Lot Area ⁽²⁾	11,000 sf	10,750 sf	9,500 sf	11,000 sf	22,000 sf	10,000 sf
Average Lot Area	14,500 sf	13,000 sf	11,000 sf	14,000 sf	27,500 sf	12,000 sf
Minimum Lot Frontage	30’	20’	15’	30’	36’	30’
Minimum Building Setback Lines						
Front Yard	25’	25’	25’	25’	25’	25’
Side Yard	3’	5’	7’	3’	5’	7’
Side Yard (Lot Aggregate)	10’	10’	14’	10’	10’	14’
Rear yard	25’	25’	25’	25’	25’	25’
Minimum Lot Width	75’	75’	60’	63’	100’	63’
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Minimum Living Area (Ground Floor)						
Single Story	2,300 sf	2,600 sf	1,600 sf	2,300 sf	2,300 sf	1,600 sf
Two Story	1,300 sf	2,300 sf	1,100 sf	1,300 sf	1,300 sf	1,100 sf
Minimum Living Area (Total)						
Two Story	2,700 sf	3,000 sf	2,400 sf	2,700 sf	2,700 sf	2,700 sf
⁽¹⁾ Exclusive of the three Custom Home lots along 166 th Street.						
⁽²⁾ The minimum lot area of up to 20% of the lots in each Area listed may be reduced by up to 20% in lot area, provided that the “Average Lot Area” for the applicable Area shall be met.						
⁽³⁾ Golf Course and Development Amenity buildings shall not exceed fifty-five (55’).						

Exhibit B-4: Commercial / Flexible Use / Multi-Family Area

Exhibit B-4-A: Commercial / Flexible Use / Multi-Family Area Districts

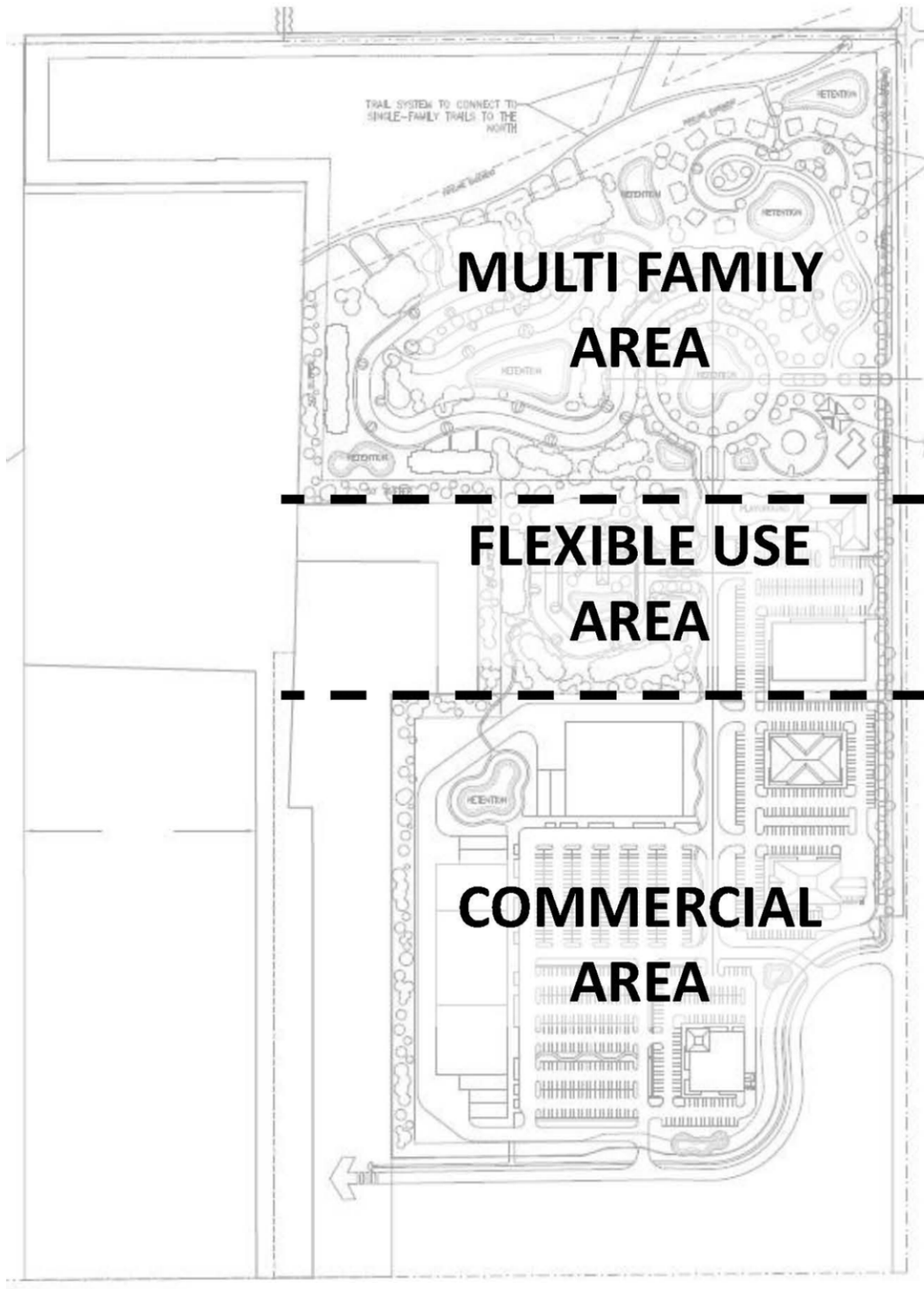


Exhibit B-4-B: Commercial / Flexible Use / Multi-Family Area Concept Plan

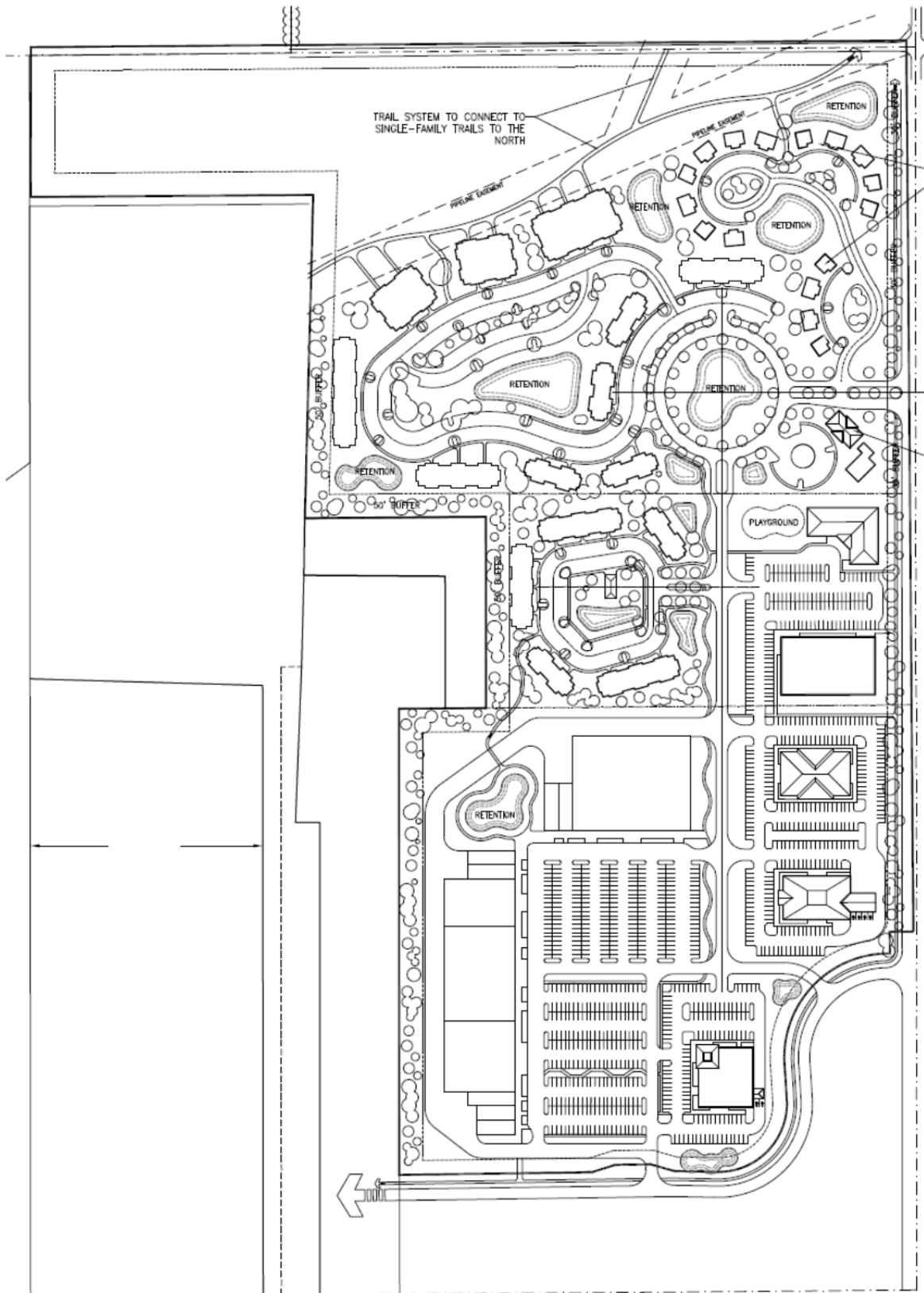


Exhibit C: Single Family Character Exhibits

Exhibit C-1: Illustrative Front Elevations for Area 1 and Area 4 East



Exhibit C-2: Illustrative Front Elevations for Area 2



Exhibit C-3: Illustrative Front Elevations for Area 3



Exhibit C-4: Illustrative Front Elevations for Area 5



Exhibit D: Streetscape Exhibits

Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 1



Area 2

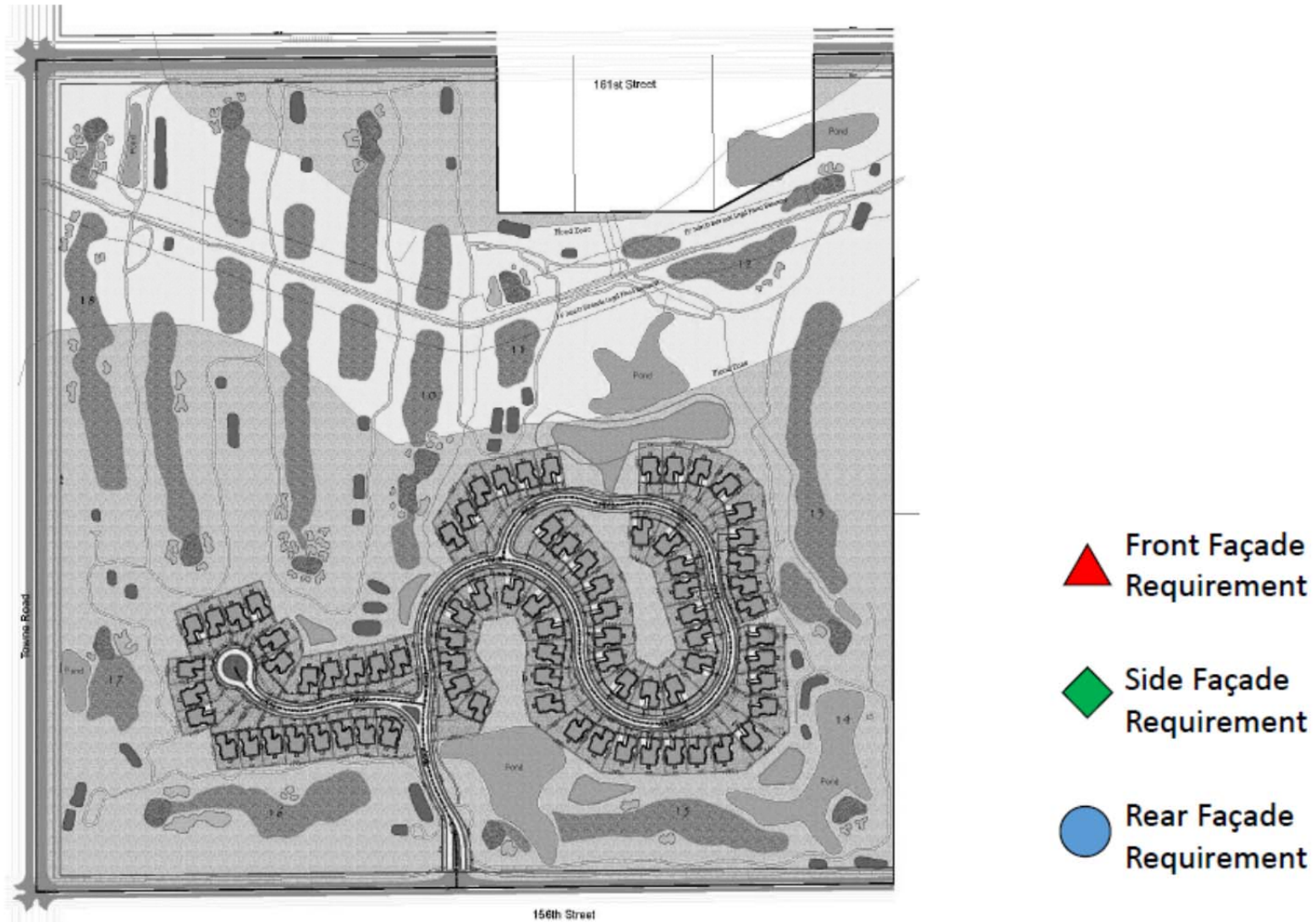


Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 3



Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 4

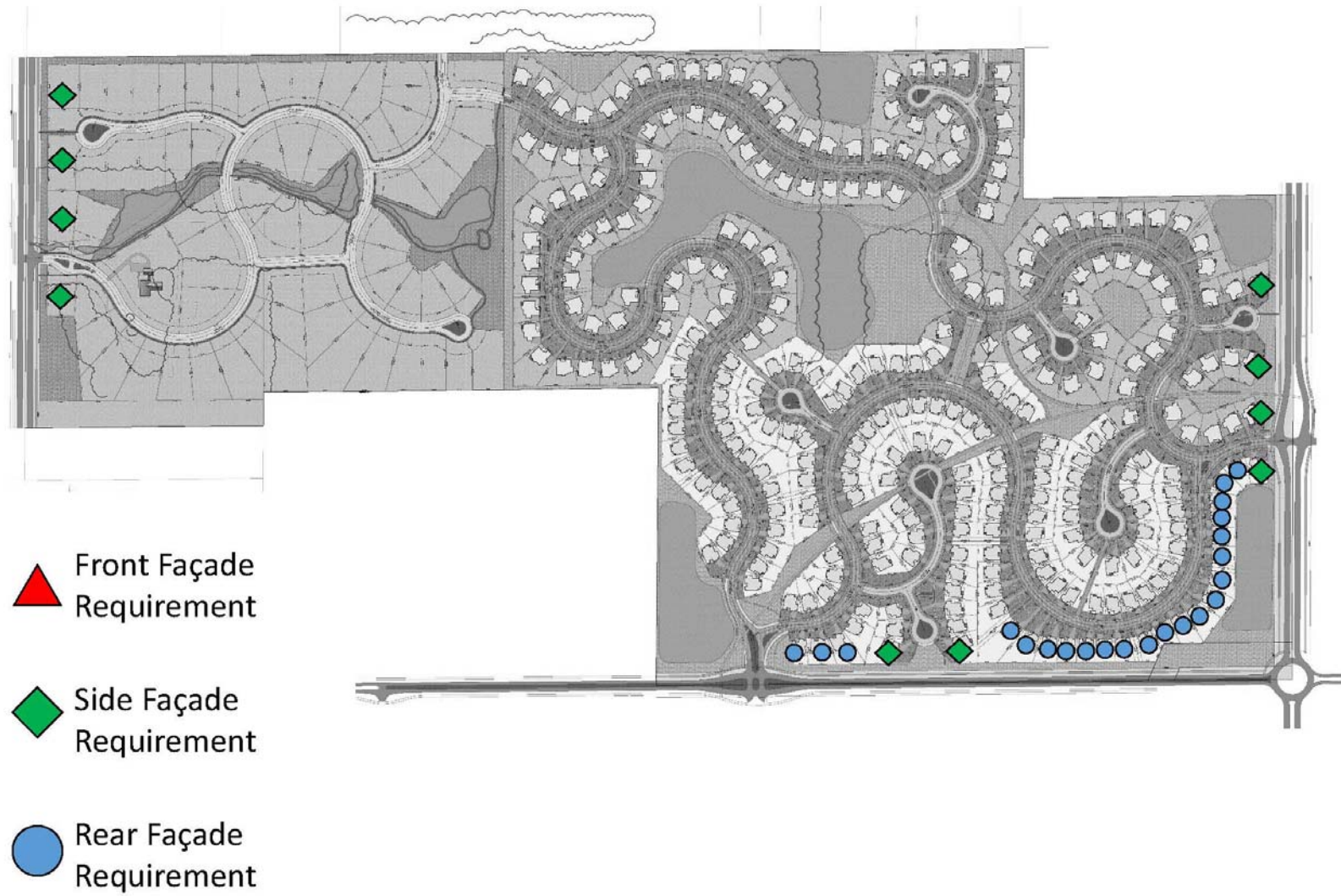


Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 5

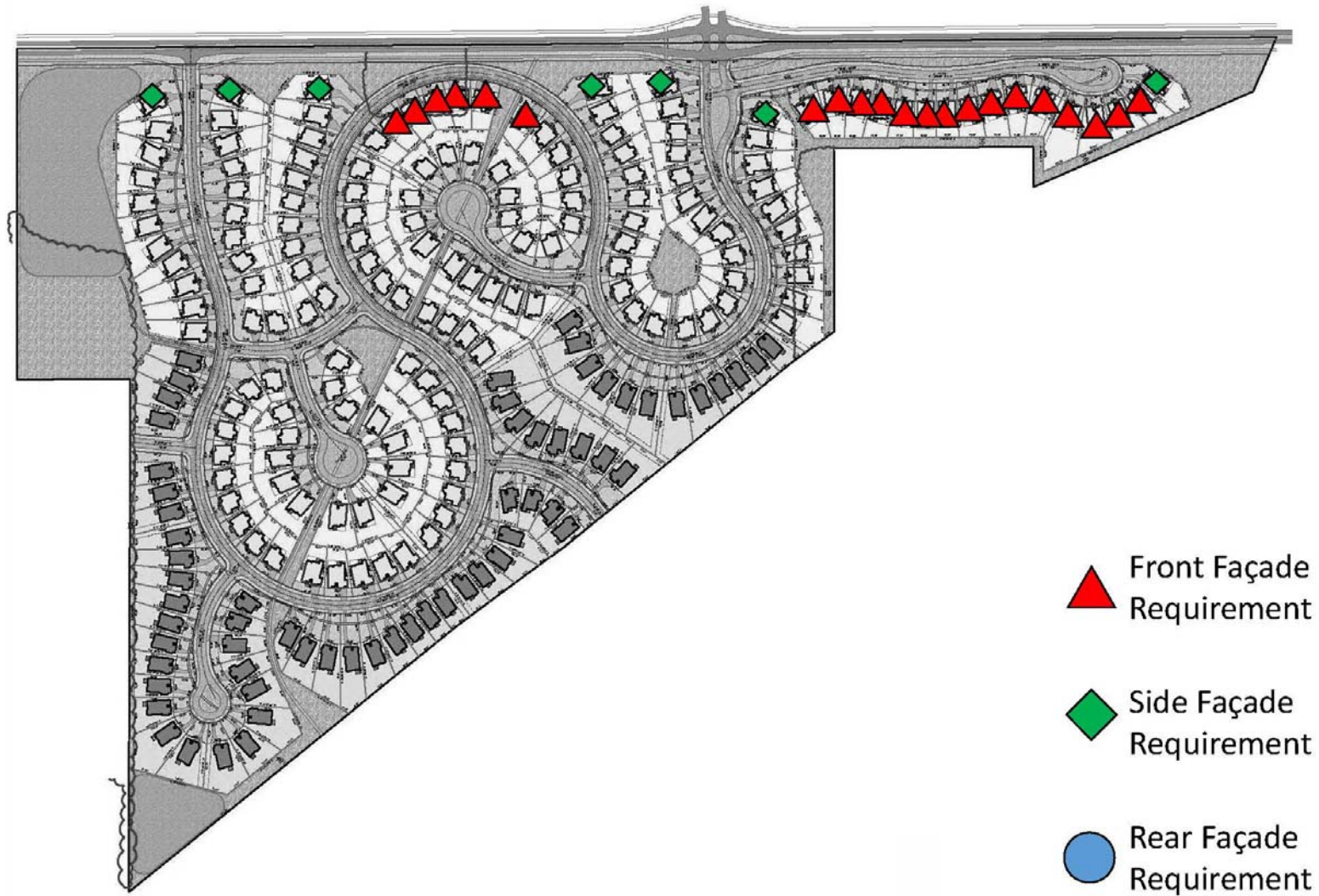


Exhibit D-2 - Illustrative Garage Door Treatments



Exhibit D-2 - Illustrative Garage Door Treatments (Continued)



Exhibit D-2 - Illustrative Garage Door Treatments (Continued)



Exhibit E – Buffer Yard Exhibits

Exhibit E-1: Road Frontage Landscaping

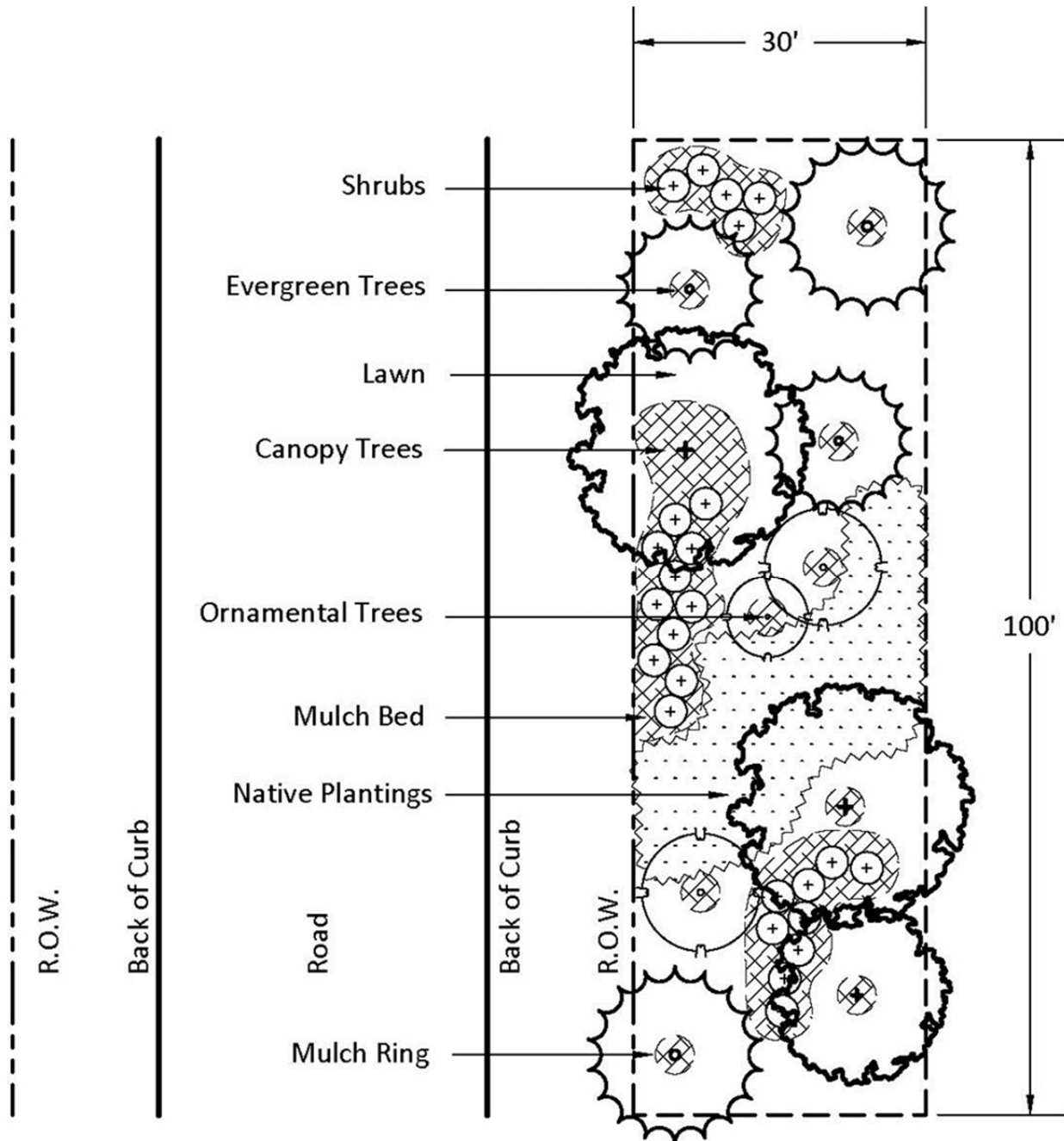


Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 1



Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 2



Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 3



Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 4

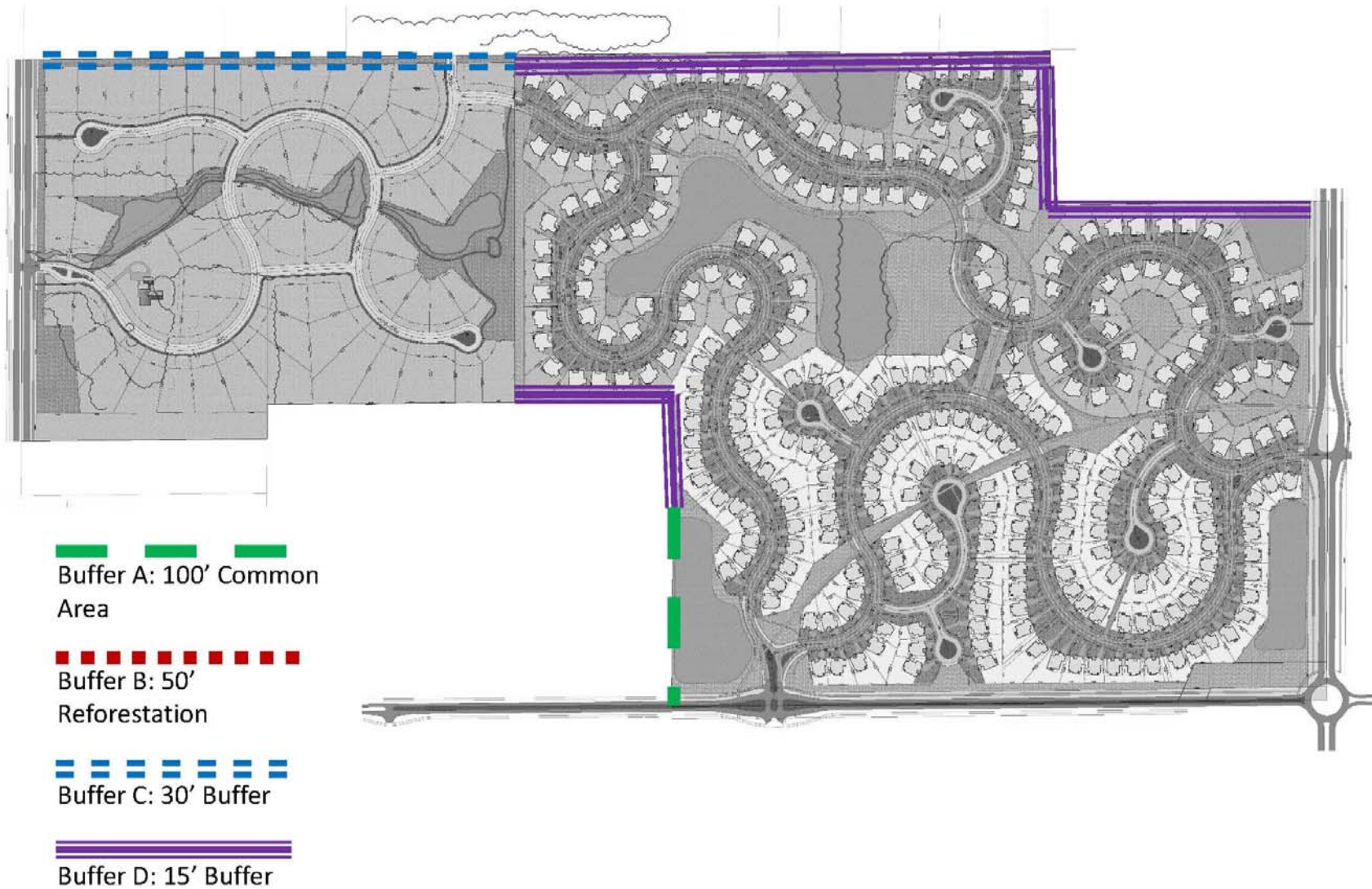


Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 5



Exhibit E-2: Buffer Yard Locations

(Commercial / Flexible Use / Multi-Family Area

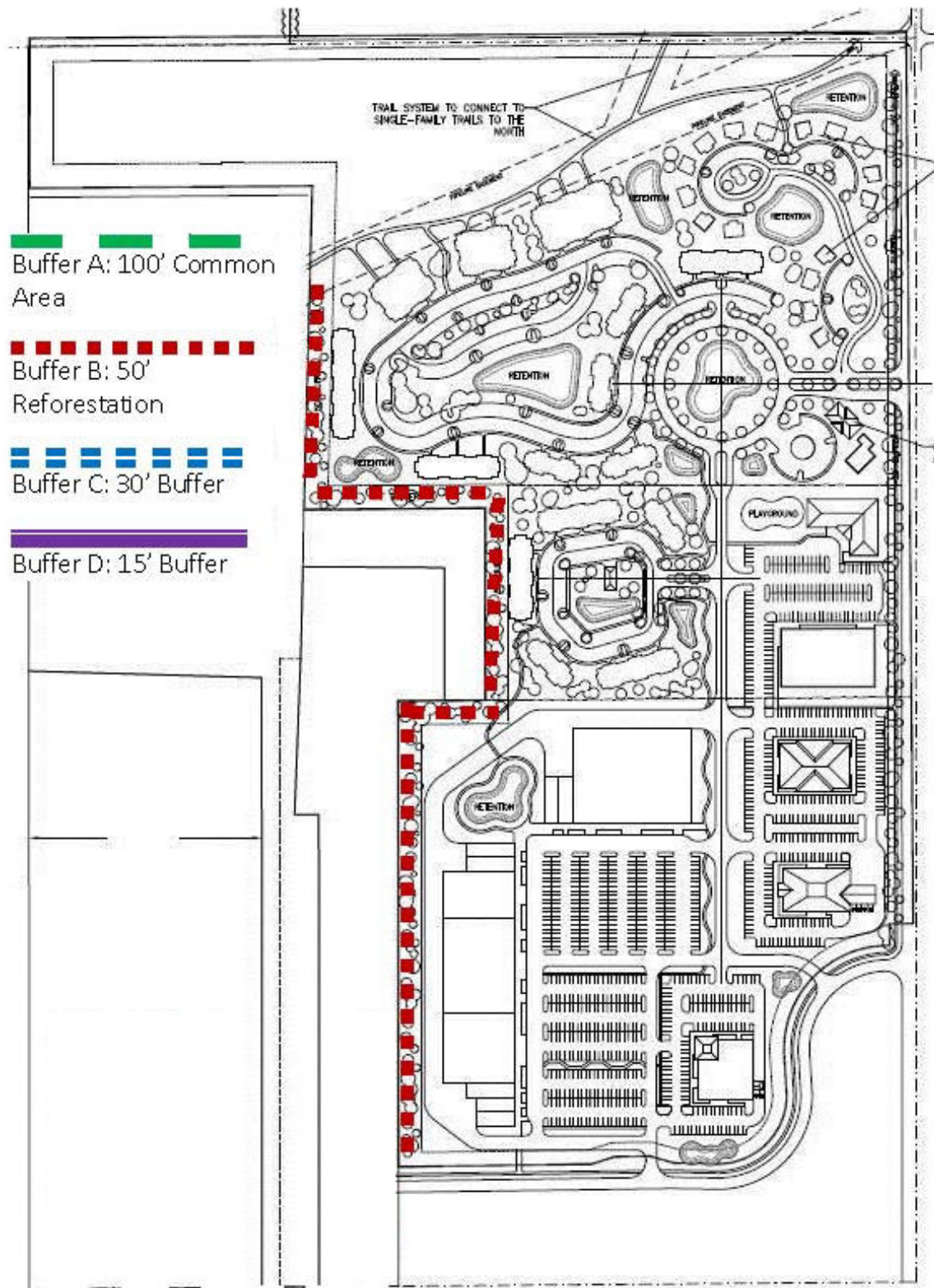
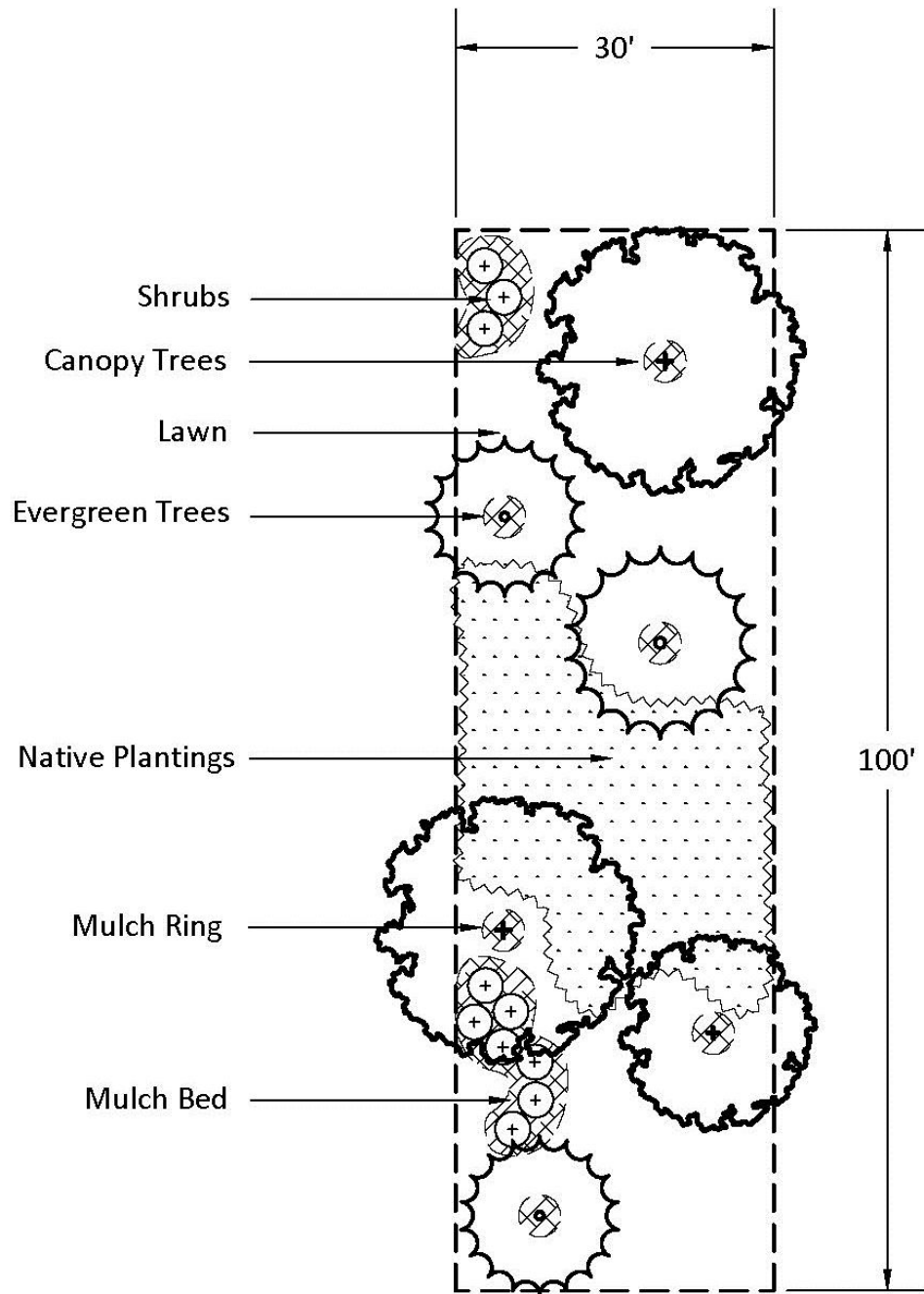
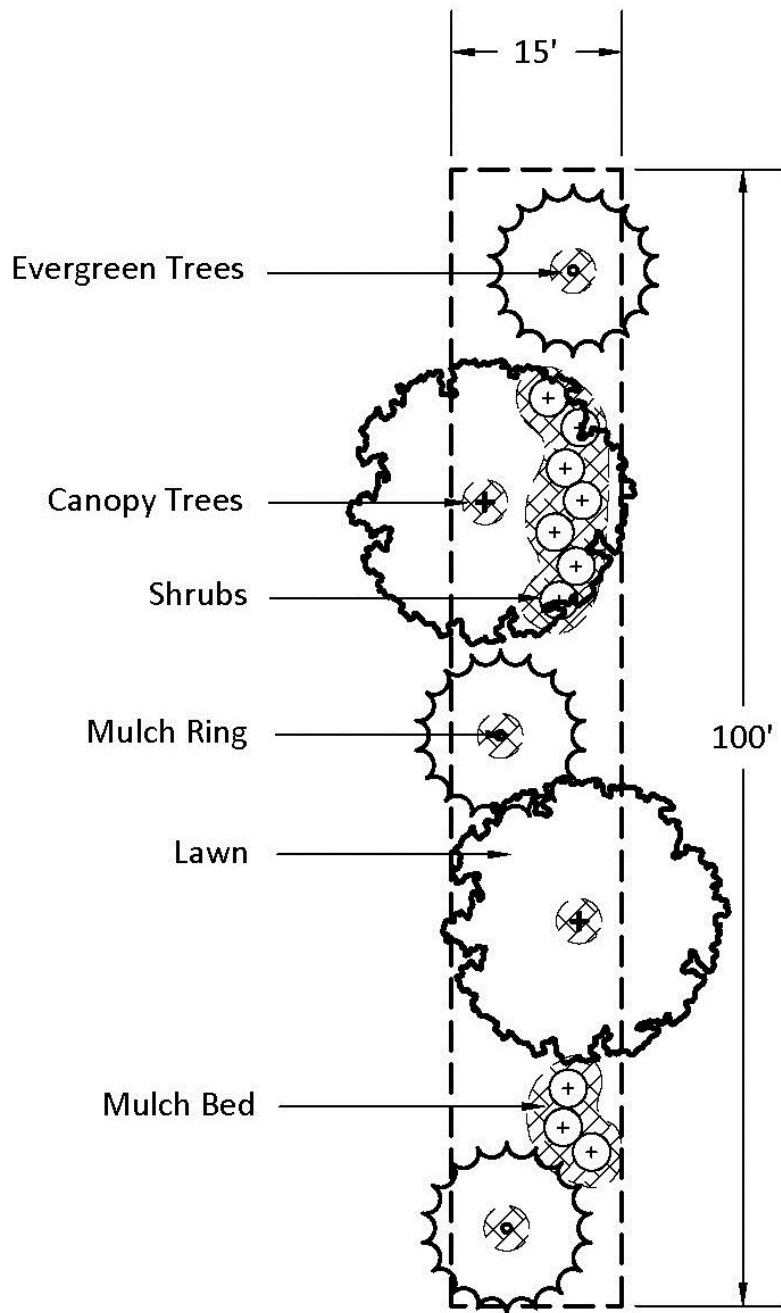


Exhibit E-3: Buffer Yard Type C



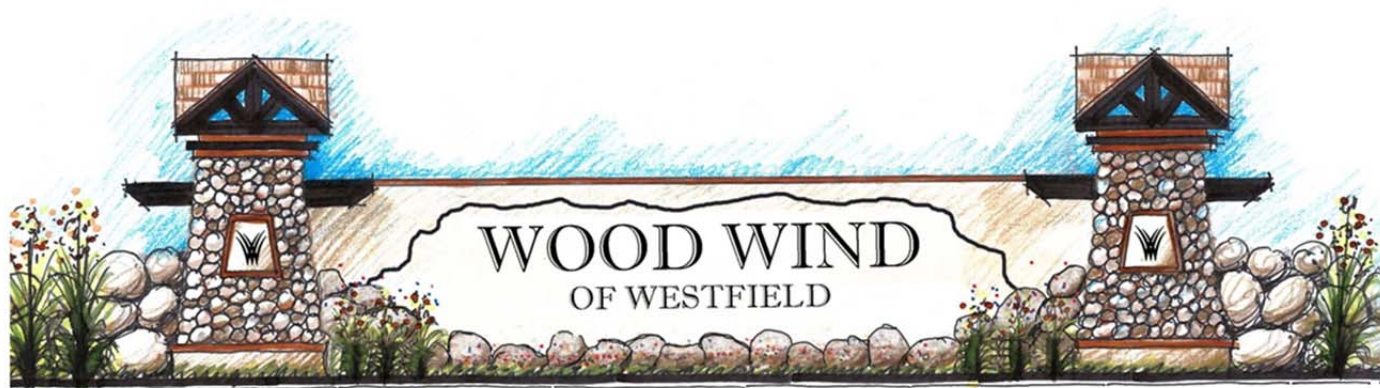
30' Buffer

Exhibit E-4: Buffer Yard Type D



15' Buffer

Exhibit F: District Monument Sign & Column Entrance Signs



MONUMENT SIGNAGE
SCALE: NTS

WOOD WIND

ick Harrison Site Design
Studio
H3D
Pulte
Homes

Exhibit G: Golf Course Buildings Character Exhibit



Exhibit H: Multi-Family Area General Design Goals



Exhibit I: Commercial Area Architectural Character Imagery



ARCHITECTURAL CHARACTER IMAGERY



Exhibit I: Commercial Area Architectural Character Imagery (Continued)



ARCHITECTURAL CHARACTER IMAGERY



Issues/Comments in Response to the Proposed Wood Wind Planned Unit Development (PUD) District

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of and immediately following the September 6, 2016, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments

1. Is the pace of development in the community sustainable (e.g., schools, infrastructure, services, economic/financial)?

RESPONSE: The buildout of the proposed development is estimated to occur over ten or more years. The population of the entire development is estimated to be approximately 3,163 individuals, which equates to approximately 320 residents on an annual basis. The number of new single-family homes in the entire development is approximately 1,040, which equates to approximately 104 new single-family homes on an annual basis. The number of students in the entire development is estimated to be approximately 598 individuals, which equates to approximately 60 students on an annual basis. The Impact Analysis prepared by O. W. Krohn & Associates, LLP ("Impact Analysis") and the Traffic Study prepared by A & F Engineering ("Traffic Study") indicate that the proposed development will not unreasonably burden the existing services and infrastructure of the City, and will provide sufficient tax revenue to fund the additional services and infrastructure required to support the proposed development.

2. Is it appropriate to restrict development in this area in a manner consistent with the existing AG-SF1: Agriculture / Single-Family Rural District zoning in the area?

RESPONSE: The 2007 Westfield-Washington Township Comprehensive Plan ("Plan") identifies the property as primarily New Suburban, with smaller areas along the western area as Existing Rural Southwest and an area at the intersection of 146th Street and Towne Road as Local Commercial. The Plan envisions a local commercial node and a balanced mix and range of single-family detached and attached housing in a variety of price ranges. Restricting future development to AG-SF1 is inconsistent with the stated goals and objectives of the Plan.

3. What is the impact of the proposed development on property values in the area?

RESPONSE: The 2015 Census identifies Westfield's medium home value as approximately \$220,000. The average proposed home value within the Wood Wind PUD exceeds \$440,000. The development plan for the Wood Wind PUD provides buffering for existing residential properties that meet or exceed the requirements of the UDO. The Wood Wind PUD also requires that 215 acres be maintained as Open Space. Thus, the development of the Wood Wind PUD should have a positive effect on property values in the area. If the proposed development is not approved then the likely outcome is that the golf course is closed which could have a negative effect on property values in the area.

4. How does the proposed development impact the long term development of the 146th Street corridor between Towne Road and Shelborne Road?

RESPONSE: The proposed development is compatible with the Plan's recommendations for this corridor. It provides for commercial development in the area identified in the Plan as Local Commercial, and for single-family and multi-family development in the areas adjacent to the Local Commercial area. The Traffic Study indicates that the 146th Street corridor roadway system will accommodate the increased traffic volume from the proposed development.

Infrastructure

5. What is the impact on traffic and the road network by the proposed development? How will construction traffic be managed?

RESPONSE: The Traffic Study indicates that minimal roadway improvements are required to accommodate the increased traffic volumes generated by the proposed development. The developer will coordinate construction traffic with City agencies to minimize disruption of traffic in the area. Traffic Impact Fees generated by the proposed development are estimated to exceed \$3,200,000.

6. How will the proposed development impact the bicycle routes in the area?

RESPONSE: The proposed development has an extensive system of pathways, trails and sidewalks that will provide connectivity to existing bicycle routes. The proposed development will include more than 5 ½ miles of pathways, trails and sidewalks.

7. What is the effect on the school district of the proposed development? What is the plan for elementary, middle and high schools? What is the plan for school buses? Will school administration or sports facilities need to expand?

RESPONSE: The Impact Analysis indicates that the Westfield Washington School Corporation has adequate resources to fund new construction to expand its facilities, which is necessary regardless of the proposed development. The Impact Analysis also indicates that the Net Assessed Value per student of the proposed development (\$543,342) exceeds the Net Assessed Value required to educate a student within the Westfield Washington School Corporation District (\$375,000).

8. What is the effect on the police and fire departments of the proposed development? Is there a plan to expand personnel and equipment?

RESPONSE: The Impact Study indicates that the revenues that the City could expect to realize from the proposed development will provide adequate funds to pay for additional City services required to serve the proposed development.

9. Is there water and sanitary sewer capacity to serve this proposed development? What are the planned infrastructure improvements in the area? What is the impact on utility rate payers and tax payers?

RESPONSE: The applicable utility providers have plans to serve the proposed development and surrounding areas. The Impact Study indicates that the proposed development could result in monthly savings to area residents in their utility bills due to economies of scale and providing a larger base of customers to cover the cost of required infrastructure. The cost savings plus direct contributions by the developer are contemplated to exceed \$4,500,000.

Land Use / Transitions

10. Is the proposed density and location of the various densities appropriate? Does the proposed ordinance establish maximum densities?

RESPONSE: The Wood Wind PUD establishes a maximum number of single-family lots and a maximum number of multi-family units. The proposed development reduces density from south to north and from east to west as recommended by the Plan, with the exception of Area 5, which is justified by the proximity of Area 5 to the commercial area and 146th Street.

11. Do the proposed land uses appropriately transition to proposed and existing land uses (e.g., use, connectivity)? Is the proposed development context sensitive enough?

RESPONSE: Buffers along exterior boundaries of the Wood Wind PUD that abut existing residential properties have been revised to meet or exceed the requirements of the UDO. In addition, golf course holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties.

12. Are the proposed buffer yards appropriate? Do buffer yards maintain the rural environment (e.g., reforestation to achieve natural conditions)? Do the proposed buffer yards appropriately buffer existing rural properties?

RESPONSE: Buffers have been revised to meet or exceed the requirements of the UDO, and to incorporate reforestation where appropriate. Additional lots compatible with existing adjacent residential lots have been created.

13. Are apartments appropriate to include in the proposed development? Is sufficient detail included to consider the design of this land use? Will the market support additional apartments in this area of the community?

RESPONSE: Multi-family uses are recognized as appropriate transitional uses from commercial to single-family residential. Architectural standards and character exhibits have been incorporated into the Wood Wind PUD to create a high level of quality and character.

14. Is the proposed commercial area appropriate at this location? How does this proposal compare to the recently considered Harmony PUD District amendment (e.g., architectural theming, land uses)?

RESPONSE: The proposed commercial area is consistent with recommendations of the Plan and the intensity and volume of traffic generated by 146th Street. Architectural standards and character exhibits have been incorporated into the Wood Wind PUD to create a high level of quality and character.

15. Are the proposed residential architectural standards adequate?

RESPONSE: The proposed architectural standards and character exhibits are consistent with providing a balanced mix of housing opportunities for different stages of life with a variety of price ranges and comparable to those for other developments in the area.

16. Does the proposed ordinance adequately ensure compliance with the concept plan (e.g., curvilinear street design, location of open spaces and ponds, homes fronting perimeter streets)?

RESPONSE: The Wood Wind PUD expressly requires the property to be developed in substantial compliance with the Concept Plan.

Open Space / Environmental

17. How does the proposed development impact the quality of ground water? What is the impact on ground water recharge and private wells in the area?

RESPONSE: The proposed development will be serviced by a public water utility and should not negatively impact ground water in the area.

18. What assurances are adequate to ensure preservation of the golf course as an operating public facility or, alternatively, open space? Is a requirement for the golf course to remain operating as a golf course (e.g., 10 years, 20 years) appropriate?

RESPONSE: The Wood Wind PUD expressly requires the golf course to be open and available to the public and remain as Open Space. In addition, the Wood Wind PUD expressly requires the golf course to be subjected to a deed restriction for 40 years.

19. Is it appropriate to encourage the preservation of the golf course? If so, is the proposed

development an acceptable proposal to preserve the golf course?

RESPONSE: The golf course is a historic resource for the community and the only public golf course in Westfield. Westfield residents strongly favor preserving the golf course.

20. Does the property include environmental features that should be preserved? If so, where and how does the development preserve and enhance them?

RESPONSE: Pulte engaged Jud Scott Consulting Arborist LLC to prepare a Woodland Analysis of the project site and has used efforts to preserve natural features that are of a significant character to warrant preservation.

21. Is the quantity and location of open space appropriate?

RESPONSE: The Wood Wind PUD provides for a minimum of 215 acres of Open Space, which represents approximately thirty percent (30%) of Areas 1 through 5 and approximately twenty seven percent (27%) of the entire development. This exceeds the minimum Open Space requirements of the UDO which range from 5% to 20%.

22. Is it appropriate to count the golf course as open space? Is it appropriate to count retention / detention areas as open space?

RESPONSE: The UDO defines "Open Space" as including land used for recreation, which may include Development Amenities. Other PUDs in the City of Westfield that include a golf course include the golf course as Open Space.

23. Are homes located in a manner that preserves the open and scenic views of the area (e.g., large setbacks from perimeter streets, located with respect to natural features)?

RESPONSE: The curvilinear design of the development optimizes views of Open Space, provides for additional street-scape diversity, and minimizes the number of homes that back-up to the perimeter of the proposed development.

24. How will the proposed development impact the light and noise levels in the area?

RESPONSE: Development of any type will generate additional light and noise, but the requirements of the UDO (which are incorporated into the Wood Wind PUD) regulate light emissions and noise.

Comprehensive Plan

25. Is the proposed development consistent with the 2007 Comprehensive Plan (e.g., density transition, open space quantity and transition, types of open space)?

RESPONSE: See detailed analysis of the proposed development's compatibility with the Plan submitted by Pulte.

Purpose: This document is an analysis by the City of Westfield Economic and Community Development Department of the proposed Wood Wind Planned Unit Development (PUD) District (1609-PUD-16) in review of the [2007 Westfield-Washington Township Comprehensive Plan](#).

This purpose of this analysis is not to be a rigid checklist; rather, this analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy.

Overview: This analysis identifies the stated development policies¹ that are relevant to the geographic area of the proposed development (see Figure 3). In support of the development policies, the Comprehensive Plan also includes potential implementation tools (e.g., zoning regulations, subdivision regulations). The Department recognizes that many of these implementation tools have been addressed with the Unified Development Ordinance, and that the listed implementation tools are not inclusive concepts to meet the stated development policies. As such, if appropriate, implementation tools are also listed with a corresponding development policy in [brackets].

In general, if a development policy infers “appropriate”, then this analysis assumes the minimum standard for “appropriate” is at least as set forth in the Unified Development Ordinance (which was adopted in 2014 after the adoption of the 2007 Comprehensive Plan).

Statutory Consideration: The Comprehensive Plan is one of five criteria that Indiana Code 36-7-4-603 states the Plan Commission and Council shall pay reasonable regard to in the consideration of zoning ordinance amendments and zone map changes.

Comprehensive Plan: “The purpose of the plan is to shape the future of the community and establish policies for future development (Comprehensive Plan, pg. 3).”

“The plan is not a regulation and should not be viewed in that context. At the same time, this plan is adopted by the Plan Commission and the Council, and it is the official policy of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Plan Commission, the Council, and the Board of Zoning Appeals in their decision making (Comprehensive Plan, pg. 8).”

Development Policies: The Comprehensive Plan consists of two parts: overarching community-wide development policies, and land-use specific policies. Each part is reviewed herein.

Proposed Development: A change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include an existing golf course (Wood Wind), single-family residential, multi-family residential and commercial uses (the “proposed development”) (see Figure 1). The subject properties (collectively, the “property”) encompass real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road.

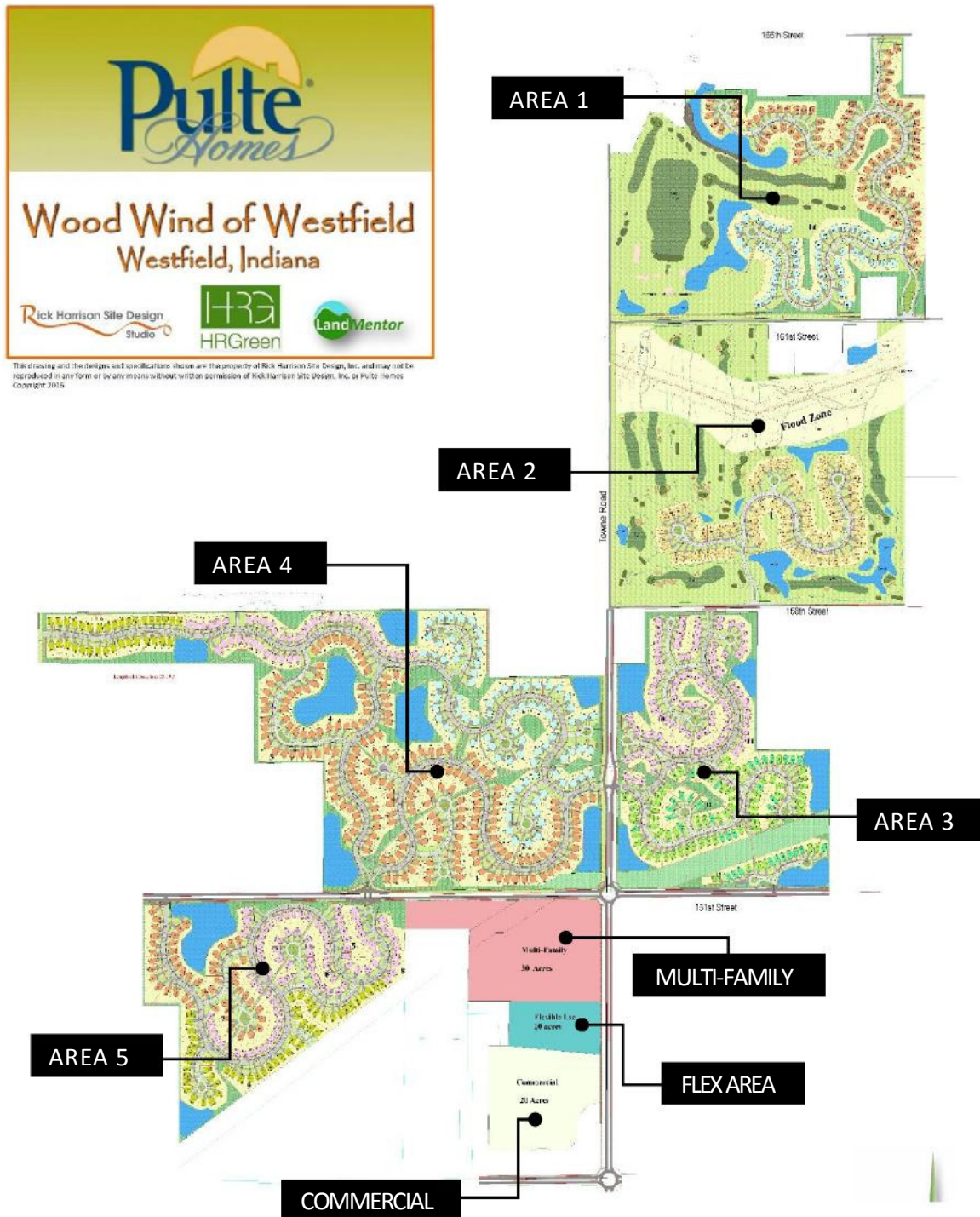
¹ The development policies are numbered herein for reference purposes only.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony), as well as large lot residential and agricultural properties (see Figure 2).

Figure 1: Proposed Development Concept Plan



✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)



Figure 2: Surrounding Development Context

Overarching Community-Wide Development Policies: “As a starting point, certain overarching principles of growth and development are identified relating to how land uses should develop. These fundamental principles serve as a foundation for more land use specific policies that follow in this chapter. It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another. (Comprehensive Plan, pg. 9).”

The following are the policies that embody these community-wide principles and it is not expected any one development will meet these policies in and of itself.

DEVELOPMENT POLICY		REVIEW COMMENTS	PULTE'S RESPONSES
Land Use Diversity and Balance (pg. 9)			
1	Encourage compatible and high quality “life span” housing, including a balanced mix of homes for renters and first-time buyers, housing for first-time owners ready to move up, executive housing, and senior housing. Regardless of type of housing or its target market, all housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.	✓ As proposed, the development incorporates a mix of single-family detached with varying target markets (price points, demographic), as well as market rate multi-family units. The Concept Plan includes a variety in the layout with five different neighborhoods. The Concept Plan depicts average lot sizes ranging from 10,833 sq. ft. to 16,634 sq. ft. The proposed ordinance has minimum lot sizes ranging from 7,500 sq. ft. to 10,000 sq. ft.	
2	Encourage diversity in lot sizes and lot layout.	? It is subjective whether the diversity and variety within this proposed development is	The curvilinear design of each Area results in lots of varying setbacks, sizes, depths and

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

			great enough to meet this policy as a community-wide policy.	widths. Lot sizes range from an average of 11,000 sq. ft. to 27,500 sq. ft., with depths ranging from 140 feet to 300 feet, and widths ranging from 60 feet to 150 feet.
3	Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.	?		Five Areas within the PUD will offer 5 different Series of home styles, with more than 100 different elevations, to potential home buyers. Architectural Styles within these 5 Areas include Craftsman, Northern Craftsman, Euro Country, Classical, Low Country and Prairie. One Area within the PUD will be developed for individual lot sales and builders other than Pulte offering unlimited architectural styles and housing opportunities. Housing prices within the entire PUD will average from \$325,000 to \$900,000. The variety of housing types and price ranges within the PUD provides housing opportunities for a wide range of the population in Westfield-Washington Township.
Buffers and Transitions (pg. 11)				
4	Provide appropriate buffers between the commercial development and any adjacent non-commercial uses, particularly residential uses.	×	Proposed buffers are generally less than otherwise required by the UDO.	Buffers between the commercial area and adjacent residential properties have been revised to meet or exceed the requirements of the UDO.
5	Use landscaped building setback areas to provide buffering from roadways.	×	Proposed landscaping along perimeter streets is generally less than otherwise required by the UDO.	Landscaping along perimeter streets has been revised to meet or exceed the requirements of the UDO; provided, that landscaping is not required along perimeter streets that abut the golf course.
6	Where appropriate, encourage transitional land uses as buffers to help mitigate negative land use impacts. For example, attached housing could be used as a transition between commercial or industrial uses and single family uses. In addition to serving as a land use buffer, such housing can contribute to the goal of providing a balanced range of land uses. Attached housing should be used as a transitional land use only in coordination with actual commercial or industrial development. The mere presence of land recommended or zoned for future business uses should not be used as justification for attached housing as a transitional land use. Absent any existing or pending business use, any attached housing must stand on its own merits and not be justified as a transitional land use.	✓	Without consideration to landscape buffering, the proposed development incorporates land use transitions. For example as the proposed development transitions north from 146 th Street to 151 st Street, the commercial uses transition to attached residential uses and the proposed density of the single-family uses of Area 5 (2.48 du/acre +/-) transitions from 146 th Street corridor to the other single-family uses north of 151 st Street.	
7	Provide appropriate transition between adjacent dissimilar residential areas.	×	Proposed buffers are generally less than otherwise required by the UDO.	Buffers along all exterior boundaries of the PUD that abut existing residential properties have been revised to meet or exceed the requirements of the UDO. In addition, golf course holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties abutting the PUD. Different types of buffers have been developed to address different situations.
8	Ensure proper buffering between existing residences and new development of a dissimilar character.	×	See other development policies herein (#4, #44, #58, #68, #83) regarding transitioning/buffering commercial uses, suburban uses and rural uses.	
9	Develop a range of buffering requirements, to allow for different buffers in different situations.	×		
10	Combine “hardscape” buffers, such as fences and walls, with	✓	Entry monuments and perimeter landscaping along streets incorporate rural	

✓ = generally embodies policy | × = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

	landscaping and distance for a more pleasing aesthetic effect.		stone and horse fencing.	
11	Utilize natural open space for buffering in industrial areas.	–	Not applicable; no industrial areas.	
12	Encourage the use of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.	×	Proposed development includes natural buffers, but are generally less than otherwise required by the UDO and they do not include elements of reforestation.	Buffers have been revised to incorporate elements of reforestation.
13	Discourage the use of berms for buffering.	✓	Berms are not proposed.	
Connectivity (pg. 12)				
14	Provide pedestrian systems within open space and along roadways to connect to surrounding pedestrian and bicycle networks, particularly the Midland Trace and Monon Trails.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.	More detailed exhibits and plans illustrating connectivity of pedestrian pathways within the PUD and contemplated surrounding networks have been provided.
15	Avoid fragmentation of open space into isolated, unconnected areas, except to provide passive recreation, neighborhood parks and commons.	×	With the scale and level of detail on the Concept Plan, the proposed open spaces appear isolated with limited connectivity.	Additional parks and open space have been added within the PUD that are connected by pedestrian pathways within the PUD.
16	Link spaces within neighborhoods and between neighborhoods and the larger community through a multi-modal system of fully connected routes to all destinations.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.	More detailed exhibits and plans illustrating connectivity of pedestrian pathways within the PUD and contemplated surrounding networks have been provided.
17	Include pedestrian facilities in all new developments. In particular, develop improved connections between key destinations such as between residential and commercial areas, and between residences, parks and schools.	?	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met; however, the Department has provided specific comments to the petitioner to comply with the UDO's connectivity requirement that if incorporated, would likely result in this policy being achieved.	
18	Participate in regional transportation efforts that promote better regional connectivity, such as the IndyGo Bus service.	–	Not applicable for this location.	
Contiguity of Development (pg. 14)				
19	Encourage new development to be located contiguous to existing development. In rare circumstances, non-contiguous development may be permitted when it is vital to the economically and spatially efficient expansion and improvement of key infrastructure.	✓	The proposed development is contiguous with approved and pending developments, which include (see Figure 2): Towne West PUD (approved), Liberty Ridge (proposed), Harmony PUD (under development), West Rail PUD (under development) Ackerson Farms PUD (approved), Westgate PUD (approved), Bent Creek (under development).	
20	Recognize that the promotion of efficient expansion of development relative to infrastructure and the avoidance of inefficient sprawl is a general policy; there may be occasions when non-contiguous development is still appropriate, especially when provisions are made for adequate public facilities and infrastructure not just for the development itself, but for land between the development and the existing developed and serviced area.	✓		

✓ = generally embodies policy | × = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Access Control (pg. 15)			
21	Require development of frontage roads in conjunction with new nonresidential development.	✓	A frontage road will be incorporated and required to be improved in conjunction with the proposed commercial area, consistent with the County's planned 146 th Street improvements.
22	Limit access points pursuant to an access management plan, particularly on arterial and collector streets, to new development to reduce the number of areas of traffic conflict and to ensure adequate sight distances.	✓	Access will be regulated by the City as part of the corresponding development plan approvals in accordance with the City's Construction Standards.
23	Utilize traffic calming techniques to control speeds in areas where lower speeds are desirable, such as in residential neighborhoods and in the pedestrian-oriented downtown.	✓	The curvilinear design of the proposed development is a recognized method to calm traffic speeds.
Residential Design Standards (pg. 17)			
24	Encourage neighborhoods that do not have the appearance of "production" housing.	?	The proposed development anticipates 1,000 homes +/- to be constructed by a single home builder.
25	Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.	?	See overarching policies (#1-3). See Exhibit C of the proposed ordinance for sample home elevations. The proposed ordinance includes an anti-monotony standard; however, the Department is continuing to work with the petitioner regarding the proposed standard.
26	Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.	?	Scale and mass are consistent with other single family homes in the community. Proposed ordinance does not specify permitted or prohibited building materials.
27	Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.	?	In general, the proposed development is consistent with other subdivisions in New Suburban areas of the community. Per other policies herein (#9, #44, #58, #68, #83), greater sensitivity in buffering and design may be warranted for adjacent rural properties and the Existing Rural Southwest area.
28	Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.	✓	The overall density and density of the various development areas are further addressed herein for evaluation. The gross (or overall) density of the single-family areas (Areas 1 – 5) is 1.5 du/acre +/-.
Open Space and Recreation (pg. 19)			
29	Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties.	×	See overarching policies (#15, #17). More detailed exhibits and plans illustrating connectivity of pedestrian pathways within the PUD and contemplated surrounding networks have been provided.
30	Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space.	?	Insufficient information is available to evaluate this policy (it appears at a minimum that a substantial stand of trees exists in Area 4 that would be impacted by the proposed development). Pulte engaged a professional arborist to identify natural features that are of significant character and warrant preservation, and has used efforts to preserve such natural features. The golf course is a historic resource that will be lost without this PUD.

✓ = generally embodies policy | × = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

			As a result, to further evaluate this policy, the Department recommends the petitioner generally identify and map existing environmental features. If features are appropriate to preserve, then the petitioner should identify how the proposed development enhances or preserves these features.	
31	Locate open space so as to maintain the visual character of scenic roads.	?	The concept plan generally appears to satisfy this policy; however, where back yards are adjacent, the perimeter landscaping is generally less than required by the UDO. The petitioner is also proposing to modify the UDO's perimeter architectural standards and the proposed ordinance does not specify increased setback requirements from perimeter streets.	Landscaping along perimeter streets has been revised to meet or exceed the requirements of the UDO; provided, that landscaping shall not be required along perimeter streets that abut the golf course.
32	Require open space in all new developments. Open spaces should consist of usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process.	?	Aside from the central amenity area in the northeast area of the proposed development and with the scale and level of detail on the Concept Plan, the other proposed open spaces appear limited and isolated with limited connectivity.	Additional parks and open space have been added within the PUD that are connected by pedestrian pathways within the PUD.
33	Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.	?	Please see other policies herein (#30).	Pulte has engaged a professional arborist to identify natural features that are of significant character and warrant preservation, and has used efforts to preserve such natural features. The golf course is a historic resource that will be lost without this PUD.
34	Protect Little Eagle Creek. The installation of sewers in the township has the potential to damage this important resource. It is important that the sewer expansion be completed in an environmentally sensitive manner.	--	Not applicable for this petition.	
35	Provide both passive and active recreation for the residents of the community.	?	The proposed development proposes active recreation opportunities in Areas 1 and 2 (e.g., central amenity area and golf course) and passive recreation opportunities appear to be proposed through the proposed development (e.g., trails); however, there do not appear to be proposed active opportunities for recreation within Areas 3, 4 and 5.	Additional parks and open space have been added within the PUD that are connected by pedestrian pathways within the PUD.
36	Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. Recognize that the location and configuration of open space is of importance along with the amount of open space. The location and configuration of open space should be a primary design consideration in the development process, not an afterthought based on a determination of unusable land.	?	Please see other policies and comments herein regarding open space (#15, #16, #17, #29, #30, #32, #33, #35, #37).	
37	Use open space as part of an integrated storm management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater, and incorporate detention facilities as visual and environmental amenities such as ponds.	✓	The petitioner has represented that the Concept Plan incorporates preliminary drainage design. Drainage will otherwise be required to comply with City and County drainage regulations.	

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Fiscal Considerations (pg. 21)			
38	Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.	✓	<i>Each development is responsible to build corresponding utility and drainage infrastructure to support the development.</i>
39	Consider the impact of growth in land use planning and decisions on public services and facilities.	✓	<i>Utility and government agencies rely upon the anticipated growth as set forth in the community's Comprehensive Plan and Thoroughfare Plan when planning and making capital improvements.</i>
40	Ensure that all new development will have adequate public services and facilities.	✓	<i>Residential developments are required to pay road and park impact fees for each home, and non-residential developments pay road impact fees. These collected impact fees are used to make improvements within the community in accordance with the Thoroughfare Plan and Parks Master Plan.</i> <i>The petitioner is being required to have a traffic impact study performed. This study will inform the City in helping to identify what and when certain road improvements will be warranted as a result of the proposed development.</i>

Land Use Specific Policies:

“This plan...provides a general land use vision supplemented with critical land use policies. The previous plan contained a parcel-specific map that often created confusion for the public and for decision-makers, as the distinction between *comprehensive planning* and *zoning* was blurred. This plan is policy and concept oriented and is intended as a framework for decision-making (Comprehensive Plan, pg. 4).”

The Future Land Use Plan is not parcel-specific, but rather provides broad conceptual areas for the various land uses. With that being said, the Future Land Use Plan in the Comprehensive Plan generally identifies the property as primarily **New Suburban** (yellow area), with smaller areas along the western area as **Existing Rural Southwest** (gray area) and an area at the intersection of 146th Street and Towne Road as **Local Commercial** (pink area). The land use specific development policies of the Comprehensive Plan are summarized below.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

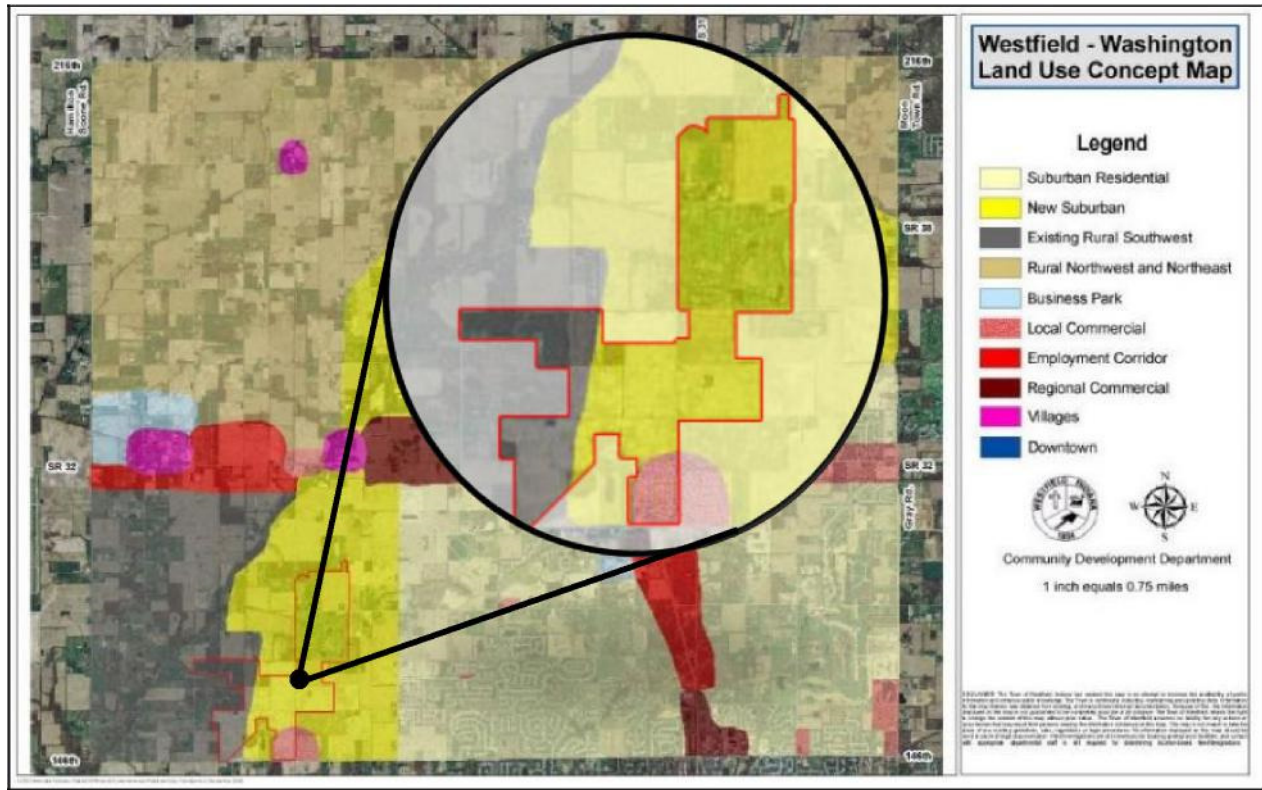


Figure 3: Future Land Use Concept Map

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

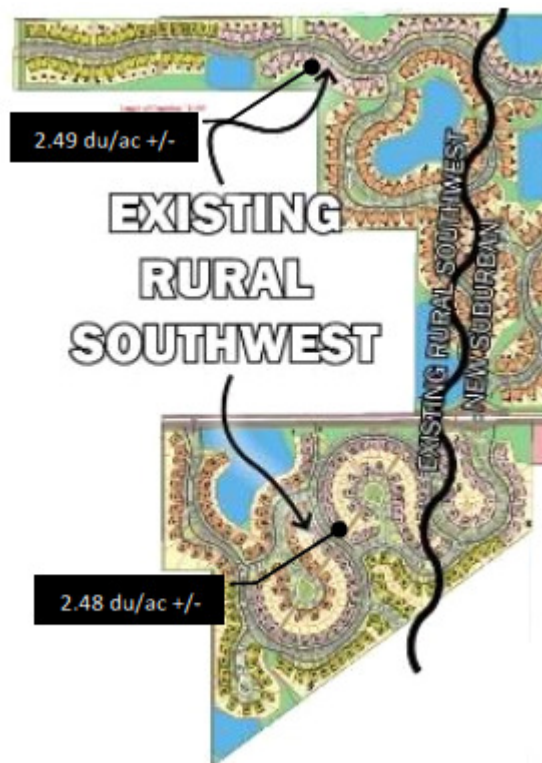
(Updated 09/30/16)

Existing Rural Southwest:

Background: This area is designated as Existing Rural because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle, and this plan embraces the importance of that rural lifestyle opportunity.²

The envisioned long-range gross density is low: no more than one unit per three-acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions³.

Figure 4: Existing Rural Southwest Area



Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS		PULTE'S RESPONSES
Existing Rural Southwest: Development Policies (pg. 27)				
41	View large-scale commodity farms (crops and livestock) as being subject to eventual change under growth pressure. Washington Township is in the path of growth and it is expected that the few remaining large-scale agricultural tracts will be converted to other uses. [Limit the land uses to those that are consistent with and contribute to the rural character.] [Housing in this district is secondary to the agricultural and equestrian uses.]	?	<i>This policy acknowledges that development is likely and anticipated; however, this area (Areas 4 and 5) of the proposed development and the corresponding density do not appear to contribute to the rural character.</i>	Area 4 has been reconfigured to create a sub-area with a gross density of approximately 1 D.U.A. to be developed by builders other than Pulte.
42	Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere.	–		
43	Protect and enhance the Eagle Creek Trail as a recreational amenity.	–	<i>The proposed development does not abut the Little Eagle Creek corridor.</i>	
44	Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan. [Establish maximum	×	<i>This area also includes the proposed development's highest single-family density concentrations of approximately 2.5 du/acre.</i> <i>The proposed development should generally fall within, or at a minimum</i>	Area 4 has been reconfigured to create a sub-area with a gross density of approximately 1 D.U.A. Area 5 has been reconfigured to create a gross density of approximately 2.3 D.U.A. Area 5 density is supported by proximity to 146 th Street and Commercial Node.

² Comprehensive Plan, page 26.

³ Comprehensive Plan, page 25.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

	densities aimed at retaining rural character and maintaining the existing density.]		<i>should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146th Street corridor.</i> <i>See other policies herein regarding desired preservation of environmental features (#30, #33).</i>	
45	Promote flexible design that maximizes open space by regulating density rather than lot size. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.).	x	<i>This area of the development appears to include the least amount of open space and highest density of the proposed development.</i>	
46	Encourage open space through incentives (such as density bonuses). [Establish buffering requirements for new development.]	--		
47	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	<i>The Concept Plan depicts drainage facilities and increased building setbacks along perimeter streets to maintain the "open" and scenic view corridors.</i>	
48	Preserve Little Eagle Creek Ave. as a scenic by-way.	--	<i>The proposed development does not abut the Little Eagle Creek corridor.</i>	
49	Utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter).	✓	<i>Due to competing storm water management regulations, this type of design would not be appropriate for this development.</i>	
50	Preserve historically significant buildings and resources (barns, houses, etc.). [Create design standards for new buildings to ensure consistency with the character of the area.]	✓	<i>The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.</i>	

[Remainder of page intentionally left blank.]

✓ = generally embodies policy | x = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

New Suburban Policies:

Background: This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields, and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for denser development in this area. It is expected that over time the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.⁴

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

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

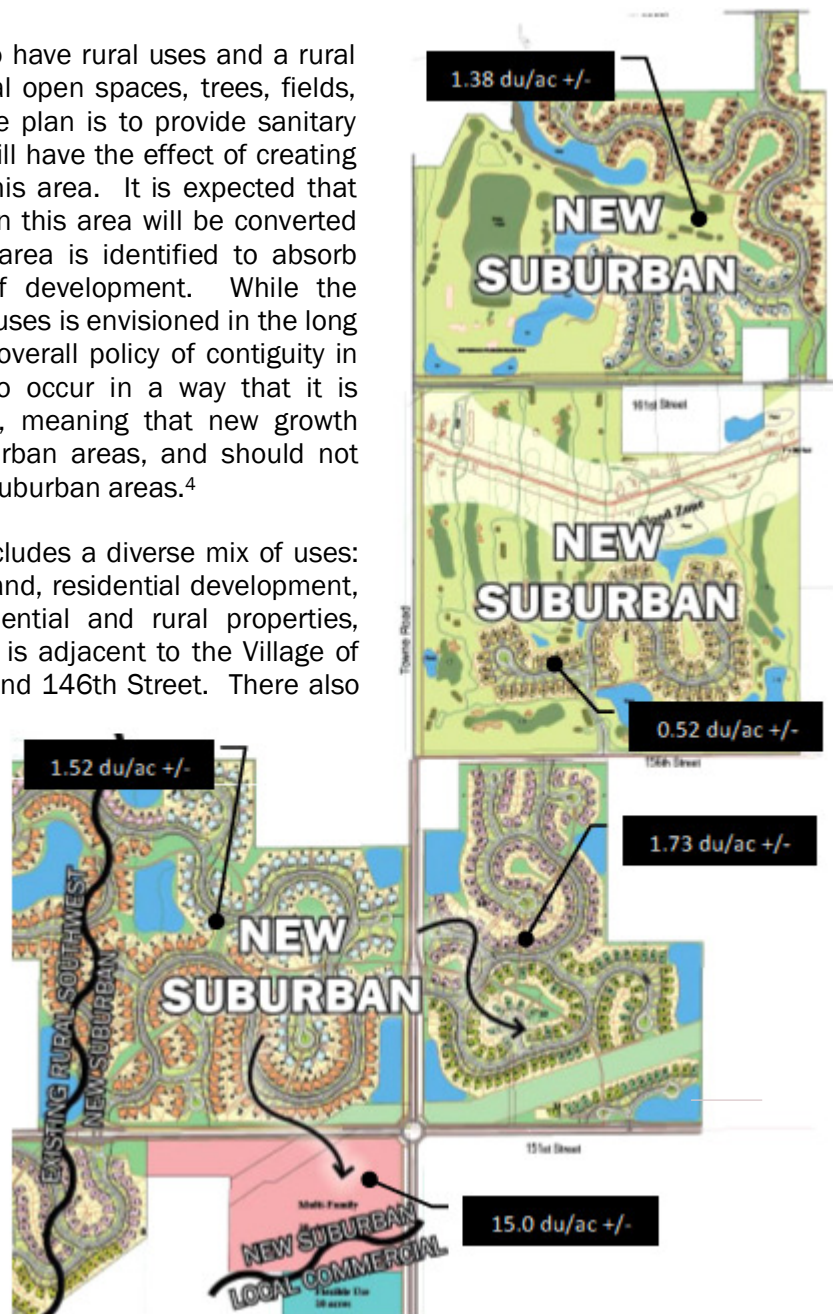


Figure 5: New Suburban Area

⁴ Comprehensive Plan, page 40.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.⁵

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS		PULTE'S RESPONSES
New Suburban: Development Policies (pg. 41)				
51	Ensure that new development occurs in a way that it is contiguous with existing development.	✓	<i>Please see overarching policies (#19).</i>	
52	Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks. [Require that new development have all necessary services and infrastructure.]	✓	<i>The proposed development will be required to meet the City's subdivision and construction standards.</i>	
53	Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.	?	<i>See policy #31.</i>	Curvilinear design limits the number of rear and side-home facades facing perimeter streets. Landscaping along perimeter streets has been revised to meet or exceed the requirements of the UDO; provided, that landscaping is not required along perimeter streets that abut the golf course.
54	Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.	?	<i>Please see overarching policies (#24-28).</i>	PUD provides for street scape diversity in a manner consistent with UDO regulations. Five Areas within the PUD will offer 5 different Series of home styles, with more than 100 elevations, to potential home buyers. Architectural Styles within these 5 Areas include Craftsman, Northern Craftsman, Euro Country, Classical, Low Country and Prairie. One Area within the PUD will be developed for individual lot sales and builders other than Pulte offering unlimited architectural styles and housing opportunities. The variety of housing types and price ranges within the PUD provides housing opportunities for a wide range of the population in Westfield-Washington Township.
55	Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.	?		
56	Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. [Establish appropriate locations for varying housing types.]	✓	<i>Please see overarching policies (#1).</i>	
57	Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.	?	<i>As proposed, the Concept Plan does not embrace this policy; however, the Department has provided specific comments to the petitioner to comply with the UDO's connectivity requirement that if incorporated, would result in this policy being achieved.</i>	Department's comments have been incorporated.
58	Ensure proper land use transitions between dissimilar types of residential development.	✗	<i>Please see overarching policies (#7).</i>	Buffers along all exterior boundaries of the PUD that abut existing residential properties have been revised to meet or exceed the requirements of the UDO. In addition, golf course holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties abutting

⁵ Comprehensive Plan, page 39.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Westfield-Washington Township Comprehensive Plan
Wood Wind Planned Unit Development (PUD) District

				the PUD. Each Series of house styles and elevations within each Area use consistent and compatible building materials.
59	Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.	–	Does not apply.	
60	Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.	?	Proposed buffers are generally less than otherwise required by the UDO. Ponds are generally located around the perimeter of the proposed development as a buffer transition.	Buffers along all exterior boundaries of the PUD that abut existing residential properties or pipeline easement have been revised to meet or exceed the requirements of the UDO. In addition, golf course holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties abutting the PUD.
61	Preserve existing older structures when possible.	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.	
62	Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.	✓	Please see overarching policies (#38-40).	
63	Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.). [Emphasize density, rather than lot size.]	?	Please see overarching policies (#24-37).	The curvilinear design of each Area results in lots of varying setbacks, sizes, depths and widths. Five Areas within the PUD will offer 5 different Series of home styles, with more than 100 elevations, to potential home buyers. Architectural Styles within these 5 Areas include Craftsman, Northern Craftsman, Euro Country, Classical, Low Country and Prairie. One Area within the PUD will be developed for individual lot sales and builders other than Pulte offering unlimited architectural styles and housing opportunities. The variety of housing types and price ranges within the PUD provides housing opportunities for a wide range of the population in Westfield-Washington Township. PUD regulates maximum density, and preserves natural features within the PUD.
64	Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.	–		
65	Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.	?	Please see overarching policies (#14).	More detailed exhibits and plans illustrating connectivity of pedestrian pathways within the PUD and contemplated surrounding networks have been provided.
66	Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural,	?	Please see policies #30 and #33.	Pulte has engaged a professional arborist to identify natural features that are of significant character and warrant

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Westfield-Washington Township Comprehensive Plan
Wood Wind Planned Unit Development (PUD) District

	rather than suburban densities.			preservation, and has used efforts to preserve such natural features. The golf course is a historic resource that will be lost without this PUD. The property is relatively flat and rolling terrain which is being preserved.
67	Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. [Create a Traditional Neighborhood Design District that provides for the following: (i) garages that are behind the front line of the dwelling or are side-loaded; (ii) front porches; (iii) smaller front setbacks.]	?	<i>The proposed development incorporates curvilinear streets and varying setbacks; however, the proposed ordinance does not restrict front load garages and setback requirements for front load garages, nor does it require enhanced front porches.</i>	PUD provides for a variety of front porch and garage types in a manner consistent with the architecture and materials of the main residences. PUD incorporates architectural requirements for garage doors visible from perimeter streets.
68	Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). [Transitions between developments: (i) between new suburban and more rural neighborhoods, use larger lots and increased open space; (ii) cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.] [Landscape standards should discourage berms and fencing in favor of more natural-appearing buffers, using native plants.]	×	<i>Proposed buffers are generally less than otherwise required by the UDO as a baseline.</i> <i>No enhanced buffering or elements of reforestation appear to be proposed abutting rural properties.</i>	Buffers along all exterior boundaries of the PUD that abut existing residential properties or pipeline easement have been revised to meet or exceed the requirements of the UDO. In addition, golf courses holes, ponds and other open space have been relocated where feasible to serve as buffers to existing residential properties abutting the PUD. Buffers have been revised to incorporate elements of reforestation. Each Series of home styles and elevations within each Area use consistent and compatible building materials.
69	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	?	<i>Please see overarching policies (#29-37).</i>	Pulte has engaged a professional arborist to identify natural features that are of significant character and warrant preservation, and has used efforts to preserve such natural features. The golf course is a historic resource that will be lost without this PUD. Curvilinear design varies setbacks, maximizes exposure of lots to open space and minimizes amount of hard surface area.
70	Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.	×	<i>The proposed ordinance does not restrict front load garages and setback requirements for front load garages, nor does it establish architectural standards.</i>	Curvilinear design limits the number of rear and side home facades facing perimeter streets. PUD provides for a variety of front porch and garage types in a manner consistent with the architecture and materials of the main residences. PUD incorporates architectural requirements for garage doors visible from perimeter streets.
71	Encourage roadway improvements that promote safety but do not increase speed.	✓	<i>The curvilinear design of the proposed development is a recognized method to calm traffic speeds.</i>	

[Remainder of page intentionally left blank.]

✓ = generally embodies policy | × = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Local Commercial Policies:

Background: Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Examples include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Local examples include Westfield Commons, Westfield Marketplace, Carey Shoppes, Springmill Commons and Bridgewater Marketplace. Shopping centers typically have at least one anchor business.⁶



Figure 6: Local Commercial Area

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots.⁷

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	PULTE'S RESPONSES
Local Commercial: Development Policies (pg. 48)			
72	Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads.	Both 146 th Street and Towne Road are identified as arterials on the Thoroughfare Plan.	
73	Require commercial uses to be dispersed, but also to be focused on key nodes, avoiding strip patterns, which are inefficient from an access standpoint.	The intersection of 146 th Street and Towne Road is an identified commercial node in the Comprehensive Plan.	
74	Require the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits the Township is not acceptable. [Design standards to ensure quality development.]	The proposed ordinance does not prohibit franchise architecture. Potentially consideration may be warranted with regard to the recent "village design theme" of the Harmony PUD amendment to incorporate unique architecture.	PUD subordinates franchise architecture to rural character and design elements of the commercial area.
75	Discourage masses of asphalt. Parking areas should be broken up by landscaping or by being located on more than one side of the buildings.	An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.	More specific plans have been provided.
76	Require all parking areas to have interior landscaping as well as landscaping along the street.	The proposed development will be required to comply with the UDO for interior landscaping; however, perimeter landscaping is less than otherwise required by the UDO.	Perimeter landscaping has been revised to meet or exceed the requirements of the UDO.
77	Require all lighting to be shielded and directed downward.	The proposed development will be required to comply with the UDO which requires this.	
78	Encourage signs that are easy to locate and read, sized and designed in relation to buildings and the traffic conditions in which they are viewed.	The proposed development will be required to comply with the UDO and does not propose to modify these standards.	

⁶ Comprehensive Plan, page 47.

⁷ Comprehensive Plan, page 37.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

Westfield-Washington Township Comprehensive Plan
Wood Wind Planned Unit Development (PUD) District

79	Require loading and service areas to be screened and to be located so as not to be a nuisance to neighboring properties.	✓	<i>The proposed development will be required to comply with the UDO and does not propose to modify these standards.</i>	
80	Encourage internal connectivity between adjacent commercial developments.	?	<i>An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met. The proposed ordinance does not specifically require cross-access between commercial lots.</i>	More specific plans have been provided.
81	Encourage pedestrian connections between local commercial areas and adjacent residential areas.	?	<i>An insufficient level of detail on the Concept Plan is available to determine whether this policy would be met.</i>	More specific plans have been provided.
82	Use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses.	✓	<i>Please see overarching policies (#6).</i>	
83	Require effective buffering between commercial uses and adjacent residential uses.	✗	<i>Please see overarching policies (#4).</i>	Buffers between Commercial Area and adjacent residential properties have been revised to meet or exceed the requirements of the UDO.
84	Prevent commercial uses from encroaching into residential areas. [Buffering requirements, including transitional land uses.]	?	<i>The commercial area is proposed to transition to the north with attached residential uses; however, additional consideration is warranted for the 146th Street corridor, west of this commercial area.</i>	Multi-family uses are recognized and appropriate transitional uses from commercial to single family residential.
85	Encourage the use of frontage roads to minimize traffic conflicts. [Require traffic studies and traffic management plans for new commercial development.] [Access management plan to control curb cuts, which is a plan for promoting smooth traffic flow by establishing standards for access to property. This plan would address issues such as driveway locations and separation distances, frontage roads, passing blisters, left turn lanes, and traffic signals.]	✓	<i>Please see overarching policies (#21-23).</i>	

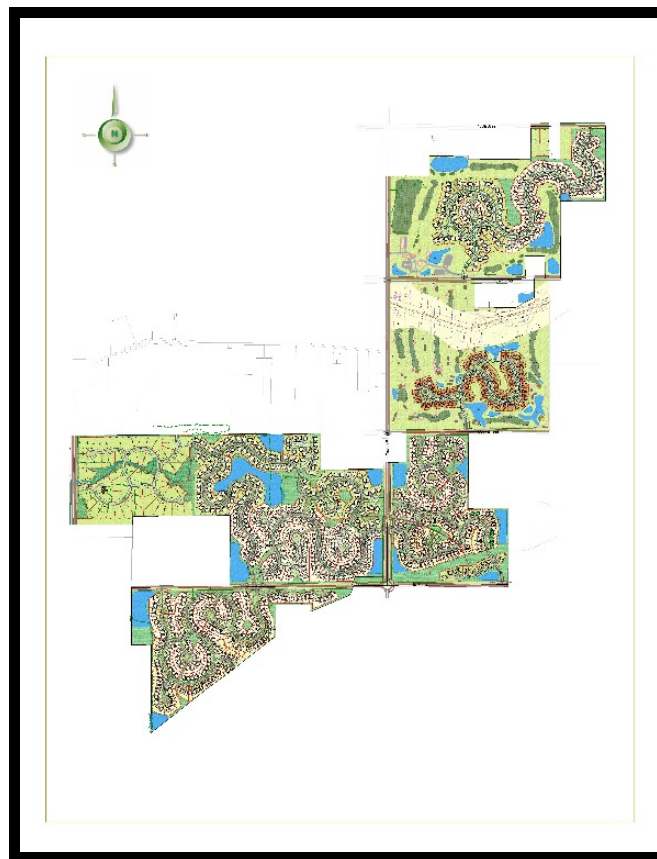
✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 09/30/16)

City of Westfield, Indiana – Wood Wind

Proposed Pulte Golf Course Community

Resources Anticipated from Proposed Development



Prepared by:





October 25, 2016

Mr. David Compton
VP Land Acquisition: Indianapolis
Pulte Group
11590 N. Meridian Street Ste 530
Carmel IN 46032

Re: Financial Analysis – Pulte's Proposed Wood Wind Development

Dear Mr. Compton:

Pursuant to your request and desire to commission an independent assessment of the potential financial impacts that the proposed Wood Wind development could present for the City of Westfield, Westfield Washington School Corporation ("WWSC") and other overlapping taxing units, we have compiled (without audit) the accompanying illustrations, exhibits, tables and charts relative to the estimated total assessed and net assessed values of the proposed development. From the projected project configuration provided by Pulte Group ("Pulte"), we computed estimates of what the City of Westfield might expect in annual property tax revenues, County Option Income Tax (COIT) receipts, LRS & MVH distributions, as well as up-front contributions towards City Development Permits, Impact Fees and up-front contributions of land, right of way and construction of public trails throughout the development. We have also compiled projected property tax revenues for the WWSC and all Other Overlapping Taxing Units (i.e. County, Solid Waste District, Township & Library collectively).

In preparing the Wood Wind (After Build-Out) illustration and exhibits, we relied upon information obtained (without audit) from Pulte, WWSC, the City's 2015 Annual Report, Hamilton County Auditor's Office, Indiana Department of Local Government Finance (DLGF) and US Census Data. We have assumed that tax rates (including referendum rates) would remain unchanged and that Student Population would increase at a rate of .5 pupils per Single Family Home. Because there are many variables that could impact future property or income tax rates, circuit breaker credits and the amount of tax that the taxpayers' might ultimately pay, actual results are likely to vary from the computations included in the illustrations, tables and exhibits contained herein; and, the variations could be material. We have not audited the information provided by the sources noted above. Therefore, we express no opinion or any other form of assurance as to the accuracy of the data or the achievability of the revenue projections and/or cost savings contained herein.

Mr. David Compton
 October 25, 2016
 Page Two

A primary objective of requesting our firm to compile the accompanying illustrations, tables and computations is to coordinate a set of assumptions with the Finance Director for WWSC to ensure consistency with the School Corporation's expectations regarding student population and assessed valuation thresholds that the School has determined to be necessary to support each pupil. Consequently, we have attempted to quantify the expected market valuation and net assessed valuation of the Wood Wind project configuration at buildout, along with the related property & income tax revenues for the City of Westfield, WWSC and the other overlapping taxing units.

While the City no longer owns the water and sewer utilities serving Westfield, the proposed Wood Wind development offers Citizens Water & Wastewater ("CWW") economies of scale that should have a stabilizing effect on monthly user rates for CWW's 11,000 current business and residential sewer customers. The expected incremental sales and resulting gross margins expected from Wood Wind's proposed 1,200 new customers over the next 12 to 15 years should help reduce the need for and frequency of future water and wastewater rate increases for CWW. Also, if Wood Wind is approved and the golf course remains intact, Pulte proposes to allow CWW to reroute the Westfield Wastewater Treatment Plant (WWTP) Interceptor Master Plan on a much more direct route. Rerouting the Interceptor Master Plan on a more direct path to the WWTP along with cash contributions from Pulte is expected to reduce the project funding requirements for CWW by approximately \$4,500,000. Without Wood Wind, the current route for the WWTP Interceptor would remain within existing Road Right of Way. Therefore, the total length and depth of the WWTP Interceptor would be much greater. By reducing the construction costs and funding requirements of the Interceptor Master Plan is expected to provide further reductions in future wastewater rate increases that would otherwise be necessary for CWW to recover their costs.

Wood Wind Project Configuration by Product Type (per Pulte Group)

With those caveats, Table A (below) summarizes the anticipated financial impact of Wood Wind with respect to the projected number of housing units by product type, price points and assessed valuation at buildout (in 2016 dollars). The valuations summarized in Table A are based upon current average selling prices in similar communities in Central Indiana. Full build-out would not occur immediately. Rather, it is anticipated that the build-out would occur gradually over an expected 12yr to 15yr period. While price points are expected to increase over the next 12 to 15 yrs, valuations are based upon today's price points. Population estimates are based upon recent US Census Data (2.7 persons per Single Family Home) and Student Population is based upon assumptions provided by WWSC (assumes .5 pupils per Single Family Home). As there will be 1 & 2 BR Apartment Units, with very few 3BR Units, Pulte has assumed a .7 equivalency index (70%) of the projected Single Family Home population assumptions.

Table A. Project Configuration

Wood Wind - Summary of Residential & Commercial Master Development						
Product Type	Total # of Lots / Units	Per Unit			Extended Value	
		Population	Student Population	Projected Price Point		
Crossings / Legacy	411	2.7	0.5	\$ 325,000	\$ 133,575,000	
Manors	270	2.7	0.5	425,000	114,750,000	
Estates / Heritage	291	2.7	0.5	525,000	152,775,000	
Custom Homes	66	2.7	0.5	900,000	59,400,000	
Totals	1,038		Average	\$ 443,642	\$ 460,500,000	
Apartments	2%	225.0	1.9	0.35	110,000	24,750,000
Commercial	3%	15.0			1,500,000	22,500,000
Medical Office Bldg	3%	10.0			1,000,000	10,000,000
	Total # of		Student		\$ 57,250,000	
	Res. Units	Population	Population			
Totals	1,263.0	3,163	598		\$ 517,750,000	

Based upon the assumptions noted above, Wood Wind's proposed project configuration includes 1,038 single family homes with an average market value of approximately \$442,663 (total gross assessed valuation of \$460.5 million). Apartments, Medical Offices and Commercial developments are estimated to add an additional \$57.3 million of assessed value for a total gross assessed value of nearly \$518 million. Assuming 2.7 persons and .5 students for every single-family home, and assuming apartments will have the equivalency of .7 of a single family home, the projected increase to Westfield's population and WWSC's student population is expected to amount to 3,163 and 598, respectively.

Estimated Impact on Property Tax Revenue

Our next step is to determine Net Assessed Values for the various product types and determine the distribution percentages for the non-referendum property taxes. Table B, below, identifies the current tax cap allocations for Residential Homesteads amounts to 64% to 68% of their respective price point levies; and, Apartments are expected to generate approximately 75% of their tax levy. Commercial property will not hit the 3% tax cap. So, their tax bills will not be reduced and each taxing unit will receive 100% of their respective Commercial property tax levy. In addition to the tax cap distributions (above), WWSC will receive 100% of the Referendum Tax Rate (proposing \$.20 / \$100 for 2017).

Table B.

Product Type	Projected Price Point	Homestead	Mort. Ded.	Suppl H.S.	NAV	\$0.2000 WWSC TOTAL	Times City Tax Rate	Times Total Tax Rate	Tax Cap Limit	% of Total Tax
						\$ 1.5403	\$ 0.7698	\$ 2.6546	\$ 1.0000	37.7%
						w/o Referendum	w/o Referendum	Tax Cap		
Crossings / Legacy	\$ 325,000	\$ (45,000)	\$ (3,000)	\$ (98,000)	\$ 179,000	\$ 2,757	\$ 1,378	\$ 4,752	\$ 3,250	68.4%
Manors	425,000	(45,000)	(3,000)	\$ (133,000)	244,000	3,758	1,878	6,477	4,250	65.6%
Estates / Heritage	525,000	(45,000)	(3,000)	\$ (168,000)	309,000	4,760	2,379	8,203	5,250	64.0%
Custom Homes	900,000	(45,000)	(3,000)	\$ (273,750)	578,250	8,907	4,451	15,350	9,000	58.6%
Average	\$ 443,642	1% Tax Cap	\$ 0.2000							
Apartments	110,000	2% Tax Cap			110,000	1,694	847	2,920	2,200	75.3%
Commercial	1,500,000	3% Tax Cap			1,500,000	23,105	11,547	39,819	45,000	100.0%
Medical Office Bldg	1,000,000	3% Tax Cap			1,000,000	15,403	7,698	26,546	30,000	100.0%

Table C (below) computes the annual property tax revenues by taxing unit assuming 100% of the single-family homes qualify for Homestead exemptions and that the School receives the proposed \$.20 per \$100 proposed Operating Cost Referendum. The yellow shaded area represents the City of Westfield's allocation of the property tax capped levy distributions. The blue shaded area represents WWSC's allocation, plus the \$.20 per \$100 O&M Referendum tax rate. The remaining taxing units, collectively, are presented in the orange shaded area. Again, the non-referendum allocations are based upon each taxing unit's proportional share of the total tax rates (before applying the tax caps). Table C also computes the average property tax revenue per student based upon the index of .5 students per household (or household equivalent). Based upon these assumptions, including the assumption that 100% of the proposed single family homes qualify as "Homesteads", the average WWSC revenue per student for Wood Wind is computed to amount to approximately \$6,875.

Table C. Estimated Property Tax Distributions by Taxing Unit – 100% Residential Homesteads

Wood Wind - Summary of Residential & Commercial Master Development						
	29.0%		58.0%	WWSC REF. \$0.2000	13.0%	
	City of Westfield		Westfield/Washington Schools		Other Taxing Units	
Product Type	Revenue Per House	Total City Amount	Per Unit Home Amt.	School Total 58.0%	Computed Rev / Unit	Other Tot. Amt.
			With Referendum			
Crossings / Legacy	\$ 942	\$ 387,162	\$ 2,244	\$ 922,273	\$ 422	\$ 173,347
Manors	1,232	332,640	2,954	797,583	552	148,917
Estates / Heritage	1,522	442,902	3,664	1,066,297	681	198,263
Custom Homes	2,610	172,260	6,379	420,990	1,168	77,086
Apartments	638	143,550	1,497	336,724	286	64,238
Commercial	11,547	173,205	26,105	391,568	5,168	77,513
Medical Office Bldg	7,698	76,980	17,403	174,030	3,445	34,450
	City of Westfield Prop Taxes		Westfield/Washington Schools		Other	
	29.0%	% Tax Cap/Unit	58.0%	\$0.2000	13.0%	
Property Taxes by Unit	\$ 1,728,699	City Only	\$ 4,109,465	School Rev.	\$ 773,814	
Total Property Tax	\$ 6,611,977	City/School/All	598	Student Pop.		
			\$ 6,875	School Revenue / Pupil		

US Census Data reports that less than 80% of homes in Westfield are “owner occupied”. It is likely that there will be incidents of Non-Owner Occupied Homes in Wood Wind as well. Not all homes will qualify for Homestead treatment: 1. No Homestead exemptions; and, 2. Subject to a 2% tax cap instead of 1%. Table D (below) compares the annual property taxes between Homestead and Non-Homestead Residential homes. Homesteads pay approximately 50% less than a home that is not eligible for Homestead treatment (i.e. non-owner occupied homes or 2nd homes).

Table D. Residential Homestead vs. Non-Homestead Residential Annual Property Tax

Product Type	MARKET VALUE	Property Taxes / Unit	
		Homestead	Non-Homestead
Crossings / Legacy	\$ 325,000	\$ 3,608	\$ 7,150
Manors	425,000	4,738	\$ 9,350
Estates / Heritage	525,000	5,868	\$ 11,550
Custom Homes	900,000	10,157	\$ 19,800

Table E (below) is an illustration of the potential annual property tax revenues assuming only 90% of the “Non-Custom Homes” qualify for the Residential Homestead exemptions and a 1% tax cap. The remaining 10% of the “Non-Custom Homes” are assumed to be treated in the same manner as Apartments (no exemptions and a 2% tax cap). Computed School Revenues per Student could be expected to amount to approximately \$7,321 / Student.

Table E. Annual Property Tax Revenue - 10% of Non-Custom Homes Ineligible for Homestead

HOMESTEADS	90% Homesteads, Subject to 1% Tax Cap					
	City	School	Other	Rev / Unit	Units	Check Total
Crossings	\$ 348,540	\$ 830,196	\$ 156,054	\$ 1,334,790	370.0	\$ 1,334,790
Manors	299,376	717,825	134,025	1,151,226	243.0	1,151,226
Estates	398,764	960,033	178,505	1,537,303	262.0	1,537,303
Custom Homes	172,260	420,990	77,086	670,337	66.0	670,337
						\$ 4,693,655
NON-HOMESTEADS	10% Non-Homesteads, Subject to 2% Tax Cap					
	City	School	Other	Rev / Unit	Units	Sub-Totals
Crossings	\$ 77,282	\$ 181,283	\$ 34,585	\$ 293,150	41.0	\$ 293,150
Manors	66,552	156,115	29,783	252,450	27.0	252,450
Estates	88,301	207,132	39,516	334,950	29.0	334,950
Custom Homes	-	-	-	-	-	-
						\$ 880,550
TOTAL RESIDENTIAL	Homesteads & Non-Homesteads - Combined					
	City	School	Other	Annual Rev.	Units	Average / Unit
Crossings	\$ 425,822	\$ 1,011,480	\$ 190,639	\$ 1,627,940	411.0	\$ 3,961
Manors	365,928	873,940	163,808	1,403,676	270.0	5,199
Estates	487,065	1,167,166	218,022	1,872,253	291.0	6,434
Custom Homes	172,260	420,990	77,086	670,337	66.0	10,157
TOTAL RESIDENTIAL	\$ 1,451,075	\$ 3,473,576	\$ 649,555	\$ 5,574,205	1,038.0	\$ 5,370
APTS/COMMERCIAL	Apartments & Commercial					
	City	School	Other	Annual Rev.	Units	Average / Unit
Apartments 225	\$ 143,550	\$ 336,724	\$ 64,238	\$ 544,512	225.0	\$ 2,420
Medical 15	173,205	391,568	77,513	642,285	15.0	42,819
Commercial 10	76,980	174,030	34,450	285,460	10.0	28,546
TOTALS	\$ 393,735	\$ 902,321	\$ 176,201	\$ 1,472,257	250.0	
	Total Combined Residential & Commercial					
	City	School	Other	Annual Rev.		
Total Property Taxes	\$ 1,844,810	\$ 4,375,897	\$ 825,756	\$ 7,046,463		
Average Revenue per Student				\$ 7,321	Based upon 598 Students	

Westfield's "median" home value, based upon recent US Census Data, is approximately \$219,300, with Median Household Incomes (MHI) at \$85,000. The City's current MHI represents approximately 38% of Westfield's Median Home Value. Based upon typical mortgage banking practices, Household Income should be at or exceed approximately 30% of the value of a homeowner's residence. As can be seen in Table F (below), Wood Wind's proposed configuration would require an average minimum household income of approximately \$133,100 per year for new home buyers, or approximately 156% of the City's current "MHI". The average proposed home value for Wood Wind (approximately \$443,600) exceeds the City's current Median Home Value by more than 2 times.

Table F. MHI vs. Average Home Values

Comparison of Wood Wind to Westfield U.S. Census Data				
Per U.S. Census Data Updated in 2015			Per Proposed Pulte Development Plan	
Median Household Income	Median Home Value		Average Household Income	Average Home Value
\$85,071	\$219,300		\$133,092	\$443,642
100%	100%	Ratios	156%	202%
38.8%	MHI % of Home Value	Ratios	30.0%	MHI % of Home Value

These statistics are significant in that they reinforce the anticipated incremental County Option Income Tax (COIT) revenues, as well as other miscellaneous revenues that the City could expect to realize from the proposed Wood Wind development. In 2014 and 2015, the City's COIT revenues amounted to approximately 92% of Property Tax revenues. In 2016, COIT exceeded Property Taxes by approximately 16% (COIT amounted to 116% of Property Tax revenues due to a "Special COIT Distribution" by the Indiana Department of Revenue). Conservatively, the illustration assumes that Local Income Taxes ("LIT" – DLGF's new acronym) from Wood Wind would amount to 90% of the Property Taxes anticipated to be generated. The illustration further assumes that all other Miscellaneous Revenues for the City will be proportional to the average revenue per capita currently being realized from LRS & MVH distributions, as well as excise taxes and other miscellaneous revenue distributions. Westfield's total computed annual "post-buildout" revenues are summarized in Table G (below), along with the anticipated annual property tax revenues for WWSC and the Other overlapping taxing units. It appears that revenues from Wood Wind should be sufficient to cover any related "cost of service".

Table G. Summary of Incremental Property Tax & Miscellaneous Revenues – Wood Wind

Wood Wind Total Rev.	City	School	Other Units	Annual Rev.
Total Property Taxes	\$ 1,844,810	\$ 4,375,897	\$ 825,756	\$ 7,046,463
City COIT	1,660,329	90%	COIT % of Property Taxes	
LRS & MVH Revenue	11,874			
Other Misc Revenue	12,572	598 Est. Student Population		
Total City Revenue	\$ 3,529,584	\$ 7,321	Est. WWSC Rev / Student	

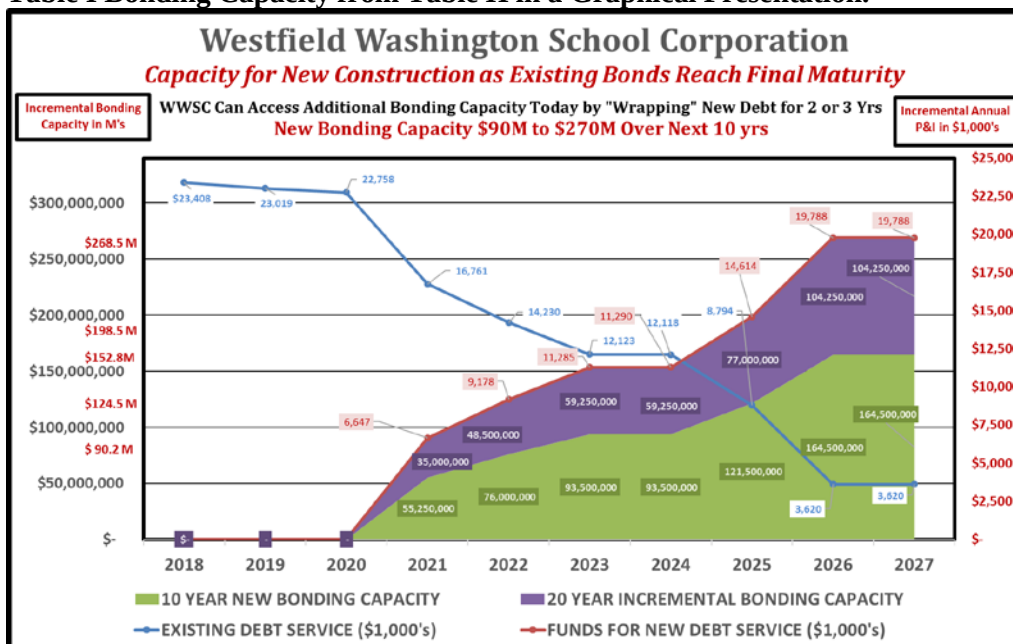
WWSC's Capacity to Fund Current Expansion Needs

It is widely known that some Schools within WWSC are nearing capacity; and, regardless of the proposed Wood Wind Development, WWSC plans to expand its capacity at the High School, both Middle Schools and perhaps some of the Elementary Schools as well. Fortunately, WWSC has done an outstanding job in managing its debt; and, over the next few years there will be a substantial number of existing bonds that will reach final maturity. As old bonds mature, capacity for new construction becomes available. In fact, significant bond retirements will be realized in 2020 and annually thereafter thru 2026. Upon consultation with WWSC's Financial Manager and the School's Financial Advisor from City Securities Corp., the following Table H (below) identifies the existing annual debt payments over the next 10 years. Table H then goes on to compute the annual reductions in annual debt payments as existing bonds reach final maturity; and, if those annual debt reductions are utilized to fund new construction, the potential for additional bonding capacity is presented assuming either 10 yr or 20 yr bond terms @ 3.5% and 4%, respectively.

Table H. Capacity for New Construction as Existing Bonds Roll Off

10 YR PRO FORMA	EXISTING ANNUAL DEBT SERVICE - NEXT 10 YEARS		CAPACITY FOR NEW CONSTRUCTION BONDING	
BOND YEARS	EXISTING DEBT SERVICE (\$1,000's)	FUNDS FOR NEW DEBT SERVICE (\$1,000's)	10 YEAR NEW BONDING CAPACITY	20 YEAR NEW BONDING CAPACITY
2018	\$ 23,408	\$ -	\$ -	\$ -
2019	23,019	-	-	-
2020	22,758	-	-	-
2021	16,761	6,647	55,250,000	90,250,000
2022	14,230	9,178	76,000,000	124,500,000
2023	12,123	11,285	93,500,000	152,750,000
2024	12,118	11,290	93,500,000	152,750,000
2025	8,794	14,614	121,500,000	198,500,000
2026	3,620	19,788	164,500,000	268,750,000
2027	3,620	19,788	164,500,000	268,750,000

Table I Bonding Capacity from Table H in a Graphical Presentation.



The WWSC Financial Manager has indicated that it takes approximately \$375,000 of Net Assessed Value to support the School Corporation's portion (the portion not covered by Indiana Sales Tax distributions) of educating each student within the District. Table J (below) summarizes the estimated gross and net assessed valuation of Wood Wind's proposed project configuration, along with computed NAV and Property Tax Revenue anticipated per Student (\$543K and \$7,321, respectively per Student).

Table J. Computed NAV and Property Tax Revenue per Student – WWSC

		Estimated Gross & Net Assessed Value		WWSC Specific Calculations	
Single Family Residential		Gross AV	Net AV	Computed NAV per Student	
Crossings		133,575,000	73,569,000		
Manors		114,750,000	65,880,000	Combined Net AV	\$ 324,782,500
Estates		152,775,000	89,919,000	Estimated Number	
Custom Homes		59,400,000	38,164,500	of Additional Students	598
Sub-totals		\$ 460,500,000	\$ 267,532,500	Computed Net AV	
Apartments & Commercial				per Student	\$ 543,342
Apartments		24,750,000	24,750,000		
Commercial		22,500,000	22,500,000	Projected Property Tax	
Medical		10,000,000	10,000,000	Revenue for WWSC	\$ 4,375,897
Sub-totals		\$ 57,250,000	\$ 57,250,000		
				Computed Prop Tax	
Totals		\$ 517,750,000	\$ 324,782,500	Revenue per Student	\$ 7,321

Citizens Water & Wastewater (CWW) Economies of Scale & Capital Cost Savings

Isolating CWW's existing customer base (approximately 11,000 sewer customers in Westfield's service area), the potential capital cost savings from the WWTP Interceptor Master Plan discussed previously this report could translate into monthly savings of approximately \$3-\$4 per month (\$4.5M amortized over 20yr @ 3.5%, plus minimum debt service coverage requirements – 125%). Because this Interceptor Project is necessary regardless of Pulte's proposed development, these avoided capital costs could be realized sooner rather than later. In addition, economies of scale from the incremental marginal gross profits that could come from Wind Wood should produce an additional \$5 to \$10 per month in reduced water and wastewater (combined) rate increases in the future. These ancillary benefits could certainly be a relevant consideration in evaluating the financial impact of Wood Wind, as most taxpayers are also ratepayers for CWW.

Executive Summary

In summary, this report attempts to independently identify many of the key financial resources that a project such as Wind Wood could produce assuming all of the variables presented in the proposed Wind Wood Development by Pulte: Project Configuration; Market Value of the proposed Homes, as well as the proposed Apartments and Commercial developments; Contributions of Capital for Permits, Road and Park Impact Fees; Estimated Property Tax Revenues for WWSC and the City; COIT & Other Miscellaneous Revenues for Westfield; and, Contributions of Land, Right of Way and Public Perimeter Paths. Table K (below) summarizes these key resources for the School Corp, the City and the other taxing units that overlap with the City and School District.

Table K. Summary of Anticipated Resources for Local Government & Utilities – Wood Wind

Average Home Price \$443.6K Household Income Requirements will be 150% - 300% over current MHI Total Projected Assessed Value \$518M Projected Net Assessed Value \$325 M - or \$543K per Student WWSC Prop Tax Rev \$4.4M per Yr - or \$7,321 per Pupil Perimeter Paths (Public) \$1.6 M City Permits & Impact Fees \$6.3 M Land & ROW Contributions \$2.2 M Westfield City Revenue \$3.5 M / Yr	Economies of Scale for Taxpayers / Utility Ratepayers / Taxing Units Avoided Capital Costs (Sewer Interceptor) \$4.5M - CWW Ratepayer Savings \$3-\$4 / Mo. Incremental Utility Revenues good for Future Utility Rate Stabilization (CWW): \$1.5 M / Yr in Add'l W&S Revenues Potential Future Rate Savings \$5-\$10 / Mo. Rooftops Should Foster Commercial Growth throughout City of Westfield Price Points & Household Income levels will significantly exceed Westfield's median home values (> double) and MHI (by \$50K to 225K/yr)
--	---

In conclusion, as CPAs and Municipal Financial Advisors to Indiana Cities, Towns, Counties & Schools, we prepared these financial impact (feasibility) calculations to independently quantify the potential resources under the build-out scenario proposed by Pulte for Wood Wind's Planned Unit Development (PUD). Our report focuses primarily on the determination of up-front and ongoing annual revenues that might be anticipated assuming the proposed development occurs precisely as presented by Pulte; and, utilizing current property tax rates, AVs and NAVs as outlined in the Tables above.

Comparing average home prices for Wood Wind with Westfield's most recent US Census Data (2015), the average single family home value of Wood Wind is slightly more than double Westfield's existing average home value. The computed NAV per student for Wood Wind (\$543K/Pupil) exceeds the \$375K threshold (for supporting each pupil as determined by WWSC's Business & Finance Manager) by nearly 45%. Household income levels necessary to qualify for mortgage financing in Wood Wind (\$133K/Yr) would exceed Westfield's MHI (\$85K/Yr) by 56%. Finally, based upon existing student enrollment growth, WWSC will be looking to expand the Middle & High Schools before Wood Wind begins contributing students into the School System. Fortunately, WWSC has demonstrated consistent capabilities and outstanding results in their past debt management practices; and, a large portion of their outstanding bonds will mature over the next 3 to 6 years making it possible to commence with expansion plans today.

Again, events and circumstances do not always occur as expected. Variations from the illustrations above are likely; and, the variations could be material. We have no responsibility to update these calculations for events and circumstances occurring after the date of this report.

O. W. Krohn & Associates, LLP

Otto W. "Buzz" Krohn, CPA, CGMA – Executive Partner

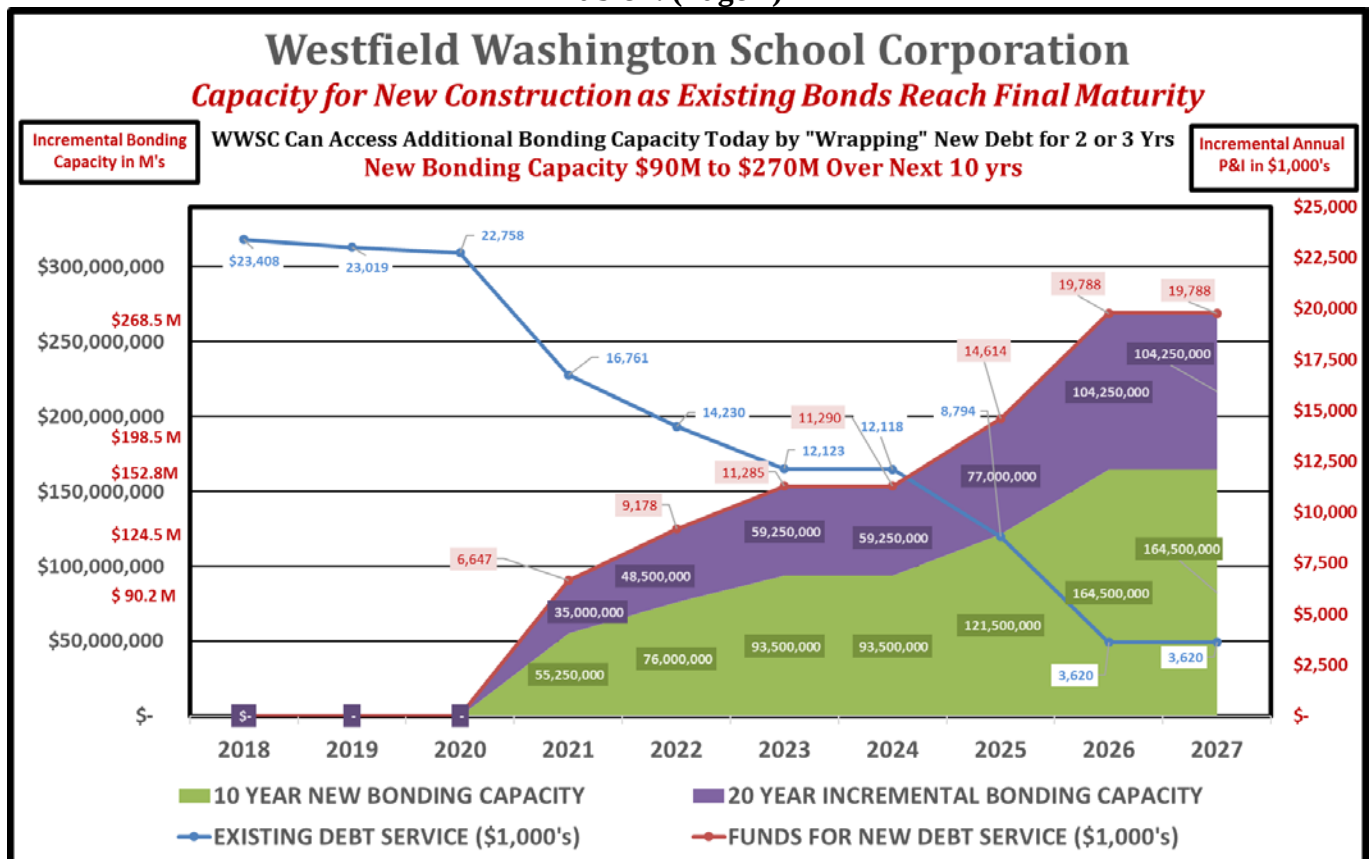
CC: Mr. Nick Verhoff, WWSC Finance Manager
Mr. Matthew Schumaker

Enlarged Tables H. & I. – WWSC Bonding Capacity for New Construction

Table H. (Page 7)

10 YR PRO FORMA	EXISTING ANNUAL DEBT SERVICE - NEXT 10 YEARS		CAPACITY FOR NEW CONSTRUCTION BONDING	
BOND YEARS	EXISTING DEBT SERVICE (\$1,000's)	FUNDS FOR NEW DEBT SERVICE (\$1,000's)	10 YEAR NEW BONDING CAPACITY	20 YEAR NEW BONDING CAPACITY
2018	\$ 23,408	\$ -	\$ -	\$ -
2019	23,019	-	-	-
2020	22,758	-	-	-
2021	16,761	6,647	55,250,000	90,250,000
2022	14,230	9,178	76,000,000	124,500,000
2023	12,123	11,285	93,500,000	152,750,000
2024	12,118	11,290	93,500,000	152,750,000
2025	8,794	14,614	121,500,000	198,500,000
2026	3,620	19,788	164,500,000	268,750,000
2027	3,620	19,788	164,500,000	268,750,000

Table I. (Page 7)



Statement of
Matthew Will
to the
CITY OF WESTFIELD, IN
Advisory Plan Commission Meeting
11/09/16

My name is Dr. Matthew Will. I am an Associate Professor of Finance at the University of Indianapolis. I was contacted in October by David Compton from Pulte Homes and commissioned to provide an independent economic analysis of the Wood Wind Planned United Development. This analysis is my own and has not been shared with anyone prior to this evening. Also, no additional compensation will be received from what I say tonight.

My complete credentials can be found on my website, at www.mattwill.com. For this hearing it is worth noting I have been conducting economic analysis since 1985, when I was coordinator of Research at the Indiana University Center for Real Estate Studies. Most recently as last month I conducted research and analysis for President Mitch Daniels of Purdue University for a series of economic speeches he is giving related to household incomes, housing costs and standards of living. My work has been presented to numerous industry groups including the Construction Financial Management Association.

I have reviewed the material related to this project (including the 227 page Westfield Comprehensive Plan). I have visited local retail establishments and examined the proposed sites. From my examination there are reasons why people would be both in favor of and against this project. In my professional opinion, the reasons to be in favor are based primarily on economic considerations and far outweigh the predominantly personal reasons to oppose it.

From the perspective of the Westfield city managers, the Pulte development offers a unique opportunity to proactively control your future fiscal health and establish reliable economic development, while at the same time fulfilling a large portion of your Comprehensive Plan. The question is not whether or not development will occur. I can assure you development will occur. The question is do you wish to do so in a proactive manner that is fiscally responsible with a private partnership or do you wish to create a fiscal nightmare by having it occur randomly over the next two decades.

Let me give you an example. On the north side of 146th Street you have a patchwork of stores built without an architectural or fiscal plan in mind: Hobby Lobby, Walmart, Target, and various outlots with the usual selection of chain stores. On the southside of the same street you have possibly the premier retail complex in the entire state of Indiana, Clay Terrace. The difference is obvious. Clay Terrace is a perfect example of what proactive development in partnership with a

private developer can accomplish. You would be hard pressed to find someone not impressed with the economic success of Clay Terrace.

A key benefit of Wood Wind, however, is its compatibility with The Westfield Comprehensive Plan. Nothing will be a perfect fit for the Plan, but this proposal checks more boxes than anything likely to come along. The proposal gives proper attention to controlled growth and suburban sprawl. For public plans to succeed, private partners are a requirement. The Pulte projects offers you a rare chance to partner with a developer and implement your plan in a manner very close to its original design.

In fact, the very first item listed under Themes and Trends in the Comprehensive Plan is a contiguous residential development requirement. The Pulte project allows you to satisfy this precise goal for at least the next 12 years. In fact, the section of your plan that deals explicitly with the Southwest Township development, requires mixed use to include a golf course. Since the center piece of the project is preservation of the golf course, it seems as if this proposal was designed specifically to satisfy this objective of your Comprehensive Plan.

After reviewing the original design and now the latest version, it is obvious compromises have been made to satisfy the community. This is how the process should work and it has done so very well. This plan has been improved to include more green space, water features, enhanced landscaping and a focus on conservancy. This plan allows you solve future problems, before they occur. Grand government plans often error by not realizing the need for the fiscal support afforded by private development. It is rare a partner like Pulte shows up ready to satisfy a large portion of your needs. I believe it would be an error to reject a proposal because it is not 100% perfect with every aspect of your plan. This plan is an excellent fit.

For me, however, the real benefit of this project is in the long term fiscal health of Westfield. The key to business success is predictability. A 12 to 15 year planned unit development lets Westfield plan its fiscal future with tremendous certainty. The perfect example of a bad outcome is Franklin Township in Marion County. Development was successfully fought. Grand plans like Pulte's never occurred. Instead, development occurred randomly, without a plan and the result is a fiscal nightmare. Much needed schools were built without predictable revenue. Commercial development did not materialize because of a lack of predictable residential customers. The same schools that were built due to overcrowding were later closed due to insufficient funding. The need still exists, but there is no money.

Just as government needs predictable revenue sources so does commercial development. Franklin Township has a minimal commercial tax base because businesses refused to take a risk without some assurance of customers. The predictability of population growth from the Pulte development will attract many more upscale businesses than what is envisioned in the current proposal. The high income families who move into Westfield will attract landscaping needs, service jobs, high end retail establishments and probably even professional service businesses as

traffic in Indianapolis continues to be a problem. If approved, I suspect you will soon be contacted by commercial developers eager to join the party.

As a financial economist, I find the financial features of the Pulte project to be the most compelling. There are two I would like to highlight.

First, according to the school district's financial manager it takes a Net Assessed Value of \$375,000 to educate one child in Westfield. If approved, the Pulte development will create a Net Assessed Value of \$543,000. That is 45% more than you need to educate your children. If this proposal is rejected, instead of debating how to spend the inflow of cash, you will embark on an era of never ending property tax referendum battles and neighbor versus neighbor acrimony. This is exactly what has occurred in my Franklin Township example.

I also examined the city budget. According to your 2016 budget, 30% of all revenue comes from the County Option Income Tax. Given the average home price in the proposed development will be more than double the existing home values in Westfield, you can expect the average household income to go up at least 56% and possibly double. Besides the windfall from property taxes, you will now benefit from a much more stable revenue source, income taxes.

In contrast to the fiscal benefits, I understand the emotional resistance to progress and that some people oppose change. If I were a high income family living on a large piece of land in Westfield I might be inclined to oppose this development. The construction of high priced homes will cause property values to go up for everyone and this increase in assessments would increase my property taxes. If my estate had an existing well and septic system, the \$4.5 million savings in the Sewer Interceptor expense, would be meaningless to me. But, all of this would be selfish on my part and not compassionate to a city in need of fiscal health.

As the son of a career Air Force sergeant, I was raised in a very "practical" household. Decisions are based on facts and not emotions. For me, the major savings in sewer costs, the enhanced tax base for education, the long term planning ability and alignment of this proposal with your Comprehensive Plan makes the decision an obvious yes.

People always ask me to predict the future. Where is the stock market going? What will interest rates be next year? No one can predict the future. Not even me. What I am very good at is knowing the cause and effect of decisions and policies. I can assure you that a decision to approve the Pulte project will cause Westfield to have a much stronger economic and fiscal future. A no vote will cause the opposite.

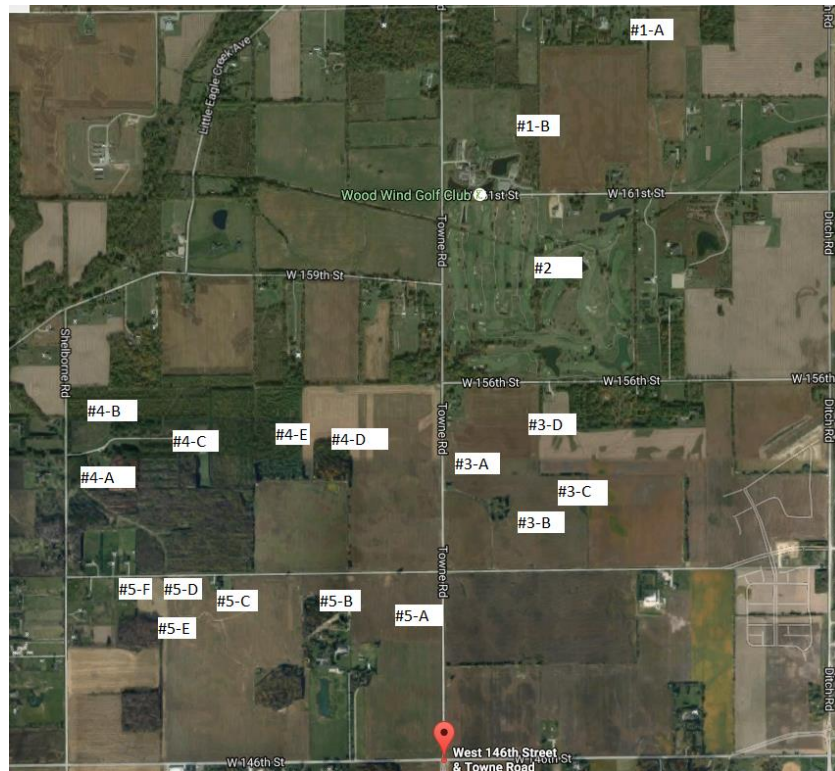
I thank you for your time and would be happy to answer any questions you may have.



Jud Scott
CONSULTING ARBORIST

4721 E. 146th St., Carmel, IN 46033
P: 317.815.8733 • F: 317.818.9865
judscottconsultingarborist.com
treeconsultant@aol.com

Woodland Analysis for Proposed Wood Wind Development



Google Earth-View Proposed Wood Wind Development

**Prepared For
Ashley Bedell
The Pulte Group
11590 N. Meridian Street
Carmel IN 46032**

**Prepared by
Jud Scott
Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #302
American Society of Consulting Arborists**

October 25, 2016

October 25, 2016

**Ashley Bedell
The Pulte Group
11590 N. Meridian Street
Carmel IN 46032**

Re: Woodland Analysis for Wood Wind Development.

Executive Summary

Wood Wind Development in Westfield Indiana has many opportunities to preserve woodland features as part of the upcoming development. The following report is a Woodland Analysis with general photos depicting the conditions found in each area. This analysis was performed to provide information that should assist as design and use plans are made for various portions of the development.

Trees as part of this development add aesthetic appeal and charm and help to keep the rural flavor that this area of Westfield currently has. Areas #3-A, #3-B, #4-A, #4-B, #4-E and #5-D have woodland portions but will need further discussion to determine if they are good candidates for preservation.

Areas-#3-C, #3-D, and #5-F appear to be primarily on adjacent property and analysis is offered for information only.

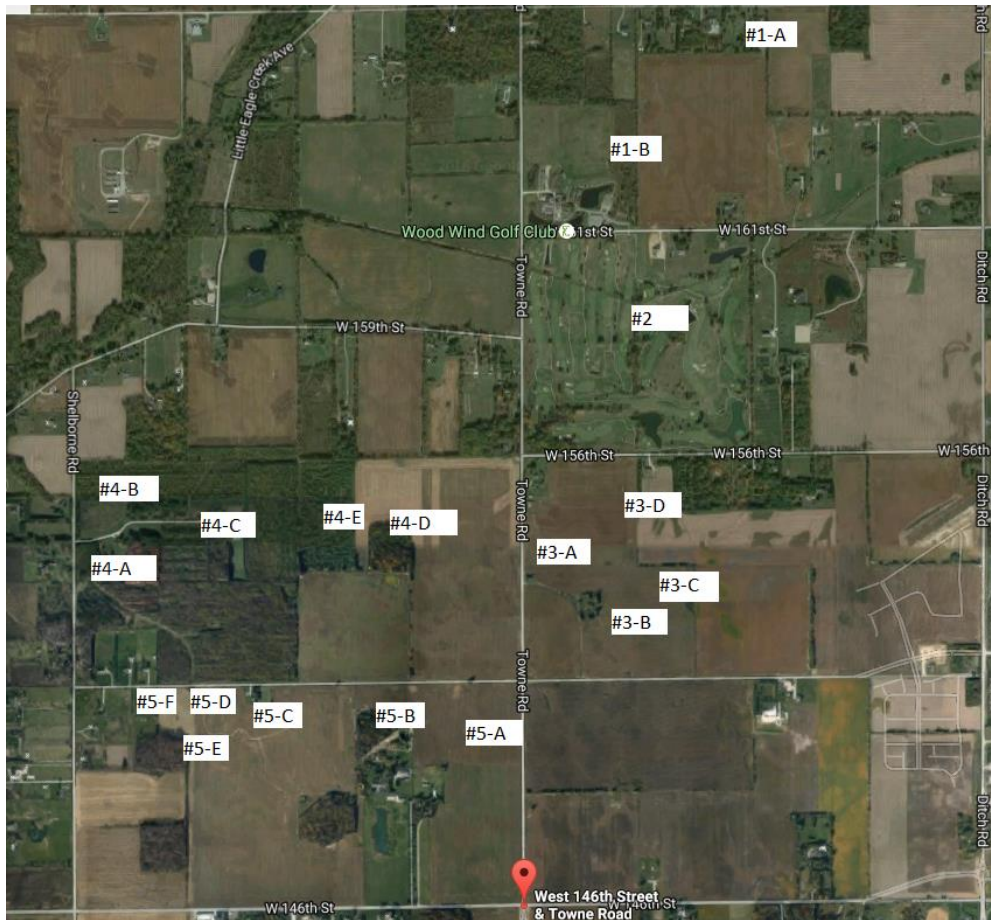
There are also additional areas that will be good candidates for the installation of Reforestation Buffers which will provide screening, aesthetic beauty and wildlife connectivity. These areas will be the subject of further reports and/or plans.

Assignment

I was asked to visit the proposed Wood Wind Development in Westfield Indiana and to perform a woodland analysis of the woodlands features.

My goal was to assess:

- Dominant tree species.
- General condition of each area.
- Extent of ash mortality, and poor species composition.
- General discussion of flora and fauna.
- Provide a general comment on current land use and features.



Google Earth aerial showing Areas.

Observations

I visited the site and spent time organizing the proposed development into primarily five distinct areas. I then analyzed each area and took notes and photographs to assist in defining each area.

The areas I determined to be

Area #1-A
#1-B

Area #2

Area #3-A
#3-B
#3-C
#3-D

Area #4-A
#4-B
#4-C
#4-D
#4-E

Area #5-A
#5-B
#5-C
#5-D
#5-E
#5-F

Woodland Analysis of Areas #1 through Area #5

Observations of Area #1-A

Species found- Relative abundance tally (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Scots pine	<i>Pinus sylvestris</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Black gum	<i>Nyssa sylvatica</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Note- Flora and fauna observations of each area are not an exhaustive list just general highlights.

Dominant Land Feature

Area #1-A is a developed site with landscape quality trees that have been added. Some trees are native trees and some are ornamental and/or landscaping type trees.

Area #1- A Photos



Currently, a developed area.



Mature white pines and turf.

Observations of Area #1-B

Species found- Relative abundance tally (i.e. not a complete inventory).

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Scots pine	<i>Pinus sylvestris</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
River birch	<i>Betula nigra</i>
Red maple	<i>Acer rubrum</i>
Hawthorn	<i>Crataegus var.</i>
Blue spruce	<i>Picea pungens</i>
Pin oak	<i>Quercus palustris</i>
Pear	<i>Prunus var.</i>
Willow	<i>Salix var</i>
American sycamore	<i>Platanus occidentalis</i>

Fauna Observed

Songbirds
Golfers

Flora Observed (primarily in S.W. half)

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Note- Flora and fauna observations of each area are not an exhaustive list just general highlights.

Land Feature

The primary current use for Area #1-B is the Wood Wind Golf Course buildings and improvements. This area presently contains the driving range, clubhouse, service barns, parking areas and lakes. There is also an agricultural field to the east that makes up over one half of Area #1-B.

Area #1-B Photos



Weedy area to the east



Driving range and golf facilities

Observations of Area #2

Species found- Relative abundance tally (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Scots pine	<i>Pinus sylvestris</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
White oak	<i>Quercus alba</i>
Chinquapin oak	<i>Quercus muehlenbergii</i>
American elm	<i>Ulmus americana</i>
Willow	<i>Salix var.</i>
Hawthorne	<i>Crataegus var</i>
Norway spruce	<i>Picea abies</i>

Fauna Observed

Golfers

Flora Observed

Honeysuckle	<i>Lonicera japonica</i>	Russian olive	<i>Elaeagnus ang.</i>
Grasses	<i>Multiple</i>	Multiflora rose	<i>Rosa multiflora</i>
Common burs			

Land Feature Description

Area #2 is currently being used as Wood Wind Golf Course. It is a developed property with some native trees along the creek and edges. There is a native area that is found in the southwest corner which contains native Indiana species.

The Golf Course area consists of primarily landscape trees that have been installed as part of the development of the course.

Photos of Area #2



Some native trees, some landscape trees



Developed golf course property

Observations of Area #3-A through #3-D

Observations of Area #3-A

Species found- Relative abundance tally (i.e. not a complete inventory)

Dominant Species	Scientific name
Silver maple	<i>Acer saccharinum</i>
Red mulberry	<i>Morus rubra</i>
Sugar maple	<i>Acer saccharum</i>

Fauna Observed

None

Flora Observed

Grass and some weeds

Land Feature Description

This is an inconsequential grouping of trees. It may have been part of a residential setting or driveway transition. The trees are in fair to poor condition. The area is surrounded by agricultural fields to the North, South and East and Towne Road to the West

Photos of Area #3-A



Three trees make up all of Area #3-A

Observations of Area #3-B

Species found- Relative abundance tally (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Silver maple	<i>Acer saccharinum</i>
Austrian pine	<i>Pinus nigra</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
Blue spruce	<i>Picea glauca</i>
Pear	<i>Prunus var.</i>

Fauna Observed

Deer
Squirrel
Coyote
Owl
Butterflies

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Land Feature Description

This area is an old farm barn lot site. It is full of piles of trash, dirt, concrete and asphalt. There are old foundations and a silo that should be investigated as they may present a hazard to visitors.

The trees in this area are an inconsequential collection of scrub and junky trees in poor condition but may be worth retaining depending on the silo determination.

Photos of Area #3-B



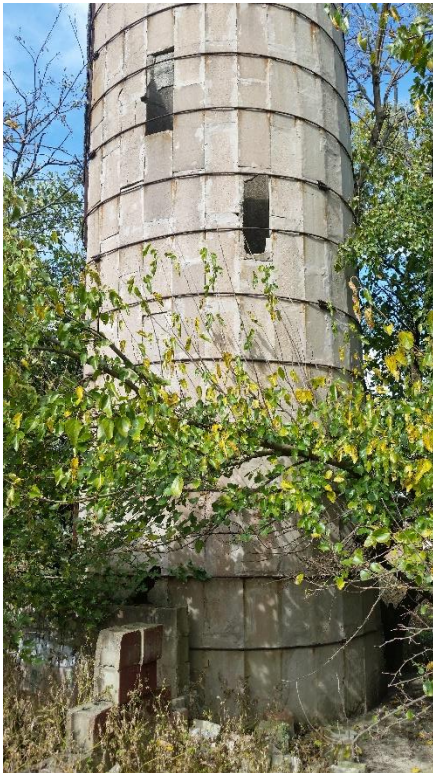
View from Towne Road



Junk piles throughout



Weedy trees with lots of poison ivy



Silo should receive structural analysis before retaining

Observations of Area #3-C and #3-D

Species found- Relative abundance tally (i.e. not a complete inventory)

Dominant Species	Scientific name
Silver maple	<i>Acer saccharinum</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
White pine	<i>Pinus strobus</i>
Eastern hackberry	<i>Celtis occidentalis</i>

Fauna and Fauna Observed

None

Land Feature Description

These two areas need further investigation as it is not clear if they are part of the development or if they belong to an adjacent property owner. If they belong to the development their preservation would be a positive procedure for the development because of the screening and aesthetic interest that they bring to the property.

Area #3-C is mostly on the neighboring property and Area #3-D appears to be entirely on the neighboring property. Analysis provided for information only.

Photos of Area #3-C



Fencerow Area#3-C provides some interest if on property.

Description of Area #4-A- Area #4-E

Observations of Area #4-A- Shelborne- South of Driveway

Species found- Relative abundance (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Eastern red cedar	<i>Juniperus virginiana</i>
Tuliptree	<i>Liriodendron tulipifera</i>
White oak	<i>Quercus alba</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Land Feature Description

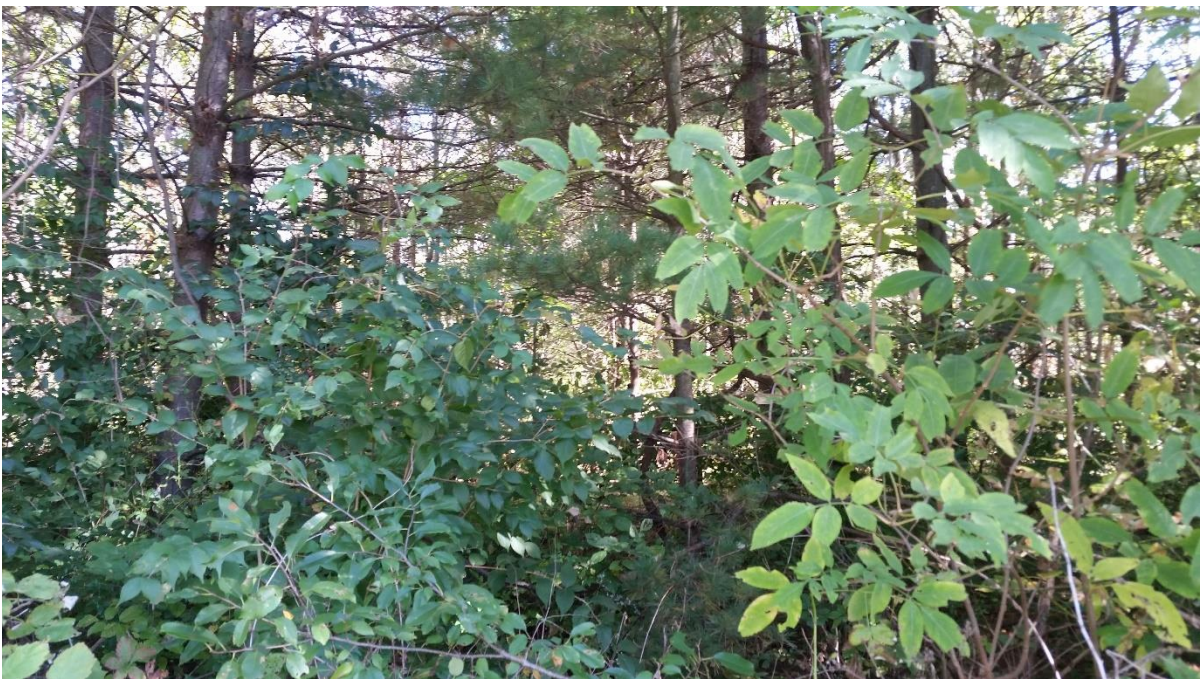
This area is a native Indiana tree planting of primarily sweetgum, walnut and white ash. Unfortunately, the White ash are dying. There is a nice row of White pines along Shelborne that would work as a buffer for the development.

The reforestation planting looks good from a distance but the trees are planted in such a fashion that they will not make a beautiful tree area if developed as part of a residential property.

Photos of Area #4-A



View of interior of wood lot



Interior of woodlot

Area #4-B- Along Shelborne- North of Driveway

Species found- Relative abundance (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Tuliptree	<i>Liriodendron tulipifera</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Land Feature Description

This area is a native Indiana tree planting of tulip, sweetgum, walnut and white pine. Unfortunately, most of the interior White pine are dying. There is a nice row of White pines along Shelborne that would work as a buffer for the development.

The reforestation planting looks good from a distance but the trees are planted in such a fashion that they will not make a beautiful tree area if developed as part of a residential property.

Photos of Area #4-B



Lots of dead white pines in some sections



Nice row of White pines along west border (right side).

Description of Area #4-C. This area is a developed home site.

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
Copper beech	<i>Fagus sylvatica, f. purpurea</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
American sycamore	<i>Platanus occidentalis</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Sugar maple	<i>Acer saccharum</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
Apple	<i>Malus var.</i>
White oak	<i>Quercus alba</i>
Redbud	<i>Cercis canadensis</i>
Hornbeam	<i>Carpinus caroliniana</i>
Norway spruce	<i>Picea abies</i>
Willow	<i>Salix var.</i>
Dogwood	<i>Cornus florida</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel
Beehives

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>
Household Gardens	

Land Feature Description

Area #4-C has been developed as a home site with a barn site to the far east. There are native trees scattered throughout and tree plantations bounding the North, South and East. There are also pasture areas and landscape quality trees along the drive.

Photos of Area #4-C



Developed site with native trees, and landscape trees.



One of the pasture areas

Description Area #4-D

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Bur oak	<i>Quercus macrocarpa</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
Hawthorne	<i>Crataegus var.</i>
Shagbark hickory	<i>Carya ovata</i>
American elm	<i>Ulmus americana</i>
Boxelder	<i>Acer nigra</i>
Bitternut hickory	<i>Carya cordiformis</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Land Feature Description

This area is a woodland block. There is a high density of ash trees in this block that are dead. The woodland is a younger regenerating woodlands with some mature trees interspersed. There are agricultural fields surrounding the woodlands on all sides.

Photos of Area #4-D



Woodlands from the South with agricultural fields surrounding



General depiction of woodlands

Description of Area #4-E

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Land Feature Description

This is a reforested block of primarily white pine and native Indiana species. There is a nice border on the East and South that could be retained as a landscape buffer. The white pines and native Indiana species look good from a distance but are planted in such a fashion that they will not make a beautiful tree area if developed as part of a residential property.

Photos of Area #4-E



Nice fence row to left, dense white pines to right



View into the tree planting

Description of Area #5-A

Species found- Relative abundance (i.e. not a complete inventory)

Species	Scientific name
American sycamore	<i>Platanus occidentalis</i>

Fauna Observed

None

Flora Observed

Agricultural fields

Land Feature

This area is proposed to be the Multifamily and Retail use area. It is almost entirely agricultural fields with the exception of one large sycamore along 151st Street which may well be in County Road Right-of-way.

Photos of Area #5-A



Lone sycamore along the road.

Description of Area #5-B

Species found- Relative abundance (i.e. not a complete inventory)

Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
White pine	<i>Pinus strobus</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Sugar maple	<i>Acer saccharum</i>
Scots pine	<i>Pinus sylvestris</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
American elm	<i>Ulmus americana</i>
American basswood	<i>Tilia americana</i>
Black cherry	<i>Prunus serotina</i>
Bur oak	<i>Quercus macrocarpa</i>
American sycamore	<i>Platanus occidentalis</i>
Hawthorn	<i>Crataegus var.</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>
Nettles	<i>Urtica dioica</i>
Grapevine	<i>Vitis var.</i>

Land Feature

This area is a woodland segment. It has been divided from the woodland section on the South by an underground pipeline installation. There are three mature sycamores on the east end that if retained will add some aesthetic interest to the project. The area is currently being used as a four-wheeler race track.

This area is entirely on a neighboring property. Analysis provided for information only.

Photos of Area #5-B



Naturally regenerating woodlands



Young trees in woods

Description of Area #5-C

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
White pine	<i>Pinus strobus</i>
Silver maple	<i>Acer saccharinum</i>
Red mulberry	<i>Morus rubra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
White oak	<i>Quercus alba</i>
Norway spruce	<i>Picea abies</i>

Fauna Observed

None

Flora Observed

Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>

Land Feature Description

This area is a residential lawn area with some native Indiana native trees and some installed landscape trees. All trees are in a natural state and have not received much care. They could be incorporated into the site plan to add some landscape interest.

Photos of Area #5-C



Area #5-C is a residential property



View from the East

Description of Area #5-D

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Willow	<i>Salix var</i>
Easter hackberry	<i>Celtis occidentalis</i>
Black cherry	<i>Prunus serotina</i>

Fauna Observed

None

Flora Observed

Common weeds

Land Feature

This area is an inconsequential collection of junky trees. It may need to be removed to rework the drain area under the roadway. If retained it will add little in the way of aesthetic appeal.

Photo of Area #5-D



Scrubby patch of trees in the drain

Description of Area #5-E

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Cottonwood	<i>Populus deltoides</i>
Black walnut	<i>Juglans nigra</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Silver maple	<i>Acer saccharinum</i>
Sugar maple	<i>Acer saccharum</i>
American basswood	<i>Tilia americana</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>
Ironwood	<i>Ostrya virginiana</i>
Musclewood	<i>Carpinus caroliniana</i>
Bitternut hickory	<i>Carya</i>
Shagbark hickory	<i>Carya ovata</i>
White oak	<i>Quercus alba</i>
American sycamore	<i>Platanus occidentalis</i>
Pawpaw	<i>Asimina triloba</i>

Fauna Observed

White tailed deer
Raccoon
Squirrel

Flora Observed

Blackberry	<i>Rubus var.</i>
Honey suckle	<i>Lonicera japonica</i>
Multiflora rose	<i>Rosa multiflora</i>
Poison ivy	<i>Toxicodendron radicans</i>
Thistle	<i>Cirsium arvense</i>

Bloodroot
Virginia creeper

Land Feature

This area is a young woodland section with some large overly mature trees in it. It is a feature worth working into the site plan to retain wildlife and to add aesthetic appeal. There are some overly mature trees and some dead ash trees that will need attention.

Photo of Area #5-E



Pawpaw understory with mature beech



Young regenerating woodlands with some larger trees.



Over mature red oak in poor condition



Interior of woodlands

Description of Area #5-F

Species found- Relative abundance (i.e. not a complete inventory)

Dominant Species	Scientific name
Black walnut	<i>Juglans nigra</i>
White ash	<i>Fraxinus americana</i>
Red mulberry	<i>Morus rubra</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Eastern hackberry	<i>Celtis occidentalis</i>
Red oak	<i>Quercus rubra</i>

Land Feature Description

This area needs additional study to determine if it is on the development site. If it is the retention of trees would add to the apathetic appeal of the property.

Area #5-F is entirely on the neighboring property. Analysis provided for information only.

Photos of Area #5-F



Area #5-F needs additional study as to ownership

Discussion and Conclusions

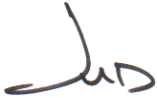
Wood Wind Development in Westfield Indiana has many opportunities to preserve woodland features as part of the upcoming development. The following report is a Woodland Analysis with general photos depicting the conditions found in each area. This analysis was performed to provide information that should assist as design and use plans are made for various portions of the development.

Trees as part of this development add aesthetic appeal and charm and help to keep the rural flavor that this area of Westfield currently has. Areas #3-A, #3-B, #4-A, #4-B, #4-E and #5-D have woodland portions but will need further discussion to determine if they are good candidates for preservation.

Areas-#3-C, #3-D, and #5-F appear to be primarily on adjacent property and analysis is offered for information only.

There are also additional areas that will be good candidates for the installation of Reforestation Buffers which will provide screening, aesthetic beauty and wildlife connectivity. These areas will be the subject of further reports and/or plans.

I certify that all the statements of fact in this report are true, complete and correct to the best of my knowledge and belief, and that they are made in good faith. Note: No inspection of the grounds for safety or hazard inspection of the trees, and their structure has been performed.



Jud Scott
Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #392
American Society of Consulting Arborists



STATEMENT OF QUALIFICATIONS

Jud Scott

Registered Consulting Arborist #392,
American Society of Consulting Arborists

Certified Arborist #IN-0287A,
International Society of Arboriculture

M. Arbor A. #PR 200177,
Arboricultural Association, U.K.

Past President, American Society of Consulting Arborists

Member Jud Scott Consulting Arborist LLC,
2010-Present

President, Vine & Branch Inc. 1980-President



Education

1980 Wabash College, Bachelor of Arts

International Society of Arboriculture, Certified Arborist IN-0287A

American Society of Consulting Arborists, Academy Graduate

American Society of Consulting Arborists, Registered Consulting Arborist #392

Professional Association Membership

American Society of Consulting Arborists (ASCA)

Arboricultural Association of U.K. (AA)

Indiana Arborists Association (IAA)

Indiana Academy of Science

Indiana Nurserymen's and Landscape Association (INLA)

Indiana Urban Forestry Council (IUFC)

Indianapolis Landscape Association (ILA)

International Society of Arboriculture (ISA)

National Society of Professional Insurance Investigators (NSPII)

Tree Care Industry Association (TCIA)

Utility Arborist Association (UAA)

Jesse Pohlman

From: David Compton <David.Compton@PulteGroup.com>
Sent: Tuesday, November 15, 2016 9:37 AM
To: Jesse Pohlman
Cc: Joe Scemia (joseph.scimia@icemiller.com); Ashley Bedell
Subject: Westfield Market information
Attachments: Wood Wind-Westfield Neighborhoods-11-1-16.xlsx; Edsel Charles letter 11-9-16.pdf

Jesse:

Attached please find a letter from Edsel Charles of Market Graphics that has been doing market research in the Central Indiana for the last 20 years. Mr. Charles tracks all building permit and approvals of lots within the central Indiana marketplace. He is unique in that he actually forecasts demand by price point within the Central Indiana marketplace.

I have also attached Pulte's up to date analysis of Neighborhoods – Existing, under construction and approved located West of Highway 31, East of Shelborne Road, North of 146th street and South of SR32. This report was originally done by Suzy Dubois in March/April 2016. We have gone out into the field and researched what communities are sold out/completed, under development/construction in progress and rezoned/approved not started. The number 21 active communities was mentioned Monday night. The actual number is 16 communities and when you subtract the number of communities with less than 25 lots left to sell the number is 11 that are under development/construction in progress

Please advise me if you have any questions or comments on of this information provided.

Best regards always

David Compton



DAVID COMPTON

VP Land Acquisition : : Indianapolis
11590 N. Meridian Street Ste 530
Carmel IN 46032
direct (317) 249.1128 : : Cell (317) 281.4177
pultegroup.com

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

November 9, 2016

David Compton

MarketGraphics Research Group, Inc. is a recognized leader in the new home market research industry. It is one of the largest privately-owned research companies of its kind in the United States. MarketGraphics provides comprehensive new home and residential development research and forecasting data and services to a diverse client base.

Currently it is active in 22 markets spreading across 18 states and is currently in the start-up phase of the Atlanta, GA market. Three times a year a field audit occurs in each market that currently includes over 16,419 subdivisions, 308,317 developed lots and 1,058,120 undeveloped lots.

MarketGraphics has been conducting field-audits every four months in the Indianapolis Metro market since 1992. The December 2016 Indianapolis 9-county market audit included 552 subdivisions. New home permits issued for the same 9-counties through September 2016 are at 4441, which is up over 500 from the same time period of 2015.

Attached to this market summary note is a copy of the December 2016 Strategic Housing Forecast report for the Indianapolis Metro market. The data found in that report supports the below conclusions.

Housing Demand

County	Area	Price Range (home and lot)	Demand, per year
Hamilton County	Southwest	Over \$925,000	8 to 10
Hamilton County	Southwest	\$625,000 to \$925,000	47
Hamilton County	Southwest	\$425,000 to \$625,000	140
Hamilton County	Southwest	\$325,000 to \$425,000	146
Hamilton County	Southwest	Under \$325,000	It is increasingly difficult to deliver new homes under \$325,000 in Southwest Hamilton

Lot Demand

County	Area	Lots	Demand, per year
Hamilton County	Southwest	2 to 3 Acre Lots	Demand is limited because of price to 8 to 12 per year

Providing New Housing for all People Groups

A significant concern is the inability to provide new housing for the retirement segment of the population that want to purchase a new home in the \$270,000 to \$310,000 price range. It is imperative that all city planners in the United States consider all individuals regardless of their income, age, ethnicity, etc. when making decisions for their city. To choose one demographic group while ignoring other groups is not in the best interest of all people.

Sincerely,

 Chairman

Westfield Neighborhoods - Existing, Under Construction, and Planned
West of Highway 31, East of Towne Rd., North of 146th St., and South of SR 32.
11/1/2016

Number of Homes					
Community	Median Sales Price	Builder (If Available)	Completed	Remianing to Build	Notes
<u>Sold Out / Completed</u>					
Crosswind Commons	\$140,000	Dura	64	Sold Out	
Quail Ridge	\$138,000 - \$173,000	Crossman	429	Sold Out	
Ridge Wood	\$198,900	N/A	35	Sold Out	
Countryside	\$199,000	'Production'	1,238	Sold Out	Per Developer
Village Farms	\$195,000 - \$650,000	'Custom'	771	Sold Out	
Westfield Farms	\$209,900	Ryland / Trinity	102	Sold Out	
Mulberry Farms	\$220,000	N/A	81	Sold Out	
Springdale Farms	\$225,000	N/A	102	Sold Out	
Beacon Pointe	\$232,450	Ryland / Trinity	104	Sold Out	
Viking Meadows Bluegrass	\$311,000	Pulte	126	Sold Out	
Viking Meadows Meadowlands	\$384,000	Pulte	161	Sold Out	
Springmill Village	\$259,000	Pulte / Trinity	379	Sold Out	
Centennial	\$284,900	Estridge	1,197	Sold Out	
Merrimac	\$335,000	Zaring / Drees	299	Sold Out	
Villas at Oak Ridge	\$125,750	Epcon	44	Sold Out	
Viking Meadows Two Gaits	\$486,000	Pulte	61	Sold Out	sold out still building
Bainbridge	N/A	'Custom'	15	Sold Out	
Totals			5,208		
<u>Under Development / Construction</u>					
Sonoma	N/A	Arbor	270	50	
Oak Trace Carriage	154,700	Westport	60	30	Townhomes
The Oaks	N/A	Pyatt	58	10	
Maple Knoll	\$301,000	Pulte / Multiple	282	88	
Keeneland	\$295,000	Beazer	156	22	
Viking Meadows Enclave	\$309,000	Pulte	43	39	
Viking Meadows Manors	\$399,000	Pulte	28	18	
Wilshire	N/A	TBD	0	86	Phase I under dev.
Harmony	\$400,000 - \$490,000	Estridge / Weekley	133	542	
Derby Ridge	\$450,000	Fischer	14	68	
Village Farms	\$580,000	Drees	14	4	
Maple Villas	N/A	CalAtlantic	0	50	Duplexes
Springmill Park	N/A	CalAtlantic	12	52	
West Rail	N/A	Beazer	0	183	Phase I under dev.
Viking Meadows Townhomes	N/A	Pulte	0	86	Phase I under dev.
Countryside - Miscellaneous	N/A	Shoopmann	N/A	13	Duplex and Triplex
Totals			1,070	1,341	
<u>Rezoned / Approved</u>					
Westgate		N/A	0	748	No timetable for Dev.
Akerson Farms		N/A	0	1,127	No timetable for Dev.
Bent Creek		N/A	0	158	
Liberty Ridge		CalAtlantic	0	146	
Totals			1,070	2,179	



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission

November 9, 2016



WOOD WIND
GOLF CLUB



LAND PLAN MODIFICATIONS

WOOD WIND OF WESTFIELD

Area 1

North of 161st Street, Clubhouse Area



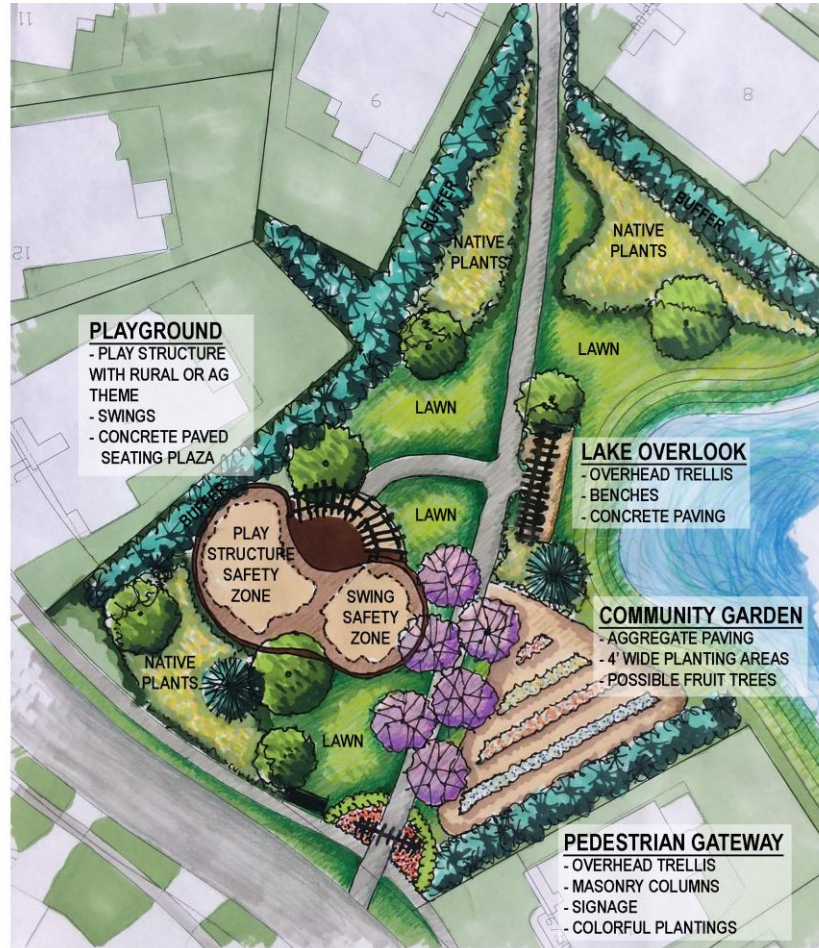
Area 2

156th Street to 161st Street, Golf Course Area



Area 3

East of Towne Road, between 151st and 156th



PARK CONCEPT - AREA 3

SCALE: NTS

WOOD WIND

Rick Harrison Site Design Studio

HRGreen

Pulte Homes

Area 4

West of Towne Road, North of 151st Street

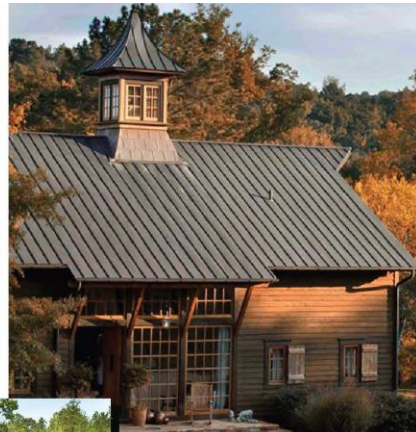


Area 5

South of 151st Street



ARCHITECTURAL CHARACTER IMAGERY



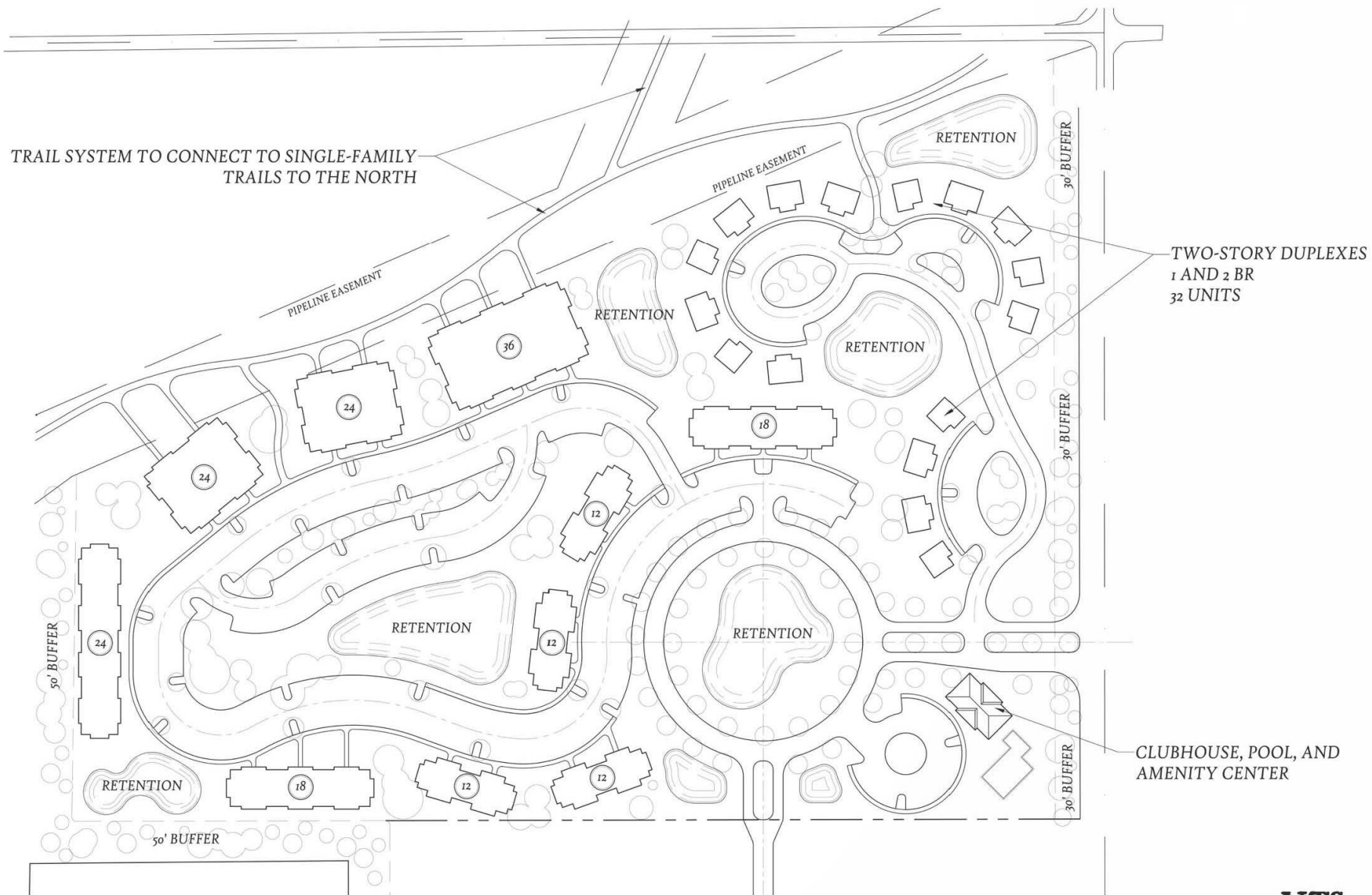




MULTI - FAMILY ARCHITECTURAL PATTERN & VERNACULAR INSPIRATION PAGE



TRAIL SYSTEM TO CONNECT TO SINGLE-FAMILY
TRAILS TO THE NORTH



TWO-STORY DUPLEXES
1 AND 2 BR
32 UNITS

CLUBHOUSE, POOL, AND
AMENITY CENTER

NTS



1 BR- Front

Typical Side

2 BR- Front

Typical Rear



COMMUNITY MODIFICATIONS

WOOD WIND OF WESTFIELD

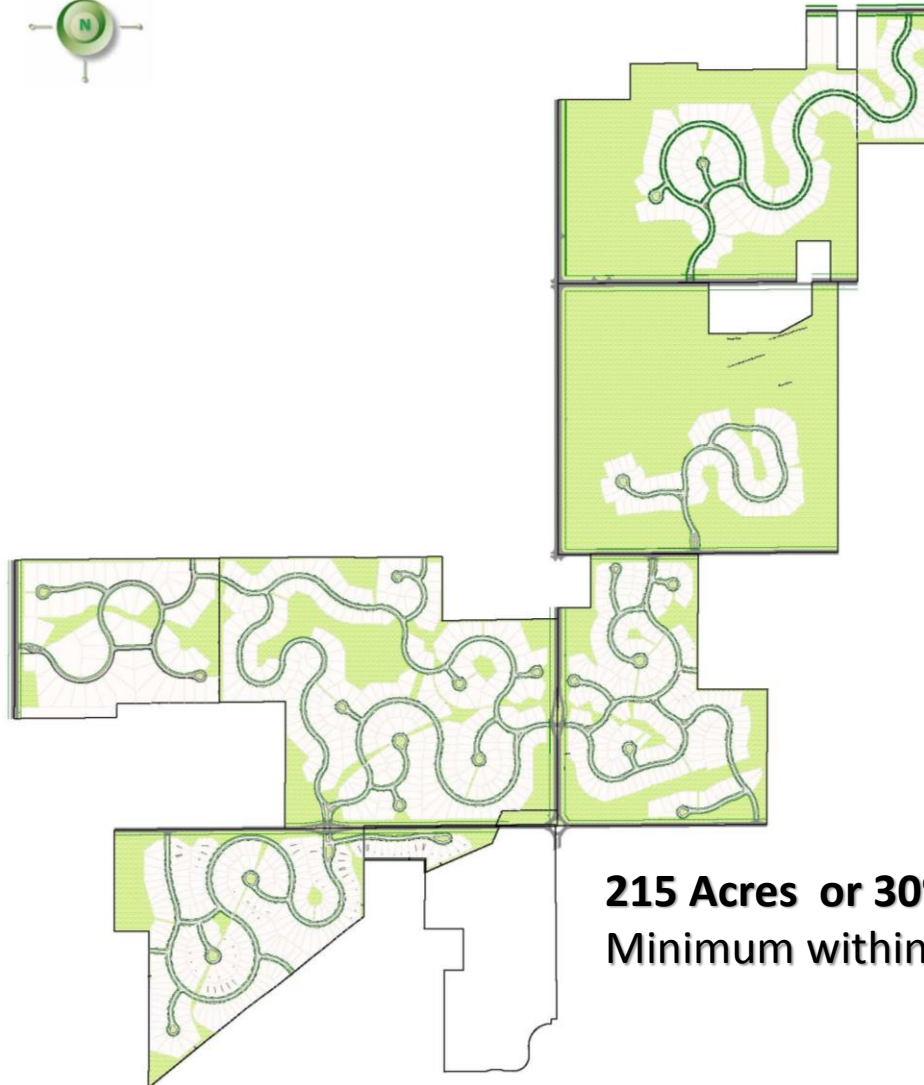
Comprehensive Plan Analysis



	9/30/2016 Report by Staff				10/31/2016 Revised Plan			
	✓	?	✗	-	✓	?	✗	-
Overreaching Community Wide Development Policies (40 items)	14	15	8	3	30	7	0	3
Existing Rural Southwest (10 items)	3	1	2	4	4	2	0	4
New Suburban (21 items)	6	10	3	2	14	5	0	2
Local Commercial (14 items)	7	5	2	0	13	1	0	0
TOTAL (85 items)	30	31	15	9	61	15	0	9

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

Open Space



215 Acres or 30% Open Space
Minimum within Single Family Areas

2.68

4.77

1.25

1.05

0.52

1.00

1.90

2.07

3.00

2.36

2.31

1.83

1.43
Overall Density
of Wood Wind
Single Family



DR. MATTHEW WILL

Director of External Relations Associate Professor of Finance
University of Indianapolis School of Business



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

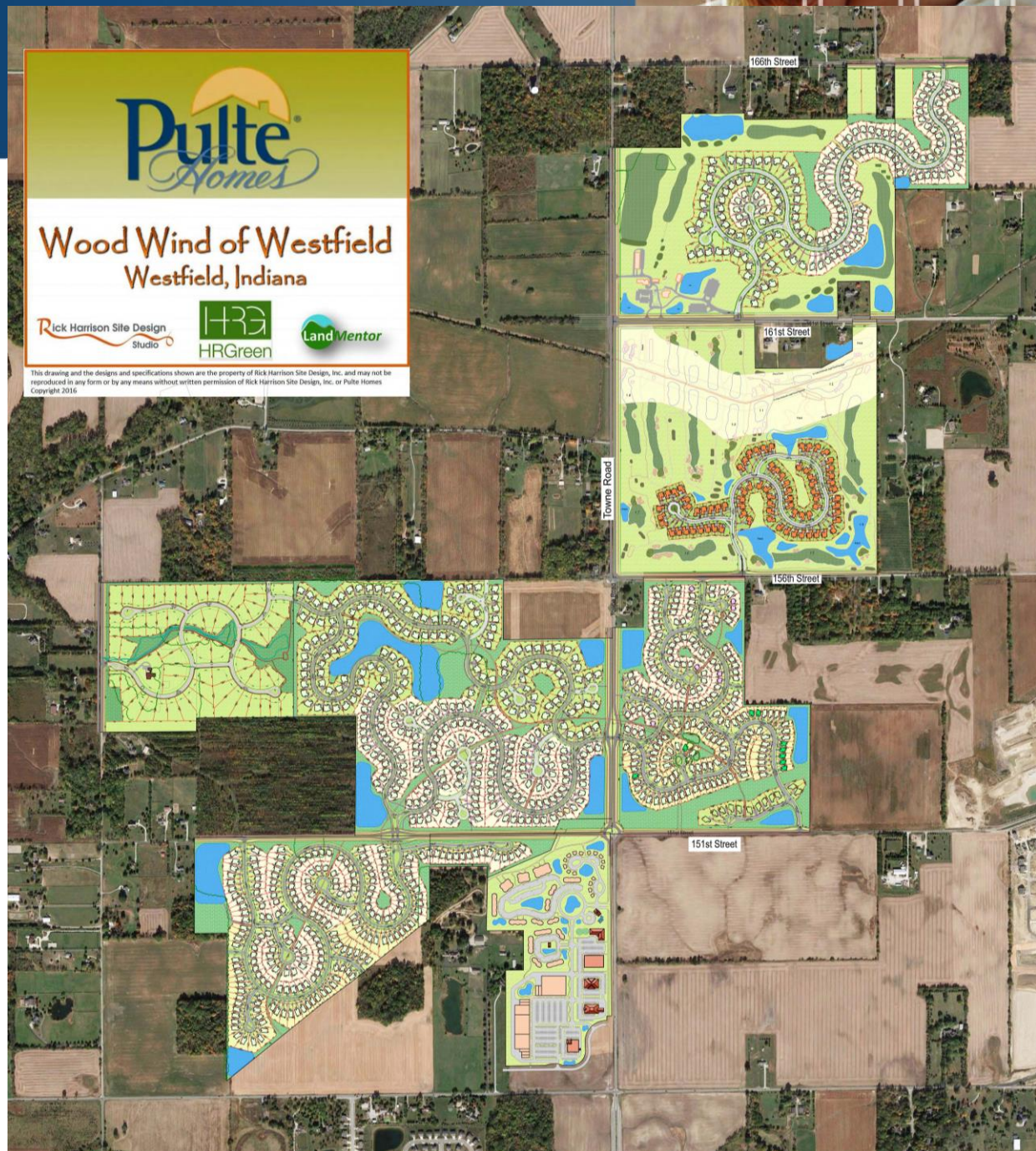
Presentation to Westfield Advisory Plan Commission

November 9, 2016



WOOD WIND
GOLF CLUB

Wood Wind





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 21, 2016
1609-PUD-16
Exhibit 1

Docket Number: 1609-PUD-16 (Ordinance No. 16-27)

Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP

Request: A change of zoning of 799 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Undeveloped / Residential / Agriculture / Golf Course

Acreage: 799 acres +/-

Exhibits:

1. Department Report
2. Location Map (revised)
3. Concept Plans (revised)
4. Proposed Ordinance 16-27 (revised)
5. Petitioner's Response to Issues and Comments
6. Petitioner's Response to Comprehensive Plan Review
7. Financial Analysis (O.W. Krohn & Associates)
8. Woodland Analysis (Judd Scott Consulting Arborist)
9. Traffic Impact Study (A&F Engineering)
10. Petitioner's Market Information
11. Petitioner's Presentation (11/09/16)
12. Written Public Comments

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 8, 2016, City Council meeting](#). The petitioner hosted two informational meetings on [August 11, 2016, and August 23, 2016](#), at the Wood Wind Golf Course Pavilion for neighbors and other interested parties (in accordance with Article 10.9(C)(1)(f)). The petition received a public hearing at the [September 6, 2016, Advisory Plan Commission](#) (the "Plan Commission") meeting.

At the October 17, 2016, Plan Commission meeting, the Department distributed a summary of the [list of issues and comments](#) that were raised as part of the initial public hearing, and the Department's analysis of the petition in [review of the Comprehensive Plan](#).

Since the public hearing, the petitioner has amended its application to include additional real estate (731 acres +/- to 799 acres +/-) (see [Exhibit 2](#)). As a result, the amended application will require a new public hearing that has been scheduled and noticed for the November 21, 2016, Plan Commission meeting.

PROCEDURAL UPDATE

At the November 9, 2016, Plan Commission meeting, the petitioner presented its amended application and revisions since the initial public hearing (see [Exhibit 11](#)). The information presented included:

- Revised PUD District Ordinance 16-27 and Concept Plans (see [Exhibit 4](#) and [Exhibit 3](#))
- Petitioner's Response to Issues and Comments (see [Exhibit 5](#))
- Petitioner's Response to Comprehensive Plan Review (see [Exhibit 6](#))
- Financial Analysis by O.W. Krohn & Associates (see [Exhibit 7](#))
- Woodland Analysis by Judd Scott Consulting Arborist (see [Exhibit 8](#))
- Traffic Impact Study by A&F Engineering (see [Exhibit 9](#))
- Market Information (see [Exhibit 10](#))

Comments in response to the revisions and information presented on November 9, 2016, will be collected and summarized separately from those comments submitted with the original version of the petition. **If interested parties wish to comment on the revisions, then verbal comments may be stated during the November 21, 2016, public hearing, and written comments may be submitted to the Department (jpohlman@westfield.in.gov) any time after November 9, 2016, leading up to and immediately following the November 21, 2016, Plan Commission meeting.** Comments received to date are included at [Exhibit 12](#).

Following the November 21, 2016, public hearing, the Department anticipates the petitioner will further refine its petition and present final revisions to the Plan Commission at a subsequent meeting for the Plan Commission's recommendation consideration, likely at either the December 5, 2016, or December 19, 2016, Plan Commission meeting.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT:

In accordance with Article 10.9 of the UDO, a petition for a Planned Unit Development (PUD) District is required to include the following:

Concept Plan Article 10.9(F)(2): The Concept Plan is required to show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; recreation facilities; and other details to indicate the character of the proposed development. In addition, the Concept Plan is required to show in detailed terms the following:

- 1) A site location map showing the project location and other development projects in the vicinity.

- 2) The name of the development, with the words "Concept Plan".
- 3) Boundary lines and acreage of each land use component.
- 4) Existing easements, including location, width and purpose.
- 5) Existing land use on abutting properties.
- 6) Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
- 7) Existing Streets on and adjacent to the tract, including Street name, Right-of-way width, walks, pathways and bridges and other drainage structures.
- 8) Proposed public improvements: collector and arterial Streets and other major improvements planned by the public for future construction on or adjacent to the tract.
- 9) Existing utilities on the tract.
- 10) Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
- 11) Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
- 12) Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
- 13) Map data such as north point, graphic scale and date of preparation.

Comment: The Department is currently reviewing the revised Concept Plans to ensure Technical Advisory Committee comments regarding connectivity, emergency access and circulation have been addressed.

Written Character Statement (Article 10.9(F)(3): A written statement of character of the PUD District shall provide an explanation of the character of the PUD District and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:

- 1) A specific explanation of how the proposed PUD District meets the objectives of all adopted land use policies which affect the land in question.
- 2) Development phasing indicating:
 - a. Phases in which the project will be built, including the area, density, use, public facilities, and Open Space to be developed with each phase. Each phase shall be described and mapped.
 - b. Projected dates for beginning and completion of each phase.
 - c. General details of the proposed uses:
- 3) Residential Uses: gross area, architectural concepts (narrative, sketch, or representative photo), number of units for each residential component; ii. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and Building Heights.
- 4) Preliminary feasibility reports for the infrastructure and facilities, including:
 - a. Streets
 - b. Street lighting

- c. Sidewalks and pathways
- d. Sanitary sewers
- e. Water supply system
- f. Other utilities
- g. Storm water management
- h. Schools

Development Amenities and Open Space (Article 10.9(F)(4)): The PUD District Ordinance must include a statement of recreational amenities and open space. Such statements shall designate and convey active and/or passive recreational areas in accordance with the following:

- 1) Recreational amenities and open space shall be allocated to the property in proportion to the uses assigned in the PUD District and shall be located within reasonable walking distance to those uses; however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
- 2) If the PUD District Ordinance provides for development in stages, then amenities and open space shall be provided in each stage of the PUD District in proportion to that stage, unless otherwise indicated and approved in the PUD District Ordinance.
- 3) Amenities shall be conveyed in one of the following forms:
 - a. To a municipal or public corporation;
 - b. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD District. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect maintenance and improvement of the amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD District; or
 - c. To owners other than those specified in subsections (i) and (ii) above, and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or adjoining property owners or the community, or any combination of these.

Traffic Impact Study (Article 10.9(F)(5)): A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, or the Plan Commission. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.

Comment: A traffic impact study was required by the Department and the Department of Public Works. The Department of Public Works has received the study and is currently reviewing it.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REVIEW CRITERIA:

In accordance with Article 5.6 of the Unified Development Ordinance:

Purpose and Intent (Article 5.6(C)): The PUD District is intended to:

- 1) Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
- 2) Improve the design, character and quality of new developments.
- 3) Encourage a harmonious and appropriate mix of uses.
- 4) Facilitate the adequate and economic provision of streets, utilities and municipal services.
- 5) Preserve the natural environmental and scenic features of the site.
- 6) Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
- 7) Mitigate problems which may be presented by specific site conditions.

Standard Criteria (Article 5.6(D)): A PUD District shall comply with the provisions of the UDO. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:

- 1) Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan.
- 2) Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
- 3) Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.
- 4) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
- 5) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
- 6) Promote architecture that complements the surroundings.
- 7) Counteract urban monotony and congestion on streets.

Review Criteria (Article 5.6(J)): In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:

- 1) The extent to which the proposed PUD District meets this Ordinance's purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.

- 2) The extent to which the proposed PUD District departs from the underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
- 3) The proposal will not be injurious to the public health, safety, and general welfare.
- 4) The physical design proposed by the PUD District and the extent to which it makes adequate provision for:
 - a) Public services;
 - b) Adequate control over vehicular traffic;
 - c) Protection of designated permanent Open Space; and
 - d) Furthering the amenities of light, air, recreation and visual appeal.
- 5) The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.
- 6) The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.
- 7) The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
- 8) The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The initial public hearing for this petition was held at the September 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

An additional public hearing is scheduled and has been noticed for the November 21, 2016, Plan Commission meeting for the amended application that incorporates additional real estate.

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

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

Council Introduction: The petition was introduced at the August 8, 2016, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing. No additional action required.**
2. The petitioner will make any necessary revisions to the petition based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at (317) 402-4380 or jpohlman@westfield.in.gov.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 9, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Andre Maue, David Schmitz, Robert Smith, Chris Woodard, Robert Horkay, and Tom Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 17, 2016, Meeting Minutes

Motion: Approve the October 17, 2016, minutes.

Motion: Schmitz; Second: Maue; Vote: Approved 8-0

Approval of 2017 Schedule of Meetings and Filing Dates

Motion: Approve.

Motion: T. Smith; Second: Horkay; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Pohlman announced the location for the November 21, 2016, Plan Commission meeting will be at the Westfield Intermediate School, and that the meeting has been noticed accordingly.

ITEMS OF BUSINESS

Case No. 1609-PUD-16

Description: Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street/166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 731 acres ± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Pohlman stated the application was amended to include additional real estate since the public hearing, and as a result, an additional public hearing will be required which has been noticed for the November 21, 2016, Plan Commission meeting.

Pohlman presented the procedural overview of the proposed ordinance and that the purpose of this item on the agenda is for the petitioner to present their revisions and additional information since the public hearing in advance of the November 21, 2016, public hearing to allow the Plan Commission and interested parties an opportunity to review the revisions prior to the public hearing.

David Compton, Pulte Homes, petitioner, presented a PowerPoint update on the project and outlined the revisions since the public hearing.

Mike Rohn, Freeman Companies, presented details and information regarding the multi-family area and market values.

Joseph Scimia, Ice Miller LLP, further presented how the proposed densities transition and are less than similarly approved golf course developments in Westfield, and how the revisions further addressed the Comprehensive Plan.

Dr. Matthew Will, Director of External Relations and Associate Professor of Finance at the University of Indianapolis School of Business, presented his independent analysis and review of the petitioner's submitted financial impact analysis.

Plan Commission members discussed matters including assessed home value; side load garages along 151st Street across from the recently approved Liberty Ridge subdivision; clarification regarding Harmony perimeter architectural treatment; home price points; revisions to the layout; multi-family area architecture; Comprehensive Plan review by the Department; inclusion of character exhibits in the proposed ordinance; and maintaining the area's unique countryside environment.

The Plan Commission specifically requested the Department and petitioner ensure that the exhibits and information presented were included in the proposed ordinance.

No additional action required. Public hearing scheduled for November 21, 2016.

PUBLIC HEARINGS

Case No. 1611-DDP-33

Description: Westfield Business Centre Amendment (Landscaping)
17001 Oak Ridge Road

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of an amendment to the previously approved Detailed Development Plan for a 132,936 sq. ft.± building on 8.5± acres in the OI: Open Industrial District.

Rubadue presented an overview of the proposed landscape plan, as outlined in the Department report, and summarized the Board of Zoning Appeal's approval to modify the condition of approval related to the perimeter mound.

Public Hearing opened at 8:19 p.m.

No public comment.

Public Hearing closed at 8:20 p.m.

T. Smith asked about the success of relocating the existing trees.

Carter Jackson responded they've committed to replace any trees that may not survive being relocated.

Motion: Approve 1611-DDP-33.

Motion: Schmitz; Second: R. Smith; Vote: 8-0.

Case No. 1611-PUD-21

Description: **Jonathan Byrd's Fieldhouse;**

Planned Unit Development (PUD) District Amendment (Signage)

200 East 186th Street

Grand Park Fieldhouse, LLC requests approval of an amendment to the sign standards of the Grand Park Fieldhouse Planned Unit Development (PUD) District located on 8.1 acres±.

Pleasant presented an overview of the amendment ordinance regarding signage, as outlined in the Department report.

Public Hearing opened at 8:23 p.m.

No Public Comment

Public Hearing closed at 8:24 p.m.

Motion: Forward 1611-PUD-21 to the Council with a favorable recommendation.

Motion: R. Smith; Second: T. Smith; Vote: 8-0

Case No. 1611-PUD-22

Description: **Scofield Farms Planned Unit Development (PUD) District**

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests a change of zoning of 143 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow a single-family residential development.

Case No. 1611-ODP-11 & 1611-SPP-11

Description: Scofield Farms Subdivision

West side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat, and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

Howard presented an overview of the proposed ordinance and corresponding plat and development plan, as outlined in the Department reports, noted the two items would be presented together and receive a combined public hearing.

Rick Lawrence, Nelson and Frankenberger, on behalf of the petitioner, presented an overview of the proposed development.

Public Hearing opened at 8:30 p.m.

Brian Johnson, 3801 East 191st Street; Stated a need for increased buffering and a concern about the quality of the proposed homes and drainage.

Susan Carney, 4651 East 191st Street; Requested that the eastern entrance on 191st Street be moved to Moontown Road and expressed a concern about traffic.

Linda Nass, 1122 East 161st Street; on behalf of the 161st Street Neighbors; Stated comments regarding a need to address buffering and transitions to preserve the rural atmosphere, a desire for more emphasis on the Comprehensive Plan and that this development wasn't contiguous with existing development. She submitted her comments in writing.

Rod Reason, 3801 East 196th Street; Expressed a concern about the lack of contact from M/I Homes to work with neighbors and address concerns. He stated a concern about the negative impact this development will have on existing homes' property values.

Public Hearing closed at 8:42 p.m.

Jon Dobosiewicz, Nelson and Frankenberger, briefly responded explaining the public hearing process and neighbors' meeting discussions.

Plan Commission members inquired and discussed the proposed square footages, price points, potential impact on school district, entrance location, architectural features and requested rear and side elevation examples.

Jonathon Isaacs, M/I Homes, responded to questions about the price points and proposed homes.

No additional action required at this time.

CONTINUED ITEMS

Case No. 1610-PUD-20 [CONTINUED]

Description: The Depot at Springmill Station Planned Unit Development (PUD) District
Southwest Corner of 161st Street & Spring Mill Road
Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres ± from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

Case No. 1610-DDP-30 [CONTINUED]

Description: Rainbow Child Development Day Care
Lot 2 Spring Mill Station Subdivision
Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. ± building on 2.0 acres ± on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Case No. 1610-PUD-19 [CONTINUED]

Description: Aurora Planned Unit Development (PUD) District Amendment
East Side of US31; South of SR38
CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres ±.

Case No. 1607-ODP-09 and 1607-SPP-08 [CONTINUED]

Description: Liberty Ridge Subdivision
South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc. requests approval of an Overall Development Plan and a Primary Plat for 123 single-family residential lots on 59.95 acres ± in the proposed Liberty Ridge Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails Subdivision
East of Oak Ridge Road, South of SR32
EdgeRock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres ± in the Trails Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Pohlman announced the location for the November 21, 2016, Plan Commission meeting will be at the Westfield Intermediate School, and that the meeting has been noticed accordingly.

Motion: Adjourn meeting.

Motion: Hoover; Woodard seconded. Vote: 8-0.

The meeting adjourned at 9:09 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 21, 2016
1612-PUD-23 & 1612-DDP-34

Petition Number: 1612-PUD-23 & 1612-DDP-34

Subject Site Address: 1189 E. 181st Street

Petitioner: Grand Junction Brewing Co. LLC

Requests: **1612-PUD-23:** Petitioner requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.

1612-DDP-34: Petitioner requests approval of a Detailed Development Plan for a brewery production facility and tasting room on approximately 5.12 acres+/- in the 181st Street Planned Unit Development (PUD) District.

Current Zoning: 181st Street PUD District

Current Land Use: Vacant

Approximate Acreage: 5.12 acre +/-

Property History: 181st Street PUD, Ordinance 14-03

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This PUD amendment petition (1612-PUD-23) was introduced at the November 14, 2016, City Council meeting. Both petitions (1612-PUD-23 and 1612-DDP-34) are scheduled to receive a public hearing at the November 21, 2016, Advisory Plan Commission (the "APC") meeting. The Department recommends holding a single public hearing for both items.

PROCEDURAL:

1612-PUD-23

Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 21, 2016 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.

1612-DDP-34

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

The petition was reviewed by the Technical Advisory Committee at its November 15, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 21, 2016, meeting.

PROJECT OVERVIEW:

Project Location: The 181st Street PUD is located on the south side of 181st Street, between U.S. 31 and Wheeler Road. The subject site is located within Parcel A of the 181st Street PUD, located at the southeast corner of 181st Street and Sun Park Drive.

Project History: The 181st Street PUD District ordinance (Ord. 14-03; APC Docket No. 1311-PUD-10) was approved by the City Council at its January 27, 2014 meeting. The 181st Street PUD District was designed to allow industrial uses for a limited time, but eventually convert to general business uses. The 181st Street PUD Ordinance does not allow industrial uses on the real estate after December 31, 2023. It also requires all buildings/building materials to be brought up to the standard at that time.

181st Street PUD Amendment (1612-PUD-23)

The petitioner requests this modification to the 181st Street PUD Ordinance to allow a brewery production facility and tasting room, as well as allow mobile food service vending on the site. State law (IC 7.1-3-20-9 & 905 IAC 1-20-1) requires places that sell alcohol by the "drink" are required to have food service available at all times. One of the ways to accomplish this is through mobile food service vending. This would essentially serve as a mobile kitchen for the brewery, and potentially offer a variety of food choices to patrons. The petitioner has included a concept plan and character exhibits. All site improvements



regarding mobile food vending on this site would have to be substantially similar to those depicted in these exhibits.

Detailed Development Plan (1612-DDP-34)

The plans comply with the following standards of the 181st Street PUD District and the Unified Development Ordinance, except for those items identified as outstanding below:

181st Street PUD Ordinance

1. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the existing wood privacy fence and chain link type fence gates along the northern boundary of Parcel "A", Parcel "B" and portions of Parcel "D" as depicted in Exhibit "3" shall be repaired or replaced to like-new condition.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

2. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the chain link type fence gates on Parcel "A", Parcel "B" and Parcel "D" shall be covered with a matching black, brown or gray screening material, similar or equal to the material depicted in Exhibit "5", as determined by the Director.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

3. The existing on-story metal building that is located on the northern boundary line of Parcel "A" may be removed in conjunction with the U.S. 31 road improvements. In the event the building is removed, a wood privacy fence to match the existing wood privacy fence that is located on the northern boundary of Parcel "A"; or evergreen trees having a minimum height of six (6) feet, spaced at a minimum of twelve (12) feet on center; or a combination thereof shall be installed within one hundred and eighty (180) days of the building's removal.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

4. The landscape and fencing improvements shall be installed in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3".

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

5. Over time, the Interim Streetscape Plan shall be fully replaced by the Landscape Buffer Plan as set forth in Exhibit "4" in accordance with the terms of Section 2.1, b, 3.
6. The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4", shall be installed 1) on each Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than December 31, 2023 for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance

with the Landscape Buffer Plan as set forth in exhibit "4". When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit "4" shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit "3" for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181st Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2.5) inches in caliper at the time of planting.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

Unified Development Ordinance

Outside Sales Display (Article 6.12, C, 2)

7. Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by *Article 6.18 Temporary Uses and Events*, and subject to the following:
 - a. The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
STAFF COMMENT – Please label Mobile Food Vending Service Area on the plan.
 - b. Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
 - c. The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
STAFF COMMENT – The Plan Commission may wish to discuss this matter.
 - d. In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed use with adjoining areas.
STAFF COMMENT – The Plan Commission may wish to discuss this matter.
 - e. Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval an amendment to a Development Plan.

Outdoor Café and Eating Areas (Article 6.13)

8. Applicability: Outdoor cafes and eating areas shall be subject to this Article.
9. Health Department: All outdoor cafés and eating areas shall conform to all State and County Health Department regulations and code, including but not limited to I.C. 16-42-5 and 410 IAC 7-24.
10. Lighting: Shall comply with *Article 6.9 Lighting Standards*. Festoon lighting shall not be permitted.
11. Audio: Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from source on a dB(A) meter.

12. Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

- a. A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

STAFF COMMENT – Please label width of pedestrian access.

- b. Proposed outdoor cafés and eating areas that would occupy or extend into public rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path non-compliant with Federal, State, or City Building Code.
- c. Shall be compliant with all Federal, State and City Building Codes and access requirements.

13. Required Approvals:

- d. Permanent Areas: Outdoor cafes and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent outdoor cafes and eating areas shall require Development Plan approval, in accordance with *Article 10.7 Development Plan Review*, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.
- e. Temporary Areas: Temporary outdoor cafes and eating areas shall require a Temporary Use/Event Permit annually, in accordance with *Article 10.13 Temporary Use and Events Permits*, and shall obtain any other necessary permits (e.g., encroachment permit by the Public Works Department) or approvals (e.g., Fire Marshal).

STAFF COMMENT – Not Applicable.

Off-Street Parking (Article 6.14)

The plans comply with the Off-Street Parking standards of the UDO (Article 6.14), except for the outstanding items below.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance with all items below.

- 14. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.
- 15. Required Spaces: Restaurants: One (1) space for each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- 16. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.



- a. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- b. Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- c. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- d. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

DEPARTMENT COMMENTS:

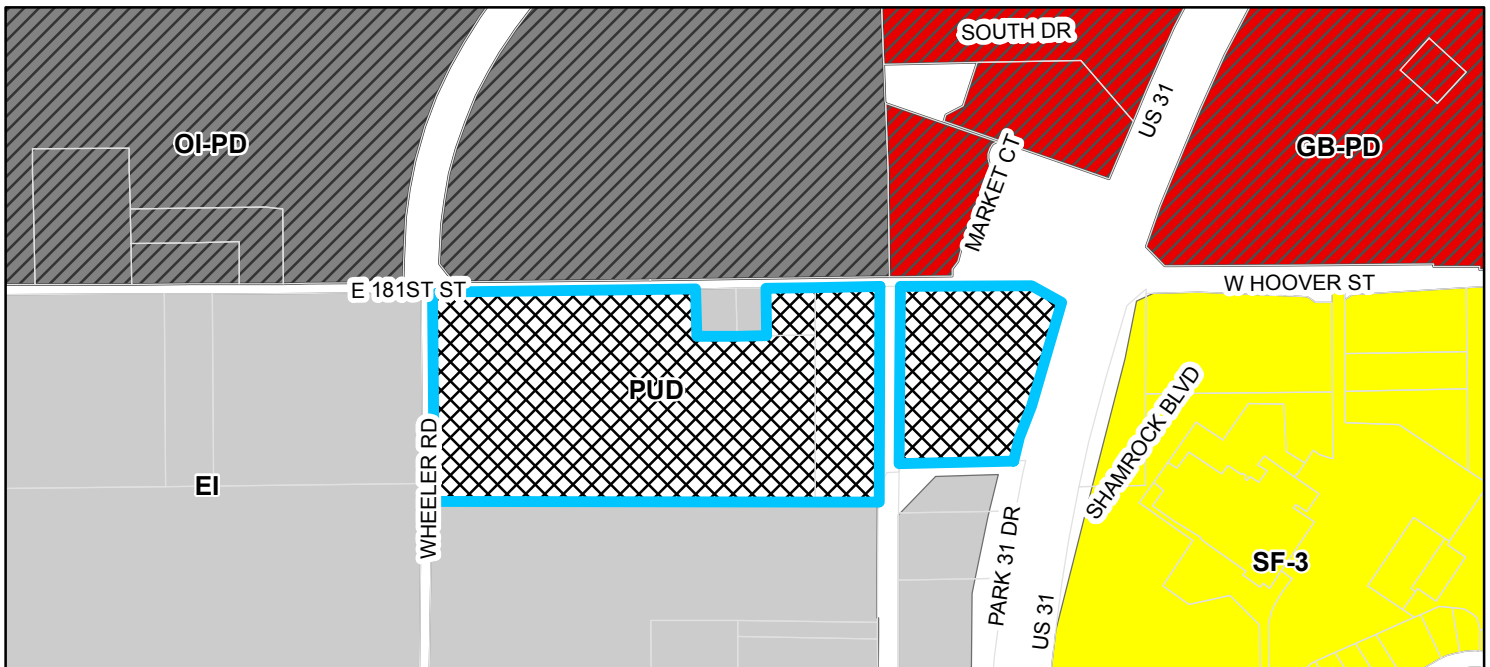
1. **Action:** Hold a public hearing at the November 21, 2016 Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

Site

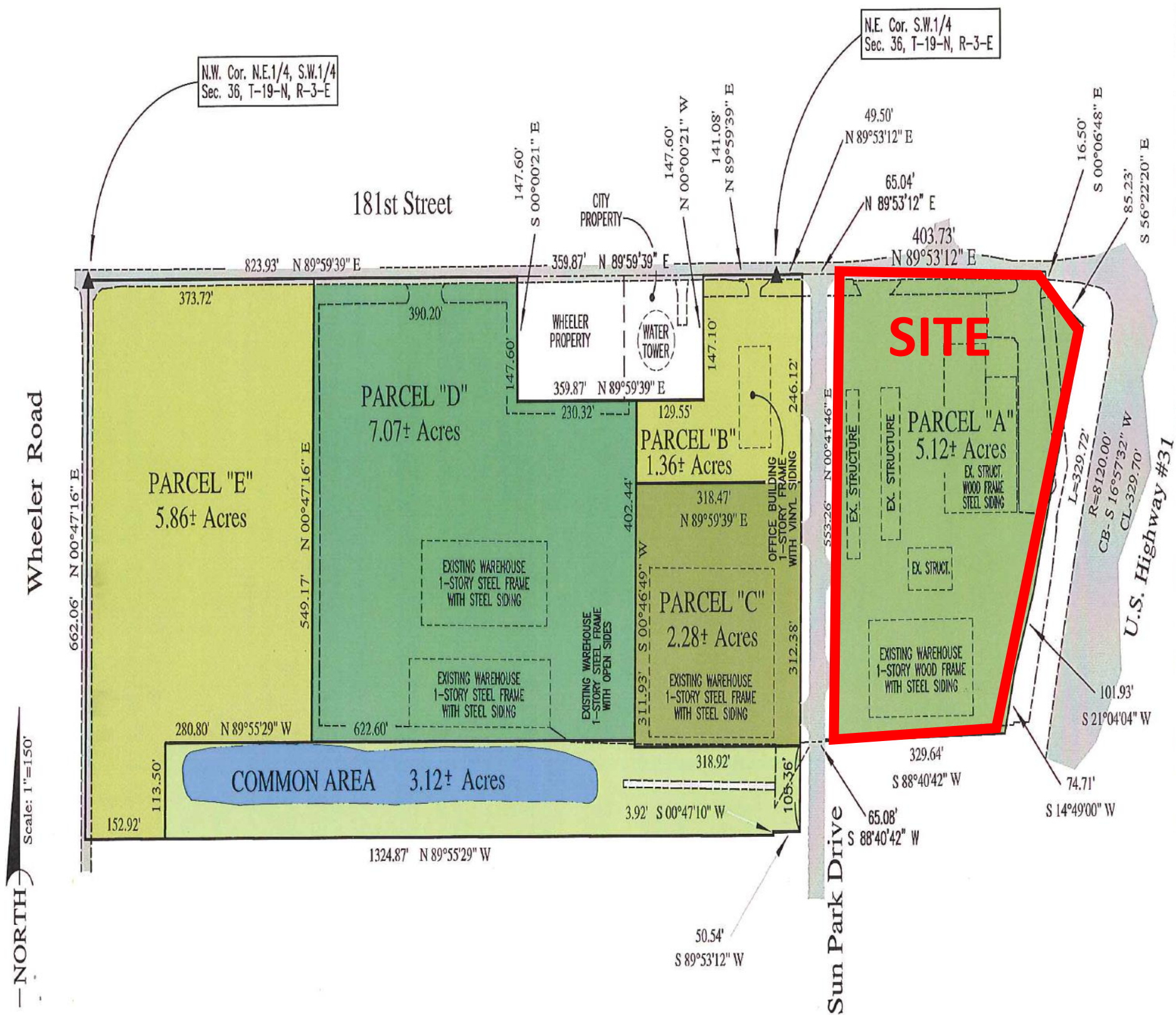


Zoning Map



Zoning

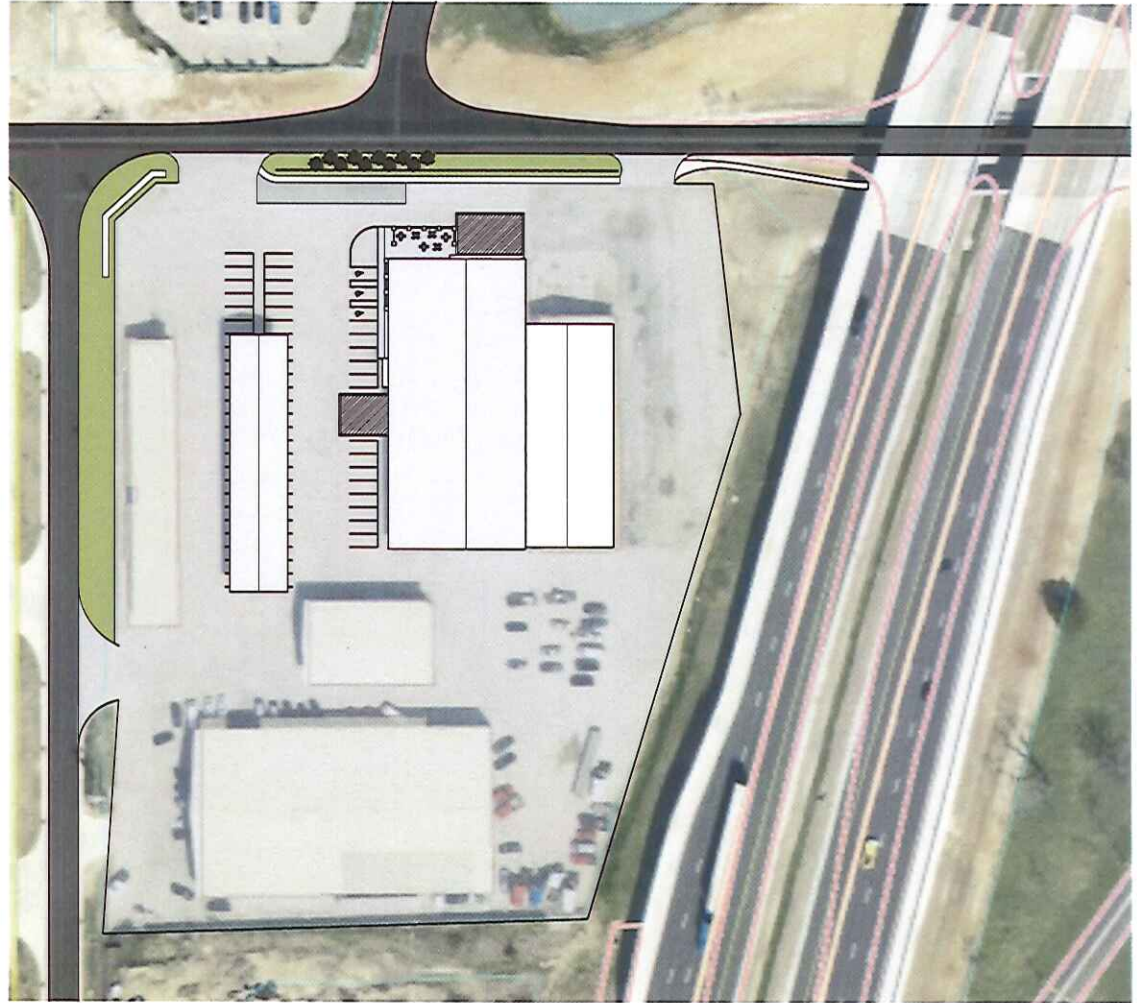
	PUD (Planned Unit Development)
	EI (Enclosed Industrial)
	GB-PD (General Business - Planned Development)
	OI-PD (Open Industrial - Planned Development)
	SF-3 (Single Family - 3)



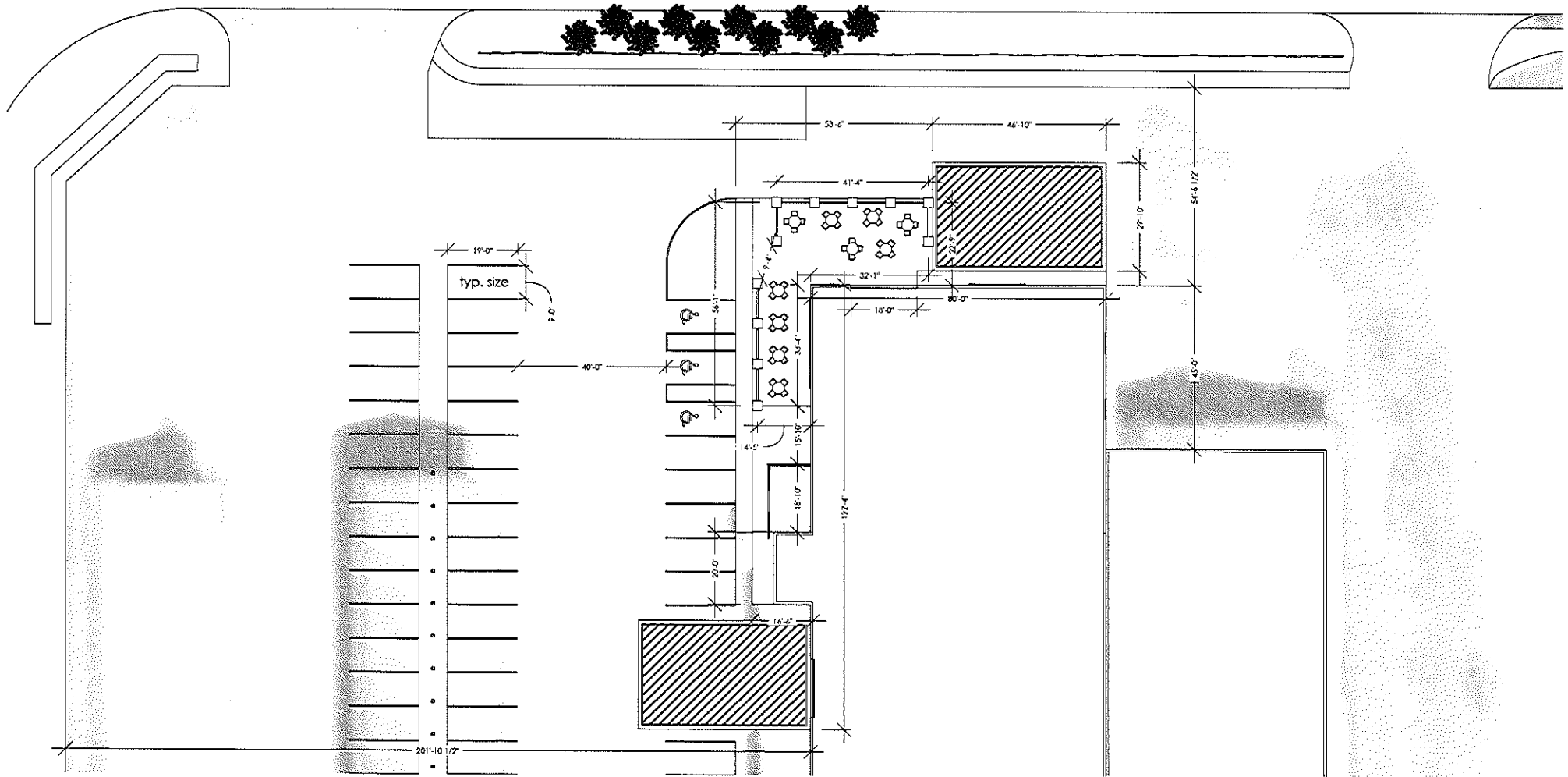
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.

PROJECT LOCATION



GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



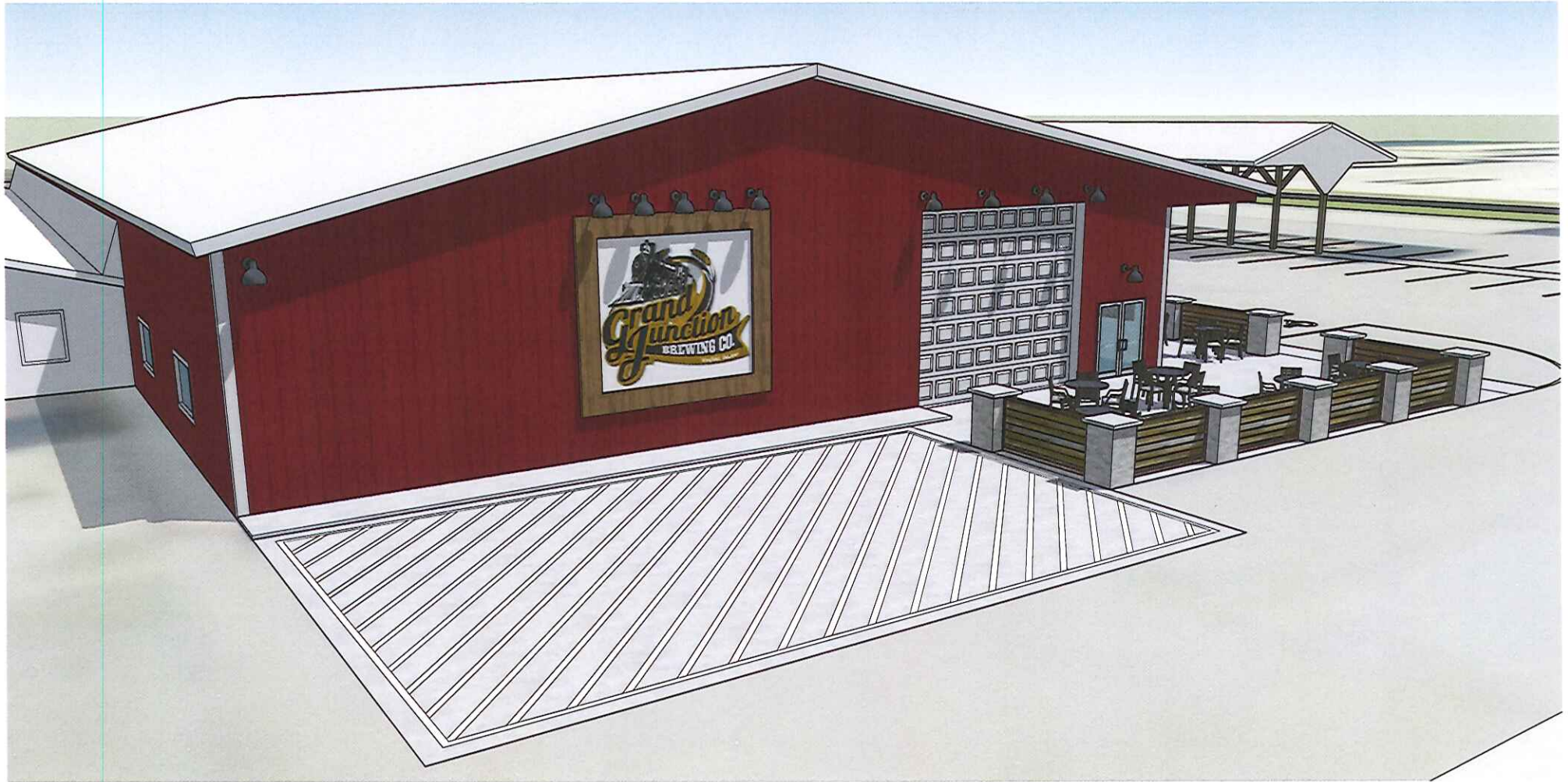
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



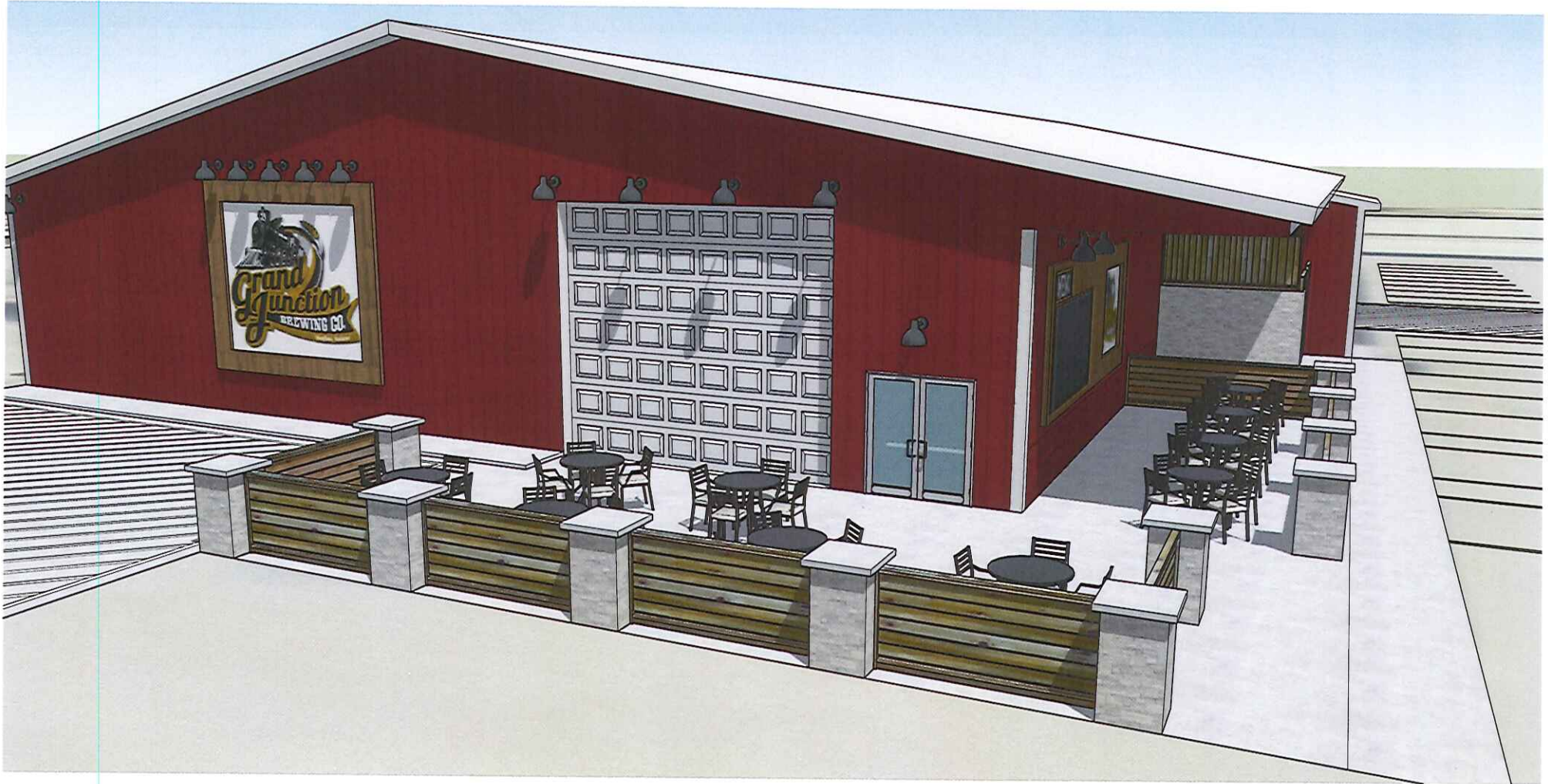
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



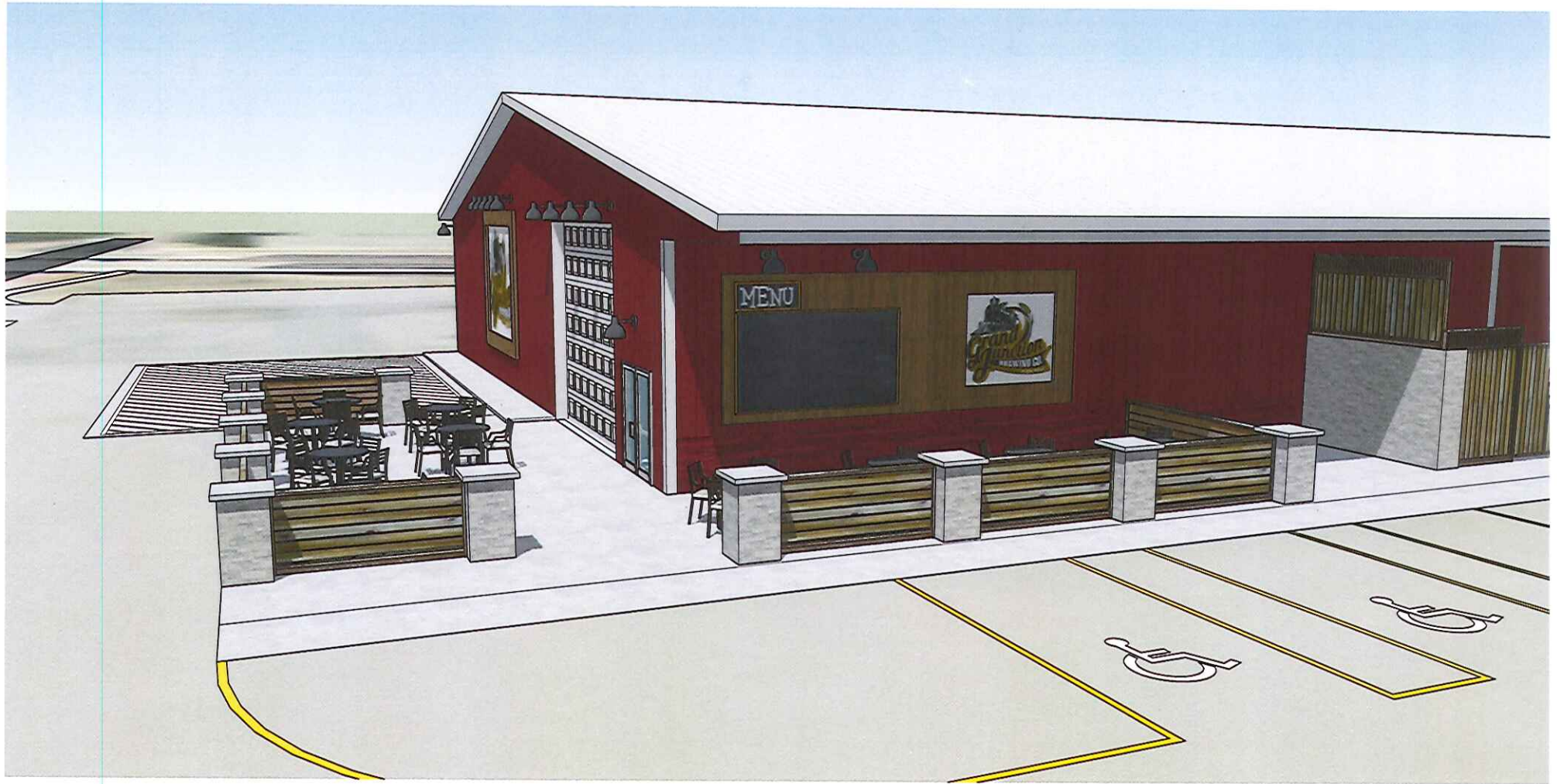
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 21, 2016
1612-PUD-23 & 1612-DDP-34

Petition Number: 1612-PUD-23 & 1612-DDP-34

Subject Site Address: 1189 E. 181st Street

Petitioner: Grand Junction Brewing Co. LLC

Requests: **1612-PUD-23:** Petitioner requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.

1612-DDP-34: Petitioner requests approval of a Detailed Development Plan for a brewery production facility and tasting room on approximately 5.12 acres+/- in the 181st Street Planned Unit Development (PUD) District.

Current Zoning: 181st Street PUD District

Current Land Use: Vacant

Approximate Acreage: 5.12 acre +/-

Property History: 181st Street PUD, Ordinance 14-03

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This PUD amendment petition (1612-PUD-23) was introduced at the November 14, 2016, City Council meeting. Both petitions (1612-PUD-23 and 1612-DDP-34) are scheduled to receive a public hearing at the November 21, 2016, Advisory Plan Commission (the "APC") meeting. The Department recommends holding a single public hearing for both items.

PROCEDURAL:

1612-PUD-23

Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 21, 2016 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.

1612-DDP-34

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

The petition was reviewed by the Technical Advisory Committee at its November 15, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's November 21, 2016, meeting.

PROJECT OVERVIEW:

Project Location: The 181st Street PUD is located on the south side of 181st Street, between U.S. 31 and Wheeler Road. The subject site is located within Parcel A of the 181st Street PUD, located at the southeast corner of 181st Street and Sun Park Drive.

Project History: The 181st Street PUD District ordinance (Ord. 14-03; APC Docket No. 1311-PUD-10) was approved by the City Council at its January 27, 2014 meeting. The 181st Street PUD District was designed to allow industrial uses for a limited time, but eventually convert to general business uses. The 181st Street PUD Ordinance does not allow industrial uses on the real estate after December 31, 2023. It also requires all buildings/building materials to be brought up to the standard at that time.

181st Street PUD Amendment (1612-PUD-23)

The petitioner requests this modification to the 181st Street PUD Ordinance to allow a brewery production facility and tasting room, as well as allow mobile food service vending on the site. State law (IC 7.1-3-20-9 & 905 IAC 1-20-1) requires places that sell alcohol by the "drink" are required to have food service available at all times. One of the ways to accomplish this is through mobile food service vending. This would essentially serve as a mobile kitchen for the brewery, and potentially offer a variety of food choices to patrons. The petitioner has included a concept plan and character exhibits. All site improvements



regarding mobile food vending on this site would have to be substantially similar to those depicted in these exhibits.

Detailed Development Plan (1612-DDP-34)

The plans comply with the following standards of the 181st Street PUD District and the Unified Development Ordinance, except for those items identified as outstanding below:

181st Street PUD Ordinance

1. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the existing wood privacy fence and chain link type fence gates along the northern boundary of Parcel "A", Parcel "B" and portions of Parcel "D" as depicted in Exhibit "3" shall be repaired or replaced to like-new condition.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

2. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the chain link type fence gates on Parcel "A", Parcel "B" and Parcel "D" shall be covered with a matching black, brown or gray screening material, similar or equal to the material depicted in Exhibit "5", as determined by the Director.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

3. The existing on-story metal building that is located on the northern boundary line of Parcel "A" may be removed in conjunction with the U.S. 31 road improvements. In the event the building is removed, a wood privacy fence to match the existing wood privacy fence that is located on the northern boundary of Parcel "A"; or evergreen trees having a minimum height of six (6) feet, spaced at a minimum of twelve (12) feet on center; or a combination thereof shall be installed within one hundred and eighty (180) days of the building's removal.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

4. The landscape and fencing improvements shall be installed in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3".

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

5. Over time, the Interim Streetscape Plan shall be fully replaced by the Landscape Buffer Plan as set forth in Exhibit "4" in accordance with the terms of Section 2.1, b, 3.
6. The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4", shall be installed 1) on each Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than December 31, 2023 for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance

with the Landscape Buffer Plan as set forth in exhibit "4". When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit "4" shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit "3" for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181st Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2.5) inches in caliper at the time of planting.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance.

Unified Development Ordinance

Outside Sales Display (Article 6.12, C, 2)

7. Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by *Article 6.18 Temporary Uses and Events*, and subject to the following:
 - a. The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
STAFF COMMENT – Please label Mobile Food Vending Service Area on the plan.
 - b. Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
 - c. The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
STAFF COMMENT – The Plan Commission may wish to discuss this matter.
 - d. In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed use with adjoining areas.
STAFF COMMENT – The Plan Commission may wish to discuss this matter.
 - e. Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval an amendment to a Development Plan.

Outdoor Café and Eating Areas (Article 6.13)

8. Applicability: Outdoor cafes and eating areas shall be subject to this Article.
9. Health Department: All outdoor cafés and eating areas shall conform to all State and County Health Department regulations and code, including but not limited to I.C. 16-42-5 and 410 IAC 7-24.
10. Lighting: Shall comply with *Article 6.9 Lighting Standards*. Festoon lighting shall not be permitted.
11. Audio: Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from source on a dB(A) meter.

12. Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

- a. A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

STAFF COMMENT – Please label width of pedestrian access.

- b. Proposed outdoor cafés and eating areas that would occupy or extend into public rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path non-compliant with Federal, State, or City Building Code.
- c. Shall be compliant with all Federal, State and City Building Codes and access requirements.

13. Required Approvals:

- d. Permanent Areas: Outdoor cafes and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent outdoor cafes and eating areas shall require Development Plan approval, in accordance with *Article 10.7 Development Plan Review*, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.
- e. Temporary Areas: Temporary outdoor cafes and eating areas shall require a Temporary Use/Event Permit annually, in accordance with *Article 10.13 Temporary Use and Events Permits*, and shall obtain any other necessary permits (e.g., encroachment permit by the Public Works Department) or approvals (e.g., Fire Marshal).

STAFF COMMENT – Not Applicable.

Off-Street Parking (Article 6.14)

The plans comply with the Off-Street Parking standards of the UDO (Article 6.14), except for the outstanding items below.

STAFF COMMENT – Staff is working with the petitioner to ensure compliance with all items below.

- 14. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.
- 15. Required Spaces: Restaurants: One (1) space for each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- 16. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.



- a. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- b. Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- c. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- d. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

DEPARTMENT COMMENTS:

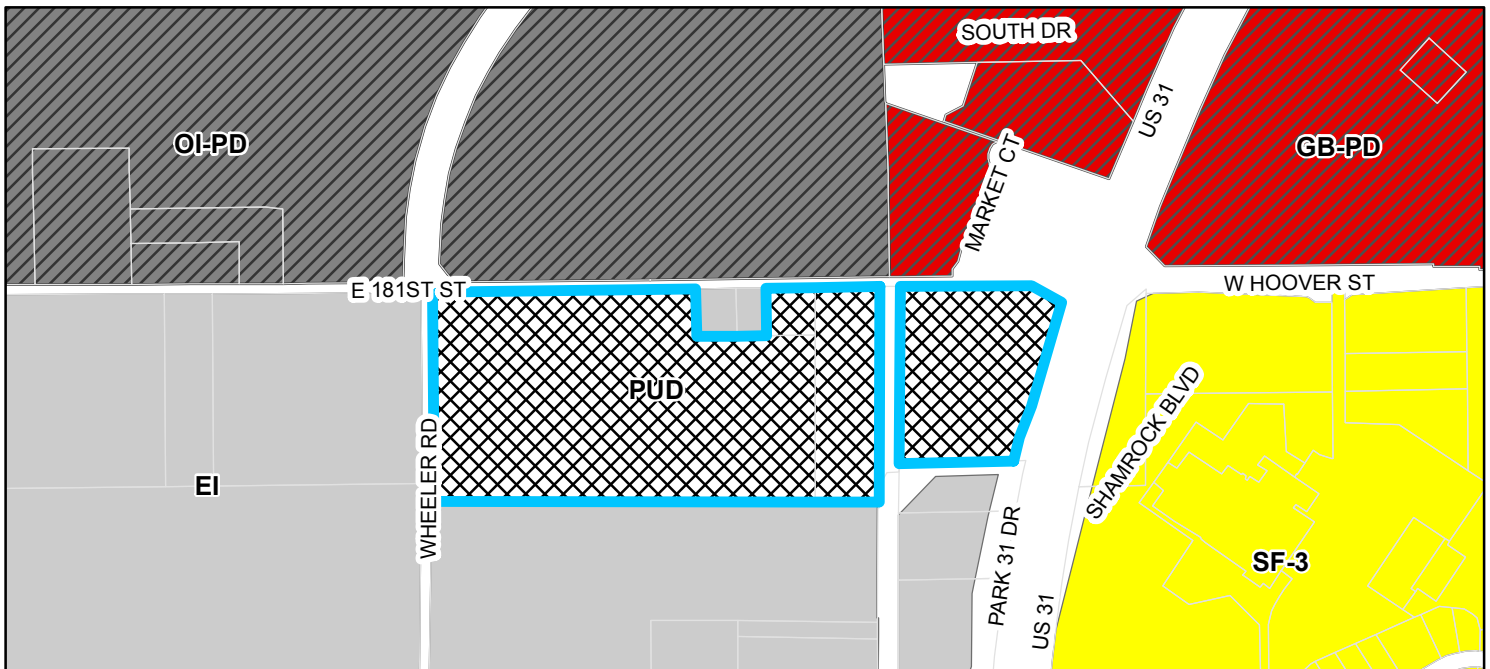
1. **Action:** Hold a public hearing at the November 21, 2016 Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning

EI (Enclosed Industrial)

OI-PD (Open Industrial - Planned Development)

PUD (Planned Unit Development)

GB-PD (General Business - Planned Development)

SF-3 (Single Family - 3)

— NORTH —

Scale: 1"=150'

Wheeler Road

662.06' N 00°47'16" E

N.W. Cor. N.E.1/4, S.W.1/4
Sec. 36, T-19-N, R-3-E

181st Street

PARCEL "E"
5.86± Acres

PARCEL "D"
7.07± Acres

PARCEL "B"
1.36± Acres

PARCEL "C"
2.28± Acres

SITE

PARCEL "A"
5.12± Acres

COMMON AREA 3.12± Acres

WHEELER PROPERTY

WATER TOWER

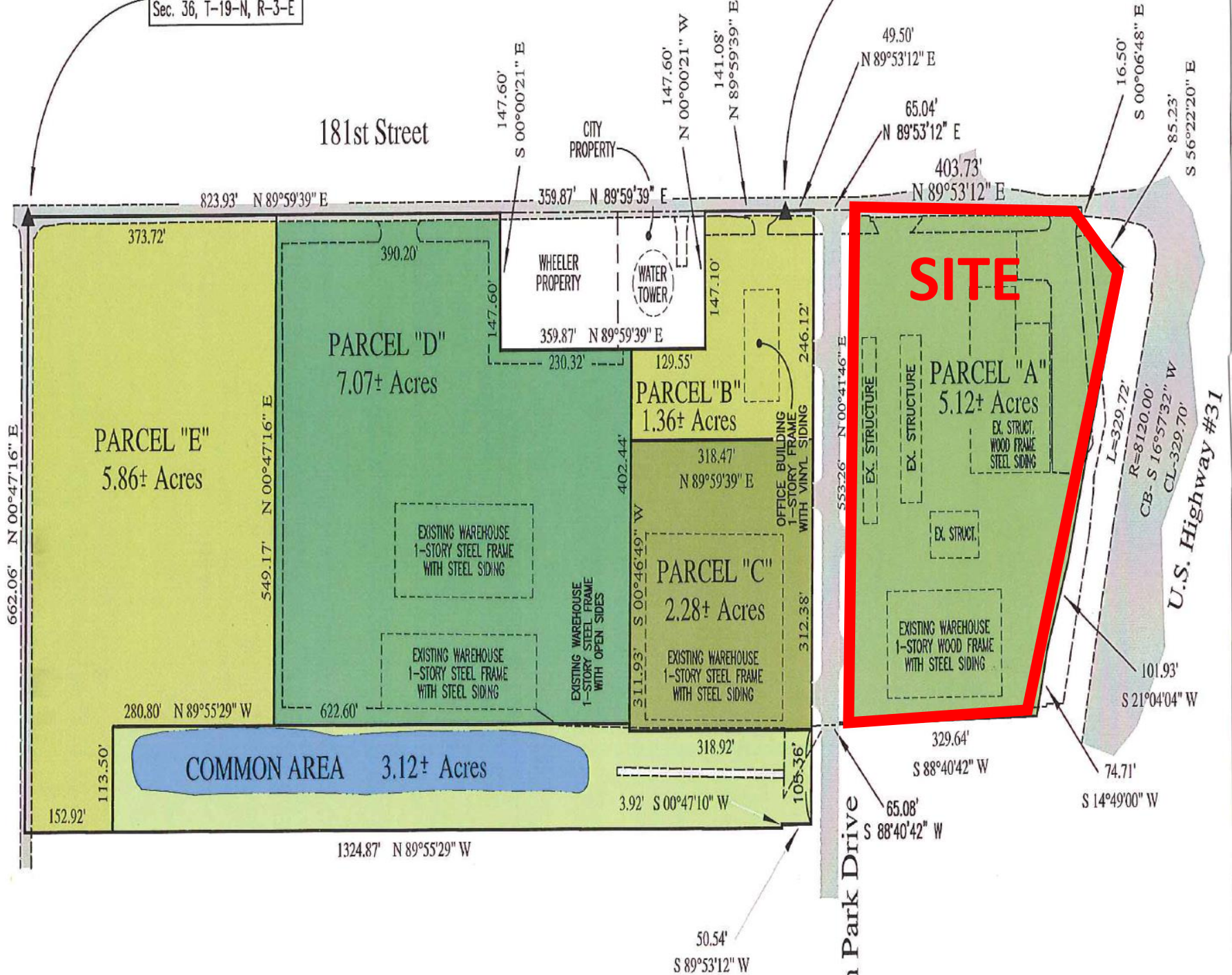
CITY PROPERTY

OFFICE BUILDING
1-STORY FRAME
WITH VINYL SIDING

Sun Park Drive

U.S. Highway #31

N.E. Cor. S.W.1/4
Sec. 36, T-19-N, R-3-E



ORDINANCE NUMBER 16-45

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 14-03, the 181ST Street Planned Unit Development Ordinance (the "181ST Street PUD"), on January 27, 2014.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1612-PUD-23**), requesting an amendment to the 181ST Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1612-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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 This Ordinance shall amend the 181st Street PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the 181st Street PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

Section 4. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated as a compilation of images designed to capture the intended quality of the improvements made on the Real Estate. Site improvements shall be constructed substantially similar to those in the Character Exhibit.

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

- 5.1 All uses permitted in the 181st Street PUD District shall be permitted on the Real Estate, in addition to the following:
 - A. Brewery Production Facility and Tasting Room
 - B. Mobile Food Service Vendors

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-45** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-45**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-45**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Jon Knight, 110 South Union Street, Westfield, IN 46074

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

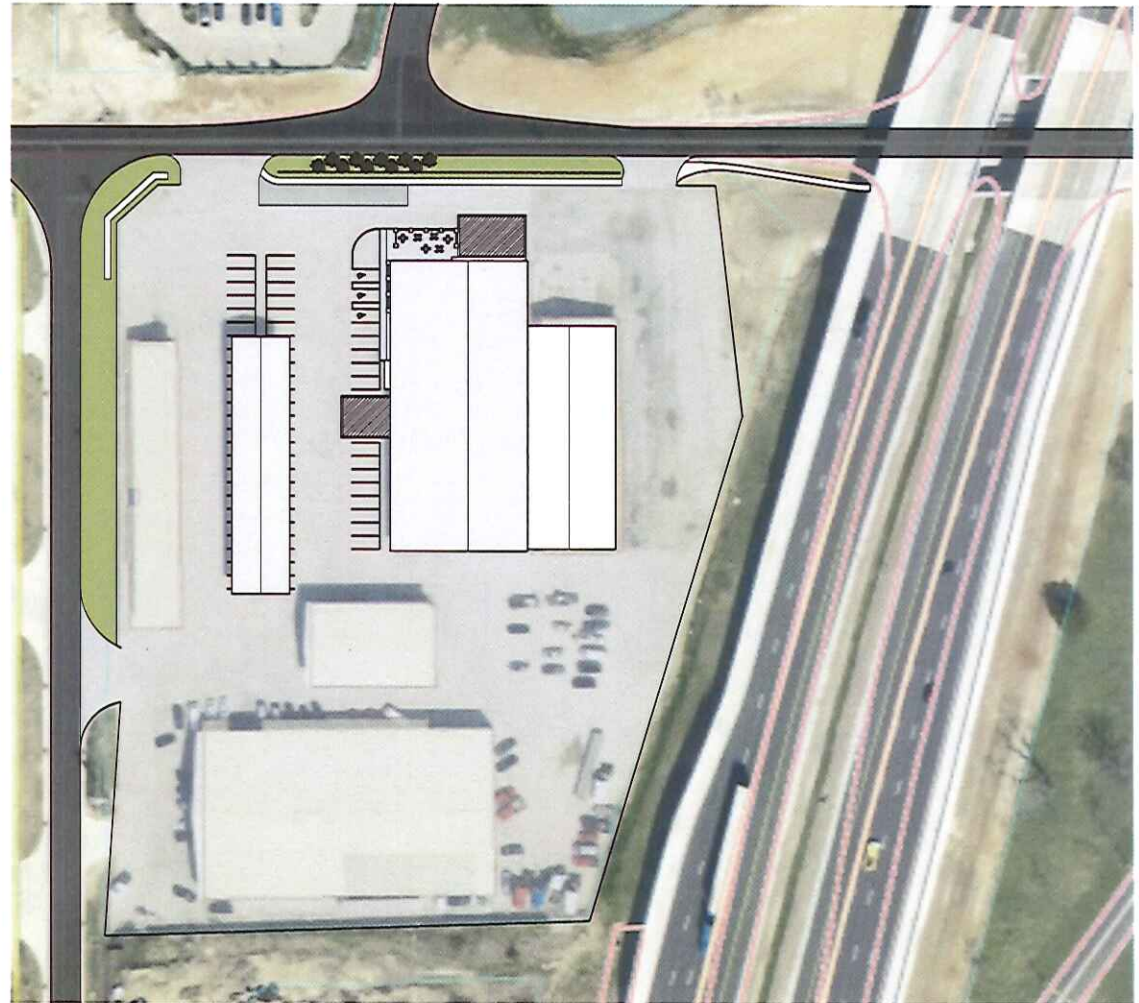
[INSERT LEGAL DESCRIPTION HERE]

EXHIBIT B
CONCEPT PLAN

THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.

PROJECT LOCATION



GRAND JUNCTION BREWING CO.

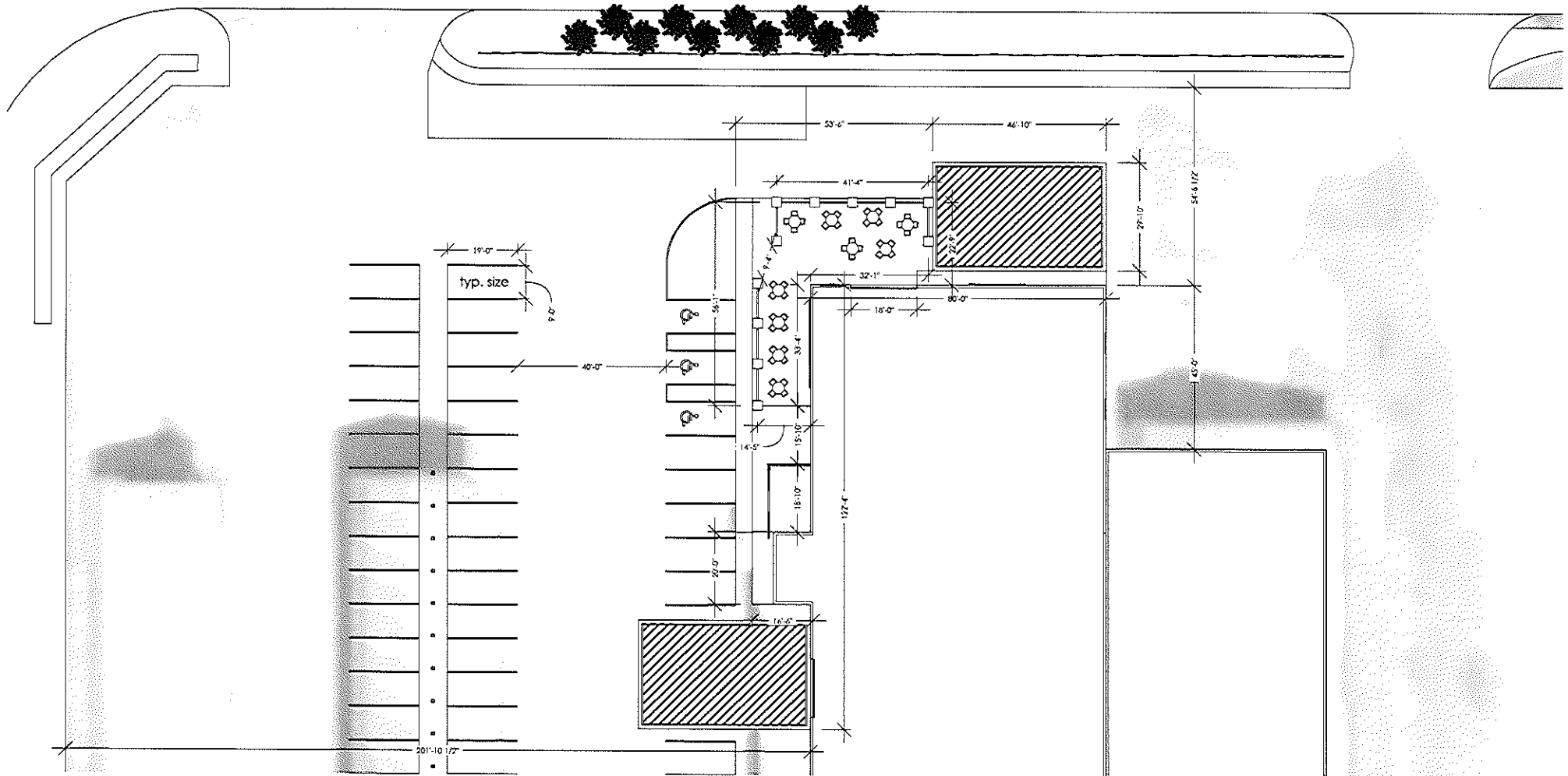


EXHIBIT C
CHARACTER EXHIBIT

THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



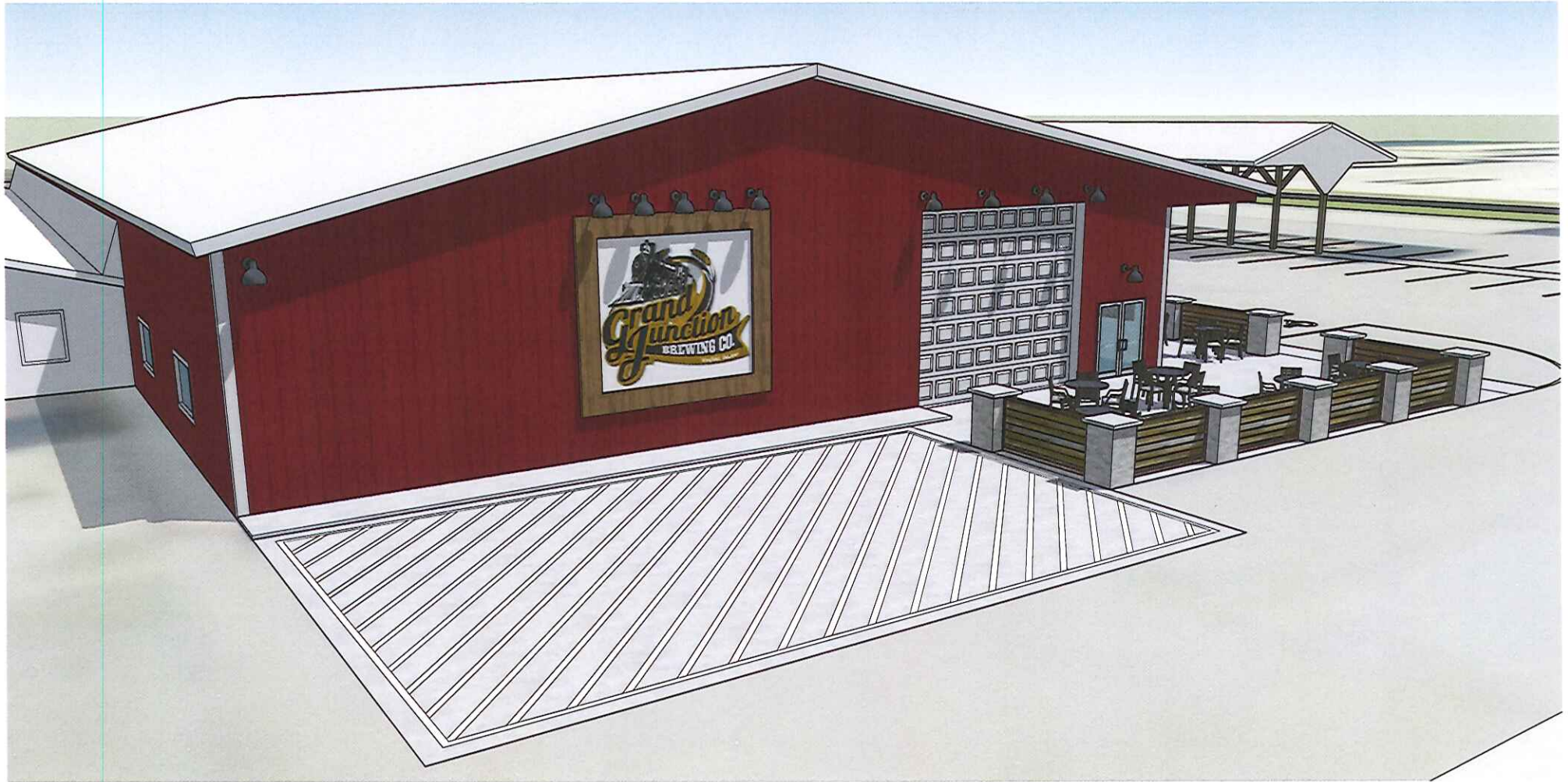
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



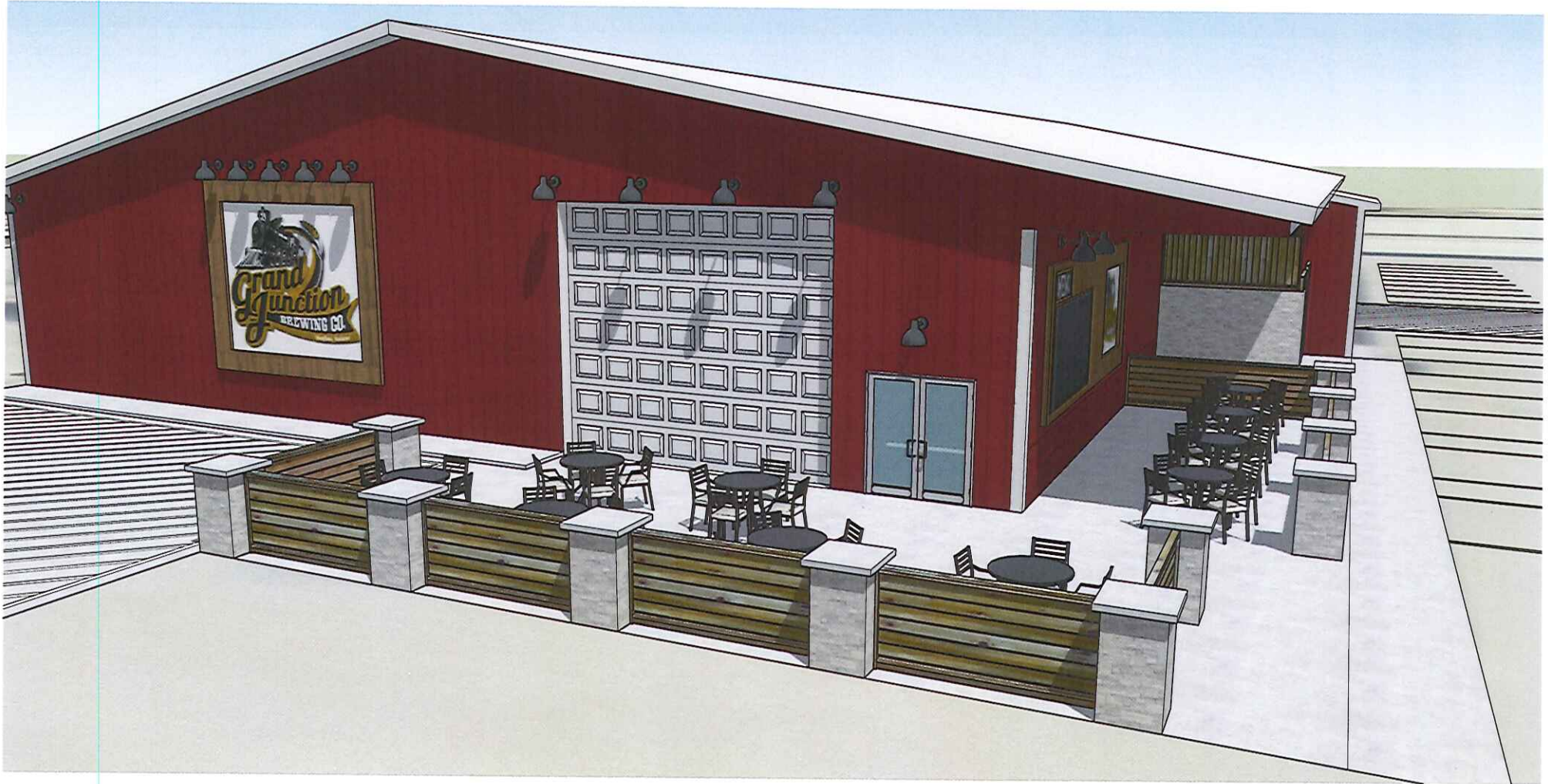
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



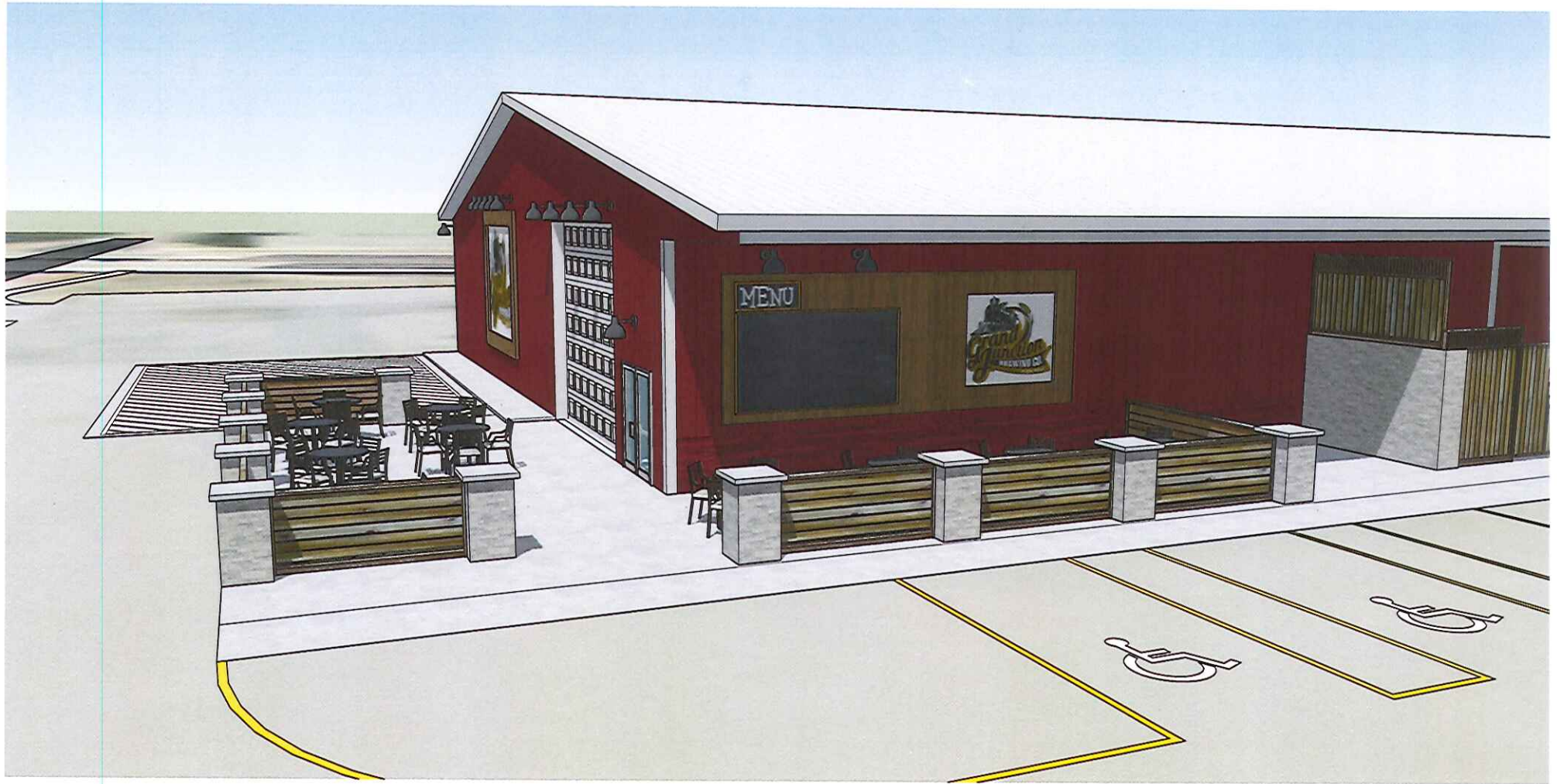
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

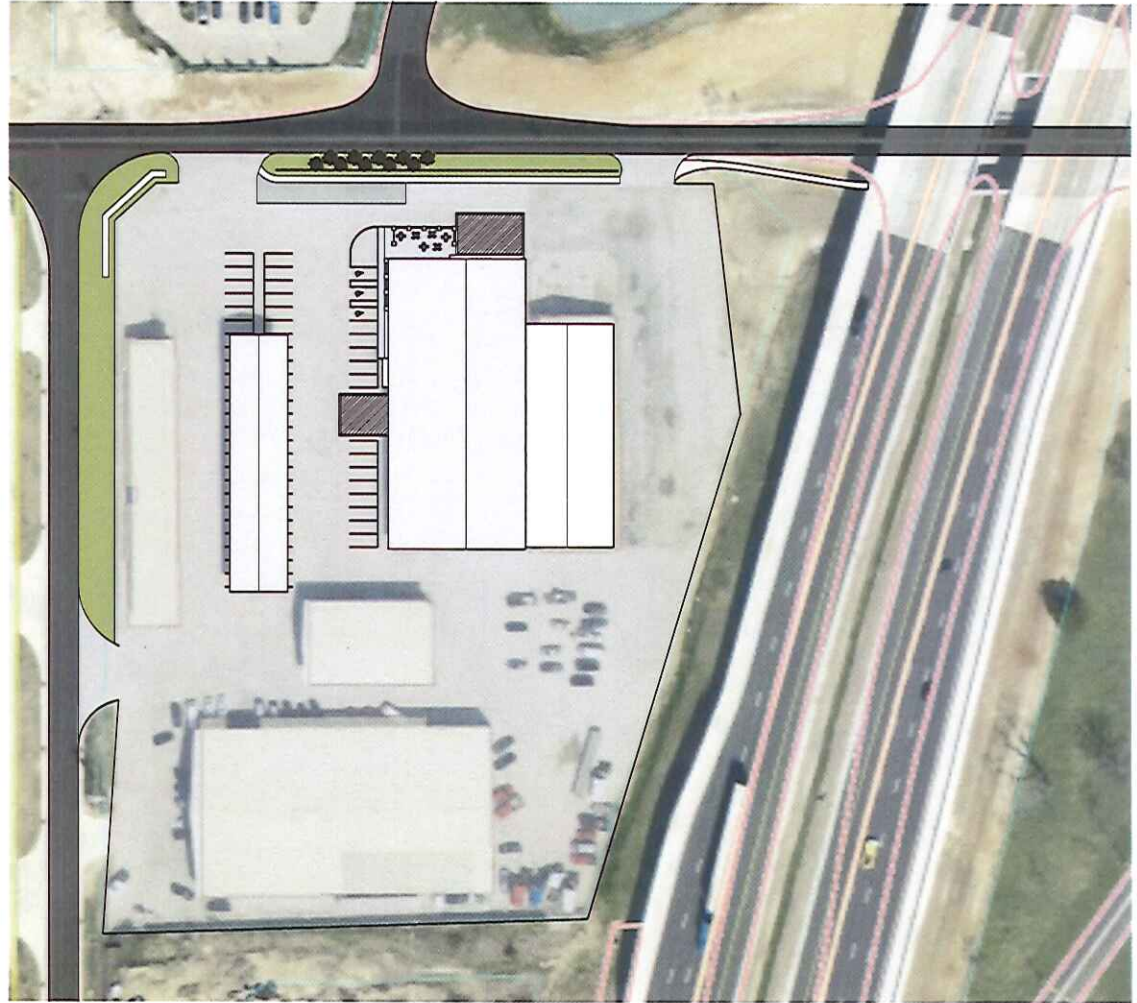
GRAND JUNCTION BREWING CO.



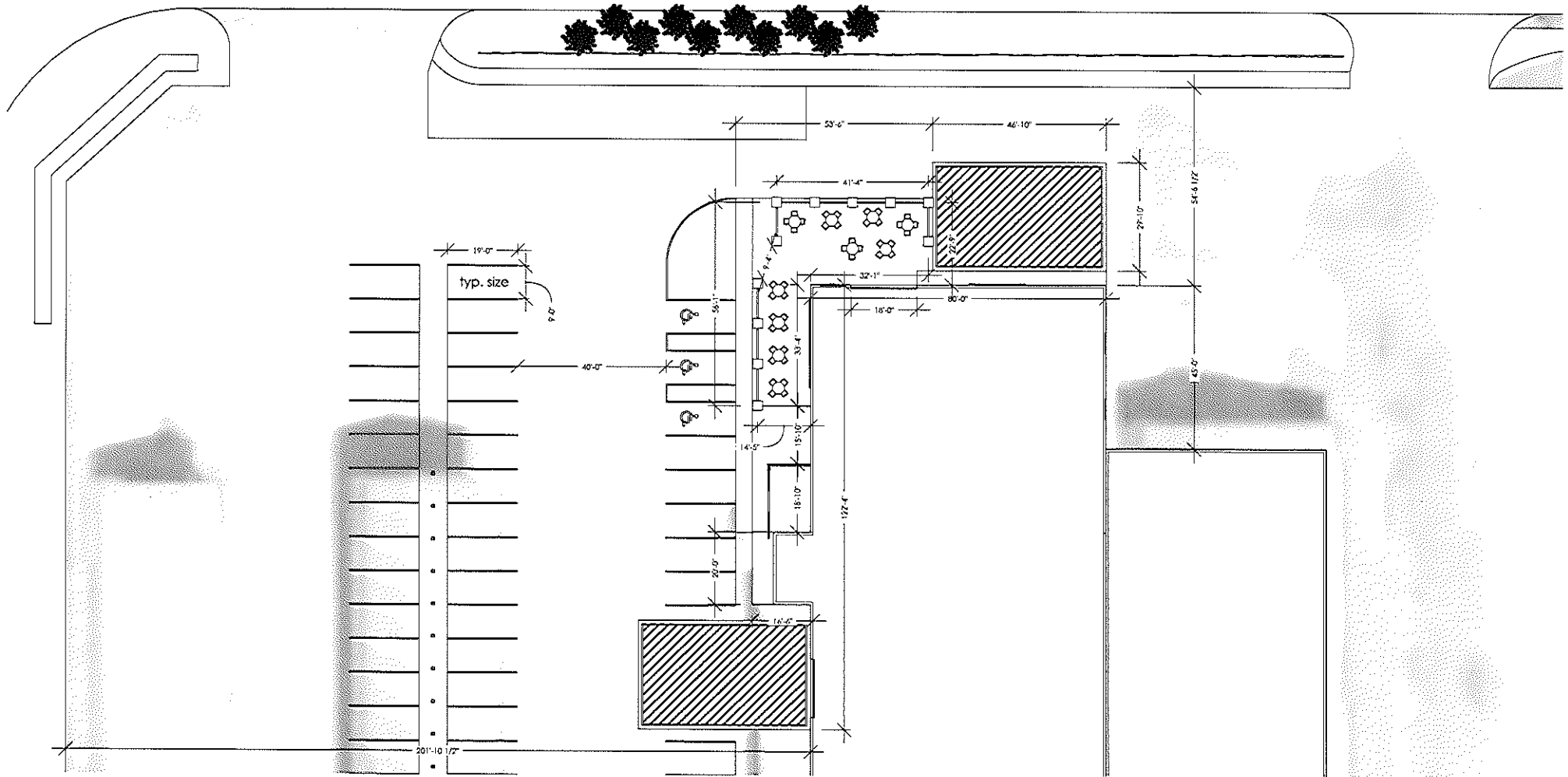
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.

PROJECT LOCATION



GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



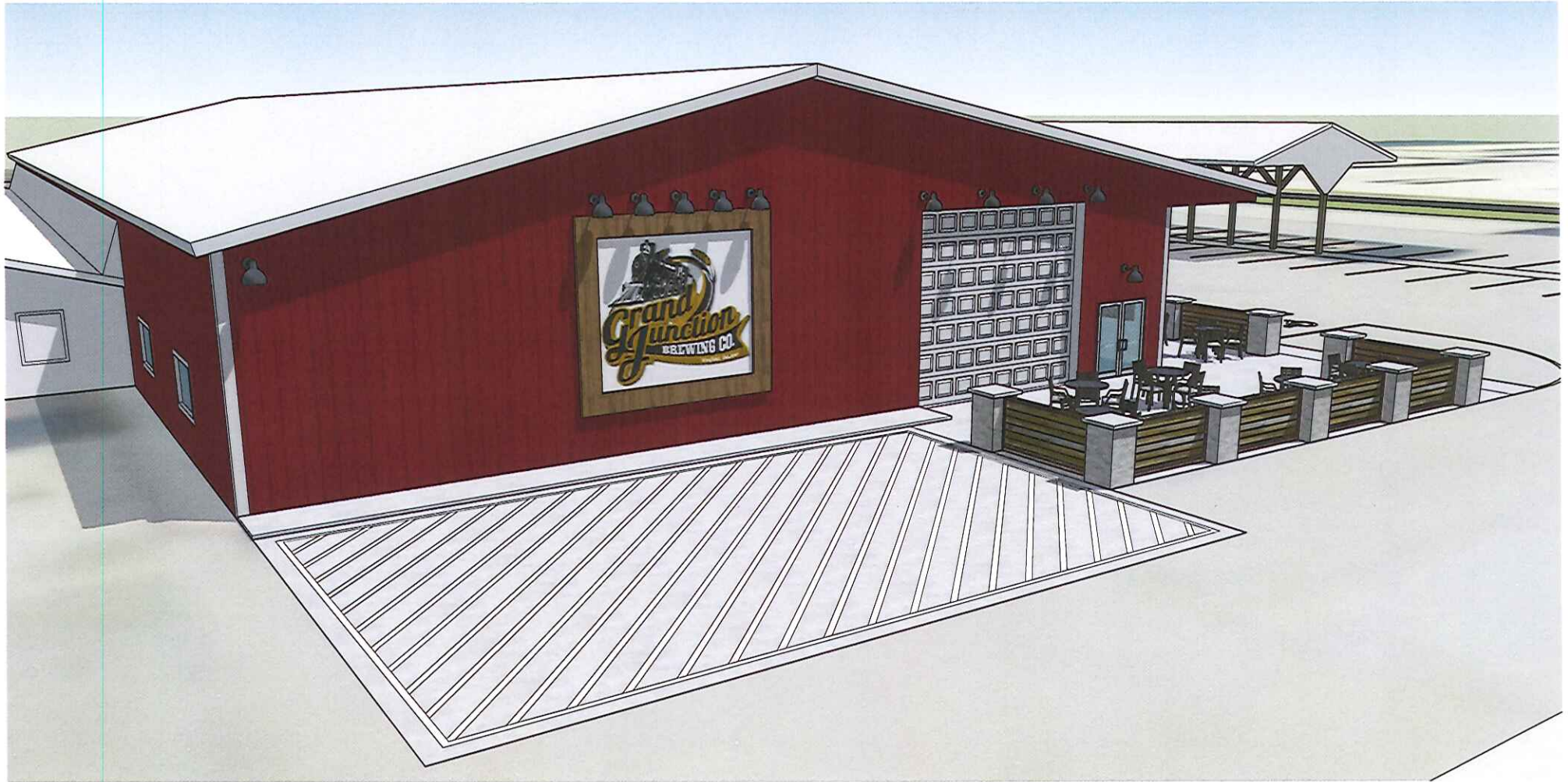
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



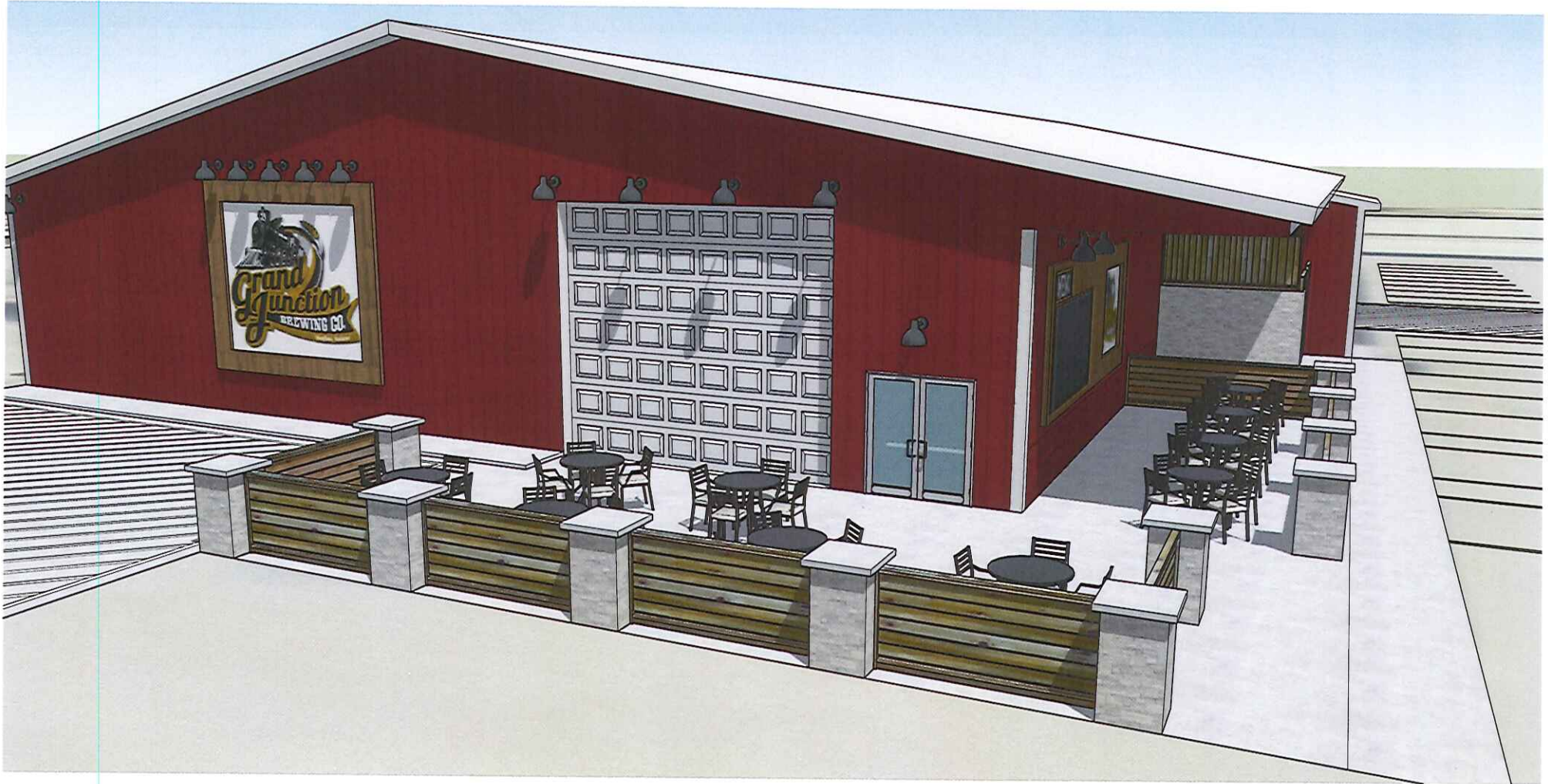
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



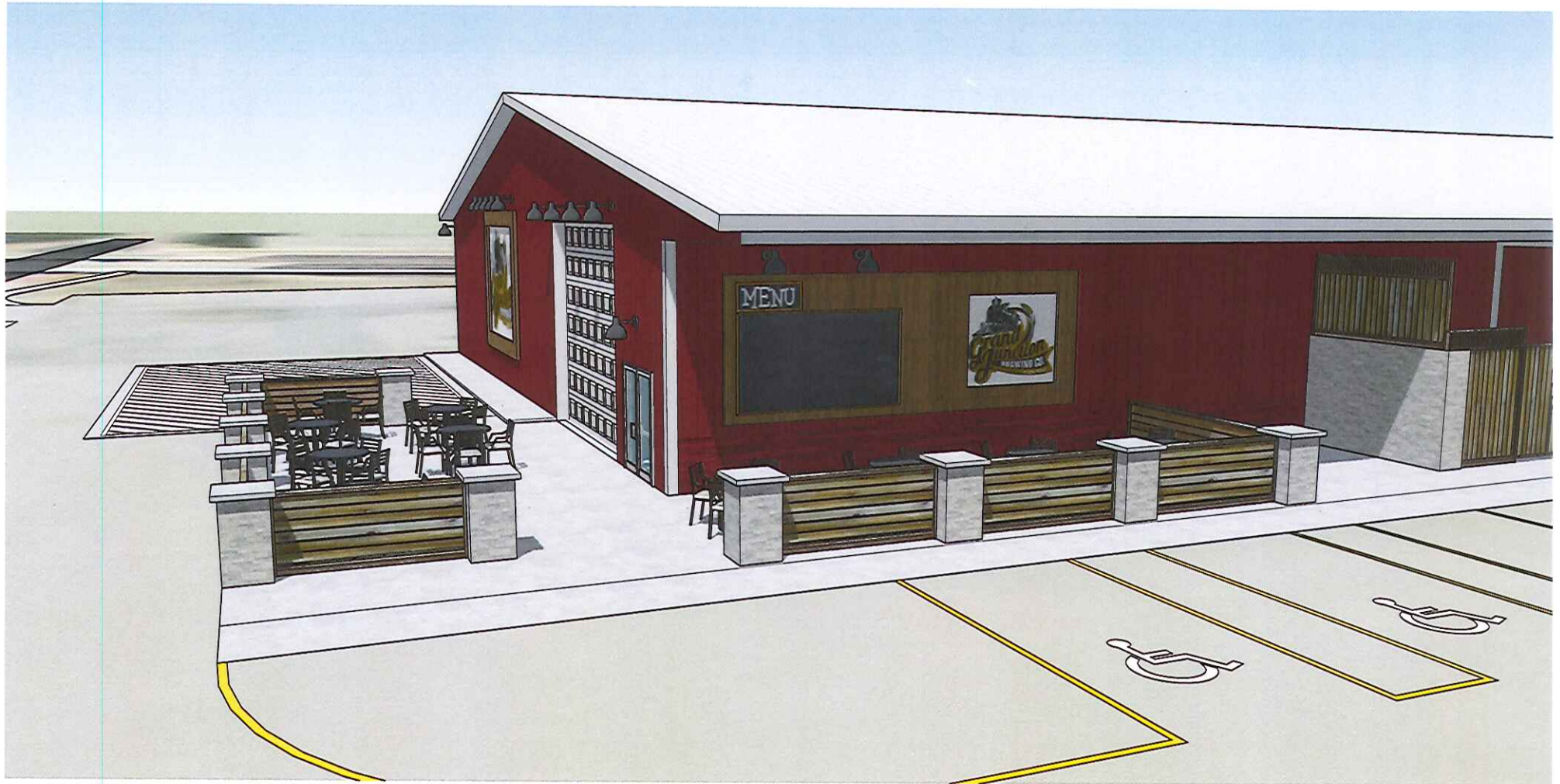
THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



THE TENANT BUILD-OUT FOR

GRAND JUNCTION BREWING CO.



ORDINANCE NUMBER 14-03

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY,
INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS**

This is a planned unit development ordinance (the "181st Street PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1311-PUD-10, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1311-PUD-10 to the Westfield City Council with favorable recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on January 21, 2014;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

ARTICLE 1:

SECTION 1.1. LEGISLATIVE INTENT

Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and character of the current structures and uses on the real estate, more particularly described in Exhibit "1" which is attached hereto and incorporated herein by reference (the "Real Estate"), (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield and Washington Township, and (v) responsible

development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

- A. Allow for the flexibility in the development and redevelopment of this Real Estate in order to promote its best use now and in the future.
- B. Encourage the quality of construction of new facilities and reconstruction of the existing facilities to enhance the existing conditions and be harmonious with the surrounding properties in its design and character.

SECTION 1.2. EFFECT

This 181st Street PUD Ordinance (the "Ordinance") shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance, unless specifically provided herein. To the extent this Ordinance conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance shall prevail.

SECTION 1.3. U.S. HIGHWAY 31 OVERLAY ZONE

Section 16.04.70 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate.

SECTION 1.4. DEFINITIONS

Unless otherwise specified in this Ordinance, the definitions of the Zoning Ordinance shall apply to the words and terms used in this Ordinance. The following words and terms, not defined elsewhere in the Ordinance or its exhibits, shall have the following meanings:

- 1. **Conceptual Site Plan** – The site plan attached as set forth in Exhibit "2" illustrates the proposed subdividing of the Real Estate into Parcels.
- 2. **Development and Use Sequence** – The long and short term phasing out of the enclosed industrial uses on the Real Estate, in addition to a timeline for requiring the Real Estate to be in full compliance with the Development Standards and Architectural design requirements of this Ordinance.
- 3. **Director** – The Director of Economic and Community Development for the City of Westfield.

4. **Interim Streetscape Plan** – The landscaping plan attached as set forth in Exhibit “3” illustrating the immediate interim perimeter buffering and screening.
5. **Parcel** – Land area having public street frontage with the intention of being platted into a lot or lots incorporating existing buildings and/or proposed buildings including additions.
6. **Plan Commission** – The Westfield – Washington Township Advisory Plan Commission.
7. **Real Estate** – The property as described as set forth in Exhibit “1”.
8. **Zoning Ordinance** – The City of Westfield – Washington Township Zoning Ordinance.

SECTION 1.5. TRANSPORTATION INFRASTRUCTURE

- A. The Real Estate shall comply with the Westfield Thoroughfare Plan (the “Thoroughfare Plan”).

For portions of the Real Estate that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the additional width along either or both sides of such streets located on the Real Estate, sufficient to meet the requirements of the Thoroughfare Plan shall be dedicated to the City.

- B. The following right-of-way shall be dedicated to the City of Westfield, at no cost to the City of Westfield, at the time of secondary platting or within sixty (60) days of written notice provided the Owner of the Real Estate or portion thereof (the “Owner”) from the City, whichever occurs first. If notice is provided to the Owner prior to secondary plat approval, then the City shall bear all expenses associated with preparing legal descriptions and recordable instruments to effectuate the conveyance. If the conveyance is done in conjunction with the secondary plat approval process, then the Owner shall bear the costs of preparing such document as part of preparing such secondary plat(s).
1. Wheeler Road – Twenty-five (25) feet from the centerline of the alignment of Wheeler Road existing at the time of this Ordinance adoption, along the West property line of the Real Estate;
 2. 181st Street – Sixty (60) feet from the centerline of the alignment of 181st Street existing at the time of this Ordinance adoption, along the North property line of the Real Estate; and,
 3. Roundabout – all property necessary to construct a roundabout at the future alignment of the 181st Street and Wheeler Road intersection.

ARTICLE 2:

SECTION 2.1. APPLICABILITY

- A. The Real Estate is reclassified on the Westfield Washington Township Zoning Map (the "Zoning Map") from the Enclosed Industrial (EI) District classification to the Planned Unit Development District (PUD) classification. The underlying zoning district shall be the Zoning Ordinance's General Business (GB) District.
- B. Development and Use Sequence – As outlined below, the full implementation of the 181st Street PUD Ordinance will occur over time. Full compliance with the 181st Street PUD Ordinance shall be accomplished by no later than December 31, 2023. As requested by the Landowner, this Real Estate and PUD Ordinance are specifically exempt from IC 36-7-4-1109.
1. All new construction improvements shall fully comply with this 181st Street PUD Ordinance.
 2. The buffer yard requirements that would normally apply to the Real Estate under WC 16.06.060 shall be installed within twelve (12) months of the adoption of this 181st Street PUD Ordinance, unless an agreement with the Westfield Public Works Department otherwise allows the Interim Streetscape Plan, as outlined below in this paragraph, to occur within the public right-of-way. The "Interim Streetscape Plan" attached hereto and incorporated herein by reference as Exhibit "3" shall be completed as follows:
 - a. Within one hundred and eighty (180) days of the adoption of this 181st Street PUD Ordinance, the existing chain link type fence along the western, a portion of the southern and northern boundaries of Parcel "E" shall be removed.
 - b. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the western and northern boundaries of Parcel "D" shall be landscaped in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3". The landscaping shall be planted with the following minimum requirements: evergreen trees having a minimum height of six (6) feet, spaced at twelve (12) feet on center. Prior to installation, a detailed landscaping plan shall be submitted and approved by the Director.
 - c. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the existing wood privacy fence and chain link type fence gates along the

northern boundary of Parcel "A", Parcel "B" and portions of Parcel "D" as depicted in Exhibit "3" shall be repaired or replaced to like-new condition.

- d. Within twelve (12) months of the adoption of this 181st Street PUD Ordinance, the chain link type fence gates on Parcel "A", Parcel "B" and Parcel "D" shall be covered with a matching black, brown or gray screening material, similar or equal to the material depicted in Exhibit "5", as determined by the Director.
 - e. The existing one-story metal building that is located on the northern boundary line of Parcel "A" may be removed in conjunction with the U.S. 31 road improvements. In the event the building is removed, a wood privacy fence to match the existing wood privacy fence that is located on the northern boundary of Parcel "A"; or evergreen trees having a minimum height of six (6) feet, spaced at a minimum of twelve (12) feet on center; or a combination thereof shall be installed within one hundred and eighty (180) days of the buildings removal.
 - f. The landscape and fencing improvements shall be installed in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit "3".
 - g. Over time, the Interim Streetscape Plan shall be fully replaced by the Landscape Buffer Plan as set forth in Exhibit "4" in accordance with the terms of Section 2.1, B, 3.
3. The streetscape along Wheeler Road and 181st Street (the "Streetscapes") as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit "4", shall be installed 1) on each Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than December 31, 2023 for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance with the Landscape Buffer Plan as set forth in Exhibit "4". When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit "4" shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit "3" for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181st Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2.5) inches in caliper at the time of planting.
 4. Expansion of a building that exists at the time of the adoption of this Ordinance for the purpose of warehousing use only is not required to comply with the Architectural Design Requirements of this Ordinance. If the expansion is for a non-warehouse use or changes the use of the building, then the building shall comply with the Architectural Design Requirements of this Ordinance.

5. By December 31, 2023, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit "4", the Development Standards and Architectural Design requirements of this Ordinance.
 6. On January 1, 2024, all Enclosed Industrial (EI) District uses designated in Section 2.3 C of this Ordinance shall be prohibited on the Real Estate.
- C. Site Plan – The Conceptual Site Plan, which is attached hereto and incorporated herein by reference as Exhibit "2", shall serve as the illustrative Site Plan for the Real Estate. The Real Estate shall consist of Five (5) Parcels, designated as Parcel "A" through Parcel "E" and a Common Area (which includes the storm water detention pond).

SECTION 2.2. USES

- A. The permitted uses for the Real Estate shall include all permitted uses in the General Business (GB) District of the Zoning Ordinance, unless otherwise described in this Ordinance.
- B. The following General Business (GB) District uses shall be prohibited on the Real Estate;
 1. Amphitheaters
 2. Auction rooms
 3. Billiard parlor
 4. Bus station
 5. Casket and casket supplies (mortuary)
 6. Charitable donation pick-up stations/institutions
 7. Churches
 8. Civic centers
 9. Department stores/discount stores over 50,000 Sq Ft
 10. Exhibition halls
 11. Exterminators
 12. Farm implement sales/service
 13. Feed store
 14. Fruit stand
 15. Liquor stores
 16. Millinery
 17. Milk processing/bottling /manufacturing of milk products
 18. Motorcycle sales/service /repair/outdoor display

19. Newspaper distribution station
20. Newspaper publishing
21. Philanthropic institutions
22. Recycling collection systems
23. Restaurants/cafeterias having less than 50% of gross sales derived from food sales excluding drive-ins
24. Secondary food processing/packaging/(initially processed off premises)
25. Self-service carwash
26. Semi-automatic carwash
27. Theaters-outdoor

C. The following Enclosed Industrial (EI) District uses shall temporarily be permitted on the Real Estate in accordance with the Development and Use Sequence found in Section 2.1 of this Ordinance;

1. Assembly operations of pre-manufacturing parts/components
2. Assembly/repair/manufacturing component parts
3. Auto repair garages/rustproofing/storage
4. Crating & package services
5. Distributors inside storage
6. Engineering & research labs
7. Import/export warehouse distribution
8. Light manufacturing & assembly doors/windows/wood components
9. Manufacturing & assembly of office equipment
10. Manufacturing of furniture
11. Manufacturing of paper boxes & paper products from finish paper
12. Manufacturing of household appliances/hand tools/etc.
13. Mattress manufacturing & upholstering
14. Motor truck terminal
15. Pharmaceutical/medicine/cosmetic manufacturing
16. Stamping & fabrication metal shop
17. Storage & transfer (household goods) inside
18. Storm doors/windows/awnings/siding manufacturing/contractors
19. Tennis facilities
20. Testing laboratories
21. Trucking companies
22. Warehousing inside storage
23. Wholesalers inside storage

SECTION 2.3. DEVELOPMENT STANDARDS AND ARCHITECTURAL DESIGN REQUIREMENTS

A. Development Standards – The development and redevelopment of the Parcels shall be in accordance with the General Business (GB) and State Highway 32 Overlay Zone (the “Overlay Zone”) standards in the Zoning Ordinance, except as modified below by the addition or modification of the provisions and text thereof:

1. General Business (GB) District Modifications:

- a. Development of the Real Estate into Parcels shall be substantially in accordance with the Conceptual Site Plan, and shall be in accordance with the Development Standards and Architectural Design Requirements listed below.
- b. The Setback Requirements for all buildings (primary and accessory) and signs shall be modified as follows:
 - i. Front Yard Setbacks
 - 1. From an expressway, primary arterial or secondary arterial right-of-way
 - a. Buildings – 60 feet
 - b. Signs – 10 feet
 - 2. From all street right-of-way
 - a. Buildings – 40 feet
 - b. Signs – 10 feet
 - ii. Side Yard Setbacks
 - 1. From a public street right-of-way
 - a. Buildings – 40 feet
 - b. Signs – 10 feet
 - 2. From the other property lines
 - a. Buildings – 20 feet
 - b. Signs – 10 feet
 - iii. Rear Yard Setbacks
 - 1. Buildings – 10 feet
 - 2. Signs – 10 feet

2. State Highway 32 Overlay Zone Modifications

- a. The Landscape and Amenity Requirement of the Overlay Zone (WC 16.04.065, 9) shall not be applicable; the streetscape along 181st Street and Wheeler Road shall be provided with a landscaping area adjacent to the right-of-way a minimum of ten (10) feet in width, which shall be limited to landscaping materials (a minimum of three (3) shade trees and 1 ornamental tree every one hundred (100) feet of frontage including five (5) shrubs per every thirty (30) feet of frontage). This ten (10) foot landscape area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).
- b. Pedestrian Pathways shall be installed within the future right-of-way of Wheeler Road (East Side) and 181st Street (South Side). They shall be a minimum of eight (8) feet in width and shall be constructed in compliance with the City of Westfield's Construction Standards and Specifications. The Pedestrian Pathway installation requirements that would normally apply at the Secondary platting stage shall apply, unless an agreement with the Westfield Public Works Department states otherwise.
- c. The number of loading berths shall be as is required under the Zoning Ordinance; except loading docks and other service areas shall be placed to the rear and/or side of the buildings.
- d. The Access Control requirements of the Overlay Zone (WC 16.04.065, 5) shall not be applicable, except for Parcels "B" through "E" shall have cross access easements to ensure interconnectivity between adjoining parcels, with restrictions on the use of any cross-access easements that may be of concern during the time of platting.
- e. Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the Wheeler Road and 181st Street right-of-way lines adjacent to the Real Estate.
- f. Fencing shall not be allowed in the front yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD Ordinance.

B. Architectural Design Requirements – The design of the buildings shall be in accordance with the General Business (GB) District and State Highway 32 Overlay Zone standards in the Zoning Ordinance, except as modified below by the addition or modification of the provisions and text thereof:

1. State Highway 32 Overlay Zone

- a. Buildings with drive-thru windows on Parcels adjacent to 181st Street and Wheeler Road rights-of-ways shall not have the drive-thru window facing these rights-of-way.
- b. The State Highway 32 Overlay Zone's Architectural Design requirements (WC 16.04.065, 8) shall apply to building elevations of principal and accessory buildings, as defined by the City of Westfield and Washington Township Zoning Ordinance that have visibility from a Public Way. The State Highway 32 Overlay Zone's Architectural Design requirements shall not be required for building elevations that are not visible from a Public Way.
- c. There shall be no vinyl or aluminum siding allowed on any building, unless it exists at the time of the adoption of this Ordinance (the "Existing Siding"). The Existing Siding shall be removed if 1) on each building on a Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, or 2) on each building at the time each building requires an Improvement Location Permit for a building exterior renovation or modification, whichever occurs first. At the time the Existing Siding is removed, the building elevations shall comply with the Architectural Design Requirements of this Ordinance. If a renovation or modification of a building exterior, (i.e. replacing the exterior façade) does not require an Improvement Location Permit, then the building elevation is not required to comply with the Architectural Design Requirements of this Ordinance. If a renovation or modification of a building exterior does require an Improvement Location Permit, then the building elevation shall comply with the Architectural Design requirements of this Ordinance.
- d. Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the Wheeler Road and 181st Street right-of-way lines adjacent to the Real Estate.

SECTION 3. APPROVAL Upon motion duly made and seconded, this Ordinance was passed by members of the Common Council this 27, day of JANUARY, 2014.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY,
INDIANA THIS 29 DAY OF Jan, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain


Jim Ake

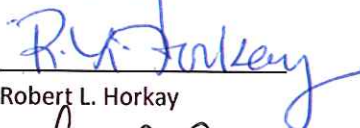
Jim Ake

Jim Ake


Steven Hoover

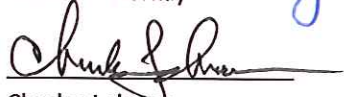
Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

Robert L. Horkay


Charles Lehman

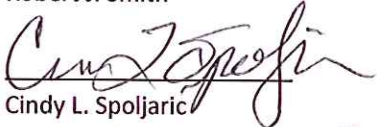
Charles Lehman

Charles Lehman

Robert J. Smith

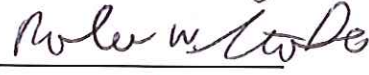
Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

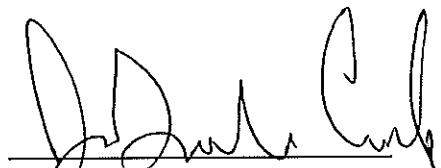
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

I hereby certify ORDINANCE 14-03 was delivered to the Mayor of Westfield on the 28 day of Jan, 2014, at 11:15 A.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-03
this 28 day of JANUARY, 2014


J. Andrew Cook, Mayor

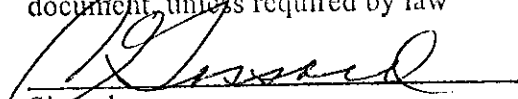
I hereby VETO ORDINANCE 14-03
this _____ day of _____, 2014

J. Andrew Cook, Mayor

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

"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"


Signed

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: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC – P.O. Box 47710, Indianapolis, In 46247

EXHIBIT “1”

LEGAL DESCRIPTION

Part of the Southwest and Southeast Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning containing 25.64 Acres more or less.

Exhibit "2"

CONCEPTUAL SITE PLAN

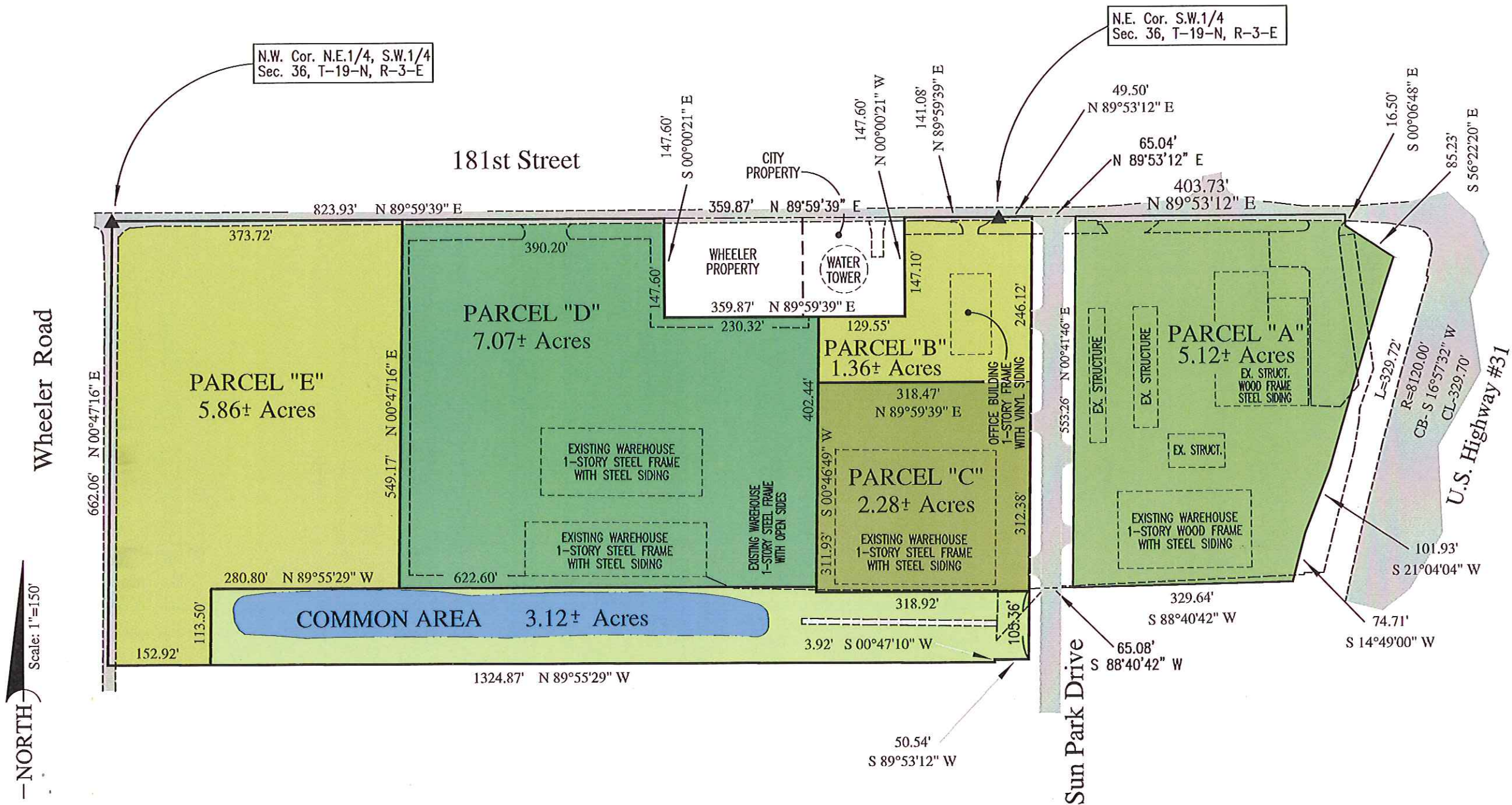
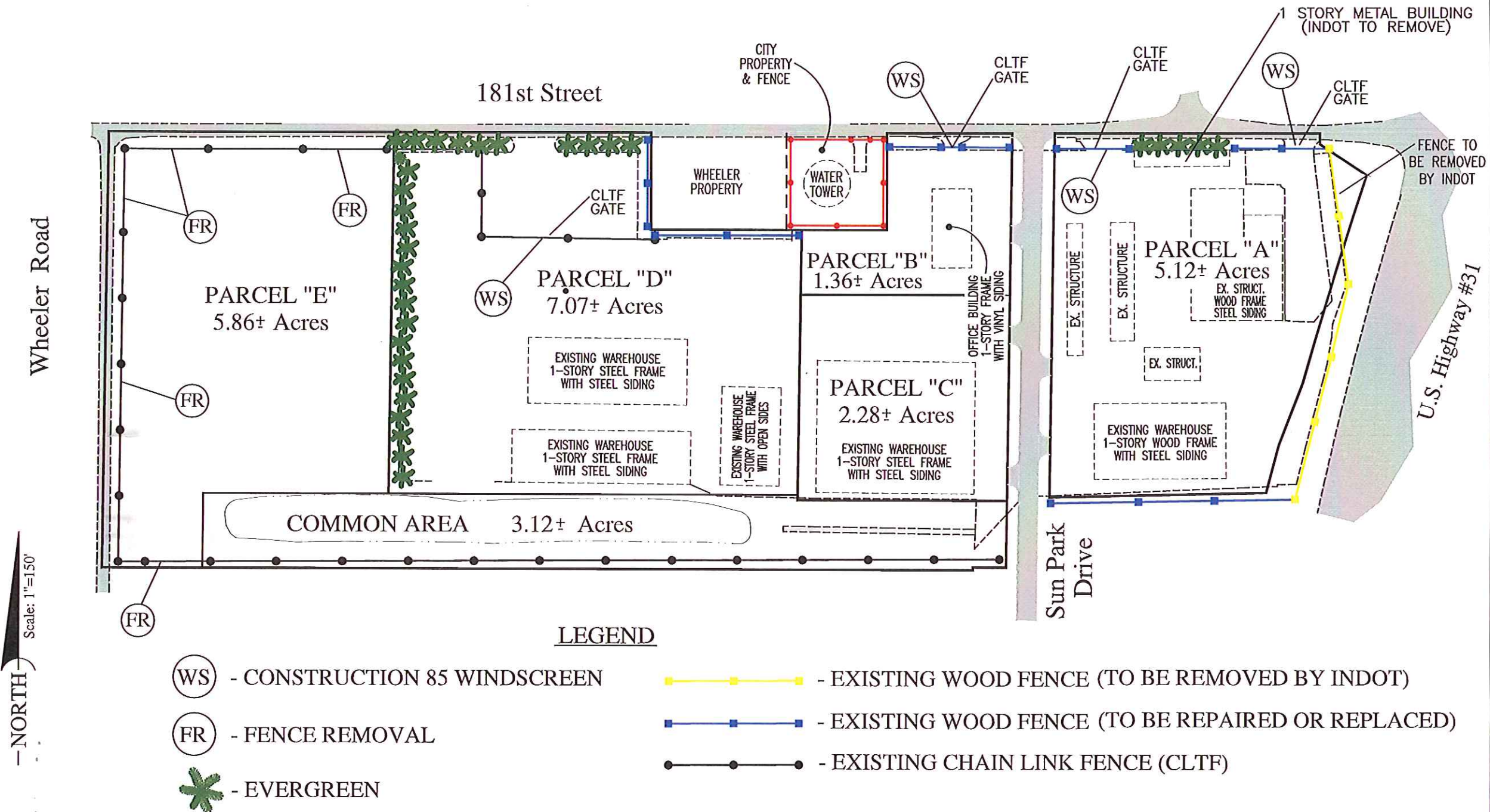


Exhibit "3"

INTERIM STREETSCAPE PLAN



NORTH
Scale: 1"=150'

Exhibit "4"

LANDSCAPE BUFFER PLAN

(WITH REDEVELOPMENT - PER PUD ORDINANCE)

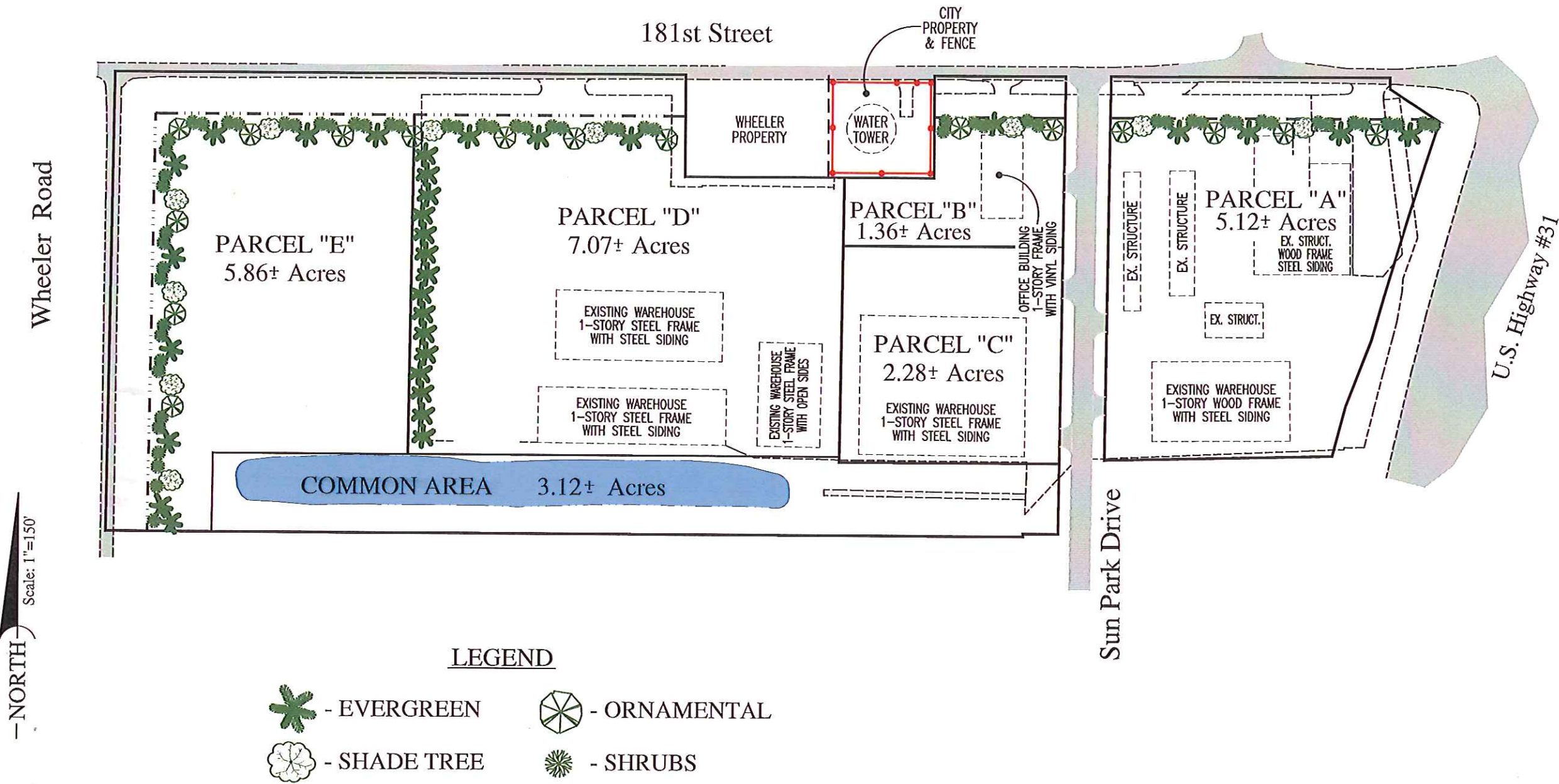


EXHIBIT "5"

CONSTRUCTION 85 WINDSCREEN

- Fabric: 100% Polyethylene/open mesh
- Opacity: 85%
- Weight: approx. 5.1 oz./sq. yd.
- Tensile strength: 300 x 205
- Color: Dark Green
- Fabrication: Three ply, reinforced hems on all sides with #2 brass grommets placed on 2' intervals



204 Ivanhoe Court • Griffith, IN 46319
847-277-1140 • 800-594-0744
www.midwestcover.com

Construction Fence Screen

Colors: Green, Black, Brown, Beige, Royal Blue, Navy Blue, Red, Orange, Gray, White

Properties	
Material Composition	Knitted HDPE High Density Polyethelene
Filament Strength	50 lbs. per ft.
Material Break Strength	500 lbs. per ft.
Material Weight	145 grams per sq. meter
Crystalline Melt Point	133 degrees C
Composition of UV Inhibitor	1.5% Amplas CM111821 / 1.5% Equaster CM106000
Shade Value	88%
Flamability Point	364 degrees C

Disclaimer: Midwest Cover assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. Midwest Cover disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.

WRITTEN PUBLIC COMMENTS

[Summary of comments that were submitted as part of and following the public hearing held at the November 21, 2016, Plan Commission meeting (including supplemented comments submitted in advance of the January 17, 2017, Plan Commission meeting).]

Docket Number: 1609-PUD-16
Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP
Request: Petitioner requests a change of zoning of 799 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

[\(Link to September 6, 2016, Public Comments\)](#)

Public Comments:

Enclosed Attachments:

- | | | |
|----------------------------------|------------------------------|------------|
| 1. Laufter, Ross | 2702 W 146th St | (11/03/16) |
| 2. Davenport, Kim, Ken and Oni | | (11/04/16) |
| 3. Huntsinger, Nina | | (11/04/16) |
| 4. Davis, John | 15515 Towne Rd | (11/09/16) |
| Davis, Charles | | (01/17/17) |
| Davis, Nancy | | (01/17/17) |
| Davis, Joe | | (01/16/17) |
| Whitson, Carol | | (11/21/16) |
| 5. Armstrong, Lisabeth | 16414 Towne Rd. | (01/17/17) |
| 6. Tatum, Susie | | (01/17/17) |
| 7. Hedges, Stacy | Century 21 Scheetz | (11/15/16) |
| 8. Murphy, Thomas | W 161st St | (01/16/17) |
| 9. Albertson, Mark | | (11/15/16) |
| 10. O'Connor, J Andrew and Megan | 15201 Shelborne Rd | (11/15/16) |
| Szigethy, Steven | | (11/21/16) |
| 11. Levins, Richard and Sandy | 15630 Towne Rd | (01/16/17) |
| 12. Humphrey, Kurt | | (11/16/16) |
| 13. Schreiber, Mary | | (11/16/16) |
| 14. Gibson, Erin and Rick | 2131 W 166th St | (11/16/16) |
| 15. Armstrong, Mikael | | (11/16/16) |
| 16. Henry, Randy | | (11/16/16) |
| 17. O'Neal, Doc | Cohoat and O'Neal Management | (11/17/16) |

18. Stafford, Cynthia and Steve	15736 Towne Rd	(01/15/17)
19. Smith, Jalene	The Pines of Westfield	(01/17/17)
20. Ackerson, Nels James, Karen		(11/17/16)
21. Moyer, Greg	15001 Shelborne Rd	(01/17/17)
22. Connor, Mark	Centennial	(11/18/16)
23. Thompson Family	Wood Wind Golf Course	(01/15/17)
24. Davis, Bill	High School Athletic Director	(11/19/16)
25. Passman, Richard	3510 W 151st St	(01/17/17)
26. Mendler, Kerri		(11/19/16)
27. Cook, Derek and Cherie	1740 W 161 st St	(01/16/17)
28. Thayer, Teresa		(11/20/16)
29. Koss, Karen	15411 Shelborne Rd	(11/20/16)
30. Scott, Ashley	Viking Meadows	(11/20/16)
31. Emmert, Beverly		(11/20/16)
32. McColgin, Robert McColgin, Scott		(11/20/16) (11/20/16)
33. Cohoat, Matt		(11/19/16)
34. Crandall, Judy		(01/16/17)
35. Rice, Melissa	Beacon Point	(11/21/16)
36. Henry, Marcia		(11/21/16)
37. Polizzi, Steve		(11/21/16)
38. Kotsanos, James and Annetta	0 W 156 th St	(11/21/16)
39. Cohoat, Jeff	16362 Trace Blvd, N Dr	(11/21/16)
40. DiMascio, Mike	17028 Towne Rd.	(01/17/17)
41. Welch, Diana on behalf of Anna Fesenko		(11/21/16)
42. DuBois, Suzy		(01/16/17)
43. Gehr, Edwin		(11/21/16)
44. Sochar, Cynthia and David		(01/16/17)
45. Plankis, Joe		(11/21/16)
46. Lauff, Ross	(Public Hearing PowerPoint)	(11/21/16)
47. Westfield Citizens for Responsible Growth		(11/21/16)
48. Watson, Bruce	Centennial	(11/21/16)

49. Scheetz, Mike		(11/22/16)
50. Hymbaugh, Karen	2929 W 159th St	(01/16/17)
51. Daly, John	15936 Little Eagle Creek Ave	(01/15/17)
52. DuBois, John	(Public Hearing PowerPoint)	(11/21/16)
53. Pielemeier, Tracy		(01/16/17)
54. Severson, Leah		(01/17/17)
55. Martin, Mindy	(Public Hearing PowerPoint)	(11/21/16)
56. Burkman, Kristen		(01/16/17)
57. Motsinger, Joshua (Central Christian Church)		(12/28/16)
58. Citizens Energy Group		(01/09/17)
59. Beckner, Martin		(01/16/17)
60. Gllim, Sarah	16505 Little Eagle Creek Ave	(01/16/17)
61. McCurry, Clint		(01/16/17)
62. Smith, Denny	15951 Little Eagle Creek Ave	(01/16/17)
63. Van Natta, Bruce and Alison	1812 W 156th St	(01/16/17)
64. Hall, Stacy	2001 W 166th St	(01/16/17)
65. Knight, Jon and Dawn		(01/16/17)
66. Arnold, Kyle and Twyla		(01/16/17)
67. Frei, Scott		(01/17/17)
68. Masser, Mark		(01/17/17)
69. Watkins, Sarah	W 166th St	(01/17/17)
70. Responsible Growth Alliance of Westfield		(01/17/17)
71. Naas, Linda	161st Street Neighbors	(01/17/17)

Jesse Pohlman

From: Ross Laufert <rosslaufert@hotmail.com>
Sent: Thursday, November 3, 2016 5:22 PM
To: APC; Jesse Pohlman; Council Members; dub164@aol.com; Kristen Burkman; Tina Laufert
Subject: Wood Wind PUD vs. the Right Development

Westfield APC and Council,

As a resident of Westfield and a homeowner who will be impacted greatly by the Wood Wind PUD, I ask you kindly to take my and all the impacted homeowners interests into consideration when making decisions on this development.

I think Kristen Burkman and Suzy DeBois have done a great job in rallying the community to make sure this development is done right.

I strongly agree with their cause and emphasize the points below...

1. Eliminating the apartments from the proposal

- 2. My rural lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- 3. Architecture should be in context (we all have unique, custom homes out here) per the comp plan
- 4. Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan
- 5. Open space should increase per the comp plan
- 6. There should be meaningful transition between rural residences and new development per the comp plan - with this density, a meaningful transition doesn't exist.
- 7. Lowering the total number of homes to 670 - Less Dense
- 8. Increasing Buffers for adjoining long term rural residences
- 9. Adding Outdoor Recreation amenities such as parks, fishing/paddle boat water features, dog park, community garden, picnic areas, bocce ball courts, etc.
- Increasing open green space in all areas
- 10. Decreasing density as the development moves north and west

Sincerely,
Ross Laufert

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Thursday, November 3, 2016 4:10 PM
To: Abigail Angrick; Adam Essex; aimee.foster@comcast.net; Becky Moyer; Brandee; Brandy Dravet; Brenda Myers; brianlcardinal; Bruce Van Natta; Cindy; Cook; Cynthia Stafford; Dave Sochar; David Todd; Dawn Knight; denny@wibc.com; Dick Levins; dtrim1944@yahoo.com; Erin Gibson; Gary Vance; ginnykelleher@gmail.com; gloria White; Henry Armstrong; James Engle; Joe Mccarthy; John Daly; Karen H; kathyjackr@frontier.com; Kemmer, Dennis; Ken Fineis; Ken Kingshill; Kendra Essex; Leah Severson; lisabeth armstrong; Mark Behrens; Megan; Melissa Noparstak; Michael DiMascio; Michael Pingleton; mmthoma2@butler.edu; moyer43@gmail.com; nancy martin; Noah Herron;

Osborne@decoassociates.com; Patrick Heitz; Paul Zawadzki; Riley Pingleton; robertbehring; Robyn Wilds; rosslauff@hotmail.com; rpassman; Sarah Watkins; Scott.frei@tabs.toshiba.com; Stacy Hall; Stephenie Franco; susie tatum; swilds@wildshc.com; T. M.T. Incorporated; Tammy Kartes; tinalaufter@sbcglobal.net; Toni Mattingly; Tracy P; tschapman1@frontier.com; Twyla Arnold; Katy Kaylor; Kaylorinc
Subject: NEW Public Hearing Date for Wood Wind PUD - Nov 21st

Hello Neighbors -

This is a long update but very important. I want to be respectful of your time so there's a lot of information and call to actions and wanted to consolidate it all in one place for you.

Pulte has acquired more land to add to the already very large development for the Wood Wind PUD. This requires a 2nd Public Hearing. **The Public Hearing will be Monday, November 21st at 7:00 p.m.** Currently, this is scheduled to take place at City Hall but we have asked for a larger venue. **We must have a very large number of people at this public hearing.**

Yes, this is the Monday before Thanksgiving. Carmel, Fishers, nor Noblesville have APC meetings during Thanksgiving week not alone a formal public hearing. But, that's what is happening here in Westfield. We sincerely hope many of you are still in town and can come once again to speak or write a letter.

Over the past 8 weeks, Suzy DuBois, Sarah Watkins, and I have worked with Cindy Spoljaric, Jim Ake, Steve Hoover (all City Council Members), Chris Woodard, Dave Schmitz, Bob Smith (APC Members), Danielle Tolan (Township Trustee), and Mark Heirbrandt (County Commissioner), and Noah Herron (Local Business Owner). This cross functional team has reviewed the submitted PUD extensively and responded to Pulte with suggestions to work with our neighborhood.

These ideas included:

- Lowering the total number of homes to 670 - Less Dense
- Increasing Buffers for adjoining long term rural residences
- Front Facing the Homes along major roadways
- Architectural Standards
- Questions regarding road safety, impact on schools, etc.
- Eliminating the apartments from the proposal and adding a retirement community along 146th Street. This could give more density along 146th Street and not burden the schools.
- Tree Preservation
- Adding Outdoor Recreation amenities such as parks, fishing/paddle boat water features, dog park, community garden, picnic areas, bocce ball courts, etc.
- Increasing open green space in all areas
- Decreasing density as the development moves north and west (comp plan says this)
- Sample Land Plans that incorporated all of these ideas

Pulte was given this packet of input. Unfortunately, Pulte so far has responded to very little. They actually increased the number of homes to 1040 and kept the apartments. One item, which is an important one, that is better is the buffering. But that needs improvement in places as well. They also added a small custom section near Shelbourne with 1/2 acre lots.

It's extremely disappointing. Please follow the link below for the documents so you can review.

THEREFORE, WE MUST HAVE ANOTHER RECORD BREAKING TURNOUT AND RESPONSE ON NOVEMBER 21ST!

As the plan currently stands, this will look very much like Viking Meadows with the architecture and density they are proposing and will be twice the size of Viking Meadows. Our neighbors and friends in Viking Meadows have invested in their homes so having the same thing down the street cannot be good for their investment. The comprehensive plan states the need for diverse housing prices, architecture and varying lifestyle offerings. Where do people go in this community for a rural lifestyle? Is anything safe? We are very concerned that a member of the Council thinks this revised/newly submitted plan meets the comprehensive plan for this area.

Now is the time - you must email or call all of the City Council and APC Members to ask them about the following:

- Your rural lifestyle should be preserved if new development comes per the comp plan
- Your lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- Architecture should be in context (we all have unique, custom homes out here) per the comp plan
- Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan - This project is off the charts too dense for this area.
- How many people have to die on Towne Road? It's already a terrible hazard and this plan could add 5,000 people to our small rural area with small country roads.
- Open space should increase per the comp plan - The only tangible open space is the golf course which will be privately owned and not part of the neighborhood. So it appears on these plans that the retention ponds are the predominant open space for kids to play.
- There should be meaningful transition between rural residences and new development per the comp plan - with this density, a meaningful transition doesn't exist.
- Pulte did a tree preservation study but further clarification is needed on the concept plans to understand what trees are being preserved.
- Liberty Ridge was just approved on 151st Street. This developer has 29% open space and this parcel added to the church parcel has 40% open space. Anything going north or west should be at least 40% open space. This developer also faced homes toward the road and increased their architecture standards. Again this should be better going north and west. The submitted architecture by Pulte is not better and rear of the homes face Towne Road, 161st Street, and 156th Street.
- Tell them we already have 21 new developments currently building on the west side of Westfield so we don't need another one right now if it's not right for all Westfield citizens. There is very little pricing diversity on the west side. This Pulte project will be the same price points already available in the other 21 neighborhoods. Maybe we've reached a point of over saturation of the same home styles and same price points already.
- Tell them we don't need another apartment complex on the west side. We already have 6 total approved west of 31 that aren't even built yet. How do apartments fit this far from the city center?
- The proposed commercial at Towne and 146th Street is 20 acres and includes another gas station and drug store - they just approved a gas station and drug store at 146th Street and Ditch. How many gas stations and drug stores do we need out here?
- Why is the city willing to sell short this land asset (beautiful topography, creek, rolling hills, established trees) for dense, over saturated price points and architecture? This is short term thinking for quick AV.

- Why is the city not heavily pursuing meaningful commercial to help our tax base instead of over saturating the city with residential development for tax dollars?
- Chatam Hills, a current Westfield development to the north, took 8 years to plan, Bridgewater took a number of years to plan, Jackson's Grant in Carmel took 10 years to plan. These are all similar in size to this Wood Wind PUD. Pulte wants a vote in January. This is less than 6 months!! As your City Councilor why is the city trying to rush through a plan that's not right for Westfield? Why are developers telling Westfield what they need? We need to tell developers what is right for Westfield! We live here and the developer doesn't.

Below are the contact emails for the City Council and APC members. Copy Jesse Pohlman on emails for inclusion into the public record for this November 21st Meeting. The APC is the group you talk to at the public hearing. They review all the information and give a recommendation to the City Council. They are also extremely important in the process so copy them as well. We need all hands on deck and lots of emails. Forward this email to neighbors not on my email list.

We've really tried to work with this plan and be very respectful to this petitioner and the landowners they represent. Pulte so far has responded to very little of the requests made. They are already scheduling meetings with realtors to sell the project so obviously this is on a very fast track in their minds as they plow ahead.

This isn't over and we must continue to fight for our property values. If Pulte blankets this area, your home values will decrease because it's not in context and will destroy your rural lifestyle.

We need people speaking again on November 21st. Please email me and let me know if you will be there. We want all the above points of concern covered at the APC Meeting so feel free to choose a topic and let me know.

Two additional dates to be aware of - tonight, November 3rd at 6:00 at the Middle School, Citizens will be have a public hearing for increasing the water/sewer rates for all Westfield residents. Secondly, Pulte will give an update on November 9th at 7:00 p.m. at City Hall during the APC meeting on the plans I attached in the email. No public comment but it will be information if you are interested in attending.

Thanks as always for the continued support! Please let me know if you have any questions.

Thanks,
Kristen

Jesse Pohlman

From: Kim Davenport <dramanotdrugs@hotmail.com>
Sent: Friday, November 4, 2016 2:22 PM
To: Jesse Pohlman
Subject: New construction

Jesse,

I am writing to state that our family is against the new housing addiction proposed by Pulte. Westfield cannot absorb that many more citizens into its school system or community. We love our schools, low crime rate and small town feel of Westfield and do not want that disrupted simply so that someone can make a profit. Please add our names to those standing against the Pulte project.

Sincerely, Kim, Ken and Oni Davenport

Sent from my iPhone

Jesse Pohlman

From: Nina Huntsinger <nhuntsinger@comcast.net>
Sent: Friday, November 4, 2016 9:36 PM
To: Jesse Pohlman
Subject: enough is enough

The Woodwind / Pulte development appears to be a case of greed for the city of Westfield to get more properties to tax. The roads leading and around the proposed site are already difficult to travel. There are no safe berms when a driver is trying to maneuver around bicyclists along 161st and Towne Rds. Can you imagine adding all the construction vehicles to this mess ? Then imagine another 2500 cars trying to travel these rural roads once the construction is over. I also cannot envision the stress on the schools with a need for more buses and classrooms. Do you just let all the overcrowding occur first, then try to fix the mess once it is in place? We moved here 4 yr. ago because it offered some rural area as well as urban. All of the rural / green space is disappearing. What kind of monster are you trying to create?

Jesse Pohlman

From: Nancy Davis <davis7583@att.net>
Sent: Tuesday, January 17, 2017 12:08 PM
To: APC
Subject: Wood Wind of Westfield

To Advisory Planning Commission Members,

My name is Nancy Davis and own property with my siblings located at 161st & Ditch Road. As you probably aware I have been following closely and have attended all the public meetings for the Wood Wind PUD since our property is in close proximity. I'm the third generation to grow up in this area and my Brother actively farms our property. Through the years we have seen a lot of changes in the area and have embraced them.

In the beginning Wood Wind of Westfield PUD was an excellent when presented to the City for approval. They have made significant changes to this PUD through meeting with the conservancy to come to a happy medium. In viewing the changes they have reduced the overall density to 1.38, increased the amount of open space per area from 215 acres to 255, added new architectural elements, and let's not forget the economic impact to the City just to name a few. In addition this will save the Wood Wind Golf Course which is a significant plus for the community which will close if this is not approved.

I ask that you make a favorable recommendation for this PUD.

Regards,

Nancy Davis

Jesse Pohlman

From: cdavis83@indy.rr.com
Sent: Tuesday, January 17, 2017 12:11 PM
To: APC
Subject: Wood Wind of Westfield

To Advisory Planning Commission Members, My name is Charles Davis and own property with my siblings located at 161st & Ditch Road. I'm the third generation to grow up in this area and I actively farm our property. Through the years we have seen a lot of changes in the area from the Kroger strip located at 161st & Springmill to the addition of new housing development. Since the Wood Wind PUD is in close proximity to our property I've been attending all the public meetings and hearings on this development.

I've reviewed the changes throughout the development made by Pulte for their Wood Wind PUD in the cooperation with the concerned citizens group. These changes are significant and very well thought out. I think that this will be good for the community and enhance the surrounding area.

I ask that you give a favorable recommendation for this PUD.

Regards,

Charles Davis

Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Monday, January 16, 2017 4:01 PM
To: APC
Subject: Wood Wind Planned Unit Development

Honorable Advisory Plan Commission,

I am writing in support of the above development on the agenda January 17, 2017.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Our family has been in the area for over 80 years. This is the third letter written in support of Responsible Development. To add perspective, we have seen significant changes in the time the family has owned the property. All of my generation grew up at 15802 Springmill Road and farmed portions of the properties planned for development over the years. We have benefited through access to shopping, improved schools, roads, healthcare options, recreation, and general quality of life. I am the third generation to own the property and benefit from these changes.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for residents and visitors.

Thank you for the opportunity to communicate my support.

Respectfully



Joe Davis

Please forgive me I live at 15515 Towne Rd - right on the corner of 156 and Towne. Rd
We are for the Woodwind PUD project.

Thanks for your time.
John Davis

From: John Davis [mailto:johnjdavis52@gmail.com]

Sent: Wednesday, November 9, 2016 5:59 PM

To: Chuck Lehman <clehman@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Mark Keen <mkeen@westfield.in.gov>; APC <APC@westfield.in.gov>; Andy Cook <acook@westfield.in.gov>

Subject: Why changes work.

Changes:

What did you think when they finished Keystone Ave.? Awesome!

What did you think when they finished with the 31 project? Awesome!

What did you think when they finished the Kroger supermarket at 161st street. Awesome!

What would you say to the Woodwind/Pulte project?

This is where you would say Awesome Too!

*We have owned our location since 1967 and we have **seen** the changes. We love our neighbors and everyone has the right of pursuit of happiness. Our good friends in the military have fought for us to live our life – FREE and without Intimidation.*

People invest in the market to earn a profit there is no difference in people buying land with the intention to sell it later for a profit.

A moment of reflection:

Red Skelton performed the Pledge of Allegiance which will have an impact on you. Please take a moment to view this powerful performance to the very end.

You can pull this link up www.youtube.com/watch?v=TZBTyTWOZCM&feature=player

Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Sunday, November 20, 2016 10:00 PM
To: APC; Jesse Pohlman
Subject: NOVEMBER 21, 2016 APC agenda item, Wood Wind Planned Unit Development

Honorable Advisory Plan Commission

I am writing in support of the above development on the agenda November 21, 2016.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Our family has been in the area for over 80 years. We have seen significant changes in that time-frame and have benefited through access to shopping, improved schools, roads, healthcare options, recreation, and general quality of life. I am the third generation to own the property and benefit from these changes.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for area residents and visitors. It appears through the APC supporting agenda documents that much work has been done to listen to area residents and improve the plan versus the original. Highlights are:

1. The proposed development continues to save the Wood Wind Golf course. This is a great asset and preserving this is a win for the area.
2. Density for the project has decreased as it moves north/west and includes a custom home area with a density of 1 home per acre. The number of homes has decreased by 134.
3. Buffers have been added for surrounding residents relocating 4 golf holes north of 161st to wrap the perimeter of the property. All buffer yards adjoining residential properties have been increased to equal or exceed Westfield UDO standards, with plans for targeted reforestation and additional landscaping.
4. Diversity of housing has been addressed. They will be constructing five home series within the community, each with multiple floorplans. This results in over 100 different elevations. Architectural styles will include Craftsman, Northern Craftsman, Euro Country, Classical, Low Country and Prairie. There will also be an area reserved for custom homes.
5. The fiscal impact is very positive for Westfield schools which is where I graduated high school. The project will result in over \$325 Million in net assessed valuation, producing \$543,342 per student in net assessed value. It appears to pay its own way nicely. Similarly, the project will save Citizens Water & Wastewater capital spending as result of re-routing the planned interceptor project. This savings, combined with adding 1200 new ratepayers over the next 12-15 years, will stabilize long-term monthly user rates for both water and sewer. This will reduce the need and frequency for rate hikes.
6. A traffic analysis has been completed. It has confirmed the scope of required traffic improvements to ensure the proposed development will not burden traffic flow in the area.
7. A professional Arborist conducted a woodland analysis and the revised plan preserves and incorporates woodlands into the design.

8. Open space has been increased including additional amenities in each Area which are connected via pedestrian pathways

9. The proposal contains a site plan, development theme and architectural standards for the commercial and multifamily components of the project. These provide clarity about the design.

Thank you for the opportunity to communicate my support.

Respectfully
Joe Davis

Jesse Pohlman

From: Nancy Davis <davis7583@att.net>
Sent: Friday, November 18, 2016 2:38 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; APC
Cc: Jesse Pohlman
Subject: Wood Wind of Westfield

APC Members: Randy Graham, President; Andre Maue, Vice-President; Ken Kingshill; Dave Schmitz; Nathan Day; Steve Hoover; Robert L. Horkay; Tom Smith; Robert Smith; Chris Woodard

City Councilor Members: Chuck Lehman, City County President; Jim Ake, City County Vice-President; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen

My name is Nancy Davis and I own property along with family members on Ditch Road between 161st and 156st Streets. Our family didn't just buy this property 5, 10 or 15 years ago like many of the other people here and the conservancy members. Our family has been in this area for 80 years so we've seen a tremendous amount of change during our lifetime. My Brother actively farms this property and has since my Father passed away. Would we like to continue to farm this property? Absolutely, but with all of the building going on in the area it becoming a safety hazard for us when we move equipment on Springmill, Ditch, 156th, 161st, and Towne just to mention a few roads that he has to travel. Yes, change is hard but we've learned that it happens. If you want to grow you have to have change.

The reason that I'm writing is to show support for the proposed Pulte Wood Wind development. It looks like that they have put a lot of thought into this project with the curvilinear design that works with natural buffers, the black horse fence and cobblestone entry walls. This is a project that keeps within the 2007 comp plan of New Suburban SW. Plus Pulte will invest over 5.5million in the golf course and amenities as part of this development.

I attended the APC meeting on 9/6 and spoke to my support of Wood Wind of Westfield, Pulte PUD. In listening to the opposition a lot of the parents were indicating how the schools are overcrowded as well of buses.

Let me speak to the bus situation first. My Father drove a bus for the Washington Twp. School system in Marion County for 35 years and part of his protocol for the bus was that everyone had to be in a seat before the bus moved. That is also a state law. If they wouldn't get into seats on their own he assigned seats. So, for them to say that children sit on the floor is not accurate. I also spoke with Mr. Verhoff, the Dir of Business Ops from Westfield Schools on Thursday. He also indicated that the comments made by the parents about the bus situation were inaccurate. The seats on the bus are designed three to a seat. In some instances it may require younger students with older students but everyone has to be in a seat before the bus moves.

Mr. Verhoff also indicated that he talks with the APC and City Council regularly and knows what is going on with all the proposed building in the area. He makes sure that the schools are able to accommodate all the children regardless of where they come from and make sure that they get a good education.

Also in the meeting on 9/6 the individuals opposed suggested that you stop building in this area because of the overcrowding. If there is overcrowding now and there is not, it is coming from building that it going on currently. The Wood Wind PUD will have a build out of at least 12 to 15 years so the children that may start at Westfield in the early stages of this project will be out of the system by the time the projects finishes. If you stop building in this area you will need to stop building everywhere in the city including Chatam Hills. If you do this you are closing the city to any growth. Is that what you want really want to do, close the city to growth? I don't think so.

There are individuals in this so called conservancy group that are asking that the houses that are built here be in the million dollar range. I find that odd when you are asking for diversity in this area that you are taking out the people who would be able to afford the houses in the range that Pulte is suggesting. This doesn't sound like diversity to me it sounds like the opposite. I also find it hard that they are requesting this high dollar value on the homes being built when their own homes have an assessed value comparable and in some cases lower to what Pulte is going to build in this area. Check the tax records it's available to the public. I've done the research and will be glad to meet with you to show you what I have found. These are facts not fiction.

There is also an individual in this group that is opposing this PUD when her family sold their property in 2008 to a developer, has had the benefit of that sale and there is an approved PUD on that land. She has also sold land for a cell tower to be built. Isn't that a little odd that now she's opposed to other building going on? This is a fact not fiction.

Now I'd like to address some of the scare tactics that the conservancy is using to get citizens on their side.

They have asked "How many people have to die on Towne Road"? I would like to deal in facts. How many people have died and what were the circumstances? She didn't say. I can only think of one. I'm not making light of this fact and my heart goes out to the family or families but, accidents happen. Not only on Towne Road but on all the roads around the area. If there was more than one what was the circumstances? Was it alcohol related, slick roads from snow, ice or rain. These are all country roads but I believe that the city has a plan to upgrade 161st, Towne Road and Ditch Road. Is it going to happen overnight? No, and I understand this. Why don't they?

They have asked why the city is willing to sell short this land asset (beautiful topography, creek, rolling hills, established trees, etc. This area of what they are speaking of is over toward Little Eagle Creek as proposed to be conserved in the 2007 comp plan and I agree with that. This area is not being touched. The area in question is flat farm ground that has no trees, rolling hills or creeks. It has been farmed for at least the last 80 years as in the case of our land but as we all know it's been much longer than that. Now I've said that there are no trees. I've seen the study that the arborist did for Pulte and there are trees in the areas that they are building can be saved and should but a lot of the areas have trees that are dead and should be taken out. I'm sure that Pulte would be doing that so that viable trees can live.

I could go on but perhaps it would be better served that we meet in person to correct the fiction that you have been told thus far by the conservancy and get the truth.

I will be honest, when these people started buying acreage for their homes we, the farmers, weren't thrilled for them to start building in the area but, this was their property and they should be able to do whatever they wanted to do as it was the farmers who sold it. No one told them that they couldn't build or what type of

house to build. Now we are asking the same respect to do the same. This isn't their land so why are they trying to direct what is done with this land.

The proposed Wood Wind PUD saves the Golf Course and provides for a sound financial model for this going forward which I thought was a high priority for the neighbors in the area. It also has the decreased density as you go west and north as designated in the 2007 comp plan.

I would ask that you send through a favorable recommendation to approve this proposed development that would be a benefit for not only this area but also the City of Westfield.

Respectfully,

Nancy Davis

Jesse Pohlman

From: cdavis83@indy.rr.com
Sent: Friday, November 18, 2016 2:02 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; APC
Subject: Wood Wind of Westfield

Council Members & APC Members,

My name is Charles Davis and I own property along with family members known as V John Davis Family Farms. Our parents have passed and the property is now owned by us six siblings. Our grandparents purchased this property in 1939 and grew their family and I still actively farm this area.

I would like to share our view of how this area, The New Suburban SW in the 2007 Comp Plan is trying to be changed to be called "The Conservancy".

It started when a developer was trying to purchase the golf course in 2015 and build homes since it could not survive financially on its own. Some members of the community got together and sought out a unique idea to put fewer homes and cluster them together with lots of green space by holding meetings to save the golf course. They achieved signatures for this cause on the golf course of 236 acres. However, when February 1, 2016 rolls around, we found out that this group was proposing a new "Conservancy" (known as the New Suburban Southwest). This area now consisted of approximately 3,000 acres. Wow, what a change from what we have come to know. They took those signatures for saving the golf course and rolled them into what they call the Conservancy. They convinced a lot of city officials that everyone in the area was on board, by using the signatures from saving the golf course, so they proceeded with their plan. We started asking land owners if they were aware of this. We talked to all land owners involved in this area and guess what we found. The land owners had not been contacted. We found out that landowners of approximately 2100 acres out of 3000 were not in favor of this proposal. That's a very good percentage against the Conservancy. A lot of these long term land owners have been continually working their land agriculturally all this time and hoping for the plan for development in this area as proposed in the 2007 Comp Plan as part of their retirement. There are three (3) land owners in this area who have owned property for over 255 years collectively, quite a feat in this day and time.

By this time the city officials were blindsided from what the "Conservancy" group had led them to believe was the situation. As time proceeded a small group of people for the Conservancy and a small group of landowners opposed to Conservancy started having meetings (as recommended by the city council) in which the city officials thought we could come to a compromise. After a few meetings we were not getting anywhere because of the one house per three (3) acres. At this point the Conservancy said we should take density off the table. The next meeting the Conservancy came up with a different proposal regarding the amount of green space in this area. It varied from 35% to 60% green space needed in this area. The largest amount of green space 45% to 60% was in the area where the Conservancy group lives. There we were, right back to density in a different way. At the last meeting we attended it was discussed that land owners that had property in the area were not allowed to have a say in the matter unless they lived in the area (Conservancy). We indicated that any landowner in that area should have a say because they also pay taxes on their property. That fact fell on deaf ears. We quickly moved to the next issue.

I've attached some maps for your review. If you highlight the links provided and select "Go to the <https://www.dropbox.com>...." you can view maps.

The first map will show in yellow all the landowners who are opposed to the Conservancy. Along with this map will be the landowner's name and acres that they own in the proposed Conservancy area. As you can see there is almost 2089 acres of this proposed area in opposition. <https://www.dropbox.com/s/bfyqq65svh7ryys/opposition%20map%201.pdf?dl=0>.

The second map will show you that of this area of opposition, how much of the land (blue) is already zoned for development, how much (orange) has development pending and the yellow area is what is left. This area left consists of approximately 334 acres. <https://www.dropbox.com/s/7johgbpuis0y8q/opposition%20map%202.pdf?dl=0>.

The third map will show all of the above along with roads marked on them. We also drove around the area and marked on the map where existing home are. <https://www.dropbox.com/s/fng7343f2wkxvlz/opposition%20map%203.pdf?dl=0>.

I want you to know that these maps were passed out at our last meeting on August 9th with the Conservancy to show them exactly how much land we were still talking about. These maps were completely dismissed by the Conservancy as it made no

difference to them. With this in mind I ask you why is the Conservancy still trying to control the remaining 334 acres that is sprinkled throughout the area?

Why would Citizens Utilities install a 42 inch sewer line from Steve Wilson's property just south of the school property, which is west of Springmill road all the way west along the north side of 156th street to the west side of our 80 acres. Eventually this will continue all the way west to the sewer treatment plant on 166th street. From what we have been told Citizens Utilities is going to update the sewer plant in the near future. Why would they do this if there is not going to be any growth?

If you want to stop development you might consider calling Mr. Donald Trump to build a wall along Ditch Road so development can't go any further west towards the horizon. If you do this surely Westfield will be remembered for something innovative.

Remember the community is building a Grand Park like no other. Let's build a community we can be proud of. The majority of land owners in this area would embrace a development of this size and economic value to the community. In order to grow we need to take calculated risks with sound judgment.

Can we please stop this Conservancy? Why are they trying to dictate what can be done with land that is not theirs. All of these people got to do with their land what they wanted to do so why can't the rest of us.

The proposed Wood Wind of Westfield PUD provides for a sound financial model plus saves the golf course. It follows the 2007 Comp Plan and I thought it was a high priority for neighbors in the area. I'm in favor of this project and I'm asking that you pass this with a favorable recommendation.

Regards,
Charles Davis

Jesse Pohlman

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Monday, November 21, 2016 3:45 PM
To: APC@westfield.inlgov; Jesse Pohlman; Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Cc: Nancy Davis
Subject: November 21, 2016 - APC agenda - Wood Wind PUD

Members of the Westfield Area Plan Commissioners and City Council:

My name is Carol Davis Whitson. I am co-owner of the V. John Davis Family Farms along with my siblings. The active farm of 80 acres is located at the southwest corner of 161st and Ditch Road. This property has been in our family for 80 years.

I support the Wood Wind/Pulte project for many reasons. The golf course has been redesigned to include more buffers near existing home owner's property and the housing density has decreased. This project will significantly increase the area's property tax base. Although schools and traffic will be impacted, this will be spread over a period of 12-15 years which will provide ample time for planning. Citizens Utilities water and sewage rates will be more stable because of the additional housing units added to their service area due to this project. There are five different types of homes planned to be built in this project to appeal to a diversity of people at different stages of life. Individual property owner's rights will be preserved as to selling their land to be used how the the owners want.

Again, I support the Wood Wind/Pulte project and I urge you to support it also.

Respectfully submitted,

Carol Davis Whitson

--

Carol Whitson
765-427-4783
carol.j.whitson@gmail.com
mydoterra.com/carolwhitson

Jesse Pohlman

From: Lisabeth Armstrong <lisabetharmstrong84@gmail.com>
Sent: Tuesday, January 17, 2017 4:34 PM
To: APC; Andy Cook; Matt Skelton; jpohlman@westfield.in.gov; ginneykelleher@gmail.com
Cc: Kristen Burkman; dub164@aol.com; Thomas Armstrong; Mikael Armstrong; Henry Armstrong
Subject: The APC vote on Wood Wind tonight

Dear council members and Mayor,

I am not able to attend this meeting tonight due to a family crisis. I had to choose between a family crisis and a city in crisis. You probably think that's an exaggeration, a city in crisis, but when a decision is going to be made by a handful of people that will affect hundreds then it's not an exaggeration.

I believed that this PUD was not to be considered unless the deed restriction language was changed to ensure that the golf course remain a golf course. To the best of my knowledge this has not been done. I also know that Pulte has not cooperated in improving the architectural designs and this development will be much like other developments in the area. These are just two of a list of complaints that I have voiced in past letters and public meetings.

Honestly, this area is a cornerstone to Westfield. Carmel and Zionsville border it. It is so visible and how it is developed will absolutely determine how people view our city. We can do so much better than this proposal. Our city needs something really special. Why don't you look at the big picture and listen to your citizens?

Thank you for reading, please don't vote on this PUD.

Lisabeth Armstrong
16414 Towne Rd.

Sent from my iPhone

Jesse Pohlman

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Friday, November 11, 2016 3:18 PM
To: Jesse Pohlman; Andy Cook; Mark Keen; Joe Edwards; Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake; Chuck Lehman
Subject: Pulte's Wood Wind

Dear Mr. Mayor and City Council members,

I am writing this letter in regards to the proposed Wood Wind development. In my appeal I feel I must say first that you are supposed to represent the citizens of Westfield. With that being said, I'm not alone in feeling there is little respect for the protection of the existing lifestyle of the rural residents from all of you. This proposal is an example of why.

In this proposal are many concerns. The golf course itself and retention ponds cannot be considered "open" space in this plan because the golf course is privately owned and neither can be considered as areas for passive or active human enjoyment. It should be suggested that the developer make a plan for areas of homes around open spaces that have different themes and features for people to enjoy, not just look at. In this plan there should be at least 40% open space.

In Westfield rural lifestyle opportunities are declining at a rapid pace. If this plan is approved there will be NO transitional density. It needs to be pointed out that there are already 21 new developments currently underway with an over saturation of home styles and price points. There are already 6 apartment buildings approved west of 31 and more included in this proposal which are painfully inappropriate for our rural landscape. There is already a commercial plan for 146th and Ditch, that goes against the zoning for the area and this proposal wants to put the same kind of gas station, drugstore, etc. a block away on Towne Rd. 146th is supposed to be a people mover thoroughfare, not clogged with stop and goes.

It is my feeling that the city should be appealing for more commercial development in and around the city center instead of relying on residential development for tax purposes. For as large as this proposal is, the largest by far that Westfield has considered, wouldn't it make sense to take years instead of months to make a careful and considerate plan? This kind of rush to push this through in what, 6 months, is unheard of and in stark contrast to 8-10 years others like Chatham Hill, Bridgewater, and Jacksons Grant, to name a few, took to plan. This area of Westfield is just important as any of those developed areas and deserves to be regarded with clarity and respect.

All of you are responsible for making Westfield a city people want to live in. That's a big and serious responsibility. The citizens have spoken at council meetings, through petitions and most importantly through the Comp Plans (2020&2007). ARE YOU LISTENING?

Respectfully,
Lisabeth Armstrong
Westfield citizen

Jesse Pohlman

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Wednesday, November 23, 2016 12:56 PM
To: Andy Cook; Jesse Pohlman; APC; Council Members
Subject: Regarding the Wood Wind Pulte Plan

Dear Mr. Mayor, council members, and commissioners,

After spending the past weekend reading through material from our state statutes, the Citizen Planners Guide, and our comprehensive plan, in preparation for the public hearing last Monday, I wanted to send you a letter that expounds upon the three minute speech I gave. These are insights that I feel should be underscored when making decisions about our community. I understand that your deliberations are ongoing and that each letter sent to you is read and taken into consideration. I thank you for all of your time and effort.

In our statute that mandates a comprehensive plan for all municipalities, it states that this is to be a plan that will ultimately outline how and where we should grow, using the comp plan to support future land use decisions can help ensure* that actions are properly taken, that the decision-making process is transparent to citizens. When a plan is adopted it is required by law (title 36-7-4 of IN Code), that it include at least the following three elements:

- >statement of objectives for future development
- >statement of policy for land use development
- >statement of policy for development of public ways, public places, public lands, structures and utilities

In the IN Citizens Planner's Guide, part 7, Comp Plans, it is stated: one of the reasons communities engage in a planning process is to ensure* that the needs of the whole community are considered, not just the benefits to individuals. When communities plan, they establish and implement a public policy for the community. They create a guideline for decisions and development. Plans help communities achieve a character of their own, one that the residents recognize and support. A plan should enhance the unique characteristics of each place and a good plan will reflect the local culture.

*as a footnote I wanted to point out the word "ensure" used in both documents.

That being said, the existing policies and objectives lawfully outlined in our comp plan, pertaining to Existing Suburban Areas (pg. 39 of comp plan), are not being followed by the Pulte proposal as they apply to New Suburban SW. According to these policies the Proposal:

- >does NOT promote the protection of existing rural character and quality of life for existing residents in the area
- >alters greatly the character of the area because of the high density of homes and loss of open space
- >generates negative land use impact with degradation of habitat, increased infrastructure, and unmitigated densification
- >price points and architectural style is not compatible nor is the suggested buffering sufficient
- >new retail uses should NOT be permitted because it changes the rural character of the area

I would point out in addition, that this Pulte Plan PUD for Wood Wind and the additional acreage totaling around 800+ acres, is in mass, scale, density and architectural design, considered by comp plan standards is an "infill" area development. The New Suburban SW is NOT an "infill" area because it is NOT "a parcel of land within an existing urban area already largely developed"! Per comp plan objectives (pg. 40), "as development

moves south from SR 32, North from 146th and West from Ditch Rd the density should decrease and open space should increase. The key for this area will be land use transitions and buffers that accommodate in such a way that negative land use impacts are mitigated so as not to negatively affect the quality of life of long term residents."

The Pulte representative who spoke in rebuttal at the end of the hearing on Monday actually said that the reason this area of Westfield has been named "New Suburban SW" is because as developers run out of land to build on they need to keep moving west to look for new opportunities to buy more land. He must not have read and understood the description I quoted above, and I would like to clarify, the name New Suburban SW means that new suburbs will inevitably be introduced, but that the SW area is characterized as such because it is to remain "context-sensitive, density should decrease and open space should increase". In other words, this area has a definitive plan and is not just more land to buy up and build up in title wave 🐘 fashion.

In conclusion, our plan commission and elected officials are essential to the success or failure of the comprehensive plan. The decisions you make shape our community. Your votes on requests to rezone land, where to construct and upgrade should be guided by the comprehensive plan, according to the IN Planners guide. If you don't agree with or like what is in it, your decisions will not further the plan's objectives. Accepting this proposal and granting the request for re-zoning would be doing just that. Our comp plan hasn't been updated since 2007 and it is recommended by the state of IN that they be updated every 5-10 years. It appears that changes are already being made, as evidenced by current development, without community input and proper amendments being made to the plan. At the public hearing there were at least 29 people against the proposal, all neighbors, and perhaps just as many in favor, the majority of which are not residents of Westfield. I understand you possibly may not have given much weight to my petition (Stop Rampant Development in Westfield), with over 700 signatures, that you deal with a lot of emotional testimony and there is relentless developer and business pressure, but I am appealing to you to make a reasoned decision based upon evidence and letters sent that best serves the community.

Thank you again for your service,
Sincerely,
Lisabeth Armstrong
16414 Towne Rd.

Jesse Pohlman

From: Susie Tatum <Suzanne.Tatum@stjude.org>
Sent: Tuesday, January 17, 2017 8:46 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Wood Wind

Hello,

I am very concerned about the manner in which this development has been pushed forward without adequate attention to the voices of the local residents. It is very important to utilize this parcel of land in a responsible manner. It cannot be un-developed, so let's make it the best we can by listening to the voices of the locals rather than the developers.

The following details are very important to consider:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10% which is deplorable. Centennial has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Thank you for doing the right thing by giving your attention to these issues and for developing responsibly in our city.

Sincerely,

Susie Tatum

Jesse Pohlman

From: Susie Tatum <Suzanne.Tatum@stjude.org>
Sent: Saturday, November 12, 2016 8:00 AM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Woodwind

Hello,

This letter is in regards to the proposed Pulte Woodwind Development. I strongly object to what is currently being proposed by Pulte for several reasons. This is our opportunity to develop an area in a thoughtful and meaningful way. A comprehensive plan is in place for that purpose. It's important to me and many in the community to preserve what makes Westfield special – the beautiful trees, rolling hills, green space and wildlife.

This Pulte development is very dense and doesn't take into account the needs of the residents – only the developers. With 21 developments west of 31, do we really need 5000 more residents, another development of tacky tack houses that all look the same and at the same price point, three apartment complexes, more gas stations and drug stores? Our schools are already overburdened with students. This dense development will increase the burden on our schools, traffic, and will increase Westfield congestion. This could be a beautiful, thoughtfully designed area such as Bridgewater, with custom homes, trees, green space. It enhances the surrounding area. This Pulte development will reduce the value of the unique, custom homes in the area.

Our community needs and wants more green space, more parks and trails, places for horseback riders, hikers, bikers. If you have any doubt, go to Cool Creek Park and look at the trails. It is becoming overused and trampled because it's the only major park in the vicinity. This is our opportunity to add another park. We can't undo development once it is done.

I urge you to listen to the people who voted you in and to work hard to abide by their wishes – not the developers. We live here. They don't. Please listen and do what is right for your neighbors.

Thank you.

Susie Tatum

Jesse Pohlman

From: Stacy Hedges <stacy@scheetzteam.com>
Sent: Tuesday, November 15, 2016 12:01 PM
To: APC
Subject: Wood Wind / Pulte

Sending an email to show that I support [saving the golf course and the Pulte development](#).

Thank You,

Stacy Hedges

The Scheetz Team
Century 21 Scheetz
317-814-2100
Stacy@ScheetzTeam.com

Jesse Pohlman

From: Tom Murphy <tpmurphy849@sbcglobal.net>
Sent: Monday, January 16, 2017 12:32 PM
To: APC
Subject: PULTE PUD

Dear Plan Commission Members,

Please support the Pulte PUD. This development plan sets the gold standard for future projects, pays for itself, and provides for the measured responsible growth of the schools.

This is a once in a lifetime opportunity to make a positive significant impact for the continued growth and success of our community.

Thank you,
Tom Murphy

Sent from my iPad

Jesse Pohlman

From: THOMAS MURPHY <tpmurphy849@sbcglobal.net>
Sent: Tuesday, November 15, 2016 3:34 PM
To: APC
Subject: PULTE - WOOD WIND PUD

Dear Plan Commission Members,

As the owner of seventy five acres, for over twenty five years, on the north side of 161st Street and adjacent to Wood Wind golf course, I am writing to request your support for the Pulte PUD. The proposed PUD is an excellent concept setting the highest development standards for all citizens of Westfield.

This slow measured growth over a projected twelve years benefits all residents and adheres to the excellent comprehensive plan you now have in place. This PUD plan provides certainty to the city, school, utilities, golf course and landowners, also providing 5.5 miles of pathways, forty two acres of right-of -way, and 100 foot setbacks. I respectfully request you not allow a small number of newer residents to dictate the future of Westfield.

Please continue your good planning and vote YES for the Pulte PUD.

Sincerely,
Thomas Murphy

Jesse Pohlman

From: Mark Albertson <mtalbertson@gmail.com>
Sent: Tuesday, November 15, 2016 6:45 PM
To: APC
Subject: Woodwind

I play golf at Woodwind maybe 10 times a year. I do live close which is why I play there. Not real fond of the course as it does not suit my game, but it is close , convenient, well-kept and priced fairly.

That being said.....

There is no way ANYONE should support this with the exception of the developer, their investors and tax hungry politicians in Westfield. Why in the world would anyone want 1,000 new houses up here besides the Pulte folks and politicians ?

MT Albertson

Dear Westfield APC, Mayor Cook, Jesse Pohlman, and City Council,

I am writing today to share my concerns regarding the proposed Pulte development to be built along Towne and Shelborne Roads.

My husband and I purchased our property 4 years ago on Shelborne Road in Westfield, and we built our “forever” home. We wanted a more rural lifestyle for our family. We looked around the area and chose Westfield because we liked the small-town, friendly feel of Westfield. We were drawn by the good schools, the thoughtful development plan for the area, and the remaining rural land. Unfortunately, the Pulte plan appears poised to destroy all that we loved about Westfield.

The Pulte development as currently planned is not consistent with the Westfield-Washington Township Comprehensive Plan, adopted in 2007. Page 40 of the plan states:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context sensitive. As development moves south from SR32, north from 146th, and west from Ditch Road, the **density should decrease and open space should increase**. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated **so as not to affect the quality of life of long term rural residents**.

This should be interpreted such that by the time the development reaches Shelborne Road, it should not be nearly as dense as Pulte proposes. The infrastructure in this area is not built for the increase in traffic that this neighborhood would bring. Shelborne Road is very narrow north of 146th street with no shoulders or sidewalks and two one-lane bridges. In addition, the two bridges that are present are crumbling and in need of being rebuilt. The resulting increase in traffic will make rush hour traffic at the 4 way stop with 146th street unbearable and dangerous. In this area, there is currently so little traffic that I and many of my neighbors are able to walk, run, bike and ride horses on the road. This leads to a community feeling, even though many have large lots and homes set back from the road. This sense of community will be impossible if this neighborhood is built and the traffic increases as hundreds of homes exit onto this country road. I remind you that page 42 of the plan states that Westfield will “...permit development only where the transportation network is sufficient for the added traffic volumes.”

In addition, the comprehensive plan states on page 8 that Westfield “**desires not to become indistinguishable from other communities in the metropolitan area**.” Westfield already has 21 neighborhoods under construction and 6 approved apartment buildings, all west of 31. The reason our family and many of our neighbors chose to live in Westfield include the fact that it is not overbuilt with identical neighborhoods, overburdened with poorly planned traffic paths, filled with overcrowded schools that cannot keep up with development. This Pulte development is very large and poorly laid

out, such that it will cause many of the problems listed above. It will decrease property values and quality of life throughout the area.

It is worth mentioning that this Pulte plan does not even offer a good quality of life for those homeowners in the neighborhood they are building. The neighborhood offers very little green space except for the golf course itself. The “greenspace” in the neighborhood, other than the golf course, is essentially limited to retention ponds. Retention ponds are an unfortunate necessity imposed by the hardscape development, are insufficiently green to be called “green”, are not safe for children to play near, and offer no sense of community. There is very little pedestrian connectivity and little diversity of housing types, sizes, or densities. The plan does nearly nothing to maintain the beautifully wooded areas of the land they wish to build on. This decreases the buffer for neighbors and roads and decreases wildlife habitats extensively. In addition, it destroys the rural feel in this area.

Please consider my concerns along with those of many of my neighbors and stop this development. I believe it will be seriously detrimental to the future livability, marketability, and thoughtful growth of Westfield. Our community’s property values and quality of life will be irreversibly damaged by it, and it must not happen.

Sincerely,

Megan O’Connor



Jesse Pohlman

From: megan britton <mkbritto@yahoo.com>
Sent: Monday, November 21, 2016 2:09 PM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Professional Critique of the proposed Pulte Woodwind Neighborhood
Attachments: WoodWind Critique 11-15-16.docx

Mayor Cook, Westfield APC, Westfield Council members, Mr. Pohlman,

Please read the attached critique of the Woodwind neighborhood written by an urban planner. He describes some of the major problems with the current design of the Pulte neighborhood. We must allow progress and development in Westfield but it should be done thoughtfully and to the benefit of our citizens. Pulte does not have the best interest in Westfield in mind with this current design.

Thank you,
Megan O'Connor

November 15, 2016

Randy Graham, President
Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Dear President Graham:

This letter is a critique of Pulte Homes' Wood Wind of Westfield PUD proposal. Full disclosure: While I live nowhere near the development, I am good friends with one Westfield family directly affected by the development. In addition, several members of my own extended family live a few miles south of the development in Carmel. I have been visiting the area for my entire life and have a fond appreciation and familiarity with the area.

In terms of my credentials, I have been in the community planning profession for 15 years and hold a Master's degree in Urban and Regional Planning from Portland State University and a Bachelor's degree in Geography from Indiana University. I have crafted comprehensive plans, transportation plans and open space plans in many jurisdictions across the country, including a number of rural/suburban areas similar to Westfield.

My overarching concern about Wood Wind is that, while the Westfield Comprehensive Plan offers a legal path forward for this development through the "New Suburban" map designation and the PUD process, the design of the proposed development runs counter to many agreed upon tenets of high-quality community design. The current and future residents of Westfield deserve much better.

Design, of course, is subjective. However, there is increasing concurrence among planning and development professionals that mid-20th-century-style suburban designs with cul-de-sacs, looping roads, meaningless open spaces and large swaths of single uses is less attractive, less healthy, less sustainable and even less marketable than the traditional neighborhood development (TND) patterns seen in older towns and "new urbanist" developments.

Developers and homebuyers in Hamilton County have taken note: From the Village at West Clay to the Carmel Arts District to Saxony Village, people recognize that walkability, eye-catching architecture, mixed uses and a variety of housing sizes not only attract customers, but also raise the quality of life and reputation of the community. Where I live in Oregon, developments such as Orenco Station and Villebois have raised the bar and nurtured a demand for complete, walkable communities in the new construction market. Many people are also moving to revitalizing urban neighborhoods to avail themselves of walkability, vitality and a sense of place, putting new suburbs like Westfield at a competitive disadvantage unless they create excellent new places.

The Wood Wind of Westfield proposal, while appearing geometrically interesting on paper, is heading in a direction that is counter to well-tested themes of new urbanism and will do little to improve the lives of its future residents, let alone those that live in the area today. Consider the following problematic aspects of the design of Wood Wind:

- **Poor Connectivity.** Academic studies have shown that neighborhoods with higher street connectivity – measured by the density of intersections, ratio of links to nodes, infrequency of dead ends, block sizes, or other methods – can encourage more walking and therefore improve health and social outcomes. Good street connectivity also reduces out-of-direction travel, disperses traffic and provides route redundancy for all users including emergency providers. Centuries of land development up until the age of the automobile employed this basic principle, visible in the area's older towns – downtown Westfield and Carmel both have blocks approximately 340 feet on a side. By contrast, Wood Wind proposes a series of looping roads and cul-de-sacs with very few intersections, limited points of ingress/egress, and significant out-of-

direction travel. Even with the proposed off-street pathway system, the overall transportation network will discourage walking and biking, confuse visitors, lengthen emergency responses, and generally lessen any sense of place that the development could inspire. The poor connectivity is worsened by two of the next points: poor street design and homogeneity.

- **Poor Street Design.** At a finer scale, the individual streets will not be pleasant to experience, regardless of how many trees and shrubs are planted. For one, the streets will be penetrated by hundreds of driveways on both sides of the street, one every 50 to 100 feet. Thousands of cars will back out of driveways in the morning, putting joggers and playing children at risk. Garbage and recycling bins will litter the streets once a week. Front facades of homes will be dominated by two- and three-car garages. Obviously garages, driveways and curbside waste pickup are not uncommon in American suburbia, but the preferred approach in traditional Midwestern towns is to have garages and waste bins facing alleys, while the more attractive uses such as front porches and walkways ornament the street side. Even downtown Westfield has alleys. Also evident in the proposal is that some streets will not have sidewalks on both sides of the street. This may be legal under city code (I didn't check), but it's a cost-cutting practice that forces people to walk the street, discourages walking in general, and places an uneven burden on certain property owners. Even worse is the proposed commercial / multi-family area which will have a textbook suburban strip feel with buildings set far back from the street and surrounded by acres of parking.
- **Homogeneity.** The most pervasive critique of suburbia is the sameness created by cookie cutter house designs, all with roughly the same size, shape and color palette. The proposed development appears to offer a few different home sizes, but they're all segregated by price point into uniform districts of monotony. Multi-family options are similarly segregated into a single-use pod near a major intersection. In an era of increasing income inequality nationwide, such neighborhood designs exacerbate the divide. Commercial uses are also segregated – everyone must drive to a large shopping center with big box stores and pad sites lining a huge parking lot. By contrast, traditional neighborhoods across Indiana and the rest of the world have found a way to mix a diversity of housing types and sizes along with commercial uses in the same walkable vicinity.
- **Meaningless Open Space.** Parks are among the most defining and attractive amenities of a neighborhood. More than just a place to walk the dog, they are gathering places for the community. Other than the golf course (which should not be counted as community parkland), open space in the Wood Wind proposal consists of mere scraps – leftover pieces of land between houses and next to stormwater retention basins. There is no apparent attempt to create real neighborhood parks with a sense of purpose and with good surveillance by surrounding homes. One location where buffer-style open space may be more appropriate is along the west edge of the development to aid the transition to the more low-density rural area to the west.

I believe Westfield residents understand, as I do, that it is counterproductive to oppose all development of land that is designated for growth in the city's Comprehensive Plan. But it is certainly in the interest of those residents, as well as the future residents of Wood Wind and the Westfield community at large, to demand the best possible development. Now is the chance to make some changes and get it right.

Sincerely,



Steven L. Szigethy

1/16/2017

Advisory Plan Commission

Westfield IN 46074

I see the Wood Wind PUD is back on the agenda for tomorrow evening.

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. Where is all the open space besides the golf course which will not be useable to most of the homes being built. We need more diversity not more of the same.

Who wants or needs a 32 acre commercial development on 146th St. Not ourselves or are neighbors. We already have more than we need with 161st and 146th and Ditch.

What will be the affect on the local schools and roads? I can hardly get out of my drive at the busy times. Now.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

11/16/2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy, have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Pulte Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the effect on the local schools and roads?

Towne Road and the adjoining roads are already overloaded, cars pass our house going well over the posted speed limit. The roads are also used by hundreds of bikers every week. Accidents and fatalities have occurred and will continue. Wood Wind will just add to the congestion.

What happened to our comprehensive plan which many of us worked on several years ago? Where can people go for a rural life style?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard/Sandy Levins

Jesse Pohlman

From: Kurt Humphrey <Kurt.Humphrey@Pulte.com>
Sent: Wednesday, November 16, 2016 6:58 AM
To: APC
Subject: Save Woodward Golf Course

I am a supporter of saving the golf course.

Kurt Humphrey
Sent from my iPhone

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

To: The Advisory Plan Commission

From: Mary Schreiber, Trustee

I am in favor of the Wood Wind Planned Unit Development

In the early 1970's my parents bought a farm in Westfield, IN. There were only a couple of us kids still living at home, so we all moved out to the small 2-bedroom, one-bath farmhouse. Then my parents built a brick ranch on the property and we moved into that house.

Eventually my parents moved and sold both homes. They did keep approximately 250 acres of farm ground. We have had this land for over 40 years.

I would like to think we have good neighbors and good stewards of the land. We have kept it free of debris, planted yearly, cut the perimeter, and promptly paid taxes. We have done this for decades.

Most of this is included in the Wood Wind PUD.

I believe the developer has diligently studied and addressed the concerns of the neighbors.

I also believe the Wood Wind PUD would be good for all of the City of Westfield.

Please give consideration to this thoughtfully designed Planned Urban Development.

Respectfully,

Mary Schreiber, Trustee

Jesse Pohlman

From: Erin Gibson <elmgib@aol.com>
Sent: Wednesday, November 16, 2016 1:28 PM
To: Andy Cook
Cc: APC; Jesse Pohlman; Council Members
Subject: Pulte Proposed Neighborhood

We wanted to reach out to you as concerned homeowners about the proposed Pulte Development around the Wood Wind Golf Club.

Firstly, we are DEEPLY concerned about the number of homes proposed in this plan!! What are all these homes, apartments, and people going to do to our schools, public service, roads, etc. Pulte shows absolutely no concern for these issues!!!!

Secondly, the buffer zones around this development are at best VERY minimal!!!!!! We want to see the buffer zones at least doubled or better before this proposal is considered. The entrance to the neighborhood from 166th street needs to be re-considered as well. It shouldn't be there at all, NOR should the 8 or so homes they intent to cram into that area. It's completely ridiculous. IT SHOULD NOT BE ALLOWED, period!!!!!!!!!!!!

We moved to our location on 166th street 17 years ago. We moved to the "country" for the space, peacefulness, wild life, privacy, and relaxing environment. We, over the years, have expected change, but this development is entirely TOO close to the existing homes. We, along with our neighbors, expected the City to respect the Conservancy plan!!!!!! There still are people who want to purchase acreage, and want a rural atmosphere to raise their families, to be able to have horses and livestock, and space to enjoy.

Thirdly, we don't understand why the City of Westfield has to "sell out" to every developer that comes along?? At this point, there are enough neighborhoods being built, where does it stop????? And as for the apartments, they should not be allowed. We have enough apartments in this area. Just look at who lives in the apartments up on Casey Road!!!!!! The City of Westfield needs to stand your ground, set your standards high, and tell these developers what this area stands for. Westfield and Hamilton county are one of the most desirable areas in the State of Indiana to build and settle down to raise a family. The City of Westfield should be able to state their expectations to the builders and the builders should follow the plans for the area or bottom line, they aren't approved to build. Pulte says they are all about the black wooden fences, and stone entries to their additions, but bottom line, Pulte is all about the almighty dollar.

Pulte is about how many homes can we cram on a postage stamp for the most amount of money is their philosophy. Many residents are tired of the same McMansions and Vinyl Boxes on top of each other!!!!!!!!!!

Fourthly, we truly believe that before this proposal is considered, the City of Westfield should require Pulte to enter into a contract that states the golf course at Wood Wind will remain a golf course for an extended amount of years (10, 20, etc) and they cannot destroy the course and build more houses on it. PLEASE stand your ground!! Pulte is a national builder and makes millions upon millions of dollars. They can certainly afford to take care and maintain this beautiful course on an upper scale level.

Also, with the proposed "amenities / pool area", Pulte needs to have lower level lighting as to not completely disrupt the surrounding areas with light noise!!!

Remember, you individuals were VOTED into your positions by the people of Westfield and you need to WORK for the people of Westfield, and LISTEN to the people of Westfield. We hope that you take into consideration some of these concerns that we have, as I know our neighbors feel the same.

Sincerely,

Erin and Rick Gibson
Concerned Westfield Residents

Jesse Pohlman

From: Mikael Armstrong <jmarmstr@gmail.com>
Sent: Wednesday, November 16, 2016 4:02 PM
To: APC; Jesse Pohlman; Council Members; Andy Cook; Mark Keen; Joe Edwards; Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake; Chuck Lehman
Subject: Pulte's Woodwind Proposal

Dear Mr. Mayor and City Council members,

I am writing you to express my concerns regarding Pulte's proposed housing development in and around the existing Woodwind golf course. I have reviewed both the initial proposal and the revised one that will be discussed on November 21st. Overall the rural lifestyle and charm of this area, with it's beautiful topography, creeks, rolling hills, established trees, etc, is not being preserved and should be considered more of a protected asset than an opportunity for developers to make money and the city to increase tax revenue. Not to mention, many of the guidelines included in the comprehensive plan are not being followed.

Per the existing comprehensive plan, a number of issues still seem to be unaddressed in Pulte's most recent proposal.

- Current rural lifestyle should be preserved if new developments come to the area per the comp plan
- Lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- Architecture of homes included in Pulte's proposal is not in line with the unique character of the homes existing in that area
- Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan - This project is off the charts too dense for this area.
- Open space should increase per the comp plan - The only tangible open space is the golf course which will be privately owned and not part of the neighborhood. So it appears on these plans that the retention ponds are the only predominant open space for people to enjoy.
- There should be meaningful transition between rural residences and new development per the comp plan - with this density, there is no gradual transition from high density, to low density, to buffer, and then on to neighboring property owners
- Pulte did a tree preservation study but further clarification is needed on the concept plans to understand what trees are being preserved. It seems that many of the trees included in the tree farm north of 151st and Shelbourne would be removed. Why not preserve and incorporate more of this dense forest into their development?
- Liberty Ridge was just approved on 151st Street. This developer has 29% open space and this parcel added to the church parcel has 40% open space. Anything going north or west should be at least 40% open space. This developer also faced homes toward the road and increased their architecture standards. Again this should be better going north and west. The submitted architecture by Pulte is not better and rear of the homes face Towne Road, 161st Street, and 156th Street.

There are already 21 new developments currently building on the west side of Westfield so why do we need another one right now if it's not right for all Westfield citizens? There is very little pricing diversity on the west side. This Pulte project will be the same price points already available in the other 21 neighborhoods. Maybe we've reached a point of over saturation of the same home styles and same price points already.

Apartment buildings, gas stations, drug stores, or any commercial-like development in general is wildly inappropriate for this area. Especially considering that some of this has already been approved near the new Harmony development, why do we need more?

In conclusion, it seems that the city and a few large land owners in our neighborhood are on track to make some very hasty decisions about the future of this beautiful area. My family has owned land here since the 1950's, and I have always pictured myself building a home to permanently settle down here in the future. The complete disregard for preserving open spaces, rural charm, and character in rural Westfield has honestly made my desire to settle down here much less appealing.

I ask all of the City planners to not rush through a plan that's not right for Westfield and allow us all to come to a more thoughtful compromise on what is right for Westfield!

Respectfully yours,

Mikael Armstrong

Jesse Pohlman

From: Randy Henry <rhenry@maininvest.com>
Sent: Wednesday, November 16, 2016 5:03 PM
To: APC
Subject: Wood Wind Development

Members of the Westfield Area Plan Commission

I was recently made aware of the planned development around Wood Wind Golf Course.

As someone who plays at Wood Wind many times a year, I would like to express my support for the planned development project with Pulte Homes. The price range of homes seems in line with the area and the ability to preserve and enhance the golf course is a huge plus for the city. The course has been around a long time and continues to have a good following of members and players. Adding homes, improvements and stability for Wood Wind's future will be beneficial to the entire project and area.

Regards,

Randy Henry

Randy Henry
Director of Investor Relations



14390 Clay Terrace Blvd, Suite 205 | Carmel, IN 46032
Office: (317) 582-6971 Cell: (317) 219-9705
rhenry@maininvest.com | www.mainstreethealthinvestments.com | HLP

CONFIDENTIALITY STATEMENT

This e-mail message is for the sole use of the recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited.

If you are not the intended recipient(s), please contact the sender by reply e-mail and destroy all copies of the original message.

Jesse Pohlman

From: Doc O'Neal <doneal@COHOATANDONEAL.COM>
Sent: Thursday, November 17, 2016 10:50 AM
To: APC
Cc: Matt Cohoat; david.compton@pultegroup.com; ashley.bedell@pultegroup.com
Subject: Wood Wind

Dear Commission:

Over the past 20 years I have been involved with the growth of the City of Westfield, primarily with my 10+ years with The Bridgewater Club.

In 1998, I had asked Steve Henke a friend, to assist me in finding an 80-acre parcel to build a practice golf facility. That ultimately came to fruition and in September of 1998 we opened The Golf Preserve. Unbeknownst to us at the time, we had broken a barrier for Carmel residents to consider conducting business north of 146th Street. "My goodness, what are you thinking, people would say" and then when Steve Henke, Gerald Throgmartin (our Capital partner) and myself decided to do a complete residential golf course community, people thought we were looney.

People said that it would never work, that Westfield could not support such a community with high-end residential and a high end championship golf course. Well, I guess you could say that 18 years later, it all worked quite well.

The Bridgewater Club changed the course/future of the City of Westfield (it was a town when we started the project). New communities (various price points) began to sprout all over, residential price points had reached record levels, new home permits were going extremely well, and when it was all said and done, now in 2016, we have so many wonderful communities, amenities (Grand Park and so much more) that it is hard to believe that just a short 18 years ago, Westfield was a dot on the map.

The path of growth took a direct line through Westfield and I can proudly say that the officials and commissioners involved have done a great job of understanding the growth, managing the growth and establishing standard qualities that are representative of quality cities. Westfield should stand proudly!

My partner, Matt Cohoat and I have been working closely with Dave Compton, Ashley Bedell and others from Pulte Homes as they work through the process of zoning and approval of the Wood Wind PUD. We have enjoyed our time with them and their organization/company. They do extraordinary work, are creative and I personally feel that they have gone beyond the call to meet and amend the proposed plan to meet the necessary requirements.

My father was on the Carmel Planning Commission for 20 years. I was able to see first-hand what went into the decisions and planning as many similar type communities and retail centers were proposed for, at that time, a very quickly growing City of Carmel. My father used to say that growth is critically important to the future of any city, however, it must be done right. He made sure along with the other commissioners that it was done right. Carmel is a testimony to so many people over the past 30 years that carefully planned and worked through the standard details that made it all so great.

The Wood Wind PUD is a blessing to a community such as Westfield. In my mind, the term rejection should never be an option. This community will bring 1,000 families to Westfield, which favorably impacts, as you know, so many things....quality of life, tax base, growth of schools, and the sustainability of our great City of Westfield. Not to mention it will provide Wood Wind Golf Club the ability to be Wood Wind in perpetuity. The golf course needs rooftops/families to survive and this beautifully designed community will be the hub for a quality of life that we will all be proud of for many years into the future.

Sure....work through the details, revise as needed, and work in a spirit of cooperation. There should not be anyone on this Commission or Council who should ever consider rejecting this opportunity. Just make it right!

Thank you for your service to our great community!

“Doc” O’Neal

Cohoat and O’Neal Management Corp., Chief Operating Officer

317.816.3100 Office

317.428.8086 Mobile

7000 Longest Drive

Carmel, Indiana 46033

www.cohoatandoneal.com



Jesse Pohlman

From: staffordhouse92@att.net
Sent: Sunday, January 15, 2017 5:21 PM
To: Council Members; APC; Andy Cook; Jesse Pohlman; Matt Skelton
Subject: Pulte Homes developments

Last year, we loved to sit on our front porch and enjoy a huge evergreen tree that grew on the far side of the 17th hole on Wood Wind Golf Course. We can't do that anymore because that gorgeous tree has been chopped down. That tree, and numerous others around it, are gone. They were cut down and sold for firewood last Fall. Looks like something is destroying the landscape in Westfield. It's not a pretty sight.

An article appears on page 2 of the January 17, 2017 issue *Current in Westfield*. The article focuses on Westfield-Washington School District's proposed \$90 million construction referendum. Rapid growth in Westfield has made it mandatory for the school district to expand its capacity to serve the community so it can continue to provide quality educational opportunities. Taxpayers will pick up the bill for those efforts. Most know that the 1% property tax cap increased the challenge of funding school services (i.e. transportation), but funding problems cannot be solved by building more homes. Increased home inventory simply compounds the problem in the future. More homes = more children = need for increased school space. It's not a pretty sight.

Apparently, there are around 1,300 homesites currently under construction in Westfield. Have you looked around lately? Digging behind the once peaceful cemetery on 161st street, digging by the Monon Trail, digging farther East and West on 161st, digging on 156th St, digging on Towne Road near 146th Street, digging on Highway 32, digging on Union and Park St. Soon there will be digging for Aurora. There doesn't seem to be any end to developers with plans for building homes. Westfield is not a pretty sight.

Pulte Homes wants Wood Wind Golf Course, the one remaining greenspace with rolling hills, lakes, and mature trees (though it's plain to see how easily that amenity can be removed), for another development featuring hundreds of homes. Approving Pulte's proposal (more accurately, another Pulte proposal) would be a tragedy for our community.

Pulte Homes was not part of the planning process that resulted in the Comprehensive Plan that we, as home buyers, thought would drive development around Wood Wind. Pulte will not pay for school buildings. Pulte will over build our community and leave for greener pastures...literally.

We urge you to be reasonable and responsible. Vote to stop this rampant, destructive development and save what's left of our community's outdoor assets.

Sincerely,
Cynthia & Steve Stafford

Jesse Pohlman

From: Stephen Stafford <staffo92@att.net>
Sent: Thursday, November 17, 2016 8:52 PM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Cc: Kristen Burkman
Subject: Pulte propsoal

Mayor Andy Cook
Westfield City Council Members
APC Members

130 Penn Street
Westfield, IN 46074

Dear Mr. Mayor, Council Members and APC Members:

Here we go again. Pulte Homes once again wants to convince you, the people we elected to protect our best interests, to change the comprehensive plan so more homes can be built. Pulte's recent proposal for over 1,000 homes comes even though there are no less than 21 other neighborhoods and 6 apartment buildings currently under construction...all West of SR 31! We do not believe changing the zoning ordinance to allow more houses on smaller lots is in our community's best interest.

To make matters worse, the Pulte proposal involves Wood Wind Golf Course, the only remaining natural greenspace in Westfield. Take a drive along any local roadway that runs parallel to Highway 32 and you will see cornfield after cornfield changing to planned developments of dense housing. When will there be "enough" homes under construction to satisfy the voracious appetites of developers?

Changing a flat, open expanse of barren land (like a cornfield) into a housing area with trees and ponds (like Centennial) is a different matter than what Pulte proposes. The Wood Wind acreage is neither flat nor barren. It is rolling terrain, has old growth vegetation, irreplaceable large trees, and established lakes. Why would you equate that kind of greenspace with a flat cornfield?

We are told that Wood Wind Golf Course is in jeopardy of closing because golf is a declining pastime so the course is not profitable. It seems Pulte Homes is the only entity that can "save" Wood Wind. How can this be when a few months ago there were hundreds of thousands of golf enthusiasts in attendance at the BMW Golf Tournament?

Perhaps the problem is that Wood Wind has not been marketed effectively. We believe it would be far more responsible for the City of Westfield to enter into a public/private partnership with Wood Wind and focus on preserving its beauty.

When will you take a strong stand and say "NO" to non-local developers who want to change the citizens' vision for our community? We urge you to stay true to the comprehensive plan and its intent to preserve at least some of Westfield's rural character. We urge that you make that statement and protect a unique community asset, Wood Wind Golf Course.

Thank you for your attention and commitment to preserving Westfield's integrity.

Sincerely,
Cynthia and Steve Stafford
15736 Towne Road
Westfield, IN 46074

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Tuesday, January 17, 2017 9:57 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; Ginny Kelleher
Subject: Woodwind PUD

Dear City Council, APC, and Mayor Cook,

I am writing to voice my concern about the Woodwind PUD. I do not live on that side of town, but I am an invested member of the community. I grew up here, have planted my family here, teach at the high school, and LOVE Westfield. I have attended several public council meetings because I care about the future of our city. In addition, I voted for many on the current council and Mayor Cook because I loved the vision for revitalizing downtown Westfield.

Let me start by saying that I am not opposed to this land being developed. I understand this will happen. I just want the land to be developed responsibly with the future of our city and its current residents as a top priority. I am primarily concerned with the density of this project. I am concerned with the way this will look on this beautiful land, and I am greatly concerned about the impact this will have on our school population. It seems more beneficial to the city to have more expensive homes on larger land plots so that we are getting the same tax base with less impact on traffic and schools. I also think more expensive homes on larger land would diversify this area of Westfield. There are already lots of cookie cutter homes in that area. Less density would also protect the country feel of the far Western part of Westfield. The last thing I want to see when I drive through that part of Westfield is another sea of houses (especially when we just see the backs of houses). I am also against apartments where we are literally stacking people on top of each other. Again, I am concerned with the impact this amount of people will have on our roads and schools. While I know that there are people in Westfield that support this project, it seems that they are "for" it under false pretenses of saving the golf course. I think we need to do a better job of following the comprehensive plan. We only get one shot at developing this land. Please consider how this will affect the future of our city. Please put current residents above Pulte.

Jalene Smith
2103 Corsican Circle
Westfield

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Thursday, November 17, 2016 10:30 PM
To: APC
Subject: Concerned citizen

Members of the Advisory Plan Commission,

I would like to express my extreme concern about the proposed Pulte development on the Southwest side of Westfield. I am a home owner, parent, and a high school teacher in Westfield. I also grew up in Westfield. I love Westfield. I think its truly a special place. AND, I even like the some of the growth and development in Westfield. I voted for many of the current council members because I like what they are doing with our downtown/grand junction.

However, I am very concerned about the rate of growth in the community. I feel like neighborhoods are being approved without concern for two of our greatest assets - our beautiful land and our great schools. I realize that this land will be developed, but I think it can be done with respect to the land and without increasing our population to the degree that Pulte is proposing. I believe that the comprehensive plan should be followed. Many of the people that bought homes in that area bought those homes with the comprehensive plan in mind. I think those community members interests need to be represented. Also, many people (me included) moved to Westfield for the schools. We need to be represented. Please protect our schools. Westfield is an amazing community, and I would like it to stay that way. I don't want the overcrowded overdeveloped feeling of Fishers. Lets be Westfield. Lets be unique. Please listen to the people that have made Westfield home.

On that note, I know that some people are fighting FOR this neighborhood because they believe it will save the golf course. Yet, Pulte has not actually guaranteed it will stay. There are other viable ways of saving the course. I think the course is beautiful and an asset to our community, but not at the expense of overcrowding our community.

Thank you very much for your time and attention,

Jalene Smith
2103 Corsican Circle

ACKERSON FAMILY FARM

November 17, 2016

By Email Attachment

TO: Westfield Plan Commission
Randy Graham, President Andre Maue, Vice President
Ken Kingshill Dave Schmitz
Nathan Day Steve Hoover
Robert L. Horkay Tom Smith
Robert Smith Chris Woodward

CC: Westfield City Council

RE: Support for Wood Wind of Westfield

Dear Westfield City Council Members:

Like many of our Westfield neighbors, we are longtime Westfield landowners. In 1905 our grandparents bought the farmland and farmhouse along State Road 32 and Ditch Road that have been in our family ever since.

More than 100 years after our grandparents settled here, we are grateful for the conscientious work by Westfield's planners and elected officials who sought and received inputs and suggestions from hundreds of Westfield citizens and landowners before adopting Westfield's Comprehensive Plan several years ago. The future of our community and all of Westfield is brighter and more promising – even exciting – as a result of the process that led to adoption and implementation of the Comprehensive Plan.

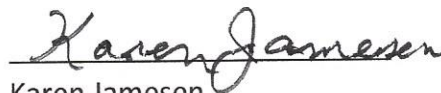
We support the Wood Wind Westfield proposal. It is consistent with the high standards of the Comprehensive Plan, and we believe it is a welcome addition to the Southwest section. Indeed, we believe approval of the Wood Wind proposal is important for the integrity of the Plan, because the proposal coincides with the Plan's high standards.

Approval of the Wood Wind proposal is also important because it is critical to the survival of the Wood Wind Golf Course, which promises valuable amenities that will benefit homeowners and others in Westfield and beyond. In addition to a fine golf course, the proposal offers a clubhouse as a gathering place in a natural setting, open space, and quality homes. Wood Wind Westfield also will contribute significantly to Westfield's tax base.

We applaud Wood Wind's developers for listening to neighbors and others who have expressed concerns, and for making changes in response to many of the concerns while retaining high standards of quality and feasibility – all consistent with the Comprehensive Plan.

Thank you for your care in reviewing the Wood Wind Westfield proposal. We urge you to approve the proposal.

Respectfully,



Karen Jamesen

Karen@Jamesen.com



Nels Ackerson

NelsAckerson@comcast.net

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 16, 2017 10:51 PM
To: APC; Andy Cook; Jesse Pohlman
Cc: Council Members
Subject: Re: Wood Wind Concerns

I'd like to elaborate on my "limited reservations" about the development east of **Towne** since it appears this may be coming to a vote and I won't have another chance to comment. There remain significant opportunities for improvement. I'd like to see the city take more time to get this right rather than rush to vote.

First, I believe fewer homes at higher price points make more fiscal sense. Time and time again we've seen the additional tax revenue from similar density developments get almost completely offset by the associated marginal costs. These homes will demand police & fire protection, ongoing street maintenance, sanitation services, and send more students to our already challenged schools. Only the small portion of the city's budget that remains somewhat fixed will be spread over more rooftops. All other expenses will grow proportionally with the number of homes --- our tax burden remains high despite the substantial growth we've seen. More of the same is unlikely to change this trend and is hard to sell to current residents. Reducing the number of homes makes fiscal sense because these homes will bring comparatively lower costs! Less police and fire protection is required for the same acreage. Fewer cars means lower traffic density and reduced street maintenance. Storm water from individual large lots can follow the natural drainage pattern to the creek. Comparatively fewer students will be sent to the school system. Higher assessed values will ensure that each added student will be better funded. The higher incomes needed to support those assessed values will increase **COIT** collections.

Second, I fear that the style of the proposed homes (architecture, price point, lot size, etc.) is already overabundant. All recent developments in the southwest have targeted this market and there are plenty of similar homes approved but not yet built. However, it is difficult to find custom homes in the \$400k+ price range in Westfield. It is exceedingly difficult to find these homes on large lots. This market is severely underserved and the southwest is perfectly placed to cater to this market. It has sufficient space remaining to allow a blend of homes, already contains a central core of large-lot residential properties, offers equestrian / **artisanal** / vineyard pursuits, is located on popular bike routes ([nearly one-third of bicycling households earn at least \\$100,000 a year](#)), is close enough to 31 / 32 / 146th to offer a reasonable commute for professionals, and already contains some of the most expensive homes in **Westfield** (removes the risk of first-moving). Encouraging this type of housing will also make it much easier to meet the comp plan's vision for larger lots and increased open space between new suburban and more rural neighborhoods. It would be in context with current land use. Most would like to see the rolling hills preserved rather than masked by denser developments.

Third, the size of the commercial node stretches the definition of local commercial. It appears to be double the size of the Kroger shopping center at **Springmill** & 161st. There is little need for more convenience shopping now that there is a gas station and **CVS** at Harmony. The renderings I've seen don't appear to be tailored towards professional services.

Finally, the investors that control the open land in the southwest currently have no incentive to sell to individuals or developers offering lower density. Their profit increases with density. Thus, they will continue to push the boundaries of the comprehensive plan in hopes of maximizing their profit until the city makes it clear that it is serious about offering more diverse housing options at lower densities in this area. This development sets the tone for future developments and we should incentivize developers to

craft *initial* proposals that make a good faith effort to satisfy the comp plan. I don't want to have to come back to the APC twice a month for the next 10 years to argue over fulfilling the vision of current residents, a vision clearly laid out in the comp plan. Pulte wasn't the only company that tried to get this land under contract. There are plenty of quality developers eager to work with the city and residents on an improved proposal.

Thank you,

Greg Moyer

On Fri, Dec 30, 2016 at 9:46 PM, Greg Moyer <moyer43@gmail.com> wrote:

Dear APC Members,

My wife and I have some questions regarding Pulte's Wood Wind proposal and how the comprehensive plan applies to the rural southwest, where we live. We have written letters and spoken at public both public meetings, but the one way communication has been frustrating. Do you have 15 minutes in the coming weeks to discuss our concerns in person or over the phone?

Our concerns can be divided into four main themes:

1) The development does not compare favorably to other nearby developments. The developments captioned below offer higher home values, larger lots and better access to open-spaces than the homes proposed in the Wood Wind PUD. Moving west from Towne Rd on the south side of 146th:

a. On the southwest corner of 146th & Towne, Pulte has proposed building the Shadow Wood PUD. This development would include 29 residential lots on 20.3 acres with an average proposed home price of \$450k. Pulte has agreed to preserve 6.14 acres of trees as part of the development. This development would have higher assessed values and much lower density than what Pulte has proposed across the street in area 5 of the Wood Wind PUD. Carmel Docket No. 16070015Z:
<http://cocdocs.carmel.in.gov/WebLink/0/doc/1272840/Page1.aspx>

b. Heather Knoll is located immediately to the west of the proposed Shadow Wood PUD. It includes 38% of open space that is well-distributed throughout the development (compared to only 30% in Wood Wind concentrated at the golf course). Homes in the development resell for \$350k to \$400k.

c. Tallyn's Ridge by Lombardo Homes is being built immediately to the west of Heather Knoll. This development includes 27 lots on 18.5 acres (1.46 homes per acre) with a price range of \$400k-600k.

Pulte has justified the density and prices in area 5 of Wood Wind due their proximity to commercial and 146th, yet they are building a much higher value product and preserving more open space literally across the street in Shadow Wood. We should demand better in Westfield. These are highly desirable parcels and we should expect developers to create neighborhoods purposefully built for the resident's long-term quality of life. Empty nesters are not likely to want second story apartments next to commercial with no amenities within walking distance. Families want to purchase homes that can grow with them. In an area with few parks, this means they do not seek small lots where large shade trees cannot mature without conceding space for a swing set or pool. Once the architecture is outdated and the kitchens need remodeled, what will attract continued investment in this neighborhood?

2) Our family, the O'Connor family, and others like us carefully reviewed the comprehensive plan before purchasing land in the existing rural southwest. Living in a rural setting is important to us and we paid a premium to live in an area that Westfield specifically set aside for low density development. This is the type

of behavior the comprehensive plan should encourage --- we reviewed the plan and modified our investments accordingly. The language in the plan is clear and repetitive in expressing Westfield's desire for low density development in this area. It is concerning to us that the Wood Wind PUD has gone through several revisions but the lot sizes in the existing rural southwest have not been brought in line with the plan. Approving the proposal in its current form would significantly weaken confidence in the comprehensive plan and reduce its usefulness to home buyers. Developers should play by the same rules that the average citizen does.

3) The proposal is not consistent with city's general land use vision.

a. With regards to the existing rural southwest, the comprehensive plan says "new residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan." The current Wood Wind PUD clearly violates this tenet. It contains a significant number of homes in this area at a density around 2.0 homes per acre. While some lots in the new suburban area around the golf course have been increased to 3 acres, the lots abutting current residents in the existing rural southwest have not been increased to a comparable size. Most homes along Shelborne and 151st are located on 5+ acre lots. The plan envisions a minimum a DUA in this area no higher than 0.33. The plan is flexible in how this density is reached --- 3+ acre lots or conservation subdivisions would both be agreeable to current residents. The proposed density sets a poor expectation for future development if allowed.

b. As the planning staff noted in their review of the comprehensive plan, "The proposed development should generally fall within, or at a minimum should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146th Street corridor." No portion of the proposed development transitions to a density close to the existing land use pattern. Area 5 lacks any transition and includes the highest density development. Area 4 only begins to transition once it crosses into the existing rural southwest, and then only slightly to 1.0 DUA. The comprehensive plan calls for this transition to begin in the "new suburban" area west of Ditch. Lot sizes and open space should increase as development moves west of Ditch and north of 146th. There is sufficient land available within the development to provide the transition called for in the plan.

c. The commercial area far exceeds what was represented in the comprehensive plan as a small, local commercial node. Strip commercial is not desired in residential areas. The noise, traffic and light pollution from such a large commercial area clearly harms the property value of nearby residents. Developments of this size should be encouraged in downtown locations or along the US 31 / SR 32 corridors. The commercial node envisioned at Towne has already been approved at Ditch. There is no need for a gas station on every corner in what would otherwise develop into a valuable residential area.

d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

e. The homes near the commercial node are not new to the area. They were established long before the comprehensive plan was developed and long before development encroached on the area. The city should require higher quality buffering to protect these residents. The homes around Clay Terrace are buffered by an 8 foot wall, then roughly 100 feet of reforestation. Nothing less should be considered for the homeowners near Wood Wind's commercial. The city should work with these homeowners to determine what constitutes adequate buffering.

f. We should prevent commercial use from encroaching into residential areas. One of our main concerns is that Pulte has not included the triangular shaped parcel to the west of the commercial area (west of existing residences, south of the gas line) in their proposal. This area will clearly develop soon. The inclusion of a frontage road leading that direction in their drawings indicates that Pulte anticipates something developing in that area. Why is this parcel not included in the residential portion of the proposed development? It is owned by the same party that owns the land north of the gas line. There seems to be no logical reason that this parcel would not be developed in concert with the parcel to the north unless developers believe approval of the Wood Wind PUD will alter the environment for future development. Thus we wonder, if Pulte is allowed to justify increasing density because of the proximity to commercial and 146th street in the PUD currently before us, what will prevent further encroachment into the areas specifically set aside for rural residential use in the comprehensive plan? If the city is serious about providing diverse housing options then it should protect the areas it has designated for low density residential development.

4) Unless the Wood Wind PUD is modified, there will be no meaningful outdoor recreation opportunities in southwest Westfield besides the pay-per-use golf course. Armstrong Park in Countryside provides the nearest open space for kids to play soccer or football, but no playground structures are located there. Simon Moon Park and Quaker Park are 6+ miles from the southwest corner. The compact playground in area 3 of the Wood Wind PUD has no parking attached. The amenities located at the clubhouse will be 1.5+ miles away from the homes in areas 4 & 5. The small lot sizes proposed do not leave space for school-aged children to kick a ball around in. This corner of the city is desperately in need of publicly accessible parks and green spaces.

In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

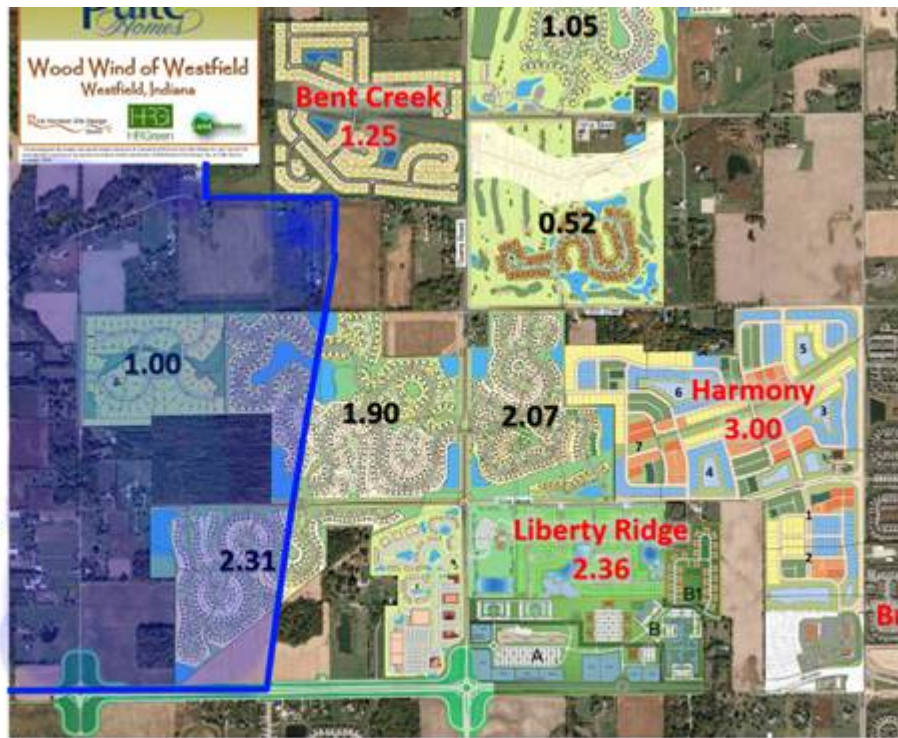
[\(312\) 401-2207](tel:(312)401-2207)

15001 Shelborne Road

1.43

**Overall Density
of Wood Wind
Single Family**

Existing Rural
Southwest --->



Jesse Pohlman

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Monday, January 16, 2017 9:05 AM
To: APC
Subject: Concern regarding the woodwind PUD

Good morning! I realize you're probably swimming in emails regarding the Woodwind PUD so I'll be brief.

I live at 15001 Shelborne Rd so this proposal is right out my window. We moved here in 2013 from the Chicago suburbs, charmed by the rural feel, and comfort in the comp plan in place to preserve that feel. I understand that all of the farmland around us will develop, but if this is approved, it seems like Westfield is settling for less than and honestly we would feel regret in our decision to choose to move to Westfield instead of other communities. We're right at the Carmel border and are witnessing high quality neighborhoods with large lots and high price points being built along 146th. Why doesn't Westfield demand better?

Westfield has such promise and right now is the time to decide what kind of town we're going to be. Twenty years after these medium quality, tiny lot homes are built, who's going to want to live here? Novelty fades quickly. Please consider the long term legacy of the decision ahead.

Thanks for reading,

Becky Moyer

Sent from my iPhone

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Saturday, January 14, 2017 9:36 PM
To: APC
Cc: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen; Andy Cook
Subject: Re: Wood Wind Concerns

Thank you to those who took the time to read my prior email and especially those who took the time to respond. I know your schedules are busy and time valuable. To respect your time, I won't re-hash points already made. I would however like to rebut several of the responses I've received that justify higher density in the existing rural southwest because the reasoning used will be recycled whenever future proposals encroach on the existing rural residents.

1.) I have been told that the line used in the comp plan to delineate the "existing rural southwest" was drawn arbitrarily and probably should have been drawn to follow Shelborne. This is a dangerous line of reasoning that quickly makes the comp plan useless. The argument would go like this... *"If this line is arbitrary, then the location of the local commercial node is also arbitrary. Since commercial was added at Ditch, then the comp plan has been satisfied and no new commercial should be approved."* This argument may appeal to NIMBYs but we all know that the lines on the comp plan are not arbitrary. There was significant discussion around where the commercial node should be placed. Likewise, the line separating the existing rural southwest from the new suburban area was also not drawn arbitrarily. The comp plan clearly identifies the rural southwest as being unique from the other rural areas identified in the plan because it was already largely developed. The line was drawn between Towne & Shelborne in order to protect the cluster of existing rural residences along Shelborne and the west end of 151st. To argue otherwise ignores the clear stated intent of the comp plan in this area.

2.) I have been told that the proposed density fully complies with the comp plan because density is reduced as development moves west. I would completely agree *if* the density reached 0.33 DUA by the time it reached existing residents. But the proposed density far exceeds that (especially in area 5). The comp plan calls for density to decrease as development moves west in the new suburban area and only calls for density to be maintained the existing rural southwest. Lots should be increased to at least 3 acres wherever new development abuts current residents in the rural southwest. Pulte saw fit to do this along 166th street and likewise it is appropriate to buffer those living in an area the comp plan specifically set aside for development that respects the existing rural pattern land use pattern. Preserving this housing diversity is in all of Westfield's interest.

3.) I have been told that higher density along 146th is justified because no one could have foreseen that 146th street would develop like it has. Additional commercial encroachment (i.e. beyond the local commercial node) is justified because no one wants to live along a 4-lane thoroughfare. Both of these statements are demonstrably false. First, Westfield's thoroughfare plan and Hamilton County's transportation plan were developed concurrently with the 2007 comp plan. Both of these documents plan for 146th to expand to 4 lanes from Springmill to the Boone County line. 146th and the surrounding area have developed exactly as envisioned by planners 10 years ago. Second, our neighbors to the south continue to sell homes for \$400k+ in high-quality subdivisions that preserve 30-50% open space along 146th. The shorter commute times facilitated by 4 lanes

unencumbered by commercial development are highly valued by the residents moving into this area. This is not an interstate highway where tractor-trailers rumble by at 70 mph.

In conclusion, I have very limited reservations about what is being proposed to the east of Towne. Many needed changes have been made to the proposal in that area and it has been greatly improved. However, the proposed development to the west of Towne sets an unfavorable precedent for future land use decisions. Density should be reduced in the portion of the development that falls within the existing rural southwest. This is clearly called for in the comp plan and has been loudly demanded by the existing residents the comp plan was meant to protect.

Sincerely,

Greg Moyer
15001 Shelborne Rd

On Fri, Dec 30, 2016 at 9:46 PM, Greg Moyer <moyer43@gmail.com> wrote:

Dear APC Members,

My wife and I have some questions regarding Pulte's Wood Wind proposal and how the comprehensive plan applies to the rural southwest, where we live. We have written letters and spoken at public both public meetings, but the one way communication has been frustrating. Do you have 15 minutes in the coming weeks to discuss our concerns in person or over the phone?

Our concerns can be divided into four main themes:

1) The development does not compare favorably to other nearby developments. The developments captioned below offer higher home values, larger lots and better access to open-spaces than the homes proposed in the Wood Wind PUD. Moving west from Towne Rd on the south side of 146th:

a. On the southwest corner of 146th & Towne, Pulte has proposed building the Shadow Wood PUD. This development would include 29 residential lots on 20.3 acres with an average proposed home price of \$450k. Pulte has agreed to preserve 6.14 acres of trees as part of the development. This development would have higher assessed values and much lower density than what Pulte has proposed across the street in area 5 of the Wood Wind PUD. Carmel Docket No. 16070015Z:

<http://cocdocs.carmel.in.gov/WebLink/0/doc/1272840/Page1.aspx>

b. Heather Knoll is located immediately to the west of the proposed Shadow Wood PUD. It includes 38% of open space that is well-distributed throughout the development (compared to only 30% in Wood Wind concentrated at the golf course). Homes in the development resell for \$350k to \$400k.

c. Tallyn's Ridge by Lombardo Homes is being built immediately to the west of Heather Knoll. This development includes 27 lots on 18.5 acres (1.46 homes per acre) with a price range of \$400k-600k.

Pulte has justified the density and prices in area 5 of Wood Wind due their proximity to commercial and 146th, yet they are building a much higher value product and preserving more open space literally across the street in Shadow Wood. We should demand better in Westfield. These are highly desirable parcels

and we should expect developers to create neighborhoods purposefully built for the resident's long-term quality of life. Empty nesters are not likely to want second story apartments next to commercial with no amenities within walking distance. Families want to purchase homes that can grow with them. In an area with few parks, this means they do not seek small lots where large shade trees cannot mature without conceding space for a swing set or pool. Once the architecture is outdated and the kitchens need remodeled, what will attract continued investment in this neighborhood?

2) Our family, the O'Connor family, and others like us carefully reviewed the comprehensive plan before purchasing land in the existing rural southwest. Living in a rural setting is important to us and we paid a premium to live in an area that Westfield specifically set aside for low density development. This is the type of behavior the comprehensive plan should encourage --- we reviewed the plan and modified our investments accordingly. The language in the plan is clear and repetitive in expressing Westfield's desire for low density development in this area. It is concerning to us that the Wood Wind PUD has gone through several revisions but the lot sizes in the existing rural southwest have not been brought in line with the plan. Approving the proposal in its current form would significantly weaken confidence in the comprehensive plan and reduce its usefulness to home buyers. Developers should play by the same rules that the average citizen does.

3) The proposal is not consistent with city's general land use vision.

a. With regards to the existing rural southwest, the comprehensive plan says "new residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan." The current Wood Wind PUD clearly violates this tenet. It contains a significant number of homes in this area at a density around 2.0 homes per acre. While some lots in the new suburban area around the golf course have been increased to 3 acres, the lots abutting current residents in the existing rural southwest have not been increased to a comparable size. Most homes along Shelborne and 151st are located on 5+ acre lots. The plan envisions a minimum a DUA in this area no higher than 0.33. The plan is flexible in how this density is reached --- 3+ acre lots or conservation subdivisions would both be agreeable to current residents. The proposed density sets a poor expectation for future development if allowed.

b. As the planning staff noted in their review of the comprehensive plan, "The proposed development should generally fall within, or at a minimum should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146th Street corridor." No portion of the proposed development transitions to a density close to the existing land use pattern. Area 5 lacks any transition and includes the highest density development. Area 4 only begins to transition once it crosses into the existing rural southwest, and then only slightly to 1.0 DUA. The comprehensive plan calls for this transition to begin in the "new suburban" area west of Ditch. Lot sizes and open space should increase as development moves west of Ditch and north of 146th. There is sufficient land available within the development to provide the transition called for in the plan.

c. The commercial area far exceeds what was represented in the comprehensive plan as a small, local commercial node. Strip commercial is not desired in residential areas. The noise, traffic and light pollution from such a large commercial area clearly harms the property value of nearby residents. Developments of this size should be encouraged in downtown locations or along the US 31 / SR 32 corridors. The commercial node envisioned at Towne has already been approved at Ditch. There is no need for a gas station on every corner in what would otherwise develop into a valuable residential area.

d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. The key for this area will be land use transitions and buffers

that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

e. The homes near the commercial node are not new to the area. They were established long before the comprehensive plan was developed and long before development encroached on the area. The city should require higher quality buffering to protect these residents. The homes around Clay Terrace are buffered by an 8 foot wall, then roughly 100 feet of reforestation. Nothing less should be considered for the homeowners near Wood Wind's commercial. The city should work with these homeowners to determine what constitutes adequate buffering.

f. We should prevent commercial use from encroaching into residential areas. One of our main concerns is that Pulte has not included the triangular shaped parcel to the west of the commercial area (west of existing residences, south of the gas line) in their proposal. This area will clearly develop soon. The inclusion of a frontage road leading that direction in their drawings indicates that Pulte anticipates something developing in that area. Why is this parcel not included in the residential portion of the proposed development? It is owned by the same party that owns the land north of the gas line. There seems to be no logical reason that this parcel would not be developed in concert with the parcel to the north unless developers believe approval of the Wood Wind PUD will alter the environment for future development. Thus we wonder, if Pulte is allowed to justify increasing density because of the proximity to commercial and 146th street in the PUD currently before us, what will prevent further encroachment into the areas specifically set aside for rural residential use in the comprehensive plan? If the city is serious about providing diverse housing options then it should protect the areas it has designated for low density residential development.

4) Unless the Wood Wind PUD is modified, there will be no meaningful outdoor recreation opportunities in southwest Westfield besides the pay-per-use golf course. Armstrong Park in Countryside provides the nearest open space for kids to play soccer or football, but no playground structures are located there. Simon Moon Park and Quaker Park are 6+ miles from the southwest corner. The compact playground in area 3 of the Wood Wind PUD has no parking attached. The amenities located at the clubhouse will be 1.5+ miles away from the homes in areas 4 & 5. The small lot sizes proposed do not leave space for school-aged children to kick a ball around in. This corner of the city is desperately in need of publicly accessible parks and green spaces.

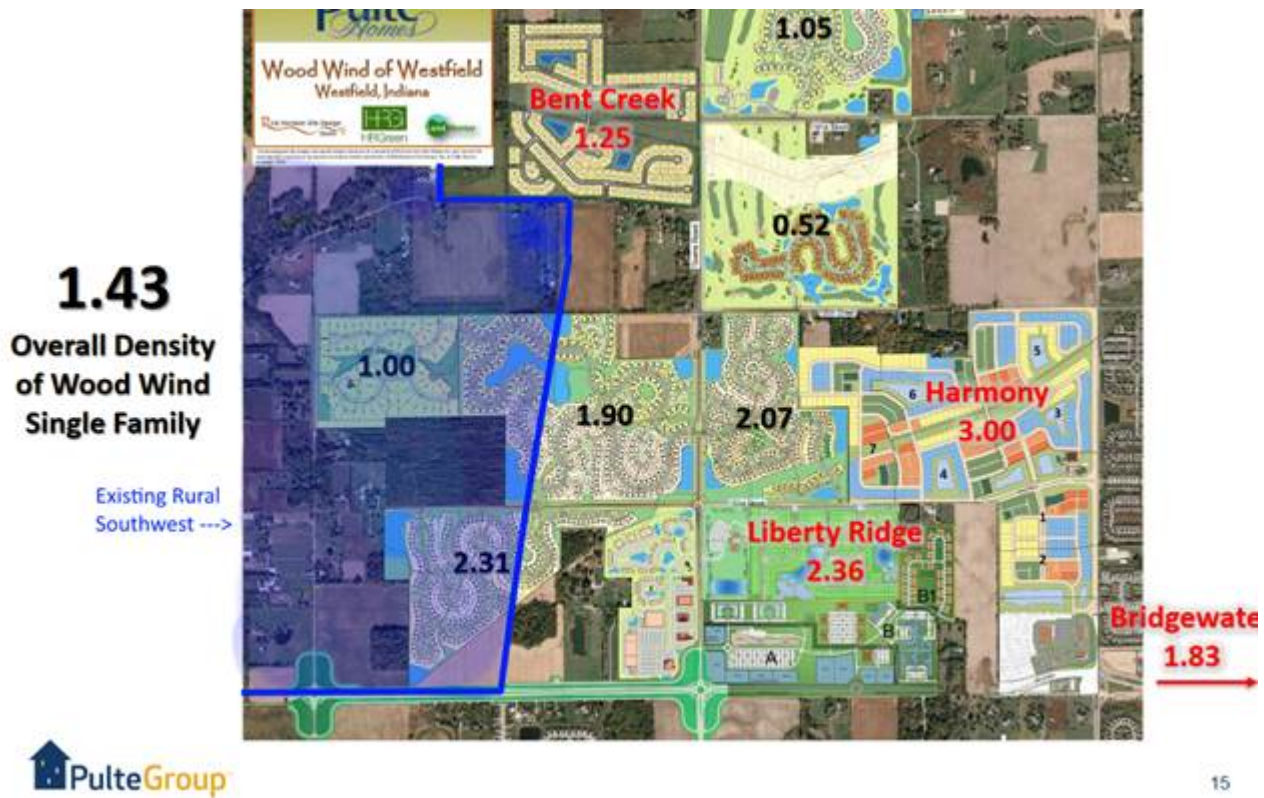
In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

[\(312\) 401-2207](tel:3124012207)

15001 Shelborne Road



From: Greg Moyer [mailto:moyer43@gmail.com]
Sent: Friday, November 18, 2016 2:10 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: Andy Cook <acook@westfield.in.gov>; APC <APC@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>
Subject: Comments on the Wood Wind Planned Unit Development (PUD)

Jesse,

My comments on the proposed Wood Wind PUD can be found below. I appreciate your work on reviewing the proposal and the opportunity to provide input.

Thank you,

Greg Moyer
[\(312\) 401-2207](tel:(312)401-2207)
15001 Shelborne Rd
Westfield, IN 46074

Commercial use

Westfield's stated goal for the Grand Junction area is to promote downtown as a growth center and destination place. Every island of retail and apartments that we add outside of the US 31 / US 32 corridors will detract from this goal. We will not be able to re-direct growth to the downtown area if outlying commercial areas intercept a substantial portion of potential customers.

Setting aside the fact that commercial and multi-family development in this area is not in the city's best interest, the current plan with parking lots along the street lacks imagination. Sprawling parking lots represent one of the ugliest features of suburbia. Wouldn't a mixed use structure along the street with parking behind provide a more attractive view? Blending a ground level containing professional offices and childcare facilities with residential space on the upper floors would better balance commercial use with nearby residential areas. Increasing re-forestation buffers surrounding the mixed use area to at least 100' would greatly improve the transition and aesthetics.

Westfield's development lacks diversity in lot sizes, layout, and lifestyle

Westfield should encourage diversity in lot sizes, layout, and lifestyle. The Wood Wind PUD impacts an area where this diversity is clearly valued. It has attracted doctors, nurses, lawyers, actuaries, engineers and entrepreneurs. These residents chose a rural lifestyle away from traditional housing developments and should not be disenfranchised. The proposed development offers a product and lifestyle that is already abundant elsewhere in Westfield. The southwest corner should continue to be allowed to develop organically and attract those looking for a more rural lifestyle.

One of Westfield's greatest advantages is that it can look to surrounding communities to see what works (and what doesn't work) long-term. People continue to invest in areas where homes are situated on large lots, located near parks, or back up to wildlife corridors. The homes near Starkey Park or the rail trail in Zionsville offer a good example. Many of these homes were built in the

60's and 70's, yet they continue to demand a premium. Residents continue to invest in upgrades and improvements year after year because the mature trees, wooded setting, and large lots cannot be found in most new planned communities. The same pattern holds true for similarly situated homes in Carmel, Fishers, and Noblesville. The scarcity of such homes ensures that their assessed value will continue to rise at a faster pace than those located in traditional high-density neighborhoods.

The shiny, new construction in the Wood Wind PUD will sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now, when the architecture of these homes is outdated and the kitchens need remodeled, what incentive will people have to invest in these homes? These homes are not within walking distance of schools. The lots do not provide a private backyard. One will not be able to add a pool or sunroom without sacrificing a garden or child's play area. The only sizeable, public green space nearby will be a pay-per-use golf course that school-aged children cannot use for tag or soccer or football. Most parents dream of their kids running through a lush, green backyard rather than dragging a basketball hoop into a cul-de-sac. The density and layout proposed by Pulte is short-sighted. The development will age rather than mature.

We should preserve the southwest for lots of *at least* 2-3 acres. These homes are in high demand and represent a much more durable investment than that presented by the current Wood Wind proposal.

Failure to comply with the comprehensive plan

The Comprehensive Plan should serve as a guide for Westfield's future development. Decision makers should give full weight to this plan as it is the agreed-upon vision for the future of the community.

Pulte has chosen to bring only a small portion of Zone 4 into partial compliance with the comprehensive plan's vision for the rural southwest. The remainders of Zones 4 & 5 are far from complying with the plan. Pulte has taken several liberties with their interpretation of the plan by arguing that much of the comprehensive plan is subjective. This interpretation ignores the overall spirit of the comprehensive plan. The planning process was designed to be open and citizen-driven rather than legally precise. Thus, the plan should be judged based on the residents' clear intent. Residents clearly intended for the southwest corner to be substantially less dense than the new suburban areas.

The language used is unambiguous in this desire. It cannot be squared with Pulte's selective interpretation. The following excerpts make this clear:

Existing Rural Southwest – Background:

“The envisioned long-range gross density is low: no more than one unit per three acres gross density”

“Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions”

“This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses.”

Existing Rural Southwest – Development Policies:

“New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan”

Existing Rural Southwest – Implementation Tools – Zoning Regulations:

“Establish maximum densities aimed at retaining rural character and maintaining the existing density”

“Limit the land uses to those that are consistent with and contribute to the rural character”

One could argue about what exactly is meant by “rural character” or whether a 2 acre lot is a “large lot” in comparison to a 15 acre lot next door. However, no reasonable person would view Pulte’s proposal as being in substantial compliance with the intent of the plan.

For the last decade prospective homeowners have reviewed this plan and invested in this area under the assumption that the city means what it says. No one appreciates bait & switch tactics. Most of the current residents would have invested elsewhere if it were not for the supposed protection offered by the comprehensive plan.

From: Greg Moyer <moyer43@gmail.com>
Sent: Friday, December 30, 2016 9:46 PM
To: APC
Cc: Council Members
Subject: Wood Wind Concerns

Dear APC Members,

My wife and I have some questions regarding Pulte's Wood Wind proposal and how the comprehensive plan applies to the rural southwest, where we live. We have written letters and spoken at public both public meetings, but the one way communication has been frustrating. Do you have 15 minutes in the coming weeks to discuss our concerns in person or over the phone?

Our concerns can be divided into four main themes:

1) The development does not compare favorably to other nearby developments. The developments captioned below offer higher home values, larger lots and better access to open-spaces than the homes proposed in the Wood Wind PUD. Moving west from Towne Rd on the south side of 146th:

a. On the southwest corner of 146th & Towne, Pulte has proposed building the Shadow Wood PUD. This development would include 29 residential lots on 20.3 acres with an average proposed home price of \$450k. Pulte has agreed to preserve 6.14 acres of trees as part of the development. This development would have higher assessed values and much lower density than what Pulte has proposed across the street in area 5 of the Wood Wind PUD. Carmel Docket No. 16070015Z: <http://cocdocs.carmel.in.gov/WebLink/0/doc/1272840/Page1.aspx>

b. Heather Knoll is located immediately to the west of the proposed Shadow Wood PUD. It includes 38% of open space that is well-distributed throughout the development (compared to only 30% in Wood Wind concentrated at the golf course). Homes in the development resell for \$350k to \$400k.

c. Tallyn's Ridge by Lombardo Homes is being built immediately to the west of Heather Knoll. This development includes 27 lots on 18.5 acres (1.46 homes per acre) with a price range of \$400k-600k.

Pulte has justified the density and prices in area 5 of Wood Wind due their proximity to commercial and 146th, yet they are building a much higher value product and preserving more open space literally across the street in Shadow Wood. We should demand better in Westfield. These are highly desirable parcels and we should expect developers to create neighborhoods purposefully built for the resident's long-term quality of life. Empty nesters are not likely to want second story apartments next to commercial with no amenities within walking distance. Families want to purchase homes that can grow with them. In an area with few parks, this means they do not seek small lots where large shade trees cannot mature without conceding space for a swing set or pool. Once the architecture is outdated and the kitchens need remodeled, what will attract continued investment in this neighborhood?

2) Our family, the O'Connor family, and others like us carefully reviewed the comprehensive plan before purchasing land in the existing rural southwest. Living in a rural setting is important to us and we paid a premium to live in an area that Westfield specifically set aside for low density development. This is the type of behavior the comprehensive plan should encourage --- we reviewed the plan and modified our investments

accordingly. The language in the plan is clear and repetitive in expressing Westfield's desire for low density development in this area. It is concerning to us that the Wood Wind PUD has gone through several revisions but the lot sizes in the existing rural southwest have not been brought in line with the plan. Approving the proposal in its current form would significantly weaken confidence in the comprehensive plan and reduce its usefulness to home buyers. Developers should play by the same rules that the average citizen does.

3) The proposal is not consistent with city's general land use vision.

a. With regards to the existing rural southwest, the comprehensive plan says "new residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan." The current Wood Wind PUD clearly violates this tenet. It contains a significant number of homes in this area at a density around 2.0 homes per acre. While some lots in the new suburban area around the golf course have been increased to 3 acres, the lots abutting current residents in the existing rural southwest have not been increased to a comparable size. Most homes along Shelborne and 151st are located on 5+ acre lots. The plan envisions a minimum a DUA in this area no higher than 0.33. The plan is flexible in how this density is reached --- 3+ acre lots or conservation subdivisions would both be agreeable to current residents. The proposed density sets a poor expectation for future development if allowed.

b. As the planning staff noted in their review of the comprehensive plan, "The proposed development should generally fall within, or at a minimum should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146th Street corridor." No portion of the proposed development transitions to a density close to the existing land use pattern. Area 5 lacks any transition and includes the highest density development. Area 4 only begins to transition once it crosses into the existing rural southwest, and then only slightly to 1.0 DUA. The comprehensive plan calls for this transition to begin in the "new suburban" area west of Ditch. Lot sizes and open space should increase as development moves west of Ditch and north of 146th. There is sufficient land available within the development to provide the transition called for in the plan.

c. The commercial area far exceeds what was represented in the comprehensive plan as a small, local commercial node. Strip commercial is not desired in residential areas. The noise, traffic and light pollution from such a large commercial area clearly harms the property value of nearby residents. Developments of this size should be encouraged in downtown locations or along the US 31 / SR 32 corridors. The commercial node envisioned at Towne has already been approved at Ditch. There is no need for a gas station on every corner in what would otherwise develop into a valuable residential area.

d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

e. The homes near the commercial node are not new to the area. They were established long before the comprehensive plan was developed and long before development encroached on the area. The city should require higher quality buffering to protect these residents. The homes around Clay Terrace are

buffered by an 8 foot wall, then roughly 100 feet of reforestation. Nothing less should be considered for the homeowners near Wood Wind's commercial. The city should work with these homeowners to determine what constitutes adequate buffering.

f. We should prevent commercial use from encroaching into residential areas. One of our main concerns is that Pulte has not included the triangular shaped parcel to the west of the commercial area (west of existing residences, south of the gas line) in their proposal. This area will clearly develop soon. The inclusion of a frontage road leading that direction in their drawings indicates that Pulte anticipates something developing in that area. Why is this parcel not included in the residential portion of the proposed development? It is owned by the same party that owns the land north of the gas line. There seems to be no logical reason that this parcel would not be developed in concert with the parcel to the north unless developers believe approval of the Wood Wind PUD will alter the environment for future development. Thus we wonder, if Pulte is allowed to justify increasing density because of the proximity to commercial and 146th street in the PUD currently before us, what will prevent further encroachment into the areas specifically set aside for rural residential use in the comprehensive plan? If the city is serious about providing diverse housing options then it should protect the areas it has designated for low density residential development.

4) Unless the Wood Wind PUD is modified, there will be no meaningful outdoor recreation opportunities in southwest Westfield besides the pay-per-use golf course. Armstrong Park in Countryside provides the nearest open space for kids to play soccer or football, but no playground structures are located there. Simon Moon Park and Quaker Park are 6+ miles from the southwest corner. The compact playground in area 3 of the Wood Wind PUD has no parking attached. The amenities located at the clubhouse will be 1.5+ miles away from the homes in areas 4 & 5. The small lot sizes proposed do not leave space for school-aged children to kick a ball around in. This corner of the city is desperately in need of publicly accessible parks and green spaces.

In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

[\(312\) 401-2207](tel:(312)401-2207)

15001 Shelborne Road

1.43

Overall Density
of Wood Wind
Single Family

Existing Rural
Southwest --->



Jesse Pohlman

From: Mark Connor <bramptonllc@gmail.com>
Sent: Friday, November 18, 2016 2:37 PM
To: APC
Subject: Wood Wind Golf Course and Pulte Development

Good afternoon,

As an owner of a townhome at 1322 Middlebury Drive in Centennial and father to a four year old little girl I am very up to speed on what goes on in and around the neighborhood. I sincerely appreciate the proximity of Wood Wind to my house and was involved both as an employee of Estridge at the time and also as a Westfield resident who loves to golf, in the improvements that were made to the golf course and its facilities. What Pulte is proposing will not only save the golf course from closing but its development plans are well intentioned for the community. As an Urban Planner by education, some of the site planning concepts they have designed to are deserving of consideration. Development is progress when done properly. This plan is best for the City and this is coming from someone who thinks Centennial is clearly the best neighborhood in the City. Thanks,

Mark Connor
317-900-6643

Jesse Pohlman

From: Mark Thompson <markthompson64@yahoo.com>
Sent: Sunday, January 15, 2017 9:00 PM
To: APC
Subject: Wood Wind Golf Course

January 17th, 2017

Dear Members of the City of Westfield Advisory Plan Commission and City Council:

My name is Mark Thompson and I am the representative of the Thompson Family who are the majority owners of the Wood Wind Golf Course. Tonight, I am writing you in support of the updated Pulte plan to develop land around and adjacent to the Wood Wind Golf Course. Over the last eight years as golf has continued to decline, my family has been seeking a buyer and a plan that would keep the Wood Wind Golf Course open into the future.

After many starts and stops, we chose Pulte and their plan. Initial discussions with Pulte started in the Spring of 2014, and a final agreement was not reached until January 2016. We fully support the Pulte plan and believe that it provides the BEST opportunity for Wood Wind to remain open and flourish into the future.

As of today we have closed the books on calendar year 2016 which was another disappointing year in the golf business. Based upon the financial results of the 2016 year and the increasing deferred maintenance that continues to pile up, we will not be able to continue the operation of the Wood Wind Golf Course beyond the end of the 2017 golf season without a viable approved plan for its operation.

Thank you for all you do in serving the citizens of Westfield.

Kind Regards,

Mark Thompson

Sent from my iPhone

November 18, 2016

Dear City of Westfield Official,

My name is Robert Thompson and I am the original developer and current owner of the Wood Wind Golf Course. In 1987 my partner Tom Rush and I decided that we wanted to build a public golf course in Central Indiana. We originally narrowed the locations down to Hamilton County, Indiana. From there we looked at sites all across Fishers, Noblesville, Carmel and Westfield. In the end we chose Westfield because we found this rolling beautiful parcel of land that had a creek running through it with an old farm house across from the main body of land. Although it seemed far out. We were convinced that if we built it "Golfers would come". We did not consider adding any homes around it. We started construction in the summer of 1988 and by July of 1989, the course was open to the public.

There was a time when we thought that the demand for golf would only go up. I certainly do not know all the reasons but over the last 20 years golf has gone the other way. Demand has fallen and Wood Wind has not been immune to it. During this time period, my partners and myself looked for a solution to save the Wood Wind Golf Course. In 2006 we believed that we had a solution in working with Paul Estridge and his proposed Symphony Development. Unfortunately, Paul's plan failed to materialize and ultimately we got the course back.

During the period, we leased the course to Matt Cohoat and Doc O'Neil who have done an excellent job running the course. However, over the term of their lease revenues have continued to fall. In 2015 not having an alternative, we sold the golf course to George Sweet, who planned to close the course and construct homes on it. This petition was ultimately withdrawn and we were back to the drawing board on how to save the Wood Wind Golf course.

My son, Mark on our families behalf reached out to the development community looking for the one developer who had a plan, the financial resources and a proven track record to save the golf course and create a sustainable operating platform for the course into the future. We received three inquires and two written offers. The written offers came from Paul Estridge and through David Compton representing the Pulte Group. The third offer came from the operators of the golf course who were talking with a developer who had Wedge Wood and Drees as their builders. However, they never submitted a written offer. Therefore, we did not consider it to be a viable alternative to the two written offers that we received.

After careful consideration, we selected the Pulte offer. We selected it for two main reasons. First we believe that they have the financial strength and expertise to see the project through to its completion through the ups and downs over a ten to fifteen year development period and second we believe that they presented the best plan for saving the golf course and making it financially viable as a "daily fee" golf course open to the public. We were impressed by Pulte's commitment to invest \$5.5 million in upgrading the golf course and adding meaningful amenities in the first three years after purchasing it from us. Under Pulte's plan all of their homeowners will become social members to the golf course like Chatham Hills and Bridgewater have done. These revenues will provide the year round

revenue needed to support the golf course and related amenities. Our financial models indicated that this number of homes is need to cover the cost of the amenities as well as to provide for the ongoing support for the golf course. I have constructed seven golf courses in Central Indiana. I wish that I had implemented a similar structure and level of amenities at each of the others.

I have talked to my son, Mark who has kept me up to date about the hearings on the Pulte proposal. I can only speak for me that I support their proposal to save Wood Wind, a golf course that is very special to me and the only public golf course in Westfield. I hope that you will see the benefits in what Pulte is providing for the City of Westfield today and into the future by saving and enhancing the Wood Wind Golf course.

I can be reached through my son Mark Thompson if you have questions or comments on what I have written

I wish the best for Westfield

Robert "Bob" Thompson

Jesse Pohlman

From: Davis, Bill <davisb@wws.k12.in.us>
Sent: Saturday, November 19, 2016 10:58 AM
To: APC
Subject: Wood Wind

I hope that this message finds everyone doing well. I would like to offer my support of the future plans for Wood Wind Golf Course in Westfield. Wood Wind has been a wonderful partner with our athletic program through the years. Westfield Golf has been blessed to have a huge amount of success on both the girls and boys side. Our girls team have been IHSAA State Runners-up the past two seasons and our boys team have been IHSAA State Champions three of the past four years and IHSAA State Runners-up the off year. I say that humbly and only to say that Wood Wind has provided access that has been great for our kids. Doc O'Neal and his staff have been extremely helpful in providing opportunities at their courses. From a community member point, I feel that Westfield needs a public course available to our community. Although we have great private facilities, the community at large will benefit from the availability of a public course. I know there are many factors in making these difficult decisions for our community and trust that whatever decision is made, will be a good one for our community. Thank you for your service to our community.

Take care,

--

Go Rocks!!

Bill Davis, Westfield High School Athletic Director

Richard Passman
3510 W 151 St
Westfield, IN 46074
rpassman@indy.rr.com

January 17, 2017

Westfield-Washington Advisory Plan Commission Members

RE: 1609-PUD-16;

Wood Wind Planned Unit Development (PUD) District

Dear Westfield-Washington Advisory Plan Commission Members:

On January 17, representatives of Pulte will present a revised Wood Wind PUD and may expect a vote of approval. After review of their plan via the link you provided, I respectfully request that a vote is delayed.

Pulte stated in their 1/15/17 letter to the plan commission: "The School Corporation is currently planning for growth ... and Wind Wood PUD provides much desired certainty to the School Corporation...".

The School Corporation plans to have a Referendum put up for vote early May. That referendum is a tax increase to pay for a significant expansion of the Westfield schools. This is on top of a recent tax increase which was required just to maintain the staff that they currently have.

What is clear to me: The many new housing developments and apartments that have been built require everyone to pay higher taxes to cover the added cost of the new students and infrastructure. Thus, the added fees and tax revenue does not cover the added costs. Continuing the current growth model, the more "roof tops" as Pulte refers to it, that we add to Westfield, the higher the taxes for residents. That is not a model for long term success. Before you vote to recommend, please be certain you are not, in effect, recommending higher taxes for current residents.

Perhaps it would be prudent to hold off on a vote until you know that the School's Capital Referendum passes.

In addition, there are some remaining concerns to be addressed with the community:

I understand what is in writing does not require the golf course to remain. This has grown to a large concern because it has been raised several times. At this point, it should be clear that they don't want to be bound by a written commitment. Why?

There are already 6 apartment complexes approved on the West side of 31. I am very much opposed to approving a 7th apartment complex in this location! This was intended to be a zone of reducing housing density, blending into the existing 5 acre or larger properties (per the Comprehensive Plan). Instead, of a small commercial node on the corner of 146 & Towne, they propose a much larger area extending to 151 St. with commercial space and apartment buildings.

Pulte has increased useable green space in response to community input. I understand that reduces their profit – they make money selling houses not making green space. Therefore, they want a plan approved with as little as possible. However, what does the community of Westfield want? I live very close to area 5 (most SW area of their plan), so I am more sensitive to it. Pulte did a nice job of improving the buffer on the west side of area 5. They also increased usable green space in that area. However, outside of the golf course areas, they should have increasing usable green space as the development extends west.

Area 5 (most SW area) includes apartments and the lowest % green space of all areas. The house models planned in Area 5, appear to be densely packed lower price point homes like the large number already planned & available on the west side of Westfield. Because this is the most SW area of the development, with some elevation change, a wooded area retained, and located near 5 acre or larger existing properties, it seems a good opportunity to blend in some of their higher price point homes. I respectfully request that we give Pulte an opportunity to make further revision to that area.

I view this process as our only opportunity to adjust some details of this very large development to better suit the current area and residents. This is a big deal to the current residents. It greatly affects their quality of life, the traffic past their homes, the immediate area in which they live. It affects the value of their homes, their taxes, their schools. Let's do this right. Thank you for your consideration.

Sincerely,

Richard Passman

Jesse Pohlman

From: rpassman@indy.rr.com
Sent: Tuesday, November 22, 2016 8:38 AM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Follow up to last night's meeting - copy of ppt presented
Attachments: Counter to Pulte Proposal pdf 161121.pdf

Jesse and all,

This 161121 file is the one that I presented in the meeting last night. Compared to the "letter" ppt that I e-mailed on 11/19/16, in this ppt, I had attempted to trim it down to a minimum, and make it more on point. I knew that I would not be able to cover all the slides in 3 minutes, but hated to remove any more. Please review this, to understand what I would have presented in the meeting, if allowed about 6 minutes.

Thank you all for a well conducted meeting.

Richard Passman

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]
Sent: Saturday, November 19, 2016 3:18 PM
To: 'acook@westfield.in.gov' <acook@westfield.in.gov>; 'apc@westfield.in.gov' <apc@westfield.in.gov>; 'jpohlman@westfield.in.gov' <jpohlman@westfield.in.gov>; 'councilmembers@westfield.in.gov' <councilmembers@westfield.in.gov>
Subject: Letter regarding Pulte Wind Wood PUD

All,

Please review the attached ppt to express my concerns regarding the current Pulte PUD proposal for Wind Wood. I think the proposal needs further refinement before zoning changes are made or the PUD is approved. I plan to speak at the meeting on 11/21 as well.

I personally am not opposed to the basic intent of this PUD. But I am opposed to the apartments, very concerned about 151 St, and some of the details in the housing areas, particularly the west an SW areas.

Thank you for your consideration,

Richard Passman

Further adjustments are needed to the Current Pulte proposal for Wood Wind PUD before it is approved, so that it aligns better with the guidelines in the comprehensive plan.

Focus on the SW area

Richard Passman

11/21/16

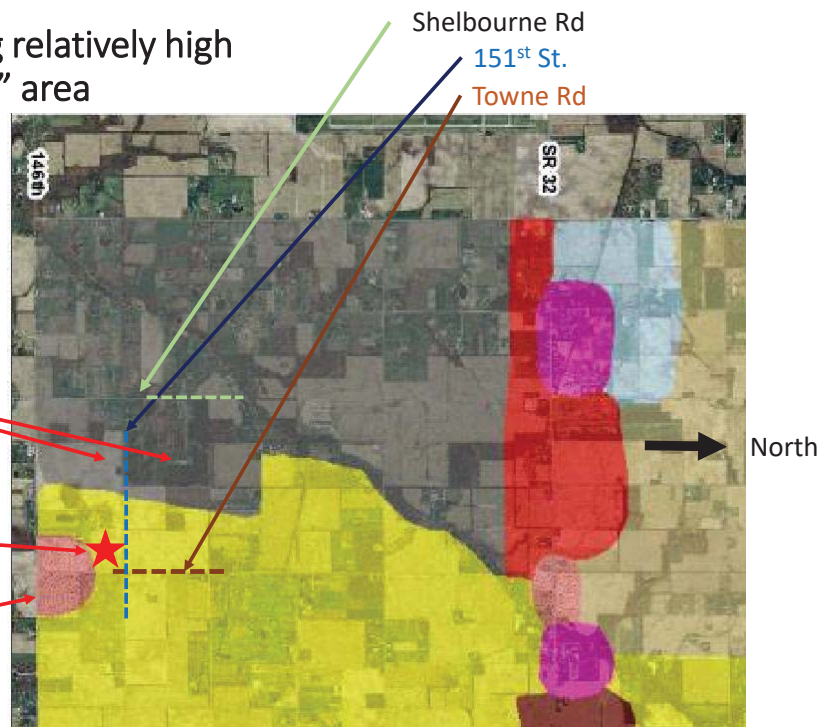
Pulte proposal **overreaches** – extending relatively high density housing into the “Existing Rural” area

Comprehensive plan shows “SW New Suburban” (yellow) ending just W of Towne Road at 151st St.

Pulte proposal includes large swaths of dense neighborhoods in “Existing Rural” zone (gray)

Pulte proposal includes Apartments west of Towne Rd.

A “local commercial” zone is designated in pink at Towne and 146th St.



This figure taken from current Comprehensive plan (2007)

Westfield respects that many people want to live in a rural environment instead of a housing development. Westfield supports these residents, and values a diversity of home environment choices.

Example of typical Existing Rural properties

From the comprehensive plan: “Existing Rural Southwest” - This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. **Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle ...**



Approving relatively high density housing, and apartments west of Towne Rd, including in the Existing Rural area, would be devastating to current residents who selected this area, and negatively impact property values

Example photos show the current open, rural character of this area

From the Comprehensive Plan: ... the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.

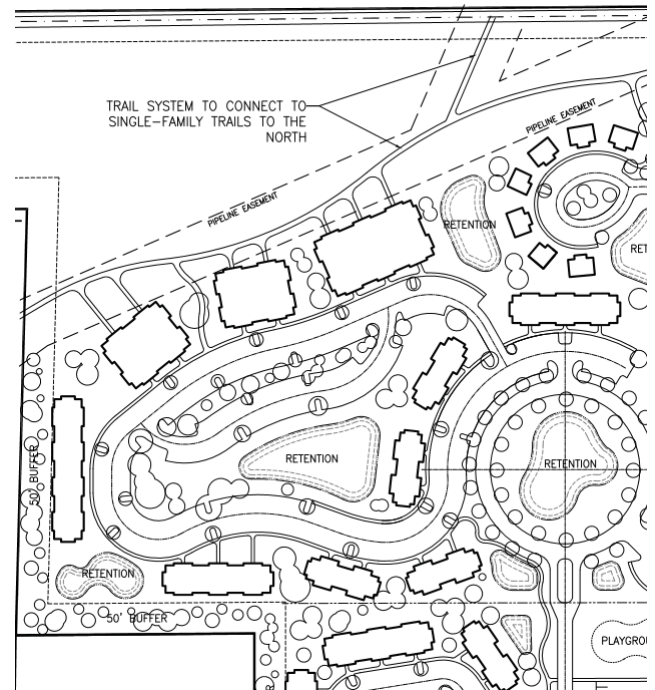
For compatibility, homes on 3 acre lots would be appropriate in the Existing Rural portions of the Pulte Development.



The Apartments in the Pulte Plan West of Towne road should not be approved.

Westfield has already approved several apartment developments between Towne and Ditch roads.

Draw the line on this at Towne Road – enough is enough!



Housing density

From the Comprehensive Plan:

... every effort should be made to encourage uses that preserve this open character. ... no more than one unit per three acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions ...

Replacing the apartments with homes, and then further reducing home density in the most SW corner (a custom home section?) would significantly improve alignment with the Comprehensive Plan.

The most SW and western portions of the Pulte plan **should** be the lowest housing density in their plan – These extend into the “Existing Rural” zone



This W buffer is well done, assuming the mature trees are retained

SW corner shown above

Some appealing features & some opportunities with Pulte's Current Plan

- The curvilinear roadways are a nice approach.
- The plan does a good job in orienting the fronts of homes toward the main roads in some areas, **but fails to carry this through along 151 St.**



- The revised plan per 11/7/16 includes much improved buffers – the changes at the most SW corner to move pond and retain mature trees is much better.
- **There is improvement to open / greenspace area, but still not enough outside the golf course portion.**
- **There are some great opportunities to enhance green space, bike paths and to compliment the retention ponds by retaining more patches of existing mature hardwoods (see next slide).**

From the comprehensive plan:

Require open space in all new developments. **Open spaces should consist of usable areas or valuable natural areas.** Open space should not consist only of land that is left over in the site plan review process.

There is a great opportunity to keep more of the mature trees where possible (one example shown) to create some high quality green space with walking trails to compliment the enlarged retention ponds.



Figures above show current land and proposed result at the same yellow square location (N of 151 St. and W of Towne Rd.)

Roads –The worst approach possible would be the divided boulevards as Pulte depicts in their plan (similar to the photo below)

- The Pulte plan shows both Towne and 151st St as expansive divided 2 lane boulevards similar to Shelborne road south of 141th street or 136th street at Springmill. This is **costly, unnecessary, and greatly impacts / devalues current homes.**
- 151st St only extends between Shelborne and at Ditch roads – it is a connector - divided road does not make sense here.
- The Pulte provided traffic study (11/7/16) does not recommend a divided boulevard on 151 st.
- In addition, the author asks that Westfield does **not** use Divided 2 lane **boulevards: They require a very wide swath of land – this takes out existing residences’ plantings and a large portion of their yards. This would devalue existing property dramatically.** Another outcome, is that if cars are following a trash pickup truck, a person with car trouble, or if police pull someone over, traffic has no way to get around the obstruction.



In Conclusion:

- The voice of the Westfield community is captured in the Comprehensive Plan, expressing that new development of “Southwest New Suburban” and “Southwest Existing Rural”, should preserve the characteristics and lifestyle which currently exist. Parts of the Pulte proposal are in obvious conflict with this rural area.
- Relatively high density housing, and apartments, should not be allowed to expand into what remains of the SW Existing Rural area.
- The Pulte proposal incorporates some aspects of Westfield’s Comprehensive Plan. Improvements were made in the current revision, but the Plan still has some features in conflict with what the Westfield Community wants as their future. These could be cleaned up in another revision.
- We would invite the Pulte representatives to further adjust their proposal so that it better fits Westfield’s Comprehensive Plan, and show that they are the right developer to work with, in the “Southwest New Suburban” and “SW Existing Rural” areas of Westfield.

Jesse Pohlman

From: Kerri Mendler <Kerri.Mendler@PulteGroup.com>
Sent: Saturday, November 19, 2016 9:34 PM
To: APC
Subject: Wood Wind Development

Westfield Plan Commission,

My name is Kerri Mendler, and my family and I have lived in Westfield for almost ten years. We have two kids in the Westfield school system and are very proud of our city and community. I am an employee of Pulte Homes and have been for 16 years. Very proud of the homes and communities we build.

I am in favor of Pulte Home's development plan to save Wood Wind Golf Course and build a beautiful community around it. The plan to add a mix of homes in a very unique layout, while providing amenities to the residents is a great plan to save the course, while creating another great community for the citizens of Westfield.

I have taken some time to research some of the concerns that fellow Westfield citizens have mentioned, and feel confident that this project will have a positive impact on our city. The time period of the project is going to allow for the schools to plan for the potential increase in enrollment, while also generating tax dollars through property taxes. The city as well will gain from the development through tax dollars and park impact. With growth of our city being inevitable, I'm not sure why some are so against this project. Westfield is a great place to live and one of the best to raise a family. I don't see that slowing down any time soon, and we always encourage people to consider Westfield when making a decision to relocate or buy their first home.

I hope that the plan is approved and Pulte can begin development soon. I believe the residents of Westfield, who want to continue to golf at Wood Wind, will be happy with the new plan and to see the only public course in Westfield thrive again. I know the residents will enjoy the course as well as all the amenities available to them.

Thank you for your time,

Kerri Mendler?

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Jesse Pohlman

From: Cook <cookhouse3841@comcast.net>
Sent: Monday, January 16, 2017 6:42 PM
To: Steve Hoover; Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Cc: Cook Cherie
Subject: Re: Pulte Wood Wind

Steve,

I realize that you are much better educated in the review of development plans with your vast experience. However, as per the plan, I am unable to recognize any changes to the 39+ homes constructed in our line of site of the 23 acres directly to the north of us. It should be noted that no more than 7 homes would be permitted under the current AGSF-1 zoning that we have all been restricted to in this area. My understanding is the homes that are recommended for this area are the same product that is built in Viking Meadows violating the Comprehensive Plan request to not implement the same "cookie cutter" production housing throughout our community especially on the same street several miles away. The Comprehensive Plan also discourages front load garages. My understanding is that 100% of these recommended homes on the 23 acres to the north have front load garages. I have also heard comments that our city officials, you included, and Pulte representatives have made comments that we did a lot of ugly things at Viking Meadows. I am baffled as to why there is any consideration to repeating the ugliness right down the street in this beautiful area with so much potential for something better and more in context to the homes in this region.

I have read through the documentation on line and have been unable to locate any architectural enhancements to the homes in the section to the north of our hobby farm. The backs of these homes will most likely be the same concrete board with a few potential bump outs that we see as we drive past Viking Meadows on 161st Street. Please feel free to let me know if I have misunderstood the documentation as I am somewhat new to this process.

I wanted to make a comment about the green space as the pursuit of more green space played a large role in the decision to relocate our family from Bridgewater to our current hobby farm. I have seen statistics that indicate that the green space is about 10% outside of the golf course. The golf course is a terrific amenity for our community but is something that one must pay to utilize. Where are the families with children going to play? Where will they walk, jog, ride their bikes or play catch? The request for open space is made numerous times in the Comprehensive Plan that we reviewed prior to our move and is an important attribute for our community and this area of the city. Open space is supposed to increase as you move west of Ditch not decrease. Benchmarked with the West Rail subdivision on the east side of Ditch they have 37% open space and Centennial has 33% open space.

In closing I wanted to once again reiterate that we had requested to discuss purchasing additional border space from Pulte. We were never contacted although our information was provided to Ashley Bedell of Pulte and our pursuit of additional buffer land was communicated. There seems to be a real lack on Pulte's part to work directly with the citizens most effected in the area. The proposed plan does not work for this area in it's current state. There is much work to do to make it right. I hope you will take the time to ensure that it is right before pushing it

rapidly through with many details left unaddressed. I look forward to your response.

Thank you for your consideration,

Derek & Cherie Cook
1740 W 161st St

On Jan 14, 2017, at 3:50 PM, Steve Hoover <shoover@westfield.in.gov> wrote:

Appreciate your comments. Per the plan, only 2 homes will back up to your property. Many green spaces (parks) have been added since the last plan and architectural improvement have been made.

Regards,
Steve Hoover

Sent from my iPad

On Jan 14, 2017, at 1:26 PM, Cook <cookhouse3841@comcast.net> wrote:

Good afternoon,

We are writing again to voice our concerns regarding the proposed Wood Wind development as it relates to our horse farm and the city of Westfield.

As previously stated, we purchased our property in 2015 after a 2 year land search. We relocated from Bridgewater to pursue our dream of owning a hobby farm. We understood that the undeveloped land in the area could potentially be developed. We were confident the Comprehensive Plan that is in place would be followed.

The Comprehensive Plan requests that cookie cutter housing be avoided and front load garages be minimized. Over 500 of the recommended houses in the PUD are currently in Viking Meadows. The majority of the proposed 1,007 houses have front loaded garages. We have heard comments from Pulte and City Officials that Viking Meadows was a mistake that was not to be repeated. The curvilinear design will only serve to magnify the issues that are prevalent at Viking Meadows and the poor example of architecture in our community.

The golf course is a valuable asset to the city of Westfield. This area has the potential to generate very high AV that will be beneficial to our entire community and our schools. Look across our borders and you will easily assess the opportunity for our community. This feedback has been provided over and over again. Examples have been provided of more acceptable Pulte architecture for the

area that would provide more diversity in our housing and higher AV. Pulte is building these products in our neighboring communities and Westfield deserves better. The city should demand something similar to the Chelmsford area at the Village of West Clay in Carmel or their Estate collection at Hidden Pines in Zionsville for certain sections of the project, and not let Pulte "off the hook" in our community.

The Comprehensive Plan references a strong desire from the community for open space. The open space provided in this land plan fails drastically in this area outside of the golf course. There is minimal space for a population of over 3,000 new people to enjoy. The golf course will continue to be a private business and should not be considered as open space for the general population of this new neighborhood.

As it pertains to our horse farm, we've expressed concerns regarding the proposed buffers on the north side of our property. Their PUD states a 50' buffer (Buffer B, Area 1) between our horse pasture on our northern border and the proposed neighborhood using 5 gallon sized container trees. While the species of trees are safe to use around livestock, the size of the buffer and trees are not. These trees will likely be 5 feet in height but thinly branched and less than an inch in caliper. It will take nothing short of ten years to look like much. This is unacceptable considering the safety, liability and the lack of screening for our home site. We suggested a more appropriate buffer of 100' and a minimum of 8' spruce trees to be planted at the last APC meeting. We have never been contacted by any Pulte representative nor any one from the city of Westfield to address our concerns. I would hope you would consider our recommendations to avoid potential issues from both a safety perspective as well as a legal perspective in the future.

Acknowledgement of this email would be appreciated and we are available for further discussion.

Thank you for your consideration.

Derek and Cherie Cook
1740 W 161st St

Jesse Pohlman

From: Cook <cookhouse3841@comcast.net>
Sent: Sunday, November 20, 2016 10:08 AM
To: Jesse Pohlman; Council Members; Andy Cook; APC
Subject: Westfield developments

Good morning,

Our family moved to Westfield from Frankfort, IL in 2008 and have loved being a part of such a great community. Our first home was in Bridgewater and we enjoyed the golf course life but moved to our current address after wanting more land and space for our kids to play, and our horses to reside. We chose this location (after a 2 year search) for several reasons: keeping our children in WWS district, the Comprehensive Plan which protects the rural lifestyle West of Ditch Rd, and the proximity of being close to everything but still being in the 'country'.

When we moved here we weren't naive to think that the undeveloped land around us would remain that way. We were, however, confident that the Comprehensive Plan that was put in place would be followed. The Pulte plan doesn't come close, nor does it guarantee the golf course stays. It reads the course can stay a golf course or houses can be built. I truly hope the course remains open but regardless, this plan is not right for the area and not right for Westfield.

We need to step back and look at the approved developments West of 31 (20+ and counting) and let infrastructure, public service and most importantly, our schools catch up before we add a "mega" PUD.

Last year in Mayor Cook's 2015 State of the City Address, he asked the question, "How big do you want this city to be?" From what I've read on social media and the public comments sections regarding this PUD, there are more residents 'opposed' than 'for' the proposal. This aligns with nearly every resident we have spoken to, besides those that have a financial interest in these projects being completed. It's time for city council, APC and Mayor Cook to listen to their residents. These tax paying citizens, along with many others concerned about the future of Westfield, says STOP!

Thank you,

Derek and Cherie Cook
1740 W 161st

Jesse Pohlman

From: mtthayer@netzero.net
Sent: Sunday, November 20, 2016 2:40 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman

Dear Westfield City official:

I am writing you in support of the proposed Pulte project and their plan to save the Wood Wind Course. My family was the original developer of the Wood Wind golf course and I know how special Wood Wind is to my father, Bob Thompson. The course is beautiful today and Pulte's plan to update and enhance it will only make it better. I know from talking with my family that many changes and updates have been made to the Pulte land plan since it was originally filed. I believe that these changes have made it better in compliance with the Westfield Comprehensive Plan for the area.

Therefore, I support the proposed Wood Wind Development and Saving the Wood Wind Golf Course for the following reasons.

My father Bob Thompson has been working on a plan to "save" Wood Wind for almost ten years. It started with the Symphony development that was proposed by The Estridge Group. Unfortunately, this project did not progress. George Sweet had a proposal to develop the golf course in 2015 and this proposal also did not go forward. Pulte started working on a proposal to save the Wood Wind Development in 2014. This proposal was refined and submitted in July 2016. The Wood Wind land plan was further refined after the September 2016 Plan Commission hearing. The Pulte Proposal was neither rushed into nor not contemplated by the Thompson family for a significant period of time.

The proposed Wood Wind development saves the Wood Wind Golf course while updating it and providing a sound financial operating model for it going forward. Pulte is committing via a deed restriction that the golf course will be a "public" course for the next 40 years. Like Bridgewater and Chatham Hills, all homeowners within the Wood Wind Development WILL be mandatory "social" members of the golf course. This guaranteed stream of income will help assure the golf course the revenues needed to operate into the future.

Thank you for your consideration

Teresa Thompson Thayer

Jesse Pohlman

From: Karen Koss <karen.jo1212@gmail.com>
Sent: Sunday, November 20, 2016 2:45 PM
To: APC
Subject: My thoughts on Pulte Dev, and Wood Wind Golf Course

Dear Members of the City of Westfield Planning Commission

My name is Karen Koss and my family and myself have been living in at 15411 Shelborne Road since 1985. I am writing today to show my support for saving the Wood Wind Golf Course and the Pulte project. As long time land owners in the area we have a real passion for how it will develop in the future. I have raised my family in the house and enjoyed the quietness and country feeling. However, we knew that one day development would come our way. We just want to make sure that it respects the area and is high quality. I believe that as updated, the Pulte plan does just that. Myself and family are working with Pulte on approximately 106 acres that are on the west side of the project.

This 106 acres includes the proposed 66 lot custom project on 66 acres that includes our current home. I have been impressed with how Pulte has listened and attempted to work with the neighbors since the September Plan Commission meeting. I know that they have worked hard to plan a transition of density from Towne to Shelborne Road. This land plan is very important to me especially how my home and the existing red barn will be incorporated into their land plan. I am happy to say that David Compton has indicated that the existing red barn will stay and be incorporated into a 4 plus acre common area around it. I believe that the updated Pulte land plan provides for a transition of density from East to West.

I have heard and read comments that are being made about the impact of this development on the school system and as a teacher I understand that people could have concerns without knowing all the facts. It is my understanding that Wood Wind will be built out over a 10 to 15 year period with an average price point of over \$440,000 per home. At this price point per home, I am sure that the project will more than pay for itself in terms of the cost of educating each school child. As an empty nester myself, I am happy that they are proposing that over 20% of Wood Wind will be targeted at empty nesters.

I am also very happy to see a plan to Save the Wood Wind Golf Course. Almost all of the land east of Shelborne is flat and being farmed. The Wood Wind Golf course sits on a beautiful parcel of land and I am really glad that I will be still able to drive down 156th, 161st and Towne road and enjoy the beauty of the course as it rolls down to the creek. I also like the fact that Pulte changed the routing of four golf holes on the north side of 161st street. Now those holes are around the perimeter and I will also enjoy that view.

No project is perfect. However, I am very pleased that the City of Westfield now has a proposal in front of it that will save the Wood Wind Golf course, respect the 2007 comprehensive plan and build the tax base in a quality fashion for the city of Westfield.

Thank you for your consideration and support of the Pulte proposal.

Karen Koss

Jesse Pohlman

From: Ashley Scott <Ashley.Scott@Pulte.com>
Sent: Sunday, November 20, 2016 3:59 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman
Subject: Wood Wind Development

Dear The Westfield Plan Commission,

My name is Ashley Scott, and my family and I built a home in Viking Meadows 4 years ago. We are so very pleased with our home, neighborhood, and the whole Westfield community. We absolutely love all that Westfield has to offer and look forward to raising our two small children in the community and schools.

I wanted to write to you and voice my approval for Pulte's plan to save Wood Wind Golf Course and build a fantastic community around it. Having a master planned community like this in our community would be a great addition.

Pulte builds homes and communities to make lives better and I truly believe that the proposed community would do just that. The plan is a well thought out methodical design to slowly and steadily add homes to our community. Wood Wind will provide for a diverse blend of housing and give the opportunity for homebuyers to not only move up and stay within the City of Westfield but also to enjoy the golf course and amenities at a reasonable price point. I could even see a lot of Viking Meadows residents move from Viking to Wood Wind after

I hope that Pulte's proposal is approved so that the Wood Wind Golf Course can be saved and that other families are able to enjoy living in a great community with upscale amenities like my family has enjoyed while living in Viking Meadows.

Thank you for your time,

Ashley Scott

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Jesse Pohlman

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Sunday, November 20, 2016 6:05 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Cc: APC
Subject: Pulte at Woodwind of Westfield

November 20, 2016

To: City of Westfield Elected Representatives – Council Members
Chuck Lehman, City County President
Jim Ake, City County Vice - President
Robert Horkay, City County Member
Steve Hoover, City County Member
Joe Edwards, City County Member
Mark Keen, City County Member

Dear Councilors,

My name is Beverly Davis Emmert, and my family owns 80 acres immediately adjacent to the Wood Wind of Westfield project. Our family has owned this land for over 80 years. We fully support this important project for a number of reasons. As lifelong citizens of Westfield, we want a solid plan to preserve Wood Wind Golf Course. The golf course is a key amenity for our community. Wood Wind of Westfield saves the golf course and without spending tax dollars.

On a personal level, it has always been my hope to spend my golden year's right here in Westfield and with my children and grandchildren nearby. This project offers high quality housing choices and amenities for the young and old. How nice it would be for my kids to move back to Westfield.

Pulte has worked very hard to make this proposal fit in with the surrounding properties – the redesign of the golf course for added perimeter buffering and the addition of custom home sections demonstrate creativity and sensitivity to the surrounding neighbors. This is an opportunity for Westfield to set an even higher standard for future development. We have enjoyed our years in Westfield and have the highest confidence in our leadership. Please vote "Yes" for Wood Wind of Westfield.

Respectfully submitted,

Beverly Davis Emmert

Beverly Davis Emmert

CC: Westfield/Washington Plan Commission

Jesse Pohlman

From: Robert McColgin <bob.mccolgin@gmail.com>
Sent: Sunday, November 20, 2016 8:42 PM
To: APC; Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Subject: Pulte at Woodwinds - Support

Dear Council and Planning Commission Members

When my dad and I spent time helping with the long range planning process, we did not foresee the many great opportunities that have developed. We did, however, feel that Westfield was going to grow and that the long range plan would be a stabilizing guide that would enable the town to move forward with quality development. We did not see the long range guide as a stop sign or a thing to limit moving forward with a first rate community.

I support the Pulte project currently proposed. I feel it supports the long range plan and pushes other developments on paper such as the McColgin property (Westgate) and the Ackerson property to strive to be even better when development occurs.

Thank you for your time.

Bob McColgin
317-409-9759

11/20/16

Attn: Westfield Area Planning Commission and Westfield City Council

Re: Wood Wind PUD

Ladies and Gentlemen:

I am writing in support of the Wood Wind of Westfield project being presented by Pulte. My family owns a farm on Towne Road north of Wood Wind, currently approved as Westgate. This land has been in our family for decades and means a great deal to us.

My grandfather William E. McColgin along with my father Robert W. McColgin have been engaged with members of the Westfield City Council for many years and played a role in developing a strategic land plan. That strategic plan was labored over and well represents the Westfield Community.

The current project being proposed for the revitalization of an aging golf course and the development of quality housing would be right in line with that existing strategic land use plan. This is the type of development which we would be proud to have near our family's property.

I urge you to approve the Wood Wind PUD. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott R. McColgin", written in a cursive style.

Scott R. McColgin

1427 Northbrook Dr
Indianapolis, IN 46260

November 19, 2016

Advisory Plan Commission (APC)
City of Westfield
Westfield, IN

Re: Pulte Wood Wind Development PUD Plan

Dear Committee Members:

I am thankful for this opportunity to provide comments and information related to Wood Wind Golf Course (WWGC) which is incorporated into the proposed development referenced above. Thank you in advance for your service, time and consideration.

Please accept my offer to meet individually or in a group setting with any or all of the APC. I have noted many inaccurate statements set forth in social media and public comment periods regarding WWGC and would welcome the opportunity to provide answers to any questions regarding the operations and/or sustainability of WWGC. In that regard, please find below several key notes to assist in understanding the scope and service of WWGC, as well as the financial position and results of operations:

- First, I would like to debunk the rumor that Cohoat and O'Neal Management (C&O) has a viable alternative plan of development and retaining WWGC. The fact is that C&O made an offer to purchase the golf course in late 2015, which was conceptual only and contained a number of financing contingencies. After submitting the offer, we found our plan lacked financial support and feasibility. The financial support and related profitability of the proposed investment proved to be unattainable and our offer became null and void. **We have no alternative plan to purchase and/or retain the golf course operation absent the Pulte Plan.**
- The golf course operations lost in excess of \$400,000/year prior to C&O management. We have reduced these losses to an average of about \$100,000/year for the past five years. These losses exclude reinvestment and capital improvements to WWGC. The purpose of sharing these summary results of our private entity operations is to provide both the reality of the sustainability issues facing WWGC as well as to call attention to the operating expertise of C&O. We have affected an admirable turnaround at WWGC, however lack the depth of customer base to sustain the business in the long term.
 - To be frank, a logical question is "how stupid are the C&O leaders to continue to operate this business through year after year of losses?". This question has two answers. (1) C&O has invested in the future which has now become a potential reality through the Pulte Plan for WWGC. Discussions to develop the west side of Westfield are over 10 years in the making, with most discussions, public presentations and plans including WWGC in perpetuity. Most of you have been a party to these discussions and plans from the Estridge Symphony plans, through George Sweet proposal and the current Pulte Plan. Only in the last year has there been opposition to plans that incorporated saving WWGC. We simply have a belief that these years of discussions and planning will result in a progressive development plan that will provide the market share of activity to sustain the golf course, (2) C&O leadership, Doc O'Neal and Matt Cohoat, have a strong belief that our Westfield community (and most communities) are better places to live with public golf and related activities. We leverage the golf courses in our portfolio, like WWGC, to enhance the community and provide many services to the residents in the area. We

enjoy and take pride in making investments and contributions to enhance Westfield. Thus, while we await resolution of a plan that sustains WWGC, we have made significant investment in the community for which it serves. Our ability to continue this is limited and is dependent on approval of the Pulte Plan.

- Following is a list of many positive elements of WWGC that will no longer be available to the Westfield community absent approval of the Pulte Plan:
 - Nearly 80 employees in 2016 will lose their jobs. Additionally, with the planned growth, the total loss of employment from the future plans exceeds 100 positions
 - In addition to over 100 lost employment positions, the WWGC Caddy Program which provides over 20 youth each year the opportunity to earn fees and seek to obtain college scholarships
 - The Westfield Education Foundation is a wonderful community program. Since founding in 1986, the WEF has provided over \$1.0 million of college scholarships and teaching grants. In 2015 alone, the WWGC Caddy program provided for Westfield students to receive \$240,000 of college scholarships to IU and Purdue. Over a similar 30 year period as the WEF, we would anticipate Westfield students to receive over \$10 million of college scholarships. This significant opportunity for our Westfield Students will be eliminated absent a plan to sustain WWGC.
 - WWGC pays taxes of approximately \$45,000 per year that help fund Westfield schools, etc.
 - Over 50 vendors supported annually by WWGC will have their business negatively impacted absent a plan to sustain WWGC
 - Westfield Athletics will no longer have a public course to call home in their city. This negatively affects over 100 student athletes over a four year period.
 - Footgolf will not be replaced, eliminating a wonderful family activity provided by WWGC
 - Westfield High School Fishing Club will lose a prime site
 - Weddings, graduation parties, rehearsal dinners, fundraisers, etc. For those who enjoy these special events in the setting of a golf course, they will have to leave our city as WWGC is the only public golf course
 - Mayor Cook recently announced exciting plans for additional development of downtown Westfield, including a conference center. Corporate conference participants often seek activities in the area, particularly golf outings. Westfield will need to reference these visitors to other cities in the area to enjoy public golf.

WWGC is much more to the community than a place to play golf. C&O has spoken at the public hearings of the APC and provided separate information as well as this letter to outline the depth and breadth of this community asset. I have confidence in the APC to realize and respect the broad scope of value that WWGC brings to the community. I hope the above partial list of WWGC key elements will simply help with your evaluation.

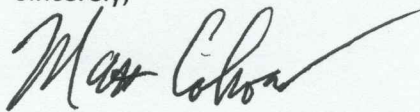
At times, the comments from those opposed to the Pulte WWGC Development Plan seem to question the nexus between the Development plan and viability of WWGC. If that nexus is not clear to any of you, I again ask to meet and answer questions. Pulte and C&O, as well as the WWGC land owners, have collaborated and emphasized "Saving WWGC" in discussions and planning. The proposed plan provides direct and committed investment of capital in WWGC to enhance the property and the ability to serve the Westfield community. In addition, the plan provides for committed, predictable and meaningful annual funding to WWGC to ensure the long term sustainability of the facility. These capital investments and annual funding are not possible absent a comprehensive, long term plan as Pulte has developed.

Development of the area through a combination of "one-off" developments over time will fail to improve the facility and fail to provide supplemental revenue needed to survive. **To be clear, C&O fully supports the Pulte WWGC Development plan and we do not anticipate being able to keep WWGC open absent approval of the plan.** Please note that this is not meant in any way to be threatening as we will try our best to stay in business. We simply cannot envision a business plan that will allow us to succeed absent a development plan as set for by Pulte.

On a personal note, Jan Cohoat and I reside in the area subject to the proposed development. We believe diversity and inclusion is important to Westfield as the City continues to grow. The Pulte plan provides homes and apartments that provide for a wide range of socio-economic backgrounds to be served. Once complete, we would enjoy a diverse area where parents and grandparents may live side by side with their adult children in a wide variety of affordable and beautiful homes. Those opposed to the Pulte plan speak of development limited to large lots with upscale, homogenous residences not affordable to the majority of families. Such plans are inherently exclusive, forcing our youth and senior family members to look elsewhere to reside. We ask that the APC be sensitive to nature of the Pulte plan that emphasizes diversity and inclusion in our City.

We enjoy a wonderful life in Westfield. We thank you for your service and management of our City growth and progress in the last 15 years. The Pulte Plan will add approximately 1,000 additional residences over the next 15 years for people like Jan and Matt Cohoat who will also consider themselves blessed to live in our community. Please provide them this opportunity and C&O will ensure they have an exceptional experience each and every day at WWGC for years and years to come!!

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Cohoat", with a long, sweeping flourish extending to the right.

Matt Cohoat

President

Cohoat and O'Neal Management

Jesse Pohlman

From: Judy Crandall <hoosier824jc@gmail.com>
Sent: Monday, January 16, 2017 7:05 PM
To: APC
Subject: Wood Wind of Westfield

To APC members,

My name is Judy Crandall and I own 80 acres along with my siblings between 156th and 161st on Ditch Road which is V. John Davis Family Farms. I have been continuing to educate myself on the progress in relation to the Wood Wind of Westfield. I also want to thank you for your continued effort in making the Wood Wind of Westfield a priority to help get this PUD passed and on to the City Council. To review some of the significant changes in the PUD that Pulte has made to improve this project as requested by the Conservancy in order to meet the needs of all concerned:

- Preserve the Wood Wind Golf Club for future generations.
- Architecture improvements to the homes on all lots to include corner lots.
- Providing additional exhibits to help in your decisions to pass this PUD
- Increased amount of open space
- Decreased the amount of lots being built
- Providing addition trail/pedestrian connectivity is provided to the amenities and trail systems
- Adding neighborhood parks to Areas 3, 4, & 5. Also buffers have been increased in Area 5.
- All homes that backed up to Towne Road have now been removed and a frontage road is added to this area.

Pulte has been very mindful of the needs of our community and I would recommend that you pass this PUD and send to the City Council for their approval.

Thank you

Jesse Pohlman

From: Judy Crandall <hoosier824@indy.rr.com>
Sent: Sunday, November 20, 2016 11:12 PM
To: APC
Subject: Pulte Project - Wood Wind of Westfield; APC meeting on November 21, 2016

To:

Randy Graham – President, Andre Maue – Vice-President, Ken Kingshill, Dave Schmitz, Nathan Day, Steve Hover, Robert Horkay, Tom Smigh, Robert Smith, Chris Woodward

Thank you for the opportunity to let my voice be heard. My name is Judy Crandall and myself along with my other 5 brothers and sisters own 80 acres between 161st street and 156th street and Ditch roads. This property has been is our family for 80 years starting with my grandparents, then my parents and now we are actively farming this property.

I want to start with, that I am very much in support of the Pulte Project “Woodwind of Westfield”. This PUD has followed the 2007 Comprehensive Plan along with saving the only public golf course in Westfield. Not everyone can afford to join a private golf club. . Pulte has been very mindful of the Comprehensive Plan while planning this project.

As indicated in the Comprehensive plan:

“Westfield and Washington Township are committed to planning for the future growth. Impacts of that growth are felt in many ways. Traffic increases but so does the opportunities for new families and businesses. Infrastructure is strained as new growth requires additional road, sewer and water but new tax revenues are enhanced. In general, new growth is seen by many as a healthy sign of progress and is feared by others as a threat to quality of life. In any case, Westfield – Washington Township is committed to managing that growth to maximize its positive impacts and minimize its negative impacts.”

That is why you as city officials have the responsibility to send this project through with a positive approval to our City Council. That said, that is what “The Wood Wind of Westfield” is trying to do. It is giving the city the opportunity to grow and provide responsible growth for first time homeowners, new families to the area, families that just want something better for themselves, and empty nesters. Pulte is affording this to everyone. They have developed a responsible plan for growth.

They are helping with the expansion of the sewer facilities by stepping up to the plate. Citizens Utilities through the PUD will be saving approximately \$4.5 million as a result of re-routing the planned interceptor project. This project will be done whether or not Pulte goes in. This savings plus the adding the 1200 new ratepayers to the existing base over the next 12-15 years will stabilize long-term monthly user rates for both water and sewer, reducing the need for frequent rate hikes.

This will help each and every resident of Westfield with their sewer and water bills which are already astronomical as it is, verses what the citizens of Carmel now pay. If this PUD is not approved Citizens Utilities will have to follow the road right of way for the expansion which will increase their overall costs and therefore the burden of this will be back on the Citizens of Westfield as an increase on the water and sewer bills. Certain people that are part of the once called “Conversancy” and people who have their own well and septic system will never help in any cost of water and sewer. As it stands now they will not be affected if the rates for water and sewer go up.

The city needs to allow landowners to pursue the use of their land as they want. We do not need the people of the once “Conservancy” Project to dictate otherwise. This is retirement for many people that have been in

this area for more years that many of you can count on one hand. Allow the landowners this privilege. You as City Councilors and APC members need to allow developers to expand in this area. **If you do not allow this, you as city officials, have to SUSPEND development in all others areas of the City and that would include Grand Park, and Chatham Hills just to name a couple of areas that have joined in the cities philosophy for growth in Westfield and Washington Township.**

To address the issue of schools; this project will more than pay its own way and then some because of the over \$325 million is new assessed value. The school system is very much aware of any project going forward and they have the responsibility to adjust for it. Keep in mind this project will be built over 12 – 15 years and we hope all of the children that are in the system now will be on to bigger and better things.

Now for the real truth, many people are using scare tactics in order to play on your emotion and that of the citizens of Westfield. Examples are traffic accidents, property values, and density just to name a few. Any traffic accidents/traffic deaths are very tragic but how many has really happened on the stretch of Town Road in the past 20 years. I only know of one. Town Road is going to be restructured and will look like Hazel Dell at some time in the future. This will not happen overnight. Also this is not the responsibility of Pulte. It is the responsibility of the county and city which has been shown in the traffic studies. The property values will not go down. They will get a major boost because of this development and others like it to come in the future. Density for this project is 1.43 homes per acre. The golf course should be considered as part of this density in order to be consistent with the other neighborhoods that have a golf course as part of their plan which is Chatham Hills and Bridgewater. Let's compare apples to apples.

Again I am in support of the Wood Wind Project. Thank you for your time.

Jesse Pohlman

From: Melissa Rice <walkyourbike@icloud.com>
Sent: Monday, November 21, 2016 8:27 AM
To: Jesse Pohlman
Subject: Pulte development

Good morning

I have serious concerns regarding the proposed large Pulte development that will be discussed this evening.

There are already so many new developments under construction at this time, do we really need this additional large development at this time?

We had moved to Westfield when Fishers experienced large uncontrolled growth. Fishers has huge traffic issues now and we would appreciate seeing Westfield refrain from these issues.

Please consider the wishes of the citizens of Westfield.

I planned to attend the meeting tonight but due to my work schedule may be unable.

Sincerely,

Melissa K. Rice
14901 Beacon Blvd.
317-810-0767

Sent from my iPhone

Jesse Pohlman

From: Marcia Henry <hmarcia86@gmail.com>
Sent: Monday, November 21, 2016 11:32 AM
To: apc@westfieldin.gov; APC
Cc: Charline Avey; Jake Peacock
Subject: Save Woodwind!

To Whom it may Concern,

Please save Woodwind! As a member of EWGA (Executive Women's Golf Association), I have been playing there for the last 4 years in our league. Our members enjoy the course greatly and it has been a great experience and it is in a great location now with easy access. I would personally, and on behalf of EWGA, like to see that it continues as a golf course in the future as we would like to continue our league there.

Sincerely,

Marcia Henry
EWGA league coordinator

November 21st, 2016

Westfield Plan Commission

Westfield City Council members

To whom it may concern:

My name is Steve Polizzi and own approximately 110 acres on the northeast corner of 146th and Towne road otherwise known as Towne West.

I had planned on attending tonight's public hearing regarding the Pulte development of Wood Wind to speak in favor and I'm not sure I will be able to attend.

I wanted to send a letter to the plan commission and the council members to share my view and why I am in favor.

The Pulte plan is in compliance with the comp plan that was worked on for a couple years and unanimously passed, the density is well below other successful developments in Westfield, landscape buffering exceeds normal requirements, and the diversity it brings should serve the area well. I live in a community that Pulte has built many homes and have friends in other Pulte developments and only have wonderful things to say about Pulte and their commitment to quality, it's residents and the community.

The last and a very important issue is it's my understanding that this is probably the only way to save the Wood Wind golf course which is the only public golf course in Westfield. I know golf courses are struggling in the private and public sector. I am an avid golfer and golf has afforded me many opportunities in life and my career. I grew up learning the game playing the public golf course Riverside golf course at 21st and Lafayette road. There were several private courses in the area but my family could not afford a country club membership at the time. I know Wood Wind allows high school teams to play there and they have several youth programs along with serving many other golf enthusiasts of all ages. I think it would be a real shame to let the only public golf course in Westfield close down because a few folks want to preserve their horse farms vs. the thousands of residents that have and will continue to enjoy the course.

Thank you for first and foremost serving the city and next taking the time to read this and I welcome any feedback or answer any questions if needed.

Regards,

Steve Polizzi

From: Steve Polizzi [mailto:SteveP@ppolizzi.com]

Sent: Monday, November 21, 2016 12:54 PM

To: Chuck Lehman <clehman@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Mark Keen <mkeen@westfield.in.gov>; APC <APC@westfield.in.gov>

Cc: jlevinsohn@levirealty.com; Matt Skelton <mskelton@westfield.in.gov>

Subject: Re: Wood Wind Pulte

Dear Plan Commission and City Council members,

I was just informed that the Pulte plan has a commercial component that includes a gas station and multi family.

I would like to be more specific that I am in favor or a single family residential development but not a gas station and multi family.

The comp plan did not call for those uses. My other reasoning is the Towne West PUD was zoned several years ago and has a gas and multi family component and we are finally working after the recession and the expansion of 146th st to bring in quality users and the market will not support a third.

The Harmony development was just approved a get n go gas station with much remonstration and hope you would agree we have enough between Harmony and Towne West.

Again, thank you for taking the time to hear me.

Regards

Steve Polizzi

21 November 2016

APC Members: Randy Graham, President; Andre Maue, Vice-President; Ken Kingshill; Dave Schmitz; Nathan Day; Steve Hoover; Robert L. Horkay; Tom Smith; Robert Smith; Chris Woodard

City Councilor Members: Chuck Lehman, City County President; Jim Ake, City County Vice-President; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen

Our names are James and Annetta Kotsanos and we own 20 acres of property along the north side of 156th street just west of Ditch Road in Westfield Indiana. We purchased the property about 17 years ago with the intent to use it for our retirement.

We support the proposed Pulte Wood Wind Development Project.

We studied the Pulte proposal and believe that it has many positive elements for the continued vibrancy of Westfield. Firstly, the development will preserve the golf course, and its open spaces. Secondly, the development will pour money back into the Westfield community in a positive way, e.g. real estate taxes, such that both growth and maintenance will continue to be affordable. Plus, there will be an increase in employment in the area, presumably at the golf course, as well as through additional community needs such as landscapers, handymen services/tradesmen such as plumbers, electricians, painters, etc.

On a personal note, we believe the golf course will be a nice continuation to keep for when we utilize the property, and we also look forward to having additional neighbors.

The proposed Pulte development is a win-win for everyone in the area and in Westfield.

We encourage the Westfield Area Plan Commission and the Westfield City Council to agree to approve this proposed development.

Sincerely,



James and Annetta Kotsanos

317-965-2705

(James' personal mobile phone)

Jesse Pohlman

From: Jeff Cohoat <jeffcohoat@gmail.com>
Sent: Monday, November 21, 2016 1:27 PM
To: APC
Subject: Wood Wind Golf Club

To Whom it may Concern:

As a resident and employee in the city of Westfield, I would like to express my sincere desire for your approval of the Pulte plans to develop on and around Wood Wind GC. It seems crazy to me that you would consider voting against this proposal. Mayor Cook speaks about the growth potential of Westfield, expanding the tax base and business development. Why would a business, the YMCA or anyone consider locating in Westfield if these types of win-win-win developments are denied?

This plan calls for a gradual build out, saves the golf course, attracts investment, builds our tax base and and would be wonderful for Westfield! Please vote yes to allow Pulte to get started.

Thank you

Jeff Cohoat
16362 Trace Blvd, N Dr
Westfield, IN 46074

Jesse Pohlman

From: Mike DiMascio <mdimascio@misoenergy.org>
Sent: Tuesday, January 17, 2017 4:38 PM
To: APC; Council Members; Jesse Pohlman; Ginny Kelleher; Andy Cook; Matt Skelton
Cc: rkburkman@gmail.com
Subject: Pulte Woodwind PUD Proposal at tonight's APC meeting

City Council and APC members,

The three of us are writing you with regard to the Pulte Woodwind PUD proposal under continued consideration in tonight's January 17th APC meeting. We understand that you may be voting on this proposal tonight. We have attended previous APC meetings and have remained educated on the Pulte proposal, and we continue to strongly object to the Pulte proposal as it currently stands.

Given the beauty and alluring natural assets of the area around Woodwind GC and Little Eagle Creek, and also given the guiding policies and lower density intent of the Comprehensive Plan for this part of Westfield, the proposal remains unacceptably high in density and low in price point compared to what it could draw. Almost 80% of the homes in this massive proposal are priced at \$375,000 or less, and the designs are often redundant to those of other developments in Westfield. There are already plenty of options in Westfield for home buyers of the type of home and price point Pulte is proposing here. A very large number of similarly designed residential construction projects are already in progress or have completed are beginning to create a redundant and monotonous look and feel. We are also concerned about the pace of the population inflow into Westfield and the degrading effect on our schools, as so many new students arrive faster than our schools can add quality staff and build its infrastructure.

Just look nearby to see how Carmel and Zionsville both recognized that the geographic area can easily attract home buyers at higher price points of \$425,000 and higher. Market research has indicated that homes above \$425,000 with larger lot sizes would easily have a strong market demand in this area, so there is a much more appropriate residential use (and beneficial tax revenue) that this land can draw than what Pulte is proposing.

Finally, let's not allow Pulte to pressure us into accepting their current proposal for the continued viability of the golf course. Woodwind is a nice golf course, but if for some surprising reason it cannot succeed with a lower density/higher price point proposal, that's ok. In its place we should have homes with larger lot sizes and green space appropriate to its surroundings.

Thank you,
Mike DiMascio
Brandee Thornburg
Samara Thornburg
17028 Towne Rd
Westfield, IN 46074

Jesse Pohlman

From: Michael DiMascio <michaeldimascio@frontier.com>
Sent: Monday, November 21, 2016 2:05 PM
To: Council Members; Jesse Pohlman
Cc: Brandee Easterday; Burkman Kristen; DiMascio Michael
Subject: Woodwind Pulte Proposal, tonight's meeting

Jesse and Council members,

Brandee, Samara, and I live at 17028 Towne Rd. We moved here in 2013. We have spent upwards of \$50,000 making improvements to our home and property and we are very concerned about maintaining property values in this part of Westfield.

The area around Woodwind and Little Eagle Creek is very attractive and deserves better quality, higher price-point homes than \$350 - \$550K (an overly-optimistic Pulte expectation for the home designs) at high density. Just look nearby to see how Carmel and Zionsville both recognized that the area can easily attract home buyers at higher price points. The area in and around Woodwind has so much natural beauty because of Little Eagle Creek and its tributaries, watershed area and woodlands. Larger lot sizes and homes exist throughout the area.

Westfield does not need any more high-density, low price-point subdivisions like the one Pulte has proposed at Woodwind. There are now plenty of options in Westfield for home buyers of that category of homes. Westfield must maintain some standards that are as high as those two cities have, and the area deserves it.

Also, higher price-point and lower density means less impact on our infrastructure and schools. Westfield MUST maintain its excellent school rating, its the biggest reason people want to live here. Schools are already struggling big time to keep and hire good teachers, and another high density subdivision will add too many new students and cause schools to reduce their hiring standards to keep the student-teacher ratio in check. One more thing, lower density, higher priced homes could provide the same tax base as high density, lower priced homes.

We like the golf course, but if it truly needs high-density housing to continue its existence, we say let the golf course close if it has to and have Pulte propose a lower density, higher price point plan there. Woodwind is a nice golf course and is beautiful and all, but Woodwind ownership and Pulte are saying that this proposal is needed for the Woodwind Golf Course to continue to be viable. It sounds like the owner is no longer interested in continuing the course, and a business without a dedicated, interested owner is not going to be successful anyways. Bottom line; don't let the continued existence of the golf course be a driving factor to accept the current high-density Pulte proposal. If the course cannot succeed, we should have beautiful homes with large lot sizes and lots of green space consistent with the surrounding homes in its place. The Comprehensive Plan must have strong weighting in this decision, and it says lower density (for good reason) in this part of Westfield.

Thank you for your consideration, this is very important for the future of Westfield.

Mike DiMascio
Brandee Thornburg
Samara Thornburg

APC 11/21/16
Wood Wind PUD Public Hearing
Linda Naas, 161st Street Neighbors

While I enjoyed hearing about the golf course support and am glad so many people support WoodWind as I do and have, golfing there since it opened. And it was great hearing about the Evans Scholars as I have supported them and think it's a great program.

However, this hearing is about the WoodWind PUD and we have questions:

1. If we need more homes to save the golf course, how many?
2. We have approved thousands of residential single and multi-family homes, how many more are required?
3. Or, do you assume these homes of these densities must surround the golf course? Pulte does, we as neighbors do not.
4. If the population now exceeds 36,000 and will increase to over 65,000 with housing that is currently approved, at what population can Westfield support a public course?
5. Never mind, the unanswered question of how big do we want Westfield to be, the APC and Council are growing it with every PUD.

No one has told us or answered these. These questions are not answered in the documents that are a part of tonight's agenda.

Carmel thought outside the box to finance and support their City owned golf course, perhaps more thought should be given to keeping WoodWind financially sound.

We are not saying no to development, we are asking for better development. All the comments about the golf course seem to be off topic. The public hearing is for a PUD including single-family of various densities, multi-family and commercial development that surrounds the golf course and uses it as open space.

There were approximately 85 items in the Comprehensive Plan analysis that the City prepared and Pulte responded to. Half of those were vague and without sufficient information. We hope that all of these are sufficiently and adequately resolved.

1. Is there any certainty that the golf course will remain? For how long?
2. Is there any determination of memberships within the PUD to support the course?
3. Will this affect the availability of the course to the public at large?

Whatever wise decision you make, you will need to explain and support it to satisfy the many who spoken out.

A concern with Pulte development is that they tend to flatten the land, bulldoze the trees, destroy the views and totally change the character of the land – not what we expect according to the Comprehensive Plan. This development as proposed will not look like the drawings presented. Pay

special attention to the details including site elevations and grade. With Pulte, development takes the most expeditious path to the greatest profits with little regard to neighbors.

We invite you to travel along 161st Street from US 31 West and watch the development on both sides of the Monon Trail, multi-family townhomes. This type of development will affect the neighbors surrounding WoodWind and forever change the character of the area it encompasses and the drive home for residents in the area.

It was not the intent of the people working on the Comprehensive Plan that every tract of land would be developed to the highest intensity allowed. We expected varying densities and lifestyles to exist together as laid out in the Comp Plan. That is why so much time was spent on “buffers and transitions” so that all neighbors could maintain their property values as some property owners sought to develop their land and others planned to continue their rural, large-lot and current uses. A PUD should not pit any property owners against others. All should be able to reside together in a rural, small town atmosphere described in the Comp Plan.

Please require the best quality development and if that requires a change to the UDO, then begin the task to improve the UDO. Many items listed to be done in the Comp Plan have yet to be accomplished.

November 21, 2016

I am writing this letter as the POA for Anna Fesenko. Her land is off of 151st and Ditch. I have written multiple letters to the council regarding the land issues that have arose for this area of Westfield. Today I am writing in favor of the Pulte Wood Wind of Westfield project.

Pulte has gone above and beyond to accommodate the concerns of the community with the planning of the Wood Wind of Westfield project. It is such an asset for the community to have a golf course and to be able to utilize such an amenity for the area. It would be detrimental for the community if this project wasn't accepted. They have hired experts to problem solve and answer many of the community's concerns and questions regarding this project. Their concern for the community with the planning of this project, is such a gift and should be taken into consideration when voting for the Wood Wind of Westfield project.

Wood Wind of Westfield is very important for us to keep as a community, and Pulte has gone above and beyond to facilitate keeping the golf course and adding to this area of Westfield. The students at the high school would be negatively impacted, as well as other children who would use the course as an extracurricular activity, adding to their childhood and the chances for scholarship opportunities the students would have to be accepted to University. It is the duty of the council to make sure that this project goes through and that the community gets to keep the golf course.

Pulte has implemented multiple accommodations for the community and addressed many of the concerns and issues the community has expressed about the Wood Wind project. The recent changes they have made with decreasing the density of houses, adding a custom home section to the development, and moving four of the holes north of 161st Street; all demonstrate what an opportunity for Westfield it is to have Pulte develop that area. They have hired multiple experts to address some of the concerns that the residents of Westfield have expressed, this provides the answers and solutions for the concerns of the community. They have amended their plans to accommodate the conservancy's desires with this project. They have increased open space and come up with methods to preserve and incorporate natural habitat and woodlands into their design. They have also hired an expert to ensure that this project will not negatively affect the traffic flow of the area.

The Pulte project will lessen the burden of increased taxes and lessen increased utility rates on the existing residents and the community of Westfield as a whole. This is a positive thing. This is something that the council should consider when looking at whether or not projects should be accepted into this area of Westfield. Westfield becomes less attractive to people in the market to move or buy in Westfield, because compared to the surrounding areas, the utilities and taxes are higher. In addition, Westfield put in the infrastructure for suburban growth for this area. Why would Westfield not follow through with the clear plans that were already carried through to make this area a growing, suburban area? Why would Westfield have put so much money into planning and building up an area where there will not be growth?

It is unfortunate that the Westfield community has been fed blatant lies and untruths to feed the agendas of a few people. When the situation is looked at rationally and objectively, no matter which way you spin it, the Pulte Wood Wind of Westfield project is a positive for the Westfield community. There is no way that children are going to be without a proper education or educational resources. There is no way, with the amount of money Pulte is bringing into the

school system and the intentional slow growth and building of this project, that Westfield will not be able to scale the schools according to the anticipated population growth of the area. The real question is; does Westfield want to be a growing community or do they want to be stagnant? Does Westfield want to be swayed and controlled by a few people's agendas, who are dynamic at persuading others and feeding the community stories and irrational, unfounded information; or do they want to make the best decision for the betterment of the community as a whole?

Lastly, sometimes a council's job is to act like a parent to the community. Sometimes the community cannot foresee or properly weigh the impact of their decisions and what the impact will have on the community as a whole, in the long run. This is why the council is voted on and put into place by the people, to help them make the best, most educated decisions, void of emotion, for the community as a whole. It would be detrimental for Westfield to stop the Wood Wind of Westfield project with Pulte. There is no other developer that would put so much time, money, and effort to address and solve the community's issues with a project. It is such a gift to have a developer who is willing to work so extensively with the community and to preserve something such as a golf course, in order to keep the integrity of the area. As the parent of this community, if you will, it is your place to make choices that sometimes aren't liked by everyone, however, you know are the best choice. This is the best choice for the community. This is the most rational, educated choice for the city of Westfield and its positive growth. It is your job to vote in favor of the Wood Wind of Westfield project to move forward with sustained growth and maintaining the golf course.

The Pulte Wood Wind of Westfield project is positive. Pulte has been very intentional in their plan to grow the Westfield community while keeping the golf course. They have hired people to make sure the landscaping and habitat of the area is preserved, the utilities and tax rates do not continue to increase based on the infrastructure put into place by Westfield, and they have conducted studies to ensure the children of Westfield will continue to get one of the best educations. This project will be modeled with sustained growth and added amenities for not only the neighborhoods they are building, but also for the community as a whole. Please consider the economic research and facts when deciding on how you will vote for this project. I have, and that is why I am writing you today, to tell you, I am in favor for the Pulte Wood Wind of Westfield project.

Thank you for your time,

Diana Cage Welch

Jesse Pohlman

From: dub164@aol.com
Sent: Monday, January 16, 2017 7:21 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Subject: Letter of Concern about Woodward PUD
Attachments: APC-Housing Inventory.docx; APC-Woodwind Comp Plan Critique.docx; APC-Market Graphics Research Group.docx

Lady and Gentlemen,

I would first like to thank you for your time and commitment to this process. I am attaching a critique similar to the initial critique that was completed by the informal discussion group made up of Steve Hoover(council), Jim Ake(council), Cindy Spoljaric(council), Danielle Tolan(Township Trustee), Mark Heirbrandt(County Commissioner), Bob Smith(APC), Dave Schmidt(APC), Chris Woodard(APC), Kristin Birkman(concerned citizen), Sarah Watkins(concerned citizen), and myself(concerned citizen) of the Comprehensive Plan. The Comprehensive Plan is a logical starting point and one of the required criteria in consideration of a rezone. The Comprehensive Plan was and is a citizen driven document and one of the few outputs that the citizens of the community can contribute and participate towards the plan and vision for growth in their city.

As a citizen who has made every attempt to be fact based in evaluation of the proposed development the Comprehensive Plan is a logical document to utilize in baseline discussions of fact. I recognize that the City of Westfield staff has included their own review comments but recognize that they indicate this is not to be interpreted as a rigid checklist but rather the analysis is a broad policy evaluation. I went through an exercise that evaluated points in the Comprehensive Plan and how the recently revised Woodward PUD applied. I have attached for your review and hope you will take yet more of your valued time to review and understand.

I also wanted to point out a few significant deficiencies in the recently presented PUD Ordinance. The first and most glaring is the lack of commitment in the deed restriction language for the golf course. The golf course has and continues to be the cornerstone of the development. Without its existence into perpetuity it appears negligible to consider the development at all.

One of the key goals established at the commencement of the informal discussion group was to ensure that the documentation contained in the ordinance supported the perceived vision for the project. Beyond the golf course deed restriction language there are many details that require additional attention to date.

- The character exhibits do not match the architectural detail.
- There is no mention within the PUD as to what color lots match to what character exhibits. How many of each of the character exhibits is the builder committing to in each section.
- The proposed apartment character exhibits are horse barns not apartments, is this a new stable for livestock or an apartment complex for humans? The proposed apartments are in violation of the UDO with approved complexes at Town West across the street and the new Harmony apartments. Please remember that this area of the city already has six apartment complexes approved.
- The proposed commercial is for 65,000 square feet which is likely more than the Walmart at Greyhound Pass. Is this really what was intended for this corner?

-There is a fueling station recommended at the commercial corner. How could you possibly consider such an install after the recent remonstrance for the Get Go at 146th and Ditch Rd. and the approval of another fueling station at the northeast corner of 146th and Town Rd. across the street?

These are just a few items that have been noted with many many more needing attention. This is critical that we get this correct as there is absolutely no guarantee that Pulte will be the builder. We need to ensure the detail is present for the benefit of our community and to ensure that we implement what was intended. Let's not repeat Viking Meadows. We need to start learning from our mistakes.

Finally the financial analysis. I have attached the housing inventory and the recently provided market research data. The housing inventory shows that this proposed development will provide more of the same price point from this region as well as identical housing products. According to the market research data(see Market Graphics letter to David Compton dated November 9) we currently have a nine year supply for the price point Pulte is recommending. We as a community will ultimately miss the opportunity for over \$1 billion dollars of increased assessed value over the next ten years if we approve this PUD as it is designed today. We are missing out on the higher price home demand in southwest Hamilton County. This will do an incredible disservice to our entire city and our schools. Please consider this information as you make important long term decisions for all of us.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
867-3691

Market Graphics Research Group

Prepared for David Compton on November 9, 2016.

About Market Graphics Research Group:

- They are a recognized leader in the new home market research industry.
- One of the largest privately owned research companies of its kind in the United States.
- Market Summary is from December 2016 Strategic Housing Forecast report for the Indianapolis Metro market.

Data found in that report supports the following conclusions:

*Housing Demand for Southwest Area of Hamilton County:

Price Range	Demand Per Year
Over \$925,000	8 to 10
\$625,000-\$925,000	47
\$425,000-\$625,000	140

*Lot Demand for Southwest Area of Hamilton County:

2 to 3 acre lots	8 to 12 per year
------------------	------------------

The only neighborhoods that are close to supporting that demand are Harmony with a median sales price of \$400-\$490K and Derby Ridge with an average sales price of \$450,000.

We are missing out on considerable assessed value likely in the annual range of over \$100,000,000 and a ten year value of over a billion dollars.

Please don't be short sighted in your long term decision and the consequences for our entire community.

Westfield Neighborhoods

West of Highway 31, East of Town Rd.,
North of 146th St., and South of Highway 32

***Red highlight denotes currently under construction**

Neighborhood	Pricing	Builder	# Homes/ Remaining to Build	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750	Epcon	44	
Sonoma	From \$130,000-\$150,000	Arbor Homes	200/50	Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000	Dura	64	
Quail Ridge	\$138,000-\$173,000	Crossman	429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90/30	Under Construction
The Oaks	From the \$160,000's	Pratt	68/10	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman	/13	Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	ASP \$301,000	Multiple/Pulte	255/86	Under Construction
Viking Meadows-Enclave	From \$206,990 ASP \$309,000	Pulte	128/39	Under construction
Westfield Farms	Median list \$209,900	Ryland/Trinity	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's ASP \$295,000	Beazer	178/22	Under construction
Beacon Pointe	Median list \$232,450	Ryland	104	Built in 1992
Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by

				McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Maple Villas	?	Cal Atlantic	80/80	Duplexes
Centennial	Median \$284,900	Estridge	1,197	
Viking Meadows-Blue Grass	ASP \$311,000	Pulte	126	
West Rail	Average \$315,000-\$385,000	Beazer <i>*target as per builder is \$350,000</i>	183/183	Under Construction
*Viking Meadows-Meadowlands	ASP \$384,000	Pulte	161	Sold out but still under construction
*Harmony	\$275,000-\$450,000 Median Sale Price \$400-\$490K	Estridge & David Weekly	675SFD (SFD&Attached)/542	Under Construction
*Viking Meadows-Manors	From \$319,990 ASP \$399,000	Pulte	46/18	Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
*Derby Ridge	From \$350,000's ASP \$450,000	Fisher Homes	82/68	Under construction
*Viking Meadows-Two Gates	From \$351,990 ASP \$486,000	Pulte	61	Under construction
*Drees-Village Farms	Starting at \$414,700 ASP is \$580,000	Drees	18/4	Under construction
Springmill Park		Ryland	64/52	Under construction
Bainbridge		Custom	15	
*Viking Meadows-Valley View	\$1,000,000+	Custom	33	Under construction
Viking Meadow-Retreat on the Monon	?	Pulte Town Homes	86/86	Under construction
Willshire	?	?	86/86	Under Construction

Rezoned/Approved:				
Harmony			260-270MFD	
Springmill Station			300 MFD	
Town West			480 MFD	SFD & MFD
Apartments @32 and Oak Ridge			300MFD	
Westgate			1012	748SFD& 264MFD
Akerson Farms			1127	407SFD & 720MFD
Bent Creek	\$400,000	Custom SF-2	168	

Updated with as per Market Graphics Detail from 11/9/2016

- ***Denotes that average sales price meets or exceeds necessary Accessed Value of \$375,000 for Schools and Public Works Department***

Total Current Developed Lots Available is 1,341. According to the Market Graphics Research this is over a nine year supply of lots for southwest Hamilton County in the \$325,000-\$425,000 price range.

Total Rezoned and approved SFD is 1,323.

Total Approved Apartments is 2,334 units

Westfield Comprehensive Plan Critic of Woodwind PUD

Overview

-Process was designed to be open and citizen-driven (many of the people who participated in the development of the 2007 Comprehensive Plan still reside in this area and are opposed to this plan based upon the development not meeting the 2007 Comprehensive Plan)

-While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character than can be identified for the purpose of planning. Westfield-Washington Township has significant natural areas and open space.

-It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable(85% of the homes in this area do not support the financial requirements of the schools or public works please refer to housing inventory), high quality, and should be accompanied by substantial and permanent open space of one form or another.

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected. Please see housing inventory and APC Market Research. We have a nine year supply at this price point under development in this section of the city.

-Westfield – Washington Township is committed to managing growth to maximize its positive impacts and minimize its negative impacts.

-It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

-Encourage development to occur contiguously and not “hopscotch” across the township. (+) With the large land acquisition of almost 800 acres it appears the PUD meets this requirement.

-Preserve the community’s rural and small town atmosphere, even as it accommodates new growth. (-)

-Promoting a diversity and balance of land uses.

-Creating adequate buffers and transitions between different types and intensities of land uses. (-) There is no gradual transition from high density to low density to significant buffer to adjoining rural residents.

-Developing design standards for new residential development to encourage quality development.

-Providing adequate open space and recreation areas for all people of the township. (-) Outside of the golf course the open space is approximately 10%. As a benchmark Centennial has 33% open space, West Rail has 37% open space, and the recently approved Liberty Ridge, which borders previously approved commercial has 29% open space.

-Establish appropriate locations for varying housing types. (-) As per the UDO, input from many who served on 2007 Comprehensive Plan Committee there was never intent to approve apartments at 146th and Town Rd. The proposed apartments violate the proximity requirements in the UDO as it is within $\frac{3}{4}$'s of a mile from Town West and Harmony's approved apartments.

-Development standards that establish appropriate setbacks, densities, lot sizes. (-) Regardless of how many trees and shrubs are planted the streets will be penetrated by hundreds of driveways on both sides in most cases every 50-75'. Front facades will be dominated by garages as over 75% of the proposed housing has front load garages. There are minimum variations of lot sizes with an underlying zoning of SF-4.

-Design standards to ensure quality development. (-) Architectural specifications and recommended Pulte products built elsewhere in the region were recommended. Some examples included Lions Creek, the Chelmsford and Northlake areas of The Village of West Clay, and more options from The Estates Collection at Hidden Pines. Little to not effort has been made to achieve 360 degree architecture. Most homes are simply a façade built upon a similar box.

-Demographic studies that evaluate the market and the availability of housing stock in the various categories. (-) Please refer to the housing inventory and Market Graphic Research Document. We currently have a nine year supply of the housing price point of the housing recommended in the PUD under development. This does not take into account rezoned but not under development which is another 1,323 lots. Our community is missing out on the Southwest Hamilton County market demand for homes

in the \$425,000-\$625,000 range, (140 per year), as well as the \$625,000-\$925,000, (47 per year), over \$925,000(8-10 per year), and the demand for lots that are 2-3 acres which is 8-12 per year. This equates to nothing short of \$119,000,000 per year or over a billion dollars of additional AV to our community over the next ten years.

-Encourage neighborhoods that do not have the appearance of “production” housing. (-) Of the 1,007 homes in the PUD over half are currently in Viking Meadows and Maple Knoll less than five miles up the street. There have been many negative comments made by Pulte as well as City Officials as to the poor outcome of the Viking Meadows PUD and a strong desire to not repeat the same mistakes. The curvilinear design will only exaggerate the significant architectural issues as the sides and rears of the homes become more visible with the poor street design.

-Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions. (-) Same as above, the proposed development offers a product and lifestyle that is already abundantly available elsewhere in Westfield.

-Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. (-) The preservation of the golf course is a positive if the deed restriction language is edited to provide the guarantee of its existence. That is not the current case as Pulte continues to attempt to wordsmith the language as to confuse and not truly commit to the golf course’s long term existence. The intent is to sell the golf course to a private entity. As a result the only open space that remains with the subdivision and its over 3,000 residents is less than 10% of the developed land. This is clearly unacceptable as benchmarked against the neighboring subdivisions of Centennial, West Rail, and Liberty Ridge.

-Locate open space so as to maintain the visual character of scenic roads (-) Attempts have been made especially the southern sections of the PUD along Town Rd. However, there is opportunity to enhance buffers at the main entries along Town Rd to sections 3 and 4, along 156th Street, and at the entry along 166th.

-Require open space in all new developments.(-) 10% open space outside of the public golf course does not meet the standards especially as the 2007 Comprehensive Plan states as you move west density should

decrease and open space should increase. Benchmarked against the neighborhoods to the east this is a clear decrease in open space.

-Open spaces should consist of usable areas or valuable natural areas.(-)
Outside of the golf course the majority of the remaining open space consists of mere scraps made up of retention ponds, utility easements, and roadway easements.

-Open space should not consist only of land that is left over in the site plan review process.(-) See above.

-Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. (-) Parks are among the most defining and attractive amenities of a neighborhood. The amount of open space dedicated to parks and the arrangement of the housing does little to provide for maximizing open space for the residents. Please take a look at the Pulte neighborhood in Zionsville, Clark Meadows at Anson has 200 acres of open space and it is not a golf course. Westfield deserves better.

Development Policies(applyes to all New Suburban)

- Ensure that new development occurs in a way that is contiguous with existing development. (+) Based upon the large land acquisition of almost 800 acres that Woodwind PUD will meet this requirement.
- Require all development to have public sewer and water, paved streets, curbs, gutter, and sidewalks.(+) Specified in PUD.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided. Some attempt has been made to achieve with varied setbacks and facing homes to front streets. There is still opportunity at main entries off Town Rd., northern points along Town Rd on east and west sides, 156th Street, and 166th Street entry.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high quality development if they are all the same and are not part of a sensitive and quality overall design. (-) Lack of diversity especially with over half of homes in Viking Meadows and Maple Knoll and a significant potential for higher AV.

- Encourage a diverse range of home styles in individual subdivision, using innovative architecture of a character appropriate to Westfield.
(-) Once again there is a very limited range of housing options over half of which are being built in Maple Knoll and Viking Meadows. The price range is extremely limited as well. 360 degree architecture was requested with little concession made by Pulte. Request nothing less than 40% brick or stone wrap carried per from front elevation of home per section, 40% brick or wanescoat carried from front elevation of home per section, and no more than 20% concrete board.
- Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. (-) This refers to people procuring a home that they wanted to live in for their entire life span. Perhaps they planned to add on to their home or move in an in-law later in life. People continue to invest in areas where homes are situated on large lots, located near parks or that back up to wildlife corridors. The new construction in Woodwind will likely sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now when the architecture is outdated and the kitchen needs remodeled, what incentive will people have to invest in these homes? The lots do not provide private backyards. One will not likely add a pool or sunroom without sacrificing a garden or child’s play area. The development will age not mature. Families want to purchase homes that grow with them.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development. (+)
- Ensure proper land use transitions between dissimilar types of residential development. (-) There is little to no transition present in the residential.
- Ensure appropriate transitions from businesses located along US 31, SR 32, SR 38 and from adjoining large subdivisions. (-) This applies to resident at 146th and Town and they require additional buffering.
- Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances. (-) More than 10% open space outside of golf course is needed.
- Appropriate Land Uses in New Suburban(-)
 - o Detached dwellings (+)
 - o Attached dwellings(-) violates UDO due to close proximity to existing approved apartments. Also, there are six apartment complexes already approved in this area that have not broken ground.

- Greenbelts and landscaping buffers can help create a transition between uses. (+) Addition of golf course holes to protect residents in area one is much better. Still opportunity in section three and five.
- Preserve existing older structures when possible. (+) Preservation of bank barn, golf course club house, and family barn at section four.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development. (?) Traffic impact study was completed. However, roads in the area are dangerous and highly traveled already. Significant concern among residents about addition of more traffic and increased dangers.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions(area, frontage, setbacks, etc.) and a variety of housing types(detached, semi-detached, attached) to serve multiple markets(traditional families, single-parent households, empty-nesters, etc.). (+ & -) Design does not maximize open space but provides for a wide range of housing options.
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths. (+ & -) The golf course if ensured with appropriate deed restriction language is quality and useable space. The current deed restriction language does not ensure the continuance of the golf course. The remaining 10% open space is negligible and requires work.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity in particular, promote connections to new regional trails such as the Monon and Midland Trace Trails. (+ & -) Trail system provides much connectivity for area. However, significant concern with crossings for pedestrians across Town Road and across 161st Street. Suggested tunnels for both locations.
- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. (+ & -) The curvilinear design is dated and simply provides an opportunity for

developer to maximize lots. Section two is a terrific example of a conservation subdivision layout.

- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). (+ & -) There is little transition that occurs throughout the plan. The reforestation buffers are embraced but the tree sizes recommended in the plan are much too small and do little to provide any type of screening for at least ten years. The tree sizes should be increased considerably. There is opportunity to improve buffering in several areas such as area three and five.
- Bicycle and pedestrian trails increase connectivity and can improve the overall quality of the development.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street) "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages). (+ & -) Effort has been made to front load many of the homes. Opportunity still exists to minimize side and rear views at 156th Street and Town Road main entries and northern section of Town Road on east and west sides.
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. (-) The plan fails miserably with over 75% of the homes having front loaded garages.
- Encourage roadway improvements that promote safety but do not increase speed. (+) Curved roads will likely decrease speed.

The Southwest New Suburban

The Southwest New Suburban area includes a diverse mix of uses:

- a town park,
- a golf course,

- open farmland,
- residential development
- a central core of large-lot residential and rural properties,
- equestrian uses
- artisan farms

This development should be context-sensitive. (-) The housing in this area is currently zoned AGSF-1 or three acres per home site. All residents have been held to this standard with new construction still occurring on large lots in the region. The majority of the homes in the area are custom on large acre lots ranging from 3 to 57 acres. The current citizens in this area have sought these sites out to pursue a rural lifestyle. The high density housing on fairly small lots, low architectural standards, and cookie cutter housing are not in context to the area. They will devalue the homes in the area and the lifestyle of the current residents.

As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. (-) As benchmarked against the neighboring subdivisions the open space of 10% outside of the golf course is not supportive of a decrease.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. (-) There have been some concessions made in several areas that are more in line with appropriate buffering but there is still more work to be done in this area. Language that guarantees the buffering specified especially the golf course holes needs to be included in the PUD.

Promote innovative development such as conservation subdivisions. (-) The curvilinear design is antiquated and dated. There has been little effort to pursue innovative development such as conservation subdivisions except in section 2 on the golf course. The remaining parcels are designed with the intent to maximize lots with little to no thought given to open space for the long term residents of this area.

To: Jesse Pohlman, Council, APC

From: Suzy DuBois

To All,

I am writing to remind you of your extremely important role in this potential rezone of almost 800 acres in the southwest quadrant of our community. Please read through the letters and presentations that our citizens have spent countless hours creating. It is your own personal responsibility to take the time to review and understand the data and draw your own conclusions. You each bring a valuable perspective and experience level to the decision process.

I have spent the last year and half working with fellow citizens, council members, APC members, the Hoover Commission, our County Commissioner, our Township Trustee, and staff. I would like to thank those of you who have taken the time to meet with us and demonstrate your commitment to our community. We have gathered data to ensure that the appropriate information is available to make educated decisions that will benefit our community and our treasured area of the city. We have had meaningful discussions that need to continue on such an important decision. Great projects take time and commitment to detail. Please do not rush through this process!

As a local task group we conducted a housing inventory which has been updated to reflect the ever changing evolution of development in our area. The housing inventory tells a story of neglect. The neglect is in the architecture, (improvements have been made in a few projects but continued improvement is required). The complete neglect and disregard to follow the Comprehensive Plan that requested diversity in housing, innovative development not made up of cookie cutter housing, front facing home sites to arterial roads, and a minimization of front load garages is apparent. The neglect is in the lack of diversification in housing price points. We have over 85% of the over 8,000 homes in our area at a price point below \$375,000 which is the target for our schools and public works department.

If you have an opportunity to tour this area of the community you will notice an almost homogeneous set of architecture. The backs of the production houses line our streets. Take 161st Street west from Highway 31 and the backs of the Viking Meadows Pulte houses line the thoroughfare, many the exact same color next to one another. They are suggesting in their new PUD that they don't need to follow the anti monotony clause in our Unified Development Ordinance because their curved roads will create the impression that it is not the same house repeated over and over and over again. They are recommending much of the same product available in Viking Meadows right down the street in the Woodwind PUD to be repeated over and over and over again.

We have taken many of you on a tour of the area to show you what is currently here and the potential the area has for new high quality development. On our tour we showed you neighborhoods of higher assessed value housing immediately across

our borders. We highlighted the front facing home sites and the large expansive buffers from the roadways. It makes such a positive impactful difference to a community. It provides more the "small town feel" that people requested in the Comprehensive Plan.

On our many tours we reviewed Pulte architecture that is available in other communities that would be more appropriate for this area and more beneficial to the financial well being of our city. We discussed and questioned why Pulte would not want to offer this higher level product in our community. We have such strong schools and a high level of safety in our community. Aren't we worth the best they have to offer? If not maybe they are not the right company for this area.

Please take a look at the Market Graphics Research Group Data that David Compton of Pulte provided. The report provides data that shows demand in the southwest area of Hamilton County for 57 homes per year at a price point of \$625,000 to over \$925,000. There are 140 homes per year in a category of \$425,000 to \$625,000. The only neighborhood that closely supports that target is Harmony, which has a median price point of \$400,000 to \$490,000. According to the Market Graphics Research Group we are missing out on the potential of over \$119,000,000 million dollars of AV in the southwest corridor of Hamilton County per year with a ten year payout of over 1 billion dollars in AV improvements. There are long-term consequences for our city and our taxpayers.

Don't be short sighted with this major decision by blatantly disregarding the potential opportunity in this area, disregarding the Comprehensive Plan and further alienating your tax paying citizens. Let's see you demonstrate support for your citizens and follow our community plan. If future generations are to remember us more with gratitude than sorrow, we must achieve more than just the miracles of technology. We must also leave them a glimpse of the world as it was created, not just as it looked when we got through with it.

Thank you for your consideration,

Suzy DuBois



Edwin P. Gehr

Vice President/General Manager

November 21, 2016

Dear City of Westfield officials,

I am writing in support of the Wood Wind Development and Saving the Wood Wind Golf Course.

We have lived in the Merrimac subdivision since 1998 and watched Westfield grow while our two children went through the Westfield Washington schools beginning at Shamrock Springs and going through various schools that were either expanded or built to support the growth. Since moving to Westfield eighteen years ago, I have worked for Martin Marietta, a large national aggregate conglomerate, in various senior management roles which includes leading close to 300 employees on a daily basis.

I am in support of this project for the primary reason that the development depicts responsible growth by offering homes that will add value to the surrounding neighborhoods while providing a tax base that will be accretive for our schools. The average price range of the homes are at a level that is a step up from numerous surrounding communities but well below the high priced communities of Chatham Hills and Bridgewater. Also, the development saves Westfield's last remaining public golf course and will require the developer to upgrade the existing facilities and golf course to provide a community amenity without having to join an expensive private country club. The development will also help to attract more retail and service businesses that will generate much needed business tax revenue to help support our schools and services.

This project is the type of future growth that will elevate Westfield in the future and make it an even a better community to live.

Sincerely,

A handwritten signature in blue ink that reads "Edwin P. Gehr".

Edwin P. Gehr

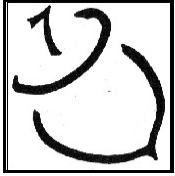
Resident and VP/GM Martin Marietta Indiana District

Indiana District

11405 North Pennsylvania Street, Suite 250, Carmel, IN 46032

t. (317) 575-5711 f. (317) 815-4823 m. (317) 213-6231 e. ed.gehr@martinmarietta.com

www.martinmarietta.com



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

City of Westfield, APC members
Mayor Andy Cook
Jesse Pohlman
Others

January 16, 2017

Re: Pulte WoodWind PUD Discussion....

Once again, I find I am compelled to write to the City leaders to petition you regarding yet another development that does nothing but ignores our way of life here in Westfield.

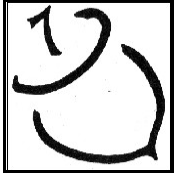
The Pulte development is too much, too fast, in the wrong place and with the wrong components.

This (all) development should adhere to the wishes of the Comprehensive Plan and be contiguous to the City to minimize utility, road, traffic, school and other impacts. These 'impacts' and their costs will be born by the current citizens disproportionately for many years. We don't want the development as proposed, and we do not want to pay for the impact of same.

This development should reflect the wishes of the City residents and preserve the small town nature of this community. Over the years (35, that is), several studies and petitions have all pointed to one quality that makes this a great place to live – the small town nature. Why these studies are lost to us now that we need them, I do not know. However, we can preserve and enhance that strongly desired small town feeling with contiguous development close to the existing City Center. This will help preserve and enhance the City Core more than any other single quality, making restaurants and other investments in the City more viable.

Island developments like the Pulte Proposal do not enhance the small town feel or indicate a reality based desire to attract commercial investment that is necessary to make for a viable City Center. Sustainable commercial development for the City core has been identified by more than one entity as crucial to a desirable City experience. A new Kokomo bypass, transferred to highway 32, is not an attraction. It also is not sustainable. The lesson is close if you travel to Kokomo. Investors will move more slowly if they see the problems the City now has getting worse instead of taking a turn to improve and eliminate. Do we want quality, long term investment, or more fast food outlets than any other place in Indiana? Surely one is much easier than the other, but if you ask the residents, they will tell you what they want. They have for years.

Island developments require autos, and roads become necessary for any or all transport, despite the few Trails. The congestion already overloading the country roads will get far worse, with tempers, and blood pressure rising. This does not make for a pleasant experience. Multiply it out by a factor of thousands of people, every day, and it adds up to a nightmare. One you are responsible for.



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

We are moving toward an unsustainable period of building new and fast, torturing the earth, cutting the trees, and drawing wandering roads on maps. But we are not building for the long term where we build neighborhoods that enhance the community and communication between neighbors. We separate by economic means and prevent diversity and the richness that is found within diverse communities of all ages and economic levels. We are making the tightest use of various zoning classes and maximizing while minimizing – that strange science – but ignoring the human scale. These buildings will be with us for many years, so we have that responsibility also.

We are now witnessing an entire shopping center as it becomes disposable. Large empty spaces, shorter leases, marginal commercial vendors. Yet when this was sold to the Town, it was the development of the Century. It would need no bridge over US 31, in fact 3 studies indicated there would be little or no impact once Greyhound Pass was routed thru the center of the Center. \$25 million was spent for the bridge that was 'not needed', and the area was a traffic nightmare for 20 years. It will not survive another 10 years. Is Westfield ready for 'redevelopment zones' and some form of sub-urban renewal? Current problems are of our own making. Do we want more?

I would request the most stringent of restrictions be placed upon the Pulte proposal. I understand that it is too late for a simple "No, thanks". But you can craft it to a higher level, to a better outcome, one that you and I can be proud of. If Pulte walks, we all know there will be many that will follow, with petition and plans in hand, hoping for a crack at some quick profit at the cost of our community's soul.

David R Sochar
Cynthia R Sochar
16116 Ditch Road
Westfield, IN 46074

City Of Westfield
Mayor Cook and City Council Members

11/20/2016

Re: Pulte Proposed Development Discussion for 11/21/2016

My wife and I want to go on record against the Pulte development for most of the same reasons you will hear – repeatedly - tonight. Overbuilt, no golf course guarantee, no land left for large lots, no infrastructure, no roads, no plan to handle traffic other than more of the same, suburban sprawl with island developments that require auto traffic, and neighborhoods that isolate neighbors from neighbors, and so on.

What I wish to comment upon is the community involvement you will witness tonight, and one way of evaluating that involvement.

Look around the room tonight, do a head count on how many folks you think would be against this development. Then, think about the several hours it took for each individual to get here tonight – previous meetings, neighborhood meetings, impromptu discussions at the schools, the store, the ball field, over the fence. Think about how many hours they will be here tonight. Should we add in hours for future meetings? Good question. Add these hours together and multiply by the average household or individual income for this area.

My simple run thru goes like this: 3 hrs incidental, 3 hrs tonight, lets say 1.5 hrs for future as a middle ground. 7.5 hours total. We can use per capita income of \$40,000, for an hourly rate of \$20.00 per hour. At 7.5×20 , we have \$150.00 per hour per person. Now, lets multiply that by the head count we will do. If there are 500 people here tonight that wish to see the Pulte proposal refused, then we have a total of \$75,000 invested by just the citizens in front of you.

We might add on a complicating factor for the fact that this meeting is held on the first night of a Holiday week, and many people may be out of town or have guests, preventing their attendance. Probably fair to say 0.2, so the \$75,000 would be more like \$90,000.

That is quite an investment. Try to sell tickets to a event to get 500 or more people to show up at \$150 or more a head. It had better be a darn good political candidate to garner that kind of support from the average voter. But we are not talking political candidates, we are talking about the quality of the future in our city. What value does that have?

The folks that do want this project need to be counted also. First, let not one of you breath a word of the lunacy that "everyone that does not show up at the

meeting is for the project". That is almost the worst thing I have ever heard from any Town or City official in the last 30 years. Please do not insult anyone's intelligence with such a statement. Secondly, we would rule out landowners and others that will profit off of this development, for obvious reasons. Next, friends of the political/economic structure that support this on the notion that it is good for a certain group, therefore the individuals do not count. Add the remainder as a total and see how it compares to those that are against.

What does this mean? The point is that we have a large community involvement of educated, active citizens that know about this project, have discussed it and have determined it is not right for Westfield. They have come at a significant expense of sorts to let you know how they feel. Unlike the Pulte folks, these citizens do not expect to reap large financial rewards should they defeat the project. They will not profit from defeating their neighbors.

I ask that you recognize these facts, the efforts, of so many people united in one cause, and I ask that you summon the political gumption to vote against the proposal. Every single City Representative and the Mayor all promised to represent the voters given the chance during their campaigns. Here is your chance.

Sincerely,

Cynthia R Sochar
David R Sochar

Jesse Pohlman

From: Joseph Plankis <jplankis@gotown.net>
Sent: Monday, November 21, 2016 5:00 PM
To: Jesse Pohlman
Cc: Andy Cook; Jim Ake; Chuck Lehman; Matt Skelton
Subject: Wood Wind

Jesse,

I have not had the time to dig into all the info that has been presented by Pulte. I will attempt to do that next week.

I would like to have you read the following into the record, so if you could pass it along to the APC, the council and the mayor that would be greatly appreciated:

- Contrary to some comments that have been made, the "node" at 146th and Towne was envisioned as Commercial. The Levinson project that has already received approval fits that part of the Comp Plan. However, I question why we would want another gas station on the NW corner as well as on the NE corner. There should be a joint effort to review that intersection with the Hoover Commission, neighbors, and both developers, such as was done with the Springmill Station group. That resulted in an excellent result, after a very poor start 10-12 years ago.
- There was never a discussion during the development of the Comp Plan about allowing apartments at, or near that intersection and that idea should not be part of the project, let's call it Towne Road Group to set some standards that would match the Comp Plan intentions and language..
- Pulte has assigned a section with 66 potential lots at the west end of their proposed development for custom homes that Pulte would not build. That is only 6% of the total homes to be built and would be high end homes costing about \$900K. It seems to me that the homes north of 161st and in the golf course south of 161st should also have some percentage of higher end homes. Those are prime spots that, while not competing with Chatham Hills or Bridgewater per say, would lend themselves to custom builders rather than production homes by Pulte. That would help the entire project not take on the look of "track housing" such as what has happened to some areas of Viking Meadows.
- We are reviewing a petition of over 1000 home sites, only three communities in Westfield are larger including Centennial, so we need to slow down and setup a multi-dimensional team to do this right. This is far too large a project to just pass it through without thorough vetting of all aspects. When we studied Symphony and then Harmony, much more time and involvement of the various segments of the community were involved in the process. We ended up with better results with that process. Giving the golf course only a 40 year "safety net" is not acceptable for saving the green space. It should be saved in perpetuity for the residents of Westfield.
- Finally, with all these projects coming forward, it may be time to establish another Steering Committee, or whatever you would call it, to update the 2007 Comp Plan so the APC is given direction. Contrary to the opinion of a number of individuals, the Comp Plan IS the guide we should follow and not ignore it. Otherwise the quarter of a million dollars, and the tremendous time spent by the hard working staff of the City and almost 300 residents of Westfield in the 2005-2007 time frame was just lip service. It time to have a plan that we have enough guts to follow and if we have to say no to folks, most of whom are not Westfield

residents, that's what we should do. When we have developed our own plans, such as Grand Park, Grand Junction, and Springmill Station, with the support of the Mayor and the Council, the results have been "knocked our socks off" and are, or shortly will be, a fantastic success. We only have one shot at doing it right.

Once I have been able to study the petition further Jesse, I will provide additional comments to the APC and Community Development.

Joe Plankis

Email: jplankis@gotown.net

Cell: 317-625-4387

Proposed Apartments and Commercial at 146th and Towne Road

- There are six approved apartment complexes with 2300+ units that have not broken ground in the area:
 1. Harmony has 260-270 units
 2. Springmill Station has 300 units
 3. Town West has 480 units
 4. Westgate has 264 units
 5. Akerson Farms has 720 units
 6. Birch Dalton's apartments at 32 and Oak Ridge have 300 units
- Pulte is requesting an additional 408 units.
 - 228 in the Multifamily area and 180 in the Flexible Use Area.
- We still have vacant apartments in our community now not including those that have not been constructed.
- Do we have any idea what appropriate inventory would be for a community of our size?
- We need to evaluate before additional apartments are approved!

1

Proposed Apartments and Commercial at 146th and Towne Road

- Hamilton County Commissioner, Mark Heirbrandt and Washington Township Trustee, Danielle Tolan have requested that **we not approve additional apartments** for the area due to the **significant burden** they place on our community especially in the areas for relief funding and public safety.
- Danielle has stated in our discussion groups that **20% of our population is receiving relief funding**.



MARK HEIRBRANDT
HAMILTON COUNTY COMMISSIONER

HOME ABOUT MARK ENDORSEMENTS VOLUNTEER CONTACT BLOG



WESTFIELD WASHINGTON TOWNSHIP

Search...

About Our Township Transparency Services



Agendas & Minutes
Boards & Commissions
Departments
Staff
Your Township
Related Links

Home > About Our Township > Your Township > Trustee

Trustee



Overview
By far the largest "grassroots" elected officials in Indiana, township trustees serve 1,000 townships covering every part of the state. A trustee administers a township, which includes township assistance, fire protection, weed control, fence disputes, and cemetery maintenance. Trustees are an elected subdivision of the county and serve a four year term.

Danielle Carey Tolan, the current trustee, is the newly elected Washington Township Trustee and took office January 1, 2015. Danielle comes from a 5th generation farming family, one of the few operating farms still in Westfield, and has become an active steward of the land and community. She serves on the following organizational boards within the state and locally: Indiana Rural Caucus, Indiana

2

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

The addition of the apartments at 146th and Town Rd. would be in direct violation of the Westfield Unified Development Ordinance, (UDO).

- This **Ordinance is intended to guide the growth and development of the community in accordance with the Comprehensive Plan.** The provisions of this Ordinance shall be the minimum requirements for the protection of the health, safety, comfort, convenience, and general welfare of the people at large, and are designed to encourage the establishment and maintenance of reasonable community standards for the physical environment.
- No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, enlarged or used, **nor shall any piece of land be used**, nor shall any existing use be expanded **except when in full compliance with all provisions** of this Ordinance and the permits and certificates required by this Ordinance have been lawfully issued.

3

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

According to the guidelines within the UDO...

1. A multi-family unit qualifying as MF-1 should not be located within one half (.5) miles of another multi-family zoning district.
2. A multi-family unit qualifying at MF-2 should not be within (.75) miles of another multi-family zoning district.

The proposed apartments are in violation of both provisions!

- Town West is across the street and the Harmony project is within this distance requirement.

3. MF-1 Maximum Number of Dwelling Units: Forty-eight (48) per project/district
4. MF-2 Maximum Number of Dwelling Units: One hundred and fifty (150) per project or district (e.g., Development Plan)

The Pulte PUD is requesting 408 and is in violation of these provisions!

4

Proposed Apartments and Commercial at 146th and Towne Road

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 4

4.10 MF1: Multi-Family Low Density District

- A. Purpose and Intent: The purpose of this district is to accommodate the development of low-density Attached Single-family Dwellings and Multi-family Dwellings to encourage a variety of residential types within the community and provide diverse housing opportunities.
- B. Permitted Uses: See [CHAPTER 13: USE TABLE](#).
- C. Location: The following criteria shall be considered in order for a property to be zoned to this Zoning District. The property should:
 - 1. Be located within the corporate limits of the City;
 - 2. Not be located within one-half (0.5) mile of another Multi-family Zoning District; and
 - 3. Be contiguous to an existing developed parcel.
- D. Maximum Density: Six (6) Dwelling Units per acre
- E. Maximum Number of Dwelling Units: Forty-eight (48) per project/district
- F. Minimum Living Area: 1,000 square feet
- G. Minimum Road Frontage:
 - 1. Duplex: 50 feet

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 4

4.11 MF2: Multi-Family Medium Density District

- A. Purpose and Intent: This purpose of this district is to: (i) accommodate medium density Multi-family Dwellings; and (ii) provide housing alternatives within the community.
- B. Permitted Uses: See [CHAPTER 13: USE TABLE](#).
- C. Location: The following criteria shall be considered in order for a property to be zoned to this district. The property should:
 - 1. Be located within the corporate limits of the City;
 - 2. Not be located within three-quarters (0.75) of a mile of another Multi-family Zoning District; and
 - 3. Be contiguous to an existing developed parcel.
- D. Maximum Density: Ten (10) Dwelling Units per acre
- E. Maximum Dwelling Units per Structure: Ten (10)
- F. Maximum Number of Dwelling Units: One hundred and fifty (150) per project or district (e.g., Development Plan)
- G. Minimum Living Area: 650 square feet
- H. Minimum Road Frontage: 70 feet

5

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

It was the original intent of the **Comprehensive Plan to provide for a small Local Business node** of commercial at the corner of 146th and Town Road. As per our UDO, local business has the following...

Purpose and Intent: The purpose of this district is to accommodate local and neighborhood-oriented developments that provide retail services, convenience shopping, and professional services to meet the daily needs of the community and where all uses are conducted within buildings.

Pulte is requesting GB or General Business which has the following...

Purpose and Intent: The purpose of this district is to accommodate the general business needs of the community. This district is intended to be more comprehensive than the LB: Local and Neighborhood Business District by permitting a broader range and greater intensity of uses.

6

4.14 LB: Local and Neighborhood Business District

- A. **Purpose and Intent:** The purpose of this district is to accommodate local and neighborhood-oriented developments that provide retail services, convenience shopping, and professional services to meet the daily needs of the community and where all uses are conducted within buildings.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** 50 feet
- E. **Minimum Building Setback Lines:**
1. Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building.
 2. Side Yard: 15 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
 3. Rear Yard: 20 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
- F. **Maximum Building Height:** 45 feet (see also [Article 6.6 Height Standards](#))
- G. **Project Perimeter Setback:** No structure shall be erected above the projected 1:3 Proximity Slope line.
- H. **Building Size Requirements:**
1. Minimum Business Size: 800 square feet
 2. Maximum Business Size: 30,000 square feet
 3. Maximum Aggregate of all Buildings (within a single development): 90,000 square feet
- I. **Development Pattern:** Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.
- J. **Development Plan Review:** Required.

Table of Contents	1
Basic Provisions	2
Administration	3
Zoning Districts	4
Overlay Districts	5
Development Standards	6
Subdivision Regulations	7
Design Standards	8
Nonconforming Regulations	9
Processes and Permits	10
Enforcement and Penalties	11
Definitions	12
Use Table	13
Adopted PUD Districts	14

4.16 GB: General Business District

- A. **Purpose and Intent:** The purpose of this district is to accommodate the general business needs of the community. This district is intended to be more comprehensive than the *LB: Local and Neighborhood Business District*, by permitting a broader range and greater intensity of uses.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** 80 Feet
- E. **Minimum Building Setback Lines:**
1. Front Yard: 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building.
 2. Side Yard: 20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
 - a. Abutting a Residential District: 60 feet
 3. Rear Yard: 20 feet
- F. **Minimum Lot Width:** No minimum
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- H. **Minimum Building Size:** No minimum
- I. **Development Plan Review:** Required.

Table of Contents	1
Basic Provisions	2
Administration	3
Zoning Districts	4
Overlay Districts	5
Development Standards	6
Subdivision Regulations	7
Design Standards	8
Nonconforming Regulations	9
Processes and Permits	10

Proposed Apartments and Commercial at 146th and Towne Road

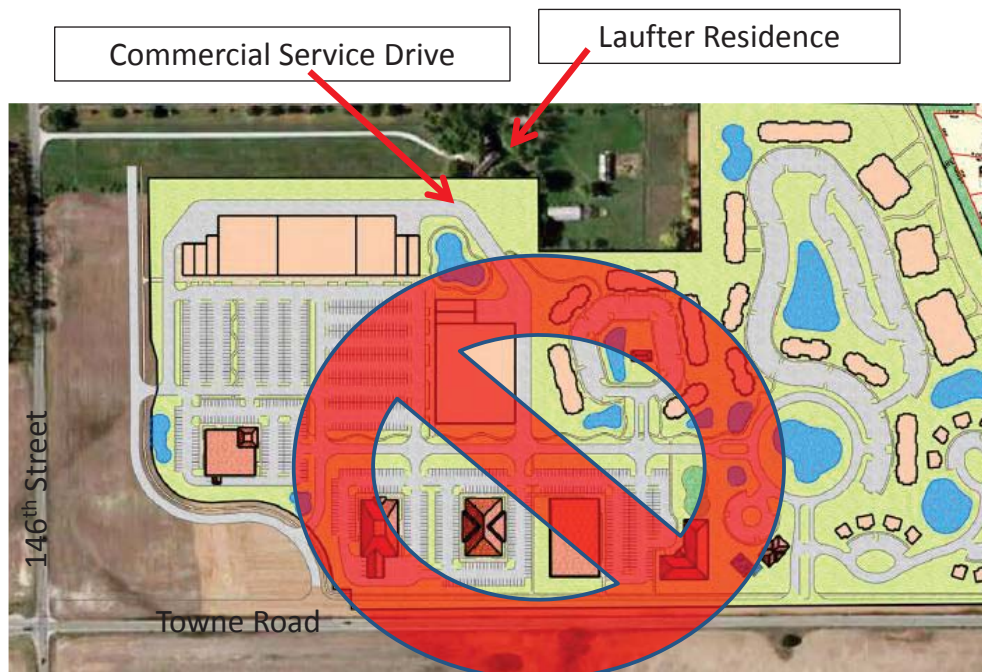
We suggest that the commercial **be zoned as Local Business as was intended by the Comprehensive Plan** and limitations of use be provided from the LB permitted uses table.

Given the recent dissatisfaction with the approved gas station at Harmony and the ongoing legal consequences for our community we suggest that a gas station be eliminated from the permitted uses.

9

The proposed 50 foot reforestation buffer does not provide the Laufter's the protection needed.

- We suggest 150 foot reforestation buffer with a 8 foot wall on the side of the development around the whole property for necessary protection and to minimize impact.



10

Section 5

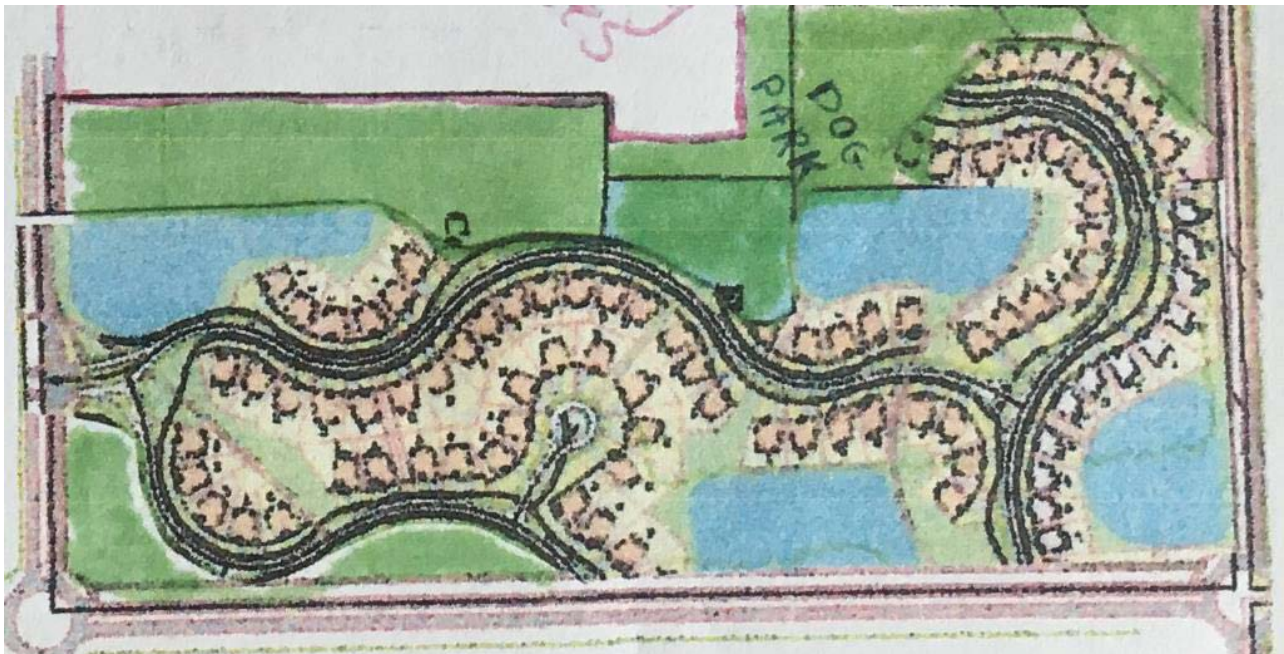
Suggestions

- No Apartments – already 6 developments approved on west side and in violation of UDO
- Light Commercial/Local Businesses on 10 acres on 146th Street
- Recommendation: Retirement Community
 - Resident Target – Empty Nester, Baby Boomers who like to golf
 - Develop Village with higher density on this parcel along Towne Road
 - Residences: All owned, no rental
- **Appropriate Buffering Needed** – At least 150 feet for long term residents with 8 foot wall for protection.
- Trail System: Walking and access by golf cart to Wood Wind
- PUD Open Space: 25%

11

Section 5

Concept Residential Design



12

Westfield Citizens for Responsible Growth



Who Are We?

We are Westfield families, property owners, business owners, citizens and voters. We are proud to live, work, play and grow in Westfield—a welcoming community with strong leadership and a history of solid planning and high quality development.

As Westfield citizens, we appreciate and enjoy the Wood Wind Golf Course—it is a community amenity and our City's only truly public golf course. Last year, a development proposal that would have redeveloped the golf course for new homes was introduced. It did not go forward—precisely because it did not provide for the continued existence of Wood Wind.

Wood Wind has been given a second chance through Pulte's Wood Wind of Westfield community.

What is this About?

Earlier this year, Pulte Homes filed its proposal with the City for an ambitious project that would not only save Wood Wind, but update it and redesign it, allowing Wood Wind not to merely survive, but thrive and enjoy a new life. It would remain open to the public, but also be included within a high quality residential neighborhood. Wood Wind of Westfield is good for our City and its citizens for a number of reasons.

- Assures the future of the Wood Wind Golf Course.
- Provides High Quality/High Value Housing Options for Westfield residents in all phases of life (young families, midlife and seniors) and all walks of life (yes, lawyers, doctors, and investment advisors, but also teachers, police officers and fire men and women actually living in the community where they work!).
- Enhances Westfield's tax base to pay for schools, parks, roads and utilities.

- Adds pathways connecting our community.
- Represents responsible planning by implementing the City's Comprehensive Plan.
- Sets the benchmark for future development at a very high level—assuring that development in western Westfield will be on par with the City's existing high standards.

Why Start this Petition?

Simple. We want to show that widespread support exists for Wood Wind of Westfield and help get this project approved because it represents responsible development.

We also need to set the record straight. Opponents of Wood Wind are misleading the public in order to defeat the project. For instance, the opponents argue that the City should defeat the project because it offers no guaranty that it will include the golf course forever. This is like arguing that a surgeon should not perform a critically needed bypass on a 50 year-old patient because he may not live past 80! Let's be clear—the Pulte proposal represents a last, best chance for the golf course to remain a viable public amenity over the long haul. Pulte's plans incorporate the golf course, and it is those plans which the City will consider and ultimately vote upon.

Our opponents argue that the project is too dense. The density for Wood Wind of Westfield is no greater than that for Bridgewater or Chatham Hills—high quality golf course communities in Westfield.

Our opponents argue that Wood Wind of Westfield will cause the schools to be overcrowded and for taxes to go up. The truth is high quality projects like the one proposed here help pay for schools and other public services—they pay their own way.

The reality is our opponents don't have a problem with just Pulte's project, but with ALL projects—they are behind an ill-conceived plan referred to as "The Conservancy." The essence of this plan is to stop development of all kinds in western Westfield by reducing permitted densities to one home for every 3 acres and making public utilities optional (no water or sewer required). The idea is that, by reducing density and promoting "equestrian" uses and "artisan" farms, new development will be stopped.

Local experience has shown us that this approach does not work. In a free market, property owners wishing to sell their properties continue to do so, and, once sold, these properties are developed. The developments may be "low density," but they come with some poor tradeoffs, primarily in the form of piecemeal subdivisions incapable of paying their own way. If sewer and water are no longer a requirement (as the Conservancy proposes), these developments occur without even basic infrastructure. If sewer and water are extended, there are fewer homeowners to divide the costs among, and these costs are recouped through lower property values or are shifted to existing ratepayers (You). When roads fall apart and septic systems fail, the City (we mean its taxpayers and ratepayers (You again)) ultimately pick up the tab through higher taxes and utility bills.

Think of it this way: The Conservancy is an attempt to build a wall around western Westfield, and have you--the taxpayers in Westfield—pay for it. Who's going to pay for it? You are! Get the picture? In the long term, this approach represents poor planning. In the near term, this approach will close Wood Wind.

How Can You Help?

First, you can sign this petition, and our partners at Wood Wind Golf Course's petition.
<https://www.change.org/p/westfield-city-council-mayor-save-wood-wind-golf-club>

Second, you can write your elected representatives on the City Council.

Chuck Lehman, City County President – clehman@westfield.in.gov

Jim Ake, City County Vice-President – jake@westfield.in.gov

Robert Horkay, City Council Member – rhorkay@westfield.in.gov

Steve Hoover, City Council Member – shoover@westfield.in.gov

Joe Edwards, City Council Member – jjedwards@westfield.in.gov

Mark Keen, City County Member – mkeen@westfield.in.gov

Third, you can attend the public hearing on this matter on November 9, 2016 at 7:00 p.m.

	Name	City	State	Postal Code	Country	Signed On
1	Thomas Murphy				United States	27-Oct-16
2	Mark Thompson	Noblesville	Indiana	46062	United States	1-Nov-16
3	Judith Davis Crandall	Carmel	Indiana	46033	United States	1-Nov-16
4	Keshs Kelly	Carmel	Indiana	46033	United States	1-Nov-16
5	Jerry McColgin	Westfield	Indiana	46074	United States	1-Nov-16
6	Cheryl Saalfrank Saalfrank	Carmel	Indiana	46033	United States	1-Nov-16
7	Nancy Davis	Carmel	Indiana	46032	United States	1-Nov-16
8	Helen Brown	Carmel	Indiana	46033	United States	1-Nov-16
9	Robert Eggleston	Carmel	Indiana	46032	United States	1-Nov-16
10	Robert Robey	Westfield	Indiana	46074	United States	1-Nov-16
11	Annmarie Hajduch Jones	Westfield	Indiana	46074	United States	1-Nov-16
12	Amy biggs	Carmel	Indiana	46033	United States	1-Nov-16
13	Matthew Emmert	Westfield	Indiana	46074	United States	1-Nov-16
14	Andrea Cooke	Westfield	Indiana	46074	United States	2-Nov-16
15	Matt Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
16	Leslie McNutt	Westfield	Indiana	46074	United States	2-Nov-16
17	Jeannine Wiese	Cicero	Indiana	46034	United States	2-Nov-16
18	RONALD WILLIAMS	WESTFIELD	Indiana	46074-9424	United States	2-Nov-16
19	Tommy Cohoat	Fishers	Indiana	46038	United States	2-Nov-16
20	Jan Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
21	Guissele Martinez	Carmel	Indiana	46032	United States	2-Nov-16
22	Mary Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
23	Jon Dax	Carmel	Indiana	46032	United States	2-Nov-16
24	Christian Ravo	Westfield	Indiana	46074	United States	2-Nov-16
25	Brighton Kooy	Westfield	Indiana	46074	United States	2-Nov-16
26	Selina VanHoogstraat	Noblesville	Indiana	46062	United States	2-Nov-16
27	Jeffrey Eldridge	North Manch	Indiana	46962	United States	2-Nov-16
28	Mark Connor	Westfield	Indiana	46074	United States	2-Nov-16
29	Rodney Jones	Westfield	Indiana	46074	United States	2-Nov-16
30	Maureen A. Ryan	Carmel	Indiana	46033	United States	2-Nov-16
31	William R. Hutchison Jr.	Westfield	Indiana	46033-8147	United States	2-Nov-16
32	Eyad Abdallah	Westfield	Indiana	46074	United States	3-Nov-16
33	Charles Davis	Westfield	Indiana	46074	United States	3-Nov-16
34	Joe Davis	Westfield	Indiana	46074	United States	3-Nov-16
35	Beverly Emmert	Westfield	Indiana	46074	United States	5-Nov-16
36	Levi Emmert	Westfield	Indiana	46074	United States	5-Nov-16
37	Haley Liston	Westfield	Indiana	46074	United States	5-Nov-16
38	Emily Reisman	Whitestown	Indiana	46075	United States	8-Nov-16
39	Dona Carlisle	Westfield	Indiana	46074	United States	9-Nov-16
40	Stacy Hedges	Sheridan	Indiana	46069	United States	15-Nov-16
41	Jason Rose	Carmel	Indiana	46032	United States	15-Nov-16
42	Mark Milnamow	Noblesville	Indiana	46062	United States	16-Nov-16
43	Steve Rounds	Westfield	Indiana	46074	United States	16-Nov-16
44	Nicole Keltsch	San Ramon	California	94582	United States	18-Nov-16
45	Brandon Carder	Westfield	Indiana	46074	United States	19-Nov-16
46	Kerri Mendler	Carmel	Indiana	46033	United States	19-Nov-16
47	Robert Crandall	Carmel	Indiana	46033	United States	21-Nov-16

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
Ben Connors	16253 Milhouse A Trail	Ben_connors@aol.com
LISA TREPCOS	16255 Milhousen Trail	jltrepcos@aol.com
Robert Hatcher	71 Markleville lane	rchatch98@gmail.com
Luis Garcia	570 East Pine Ridge Dr	ig253728@gmail.com
Mario Garcia	570 East Pine Ridge Dr	CTA 29@gmail.com
Neil Harkavy	128 E Senafor way	NZ9317@aol.com
Jalon Burns	3611 Snowdon Drive	Jalonburns123@hotmail.com
John Ingers	16255 Milhousen Tr	jltrepcos@aol.com
CHRISTEN BAYHA	Westfield, IN	Kbayha@gmail.com
Hannah Martinez	62 N. Loop Westfield IN 46074	nursehannah424@comcast.net
Jeremy Couvers	16255 Milhousen TR	Jeremy Connors 53@yahoo.com
Robin Bright	479 E Clearlake Lane Westfield IN 46074	learmeltaps@aol.com
Frederic Bayha	15110 GOODTIME A	Djklbayha3@es.com
Kurti Reynolds	18990 Eagletown Rd Westfield	JKrey2495@aol.com
Paula Yeary	17707 Eagletown Rd Westfield	paula.yeary31@gmail.com
Matt Smith	16311 Haddam Lane Westfield	MatthewRFL@hotmail.com

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
emma thompson	16109 chancellors ridge way	emma ¹⁰³ thompson@yahoodnol.com
Ajay Lanton	16124 Chancellors Ridge way	lewtona@vindy.edu
Shanna Thompson	16109 Chancellors Ridge Way	shanna.thompson@roche.com
Keatave Crawford	4010 ELKHORN DR	Keke Crawford 93@gmail.com
Janie Rios	620 Zephyr way	Janiemarie 1996@hotmail.com
Mike Smith	20608 Camong rd.	Mike.Smith0023@yahoo.com
Daisy Rios	620 Zephyr Way	Daisy.m@msn.com
MIKE FREED	16108 Chancellors Ridge Way	mfreed@palmerjewelry.com
Jane Freed	16108 Chancellors Ridge Way	161freed@ddw.com
Matt Todd	3935 Rachel Lane B	matodd3935@gmail.com
Kym Todd	3935 Rachel Lane	Kimtdod3935@gmail.com
Mary Schreiber	7604 CIDER MILL CT, FISHERS ⁴⁶⁰³⁸	mis228@sbcglobal.net
Thomas Murphy	12618 Winding Ck. LN. FISHERS ⁴⁶⁰³⁸	tmurphy849@sbcglobal.net
Karen Jamesen	711 Sugar Hill Dr W. Lafayette, IN	Karen@jamesen.com

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
1 Chris Beth	15720 Sundew Cir Westfield	chris.beth@roche.com
2 Sarah Cox	1370 Monmouth Dr Westfield	sarah.cox.sc7@roche.com
3 Brad Nelson	17041 S Brentwood Way Westfield	brnelson40@gmail.com
4 Ashley Harrison	304 W Main St. Westfield, IN	ashley.harrison@roche.com
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

[illegible]

Save Wood Wind Golf Club



Wood Wind Golf Club is a beautiful and treasured asset of the Westfield and Hamilton County community. Wood Wind has served the community for over thirty years, providing a beautiful setting for golf of all ages, weddings, charitable events, family outings, college scholarships, youth employment and much, much more.

As many know, PulteGroup has developed and proposed a comprehensive development plan with Wood Wind as the keystone of the community. We are pleased and thankful for the plan as it retains, enhances and sustains Wood Wind for years to come. With the demographic and infrastructure changes of the proposed plan, Wood Wind will be sustainable and thrive.

PulteGroup has demonstrated a commitment to retaining the Wood Wind community asset in every discussion, plan and negotiation with Cohoat and O'Neal Management. Our experience and negotiations with PulteGroup has been cooperative and collaborative. We are pleased and thankful for the proposed plan supported by a company that can deliver.

We support the plan and ask you to review the materials per the website links noted below to see more about the details. The plan requires compromise and change for sure. The completed community will provide hundreds of new families to join and enjoy the wonderful City of Westfield as well as retain Wood Wind as a place of fun, camaraderie, character development, community organization support and.....Golf, but much, much more than just golf!

We ask you to express your support of the project by joining the on-line petition referenced below. A vote for the project is a vote for Wood Wind. We thank you all for the support of Wood Wind in the past, now and in the future. Thanks also for your consideration and respectful deliberation of this important matter to our City and community.

Please follow the links below to important public information regarding the PulteGroup plan for Wood Wind of Westfield

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063823903>

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063860565>

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063925125>

This petition will be delivered to:

- Westfield City Council & Mayor

	Name	City	State	Postal Code	Signed On
1	Jake Peacock				31-Aug-16
2	Doc O'Neal	Carmel	Indiana	46032	31-Aug-16
3	Chris Lindley	Fishers	Indiana	46037	31-Aug-16
4	Jimmy Cohoat	Westfield	Indiana	46074	31-Aug-16
5	kevin paschke	Westfield	Indiana	46074	31-Aug-16
6	Dan Leshner	Carmel	Indiana	46032	31-Aug-16
7	Jeff Nelson	Westfield	Indiana	46074	31-Aug-16
8	Kyle Kramer	Westfield	Indiana	46074	31-Aug-16
9	Alex Morrison	Indianapolis	Indiana	46203	31-Aug-16
10	Ryan Bensley	Westfield	Indiana	46074	31-Aug-16
11	Steve Barrett	Westfield	Indiana	46074	31-Aug-16
12	Mike Wells	Brownsburg	Indiana	46112	31-Aug-16
13	Renee Eldridge	Noblesville	Indiana	46062	31-Aug-16
14	Rich Huber	Carmel	Indiana	46033	31-Aug-16
15	Anthony McEvoy	Westfield	Indiana	46074	31-Aug-16
16	Milton Hatfield	Carmel	Indiana	46032	31-Aug-16
17	Michael Cohoat	Fort Wayne	Indiana	46804	31-Aug-16
18	Carrie Donnelly	Fort Wayne	Indiana	46804	31-Aug-16
19	Fernando Ely	Westfield	Indiana	46074	31-Aug-16
20	Jeff Baechle	Westfield	Indiana	46074	31-Aug-16
21	Terry Cohoat	Indianapolis	Indiana	46256	31-Aug-16
22	Lane Erickson	Carmel	Indiana	46032	31-Aug-16
23	Joey Cohoat	Westfield	Indiana	46074	1-Sep-16
24	Jan Cohoat	Westfield	Indiana	46074	1-Sep-16
25	Alice Kasdorf	Carmel	Indiana	46032	1-Sep-16
26	David Smith	Logansport	Indiana	46947	1-Sep-16
27	Bobby Cohoat	Westfield	Indiana	46074	1-Sep-16
28	Matt Cohoat	Westfield	Indiana	46074	1-Sep-16
29	Pam Boland	Grovetown	Georgia	30813	1-Sep-16
30	Ken White	Westfield	Indiana	46074	1-Sep-16
31	David Neilan	Zionsville	Indiana	46077	1-Sep-16
32	jerry johnston	Westfield	Indiana	46074	1-Sep-16
33	Gary Aletto	Carmel	Indiana	46033	1-Sep-16
34	Troy Coker	Westfield	Indiana	46074	1-Sep-16
35	Ryan Catt	Westfield	Indiana	46074	1-Sep-16
36	Leslie McNutt	Westfield	Indiana	46074	1-Sep-16
37	Mark Connor	Pendleton	Indiana	46064	1-Sep-16
38	Lexi Koch	Westfield	Indiana	46074	1-Sep-16
39	Ali Curry	Noblesville	Indiana	46062	1-Sep-16
40	Snezhana Hardcastle	Westfield	Indiana	46074	1-Sep-16
41	emma hamilton	Sheridan	Indiana	46069	1-Sep-16
42	Kate Alt	Fishers	Indiana	46038	1-Sep-16
43	Victoria Curtner	Westfield	Indiana	46074	1-Sep-16
44	Cory Sullivan	Westfield	Indiana	46074	1-Sep-16
45	kathy johnston	Westfield	Indiana	46074	1-Sep-16
46	patrick mcguinness	Noblesville	Indiana	46062	1-Sep-16

47	michael Delaney	Westfield	Indiana	46074	1-Sep-16
48	Michele Lyons	Westfield	Indiana	46074	1-Sep-16
49	Marc Hillmer	Westfield	Indiana	46074	1-Sep-16
50	Charles Combs	Carmel	Indiana	46032	1-Sep-16
51	Michael Bechert	Carmel	Indiana	46032	1-Sep-16
52	Steve Rounds	Westfield	Indiana	46074	1-Sep-16
53	Andrew Tisch	Zionsville	Indiana	47077	1-Sep-16
54	Steve Kappen	Westfield	Indiana	46074	1-Sep-16
55	Will Vandever	Carmel	Indiana	46033	1-Sep-16
56	Kristopher Good	Westfield	Indiana	46074	1-Sep-16
57	Jennifer Gerow	Westfield	Indiana	46074	1-Sep-16
58	Hung Trieu	Carmel	Indiana	46074	1-Sep-16
59	Sheila Lowther	Westfield	Indiana	46074	1-Sep-16
60	Diane Buhler	Zionsville	Indiana	46077	1-Sep-16
61	Adrienne Cohoat	Indianapolis	Indiana	46250	1-Sep-16
62	pamela kainrath	Westfield	Indiana	46074	1-Sep-16
63	Steve Shepard	Westfield	Indiana	46074	1-Sep-16
64	Holly Shull	Westfield	Indiana	46074	1-Sep-16
65	Mark Peacock	Linton	Indiana	47441	1-Sep-16
66	Kristin Willing	Westfield	Indiana	46074	1-Sep-16
67	Cortney Ogrzewalla	Westfield	Indiana	46074	2-Sep-16
68	wylie etscheid	Westfield	Indiana	46062	2-Sep-16
69	Catherine Gray	Carmel	Indiana	46032-1074	2-Sep-16
70	Richard Desjardins	Westfield	Indiana	46074	2-Sep-16
71	Devon Edtes	Westfield	Indiana	46074	2-Sep-16
72	Patricia Slama	Carmel	Indiana	46032	2-Sep-16
73	Linda Baldini	Westfield	Indiana	46074	2-Sep-16
74	David Rocchio	Carmel	Indiana	46033	2-Sep-16
75	Jijun Chen	Westfield	Indiana	46074	2-Sep-16
76	Robert Burt	Carmel	Indiana	46032	2-Sep-16
77	LINDA NAAS	Westfield	Indiana	46074	2-Sep-16
78	ALAN NAAS	Westfield	Indiana	46074	2-Sep-16
79	Grant Tobey	Carmel	Indiana	46032	2-Sep-16
80	Scott Alexander	Westfield	Indiana	46074	2-Sep-16
81	Ken White	Westfield	Indiana	46074	2-Sep-16
82	Heather Mullett	Carmel	Indiana	46033	2-Sep-16
83	Matt Zmich	Westfield	Indiana	46074	2-Sep-16
84	Larry Turner	Indianapolis	Indiana	46219-5710	2-Sep-16
85	Eric Sendelbach	Zionsville	Indiana	46077	2-Sep-16
86	Rick Radcliff	Westfield	Indiana	46074	2-Sep-16
87	Jeff McNutt	Indianapolis	Indiana	46220	2-Sep-16
88	Annie McMIndes	Noblesville	Indiana	46062	2-Sep-16
89	Richard Haneline	Noblesville	Indiana	46060	2-Sep-16
90	Rakesh Kumar	Carmel	Indiana	46032	2-Sep-16
91	Doug Stemmler	Indianapolis	Indiana	46250	2-Sep-16
92	Marcus Warner	Noblesville	Indiana	46062	2-Sep-16
93	Rich Graham	Lebanon	Indiana	46052	2-Sep-16

94	Ben Brown	Westfield	Indiana	46084	2-Sep-16
95	Larry Kaufman	Carmel	Indiana	46032	2-Sep-16
96	Steve Johnson	Carmel	Indiana	46032	2-Sep-16
97	Josh Kneifel	Carmel	Indiana	46032	2-Sep-16
98	Andrew Cohoat	Indianapolis	Indiana	46220	2-Sep-16
99	Luke Moreau	Indianapolis	Indiana	46256	2-Sep-16
100	Peggy Belland	Westfield	Indiana	46074	2-Sep-16
101	John Griffin	Carmel	Indiana	46033	2-Sep-16
102	Jeannette Mills	Carmel	Indiana	46032	2-Sep-16
103	James Bush	Indianapolis	Indiana	46250	2-Sep-16
104	Joe Wyckoff	Carmel	Indiana	46032	2-Sep-16
105	Ryan Rady	Carmel	Indiana	46033	2-Sep-16
106	Nicolas Leon	Westfield	Indiana	46074	2-Sep-16
107	Brian Barich	Carmel	Indiana	46033	2-Sep-16
108	Landon Toll	Westfield	Indiana	46074	2-Sep-16
109	John Lett	Indianapolis	Indiana	46250	2-Sep-16
110	Amy Moore	Carmel	Indiana	46032	2-Sep-16
111	Jerry Buhler	Zionsville	Indiana	46077	2-Sep-16
112	Ryan Davis	Carmel	Indiana	46033	2-Sep-16
113	Kirke Willing	Westfield	Indiana	46074	2-Sep-16
114	Cody Cheetham	Carmel	Indiana	46032	3-Sep-16
115	Carl Eaton	Westfield	Indiana	46073	3-Sep-16
116	Christian Badar	Westfield	Indiana	46074	3-Sep-16
117	Erik Fritzsche	Carmel	Indiana	46032	3-Sep-16
118	Heather Mairn	Carmel	Indiana	46032	3-Sep-16
119	Donna Horvath Eaton	Westfield	Indiana	46074	3-Sep-16
120	Logan Rickman	Indianapolis	Indiana	46229	3-Sep-16
121	Michael Youree	Westfield	Indiana	46074	3-Sep-16
122	Richard Kassel	Indianapolis	Indiana	46234	3-Sep-16
123	Michael Shourd	Westfield	Indiana	46074	3-Sep-16
124	Alessandra Walters	Carmel	Indiana	46033	3-Sep-16
125	Kaycee Schooley	Sheridan	Indiana	46069	3-Sep-16
126	Andrew Fritz	Indianapolis	Indiana	46280	3-Sep-16
127	David Ratliff	Zionsville	Indiana	46077	3-Sep-16
128	Tommy Cohoat	Fishers	Indiana	46038	3-Sep-16
129	Josh Bryant	Westfield	Indiana	46074	3-Sep-16
130	Charles Potts	Noblesville	Indiana	46060	3-Sep-16
131	karen green	Indianapolis	Indiana	46260	3-Sep-16
132	Andrea Selstad	Carmel	Indiana	46032	3-Sep-16
133	Charlie Green	Indianapolis	Indiana	46260	3-Sep-16
134	Terry Coyle	Carmel	Indiana	46032	3-Sep-16
135	Stuart Warden	Carmel	Indiana	46032	3-Sep-16
136	Jeanne Potts	Brazil	Indiana	47834	3-Sep-16
137	Darlene Reeder	Rockville	Indiana	47872	3-Sep-16
138	Kevn Morris	Zionsville	Indiana	46077	3-Sep-16
139	Juanita Smith	Westfield	Indiana	46074	3-Sep-16
140	Hassan Abdalah	Westfield	Indiana	46074	3-Sep-16

141	Lee Lurton	Indianapolis	Indiana	463256	3-Sep-16
142	Mark Masser	Westfield	Indiana	46074	3-Sep-16
143	Susan Broderick	Zionsville	Indiana	46077	3-Sep-16
144	Scott Pauley	Carmel	Indiana	46032	4-Sep-16
145	Toni Hillman	Dakar			4-Sep-16
146	Carl mills	Carmel	Indiana	46032	4-Sep-16
147	Ryan Pigg	Carmel	Indiana	46032	4-Sep-16
148	William Tipps	Westfield	Indiana	46074	4-Sep-16
149	Scott Wolfe	Westfield	Indiana	46074	4-Sep-16
150	Rob Cotton	Westfield	Indiana	46074	4-Sep-16
151	Jim Tubbs	Westfield	Indiana	46074	4-Sep-16
152	Whitesell Terry	Carmel	Indiana	46032	4-Sep-16
153	Lisa Marie	Westfield	Indiana	46074	4-Sep-16
154	Robert Cicchillo	Westfield	Indiana	46074	5-Sep-16
155	Stephen Sanders	Carmel	Indiana	46032	5-Sep-16
156	Tony Magri	Zionsville	Indiana	46077	5-Sep-16
157	James Lukowiak	Westfield	Indiana	46074	5-Sep-16
158	Andy Hosier	Westfield	Indiana	46074	6-Sep-16
159	Dennis Lods Lods	Carmel	Indiana	46032	6-Sep-16
160	Vincent Cohoat	Indianapolis	Indiana	46256	6-Sep-16
161	Thomas Randall	Indianapolis	Indiana	46256	6-Sep-16
162	Greg Francis	Fishers	Indiana	46038	6-Sep-16
163	Gene Tomey	Brownsburg	Indiana	46112	6-Sep-16
164	Mary Wasky	Indianapolis	Indiana	46236	6-Sep-16
165	Kendal Nagy	Fishers	Indiana	46038	6-Sep-16
166	Ian Geise	Indianapolis	Indiana	46268	6-Sep-16
167	Brian Booth	Carmel	Indiana	46033	6-Sep-16
168	Dawn Stephens	Westfield	Indiana	46074	6-Sep-16
169	Robert Jackson	Indianapolis	Indiana	46256	6-Sep-16
170	Bill Zilligen	Carmel	Indiana	46033	6-Sep-16
171	Paul richard	Westfield	Indiana	46074	6-Sep-16
172	Nabeel Bitar	Westfield	Indiana	46074	6-Sep-16
173	Josh Albrecht	Indianapolis	Indiana	46204	6-Sep-16
174	Randy Mifflin	Zionsville	Indiana	46077	6-Sep-16
175	Jose Beyer	Westfield	Indiana	46074	6-Sep-16
176	Max Leary	Carmel	Indiana	46032	7-Sep-16
177	Jeff Hackett	Westfield	Indiana	46074	7-Sep-16
178	Tracy Schooler	Westfield	Indiana	46074	7-Sep-16
179	Scott McCrea	Carmel	Indiana	46032	7-Sep-16
180	Jeff Schad	Westfield	Indiana	46074	8-Sep-16
181	Monica Mace	Carmel	Indiana	46032	8-Sep-16
182	Tammi Scozzaro	Carmel	Indiana	46032	8-Sep-16
183	Kristen Fouts	Carmel	Indiana	46032	8-Sep-16
184	Andy Fouts	Carmel	Indiana	46032	9-Sep-16
185	Suzie Shannon	Westfield	Indiana	46074	9-Sep-16
186	connor hendrick	Zionsville	Indiana	46077	9-Sep-16
187	james garrett	Carmel	Indiana	46032	10-Sep-16

188	Tim Scher	Carmel	Indiana	46033	11-Sep-16
189	Ron Brose	Carmel	Indiana	46033	11-Sep-16
190	james paris	Noblesville	Indiana	46062	12-Sep-16
191	Lori VanBuskirk	Noblesville	Indiana	46062	12-Sep-16
192	Andrea Lindeman	Noblesville	Indiana	46060	12-Sep-16
193	Tara Yancey	Noblesville	Indiana	46062	12-Sep-16
194	Colt Cannon	Noblesville	Indiana	46062	12-Sep-16
195	Alexandria Bevins	Noblesville	Indiana	46060	12-Sep-16
196	Krischelle Jones	Noblesville	Indiana	46060	12-Sep-16
197	Autumn Huntsman	Noblesville	Indiana	46062	13-Sep-16
198	Jeri Magri	Zionsville	Indiana	46077	13-Sep-16
199	Alli Cohoat	Westfield	Indiana	46074	14-Sep-16
200	Richard Walker	Westfield	Indiana	46074	17-Sep-16
201	Ozelle Hackett	Westfield	Indiana	46074	17-Sep-16
202	James Searcy	Westfield	Indiana	46074	19-Sep-16
203	Scott Monts	Westfield	Indiana	46074	19-Sep-16
204	Anh Thieu	Zionsville	Indiana	46077	19-Sep-16
205	Steve Kreiger	Zionsville	Indiana	46077	20-Sep-16
206	Rachel Jackson	Westfield	Indiana	46074	21-Sep-16
207	James C. Patton Patton	Carmel	Indiana	46032	22-Sep-16
208	Russell Lilly	Carmel	Indiana	46032	23-Sep-16
209	Gene Bare	Greenwood	Indiana	46143	25-Sep-16
210	Rebecca Bruggers	Zionsville	Indiana	46077	25-Sep-16
211	David Kledzik	Zionsville	Indiana	46077	26-Sep-16
212	Paul Georgescu	Carmel	Indiana	46032	27-Sep-16
213	Thomas Burtnett	Westfield	Indiana	46074	27-Sep-16
214	Thomas Swain	Westfield	Indiana	46074	27-Sep-16
215	Mike Murphy	Carmel	Indiana	462032	27-Sep-16
216	Mike Davidson	Brownsburg	Indiana	46112	30-Sep-16
217	Scott Dearing	Carmel	Indiana	46032	3-Oct-16
218	David Snyder	Westfield	Indiana	46074	3-Oct-16
219	Kim Reeves	Carmel	Indiana	46032	3-Oct-16
220	Timothy Hanrahan	Westfield	Indiana	46074	3-Oct-16
221	Tim Catton	Indianapolis	Indiana	46220	3-Oct-16
222	Matt James	Westfield	Indiana	46074	3-Oct-16
223	John Myers	Westfield	Indiana	46074	3-Oct-16
224	Allen Sims	Noblesville	Indiana	46062	3-Oct-16
225	David Paxton	Carmel	Indiana	46033	3-Oct-16
226	Mark Schutte	Zionsville	Indiana	46077	3-Oct-16
227	Steve Wooldridge	Carmel	Indiana	46032	3-Oct-16
228	Matthew Ward	Westfield	Indiana	46074	3-Oct-16
229	Kevin Harrell	Zionsville	Indiana	46077	3-Oct-16
230	Megan Howard	Westfield	Indiana	46074	3-Oct-16
231	Scott VanMeter	Noblesville	Indiana	46060	3-Oct-16
232	Jason Stealy	Westfield	Indiana	46074	3-Oct-16
233	Deb Romanczuk	Carmel	Indiana	46032	3-Oct-16
234	Sabrina Wooldridge	Morris	Indiana	47033	3-Oct-16

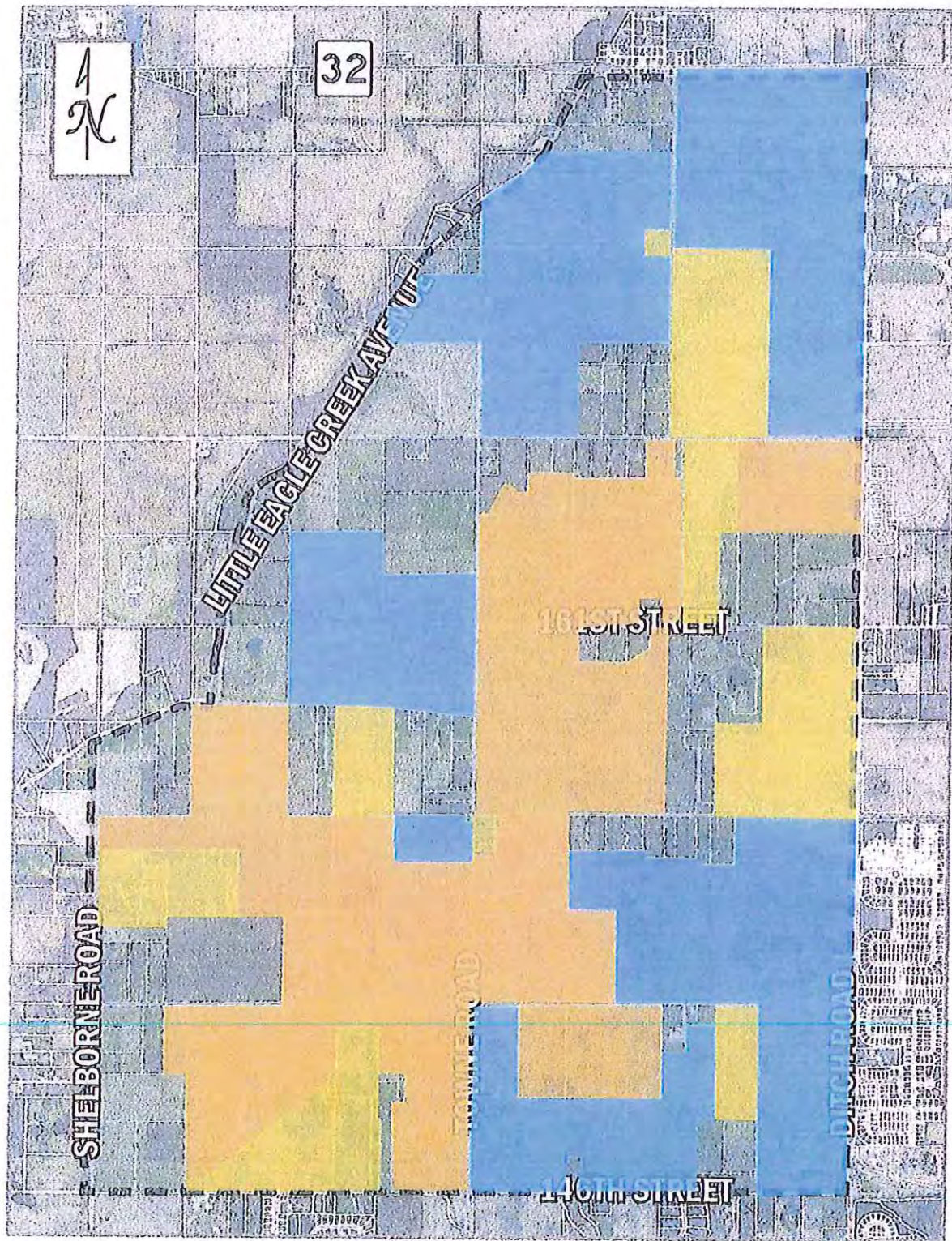
235	Laurel Fick	Carmel	Indiana	46032	3-Oct-16
236	Andrew Horstman	Westfield	Indiana	46074	3-Oct-16
237	Misha Horstman	Westfield	Indiana	46074	3-Oct-16
238	Brett Desmond	Chicago	Illinois	60614	3-Oct-16
239	Kirk Nelson	Westfield	Indiana	46074	3-Oct-16
240	Chad Hanefeld	Fishers	Indiana	46038	3-Oct-16
241	Gregg Munson	Carmel	Indiana	46032	3-Oct-16
242	Jennifer Lawson	Westfield	Indiana	46074	3-Oct-16
243	Doug Roudebush	Westfield	Indiana	46074	3-Oct-16
244	Mike DeCamp	Zionsville	Indiana	46077	3-Oct-16
245	Kyle Falk	Indianapolis	Indiana	46256	3-Oct-16
246	Marv Stammen	Greenville	Ohio	45331	3-Oct-16
247	Joe Patrick	Westfield	Indiana	46074	3-Oct-16
248	Joe Montalone	Westfield	Indiana	46074	3-Oct-16
249	Beth Bundy	Carmel	Indiana	46032	3-Oct-16
250	Earl Schrack	Zionsville	Indiana	46077	3-Oct-16
251	Bob Hatcher	Westfield	Indiana	46074	3-Oct-16
252	Greg Wischmann	Indianapolis	Indiana	46256	3-Oct-16
253	Gary Stough	Whitestown	Indiana	46075	3-Oct-16
254	Mike Bundy	Carmel	Indiana	46032	3-Oct-16
255	Jack Sloan	Zionsville	Indiana	46077	3-Oct-16
256	James Teskey	Carmel	Indiana	46033	3-Oct-16
257	Leslie Swathwood	Westfield	Indiana	46074	3-Oct-16
258	Steven Walters	Noblesville	Indiana	46062	3-Oct-16
259	Paul Dumas	Carmel	Indiana	46033	3-Oct-16
260	Trevor Neu	Westfield	Indiana	46074	3-Oct-16
261	JEFF BLAISDELL	Carmel	Indiana	46033	3-Oct-16
262	Mindy McGinnis	Westfield	Indiana	46074	3-Oct-16
263	Samuel Kim	Carmel	Indiana	46032	3-Oct-16
264	Kyle Thomas	Indianapolis	Indiana	46240	3-Oct-16
265	Derek Tarrh	Seymour	Indiana	47274	3-Oct-16
266	Paul Higgs	Indianapolis	Indiana	46220	3-Oct-16
267	jeff kautsky	Carmel	Indiana	46032	3-Oct-16
268	Larry Sexton	Fishers	Indiana	46037	3-Oct-16
269	Dustin Walker	Greenwood	Indiana	46142	3-Oct-16
270	Chris Goodyear	Indianapolis	Indiana	46208	3-Oct-16
271	George Ruschhaupt	Noblesville	Indiana	46062	3-Oct-16
272	James Graham	Greenwood	Indiana	46143	3-Oct-16
273	Brian Harris	Westfield	Indiana	46074	3-Oct-16
274	Scott Mairn	Carmel	Indiana	46032	3-Oct-16
275	Jay Huenemann	Carmel	Indiana	46032	3-Oct-16
276	Matt Worthley	Indianapolis	Indiana	46280	3-Oct-16
277	Mick Dowell	Fishers	Indiana	46038	3-Oct-16
278	Tony Barbee	Carmel	Indiana	46032	3-Oct-16
279	Jeff Tweedy	Carmel	Indiana	46033	3-Oct-16
280	Sean Lowe	McCordsville	Indiana	46055	3-Oct-16
281	Kurt Kussman	Carmel	Indiana	46032	3-Oct-16

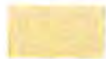
282	Jeremy Carter	Carmel	Indiana	46032	3-Oct-16
283	Jennifer Meece	Carmel	Indiana	46033	3-Oct-16
284	Ed Ryan	Carmel	Indiana	46033	3-Oct-16
285	Justin Umthum	Noblesville	Indiana	46062	3-Oct-16
286	Jon Tucker	Carmel	Indiana	46032	3-Oct-16
287	Kim Sharpe	Carmel	Indiana	46032	3-Oct-16
288	Kevin Flannagan	Indianapolis	Indiana	46220	3-Oct-16
289	Jim Broadbent	Carmel	Indiana	46033	3-Oct-16
290	Dan Oberbroeckling	Westfield	Indiana	46074	3-Oct-16
291	Scott Sutton	Carmel	Indiana	46033	3-Oct-16
292	alex Honigford	Indianapolis	Indiana	46256	3-Oct-16
293	Craig Harger	Westfield	Indiana	46074	3-Oct-16
294	Mike Williams	Carmel	Indiana	46033	3-Oct-16
295	Bruce A Watson	Westfield	Indiana	46074	3-Oct-16
296	John Schild	Fishers	Indiana	46037	3-Oct-16
297	Kyle Nagy	Indianapolis	Indiana	46220	3-Oct-16
298	Jocelyn Bruch	Carmel	Indiana	46033	3-Oct-16
299	sung Kong	Fishers	Indiana	46038	3-Oct-16
300	John Gillihan	Carmel	Indiana	46032	3-Oct-16
301	Pani Chitturi	Carmel	Indiana	46032	3-Oct-16
302	Tim Kussman	Carmel	Indiana	46033	3-Oct-16
303	Seth Ackley	Westfield	Indiana	46074	3-Oct-16
304	Gary Mann	Zionsville	Indiana	46077	3-Oct-16
305	Ken McKnight	Carmel	Indiana	46033	3-Oct-16
306	Brooke Snyder	Noblesville	Indiana	46062	3-Oct-16
307	Cliff Jaebker	Zionsville	Indiana	46077	3-Oct-16
308	Nick Holliday	Noblesville	Indiana	46060	3-Oct-16
309	Kurt Smalley	Westfield	Indiana	46074	3-Oct-16
310	Asif Kidwai	Westfield	Indiana	46074	3-Oct-16
311	Thomas W. Fisher	Carmel	Indiana	46033-8739	3-Oct-16
312	Patricia Sharp	Westfield	Indiana	46074	3-Oct-16
313	Dwight Chernish	Indianapolis	Indiana	46250	3-Oct-16
314	Kristi Nelson	Westfield	Indiana	46074	3-Oct-16
315	Steven Jardina	Carmel	Indiana	46033	3-Oct-16
316	Jeffrey Brown	Zionsville	Indiana	46077	3-Oct-16
317	Rev. Paul Albrecht	Westfield	Indiana	46074	3-Oct-16
318	Robert Wilmoth	Carmel	Indiana	46033	3-Oct-16
319	Eyad Abdallah	Westfield	Indiana	46074	3-Oct-16
320	Michael Janovicz	Indianapolis	Indiana	46260	3-Oct-16
321	Dennis Amberger	Indianapolis	Indiana	46236	3-Oct-16
322	BLAINE IMEL	Ossian	Indiana	46777	3-Oct-16
323	Michael Pollock	Carmel	Indiana	46032	4-Oct-16
324	Joel Behlmer	Fishers	Indiana	46037	4-Oct-16
325	Brent Hunt	Westfield	Indiana	46074	4-Oct-16
326	Derek Sexter	Carmel	Indiana	46033	4-Oct-16
327	Joey Cohoat	Westfield	Indiana	46074	4-Oct-16
328	Larry Graham	Westfield	Indiana	46074	4-Oct-16

329	Lisa Russell	Carmel	Indiana	46032	4-Oct-16
330	Ryan Forbes	Carmel	Indiana	46074	4-Oct-16
331	Mary Hansen	Carmel	Indiana	46032	4-Oct-16
332	Mike Moore	Westfield	Indiana	46074	4-Oct-16
333	Jon zatkulak	Carmel	Indiana	46033	4-Oct-16
334	Don Erler	Indianapolis	Indiana	46240	4-Oct-16
335	Wayne Vandiver	Carmel	Indiana	46033	4-Oct-16
336	Karl Reiff	Westfield	Indiana	46074	4-Oct-16
337	Blickman Andrew	Indianapolis	Indiana	46202	4-Oct-16
338	Carlos Panfili	Carmel	Indiana	46032	4-Oct-16
339	Denise Gowan	Carmel	Indiana	46032	4-Oct-16
340	dave bassett	Fort Wayne	Indiana	46845	4-Oct-16
341	Mark Holbreich	Indianapolis	Indiana	46260	4-Oct-16
342	Mike Barley	Noblesville	Indiana	46060	4-Oct-16
343	Ron Eppert	Carmel	Indiana	46033	5-Oct-16
344	Jim Long	Indianapolis	Indiana	46220	5-Oct-16
345	JanettMarie Braun	Indianapolis	Indiana	46240	5-Oct-16
346	Scott Weddle	Carmel	Indiana	46032	5-Oct-16
347	Todd Trainer	Carmel	Indiana	46033	6-Oct-16
348	bruce glor	Fishers	Indiana	46037	6-Oct-16
349	Ralph Purcell	Zionsville	Indiana	46077	6-Oct-16
350	Phil Stuepfert	Yorkville	Illinois	60560	6-Oct-16
351	Ronald Gilmore	Carmel	Indiana	46033	6-Oct-16
352	Justin Barton	Loveland	Ohio	45140	6-Oct-16
353	Chris McKinley	Westfield	Indiana	46074	6-Oct-16
354	Robert M. Baker III	Carmel	Indiana	46033	7-Oct-16
355	Bryan Spitzer	Carmel	Indiana	46032	8-Oct-16
356	Chris Painchaud	Carmel	Indiana	46033	8-Oct-16
357	Sande Frutiger	Westfield	Indiana	46074	8-Oct-16
358	RON Colangelo	Indianapolis	Indiana	46234	8-Oct-16
359	Gabe Perrin	Carmel	Indiana	46033	9-Oct-16
360	Mark Lewis	Zionsville	Indiana	46077	9-Oct-16
361	Jason Lewis	Noblesville	Indiana	46062	10-Oct-16
362	Tim Carroll	Indianapolis	Indiana	46220	13-Oct-16
363	Fred Martinez	Avon	Indiana	46123	13-Oct-16
364	Aaron Hancart	Noblesville	Indiana	46060	14-Oct-16
365	Steve Jones	Westfield	Indiana	46074	14-Oct-16
366	CHARI OLSON	Zionsville	Indiana	46077	14-Oct-16
367	Brian House	Fishers	Indiana	46037	16-Oct-16
368	Tom Donovan	Indianapolis	Indiana	46254	16-Oct-16
369	Steven McKinney	Fishers	Indiana	46037	16-Oct-16
370	Bob Hurre	Westfield	Indiana	46074	17-Oct-16
371	Sindre Kaspersen	Leinesfjord			17-Oct-16
372	Shaun Hicks	Carmel	Indiana	46032	18-Oct-16
373	Tom Gregg	Zionsville	Indiana	46077	18-Oct-16
374	Armen Shanafelt	Carmel	Indiana	46032	18-Oct-16
375	Ryan Patterson	Westfield	Indiana	46074	22-Oct-16

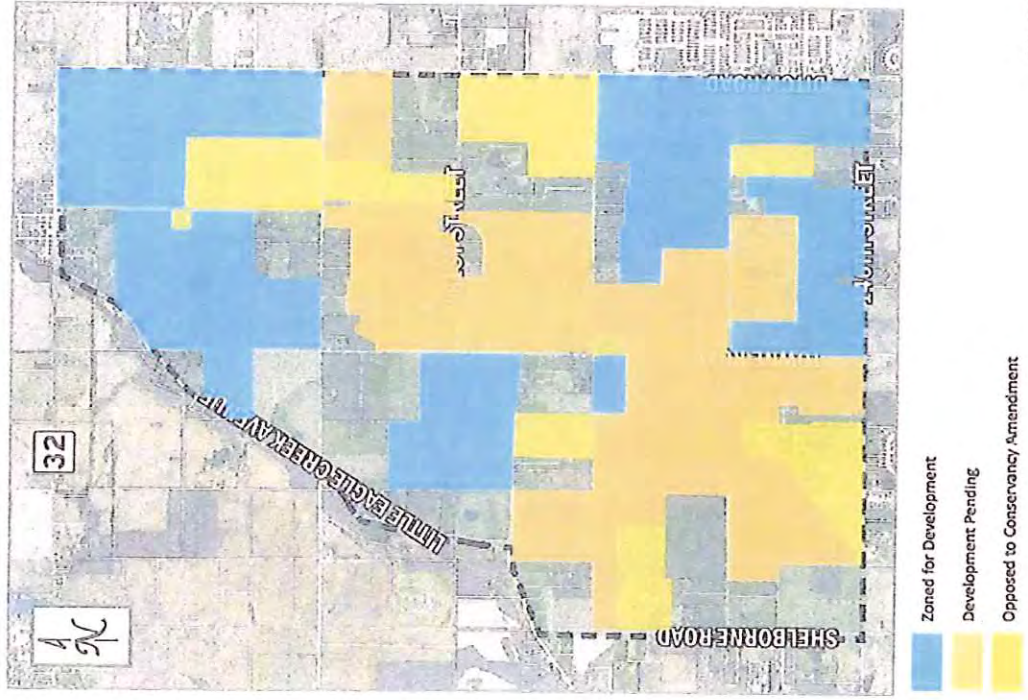
376	Larren New	Indianapolis	Indiana	46260	23-Oct-16
377	Jeffrey Wilder	Westfield	Indiana	46074	24-Oct-16
378	David Atkinson	Carmel	Indiana	46033	30-Oct-16
379	James Kotsanos	Potomac	Maryland	20854	1-Nov-16
380	Nancy Davis	Carmel	Indiana	46032	1-Nov-16
381	Beverly Emmert	Westfield	Indiana	46074	1-Nov-16
382	Tim Murray	Westfield	Indiana	46074	2-Nov-16
383	Gordon Deschambault	Westfield	Indiana	46074	2-Nov-16
384	Charles Davis	Westfield	Indiana	46074	3-Nov-16
385	Scott Williams	Westfield	Indiana	46074	4-Nov-16
386	Gerald Farley	Carmel	Indiana	46032	4-Nov-16
387	Jack Bradshaw	Carmel	Indiana	46032	4-Nov-16
388	John Davis	Westfield	Indiana	46074	8-Nov-16
389	Chris Lehrman	Fishers	Indiana	46038	9-Nov-16
390	Gabe Hofmann	Westfield	Indiana	46074	10-Nov-16
391	Aaron Uribe	Fishers	Indiana	46037	15-Nov-16
392	Stacy Hedges	Sheridan	Indiana	46069	15-Nov-16
393	THOMAS MURPHY	Fishers	Indiana	46038	15-Nov-16
394	Robert Mccolgin	Avon	Indiana	46123	15-Nov-16
395	Jason Rose	Carmel	Indiana	46032	15-Nov-16
396	Matthew Emmert	Westfield	Indiana	46074	15-Nov-16
397	Chris Rops	Westfield	Indiana	46074	15-Nov-16
398	Susan Molnar	Noblesville	Indiana	46062	16-Nov-16
399	William Amburgy	Carmel	Indiana	46033	16-Nov-16
400	Mark Milnamow	Noblesville	Indiana	46062	16-Nov-16
401	Ben Rogge	Westfield	Indiana	46074	16-Nov-16
402	Adam Ogrzewalla	Westfield	Indiana	46074	17-Nov-16
403	Lauren Giesler	Westfield	Indiana	46074	17-Nov-16
404	Jeff Beidl	Westfield	Indiana	46074	17-Nov-16
405	Ashley Scott	Westfield	Indiana	46074	18-Nov-16
406	Keltsch Nicole	Westfield	Indiana	46074	18-Nov-16
407	Jenny Paul	Carmel	Indiana	46032	19-Nov-16
408	Brandon Carder	Westfield	Indiana	46074	19-Nov-16
409	Kerri Mendler	Carmel	Indiana	46033	19-Nov-16
410	Judith Davis Crandall	Carmel	Indiana	46033	21-Nov-16
411	Mj ERDBERG	Fishers	Indiana	46037	21-Nov-16

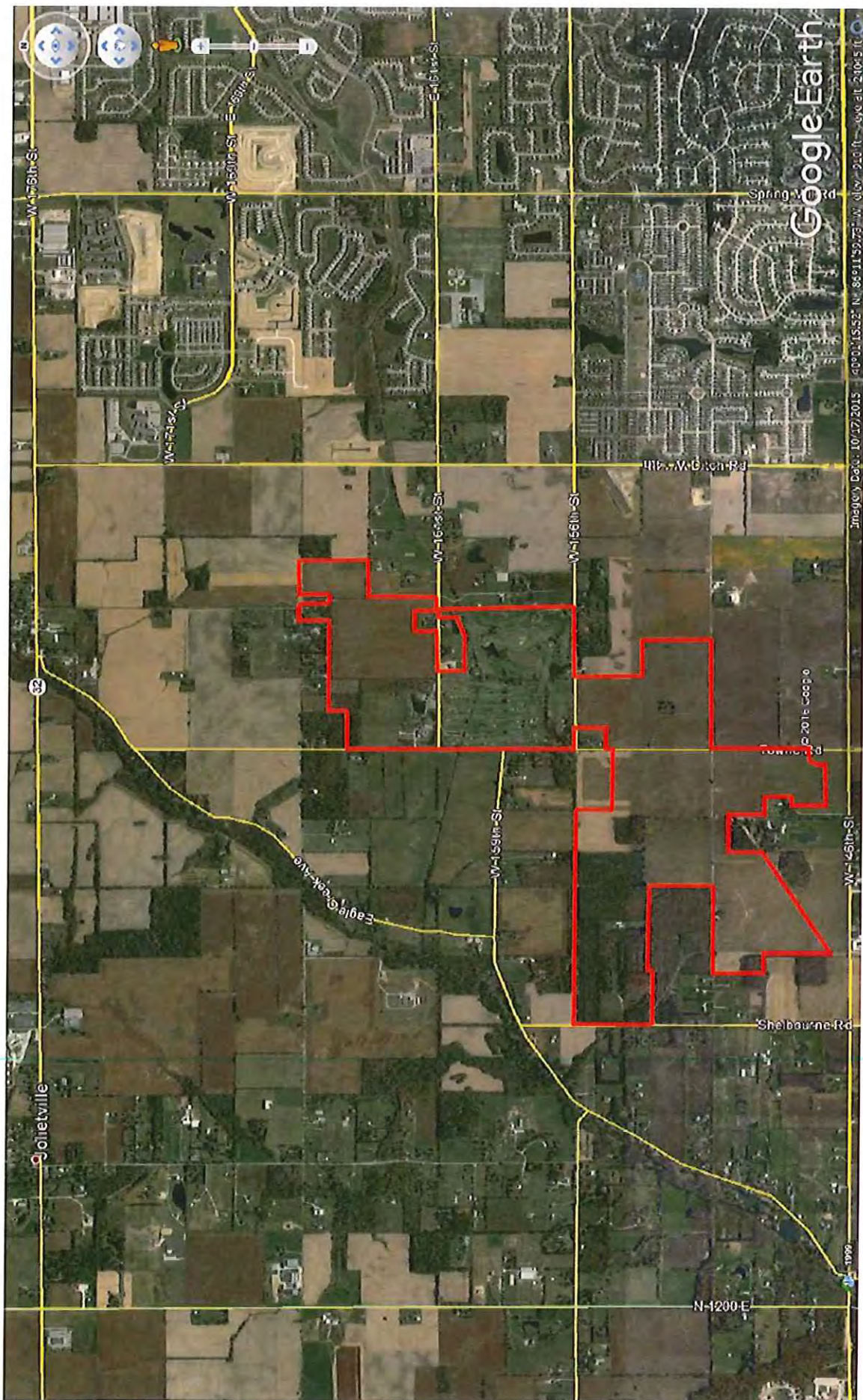
Context Map for the Proposed Conservancy Amendment



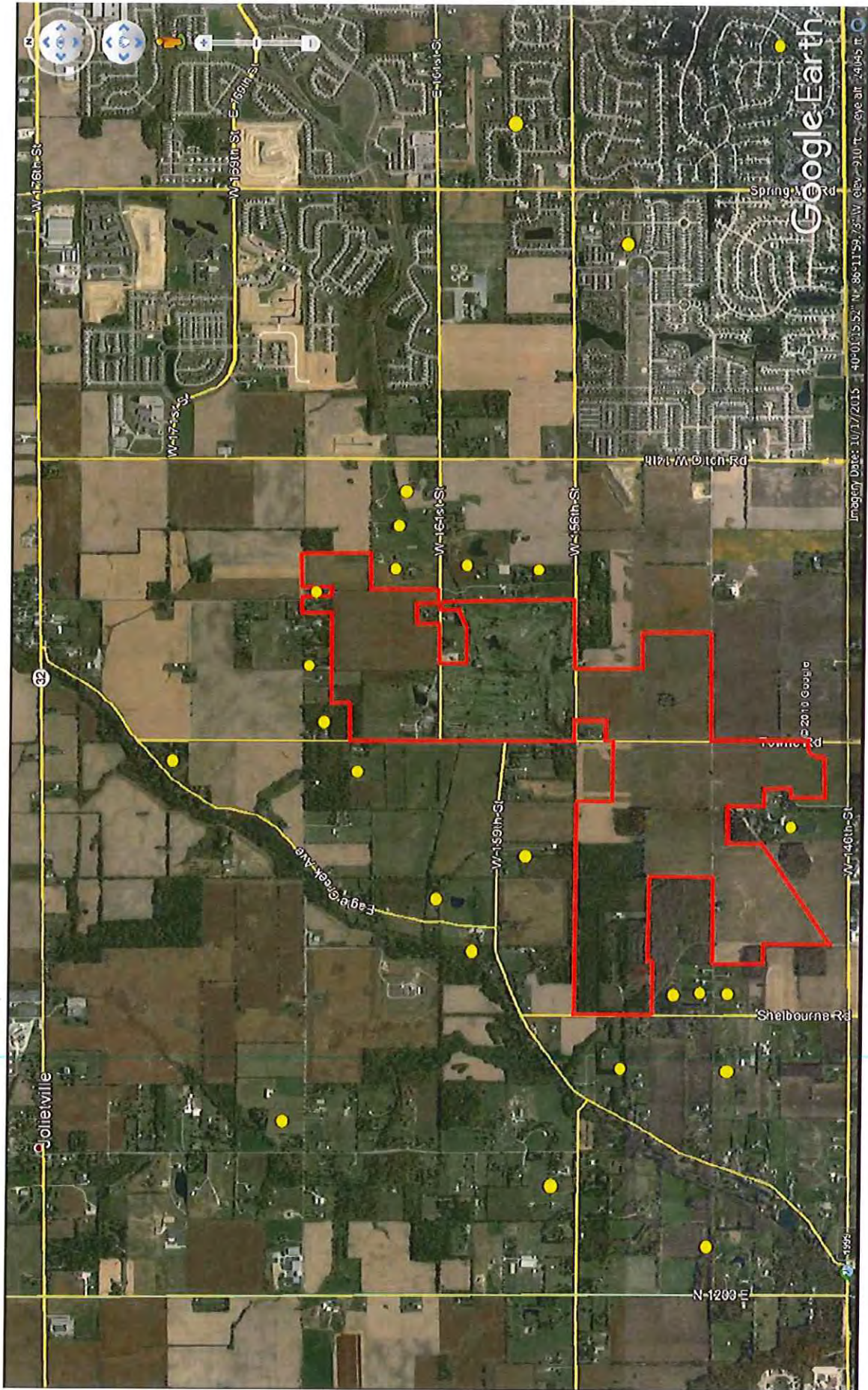
-  Zoned for Development
-  Development Pending
-  Opposed to Conservancy Amendment

Context Map
for the Proposed Conservancy Amendment









Pulte/ Wood Wind Proposal

What makes a community attractive for people and families to live in?

- **A first class school system**
- **A variety of churches of different faiths**
- **A good government**
- **A variety of housing options**
- **Good, well maintained infrastructure**
- **Proximity to work places**
- **Public amenities**
 - **Parks**
 - **Trail systems to connect the community**
 - **Public golf courses**

Wood Wind is the only public golf course in Westfield, and a gem in the community that could not be replaced if it were to go away.

Maintaining Wood Wind as a first class public golf course is as important an amenity as many of the others enumerated earlier.

The Pulte Proposal provides an opportunity to not only save and improve this gem of an amenity, but one that has addressed many of the issues raised by the surrounding property owners.

The combination of the proven experience and professionalism of Pulte and the experience and knowledge of the Cohoat & O'Neal Golf Course Management team provides a unique opportunity for maintaining WoodWind Golf Course for the current and future residents of Westfield, while providing the community with a well thought out housing development.

I believe that his proposal is a Win-Win for Westfield and its' residents.

**Bruce A. Watson
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101**

Jesse Pohlman

From: Mike Scheetz <mm@scheetzteam.com>
Sent: Tuesday, November 22, 2016 1:15 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman
Subject: Wood Wind

City of Westfield Plan Commission and City Council:

My name is Mike Scheetz. I have been a realtor for over 22 years and in the building and real estate industry my entire life. I have witnessed Westfield grow into the thriving progressive City it is. I am not an expert on planning, but understand the Wood Wind project proposed by Pulte Homes exceeds the requirements of the updated Comprehensive Plan.

I support the Pulte development of the Wood Wind Project because:

1. The project will be built over a 10-15 year time frame.
2. The economic impact on the Westfield is significant on the Tax Revenue side.
3. Pultes contribution to the infrastructure.
4. Affordable homes are attainable. Home owners can stay within their desired school district.
5. With the first home completion scheduled for 2018, the student burden on the schools can be planned for and the impact should be slow and predictable.

Thank you for the jobs you do in keeping Westfield a leading city in our greater community! I support the project.

Thanks,
Mike Scheetz
CENTURY 21 Scheetz
[317-814-2100](tel:317-814-2100)
mm@ScheetzTeam.com

Jesse Pohlman

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, January 16, 2017 12:10 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Cc: Cari Hahn; Karen Hymbaugh
Subject: Objections to the Pulte - Wood Wind PUD.

Dear City Planners and Council Members who hold our futures in your hands,

I recently learned that you may be voting on the "Wood Wind PUD" this Tuesday evening. As you must know by now, Pulte did not make the changes that were requested and noted by the people who actually live here. I was so disheartened at the recent public meeting when Pulte brought in people from all over Indiana to support their case with very few people who actually live here. Since then, I have made it a point to travel around the area looking at their homes. I can't understand why the Westfield city planners would even consider their current proposal. IT is a real waste of the city's time and all of the real people who live I Westfield who have attended the planning meetings.

Not only are they not even paying attention to the Comprehensive plan but why would you even consider such dense, low cost homes in this area? There is already so many lots under construction on the west side of Westfield at the same price they are proposing. Why would you even consider so many apartments being built when the roads and schools can't support it. I have seen their homes in other areas and they are just cookie cutter models. Why aren't you looking at other developers? Why are you even considering this type of low budget development in this area when other cities like Carmel and Fishers have more upscale designs. I won't even get into the lack of green space, buffering problems, high density details in these plans. You know it, you see it. How many people does it take to raise awareness of these issue? **Once it is gone, it is gone forever.** You have a choice here. If you don't want to think about the people who live in this area, think about your families and your kid's families. Do you think they will always want to live with 2 - 3 feet of space between their neighbors? Will they want apartment complexes and fast food restaurants on every corner in Westfield?

I am not going to go through all the details of the repeated requests for new designs and better options like in Fishers, Carmel, Zionsville, but I would like to know why you aren't asking for that yourself? Why are our city planners not demanding that our city also have the upscale neighborhoods and green space that our neighboring cities have? Do you not care enough about Westfield to bring at least the same level of quality to the homes and standard of living? Why would you let Pulte treat Westfield as a second class city?

Last week, I was in Tractor Supply and started talking to another person helping me with feed bags. We started talking about how our city government is allowing irresponsible development. We all know development is inevitable but irresponsible development is not. He told me about his neighborhood and how everyone is talking about it. I told him to go to planning meetings and he said "why, it won't do any good --they are all getting kickbacks and making money off of the developers". Is that true? Is that what this boils down to? When I questioned him further, he admitted to knowing some of the council members (he has lived here his whole life)s and he assured me it is true. I don't know if it is true but there are a lot of people asking the same questions. Why is Westfield even considering such irresponsible development which is not good for

the citizens of Westfield -- more taxes, crowded schools, more crime, broken down roads, more health problems, more density, more pollution,?

Please, it is time to show the citizens of Westfield that you do care about us, our environment and our quality of life and that you can do the right thing. Say no the current Woodwind PUD, do the right thing now.

Thank you so much for helping curb this irresponsible development. Send them back to the drawing board for something that Westfield deserves.

Karen Hymbaugh
2929 W. 159th Street
Westfield, Indiana 46074

Current conditions and the character of current structures and uses in each district

Who's Involved in this PUD?

Karen Hymbaugh

Sellers:

- Pulte Corporation

- ❑ 2015 Revenue \$5,980,000,000 Billion
- ❑ 2015 Profit \$494,100,000 Million
- ❑ 3rd Largest Home Builder in the US
- ❑ Have an operating costs budget for proposals

- RN Thompson

- ❑ Owns/Manages 11 Golf Courses including ownership of Wood Wind Golf Club
 - ❑ Also own RN Thompson Development Corporation
 - ❑ Principles of RN Thompson Development Corp include: Mark Thompson, David Compton, Arthur Kaser, RN Thompson Jr. (Source: Bizapedia)
-

Sellers: Land Owners

- BCE
 - ❑ Wealth Management representing the Otto Frenzel Family
 - ❑ Otto Frenzel Family – one of the original owners of Merchants National Bank
 - ❑ Doesn't Live in Westfield
 - MJG
 - ❑ Josie George – Granddaughter of Tony Hulman and part owner of Indianapolis Motor Speedway
 - ❑ Doesn't Live in Westfield
 - Thomas Murphy Real Estate
 - ❑ Land Investor
 - ❑ Doesn't Live Westfield
-

Sellers: Land Owners

- Mary Schreiber
 - ❑ Managing the Family Land Trust that includes over 250 acres as part of this project
 - ❑ Doesn't live in Westfield
 - Koss Family
 - ❑ Area family selling combined parcels
 - ❑ Some live in Westfield and some do not.
-

Westfield Citizens Living in this Area

- | | |
|-------------------------|---------------------|
| ■ Teachers | ■ Authors |
| ■ Firemen | ■ School Volunteers |
| ■ Doctors | ■ WYSI Coaches |
| ■ Small Business Owners | ■ City Employees |
| ■ Mechanics | ■ Bus Drivers |
| ■ Craftsmen | ■ Lawyers |
| ■ Photographers | ■ Business People |
| ■ Epidemiologist | ■ Mechanics |

What do these people have in common?

- Love of open space to enjoy the outdoors
 - Love living in the designated rural area of Westfield.
-

Outdoor Enthusiasts Enjoying a Rural Lifestyle



These are the Current Conditions of the Area



Meet the Newest Member of the Neighborhood

Red Wing



Jesse Pohlman

From: John Daly <john@golitkodaly.com>
Sent: Sunday, January 15, 2017 2:43 PM
To: Council Members; APC; Andy Cook
Cc: Matt Skelton
Subject: Objections to Pulte PUD

Problems:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at [161st Street](#) and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10% which is deplorable. Centinneal has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Solution:

Deny the Pulte petition. They will be back with an acceptable proposal. If the golf course is really that critical, the City should own and operate it. Indianapolis has several municipal courses that have been open for decades. If we don't take time to do it right, we won't have the time to do it over.

All the Best,

John Daly

www.indianaworkers.com

15936 Little Eagle Creek Ave
Westfield In 46074

The most desirable use for
which the land in each district is
adapted

John Daly

Housing Demand

Southwest Area Hamilton County

Home Price Range/Lots	Demand Per Year
Over \$925,000	8 – 10
\$625,000 - \$925,000	47
\$425,000 - \$625,000	140
2 to 3 Acre Lots	8 - 12

Potential AV per year \$100,000,000

Responsible Development and Growth

John DuBois

19 Neighborhoods

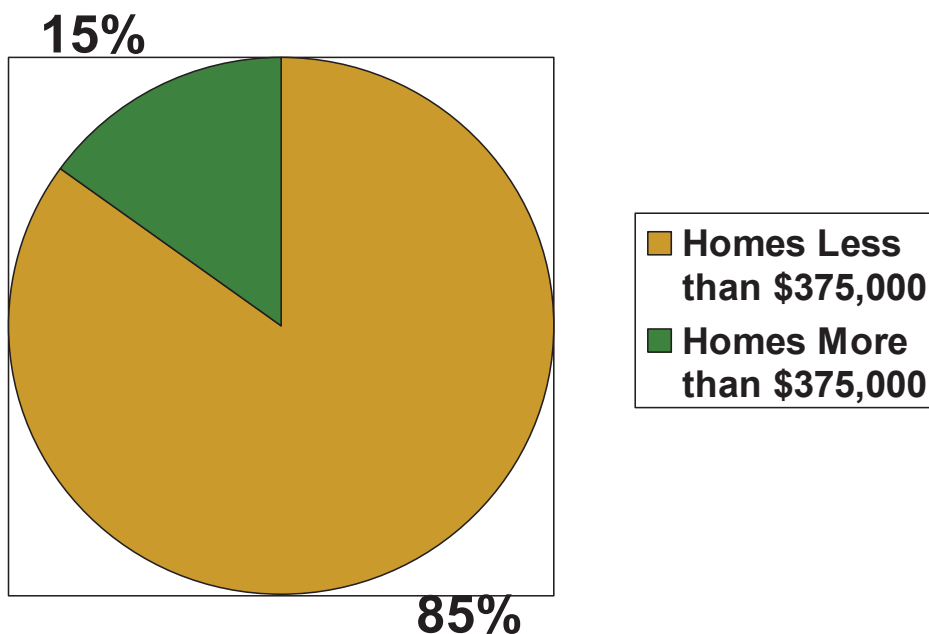
Under Construction West of SR 31

- Sonoma
 - Oak Trace Carriage Homes
 - The Oaks
 - Countryside
 - Maple Knoll
 - Enclave
 - Keeneland
 - Maples @ Springmill
 - Maple Villas
 - West Rail
 - Harmony
 - Manors
 - Derby Ridge
 - Two Gaits
 - Village Farms – Drees
 - Springmill Park
 - Valley View
 - Retreat on the Monon
 - Willshire
-

Lots Currently Approved – 3,541 on the West Side

- 1,341 Lots
 - Available for construction today
 - 2,200 Lots
 - Rezoned and approved – ready to go
-

Housing Inventory – West Side



Total Homes = 8,746

Need to Balance the Housing Portfolio on the West Side

Jesse Pohlman

From: Tracy P <netherfield101@gmail.com>
Sent: Monday, January 16, 2017 8:50 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte Proposal

Okay, Elected and Appointed Officials:

With all due respect, it's time once again to consider who you work for, and what matters for our city...

With regard to the Pulte proposal for WestFishers, I mean, Westfield, it would mean MORE of the same old, same old. We have seen what Pulte does in Westfield, at Viking Meadows. Not pretty. They are capable of SO much more. Why do they not want to bring it to Westfield?? Have they made any significant changes since the public hearing?

Woodwind Golf Course, is a wonderful amenity. The only way it can stay an amenity for the city is with a deed restriction stating exactly that it can only be a golf course...forever. Not just as long as Pulte is interested in it. Please do not get hung up on preserving the golf course, at any cost. It seems like we already have enough rooftops in Westfield to keep this course afloat, without drowning our city infrastructure and school system with a firehose full of mediocre development for development's sake.

As I stated many meetings ago, great cities become and remain great cities using a boring little technique called zoning. It really doesn't require a lot of the city. It's called passive resistance. They just set their standards high, and then they wait. And wait, until developers decide to submit. Let the mediocrity blow away, and the good stuff will come. You don't work for them. You work for the greater good of the existing city. We're already over committed on the west side with 1300 lots under construction now--all at the same price point as Pulte proposes. Additional apartments, when Casey Acres is already draining the township well on a monthly basis??

Pulte is playing fast and loose with the open space requirement as well. The golf course can't count as open space if my kids can't play on it. The density proposals for the quadrant are absurd. Does the comp plan matter, at all? While the rest of us built according to the rules, relying on what we were promised, the big developer thinks they can just tromp through like Godzilla. HELP US!

You don't have to dance with the first guy, or the tenth guy, that asks you! You can just sit and wait for the right "guy"...the right plan. The thoughtful, design that brings a win to both sides--new and existing residents. We are not opposed to development. We recognize that this area is a peach waiting to be picked. We are just desirous of top-notch development that takes advantage of the beautiful situation of this area, and adds to Westfield's desirability, and reputation.

Please do not allow Westfield to be the country cousin. We deserve the best.

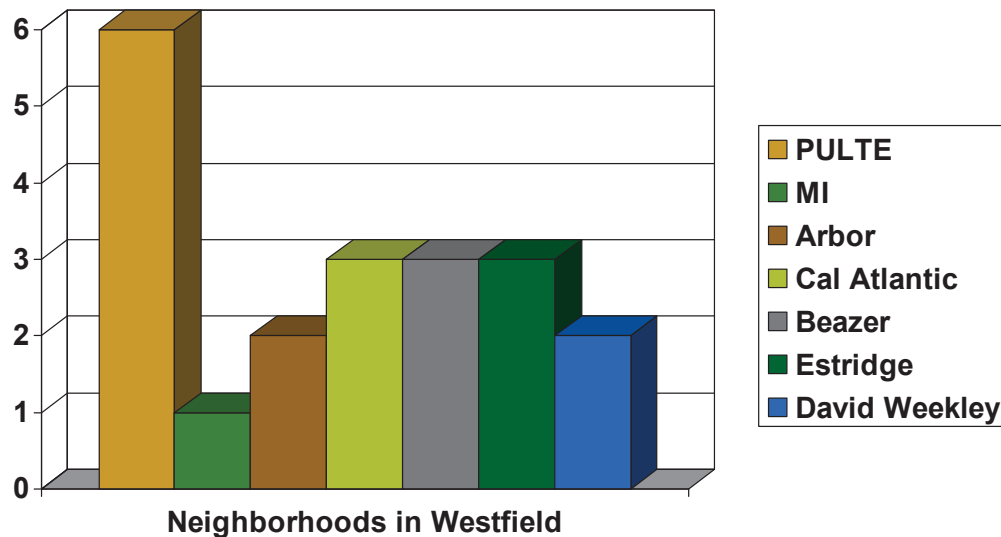
Tom, Tracy, Rachael, Hana and Rebecca Pielemeier
Lightscape, Inc.
2 Queen Bees, LLC
Westfield, IN

Responsible Growth and Development

Tracy Pielemeier

How Much PULTE Does Westfield Need?

PULTE Dominates the # of Neighborhoods Under Construction in Westfield



Source: Builder Websites

PULTE NEW CONSTRUCTION in WESTFIELD

vs.

Carmel, Noblesville, Zionsville

Source: Pulte Website

City	Neighborhood	Ave. Starting Price	# of Lots	Ave. Weighted AV per home	# of Total Lots
Carmel	Village of West Clay	\$667,000	32	\$503,941	173
Carmel	Woods at Shelbourne	\$569,000	48		
Carmel	Bear Creek	\$398,000	93		
Zionsville	Hidden Pines	\$442,000	146	\$370,085	284
Zionsville	Clark Meadows	\$294,000	138		
Noblesville	Lockhaven	\$380,000	69	\$297,351	259
Noblesville	Lake Forest	\$275,000	138		
Noblesville	Blue Ridge Creek	\$247,000	52		
Westfield	Lantern Park	\$371,000	58	\$259,548	593
Westfield	Manors	\$341,000	46		
Westfield	Maple Knoll	\$247,000	154		
Westfield	Enclave	\$238,000	81		
Westfield	Landings Andover	\$222,000	174		
Westfield	Andover Crossing	TBD	80		
Westfield	Wood Wind PUD	\$298,000	977	\$298,000	977

Summary

- Pulte has more neighborhoods under construction in Westfield than any other production builder
- Pulte has more neighborhoods under construction in Westfield than any neighboring city AND at the LOWEST average starting point
- When is too much of the same designs and same price points TOO MUCH?

Jesse Pohlman

From: TS <seversons@sbcglobal.net>
Sent: Tuesday, January 17, 2017 4:43 PM
To: Council Members; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Wood Wind Development

Hello,

I live on property that connects with the proposed Wood Wind Development.

While I know what i say will matter very little to you, as you seem to be intent on rezoning and developing every inch of our city with cookie cutter houses. I am very much against any rezoning in this area.

You see, the majority of the citizens of Westfield do not want to become the next Fishers, with crowded traffic, schools and cookie cutter developments with no character as far as the eye can see.

Is Westfield in that diar of financial health that you feel the need to approve every crappy development that comes along?

To those who say that this kind of grow is inevitable...I say WHY?

Why can't Westfield do things differently? Why can't you think "out of the box" and develop the town in a new and creative way. Why do you have to do things like every other donut suburb? Why does growth have to occur as the developers see fit? Why can't the city dictate and STICK TO plans?

I urge you to think about what you are doing to this city. You have an opportunity to be a shining example of a suburban development that has never been seen. That preserves the character of the city, and sets an example for this area, state and even nationally.

Thank you, and even though I am not optimistic, I hope that you are listening to the citizens that want something not like our neighbors to the east and south, but a higher standard as we grow and develop.

Thank you,

Todd Severson
2223 W 166th St.

--

Todd Severson

Jesse Pohlman

From: Leah Severson <leah.severson@gmail.com>
Sent: Tuesday, January 17, 2017 2:04 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte Wood Wind PUD

To whom it may concern:

I'm strongly opposed to allowing this development to be built. The impact on our schools will be staggering. I don't believe it is in the best interest of Westfield to continue covering every free patch of land with houses. We don't want to be another Fishers!

Thank you for your consideration.

Sincerely,

--

Leah Severson

Problems with Wood Wind PUD

Leah Severson

Golf Course Deed Restriction

- A deed restriction for golf course was requested: PUD language states, “Deed restrictions shall provide that the area designated as a Golf Course on the Concept Plan in Areas 1&2 be maintained as a golf course available to the public for regular play or **Open Space per this District**: provided that **such deed restrictions shall permit other uses in such area upon the approval of the majority of the then platted lots in Areas 1 through 5**; and, provided further, that all such deed restrictions shall terminate upon the 40th anniversary of the adoption of this Ordinance.” **THIS DOES NOT SAVE THE GOLF COURSE!!**
 - What are the other “permitted uses?”
-

Wood Wind PUD

These meet the Custom Specifications



MI Homes – 2,421 - \$273,990 (Noblesville)



Davis – 2,763 - \$170,900 (Pittsboro)



Arbor Homes – 3,200 - \$208,990 (Westfield)



Cal Atlantic - 2,797 – \$254,995 (Westfield)

Recommended Custom in Context with Area



Let's Compare Custom Options:



What could be in the area.



What the PUD says.

Conclusion:

- Golf Course deed restriction language still isn't right – this is not a mistake.
 - Density is incredibly high for this area
 - Custom Home Specifications need critical evaluation and further revision.
-

Problems with Wood Wind PUD

Mindy Martin

Road Views on Westfield's West Side



Homes Facing the Road

- Liberty Ridge has already committed to this so why isn't Pulte?



Example: Homes on 146th Street – 2 miles away in Zionsville

What Looks Better?



Reforestation Buffers



<<<These trees to the left will take 30 years to mature.

Starting with larger trees and the right mix will be the key to successful reforestation buffers.
•3 inch caliper recommended for immediate impact



Conclusion

- The devil is in the details and this PUD is **NEGLIGENT** on the details.
 - Open space numbers include front yards.
 - Careful scrutiny must be given to every aspect of this PUD including “expert” reports.
 - We believe this proposal could be a Win/Win for everyone but as it currently stands, it is definitely a WIN/LOSE-LOSE-LOSE for area residents, Westfield citizens and the city of Westfield.
-

Jesse Pohlman

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, January 16, 2017 9:23 PM
To: APC; ginnykelleher@gmail.com; Chuck Lehman; Cindy Spoljaric; Jim Ake; Steve Hoover; Mark Keen; Robert Horkay; joe.edwards@comcast.net; Andy Cook; Matt Skelton; Jesse Pohlman; Danielle Tolan; Mark Heirbrandt; T.M.T., Incorporated; Sarah Watkins
Subject: Wood Wind PUD Analysis - Architecture
Attachments: ww-JanPUDHomeComp.xls

Dear Lady & Gentlemen of the APC -

Tomorrow evening, the Wood Wind PUD is on the agenda. Attached is an analysis that shows the home designs by Section and Lot Color as you review the land plan. The home designs were given to the Informal Discussion Group in an architecture meeting hosted by Pulte. Included are the number of homes in each section, base prices as shown on Pulte's website, garage configuration, and neighborhoods where these home designs are being built. If you would like to see these designs in person, the neighborhoods and the addresses are also noted.

Key points:

- 723 or 77% of the base prices are under the \$375,000 figure given by the school and public works department as needed to support the school and infrastructure.
- 516 Homes or 55% of the proposed designs are already being built on the west side of Westfield (Viking Meadows and Maple Knoll)
- 723 Homes or 77% have front load garages.
- Over 900 homes of the proposed designs can be built with 4-8 bedrooms.
- The price points offered in this PUD are the same as the 1,300 lots currently available in neighborhoods under construction.

The Architecture has changed very little from the first PUD. The Informal Discussion Group has submitted to Pulte desired architecture that Pulte builds in Carmel, Fishers and Zionsville. This architecture would be new to Westfield, features 4-sided enhancements that coordinate with the front architecture, features side load garages, offers a new price point from Pulte to Westfield and exceeds the \$375,000 target for the school and infrastructure.

You can view the architecture recommended by the Informal Discussion Group by clicking on the following links:

Pulte Neighborhoods with Requested Architecture:

Village of WestClay: 12680 Rosebery Street, Carmel, Indiana 46032

<https://www.pulte.com/homes/indiana/indianapolis/carmel/village-of-westclay-83508>

Hamilton Proper: Hawthorn Ridge West & Hawthorn Ridge, Fishers, Indiana 46037

<https://www.pulte.com/homes/indiana/indianapolis/fishers/hamilton-proper-209195>

Woods at Shelborne: 3380 Shelborne Woods Parkway, Carmel, Indiana 46032

<https://www.pulte.com/homes/indiana/indianapolis/carmel/woods-at-shelborne-209511>

The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side of Westfield, there are already 6 apartment buildings approved. This would be the 7th. The proposed commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that. There needs to be careful thought and consideration given to what this area along 146th Street should be. The gentleman representing the apartment project said he would consider a product that was owned vs. rented. These are the type of questions that need to be addressed before any rezone occurs.

Westfield sits in an enviable position just north of Carmel with land yet to be developed. It is critically important to get any new development to a point of optimization for the city of Westfield. After working with 8 elected and appointed officials over the past six months to develop a plan that would work for Westfield, the petitioner has made minimal changes requested by this group. The buffering of existing residents, myself included, along 161st & 166th is the most significant adjustment made and is much appreciated. However, other current residents still have not been buffered properly and this needs to be addressed.

This area, developed the right way, has the potential to be one of the most unique and revered neighborhoods in central Indiana. The plan before you now isn't it. This PUD has lots of potential but time is needed to see if the petitioner is willing to be a partner to Westfield. That's what should be demanded and what the citizens of Westfield deserve. As a city, we cannot fall prey to the developer's deadlines.

I want to personally thank all of you for the time, effort and patience you've put into this petition. It's obviously been one of the largest if not the largest remonstrance in the city's history given the almost 800 signatures on a responsible development petition and dozens of public hearing speakers and letters. People are concerned about the city's growth and their children. They need to see actions matching the words "responsible growth." This development is one of the largest ever proposed in the city, let's make sure it's perfect for Westfield or let's wait for one that is.

Respectfully Submitted,

Kristen Burkman

Pulte New January PUD

	# of Units	Average Base Price	Projected AV w/ Base Price
Blue	161	\$433,240	\$69,751,640
Yellow	307	\$324,490	\$99,618,430
Orange	78	\$391,792	\$30,559,776
Green	143	\$237,990	\$34,032,570
Pink	250	\$243,823	\$60,955,833
Pulte Total	939	\$326,267	\$294,918,249
Custom	65		
Total Homes	1,004		

Section	Lot Units per Sec
Section 1	65 Blue, 97 Yellow
Section 2	78 Orange
Section 3	100 Pink, 81 Green
Section 4	96 Blue, 197 Yellow
Section 5	150 Pink, 62 Green

Lot Color	# of Units	Section	Model	Pulte Website Base Price	Pulte Website Price Source	# of Bedrooms	Front or Side Garage	Already in Westfield	Neighborhoods Being Built
Blue	161	1, 4	Deer Valley	\$415,990	Bear Creek	4 to 8	Side	No	BC, HP
			Rockwall	\$434,990	Bear Creek	4 to 6	Side	No	BC, HP
			Skyview	\$425,990	Bear Creek	4 to 7	Side	No	BC, HP
			Truman	\$455,990	Bear Creek	4 to 5	Side	No	BC, HP
Orange	78	2	Geneva	\$372,990	Hidden Pines	2 to 3	Front or Court	No	HP
			Monoco	\$367,990	Hidden Pines	2 to 3	Front or Court	No	HP
			Naples	\$397,990	Hidden Pines	3 to 4	Front or Court	No	HP
			Turin	\$402,990	Hidden Pines	2 to 5	Front or Court	No	HP
			Vienna	\$417,990	Hidden Pines	3 to 5	Front or Court	No	HP
Yellow	307	1, 3, 4	Castleton	\$324,990	Lake Forest	4 to 6	Front	Yes	LF, VM
			Glenbourne	\$339,990	Lake Forest	4 to 6	Front	No	LF, BC
			Maple Valley	\$305,990	Lake Forest	4 to 6	Front	Yes	LF, VM
			Woodside	\$326,990	Lake Forest	4 to 6	Front	No	LF, BC
			Stockbridge				Front	No	
Pink	250	3, 5	Amberwood	\$233,990	Maple Knoll	3 to 5	Front	Yes	MK, LF
			Baldwin	\$232,990	Maple Knoll	4 to 5	Front	Yes	MK, LF
			Greenfield	\$236,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Hilltop	\$246,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Riverton	\$251,990	Maple Knoll	4 to 6	Front	Yes	MK, LF
			Westchester	\$259,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
Green	143	3, 5	Abbeyville	\$222,990	Viking Meadows	2 to 5	Front	Yes	VM
			Ascend	\$242,990	Viking Meadows	2 to 5	Front	Yes	VM
			Castle Rock	\$232,990	Viking Meadows	2 to 5	Front	Yes	VM
			Martin Ray	\$252,990	Viking Meadows	2 to 5	Front	Yes	VM

Key Points:

723 Units or 77% are Front Load Garages assuming 30% of Orange are front load

516 Units or 55% of proposed designs are already being built on the west side of Westfield

723 Units or 77% of base prices are under \$375,000 needed for school/infrastructure support

Neighborhood Key:

Bear Creek or BC 4504 Voyageur Way, Carmel, Indiana 46074

Hidden Pines or HP 3948 Sugar Pine Lane, Zionsville, Indiana 46077

Lake Forest or LF 16136 Rockcress Drive, Noblesville, Indiana 46062

Viking Meadows or VM 531 Harstad Blvd, Westfield, Indiana 46074

Maple Knoll or MK 457 Redhill Road, Westfield, Indiana 46074

Source Data:

Models are data from Pulte

Pricing is from the Pulte website

Community Review of Wood Wind PUD

Kristen Burkman

Cross Functional Team Formed for PUD Review

- Given the scope and vast size of this development, a team was formed to review and development suggestions for the submitted Wood Wind PUD
-

Team Members

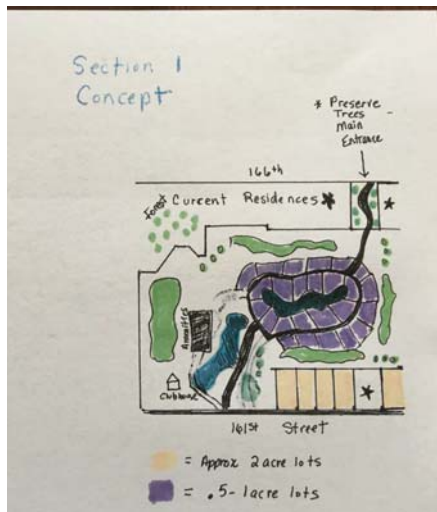
- City Council
 - Steve Hoover
 - Jim Ake
 - Cindy Spoljaric
 - Advisory Plan Commission
 - Steve Hoover
 - Dave Schmitz
 - Chris Woodard
 - Bob Smith
 - Township Trustee
 - Danielle Tolan
 - Hamilton County Commissioner
 - Mark Heirbrandt
 - Area Business Owners
 - Noah Herron
 - Suzy DuBois
 - Neighbors
 - Sarah Watkins
 - Kristen Burkman
-

Team Evaluation Process

Weekly Meetings over 10 weeks

- Discussion Group Goals Established
 - SWOT Analysis
 - Comprehensive Plan Comparison to Proposed Plan
 - Appropriate Architecture Standards (with input/direction from professional Architect)
 - Suggested Land Plan / Density
 - Suggested Open Space Strategy to optimize area assets
 - Suggested Architecture.
-

Sample Land Plans Given to Pulte

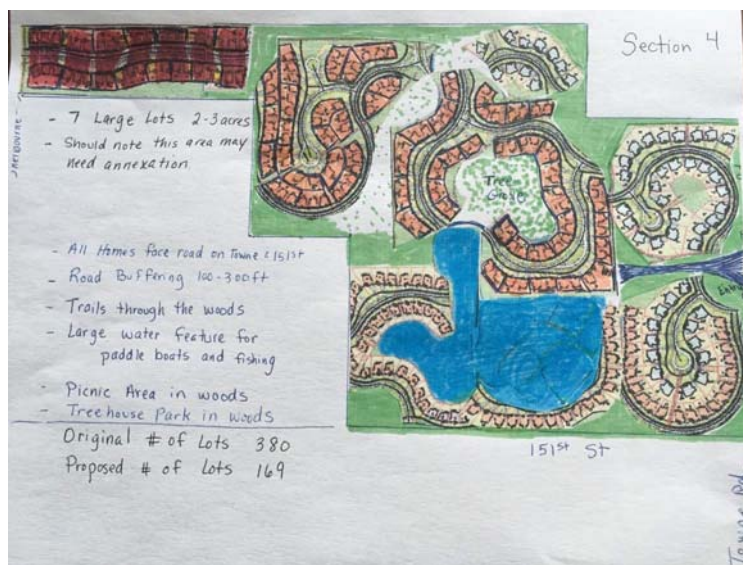


- 30 Custom Lots
- Estate Lots on 161st Street
- Decrease in Density
- Golf Hole Buffering for Residents
- Homes Facing Roads



- Rural Playground Feature in Center
- Custom Lots on 156th
- Open Space to Play
- Decrease in Density
- Tree Preservation
- Homes Facing Roads

Sample Land Plans Given to Pulte



- 2-3 Acre Lots with Custom
- Density Decrease
- Large Water Feature
- Tree House Park in Woods
- Picnic Areas
- Trails through Woods
- Tree Preservation
- All homes face road

Sample Land Plans Given to Pulte



- NO APARTMENTS
- Retirement Housing targeting golfers
- Local Business Commercial Only
- Amenity Open Spaces: Dog Park, Community Garden, Bocce Ball
- Proper Buffering for Long Term Residents
- Stable Themed Architecture

Great Recommendations for WESTFIELD

- Team results optimize benefits to Westfield
 - Really appreciate the buffering to 161st/166th residents that was suggested
 - However, not sure why Pulte hasn't responded to most of the ideas/suggestions
 - Again thank you to all who have donated their time to work on this!
-



1242 W 136th Street ~ Carmel, IN 46032 ~ 317.846.1230

www.cccCarmel.org

Elders

Todd Andrews
Steve Butz
Josh Motsinger
Mike Russell
Bob VanVoorst
Steve Wooldridge

Ministry Staff

Graham Richards
Senior Minister

Scott Daily
Youth Minister

Pete Howard
Children's Minister

Administrative Staff

Lisa Russell
Office Manager

Sabrina Wooldridge
Financial Administration

December 28, 2016

Dear Esteemed Representatives,

As you are aware, Central Christian Church is in the process of constructing a new facility on the southeast corner of Towne Road and 151st Street, relocating our congregation from Carmel to Westfield. The mission of our congregation is to spread to gospel of Jesus Christ through building relationships with our neighbors and serving in our community. Thus, we are excited about the opportunity that exists for such outreach with the recently approved Liberty Ridge PUD. The proposed Woodwind PUD would increase the opportunity for the church to fulfill our God-given mission of ministering to and serving our neighbors. Therefore, we would like to formally express our support for the Woodwind PUD.

Best regards,

Joshua K. Motsinger
Chairman of Elders
Central Christian Church



2150 Dr. Martin Luther King Jr. St. | Indianapolis, IN | 46202

CitizensEnergyGroup.com

January 9, 2017

Kevin Todd
Westfield Planner
2728 E 171st St
Westfield, IN 46074
VIA email to: ktodd@westfield.in.gov

Re: 1609-PUD-16

Dear Kevin Todd,

The Department of Public Utilities of the City of Indianapolis doing business as Citizens Energy Group ("Citizens") has reviewed Vacation Petition # **1609-PUD-16**. Representatives from Citizens' business units have reviewed the request and have noted the following responses respective to their areas:

Citizens Issue ID:	119
Petition Number:	1609-PUD-16
Petitioner:	Pulte Homes of Indiana, LLC
Parcel address:	146th Street-166th Street
	Indianapolis IN 46282
County:	Hamilton
Description:	The requested Rezoning of approximately 799 acres would allow for a master planned residential community designed with Wood Wind Golf Course as a centerpiece. The details of the Application and the legal description are on file in the Planning and Zoning Division of the Westfield Community Development Department, City Services Center, 2728 E. 171st Street, Westfield, IN 46074, and may be examined during normal office hours. Please see attached documents for details.
Gas Response:	Do not oppose zoning
Thermal Response:	Does not apply
Environmental Response:	Do not oppose zoning
Sanitary Response:	Do not oppose zoning
Water Response:	Do not oppose zoning

All of which is subject to the legal notice of Public Hearing in the above referenced Petition: 1609-PUD-16.

Sincerely,

A handwritten signature in blue ink, appearing to read "CKehl", is written over a light blue circular background.

Chris Kehl
Real Estate – Coordinator
Citizens Energy Group
cc: Pulte Homes of Indiana, LLC

Jesse Pohlman

From: mbeckner@americanestateplanners.com
Sent: Monday, January 16, 2017 11:22 AM
To: Council Members; APC; Andy Cook; Jesse Pohlman
Cc: kburkman@gmail.com; john@kolitkodaly.com
Subject: Re; Deed Restriction- Woodward

Gentlemen:

Since it appears that the primary motivation to approve the Woodward PUD is to save the Golf Course and to maintain it for public use, has your City Attorney examined the Deed Restrictions referred to in Exhibit 4, Sec. 6.1 to PUD. Has he issued you his legal opinion that the proposed Deed restriction will maintain the use as a Public Golf course for the 50 year period. This should be conducted prior to any vote on this PUD.

Martin Beckner, JD

Jesse Pohlman

From: berryfrog froglet <bufogil@gmail.com>
Sent: Monday, January 16, 2017 2:01 PM
To: APC
Subject: pulte PUD

Dear Council Members

I am writing to voice my concern about the PUD proposed by Pulte development corporation around the Woodwind golf course. There is no doubt that the golf course is a wonderful amenity for the city of Westfield and many people in and outside of Westfield enjoy it. What bothers me is the fact that Pulte has used the golf course as an instrument to get its way with a development that is inappropriate for this part of Westfield. This is a rural area and although I know over time land will be developed, the approval of a massive development of this size that does not fit with the comprehensive plan is irresponsible. Pulte has not addressed concerns of the residents who live in this community. Pulte seems to assume that because they promise to save the golf course, they should be able to pack in huge numbers of homes with very little green space. The golf course is private and cannot be used by non-member residents of Westfield. The non-golf course portions of the developments proposed by Pulte have inadequate green space, buffers, and wildlife corridors. These are issues residents hoped Pulte would address; but Pulte has not made any efforts to work with residents about these issues and many other concerns.

I know that you want Westfield to be a place that businesses, schools, residents and even wildlife can thrive. With the homes and subdivisions currently under construction, the population is going to grow significantly placing great pressure on already overburdened schools. I respectfully ask that you not approve the Pulte subdivision at this time. This land will not disappear and it will only become more valuable. If Pulte does not come up with a proposal that is more suitable for this part of Westfield, some other developer will soon be at the table. Once the PUD is approved there is no turning back. Let's get this right the first time. Don't let fear of losing the golf course pressure approval. Instead of rallying golfers to speak on behalf of the development, Pulte should work harder to address concerns of residents of southwest Westfield who will be greatly impacted by this proposal.

Thank you very much for your time and consideration.

Sincerely,

Sarah Gllim

16505 Little Eagle Creek Ave

Westfield, IN

Jesse Pohlman

From: berryfrog froglet <bufogil@gmail.com>
Sent: Monday, January 16, 2017 4:18 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: incorrect statement in previous email

I incorrectly stated that the golf course is members only in my first letter. I understand now that it is public, but still feel it should not take the place of more traditional green space in this rural part of Westfield. Not everyone is able to or can afford to play golf. My point is that Pulte has failed to address the concerns of the community regarding green space for people and wildlife in their plans. Livable developments should have adequate green space for adults, children and wildlife, especially in a part of Westfield originally slated to be more rural in the master plan.

Thank you again for your consideration.

Sincerely
Sarah Gillim

Jesse Pohlman

From: Clint McCurry <clintmccurry@gmail.com>
Sent: Monday, January 16, 2017 2:32 PM
To: APC
Subject: Wood Wind PUD

Dear APC Members,

I am writing to express my opposition to the proposal from Pulte for Wood Wind PUD. The proposal violates the zoning guidelines and minimum price point outlined for this area. Additionally, it includes apartment style multi-family homes. The continued acceleration of development in Westfield is straining our already crowded schools and utility infrastructure.

We existing Westfield residents are left holding the bag. Property taxes continue to raise not to mention the school referendum. All the while this over supply of housing will push values down for the rest of us. It is time to end this reckless approach to development in Westfield. Your constituents have concerns that you are failing to address.

Respectfully,

Clint McCurry
Westfield Reside

Sent from my iPhone

Jesse Pohlman

From: Denny Smith <DESmith@indy.emmis.com>
Sent: Monday, January 16, 2017 4:20 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; Chuck Lehman; ginnykelleher@gmail.com
Subject: Wood Wind PUD

Ladies & Gentlemen:

My wife and I reside at 15951 Little Eagle Creek Avenue on the west side of Westfield. The purpose of this e-mail is to voice our very real concerns about the West Wind PUD proposal before the Council.

We have attended the public meetings made available to us by both the developer and the City. Since the beginning, however, the specifications and details originally submitted for request for approval by the developer have changed very little. As the proposal stands, we simply cannot support what appears to be an irresponsible approach to the development of this acreage.

The reason they have not changed the proposal from the beginning is because of simple economic realities.

The short explanation to the question of approval of the Westwind PUD is this: The developer has probably paid too much for the land. This prevents the project from becoming economically viable without violating the Comprehensive Plan and without providing designs that will be assessed in value below the minimum necessary to deliver City and school services; therefore, the developer's request should be denied.

The City of Westfield has a Comprehensive Plan. After all of the public meetings and discussions with the City and the developers, the proposal as it now stands will never meet the Comprehensive Plan. What is quite apparent is that the developer cannot meet the Comprehensive Plan standards, nor meet the minimum assessed values for each new home required to deliver City and school services. This is because they have more than likely paid too much for the land they are attempting to acquire for the development.

If the developer pays too much per acre for the land, they must have more homes (higher density) per acre, which therefore drives lower selling prices for these smaller homes just to make the project financially viable for the developer's investment of resources. That is a business decision they have made, but it does not constitute an obligation by the City, nor an obligation of its citizens, to bail them out for that decision by changing our standards in place. The consequences of the decision to pay too much per acre for the land will naturally drive entirely different designs, and layouts, and types of development than are in compliance and intentions of the Comprehensive Plan.

Most of the proposed homes to be built in this development have a base price below the assessed value necessary to support the infrastructure, City services, and schools from which they will be served. If we as a community know the assessed value necessary to deliver services, and if we go ahead and approve developments that build homes less than the assessed values needed, we are complicit in irresponsible development of the precious land resources of our community.

Of course those who are benefitting financially from this project are in favor of the project. Outside of those individuals, we have heard very little testimony in favor of this project because, in this case, it is obvious that the economic equation does not fit our City standards in place. That fact speaks for itself. However, our City cannot be in the position of choosing winners and losers by amending the Comprehensive Plan without due process, nor can the City be in the position of ignoring the reasonable expectations of the citizens who will be affected by selective enforcement of long standing and well thought out plans and processes.

Thanks for staying engaged with all of us throughout this approval process. We are truly hopeful that you will continue to consider the long-term ramifications of the decisions before you and maintain the Comprehensive Plan standards in place.

Kindest personal regards,

Denny Smith

Jesse Pohlman

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 16, 2017 7:32 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; Chuck Lehman; ginnykelleher@gmail.com
Subject: Wood Wind PUD

Dear Commission Members,

My wife Alison and our children reside at 1812 W 156th St and have a 29 acre farm that forms the entire eastern border of the Wood Wind golf course. I would like to offer our concerns regarding this Pulte PUD.

First and foremost, the language of the deed restriction is NOT adequate and would, as written, allow the development of the golf course property in the future. This is a nonstarter for this proposal. This language MUST be bullet proof as to this issue. If not corrected, this PUD should not be considered or voted upon. Secondly, as has been well articulated by multiple people, this proposal clearly violates the spirit and direction of the Comprehensive Plan. The developer has arrogantly made minimal token changes and continues to propose highly dense, lower priced product that benefits Pulte but serves as a significant ball and chain financially on the City of Westfield. Third, the proposal contains a large apartment complex and a huge 32 acre commercial development. These should be considered separately and should be scaled down significantly.

On a personal note, since we have a half mile border with this project we would like to ask for two things: 1) we request that the deed restriction include a buffer protection for our property of a minimum of 100 feet of reforestation buffer. 2) we request that the homes located within the center of the golf course which are directly visualized from our home and multiple surrounding homes, be built with significantly increased architectural standards to include 360 degree masonry wrap. These homes will also be directly and frequently viewed by all who play the golf course.

The city officials reviewing and ultimately approving this proposal have absolutely no obligation to acquiesce to a large national developer. These officials should demand that Pulte offer a proposal and product that serves the best interest of Westfield citizens.

Make no mistake about it: officials who failed the citizenry on the Kroger development at 161st and Springmill Rd paid the price at the ballot box. There is a far more committed, knowledgeable and connected large group of citizens who will work tirelessly against officials who choose developers interests over Westfield's.

Please do the right thing for our community's future.

Sincerely,

Bruce and Alison Van Natta

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Jesse Pohlman

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 16, 2017 7:42 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Subject: Woodwind PUD

Dear Council Members,

My husband and I have lived in Westfield for 16 years. This is the town we chose to raise our family because it was a small town with great schools. We have seen many things change over the years and understand the need for growth and development. I don't feel, however, that this plan meets the requirements of the comprehensive plan for this area.

This plan is for a high density neighborhood in an area that calls for less density. The lot sizes should be much larger to go with the rural setting. Pulte's solution to put up horse fencing does not make this neighborhood have a rural feel when they have houses on top of each other. I have seen neighborhoods that they have developed in neighboring cities with larger lots and more appealing designs, so i do not feel that they are bringing their best options for this area and our city.

More green spaces throughout this community should be required. The golf course should not be considered green space when it will continue to be privately owned and operated. Without the golf course there will only be 10% of this development as green space. They have an opportunity to add more green space in each section of this development to exceed requirements and expectations.

The golf course still has not been deed restricted to stay a golf course for years to come. How are we assured that the golf course will not be sold to build more houses on in the future?

There are currently 6 apartment complexes approved on the west side of 31, not to mention the complexes that are already here. The apartment complex within this plan should be eliminated.

My kids are currently in 5th and 8th grade. These schools are already overcrowded and there are many neighborhoods currently in the works to make this matter worse. The school referendum hasn't been approved yet. What happens if it does not pass? Do you continue to add more kids to these overcrowded schools?

Pulte has taken over the City of Westfield. Offering the same cookie cutter types of other neighborhoods already being developed within Westfield. The city needs to require more diversity and set higher standards. I think that the council has the opportunity to do some great things in Westfield if they really wanted to. We are asking you to please vote against this Woodwind Plan!

Thank you

Sincerely

Stacy Hall
2001 W 166th St

Jesse Pohlman

From: knight dawn <dawnknight1@yahoo.com>
Sent: Monday, January 16, 2017 7:59 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com; Dawn Knight; Kristen Burkman
Subject: Pulte/Woodwind

Council Members, Mayor Cook, ladies and gentlemen:

As involved community members and local business owners, we feel it is extremely important to be actively engaged in the continued progress of our community. It is for this reason, that we feel the need to reach out to you today, as there are some very real concerns with the Pulte PUD that have yet to be addressed.

For example, the proponents of this development have largely voiced their support over it in regards to saving the golf course. The idea of saving the golf course is certainly noble. However, it is our understanding that saving the golf course is not guaranteed based on the current deed restrictions, thereby making the proponents arguments void of any real substance. What happens when Pulte decides to scrap the course down the road? At that point, the arguments for the approval of the PUD became baseless and are left without merit. In addition, the financial costs of the infrastructure improvements needed (ie school referendums) will have been borne squarely on the backs of citizens that overwhelmingly oppose the PUD's approval.

We implore you to consider what we feel are very significant negative repercussions if this PUD is approved. Over the last few years, there has been an outcry from the community against the pace and terms by which these developments have been approved. In general terms, the perception is that these concerns from the community have been largely ignored. We desperately need to get back to priorities within our community. While it is both true and valid that it is the only public course, the reality is that there are plenty of public courses in the vicinity, and our focus should be on what matters most. We need to prioritize the characteristics that make Westfield the special place it is.

Priority 1: Schools

As you are no doubt aware, the school system is asking for a second referendum because our schools are all at or near capacity. Even for the least expensive option, which entails building onto already existing structures rather than building new structures, the taxes for the average home owner will go up fairly considerably. Unfortunately, this is necessary, as the rampant development was done too quickly, making it difficult for the school system to keep up. As a teacher at the high school, Dawn sees this every day. The hallways are so congested during passing periods, it is difficult to get through them. Because there are not enough classrooms for all of the teachers, numerous teachers are now on carts. Cart teachers use rooms of teachers on prep period, displacing the teacher whose prep it is - forcing them to have to find somewhere else to go to plan, grade, call parents, write tests, etc. Clearly, this is not ideal for our students. With overcrowding already an issue at our schools and thousands of lots currently under construction, building more seems, well, ridiculous.

Priority 2: Small-town charm

Westfield's unique combination of rich history, historic buildings, parks, stores and amenities, and agriculture and hobby farms are all part of its charm. Unfortunately, much of this diversity is being lost as more and more land is being lost to development. What this amounts to is whether Westfield

wants to retain its unique identity, or become another Castleton, an unoriginal suburb of Indianapolis known only for its proximity to the city. The time to determine what will remain of Westfield's uniqueness is today. Pretty soon, there won't be anything left to preserve. The fact that 55% of the homes are being built on the west side of the city is a direct violation of the comprehensive plan and a significant loss to its uniqueness and charm. Homes in Westfield, whatever the size, should reflect the charm of the town. They should be a reflection of the unique, interesting, and diverse city we love. We can demand that. If developers want to build here, they should be held to our high standards. We should not feel any obligation to lower our standards for them.

Priority 3: Simple Economics

Lowering standards for developers will also lower our property values. You have a duty to the taxpayers here. With almost 80% of the homes proposed being under the school and infrastructure target of over \$375,000, taxpayers are having to make up the difference. This is one of the reasons that a referendum is necessary. As there are already adequate amounts of affordable housing available at a range of price points, building more is simply not smart from an economic perspective. Demanding that Pulte build houses at a higher price point, however, will add to the diversity of our community and alleviate some of the tax burden from the current residents. In fact, from what we understand, the Market Graphics data states there is a demand in the southwest section of Hamilton County for 140 homes per year in the \$425,000-\$625,000 range, 47 homes in the \$625,000 to \$925,000 range, 8-10 homes in the over \$925,000 range, and a demand of 8 to 12 2-3 acre lots. The City of Westfield is missing out on the potential for demand for higher priced housing that equates to over \$120,000,000 million dollars of assessed valuation per year. That is over a billion dollars over the next ten years.

Conclusion

We are in the position to demand that the Woodwind development meets our high standards. These should include:

- large lots to go along with the west side's agrarian feel
- higher price point homes with unique character and design
- green space
- a written guarantee, with deed restrictions set in place, that the golf course remains "as-is" and that no homes can be built on, or within, the existing course layout

Sincerely,

Jon & Dawn Knight

Jesse Pohlman

From: Twyla Arnold <ktbarnold@aol.com>
Sent: Tuesday, January 17, 2017 6:52 AM
To: APC
Cc: Kristen Burkman
Subject: Wood Wind PUD

Please continue to evaluate the Wood Wind PUD. Many components of the current plan need careful consideration and adjustment by the developer. It is not ready for a yes vote.

Thank you.

Kyle and Twyla Arnold

Jesse Pohlman

From: Scott.Frei@tabs.toshiba.com
Sent: Tuesday, January 17, 2017 10:31 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; Ginny Kelleher; Ginny Kelleher
Subject: Wood Wind

Good Morning,

As a concerned citizen and tax payer of Westfield, I wanted to take a couple minutes to urge you not to move forward with the Wood Wind PUD. This would directly impact my family, and all of my neighbors in this area. Regardless of efforts to provide buffers, specific elevations, and "appropriately colored fences" 1,000+ houses simply cannot be added to this area without permanently altering what has made this quiet part of Westfield so fantastic. The addition of more than 1,000 homes crammed into this area will forever remove the opportunity to enjoy a more rural lifestyle in this part of Westfield.

In addition to destroying the rural feel of this area, I have additional concerns that, to me, make it seem as if you cannot consider moving forward with this PUD.

- The main argument being used in favor of this PUD is saving Wood Wind. As it is written, Wood Wind is not saved, simply extended into the future. From what I can tell, Wood Wind would be around for a few years beyond the total time of the construction estimates. After that time, once again, the Wood Wind future is very unclear. Based upon this point alone the approval of this PUD would lack logic. It becomes clear that Wood Wind is simply a pawn in the money making plan for Pulte.

- Without Wood Wind, the open spaces in this plan are very minimal.

- The proposed homes in this area are not unlike other homes already built, and being built in this general area of Westfield. There is a lack of diversity in these homes, where the comprehensive plan states that homes that will eventually be built in this area should have their own character and design. This is another miss.

- The proposed home values will not be advantageous to most homes already existing in this area. The average proposed value of these homes is too low, and actually will negatively impact the residents that already live here. Westfield will continue to have developers interested in this part of the city. Westfield should understand the value of what they have here, and not settle for a cookie cutter type of development that you can find in three or four other areas within a five minute drive.

- In a continuation of the previous point, the proposed lot sizes are small, and actually tiny for this area. Before moving to this part of Westfield I lived in a subdivision on the east side of the city. The size of my lot was just over 19,000 sqft. The proposed average lot size for a home supposedly valued around \$375k is only 14,000 sqft. How can Westfield ignore the residents already in this area on multi-acre lots, and allow 1,000+ homes to be jammed into their backyards?

These are just a few of the many, many concerns I have regarding this PUD. I understand that growth is inevitable, but I ask you to please realize the value of this area. Please do not turn your back on the residents already in this area by allowing this amazing part of Westfield to become like every other part of Westfield, or any other overcrowded nearby city. You have the ability to keep this area special and unique. I ask that you do just that.

Respectfully,

Scott Frei
Senior District Sales Manager
Toshiba America Business Solutions
(317) 435-7784

Jesse Pohlman

From: markmasser@comcast.net
Sent: Tuesday, January 17, 2017 1:27 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte's PUD for Wood Wind Golf Course

1-17-2017

Dear Sirs;

Do not approve Pulte's proposal (PUD) to build on the Wood Wind Golf Course for the following reasons listed below:

Quick Summary of Problems:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10%, which is deplorable. Centennial has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Mark Masser
Westfield, IN

Jesse Pohlman

From: Sarah Watkins <sarahwatkins99@gmail.com>
Sent: Tuesday, January 17, 2017 3:30 PM
To: APC; Ginny Kelleher; Chuck Lehman; Cindy Spoljaric; Jim Ake; Steve Hoover; Mark Keen; Robert Horkay; joe.edwards@comcast.net; Andy Cook; Matt Skelton; Jesse Pohlman; Danielle Tolan; Mark Heirbrandt; T.M.T., Incorporated; Chris Woodard; Dave Schmitz; Robert Smith
Subject: Woodwind PUD

My name is Sarah Watkins and I live at 166th W 166th Street. I am writing to express my concern with the Woodwind PUD. I have spoken in person with many of you about this, but I want to outline what I still see as major problems.

1. Density is still too high, especially the areas further north in the plan.
2. The architecture on the homes is really not at all that fresh and new for Westfield. Pulte is building these homes in neighborhoods here in Westfield already. We need to avoid cookie cutter neighborhoods that repeat what we already have and bring new, innovative homes to our area.
3. The architecture at the very least should be elevated (masonry wraps and 4 sided architecture) on homes near the course (sections 1,2,3) and homes in the other sections that you can see from the roads and the trail systems that the golf carts will be using to travel to the amenity center.
4. It still includes apartments and a HUGE commercial area. This would be our 7th apartment complex on this end of town. The commercial area is so large and 146th street was intended to be a people mover. If we continue adding commercial nodes it will turn into 82nd Street.
5. Appropriate buffers have been provided to some neighbors, including my self and I am grateful, but other than the pictures we have no guarantee that it will turn out this way. IT NEEDS TO BE IN WRITING. I know this has been done for other neighbors in past projects. Some neighbors are still not appropriately buffered.
6. Finally, open space. We are running out of it in Westfield. It is the reason that so many people say they moved here and is what makes us special and different from the surrounding cities of Fishers and Carmel. The golf course is beautiful but cannot be considered in the green space/open space formula because you can't run and play on a golf course. More greenspace needs to be worked into this plan.

This neighborhood needs to be different than what has been approved around it. We need to raise the standards while we have a chance. What a great opportunity you have to mold the future of Westfield and how the citizens feel about their beloved city. Thank you for taking the time to take this seriously and for listening to what the people want for this area.

Thank you for your time,
Sarah and Gary Watkins

Jesse Pohlman

From: Responsible Growth Alliance Westfield <rgawestfield@gmail.com>
Sent: Tuesday, January 17, 2017 3:20 PM
To: APC
Cc: Council Members
Subject: APC meeting Wood Wind PUD

Dear members of the Advisory Plan Commission,

We the members of the RGAW are contacting you with a request to consider a "no" vote tonight for the current version of the Wood Wind PUD. Based on the scale of the project and the large amount of push back from the residents, we feel the project is not ready to move forward. Many parties have invested large amounts of time and effort to try to find a resolution that will satisfy everyone impacted. The Wood Wind PUD seems to be moving in the right direction due to the input and efforts of the discussion group but still needs more work. Most impacted residents feel there are still many issues with the PUD that need to be resolved. By approving the current PUD, the city is again sending mixed messages to the community. We continually hear that the city does not currently want more residential and is focused on building it's commercial / industrial tax base. Even when the residents asked to have the the residential removed from the Aurora PUD, the city disregarded the input. The residential growth confusion continues with the approval of the residential at Scofield Farms. Unlike what was available to Aurora PUD process, the city has put in place the discussion group representing residents, the developer and city officials. Why not utilize this to its fullest and bring Wood Wind to its best possible version. It does not make sense to approve the Wood Wind PUD in the same manner as the Aurora PUD. The resounding theme from council on the Aurora vote was that is was better that the original but not great. Why are we not holding our developers and projects to a level of greatness? Keep in mind a "D" is better than and "F" but it is still not an "A". It is crucial that the city not only hears but actually listens to the input from concerned residents. Unfortunately it seems that those listening seem to be the minority. Residents of Westfield are a great sounding board that the city should take larger advantage of. Below we have listed some of the concerns that we feel need to be resolved prior to sending the Wood Wind PUD on to city council.

Respectfully yours,

Responsible Growth Alliance of Westfield

- 1)** This PUD would add over 1,000 homes to the community. Over 900 of the homes can have between 4-7 bedrooms. This will again impact our schools and children when the schools are already experiencing capacity problems. If the referendum passes in May, the school tax will be \$.50 which is one of the highest in the state.
- 2)** This proposal was to only be considered if it deed restricted the golf course and guaranteed it would remain. It appears the deed restriction language still does not do that and could allow homes to be built on it.
- 3)** 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
- 4)** Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers to help our tax base. They have refused to do this.
- 5)** There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
- 6)** The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.



--
Responsible Growth Alliance of Westfield

Jesse Pohlman

From: Linda Naas <linaas@logickey.com>
Sent: Tuesday, January 17, 2017 4:41 PM
To: APC
Subject: WoodWind PUD

1. So long as this PUD does not adhere to the Comprehensive Plan in the specific and critical areas still noted by a "?", it should not receive approval. This community does not need more of this proposed housing in single family or multi-family.

2. It is not the responsibility of the City to pave the way for WoodWind to become a neighborhood membership golf club or to enhance income by approving the dense housing in this PUD. We also would like to be assured in writing that WoodWind remains a public golf course.

Respectfully,

Linda Naas
On behalf of the 161st Street Neighbors
317-867-0584

Sent from my iPhone