



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_09_2016

Wednesday, November 09, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, November 09, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly 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 October 17, 2016

Documents: [October 17, 2016 Minutes](#)

Approval of 2017 Schedule of Meetings and Filing Dates

Documents: [2017 APC Calendar \(draft\)](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

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.

1609-PUD-16 [PRESENTATION BY PETITIONER ONLY; PUBLIC HEARING SCHEDULED FOR NOVEMBER 21, 2016]

***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: Response to Issues and Comments](#) | [Exhibit 6: Response to Comprehensive Plan Review](#) | [Exhibit 7: Financial Analysis](#) | [Exhibit 8: Woodland Analysis](#) | [Exhibit 9: Traffic Impact Study](#) | [Petitioner's PowerPoint](#)

PUBLIC HEARINGS

1611-DDP-33 [PUBLIC HEARING]

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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#)

1611-PUD-21[PUBLIC HEARING]

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+/-.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Amended Ordinance 16-41](#) | [Exhibit 5: Fieldhouse PUD Ord 15-04](#)

1611-PUD-22 [PUBLIC HEARING]

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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan and Elevations](#) | [Exhibit 4: Scofield Farms PUD Ordinance](#) | [Exhibit 5: Neighborhood Meeting Summary](#)

1611-ODP-11 & 1611-SPP-11 [PUBLIC HEARING]

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).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#)

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.

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

***The Monday, November 21, 2016, Westfield-Washington Township
Advisory Plan Commission meeting will be held at the
Westfield Intermediate School, 326 West Main Street, Westfield, Indiana,
in the Multi-Purpose Room (Door #2).***

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
2017 SCHEDULE OF MEETINGS AND FILING DATES
DRAFT FOR ADOPTION CONSIDERATION

MEETING MONTH	FILING DEADLINE	COUNCIL INTRODUCTION (zoning only)	TECHNICAL ADVISORY COMMITTEE	PUBLIC NOTICE DEADLINE	APC PUBLIC HEARING	REVISED MATERIALS DEADLINE	SECOND APC MEETING	COUNCIL MEETING (zoning only)
	Friday Noon	Monday 7:00 PM	Tuesday 9:00 AM	Friday	Monday 7:00 PM	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	12/29/16*	01/09/17	01/24/17	01/27/17	02/06/17	02/10/17	02/21/17*	03/13/17
MARCH	02/03/17	02/13/17	02/21/17	02/24/17	03/06/17	03/10/17	03/20/17	04/10/17
APRIL	03/03/17	03/13/17	03/21/17	03/24/17	04/03/17	04/07/17	04/17/17	05/08/17
MAY	03/31/17	04/10/17	04/18/17	04/21/17	05/01/17	05/05/17	05/15/17	06/12/17
JUNE	04/28/17	05/08/17	05/23/17	05/26/17	06/05/17	06/09/17	06/19/17	07/10/17
JULY	06/02/17	06/12/17	06/20/17	06/23/17	07/11/17*	07/15/17	07/25/17*	08/14/17
AUGUST	06/30/17	07/10/17	07/25/17	07/28/17	08/07/17	08/11/17	08/21/17	09/11/17
SEPTEMBER	08/04/17	08/14/17	08/22/17	08/25/17	09/05/17*	09/08/17	09/18/17	10/09/17
OCTOBER	09/01/17	09/11/17	09/19/17	09/22/17	10/02/17	10/06/17	10/16/17	11/13/17
NOVEMBER	09/29/17	10/09/17	10/24/17	10/27/17	11/06/17	11/10/17	11/20/17	12/11/17
DECEMBER	11/03/17	11/13/17	11/14/17*	11/24/17	12/04/17	12/08/17	12/18/17	01/08/18
JANUARY	12/01/17	12/11/17	12/12/17*	12/22/17	01/02/18*	01/05/18	01/16/18*	02/12/18

* Dates are scheduled for a different day due to a Holiday conflict.

A Pre-Filing Conference is required prior to filing. Please contact the Economic and Community Development Department at (317) 804.3170 at least one week in advance of your targeted filing to arrange this pre-filing conference.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 17, 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 and Robert Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 3, 2016, Meeting Minutes

Motion: Approve the October 3, 2016, minutes.

Motion: R. Smith; Second: Maue; Vote: Approved 5-0

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1606-DDP-20

Description: CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the Department report. He summarized the changes since the public hearing and the revisions to the architecture as a result of the recently approved amendment to the PUD District Ordinance.

Motion: Approve 1606-DDP-20 with the white gable brackets and with the conditions:

1. The Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and
2. The following shall be incorporated prior to the issuance of an Improvement Location Permit: (i) wood brackets in the gables on the right and left elevation consistent with the other brackets depicted; and (ii) faux windows on the rear elevation consistent with the windows depicted on the right and left elevations.

Motion: Maue; Second: Schmitz; Vote: 5-0

Case No. 1608-PUD-13

Description: The Trails Planned Unit Development (PUD) District
Southeast Corner of State Highway 32 and Oak Ridge Road
EdgeRock Development, LLC requests to expand and amend The Trails Planned
Unit Development (PUD) District, consisting of 21.0 acres +/-.

Todd presented an overview of the amendment ordinance, as outlined in the Department report.

Birch Dalton, EdgeRock Development, petitioner, gave a presentation.

Hoover inquired regarding the dumpster location and development tenants.

Dalton responded they have noted the dumpster location will need to be addressed so that it is not visible in the new renderings and balance the need of the tenants with the site constraints. He stated there are existing letters of intent from interested tenants, subject to approval of development plans if the requested ordinance were approved.

Hoover expressed initial concerns about the architecture and building façades not being at the expected quality level, but noted the revisions appear to now meet those expectations. He also noted and appreciated changes to the multi-family area with respect to building heights and additional amenities. Hoover further noted he did not want the proposed architectural design of the Starbucks or Crew Car Wash area to apply to Area C adjacent to the trail, but rather, that area default to the SR32 Overlay architecture.

R. Smith asked if the apartments would be low income.

Dalton responded the apartments would be market rate and equivalent to those built by Justus Companies in Bridgewater, and compliment the attraction of the Midland Trace Trail and Monon Trail.

Maue noted his appreciation on the shared driveways and access being cleaned up, but inquired if this would be an issue with the proposed car wash during the detailed development plan stage.

Dalton replied the concept plan depicts the car wash's latest plan which addresses this concept and they will continue to work and listen to everyone's needs as the development moves forward.

Hoover and R. Smith inquired about various uses that would be permitted, including specifically an auto repair shop.

Todd responded the proposed ordinance defaults to the General Business (GB) District, which would permit the uses, and the SR32 Overlay does not otherwise restrict uses by default.

Hoover commented that if Plan Commission members or others thought there were uses that they wanted the petitioner and Council to consider restricting, then please share those with him, the

Department, the petitioner or other Council members as it goes before the Council.

Dalton agreed he would be willing to consider restricting uses.

Motion: Forward 1608-PUD-13 (Ordinance 16-26) to Council with a favorable recommendation with the conditions:

1. A new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy be included in the ordinance prior to adoption consideration by the Council;
2. Lot C shall default to the SR32 Overlay architectural standards; and
3. Petitioner's consideration to restrict certain uses as may be requested prior to the Council's adoption consideration.

Motion: Hoover; Second: Schmitz; Vote: 5-0

Case No. 1610-DDP-31

Description: The Campus Parking Lot Addition
2100 East 196th Street

Orix Real Estate Capital, Inc. by Cripe requests approval of a Detailed Development Plan for a parking lot expansion on 2.8 acres +/- in the GB: General Business District.

Crabtree presented an overview of the proposed detailed development plan, as outlined in the Department report.

Motion: Approve 1610-DDP-31 with the condition that any drainage or storm water issues will be mitigated and approved by Public Works without change to the proposed site and landscape plans.

Motion: Maue; Second: R. Smith; Vote: 5-0

Case No. 1610-ODP-10 & 1610-SPP-09

Description: Spring Mill Station Subdivision

South Side of 161st Street; West of Spring Mill Road

CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and the primary plat, as outlined in the Department report.

Plan Commission discussion regarding perimeter buffering and confirmation by Howard that buffer complies with the applicable standards.

Motion: Approve 1610-ODP-10 and 1610-SPP-09 with the condition that all necessary approvals be obtained from The Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Hoover; Second: Maue; Vote: 5-0

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. 1607-PUD-09

Description: Liberty Ridge Planned Unit Development (PUD) District South side of 151st Street; East of Towne Road
CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenger requests a change of zoning of 59.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District.

Todd presented an overview of the amendment ordinance, as outlined in the Department report.

Rick Lawrence, attorney, Nelson and Frankenger, LLP, gave a presentation regarding the revisions to the proposed ordinance.

Maue asked about buffering with the single family home on the east perimeter of the property.

Jon Dobosiewicz, Nelson and Frankenger, responded that the home on the property sits back from the road and has natural evergreen trees, and in addition to the proposed development incorporates open space adjacent to the property.

Hoover noted that since this ordinance was introduced there have been significant changes through input from the neighbors and the Council. He noted changes were made to improve the final product by a significant upgrade to the home product, architecture and price points, the incorporation of the trail system and open space distribution, frontage road along 151st Street, and enhancements to the rear façades abutting the church property to the west.

Motion: Forward 1607-PUD-09 (Ordinance 16-23) to the Council with a favorable recommendation.

Motion: Maue; Second: Hoover; Vote: 5-0

CONTINUED ITEMS

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. 1609-PUD-16 [CONTINUED]

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.

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
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: Noted that the originally scheduled Monday, November 7, 2016, Plan Commission meeting has been rescheduled and noticed for Wednesday, November 9, 2016, due to Election Day.

Motion: Adjourn meeting.

Motion: Maue; Schmitz seconded. Vote: 5-0

The meeting adjourned at 8:09 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 2016
1611-PUD-21
Exhibit 1

Docket Number: 1611-PUD-21 (Ordinance No. 16-41)

Petitioner: Grand Park Fieldhouse, LLC

Request: Petitioner requests an amendment to the sign standards of the Grand Park Fieldhouse Planned Unit Development (PUD) District, consisting of 8.1 acres +/- located at 200 East 186th Street.

Current Zoning: Grand Park Fieldhouse PUD

Current Land Use: Commercial

Acreage: 8.1 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Grand Park Fieldhouse PUD Amendment (Ord. 16-41)
5. Grand Park Fieldhouse PUD Ordinance (Original) (Ord 15-04)

Staff Reviewer: Matt Pleasant

PETITION HISTORY:

This petition was introduced at the October 10, 2016, City Council meeting. The petition will receive a public hearing at the November 9, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The 8.1-acre Grand Park Fieldhouse PUD is located at 200 East 186th Street (see **Exhibit 2**). Adjacent property to the north, west, and east is the Westfield Grand Park. Adjacent property in the south is zoned Grand Park PUD; the future development within the Grand Park Village PUD.

Project History: The Original Grand Park Fieldhouse PUD Ordinance (Ord. 15-04) was approved by the Westfield City Council on May 12, 2015. A Detailed Development Plan (1503-DDP-04) was approved on May 4, 2015 and the Secondary Plat (1503-SFP-09) was recorded on December 17, 2015.

ZONING REQUEST:

The petitioner requests this modification to the Grand Park Fieldhouse PUD to modify the sign standards to allow more exposure around the building.

Default to the UDO Standards: The original Grand Park Fieldhouse PUD defaulted to the UDO Sign Standards with the exception of:

- A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
- B. Wall Signs shall be individual letters with reverse lighting.
- C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
- D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.
- E. Temporary Signage shall only be permitted as approved by the ECD Director

Proposed Sign Standards Per UDO:

	Default Sign Standards (per UDO)	Grand Park Fieldhouse PUD Amendment
Sign Area	1 sqft of sign per 1 linear foot of building fronting public Right-of-Way up to 500 sqft of signage (6.17.F(5))	Allow up to 1200 sqft of total signage on all building façades. (81 current, 1,045 proposed)
	350 sqft permitted	

Proposed Sign Standards Per Original Grand Park Fieldhouse PUD Ordinance:

	Sign Standards (per Grand Park Fieldhouse PUD Ordinance) (Original)	Grand Park Fieldhouse PUD Amendment
Wall Sign	Wall Signs shall be individual letters with reverse lighting.	Allow painted murals on building.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan supports the encouragement of signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan supports the function of a facility to hold winter sporting events including, but not limited to: basketball, gymnastics, and volleyball to support Westfield youth and family sports. The plan also encourages an extended mixed uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 9 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.

DEPARTMENT COMMENTS:

1. **Action:** Hold a public hearing at the November 9, 2016 Plan Commission meeting.
2. **Recommendation:** Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov

Location Map



September 30, 2016

 Parcels

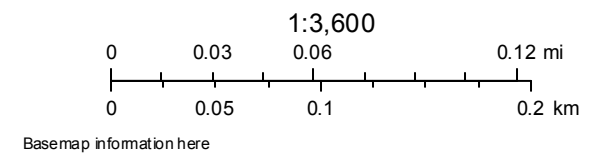


EXHIBIT B
CONCEPT PLAN

Please see attached graphical representations of the signage plan.

Page 1 is the proposed signage concept for the St. Vincent's Sports Performance Center.

Page 2 is the proposed signage concept for Jonathan Byrd's Fieldhouse.

16'-11 3/4"

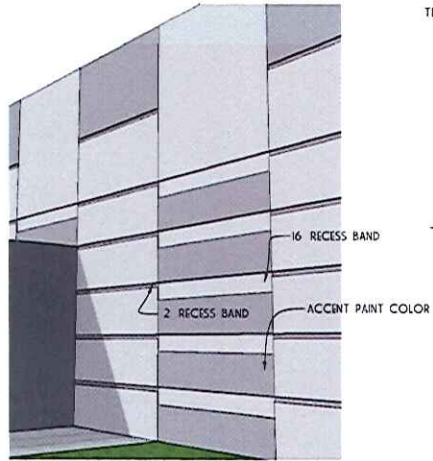
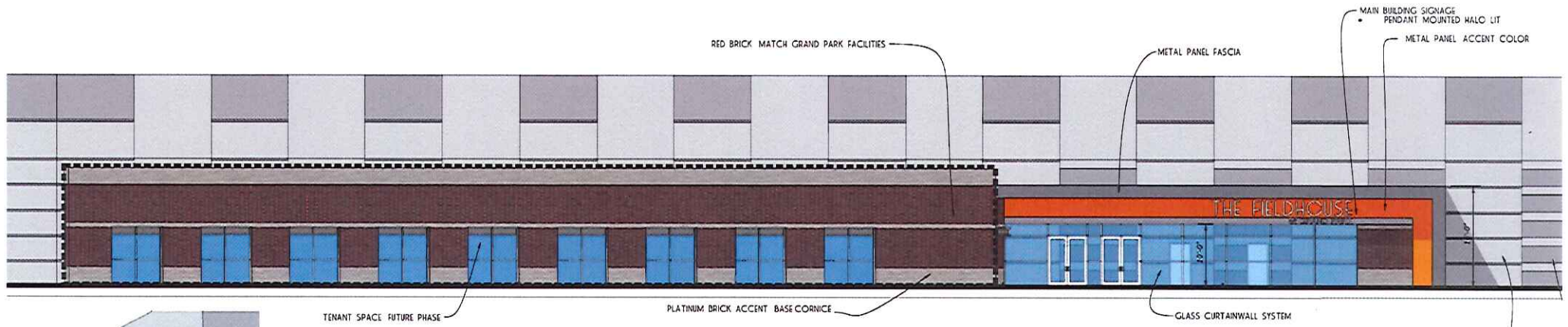
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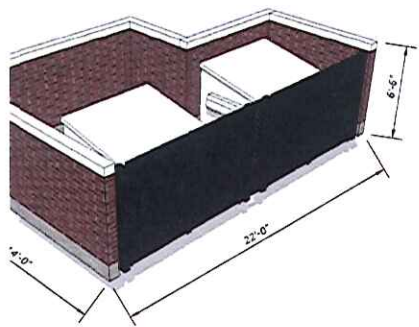
16"
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STALEY SIGNS
 SINCE 1908
 P.O. Box 515 Indianapolis, Indiana 46206
 Tel: 317.637.4567 • Fax: 317.221.0123
<http://www.staleysigns.com/>

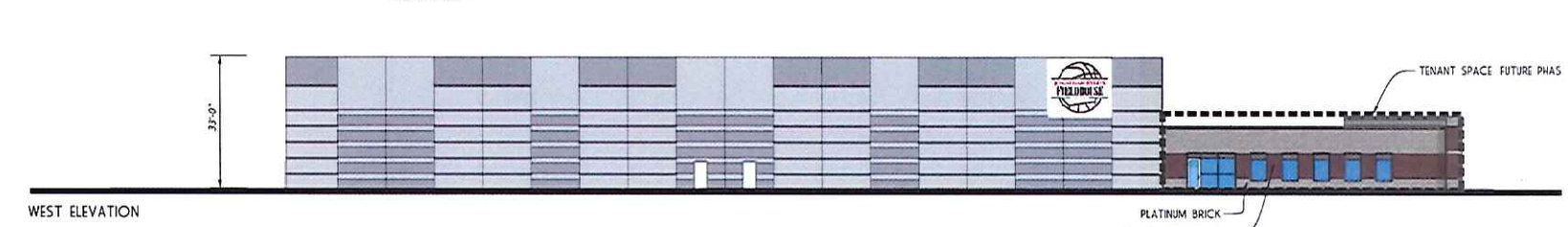
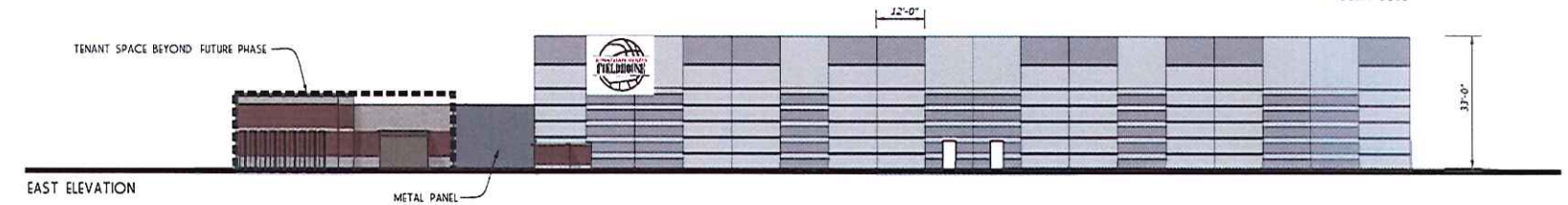
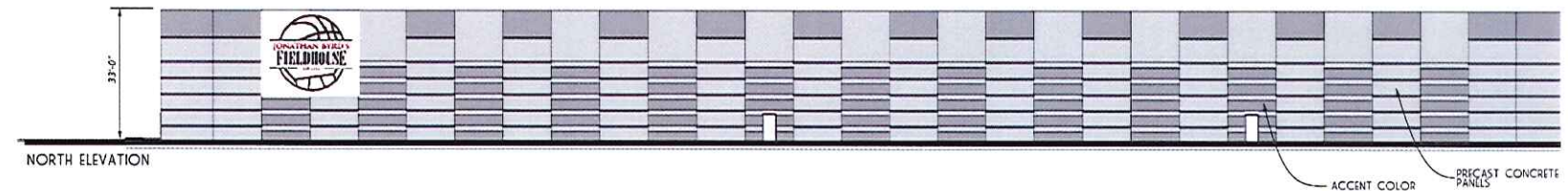
This rendering is © Staley Signs, Inc., submitted for use in connection with the stated project. Display, Distribution or Duplication without prior written consent is strictly prohibited.			
Customer: St. Vincent Sports Performance		Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 1 of 1
Project: Elevation Flat Cut Out Letters			Option: A
Date: 08-31-2016	Rep: D. Staley Jr.		Scale: 3/32"=1'-0"
Rev: 0: 00-00-0000 / Name			



CLOSE-UP DETAIL



CLOSURE



ELEVATIONS CURRENT & FUTURE

FIELDHOUSE AT GRAND PARK

AMERICAN STRU

Narrative Statement for Jonathan Byrd's Fieldhouse Signage Project

It is our intent to place signage for the St. Vincent's Sports Performance Center of the North facing façade of the building, and, the Jonathan Byrd's Fieldhouse logo on the East, West, and South facing facades of the building. The building is located at 200 E. 186th Street, Westfield, Indiana, 46074.

The signage for the St. Vincent's Sports Performance Center will be approximately 17' x 5'.

The signage for the Jonathan Byrd's Fieldhouse will be approximately 16' x 20' for the three (3) logos.

ORDINANCE NUMBER 16-41

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE GRAND PARK FIELDHOUSE PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council enacted Ordinance No. 15-04, Grand Park Fieldhouse Planned Unit Development District (the "Grand Park Fieldhouse PUD Ordinance") on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1611-PUD-21**), requesting an amendment to the Grand Park Fieldhouse PUD Ordinance 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-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] 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 [REDACTED], 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 Grand Park Fieldhouse PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Grand Park Fieldhouse PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Grand Park

Fieldhouse PUD Ordinance; and (iii) the provisions of the UDO, 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 or the Grand Park Fieldhouse PUD Ordinance, as amended.

- 1.2 All other provisions of the Grand Park Fieldhouse PUD 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 UDO.
- 1.4 All provisions and representations of (i) the UDO or (ii) The Grand Park Fieldhouse PUD 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 or The Grand Park Fieldhouse PUD Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. **Development Standards.** The standards applicable to the Grand Park Fieldhouse PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 3.1 **Signage.** The following shall replace and supersede Section 3.6 of the Grand Park Fieldhouse PUD Ordinance. The UDO applies with the following exceptions:
 - A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - B. Wall Signs shall be 1) painted signs, or 2) individual letters with reverse lighting.
 - C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - E. Temporary Signage shall only be permitted as approved by the ECD Director.
 - F. The Real Estate shall be permitted to display up to one thousand and two hundred (1,200) square feet of total Sign Area.

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

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

I hereby certify that **ORDINANCE 16-41** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-41**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-41**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Matt Pleasant, Associate Planner

ORDINANCE NUMBER 15-04

**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 “Grand Park Fieldhouse PUD Ordinance”) to amend the Westfield-Washington 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 (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) held a public hearing on May 4, 2015 for a petition (Docket 1503-PUD-03), filed by Grand Park Fieldhouse, LLC, requesting an amendment to the Unified Development Ordinance and to the Zoning Map of the City;

WHEREAS, the Commission took action to forward said petition (Docket 1503-PUD-03) to the Westfield City Council (the “Council”) with a favorable recommendation (by a vote of seven (7) in favor and zero (0) opposed) in accordance with Ind. Code§ 36-7-4-608, as required by Ind. Code§ 36-7-4-1505, on May 4, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on May 5, 2015;

WHEREAS, the 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:**

SECTION 1. APPLICABILITY OF ORDINANCE.

- 1.1 This Grand Park Fieldhouse PUD Ordinance applies to the subject real estate more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Real Estate”).
- 1.2 The underlying zoning district shall be the GB – General Business District (the “GB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Unified Development Ordinance applicable to the GB District shall apply.

COPY

- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director"); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

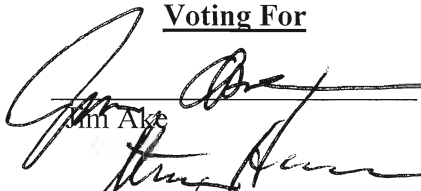
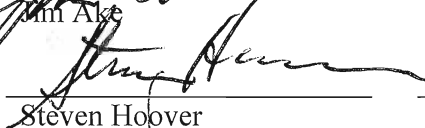
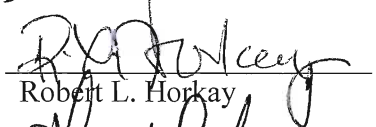
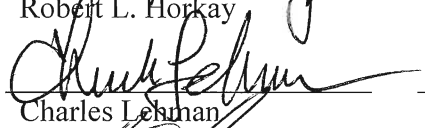
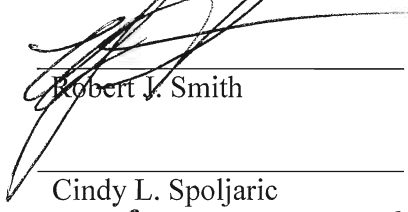
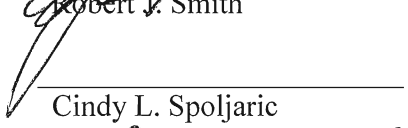
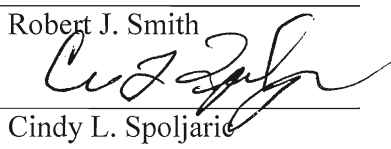
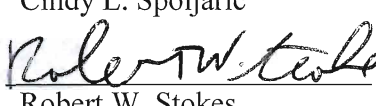
- 3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.
- 3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein.
- 3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit "C" and incorporated herein. Texture shall be incorporated to the finish of the precast concrete panels of the Proposed Building (or "Primary Facility"), as identified on the Concept Plan, in a manner and pattern approved by the ECD Director.
- 3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit "D" and incorporated herein.
- 3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.
- 3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:
- A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).
 - B. Wall Signs shall be individual letters with reverse lighting.
 - C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

- D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.
 - E. Temporary Signage shall only be permitted as approved by the ECD Director.
- 3.7 If construction of the Future Building (or "Tenant Space Future Phase"), as identified on the Concept Plan, has not started within twenty four (24) months after an Improvement Location Permit is issued for the Primary Facility, then additional architectural features and/or improvements shall be incorporated to the Primary Facility's south elevation entrance to enhance the entrance in a manner approved by the ECD Director.

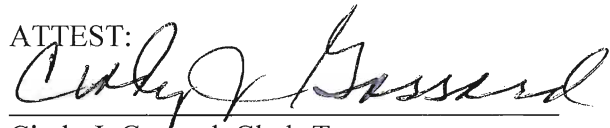
SECTION 4. **APPROVAL.** Upon motion duly made and seconded, this Grand Park Fieldhouse PUD Ordinance was fully passed by the members of the Council this 11 day of May, 2015.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 11 DAY OF May, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Jim Ake	Jim Ake	Jim Ake
 Steven Hoover	Steven Hoover	Steven Hoover
 Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
 Charles Lehman	Chuck Lehman	Chuck 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:

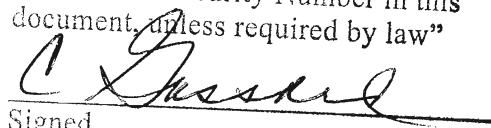

Cindy J. Gossard, Clerk-Treasurer

I 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

Prepared by: Joseph M. Scimia
Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240
317-569-9600

"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"

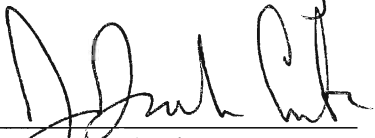
4


Signed

I hereby certify ORDINANCE 15-04 was delivered to the Mayor of Westfield on the 12 day of May, 2015, at 1:00 p.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-04
this 13 day of May, 2015.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-04
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

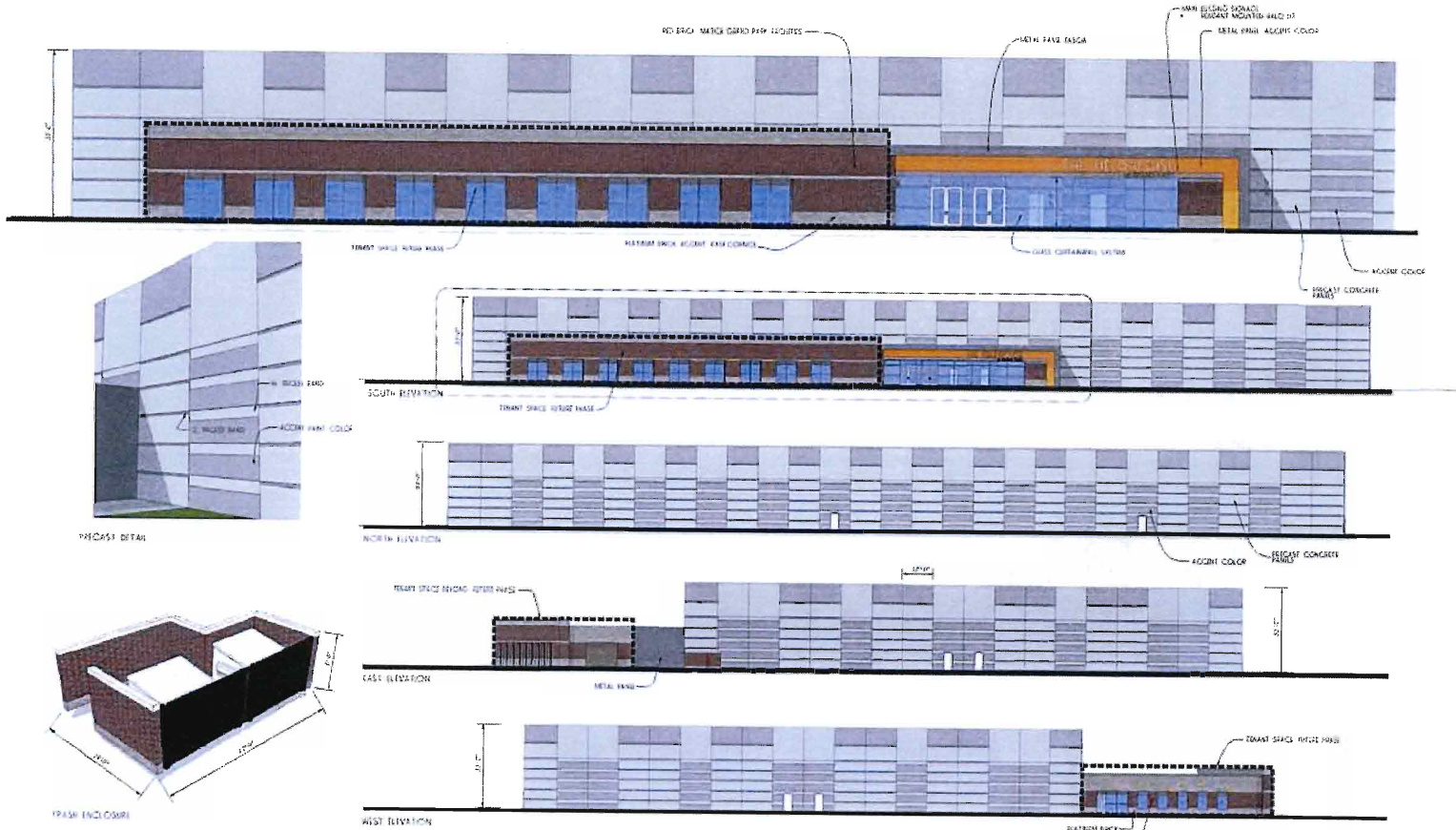


Cindy J. Gossard; Clerk-Treasurer

EXHIBIT "A" – LEGAL DESCRIPTION

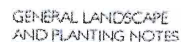
A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area "E" of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area "E" to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT "C" - BUILDING ELEVATIONS



ELEVATIONS CURRENT & FUTURE
FIELDHOUSE AT GRAND PARK

ARTIST: STRUCTUREPOINT



1. **First** present the **background** and **motivation** for a **project** or **research** or **business** **proposal**.
 - **Background** is the **context** or **setting** in which the **project** or **research** or **business** **proposal** is being undertaken. It includes the **history** of the **project** or **research** or **business** **proposal** and the **current** **situation** in which it is being undertaken.
 - **Motivation** is the **reason** or **purpose** for undertaking the **project** or **research** or **business** **proposal**. It includes the **benefits** of the **project** or **research** or **business** **proposal** and the **challenges** it faces.
2. **Second** present the **problem** or **question** that the **project** or **research** or **business** **proposal** is intended to address.
 - The **problem** or **question** should be clearly defined and stated in a concise and unambiguous manner.
 - It should be a **specific** and **measurable** **problem** or **question** that can be addressed by the **project** or **research** or **business** **proposal**.
3. **Third** present the **methodology** or **approach** that will be used to address the **problem** or **question**.
 - The **methodology** or **approach** should be clearly defined and stated in a concise and unambiguous manner.
 - It should be a **logical** and **feasible** **methodology** or **approach** that can be used to address the **problem** or **question**.
4. **Fourth** present the **results** or **findings** of the **project** or **research** or **business** **proposal**.
 - The **results** or **findings** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **specific** and **measurable** **results** or **findings** that can be used to address the **problem** or **question**.
5. **Fifth** present the **conclusions** or **recommendations** of the **project** or **research** or **business** **proposal**.
 - The **conclusions** or **recommendations** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **logical** and **feasible** **conclusions** or **recommendations** that can be used to address the **problem** or **question**.
6. **Sixth** present the **summary** or **overview** of the **project** or **research** or **business** **proposal**.
 - The **summary** or **overview** should be clearly defined and stated in a concise and unambiguous manner.
 - It should be a **brief** and **concise** **summary** or **overview** that can be used to address the **problem** or **question**.
7. **Seventh** present the **acknowledgments** or **thanks** to the **people** or **organizations** that have supported the **project** or **research** or **business** **proposal**.
 - The **acknowledgments** or **thanks** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **specific** and **measurable** **acknowledgments** or **thanks** that can be used to address the **problem** or **question**.
8. **Eighth** present the **references** or **bibliography** of the **project** or **research** or **business** **proposal**.
 - The **references** or **bibliography** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **specific** and **measurable** **references** or **bibliography** that can be used to address the **problem** or **question**.
9. **Ninth** present the **appendices** or **exhibits** of the **project** or **research** or **business** **proposal**.
 - The **appendices** or **exhibits** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **specific** and **measurable** **appendices** or **exhibits** that can be used to address the **problem** or **question**.
10. **Tenth** present the **index** or **table of contents** of the **project** or **research** or **business** **proposal**.
 - The **index** or **table of contents** should be clearly defined and stated in a concise and unambiguous manner.
 - They should be **specific** and **measurable** **index** or **table of contents** that can be used to address the **problem** or **question**.

NOTE: All HVAC and computer enclosures will be screened per the requirements of the Iowa Codebook.

AN IRVING
STRUCTUREPOINT
INC.

7700 Kennedy Blvd., Suite 1000, Irving, TX 76039
TEL: 972.447.0000 FAX: 972.447.0010
WWW.IRVP.COM



CONTEXT
 from de regis, a very old Italian word

11 E Place Blvd., Suite 200
 Bannockburn, IL 60015 • 847/399-
 5722 FAX 847/399-5729
 www.context.com, context@context.com

186TH ST & KINSEY AVE
WESTFIELD, IN

CALCULATING THE

[illegible]

Project Number: 2014-01162

PLANNING PLAN

L100

EXHIBIT "D" – LANDSCAPING PLAN

Shelborne Rd

Towne Rd

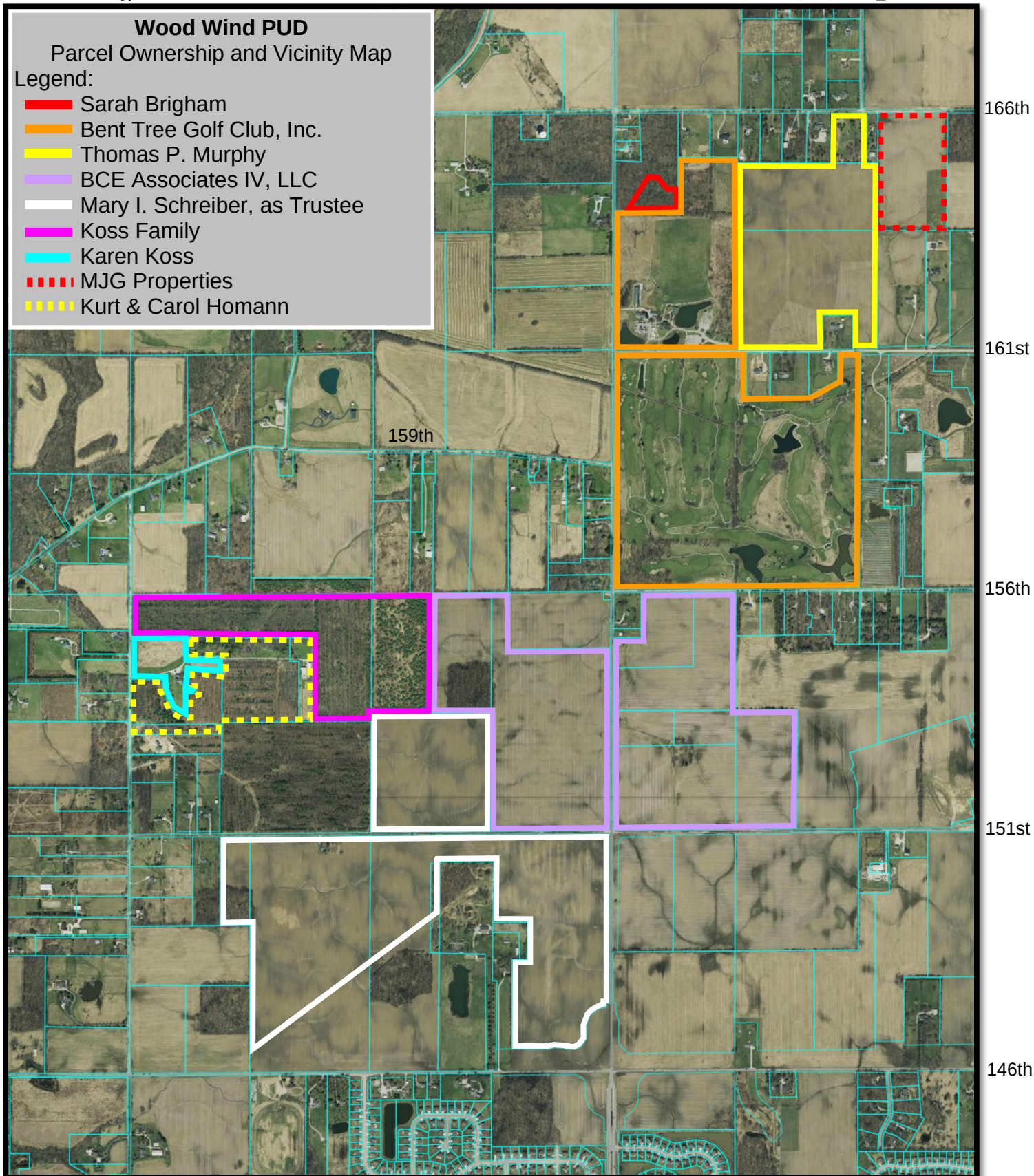


Wood Wind PUD

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



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Pulte Homes

Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design Studio

HRGreen

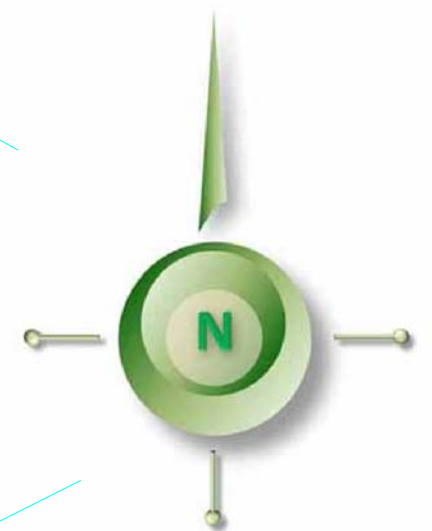
LandMentor

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Wood Wind of Westfield
Westfield, Indiana

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1" = 300 feet

Pulte Homes

Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design Studio

HRGreen

LandMentor

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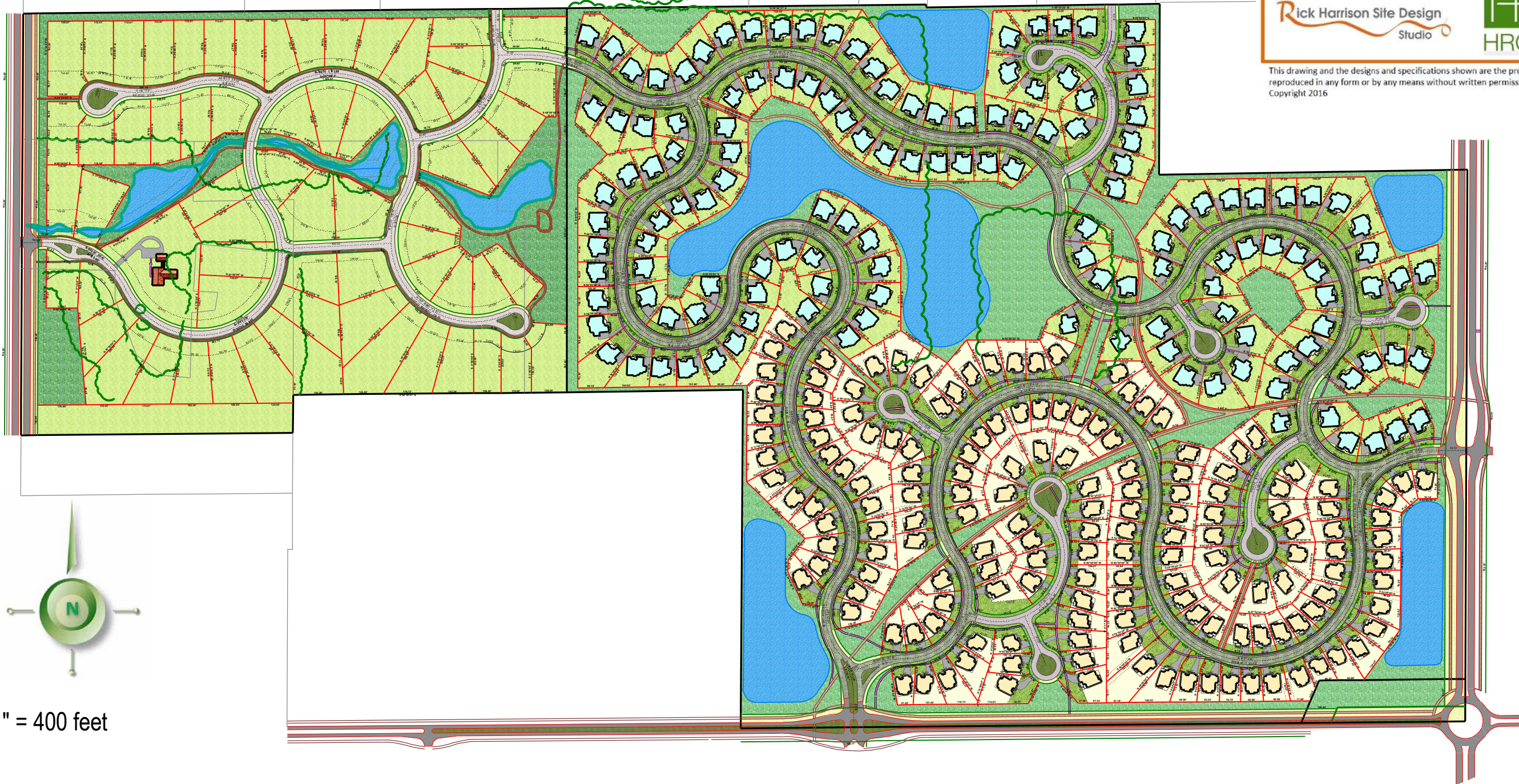


Wood Wind of Westfield Westfield, Indiana

Rick Harrison Site Design
Studio



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1" = 300 feet

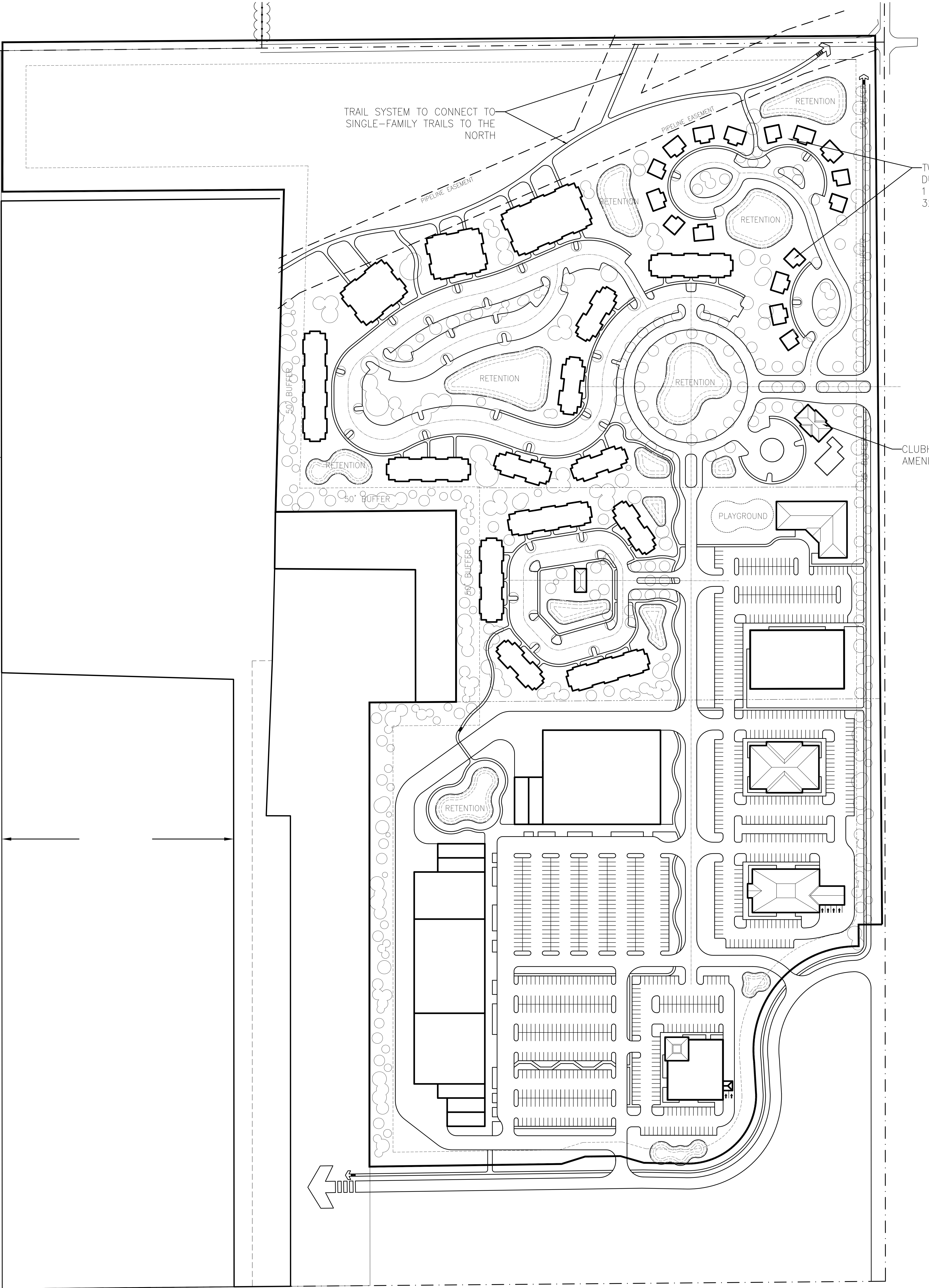


Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design
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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)

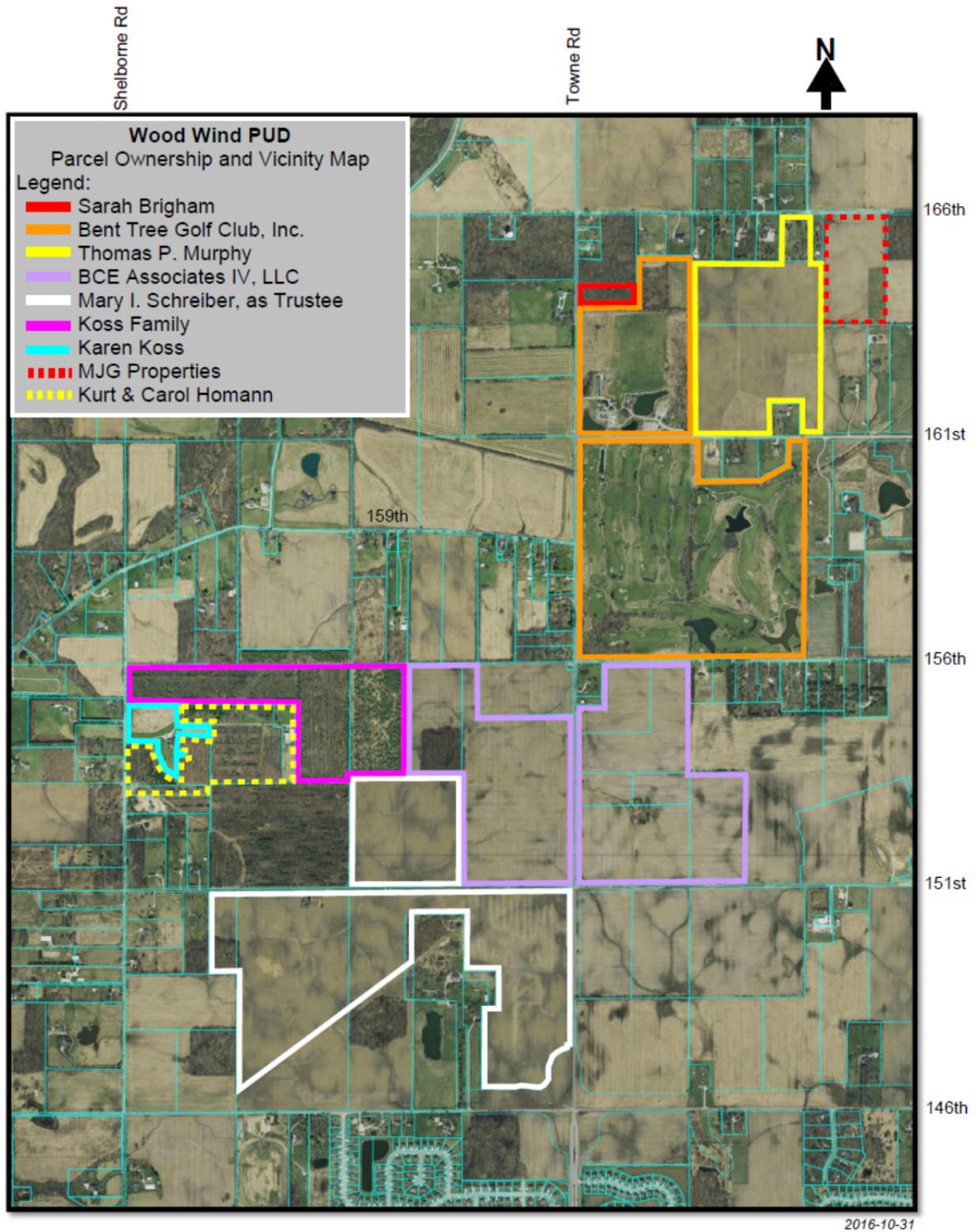


Exhibit A-2: Parcel Ownership List (Amended)

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

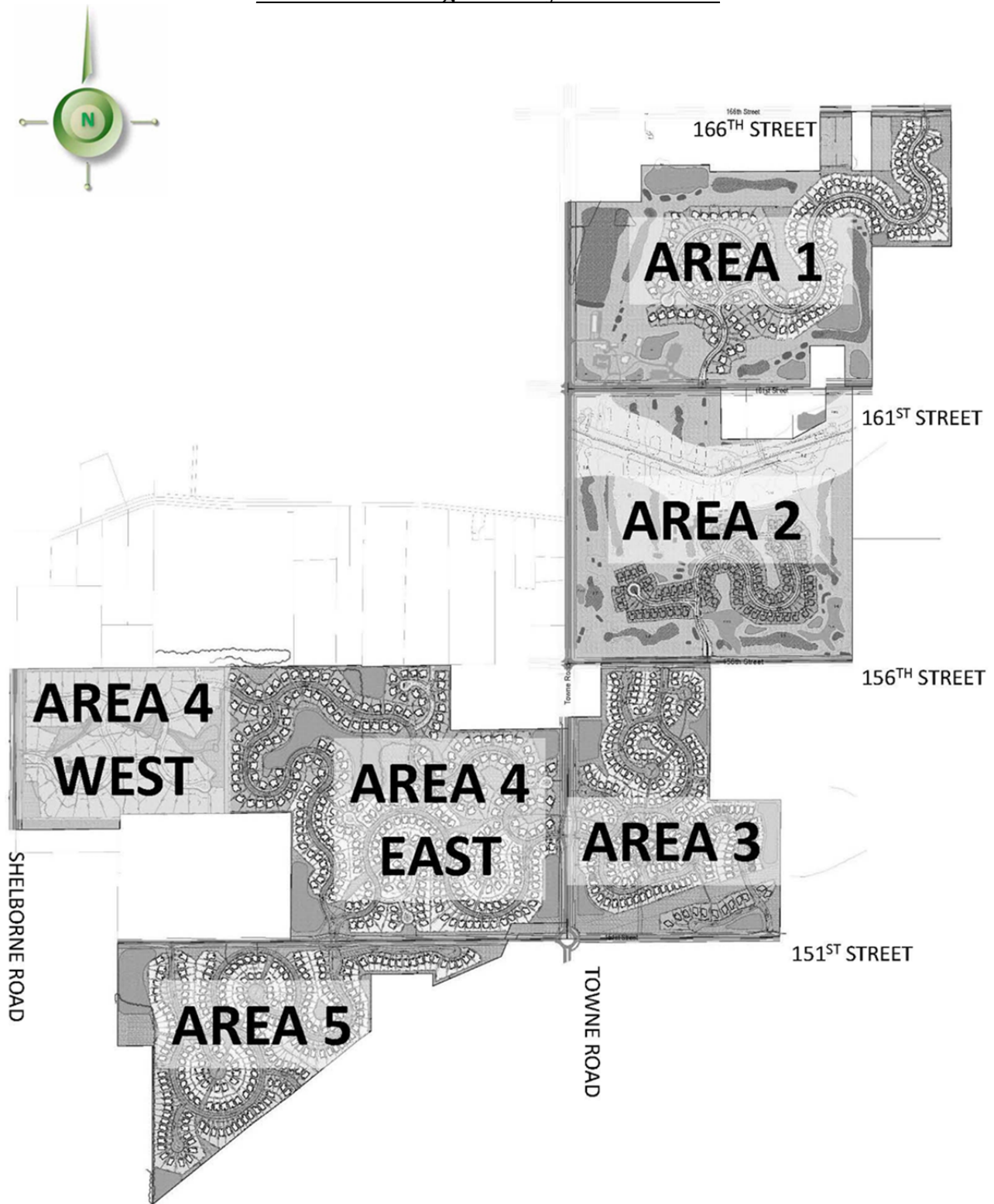


Exhibit B-2: Single Family District Layout



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

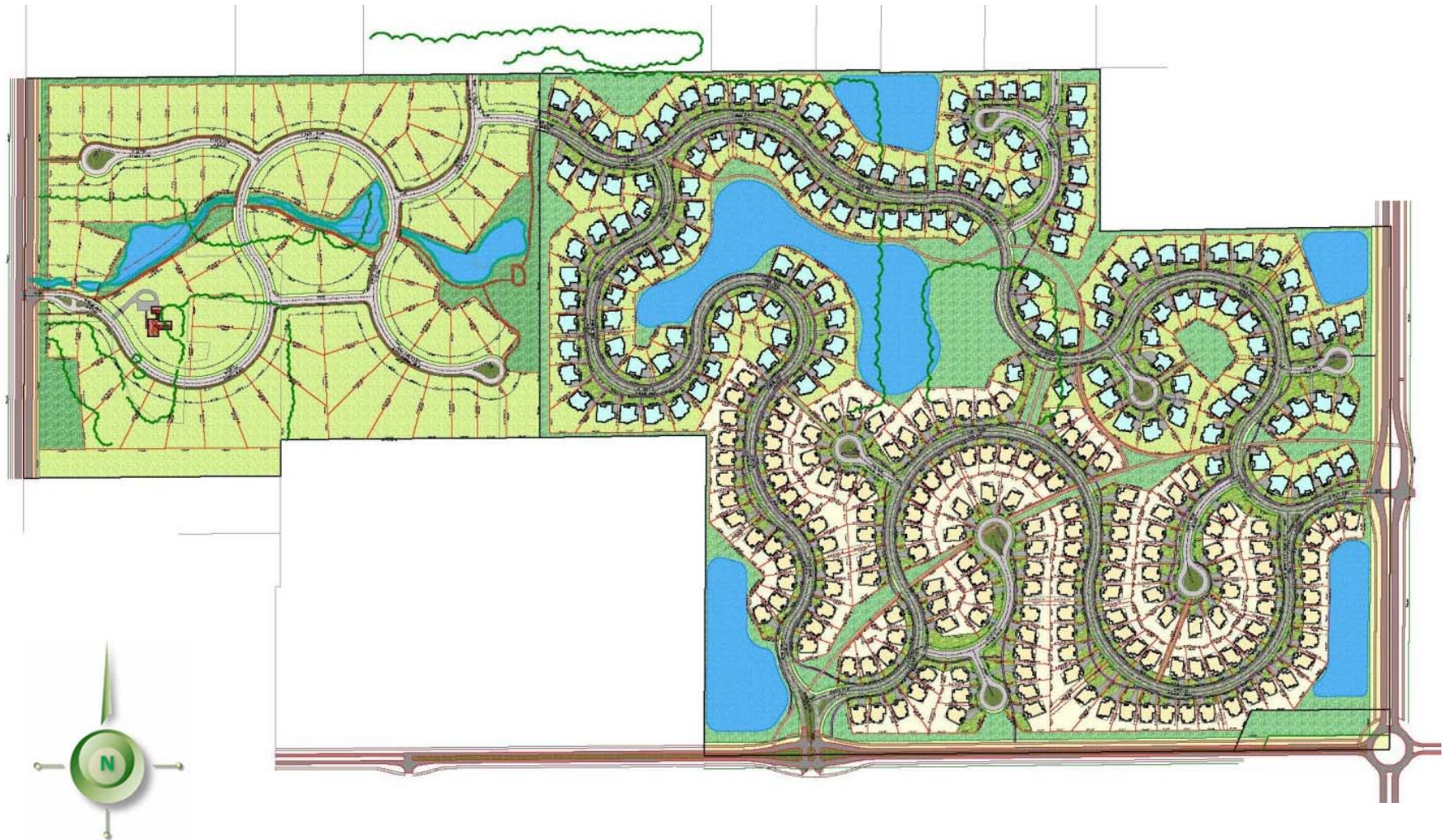


Exhibit B-2-E: Single Family District Layout – Area 5



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

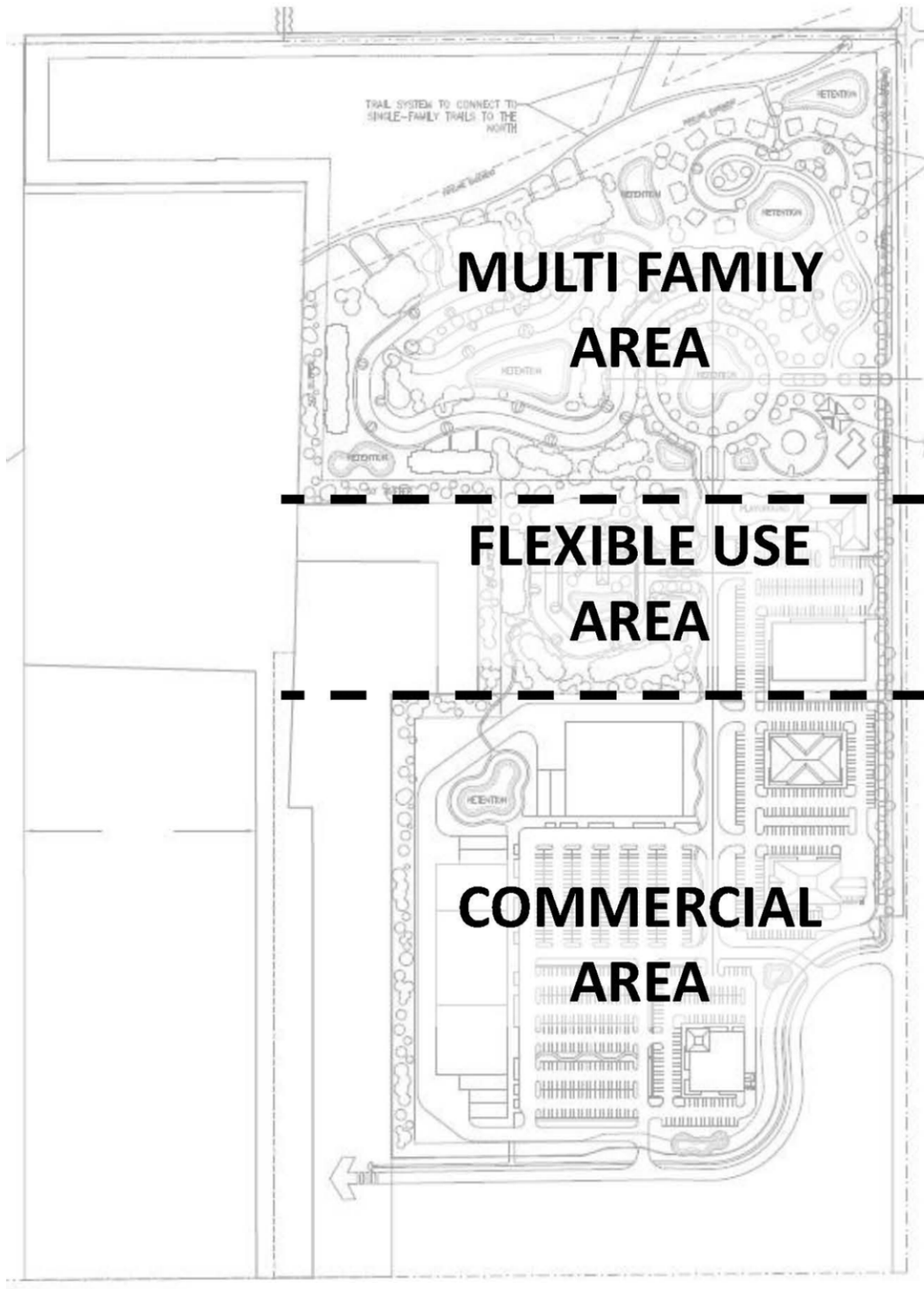


Exhibit B-4-B: Commercial / Flexible Use / Multi-Family Area Concept Plan

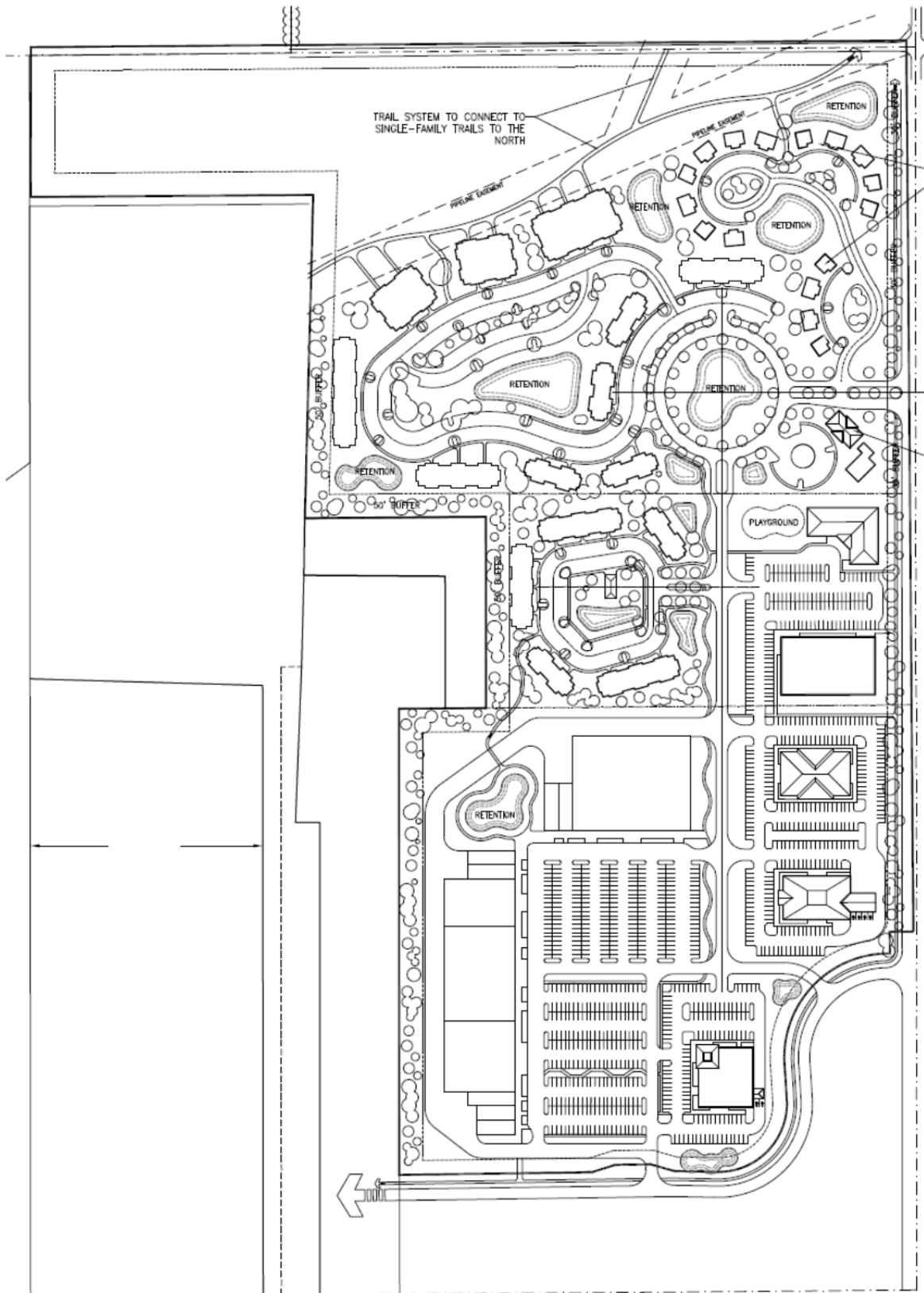


Exhibit C: Single Family Character Exhibits

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



Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 2

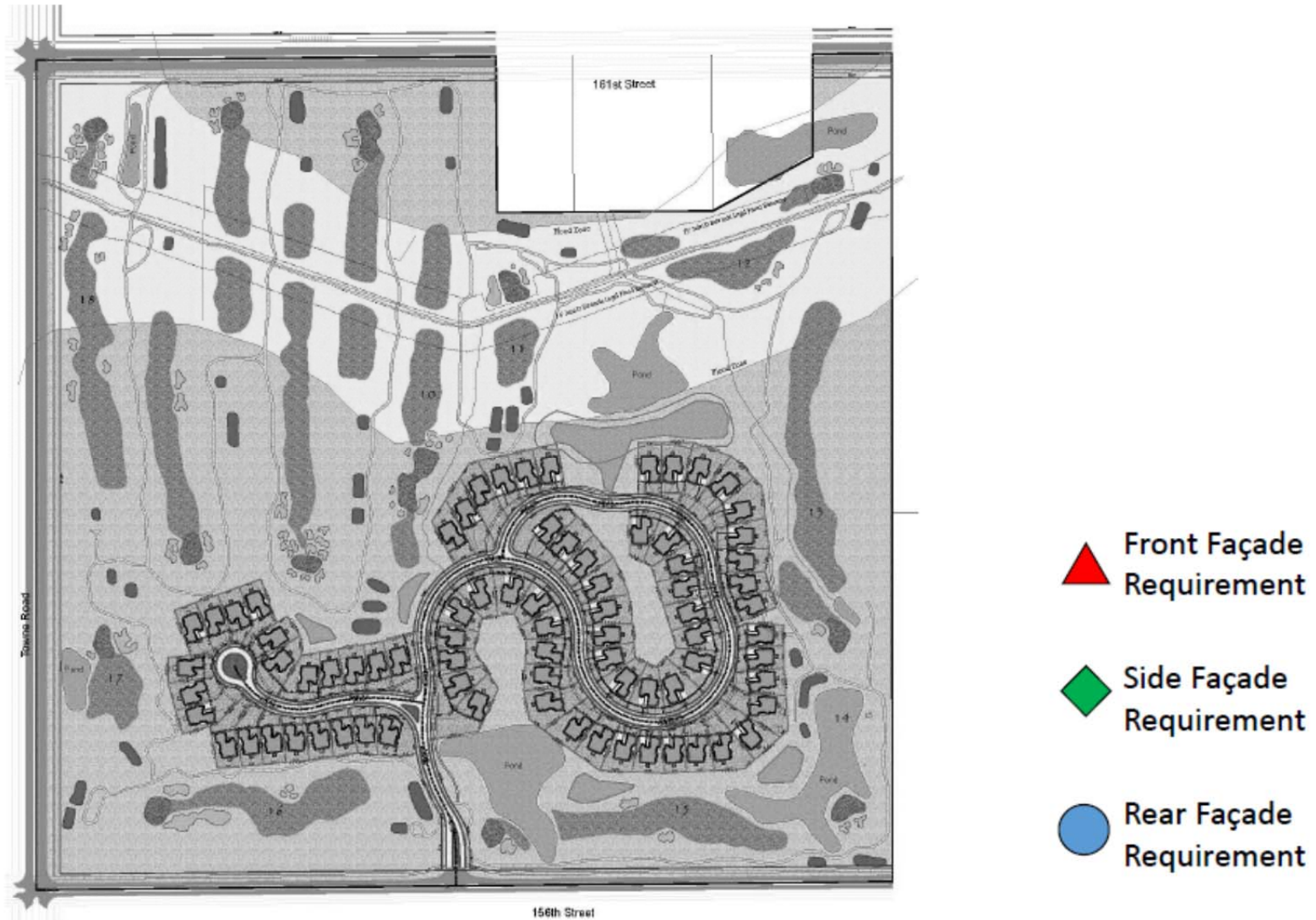


Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 3



Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 4

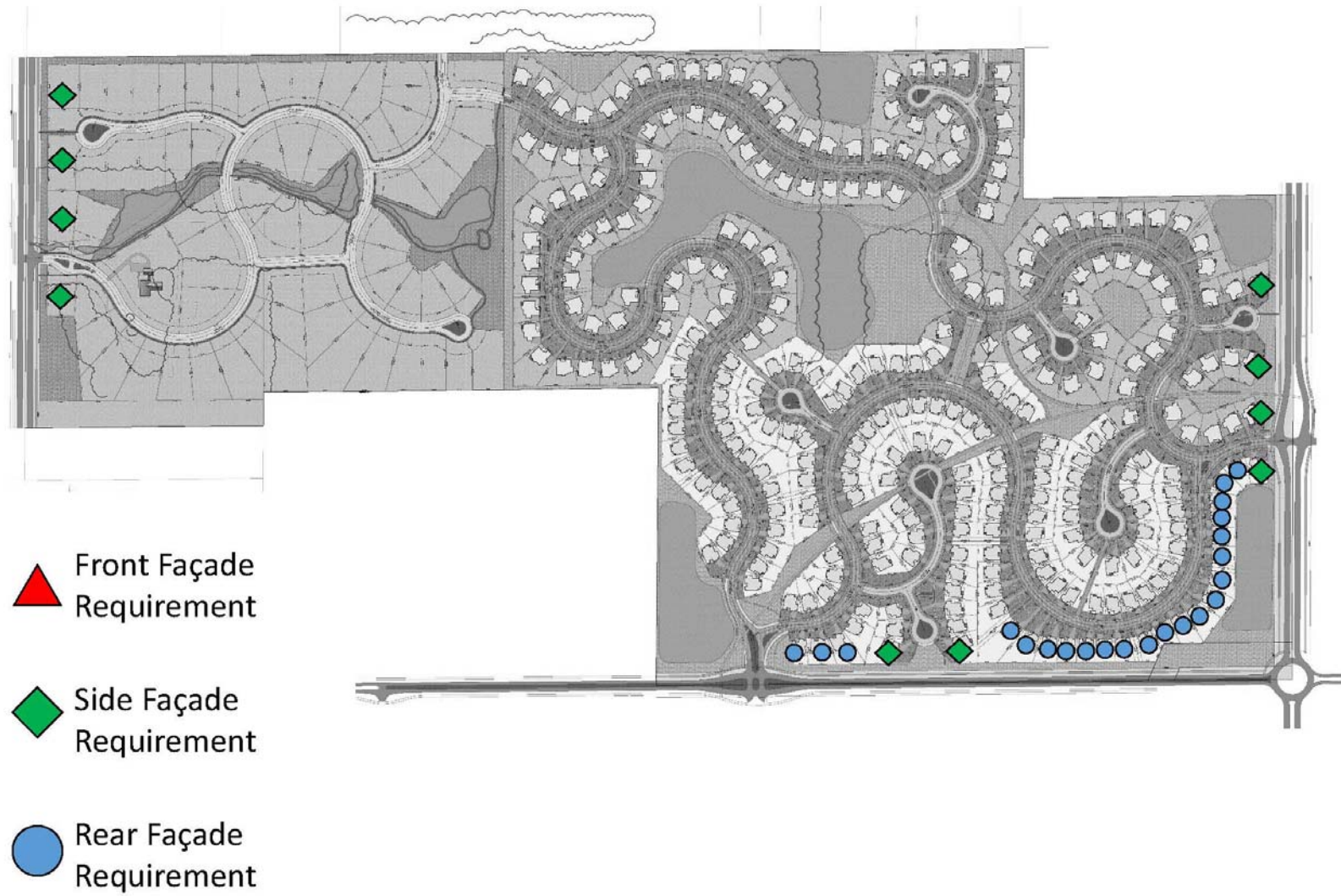


Exhibit D-1: Perimeter Lots Subject to Architectural Standards

Area 5

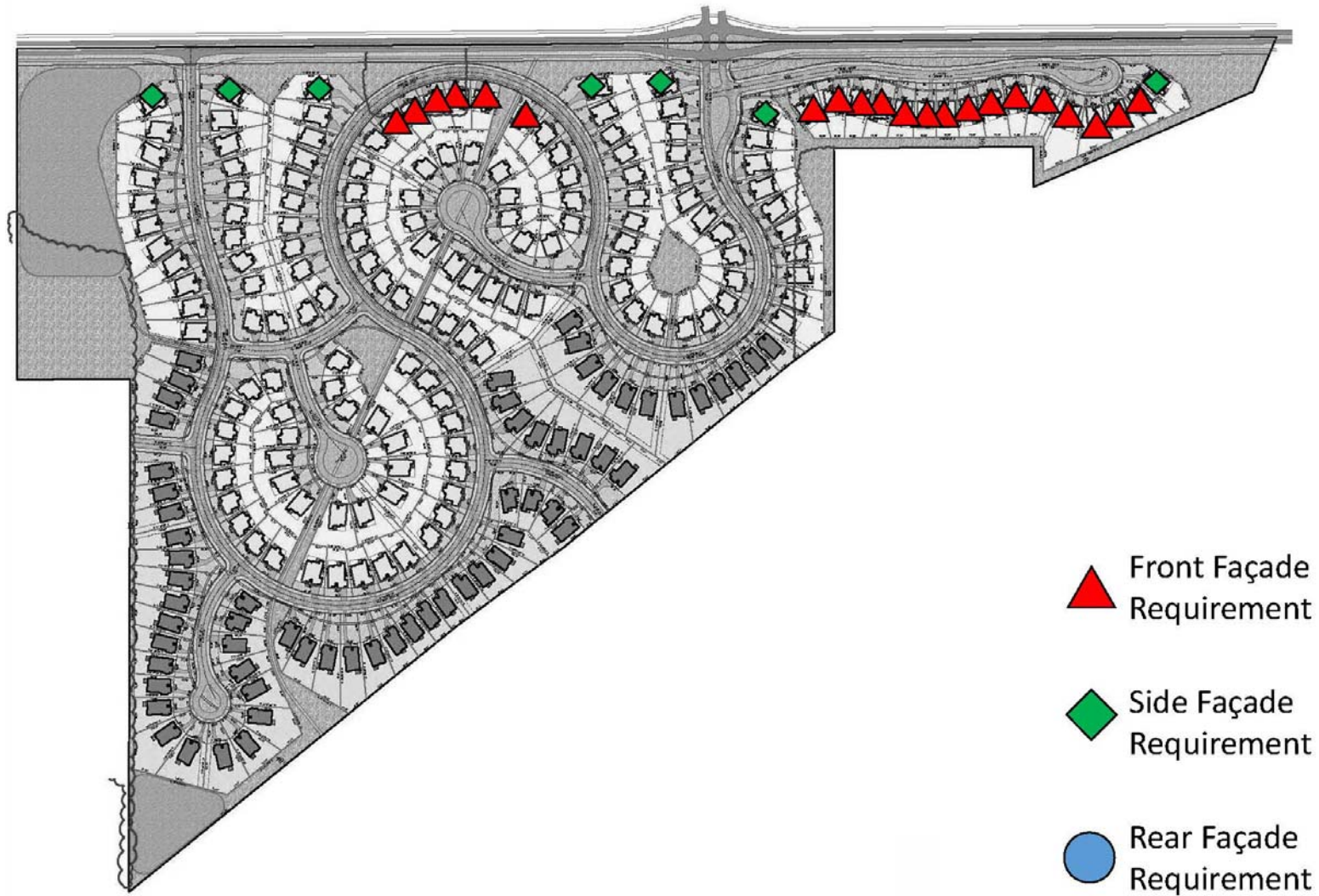


Exhibit D-2 - Illustrative Garage Door Treatments



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

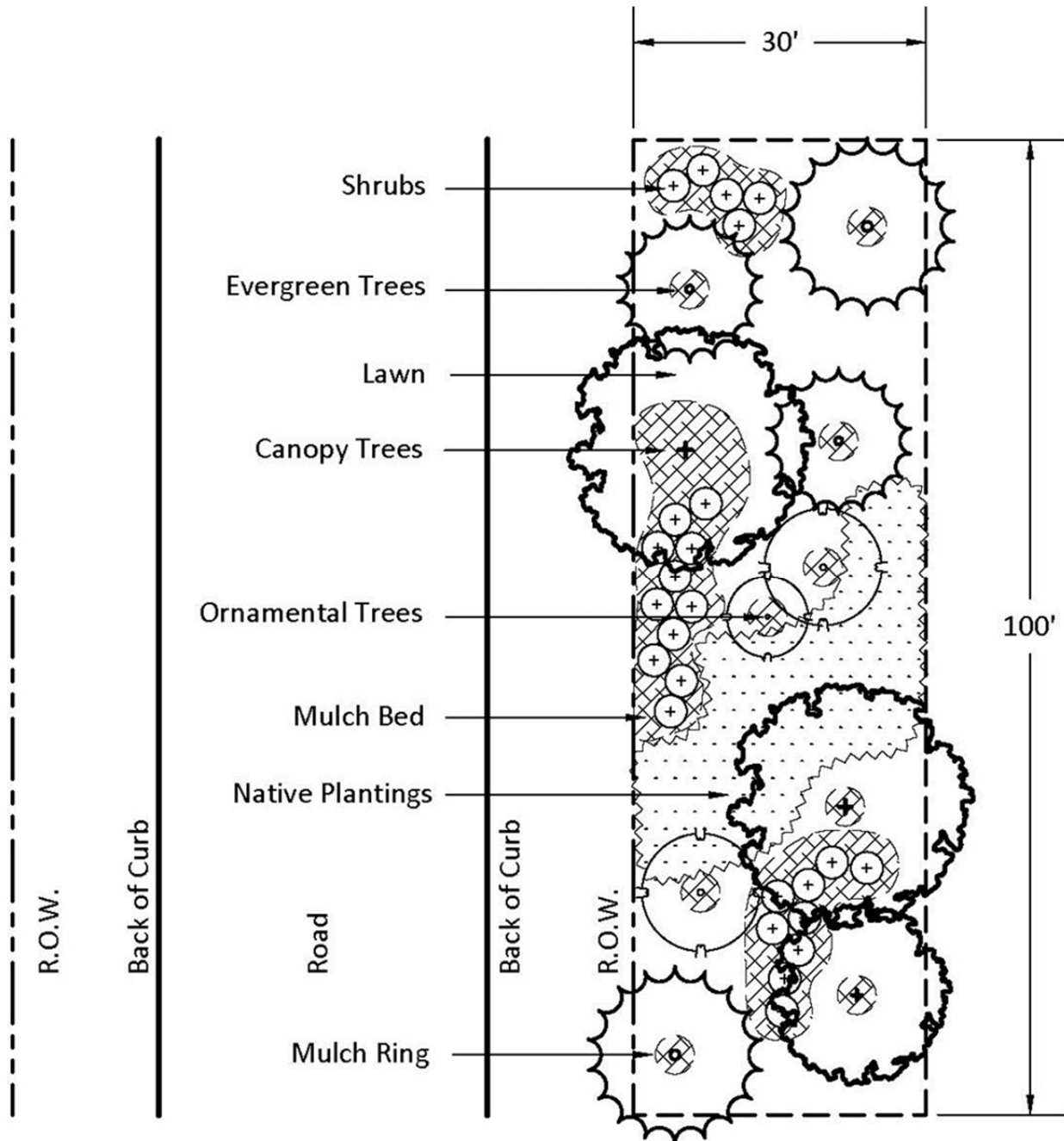


Exhibit E-2: Buffer Yard Locations

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

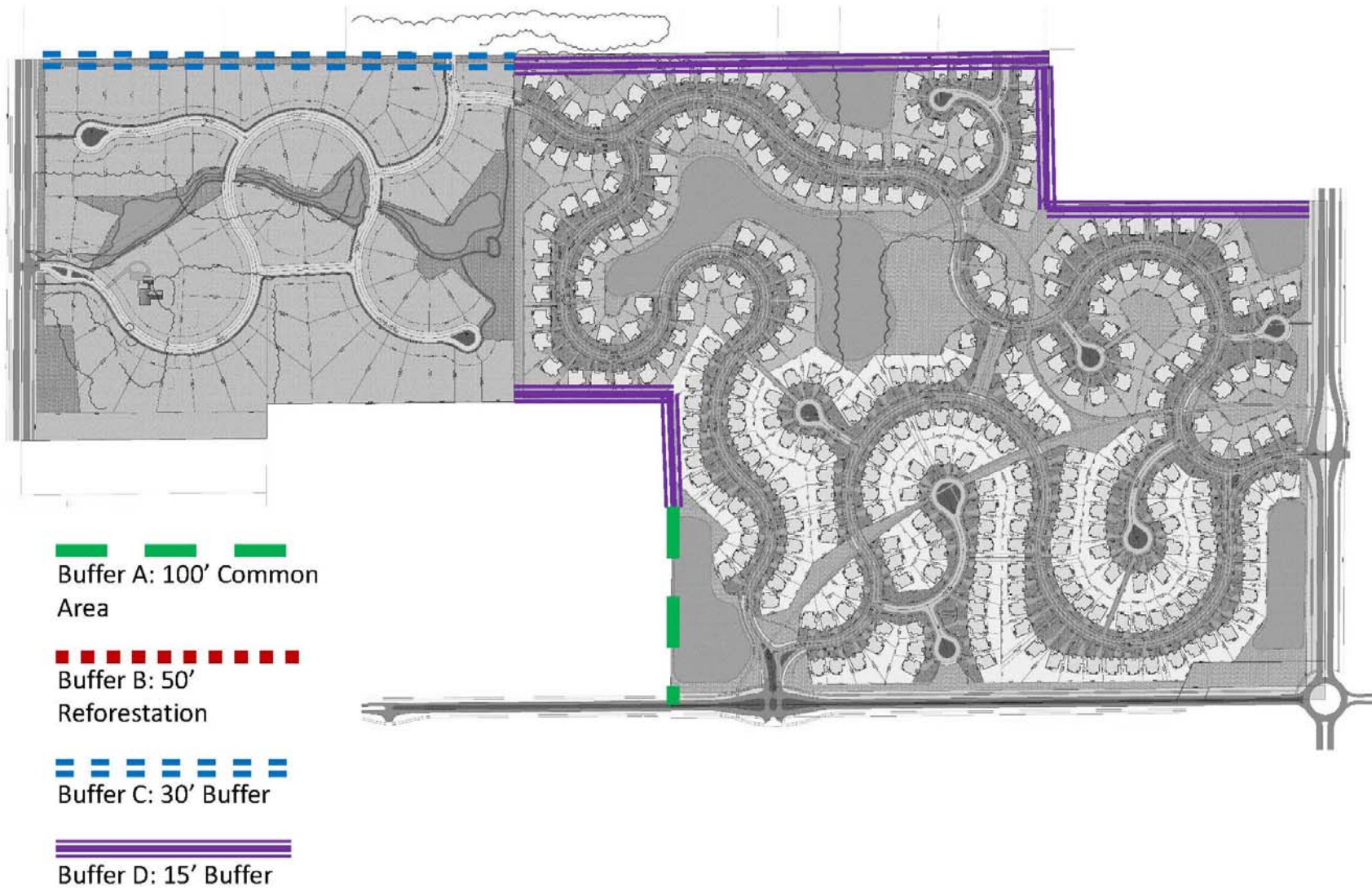


Exhibit E-2: Buffer Yard Locations

Buffer Yards for Area 5



Exhibit E-2: Buffer Yard Locations

(Commercial / Flexible Use / Multi-Family Area

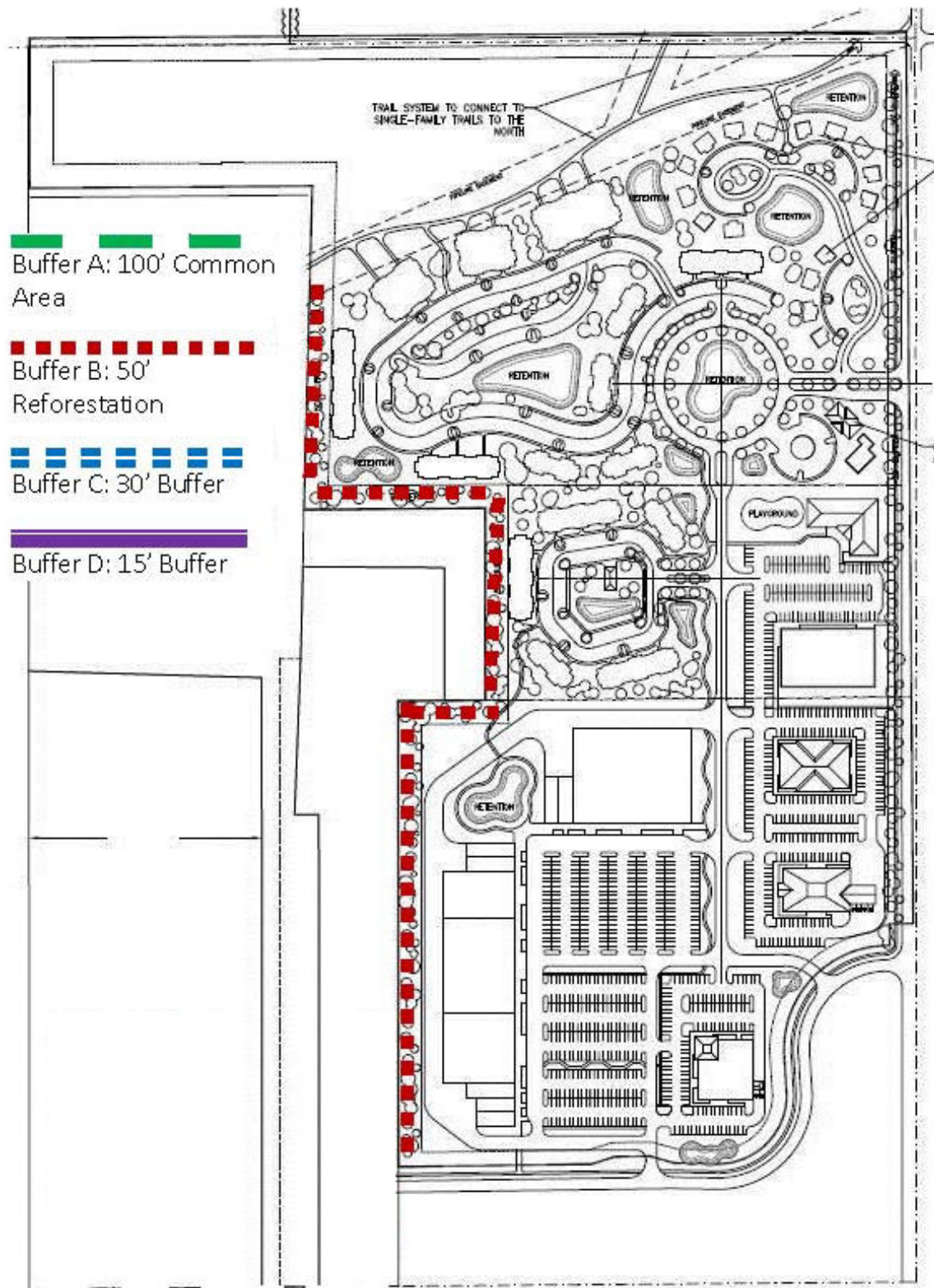
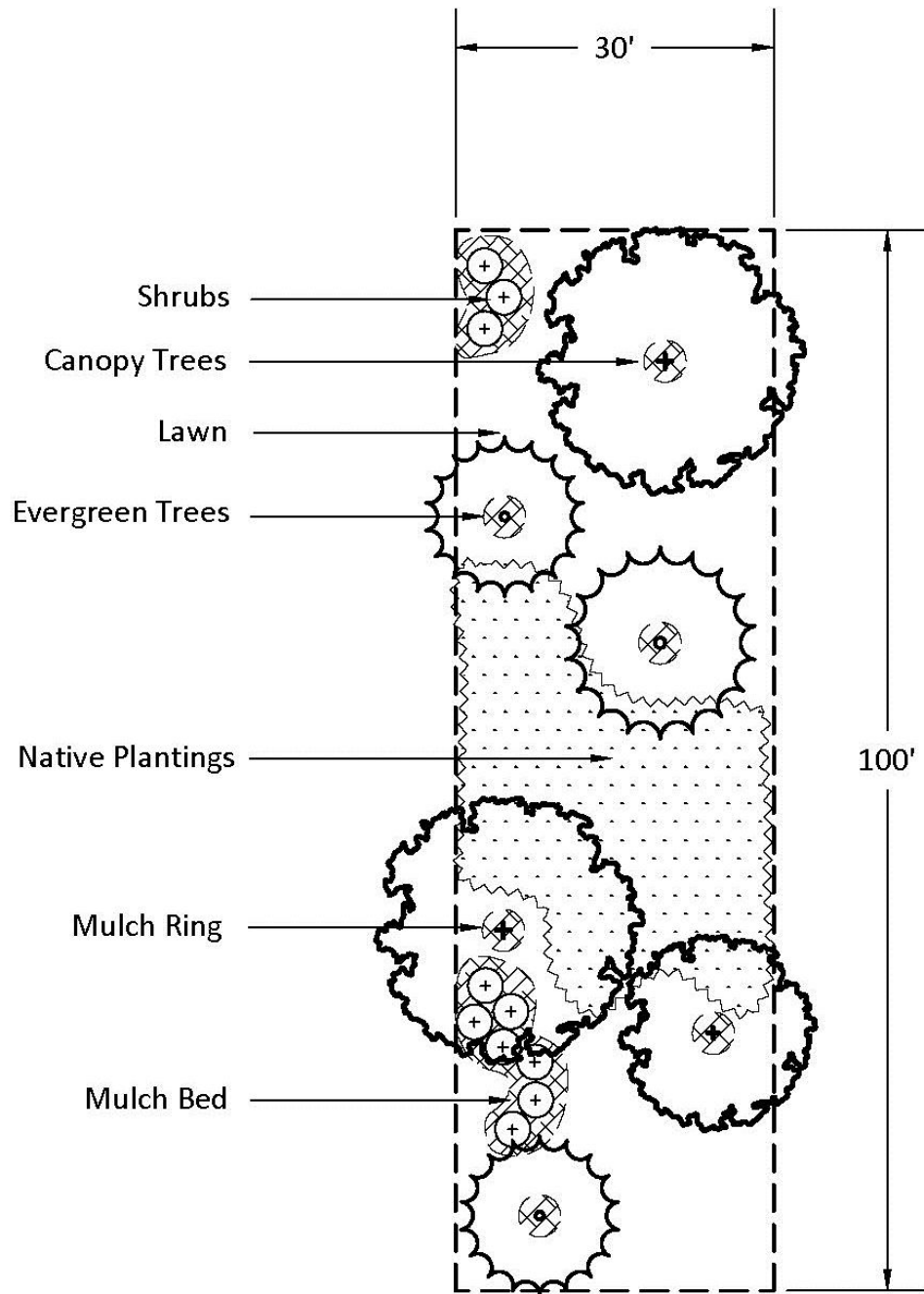
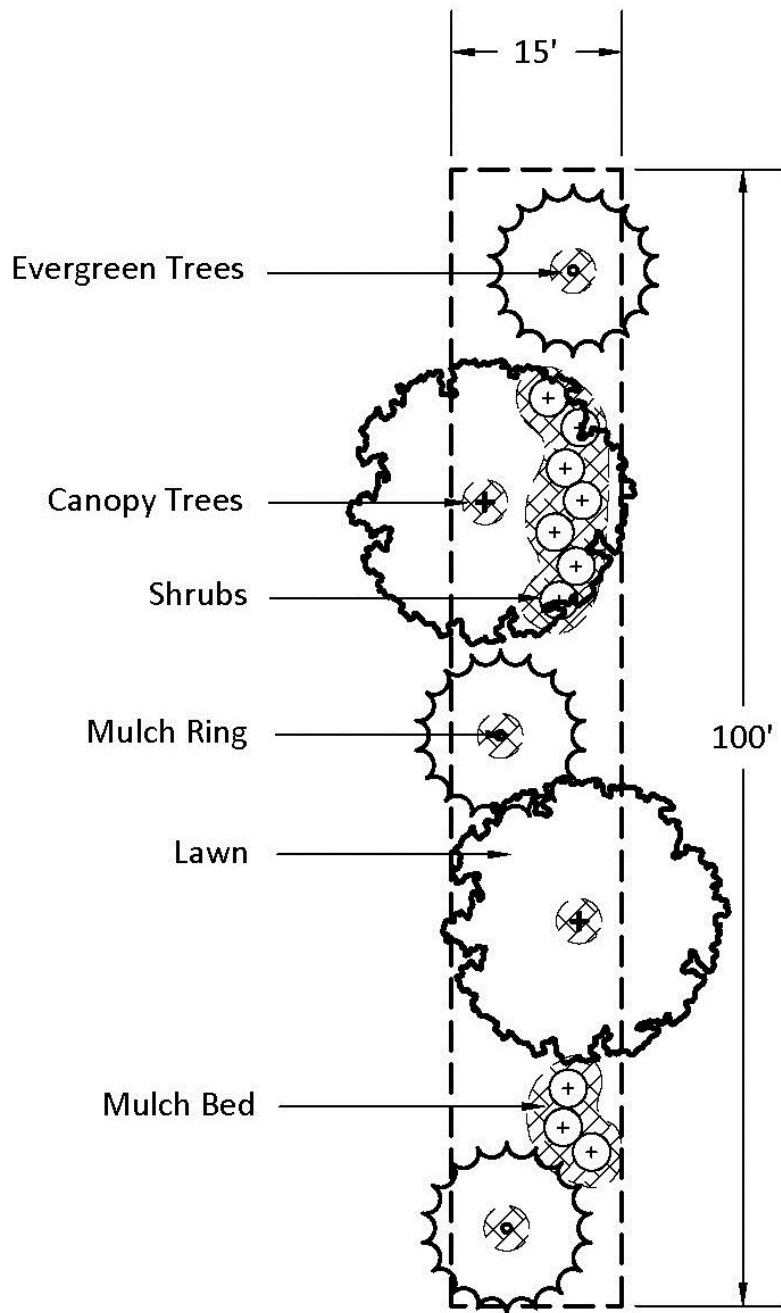


Exhibit E-3: Buffer Yard Type C



30' Buffer

Exhibit E-4: Buffer Yard Type D



15' Buffer

Exhibit F: District Monument Sign & Column Entrance Signs

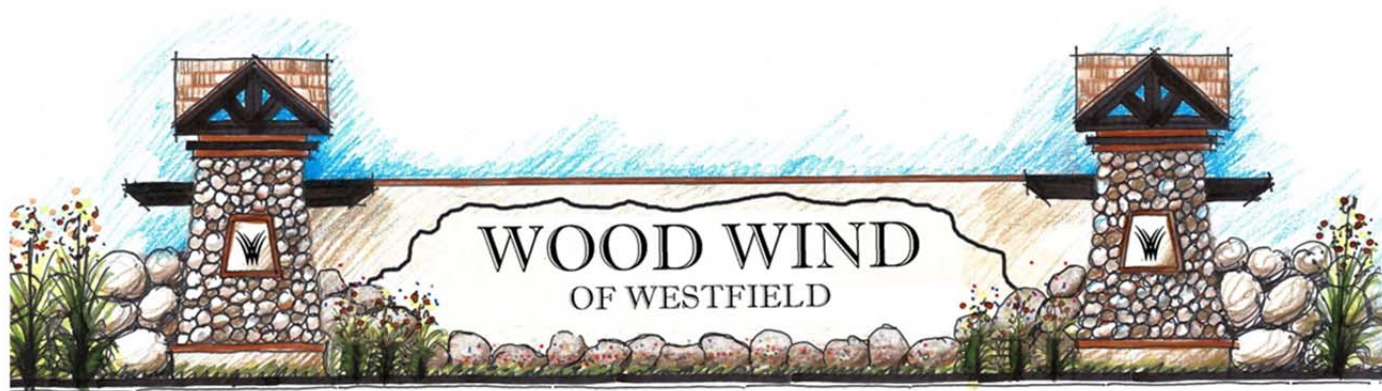
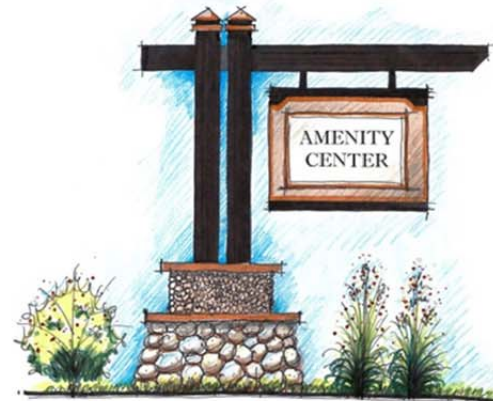


Exhibit G: Golf Course Buildings Character Exhibit



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.

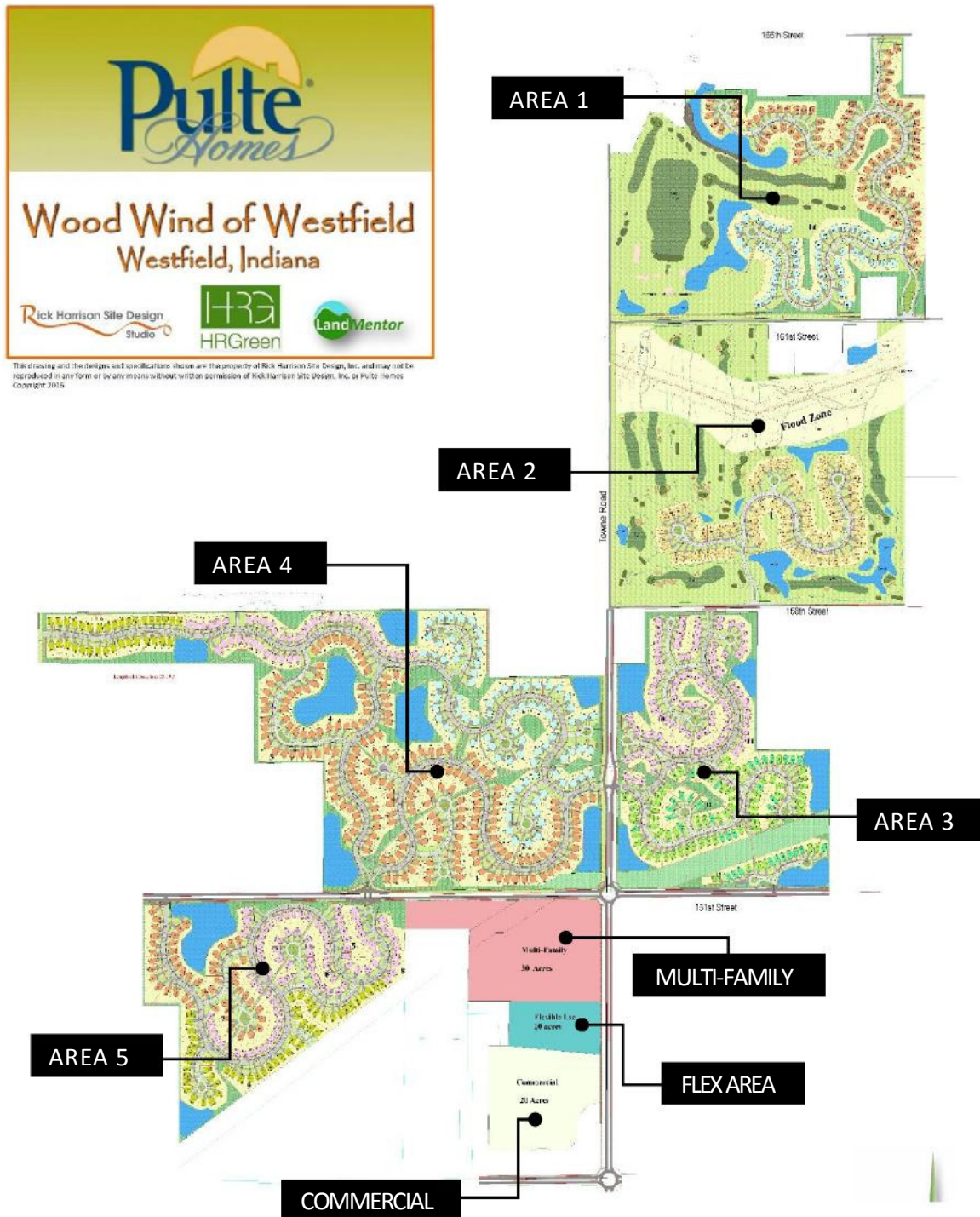
¹ The development policies are numbered herein for reference purposes only.

✓ = 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

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			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.	

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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.

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(Updated 09/30/16)

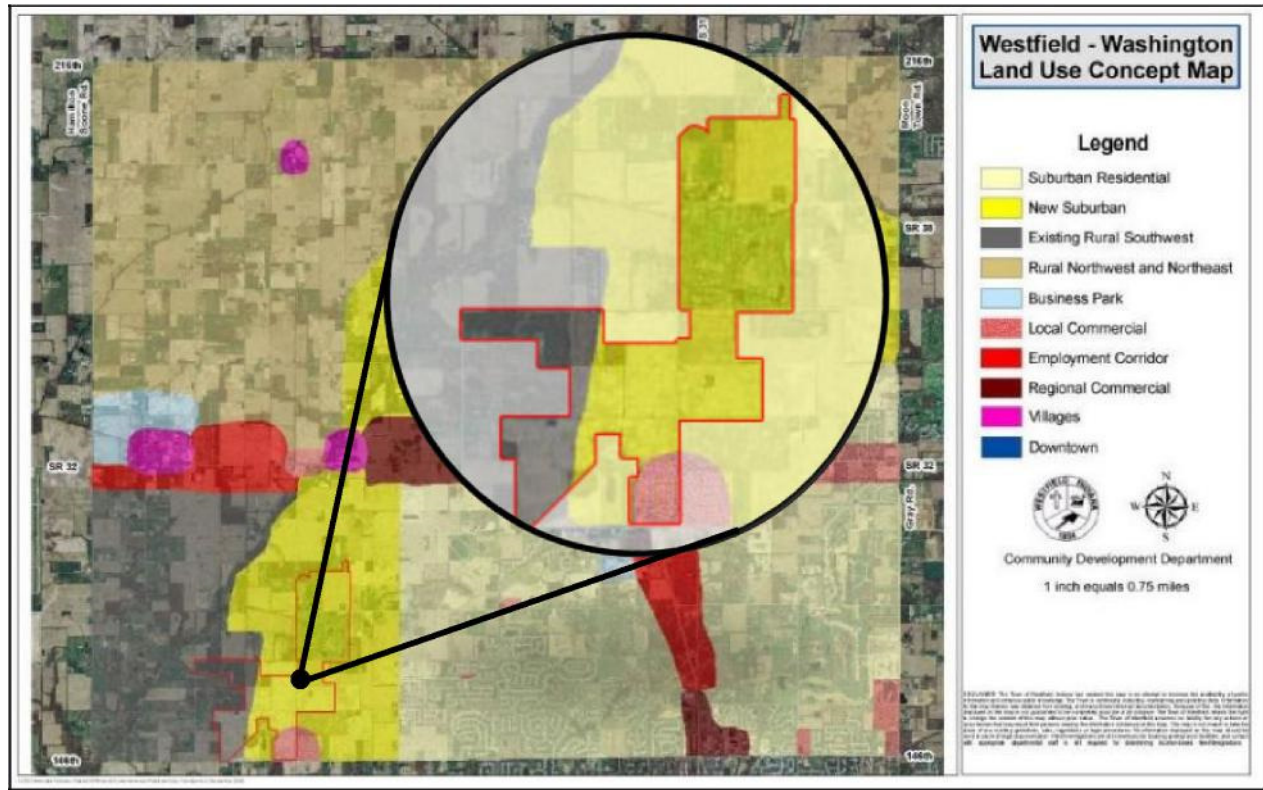


Figure 3: Future Land Use Concept Map

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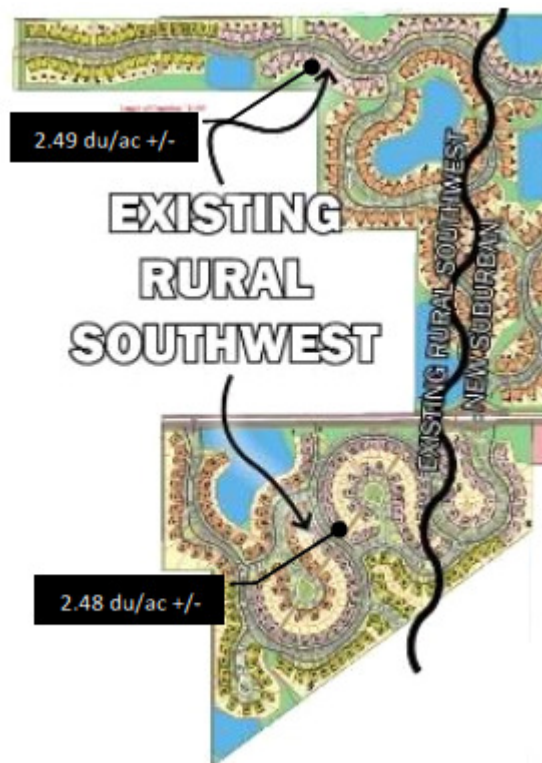
(Updated 09/30/16)

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.

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	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.]

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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.

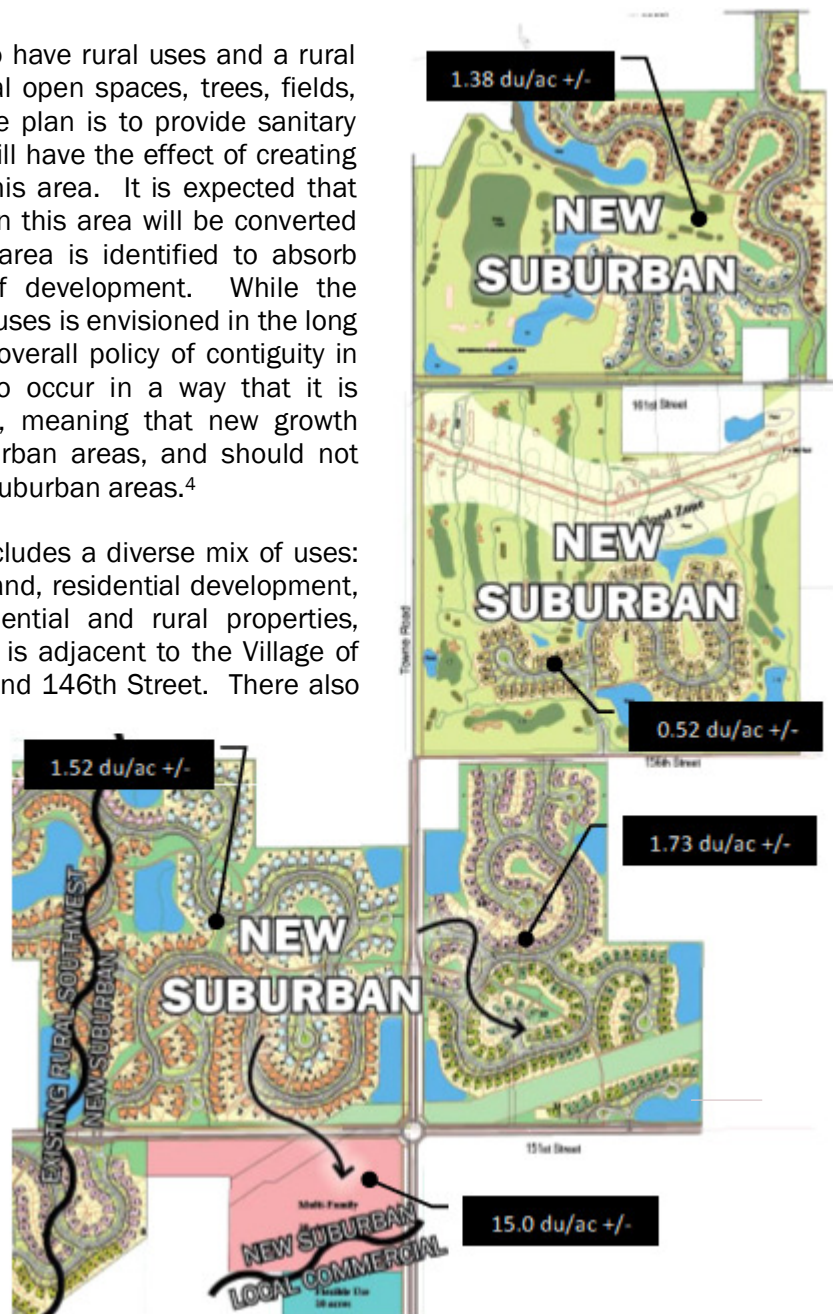


Figure 5: New Suburban Area

⁴ Comprehensive Plan, page 40.

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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.

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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

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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.]

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(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.

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(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>	

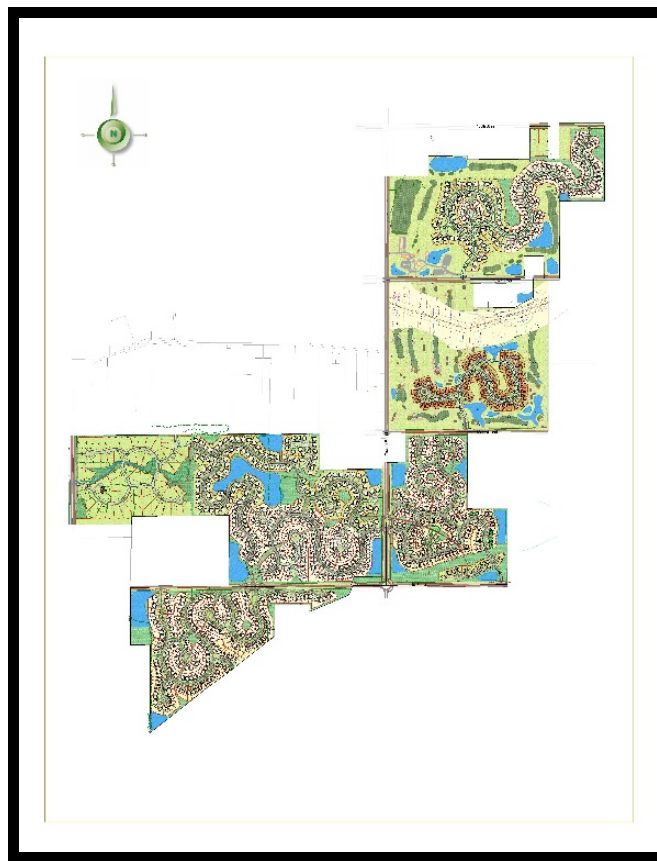
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(Updated 09/30/16)

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						
Product Type	29.0%		58.0%	WWSC REF. \$0.2000	13.0%	
	City of Westfield		Westfield/Washington Schools		Other Taxing Units	
	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	

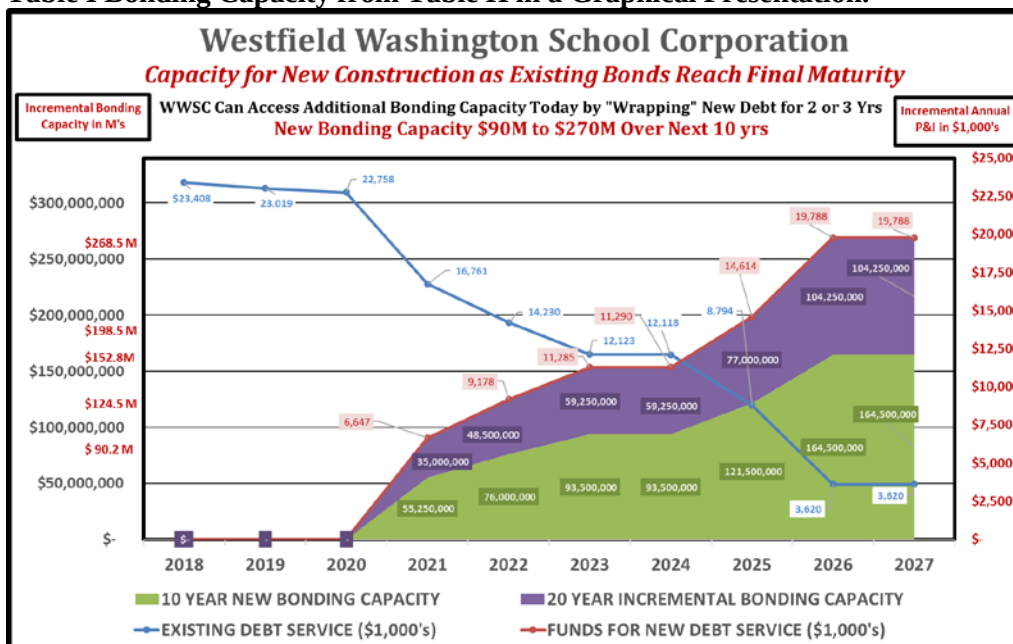
WWSC's Capacity to Fund Current Expansion Needs

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

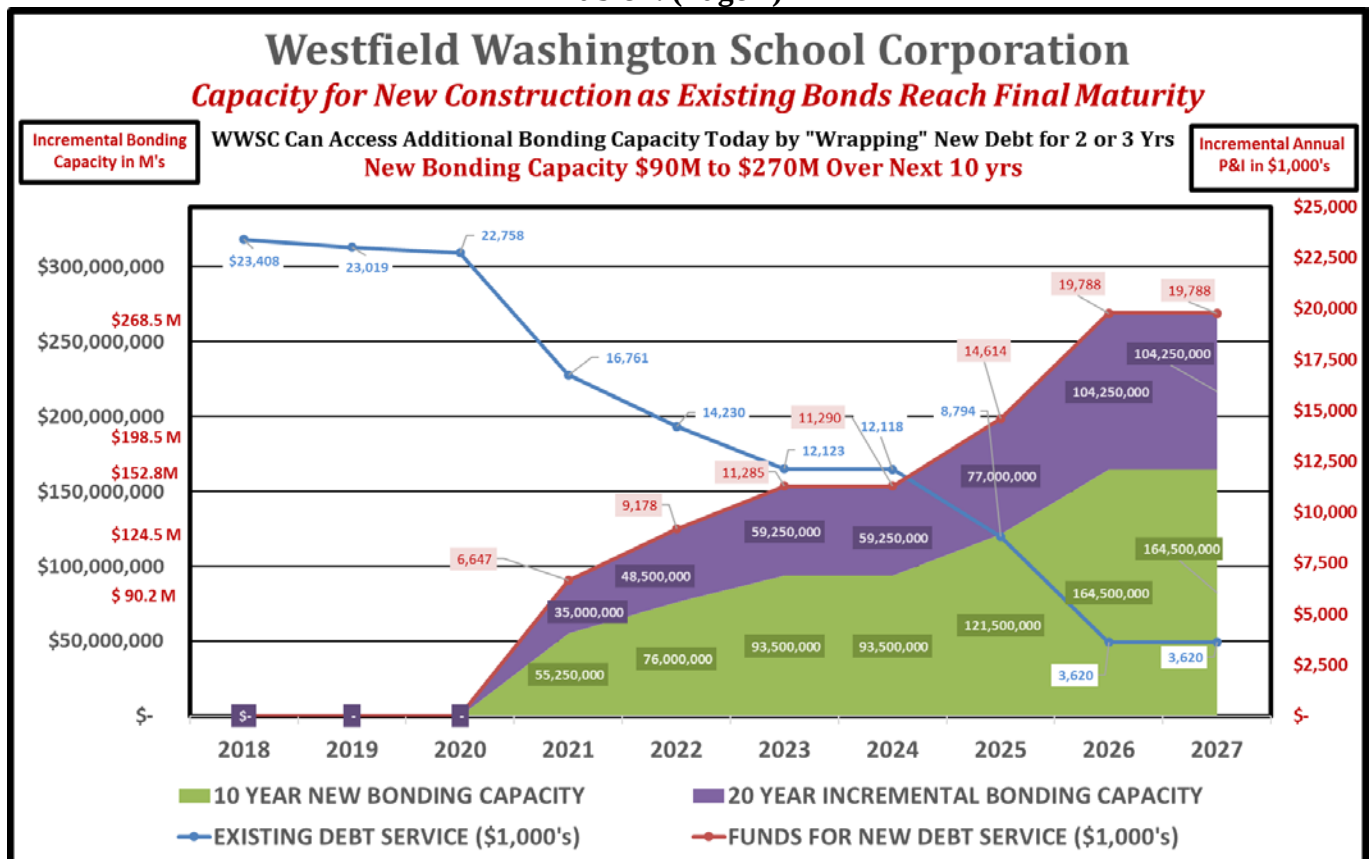
CC: Mr. Nick Verhoff, WWSC Finance Manager
Mr. Matthew Schumaker

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	
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Table I. (Page 7)

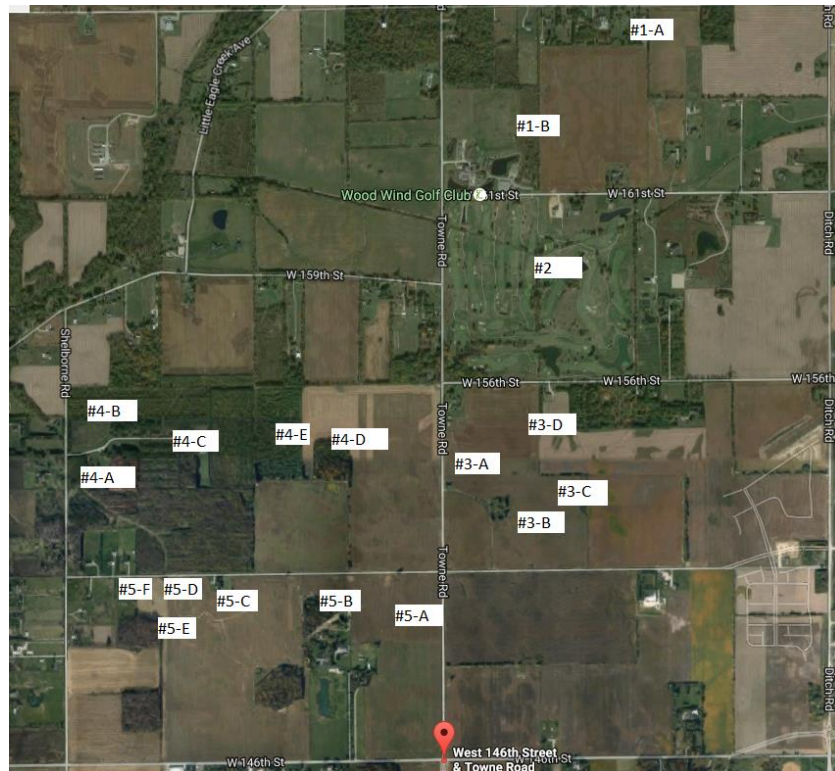




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Woodland Analysis for Proposed Wood Wind Development



Google Earth-View Proposed Wood Wind Development

**Prepared For
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11590 N. Meridian Street
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**Prepared by
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October 25, 2016

October 25, 2016

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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.

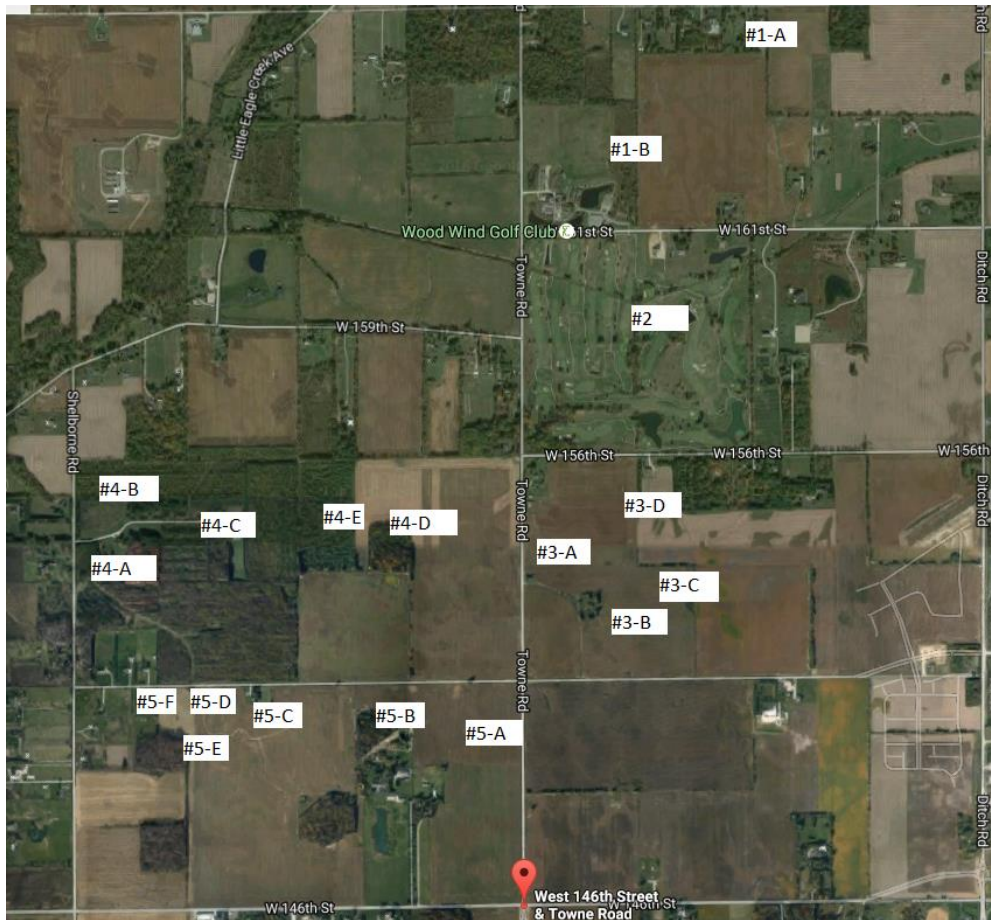
There are also additional areas that will be good candidates for the installation of Reforestation Buffers which will provide screening, aesthetic beauty and wildlife connectivity. These areas will be the subject of further reports and/or plans.

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



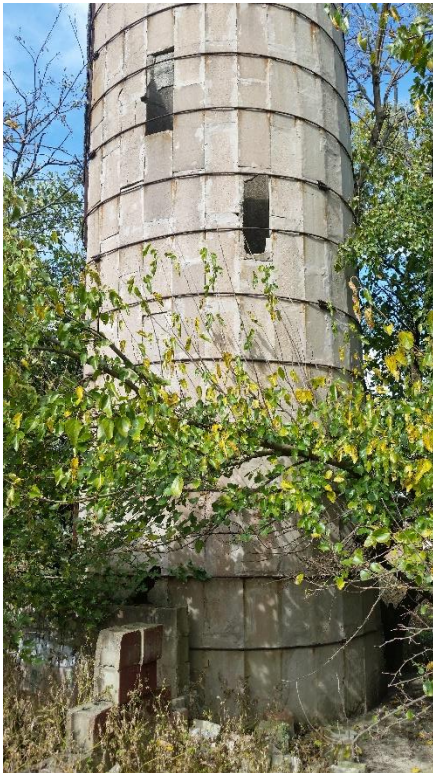
View from Towne Road



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

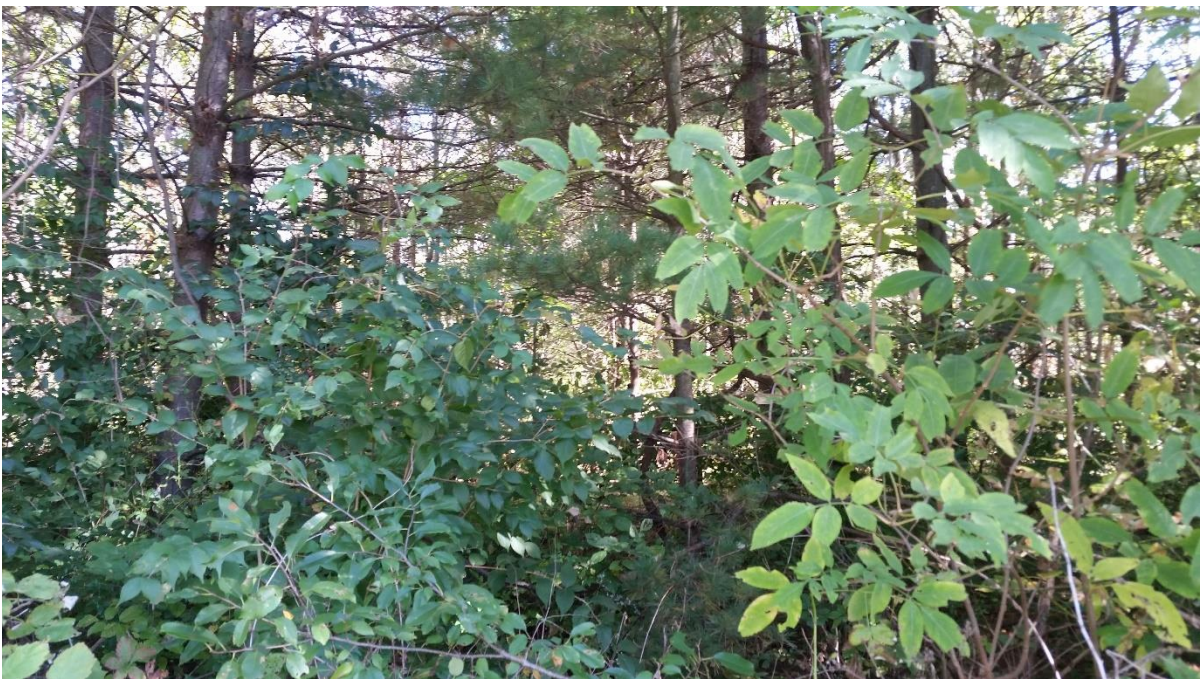
This area is a native Indiana tree planting of primarily sweetgum, walnut and white ash. Unfortunately, the White ash are dying. There is a nice row of White pines along Shelborne that would work as a buffer for the development.

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

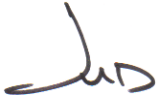
Wood Wind Development in Westfield Indiana has many opportunities to preserve woodland features as part of the upcoming development. The following report is a Woodland Analysis with general photos depicting the conditions found in each area. This analysis was performed to provide information that should 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)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 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)

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, prior to the additional public hearing on November 21, 2016, the petitioner will present its amended application and revisions since the initial public hearing. The information that will be presented includes:

- 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](#))

Comments in response to the revisions and information that will be 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.**

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 will be 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:** Presentation by the petitioner at the November 9, 2016, Plan Commission meeting. No additional action required. Hold a public hearing at the November 21, 2016, Plan Commission meeting.
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.



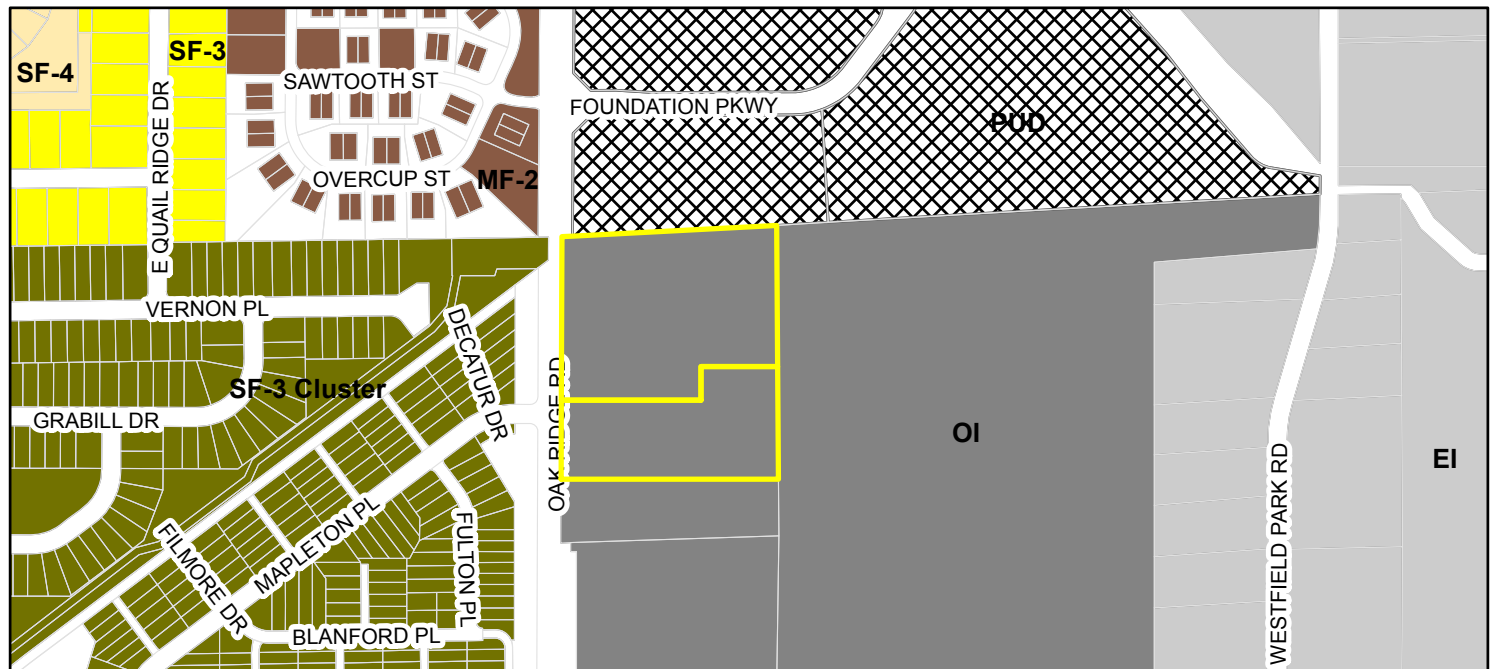
Property Location Map
1611-DDP-33
Westfield Business Centre



Aerial Location Map

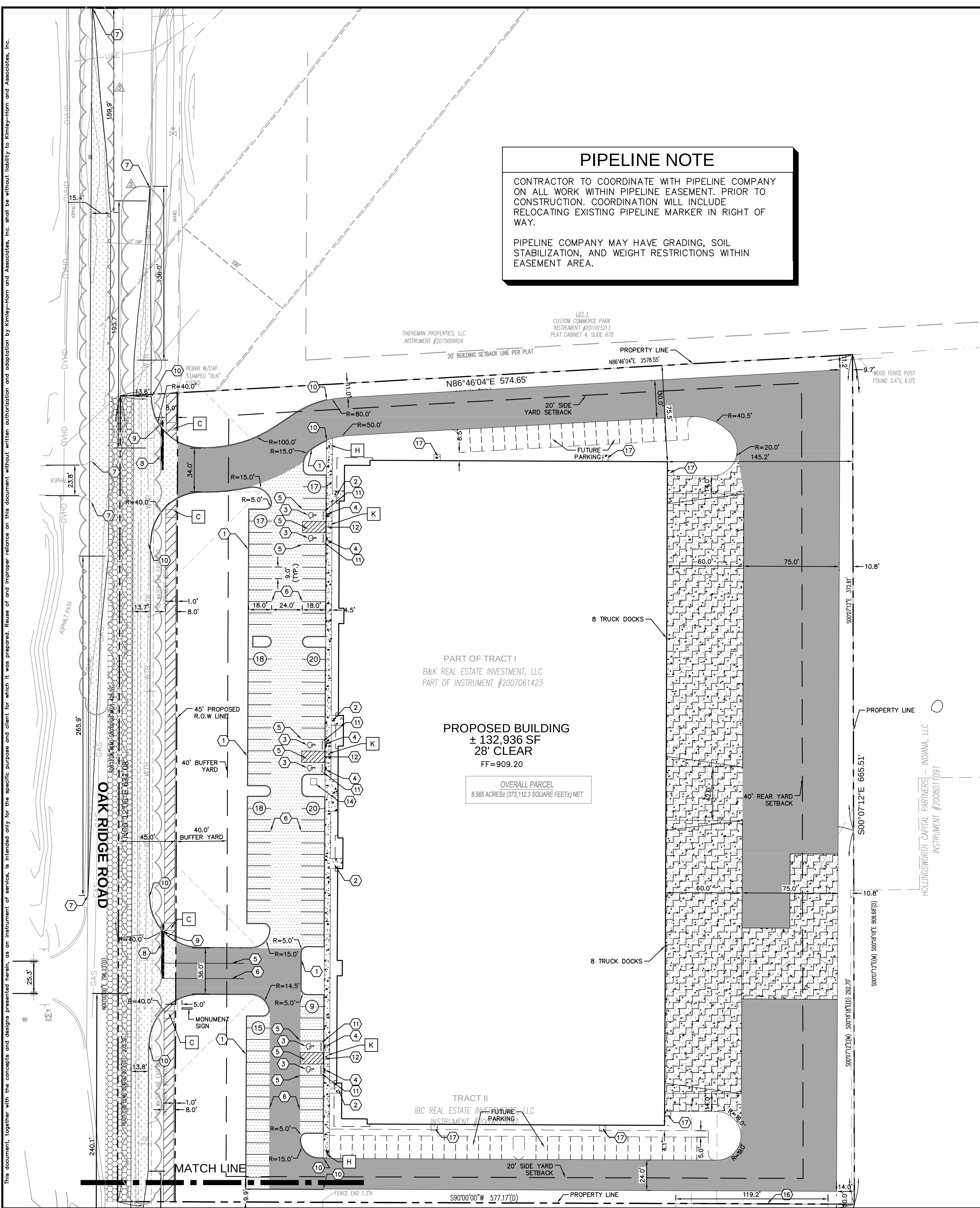


Zoning Map



	Parcel		OI (Open Industrial)
Zoning - All			PUD (Planned Unit Development)
Zoning			SF-3 (Single Family - 3)
	EI (Enclosed Industrial)		SF-3 Cluster
	MF-2 (Multiple Family - 2)		SF-4 (Single Family - 4)

Drawing name: K:\IND\DESIGN\168372000_Center Jackson_B.scrips Westfield JIN 2 Design\CA00\PlanSheet\CA3.0 SITE PLAN.dwg C:\0 SITE PLAN Sep 29, 2016 9:24pm by BillButz
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

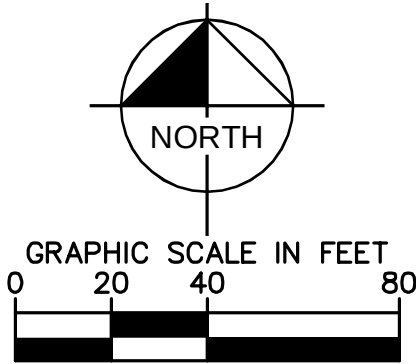


PIPELINE NOTE

CONTRACTOR TO COORDINATE WITH PIPELINE COMPANY ON ALL WORK WITHIN PIPELINE EASEMENT. PRIOR TO CONSTRUCTION. COORDINATION WILL INCLUDE RELOCATING EXISTING PIPELINE MARKER IN RIGHT OF WAY.

PIPELINE COMPANY MAY HAVE GRADING, SOIL STABILIZATION, AND WEIGHT RESTRICTIONS WITHIN EASEMENT AREA.

PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	ASPHALT PATH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CITY PAVEMENT SECTION P-X (WITHIN RIGHT OF WAY) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	1.5 INCH MILL AND RESURFACE CONTRACTOR TO RE-STRIPE NEW PAVEMENT TO MATCH EXISTING ROAD STRIPING
	6-INCH CURB



Indiana Utilities Protection Service
Call 811
before you dig

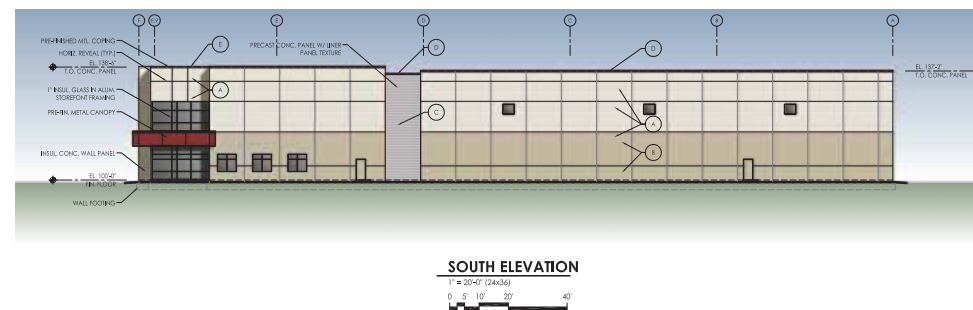
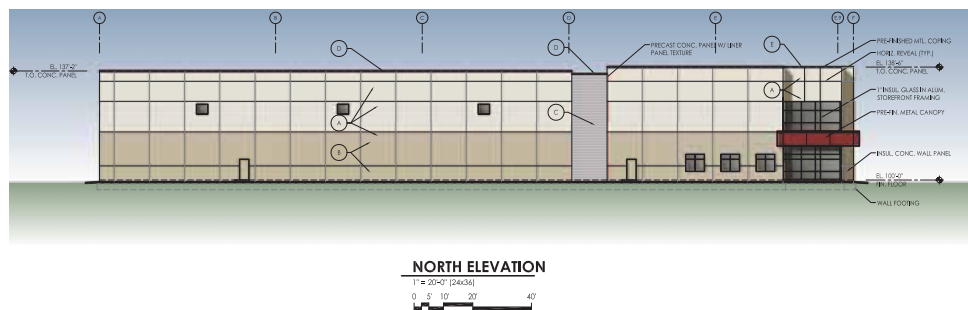
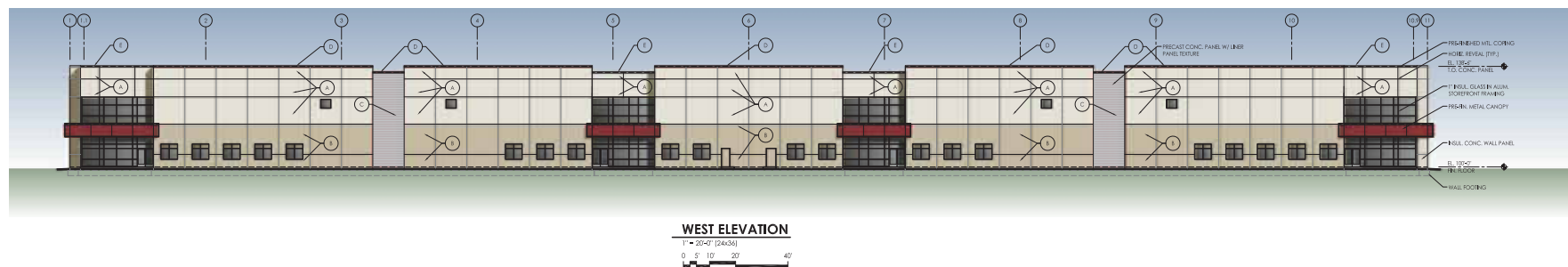
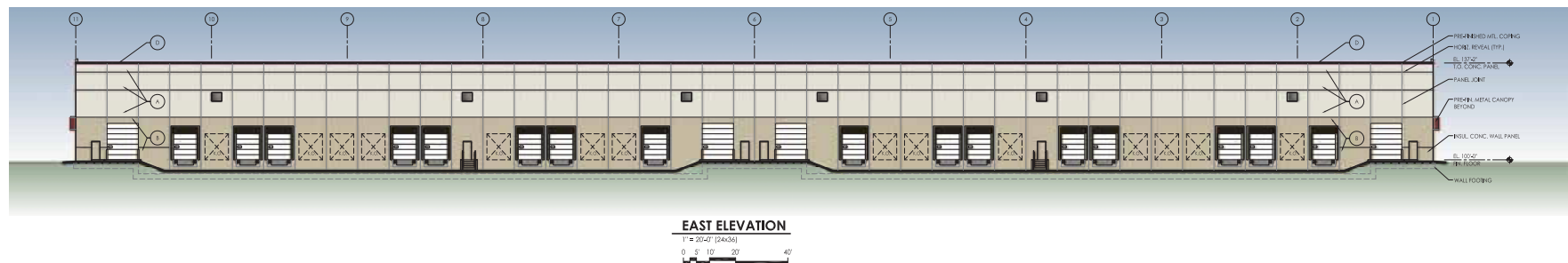
- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4.5- FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- KEY NOTES**
- 6" CONCRETE BARRIER CURB (SEE DETAILS)
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 - 4" WIDE PAINTED WHITE SOLID LINE, TYP.
 - 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP.
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - CURB TRANSITION FROM 6" TO 0" OVER 3 FEET
 - CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
 - DEPRESSED CURB
 - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - PATCH FENCE (MATCH EXISTING FENCE TYPE, COLOR, AND HEIGHT)
 - 5' X 5' CONCRETE SIDEWALK AT EXIT DOOR
 - ACCESSIBLE RAMP (INDOT TYPE BY LETTER)

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= N/A
PARKING SPACES PROVIDED (FUTURE SPACES)	= 93 SPACES (52 SPACES)
ACCESSIBLE PARKING SPACES PROVIDED	= 4 SPACES
TOTAL PARKING SPACES	= 97 SPACES

JACKSON DEVELOPMENT	SCALE: AS NOTED DESIGNED BY: KWH DRAWN BY: LJS CHECKED BY: WAB		Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 96TH STREET, SUITE 400 CARMEL, INDIANA 46032 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM	PER CITIZENS COMMENTS	07/07/16	KWH			
				PER CITY OF WESTFIELD COMMENTS	06/23/16	MJT			
				PER CITY OF WESTFIELD COMMENTS	06/14/16	MJT			
				PER TAC REVISIONS	04/01/16	MJT			
SITE PLAN		REVISIONS		DATE	BY				
WESTFIELD BUSINESS CENTRE 17100 OAK RIDGE ROAD WESTFIELD, INDIANA		ORIGINAL ISSUE: 03/03/2016		KHA PROJECT NO. 16837200		SHEET NUMBER			
C3.0									

[illegible]



JACKSON
DEVELOPMENT

Westfield Business Centre

05 FEBRUARY 2014

171ST STREET & OAK RIDGE ROAD - WESTFIELD, INDIANA

ARCHITECTURE®
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46255
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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 2016
1611-PUD-42
Exhibit 1

Docket Number: 1611-PUD-42 (Ordinance No. 16-27)

Petitioner: M/I Homes of Indiana, L.P. by Nelson & Frankenberger (the "Petitioner")

Request: 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 for the development of 232 single-family residential lots.

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

Current Land Use: Undeveloped / Agriculture

Acreage: 143 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibits
4. Proposed Ord. 16-27 (Scofield Farms PUD)
5. Petitioner's Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the October 10, 2016, City Council meeting. The petition will receive a public hearing at the November 9, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted an informational meeting on October 26, 2016, at City Hall for neighbors and other interested parties. A summary of the meeting is included at **Exhibit 7** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: This subject properties (collectively, the "property") encompass approximately one hundred and forty-three (143) acres and includes real estate extending from 191st Street north to 196th Street, on the west side of Moontown Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been primarily used for agricultural purposes. Other properties in the area include agriculture and large lot residential, as well as single-family subdivisions and planned unit development districts to the south (Andover North, Andover, Sheffield Park, Lakes at Grassy Branch, Lakes at Shady Nook).

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Scofield Farms”, that would allow 232 single-family homes. The proposed ordinance defaults to the SF4: Single-Family High Density District as the underlying zoning district for both areas.

The proposed ordinance establishes two (2) areas for the development of the property, as generally illustrated on the Concept Plan at **Exhibit 3:**

Area A: Proposed to include all single-story homes.

Area B: Proposed to include a mix of single-story and two-story homes.

Bulk and Density Standards: The proposed ordinance establishes a maximum of 232 single-family dwellings (1.6 units per acre). The minimum lot size is 10,000 square feet for Area A, and 8,500 square feet for Area B.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Architectural Standards: The UDO’s architectural standards for lots abutting perimeter streets would apply. The proposed ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl siding, varying garage door designs, minimum roof overhangs, and incorporating minimum requirements for front and side facades through a point system.

Landscaping Standards: The proposed ordinance reduces the UDO’s individual lot landscaping standards by defaulting to the minimum plantings that would apply to lots under 8,000 sq. ft.

Design Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning Districts. The design standards of note are briefly highlighted below:

Minimum Open Space: The proposed ordinance requires a minimum open space of thirty percent (30%), an increase from the fifteen percent (15%) required by the UDO for the SF4 Zoning District. Additionally, the proposed ordinance requires certain amenities, including a playground, pool, and pool house. Character exhibits for these amenities have been incorporated into the proposed ordinance (see **Exhibit 4**).

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 coordinating with the petitioner to incorporate more of these items into the concept plan. Many of the items can be seen in more detail on the Overall Development Plan that was submitted concurrently with this petition.

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

Comment: The Department is coordinating with the petitioner to identify additionally required information, as noted above (*).

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 is being required by the Department and the Department of Public Works. The Department of Public Works has been in contact with the petitioner regarding this matter.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii)

encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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.
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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 public hearing for this petition is scheduled for the November 9, 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.

Council Introduction: The petition was introduced at the October 10, 2016, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the November 9, 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 Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

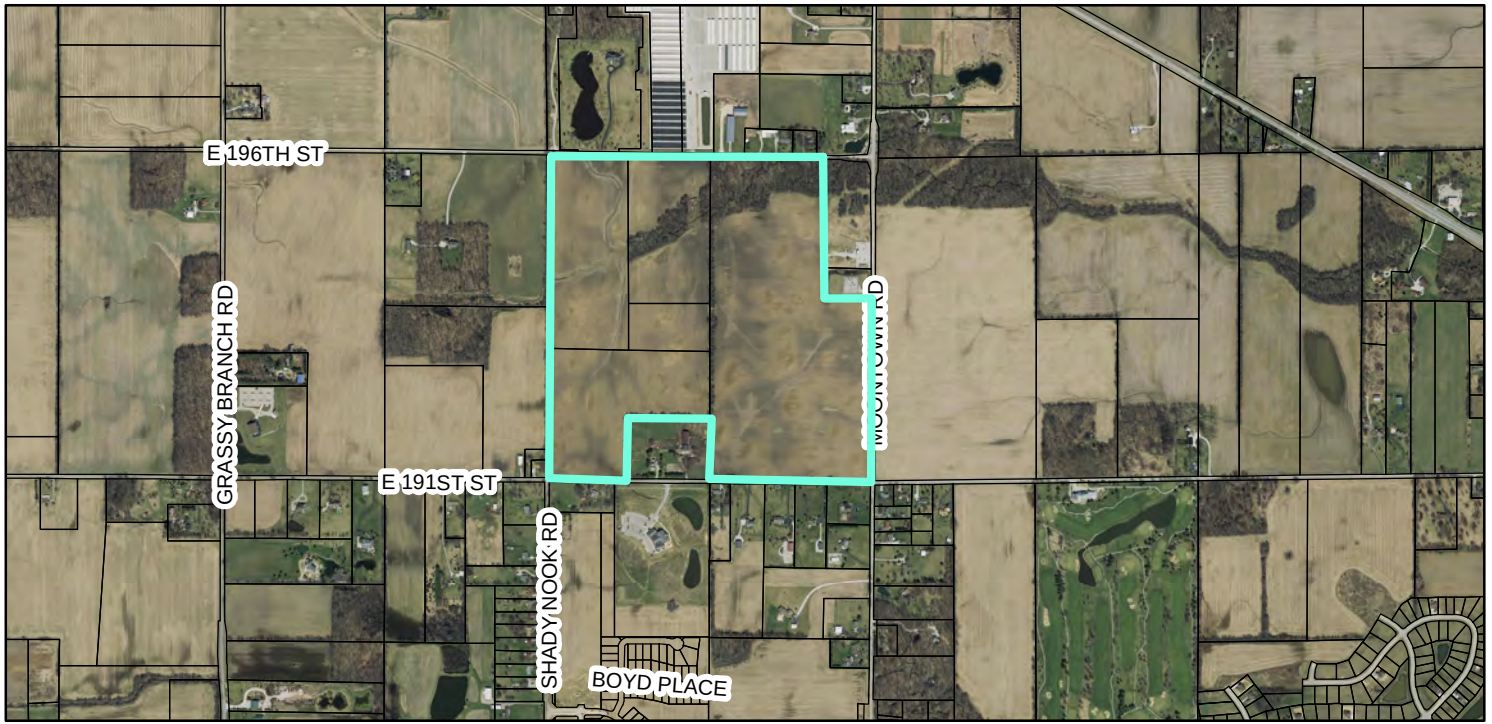


Location Map Scofield Farms 1611-PUD-22, 1611-ODP-11, & 1611-SPP-11

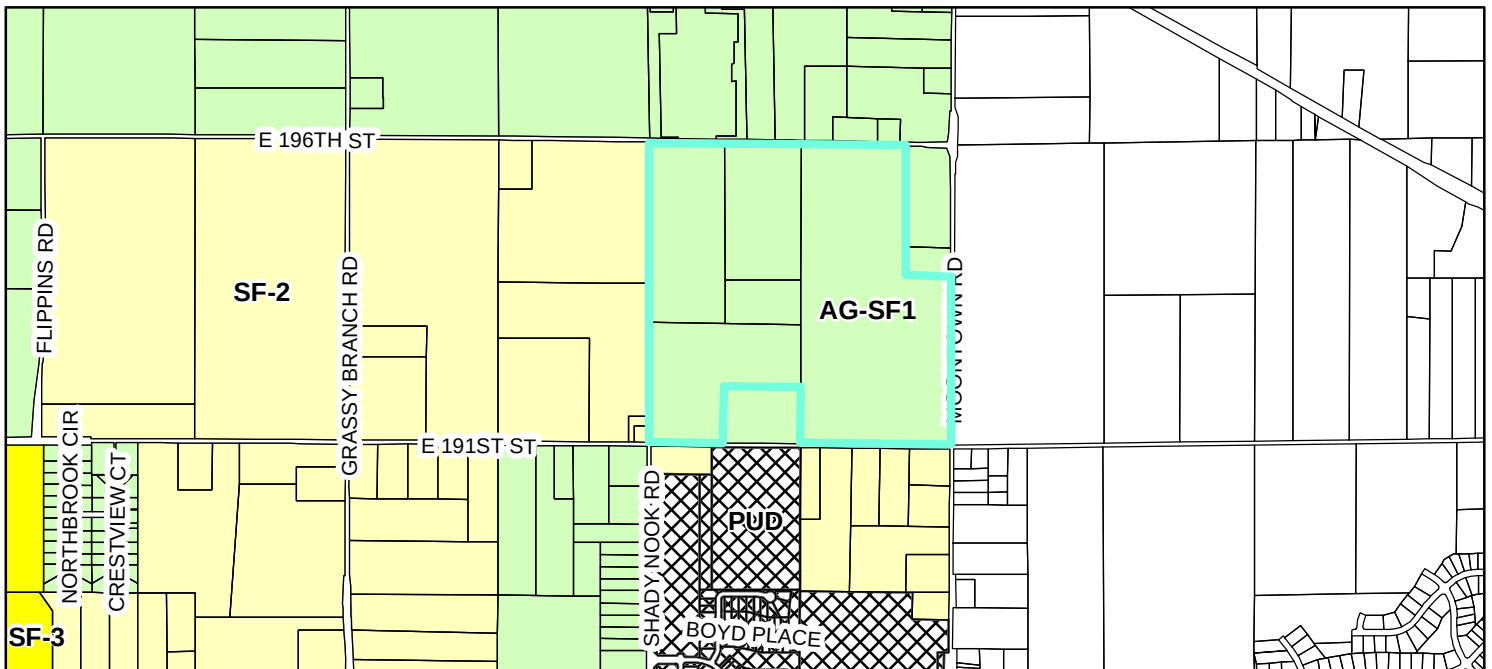


Aerial Location Map

Site



Zoning Map



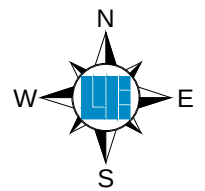
Zoning

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

Scofield Farms

Concept Plan

September 28, 2016



Legend



Pool / Bath House / Playground

Proposed Data

Total Area	= 143 acres
Common Area	= 57 acres
Number of lots	= 232 lots


M/I HOMES
Move Up

 **WEIHE**
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
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EXHIBIT C
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ORDINANCE NUMBER 16-__

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

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

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

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 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 "**SCOFIELD FARMS PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Area A: The part of the Real Estate depicted on the Concept Plan as Area A.
- 2.2 Area B: The part of the Real Estate depicted on the Concept Plan as Area B.
- 2.3 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.4 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.5 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.6 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural Front Building Façade.
- 2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various

subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 All dwellings in Area A shall be One Story Dwellings.
- 5.3 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-two (232).

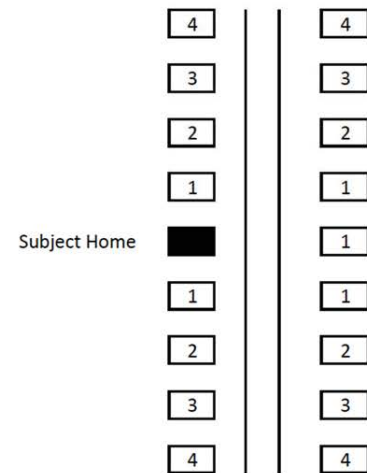
Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. The standards for Area A and Area B shall be applied to the areas as depicted on the Concept Plan.

Standard	AREA A	AREA B
Minimum Lot Area	10,000 SF	8,500 SF
Minimum Lot Frontage	40'	40'
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	6'
Rear Yard	20'	20'
Minimum Lot Width	72'	63'
Maximum Building Height	2 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	1,400 SF	1,600 SF
Two Story Dwellings	N/A	2,000 SF

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

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

- A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

- B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors based on the architectural style of the dwelling. Garage doors with different window designs shall qualify as a different style.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) Architecturally-treated entranceways (for homes without a front porch).
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.

- i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.
- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- C. Amenities: The following amenities shall be provided:
 - i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be

approved by the Director that still provide access and connectivity to the District's Open Space.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan.
- iii. Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director.

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

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

I hereby certify that **ORDINANCE 16-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Scofield PUD - file 093016

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment / Pool Amenity

EXHIBIT A
REAL ESTATE

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

EXCEPT: Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less,

ALSO EXCEPT: Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

TOGETHER WITH:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 33 minutes 50 seconds West 525.71 feet; thence North 90 degrees 00 minutes 00 seconds East 678.64 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 23 minutes 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 1597.01 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

EXCEPTING THEREFROM:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 107208 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter; thence North 00 degrees 24 minutes 03 seconds West 1597.01 feet to the North line of said Northeast Quarter, said point being North 89 degrees 33 minutes 19 seconds West 664.225 feet from the Northeast corner of the West half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 15 seconds East 1597.01 feet on and along the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 24.35 acres, more or less, being subject to an

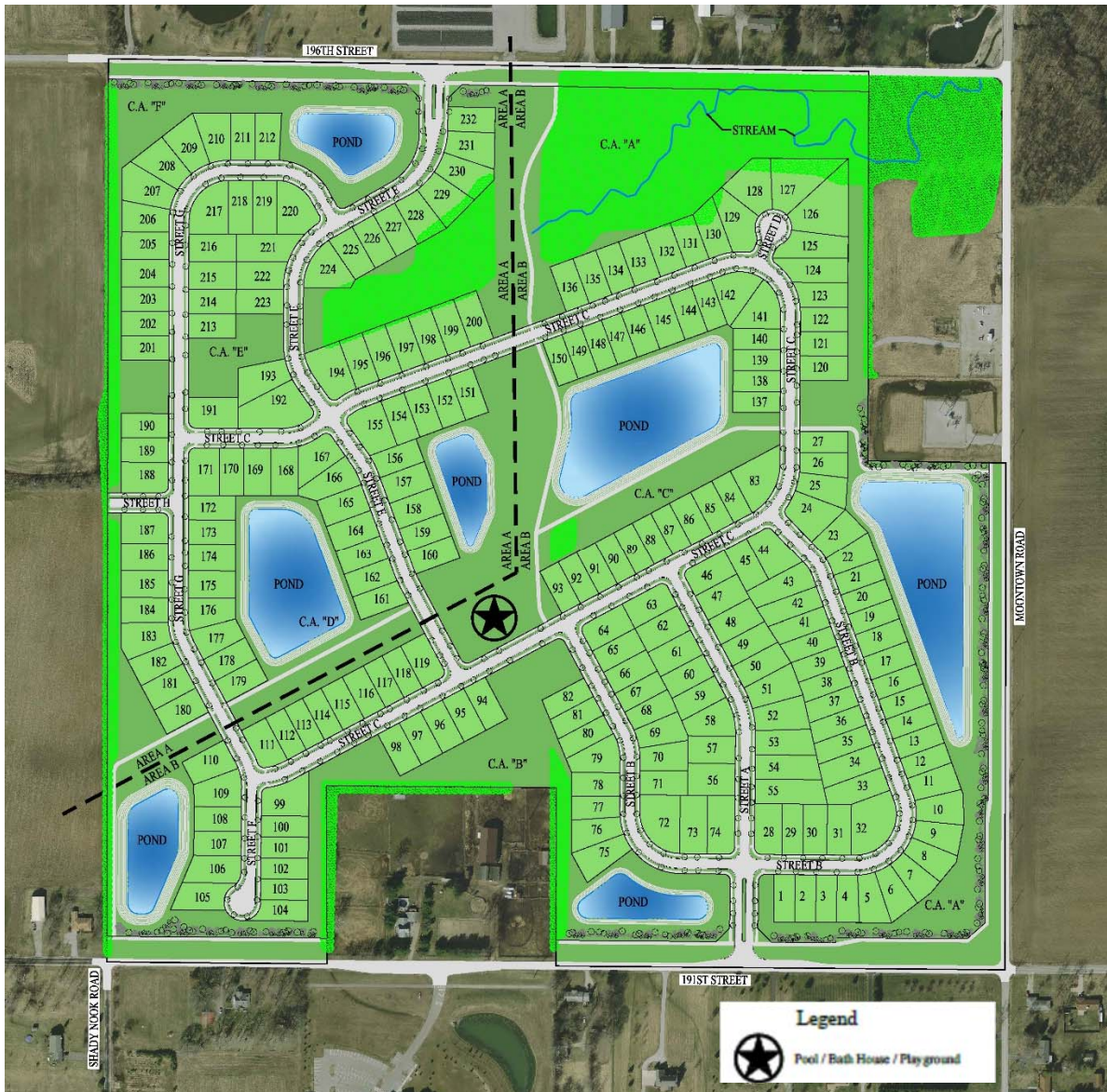
easement for the Ellis Barker Drain, also being subject to all other easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16__-PUD-__.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

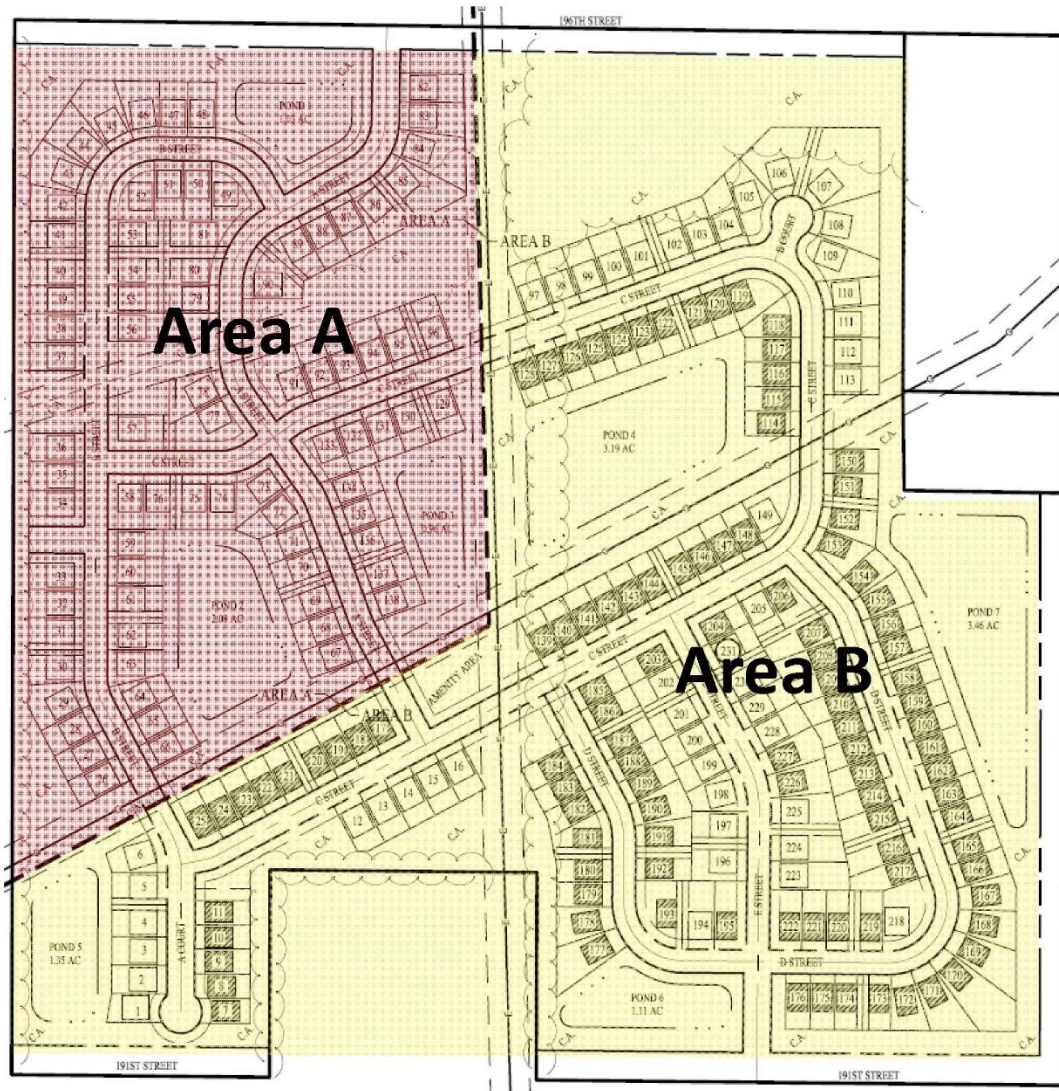


EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)



EXHIBIT D
Playground Equipment / Pool Amenity
(Page 1 of 1)





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 9, 2016
1611-SPP-11 & 1611-ODP-11

Petition Number: 1611-SPP-11 & 1611-ODP-11

Subject Site Address: West side of Moontown Road between 191st Street and 196th Street

Petitioner: M/I Homes of Indiana, L.P.

Representative: Jon Dobosiewicz, Nelson & Frankenberger

Request: Overall Development Plan and Primary Plat approval for 232 single-family residential lots on approximately 143 acres+/- in the pending Scofield Farms PUD District

Current Zoning: AG-SF1
Scofield Farms PUD (Ordinance 16-42, Pending)
Proposed underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 143 acres+/-

Exhibits:

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

Property History: 1611-PUD-22 (Scofield Farms PUD Ord. 16-42, Pending)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 143-acre site is located on the west side of Moontown Road between 191st Street and 196th Street (see **Exhibit 2**). The Property is currently in the process of being rezoned to the Scofield Farms PUD District (Ordinance 16-42, pending). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the “plans”) for the Scofield Farms Subdivision to create 232 Single-family residential lot.



The petitioner is requesting a subdivision waiver to limit the requirement for a perimeter path along 196th Street to the west half of the property.

The petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 3, 2016, meeting.

The applicable zoning district is the Spring Mill Station SWC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

Primary Plat Standards (Article 10.12, J of UDO)

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

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.
 - iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: The Department is working with petitioner to ensure compliance.



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- v) Easements (locations, widths and purposes).

Comment: Petitioner is coordinating with WPWD, HCSO, and utility companies.

- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: Petitioner is coordinating with WPWD and utility companies.

- vii) Layout of Lots (showing dimensions, numbers and square footage);

- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

- xi) Building setback lines.

- xii) Legend and notes.

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

Comment: Petitioner is coordinating with WPWD and HCSO.

- xiv) Other features or conditions which would affect the subdivision favorable or adversely.

- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Petitioner is coordinating with WPWD.

- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



Comment: Petitioner is coordinating with HCSO.

xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

Comment: Petitioner is coordinating with IDNR.

xx) Misc.

Comment: The Department is working with petitioner to ensure compliance.

- d) **Covenants and Restrictions:** The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Comment: Please provide a copy when available.

Development Plan Review (Article 10.7 of UDO)

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

- 2) **Overall Development Plan:** The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

Comment: Acknowledged.

- 3) **Development Plan Review Criteria:** Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.



- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: The Department is working with petitioner to ensure compliance.

- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Petitioner is coordinating with WPWD and utility companies.

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



- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

DEVELOPMENT PLAN REVIEW: Scofield Farms PUD (Ordinance 15-46, pending)

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

5) Concept Plan (Section 3):

- a) 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.

6) Permitted Uses (Section 5):

- a) All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- b) All dwellings in Area A shall be One Story Dwellings.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- c) Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-two (232).

7) General Regulations (Section 6):

- a) Area A:
- i) Minimum Lot area: 10,000 SF
 - ii) Minimum Lot Frontage: 40'
 - iii) Minimum Building Setback Lines:
 - (1) Front Yard: 20'
 - (2) Side Yard: 6'
 - (3) Rear Yard: 20'
 - iv) Minimum Lot Width: 72'
 - v) Maximum Building Height: 2 ½ stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- vi) Minimum Living Area (Total):



(1) One Story Dwellings: 1,400 SF

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

b) Area B:

i) Minimum Lot area: 8,500 SF

ii) Minimum Lot Frontage: 40'

iii) Minimum Building Setback Lines:

(1) Front Yard: 20'

(2) Side Yard: 6'

(3) Rear Yard: 20'

iv) Minimum Lot Width: 63'

Comment: The Department is working with petitioner to ensure compliance.

v) Maximum Building Height: 2 ½ stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

vi) Minimum Living Area (Total):

(1) One Story Dwellings: 1,600 SF

(2) Two Story Dwellings: 2,000 SF

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

8) Development Standards (Section 7):

a) Architectural Standards

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

b) Landscaping Standards

i) All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.

Comment: The Department is working with petitioner to ensure compliance.

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

Comment: Not Applicable to DPR. To be reviewed at building permit stage.



9) Design Standards (Section 9):

a) Open Space and Amenity Standards:

- i) Minimum Open Space: 30% as generally shown on the Concept Plan
- ii) Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- iii) Amenities: The following amenities shall be provided:
 - (1) Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
 - (2) Playground. Playground equipment, as generally depicted on Exhibit D shall be provided within the area depicted on the Concept Plan.
 - (3) Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on Exhibit D shall be provided within the area depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Wilshire PUD District.

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

Zoning Districts (Chapter 4)

10) SF-4 District (Article 4.7)

Comment: All standards superseded by Scofield Farms PUD

Overlay Districts (Chapter 5)

11) Floodplain Overlay District (Article 5.5)



Comment: This project does not fall within a Floodplain.

12) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

Development Standards (Chapter 6)

13) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

14) Architectural Standards (Article 6.3)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

15) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

16) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

17) Landscaping Standards (Article 6.8)

a) Placement: Installed plantings shall comply with the following:

- i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

Comment: See section 6.19 below

- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise

permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

b) Detention and Retention Areas:

i. Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: The Department is working with petitioner to ensure compliance.

- ii. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
- iii. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

Comment: Petitioner is coordinating with WPWD.

c) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

- i. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.



- ii. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).
- iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.

Comment: The Department is working with petitioner to ensure compliance.

d) Minimum Lot Landscaping Requirements

- i. Single Family Residential (per Lot under 8,000 SF) (Valid for all lots per PUD)

Comment: The Department is working with petitioner to ensure compliance.

- (1) Shade Trees – 2
- (2) Ornamental or Evergreen Trees – 1
- (3) Shrubs – 4

- ii. Open Space/Common Area (per acre) (57.68 acres)

- (1) Shade Trees, Ornamental, or Evergreen Trees – 10 (577 required)
- (2) Shrubs – 0

e) Foundation Plantings

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- f) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

- g) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

Comment: The Department is working with petitioner to ensure compliance.

- h) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.



This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

- i) Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Comment: Petitioner is coordinating with WPWD and the utility companies.

j) Buffer Yard Requirements

- i. 30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' is required abutting existing SF-2 Zoning district

Comment The Department is working with petitioner to ensure compliance

- ii. 40' buffer with 4 shade trees, 4 evergreen trees, and 10 shrubs per 100', with a 4' undulating mound for at least 60% of the length of the shared lot line is required abutting existing AG-SF-1 Zoning district

Comment The Department is working with petitioner to ensure compliance.

k) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

Comment: No lighting depicted/submitted. Please submit fixture cut-sheet information and a photometric plan, if lighting is planned.

- a) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- d) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.



- e) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

22) Lot Standards (Article 6.10)

- a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.

Comment: See PUD section

- b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

Comment: See PUD section

23) Outdoor Storage and Display (Article 6.21)

- a) Residential Districts (regarding Recreational Vehicles)

Comment: Will be monitored by Code Enforcement for compliance.

24) Outdoor Café and Eating Areas (Article 6.13)

Comment: Not Applicable

25) Parking Standards (Article 6.14)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

26) Setback Standards (Article 6.16)

Comment: See PUD section regarding setbacks.

27) Sign Standards (Article 6.17)

Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.

28) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75)



feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Comment: The Department is working with petitioner to ensure compliance.

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: Petitioner is coordinating with WPWD.

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Comment: The Department is working with petitioner to ensure compliance.

32) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with WPWD, HCSO, and the utility companies.

33) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.

34) Open Space and Amenity Standards (Article 8.6)

- a) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

Comment: See Open Space landscaping requirements above.

- b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

- c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining

properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

- d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

Comment: Acknowledged. To be included in covenants document.

- e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

Comment: The Department is working with petitioner to ensure compliance.

- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
- j) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.



35) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

Comment: Petitioner is coordinating with WPWD.

- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

Comment: Petitioner is coordinating with WPWD.

- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Comment: Petitioner is coordinating with WPWD.

- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

Comment: Petitioner is coordinating with WPWD.

- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

Comment: Petitioner has submitted a request to waive this requirement for a portion of the 196th Street frontage.

- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

Comment: Petitioner is coordinating with WPWD.

- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Comment: Petitioner is coordinating with WPWD.

36) **Storm Water Standards (Article 8.8)** - Petitioner is coordinating with WPWD.

37) **Streets and Right-of-Way Standards (Article 8.9)** – Petitioner is coordinating with WPWD.

38) **Street Light Standards (Article 8.10)** – Petitioner is coordinating with WPWD.

39) **Street Sign Standards (Article 8.11)** – Petitioner is coordinating with WPWD.

40) **Surety Standards (Article 8.12)** – Petitioner is coordinating with WPWD.

DEPARTMENT COMMENTS

- 1) **Action:** Hold a public hearing at the October 3, 2016, Plan Commission meeting.
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

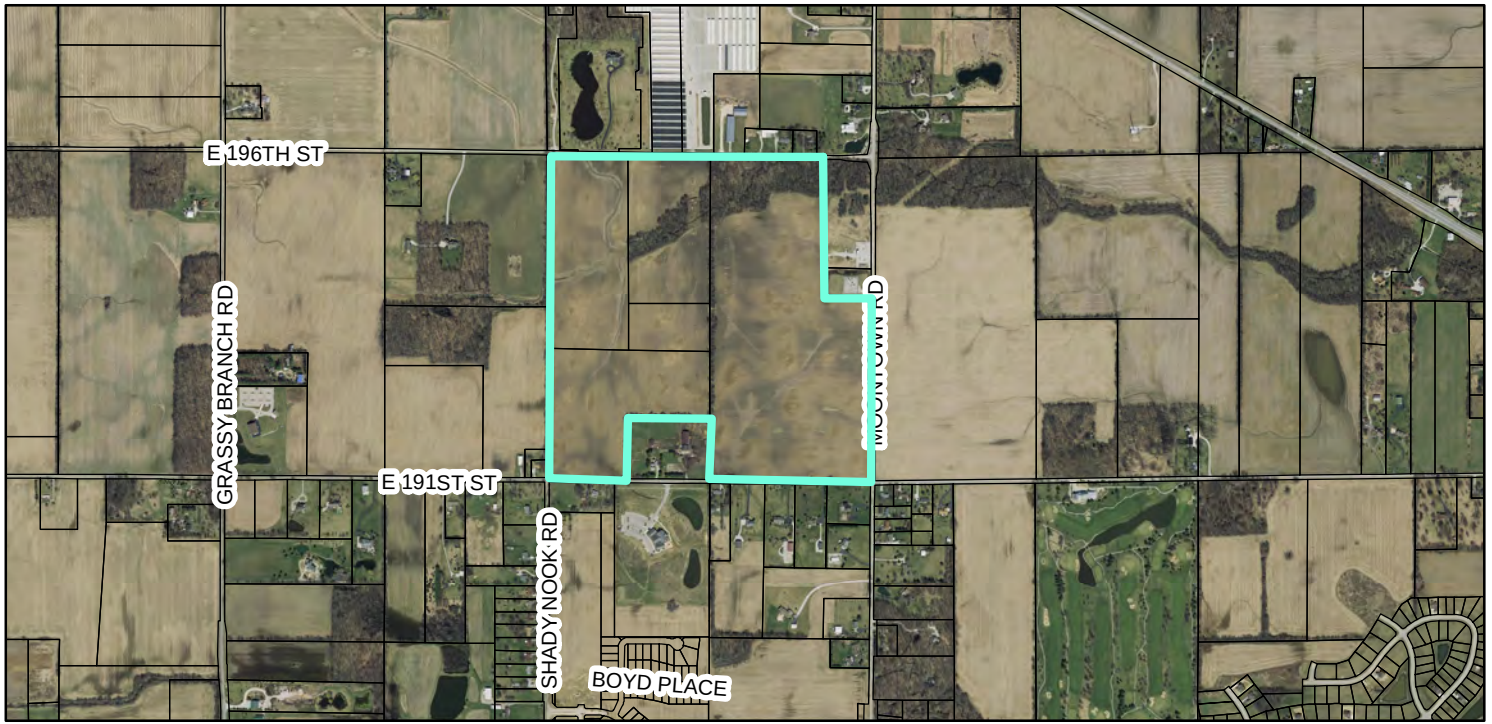


Location Map Scofield Farms 1611-PUD-22, 1611-ODP-11, & 1611-SPP-11

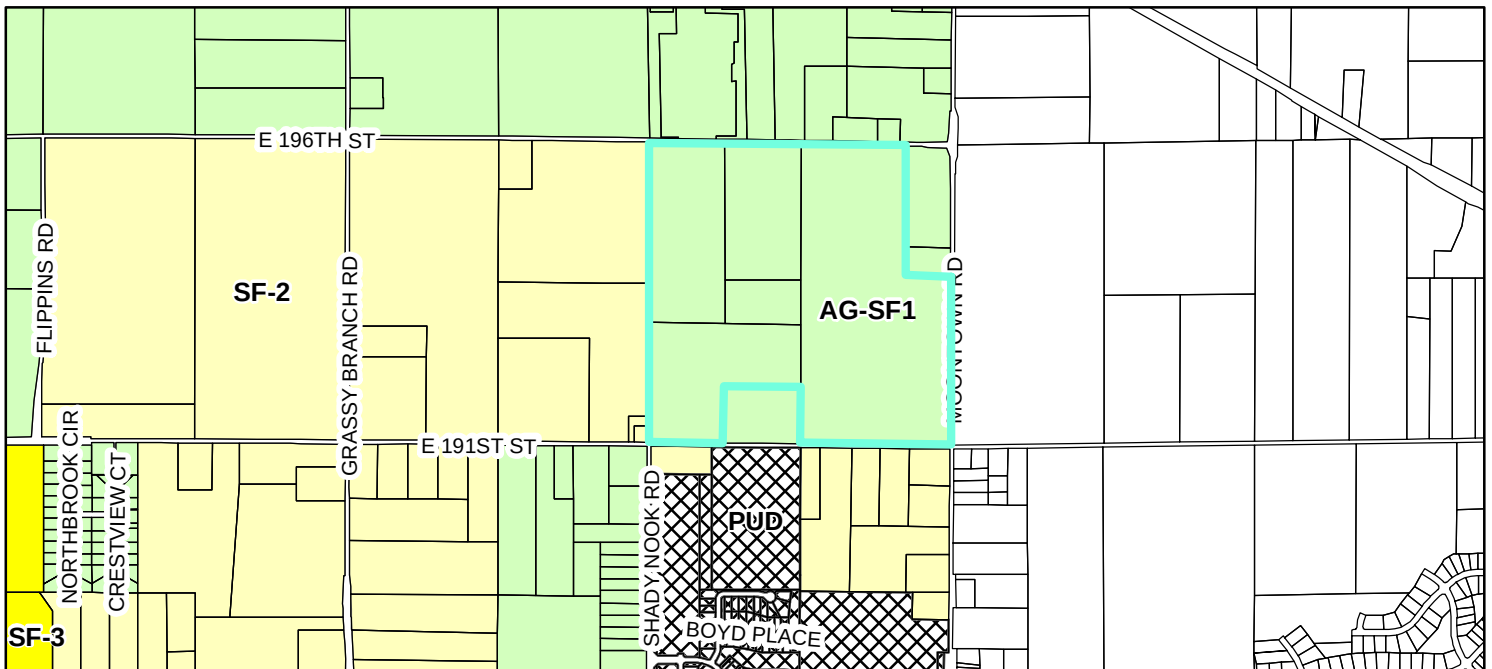


Aerial Location Map

Site



Zoning Map



Zoning

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

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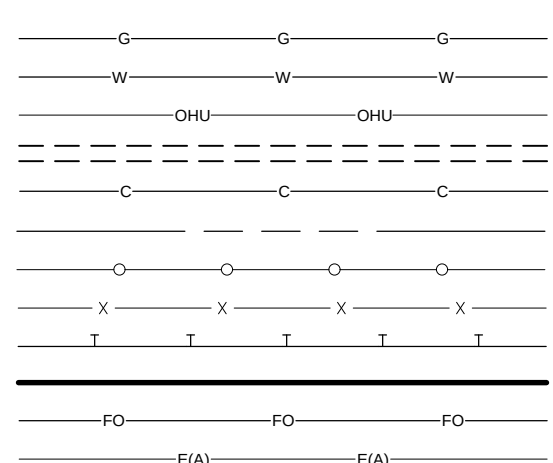
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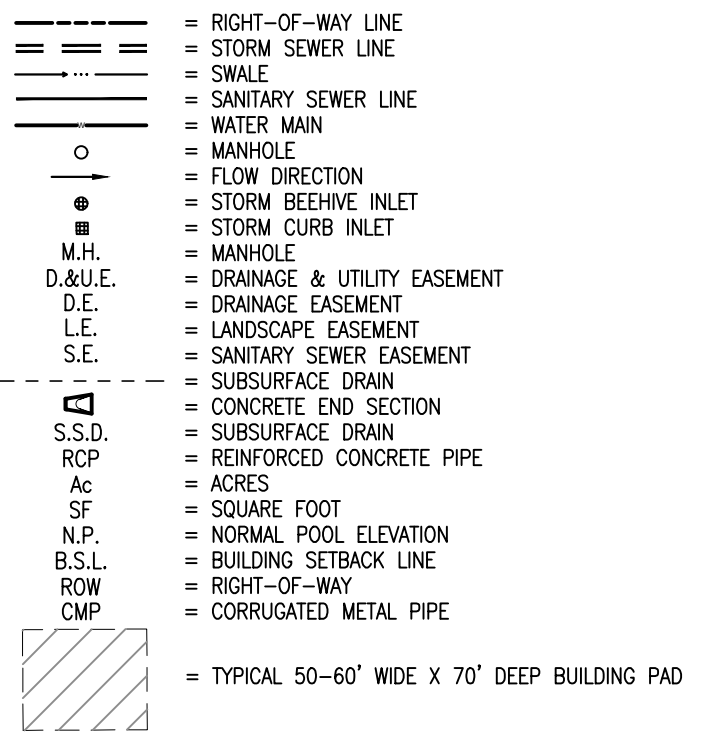
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LEGEND: EX. CONDITIONS

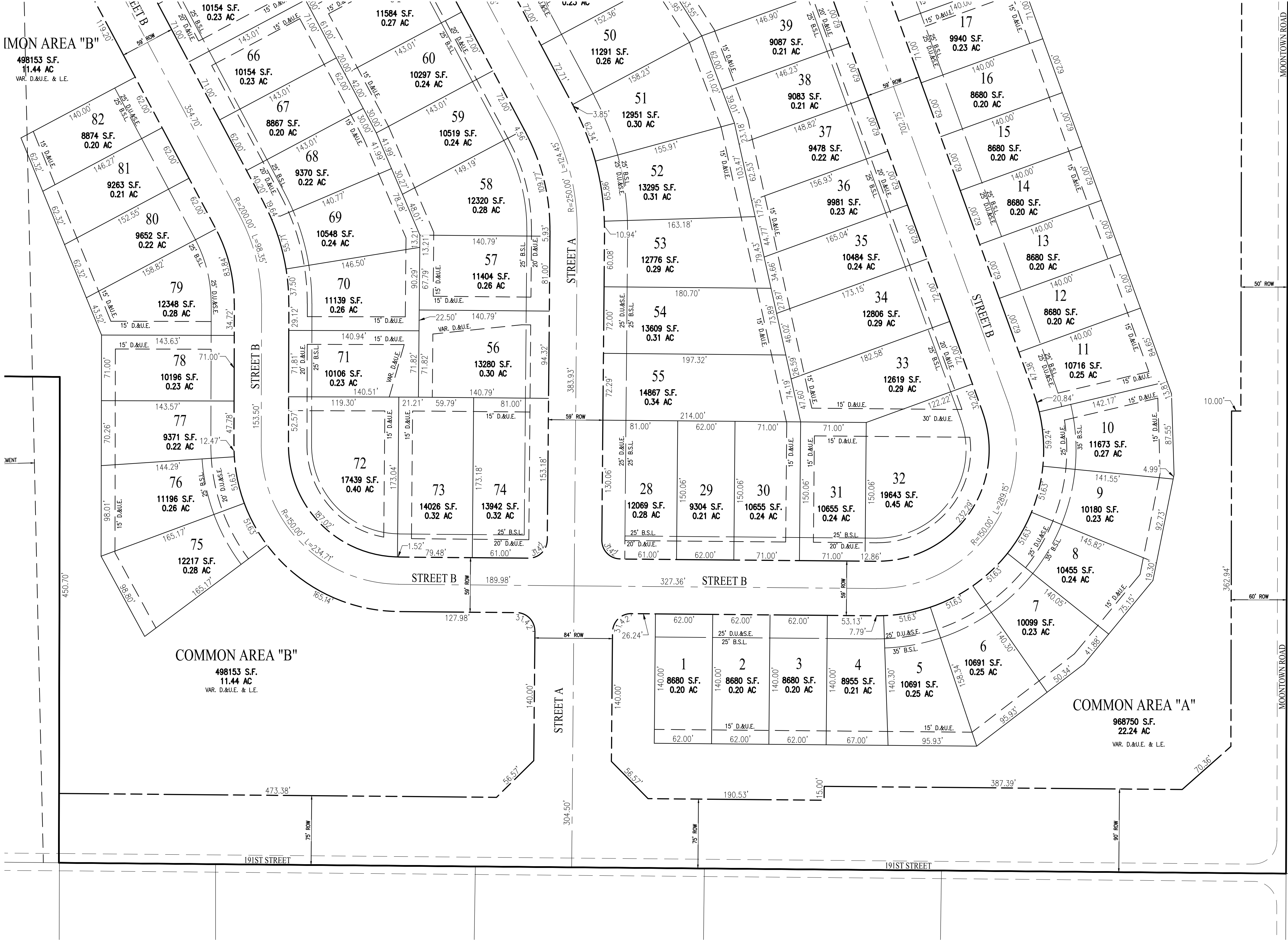


LEGEND: PROPOSED CONDITIONS

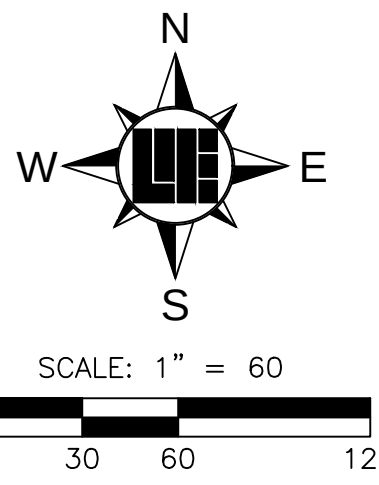


SEE SHEET P108

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P112.dwg
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: KCS
DATE: 09/20/2016

REVISIONS AND ISSUES
09/28/2016

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF
INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER PS 20400011

M/I HOMES
Move Up

SCOFIELD FARMS
PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:
SHEET NO.
P107
PROJECT NO.
W16.0137

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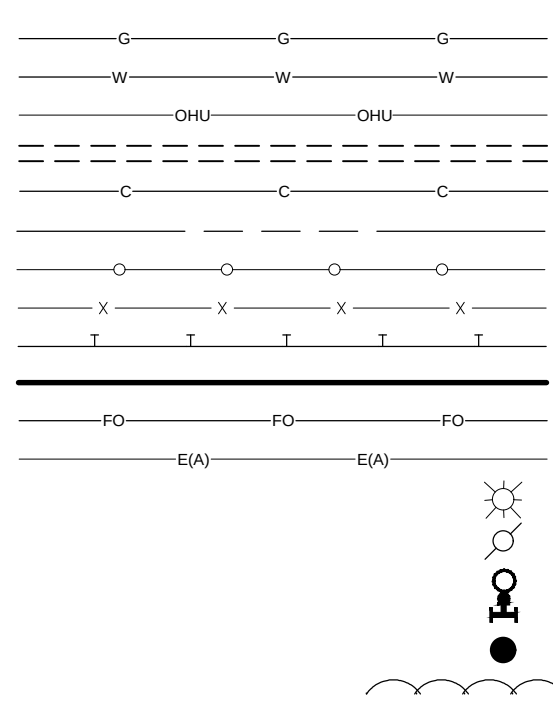
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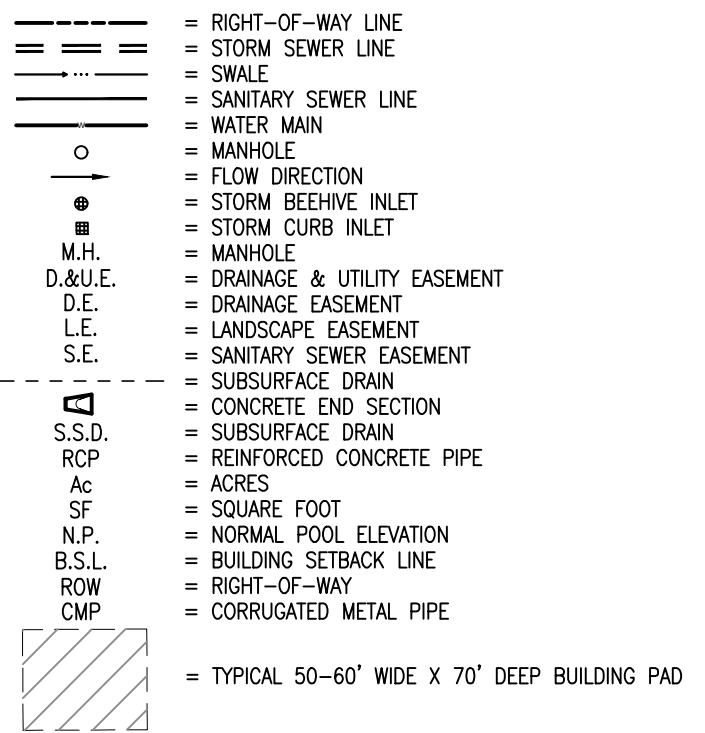
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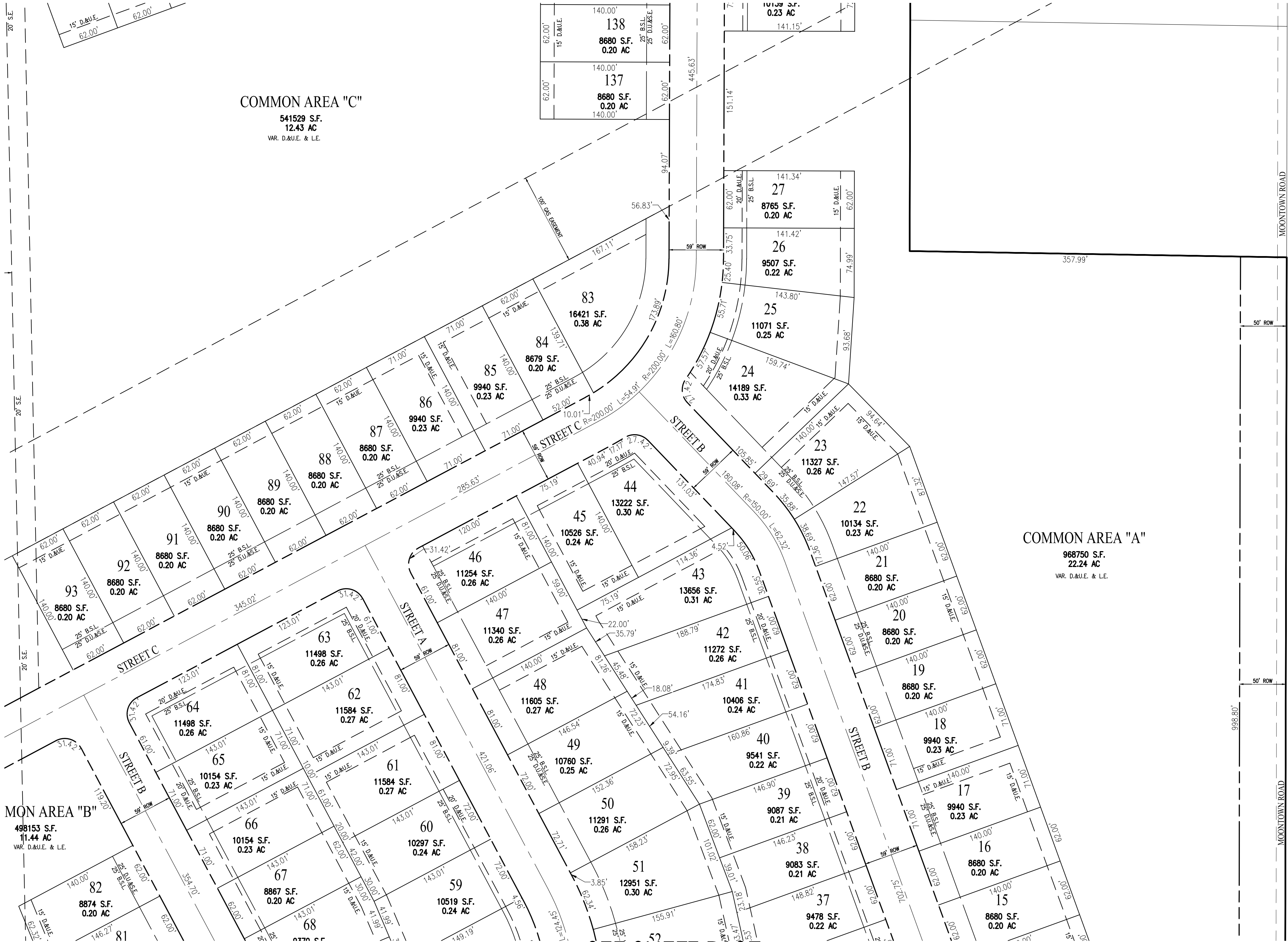
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SEE SHEET P109

SEE SHEET P111

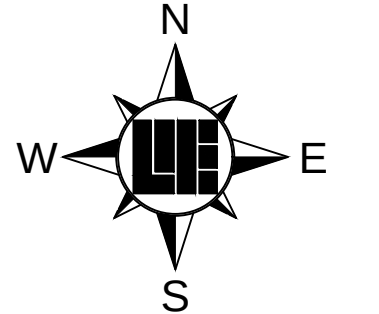
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DWG NAME: P100-P111.PWG
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REVISIONS AND ISSUES
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KEVIN C. SUMNER
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MI HOMES
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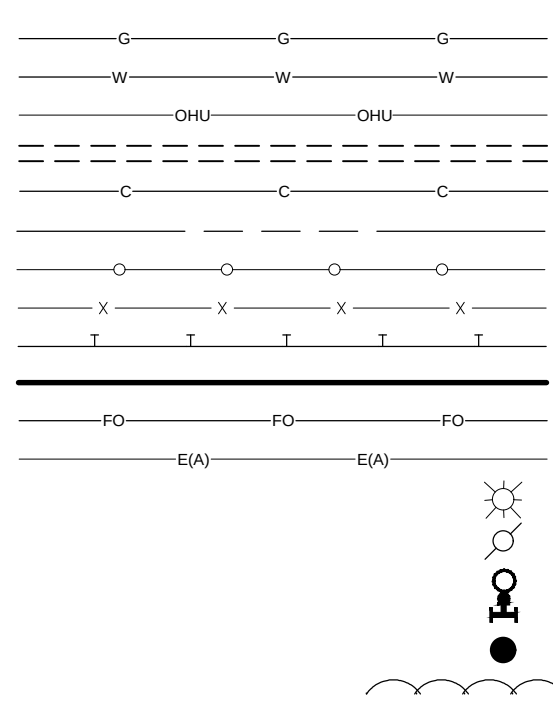
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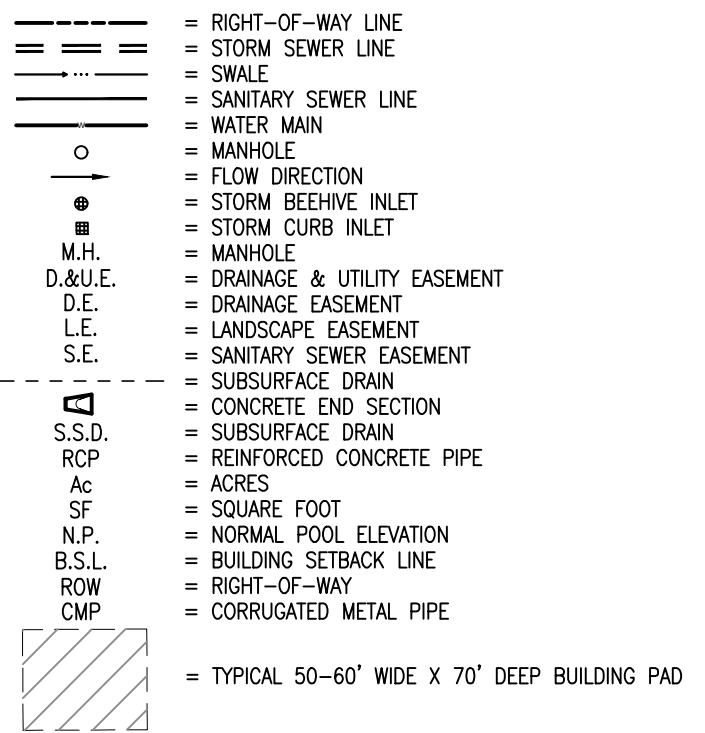
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LEGEND: PROPOSED CONDITIONS



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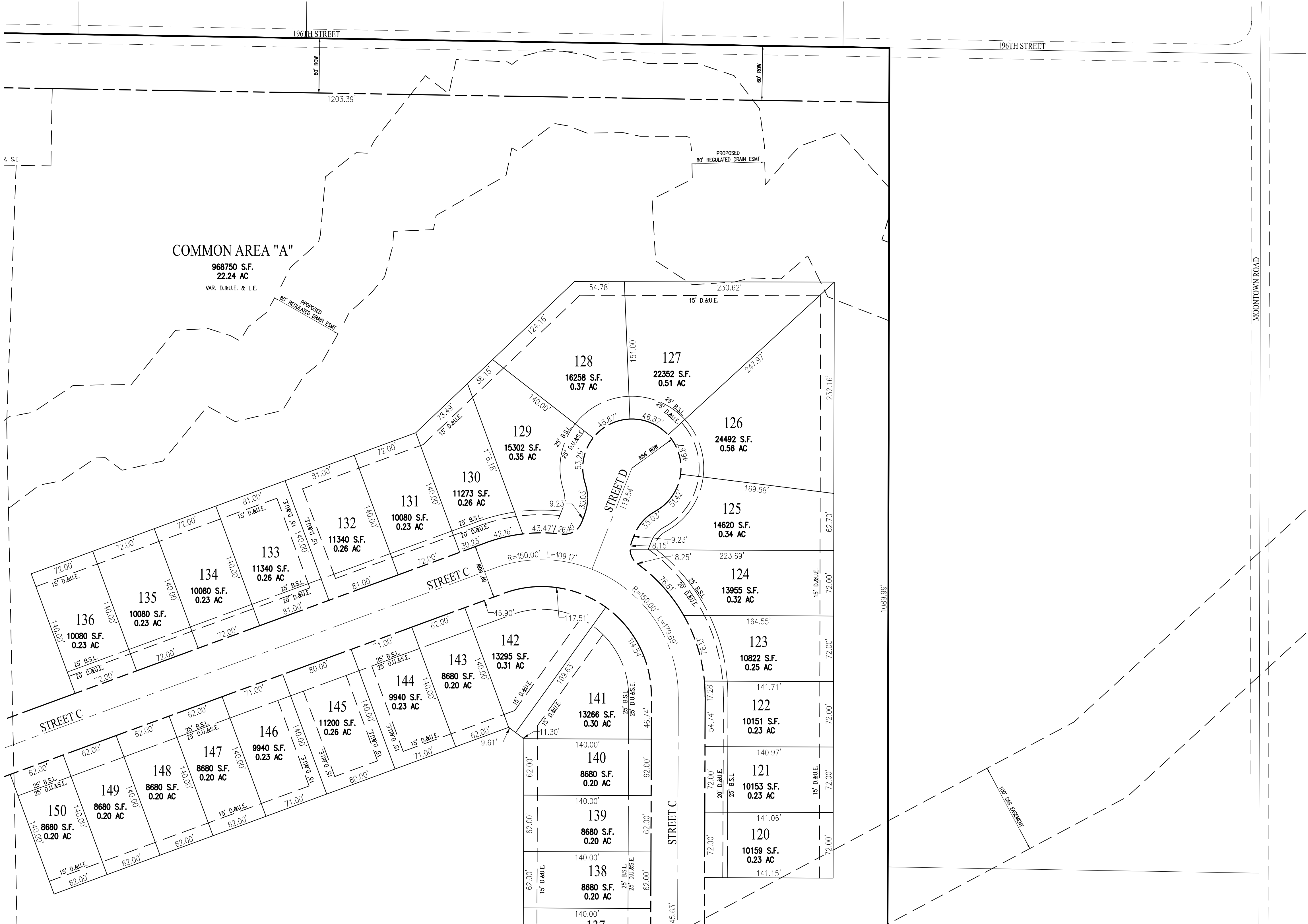
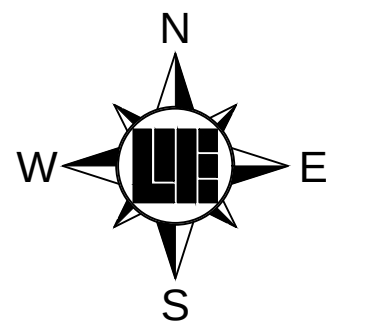
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M/I HOMES
Move Up

PREPARED FOR:
SCOFIELD FARMS
SHEET NO.
P109
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PRIMARY PLAT
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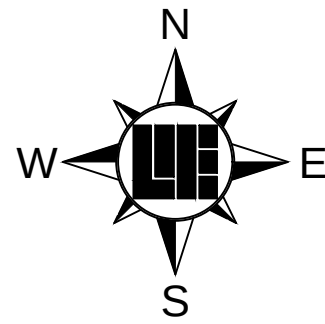
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SCALE: 1" = 60
0 30 60 120

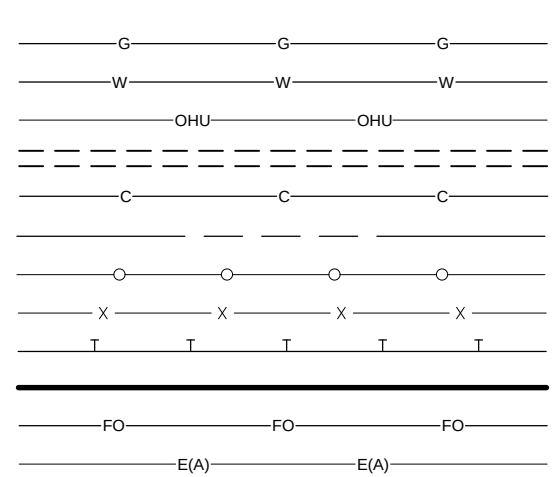
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

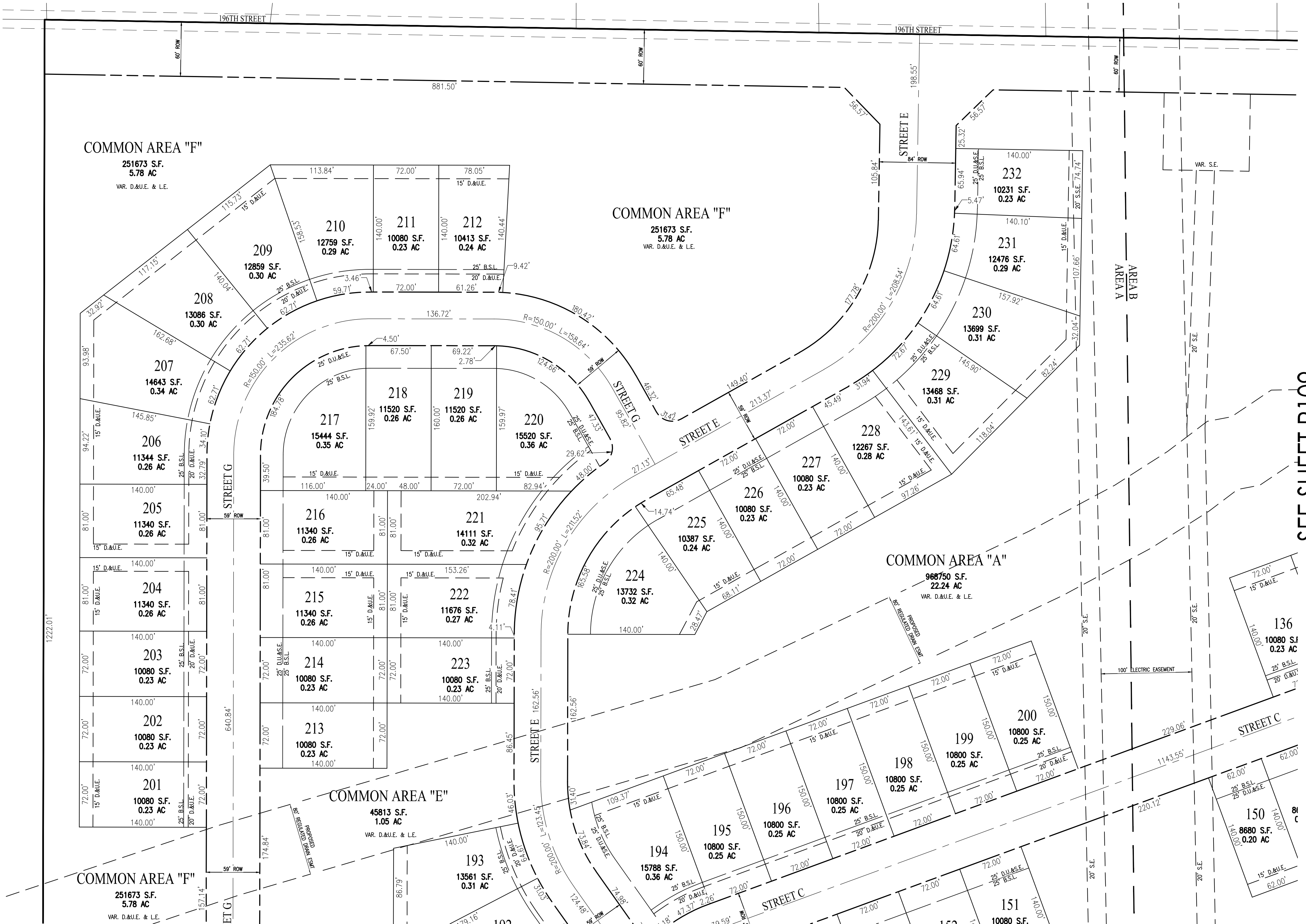
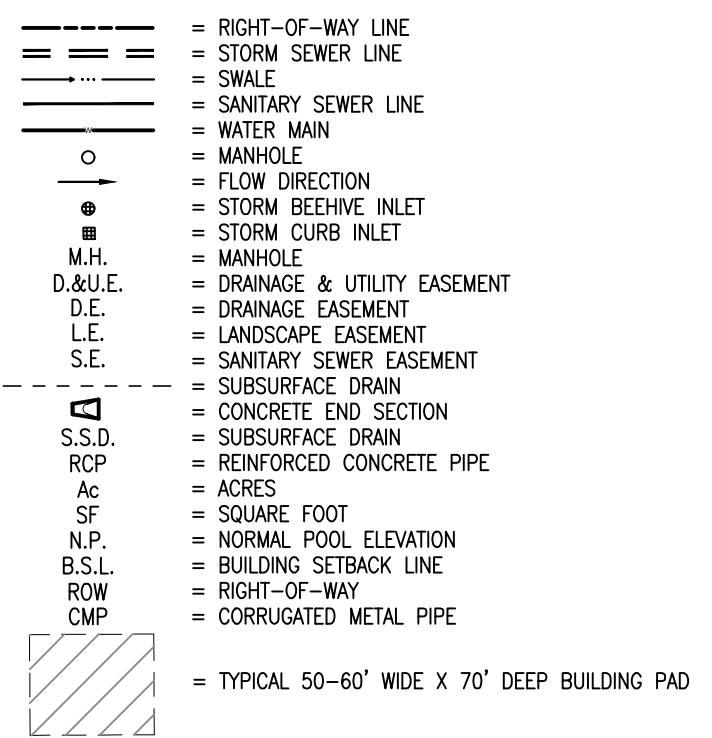
LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAYMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
4. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SEE SHEET P109

SEE SHEET P111

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 /ax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P111.DWG
DESIGNED BY: SCJ
DRAWN BY: SCJ
CHECKED BY: KCS
DATE: 09/20/2016

BY: DATE: REVISIONS AND ISSUES: 06/28/2016

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF
INDIANA
LAND SURVEYOR

Kevin C. Sumner
KEVIN C. SUMNER PS 20400011

MI HOMES
Move Up

PREPARED FOR:
SCOFIELD FARMS
SHEET NO.
P110
PROJECT NO.
W16.0137

PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

LOCATION: H:\2016\W160137\Engineering\Design\Primary Plat & Landscaping Plan\P100-P112.dwg
DATE/TIME: September 28, 2016 - 6:05pm
PLOTTED BY: sumner

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTERWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
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11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
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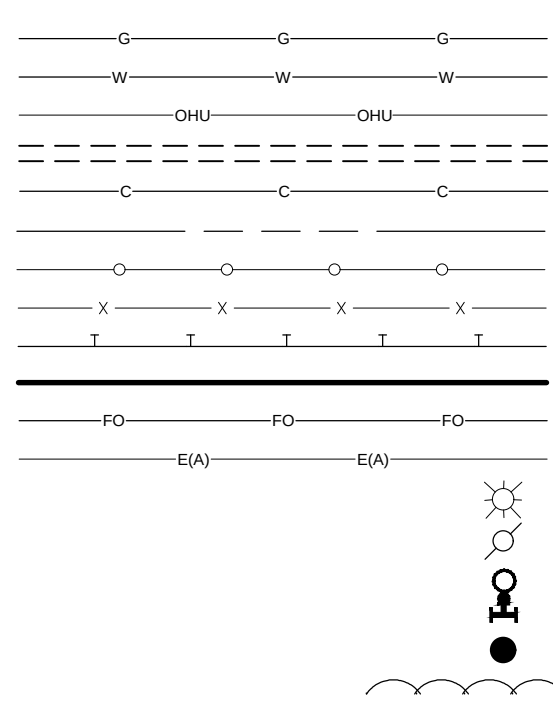
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

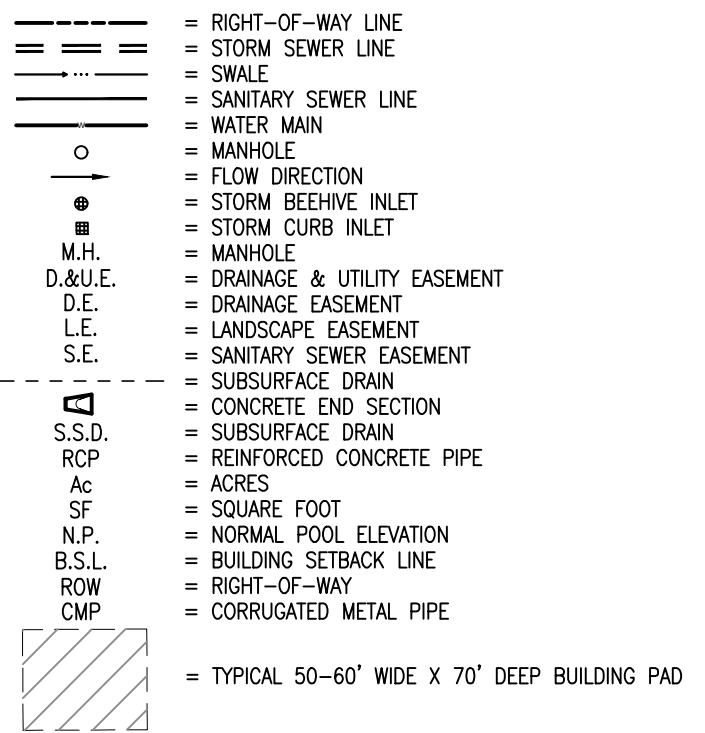
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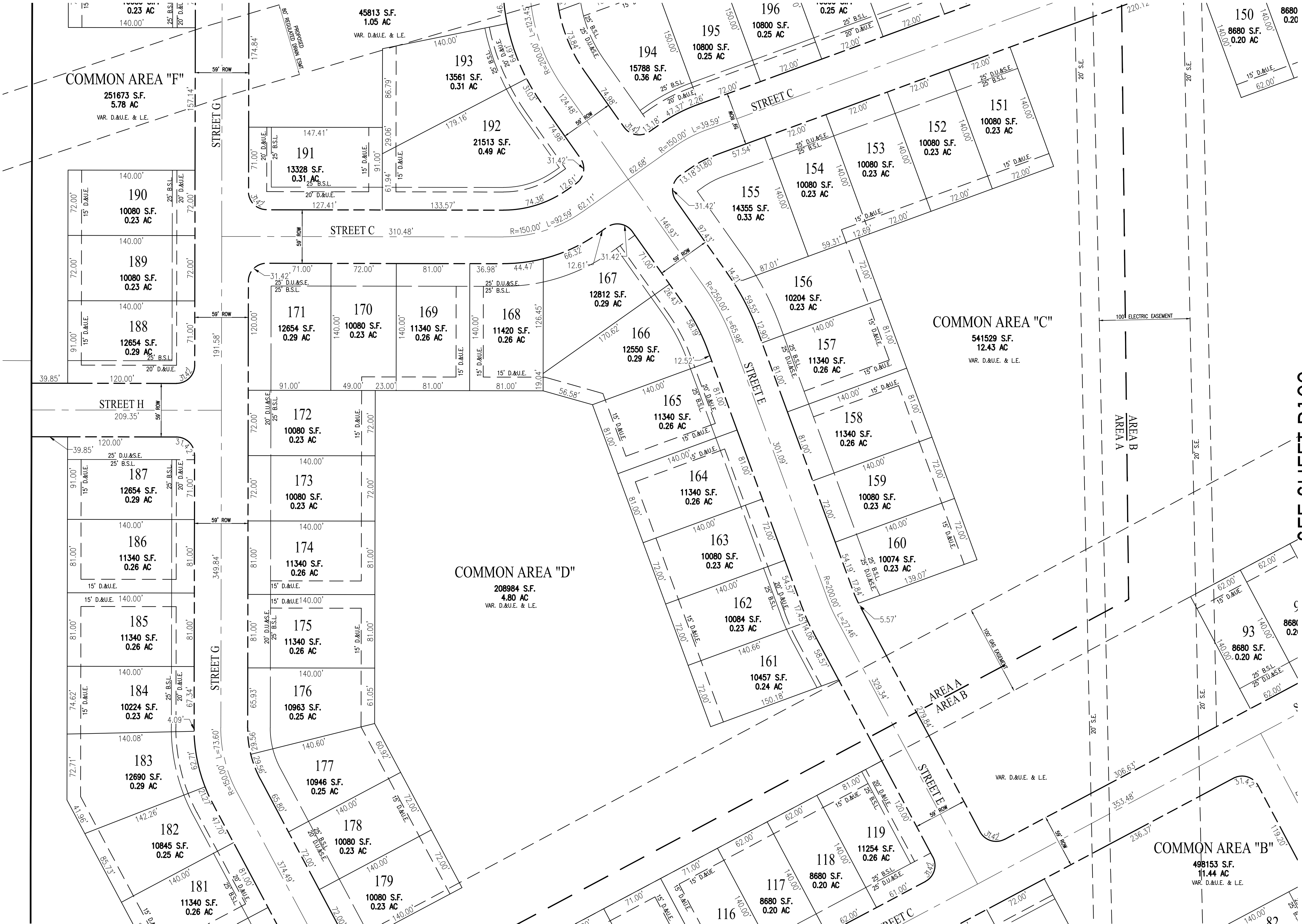
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



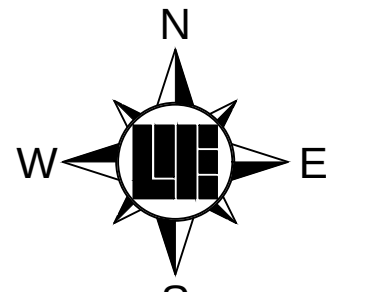
SEE SHEET P110



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
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SCALE: 1" = 60
0 30 60 120

SEE SHEET P108

SEE SHEET P112

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P111.PWG
DESIGNED BY: KCS
DRAWN BY: KCS
CHECKED BY: KCS
DATE: 09/20/2016

REVISIONS AND ISSUES	DATE	BY
	09/28/2016	

REGISTERED PROFESSIONAL ENGINEER
No. 20400011
STATE OF INDIANA
LAND SURVEYOR
Kevin C. Sumner
KEVIN C. SUMNER PS 20400011
M/I HOMES Move Up

SCOFIELD FARMS

PREPARED FOR:
SHEET NO.
P111
PROJECT NO.
W16.0137

PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

NOTES

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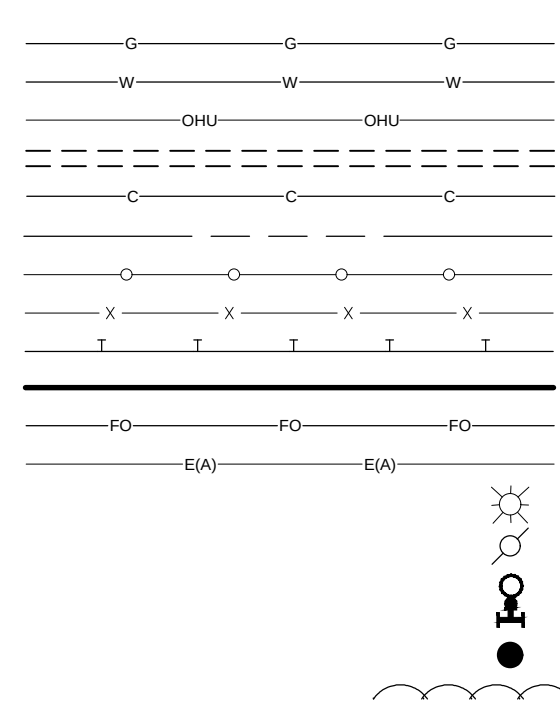
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
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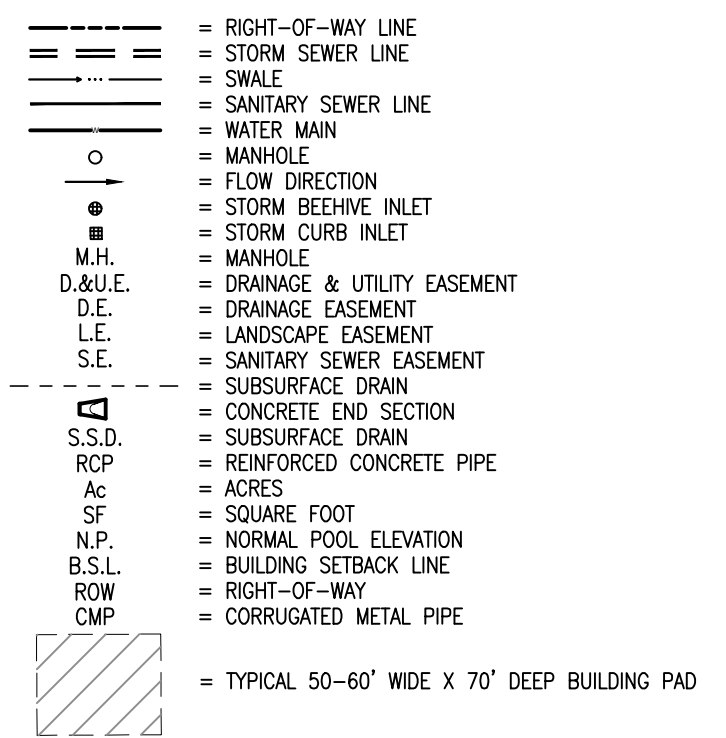
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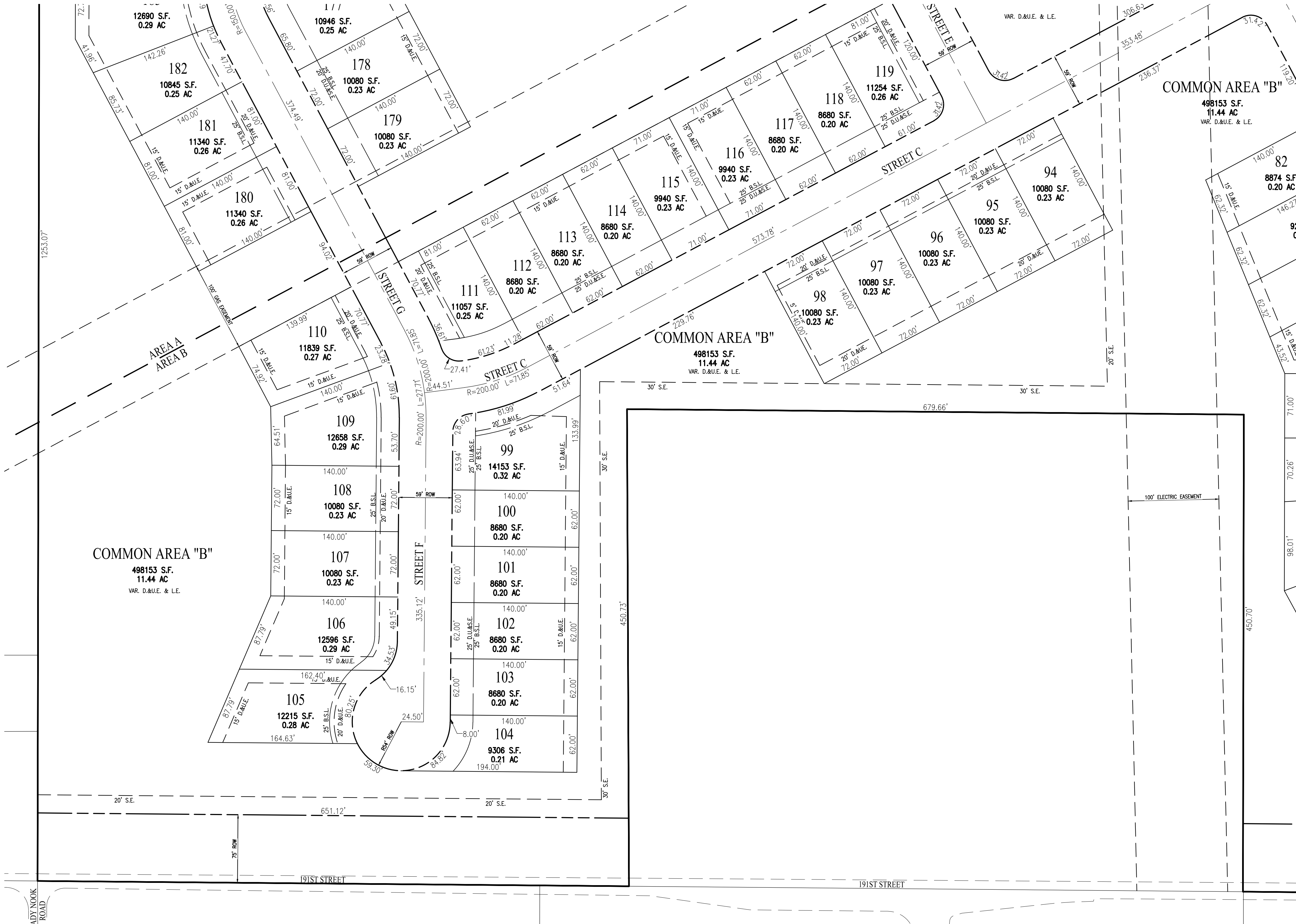
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



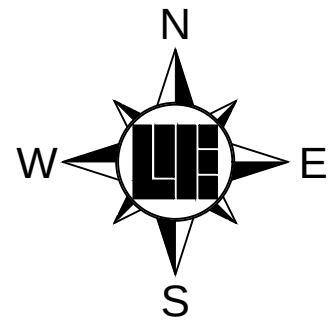
SEE SHEET P111



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24 Hours a Day, 7 Days a Week.

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SCALE: 1" = 60
0 30 60 120

SEE SHEET P107

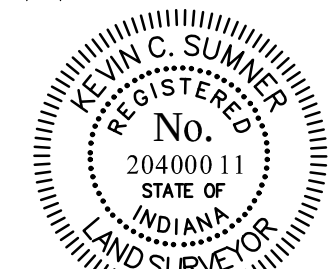
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W16137
DWG NAME: P100-P112.dwg
DESIGNED BY: BCS
DRAWN BY: BCS
CHECKED BY: KCS
DATE: 09/20/2016

BY: DATE:

REVISIONS AND ISSUES
09/28/2016



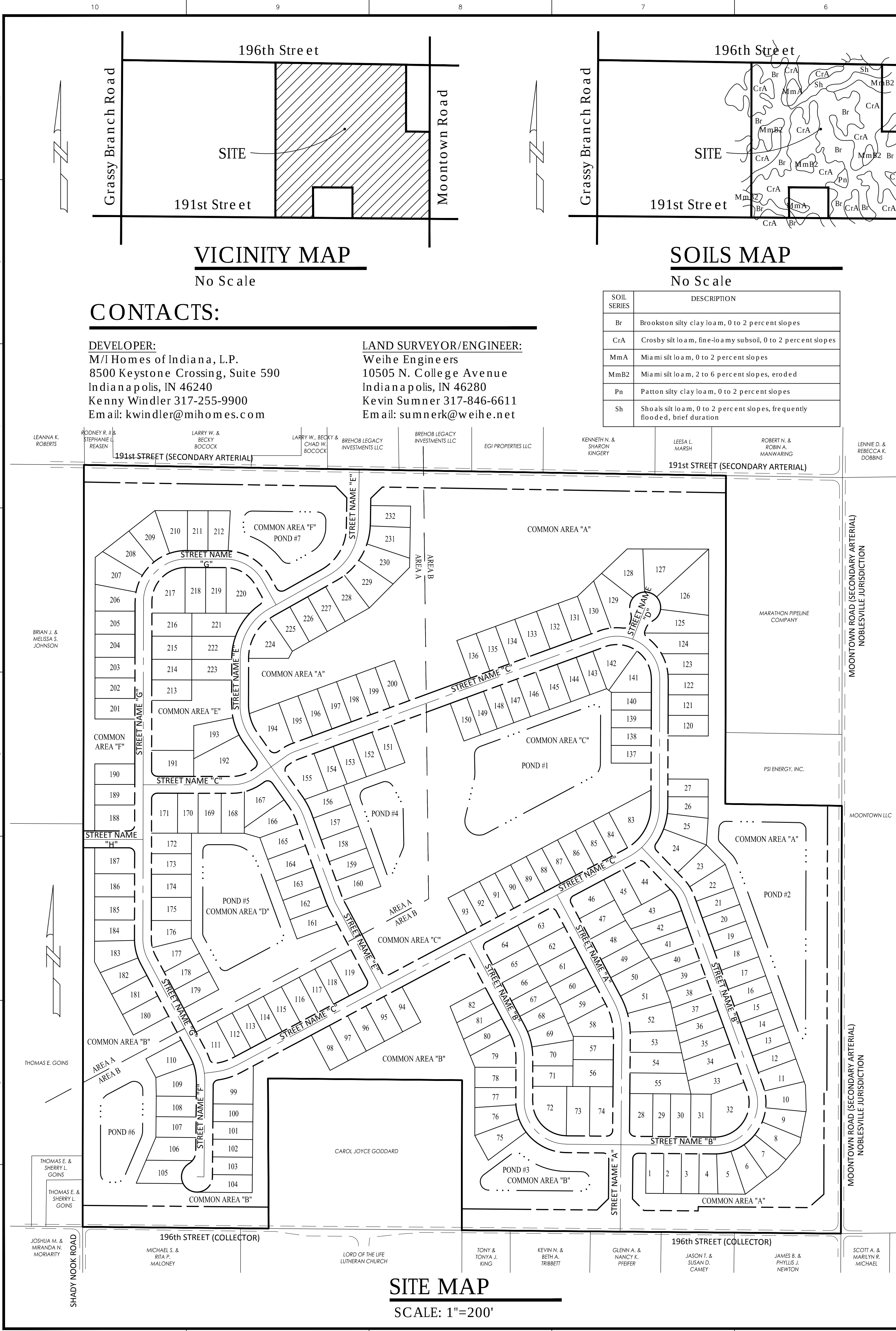
Kevin C. Sumner
KEVIN C. SUMNER PS 20400011



SCOFIELD FARMS
PRIMARY PLAT
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:
SHEET NO.
PROJECT NO.
P112
W16.0137

LOCATION: H:\2016\W160137\Engineering\Design\Primary Plat & Landscaping Plan\P100-P112.dwg
DATE/TIME: September 28, 2016 - 6:02pm
PLOTTER: HP DesignJet T1100e



SITE MAP
SCALE: 1"=200'

CONTACTS:

DEVELOPER:
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, Suite 590
Indianapolis, IN 46240
Kenny Windler 317-255-9900
Email: kwindler@mihomes.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Kevin Sumner 317-846-6611
Email: sumnerk@weihe.net

VICINITY MAP
No Scale

SOILS MAP
No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam, 0 to 2 percent slopes
CrA	Crosby silt loam, fine-to-may subsoil, 0 to 2 percent slopes
MmA	Miami silt loam, 0 to 2 percent slopes
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded
Pn	Patton silty clay loam, 0 to 2 percent slopes
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: AMANDA RUBADUE
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JEREMY LOLLAR
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3100

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, IN 46074
317-896-2704

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTH PARK DRIVE
WESTFIELD, IN 46074
317-896-6711

CITIZENS WATER AND WASTEWATER
OF WESTFIELD, LLC
ATTENTION: BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-850-9055

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-696-4041

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: LARRY BEARD
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

MARATHON PIPELINE COMPANY, LLC
ATTENTION: AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
317-291-9460

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317-776-9626

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-465-1046

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317-252-4007

LEGAL DESCRIPTION

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

EXCEPT: Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less.

ALSO EXCEPT: Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

TOGETHER WITH:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:
BEGINNING at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 33 minutes 19 seconds East 664.13 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 23 minutes 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

EXCEPTING THEREFROM:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

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ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 107208 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter; thence North 00 degrees 24 minutes 03 seconds West 1597.01 feet to the North line of said Northeast Quarter; said point being North 89 degrees 33 minutes 19 seconds West 664.225 feet from the Northeast corner of the West half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 15 seconds East 1597.01 feet on and along the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 24.35 acres, more or less, being subject to an easement for the Ellis Barker Drain, also being subject to all other easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

SCOFIELD FARMS Overall Development Plan: Primary Plat: Washington Twp, Westfield, Indiana

SITE DATA

EXISTING ZONING: AG-SF1

DEVELOPMENT STANDARDS:

Number of Lots	232
Minimum Lot Area	8,680 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	62'

ADJACENT ZONING:

North:

South:

East:

West:

AG-SF 1
AG-SF1, SF-2 & PUD
AG
SF-2

PROPOSED:

Project Area:

Number of Proposed Lots:

Proposed Density:

Common Areas:

Common Area A:
Common Area B:
Common Area C:
Common Area D:
Common Area E:
Common Area F:
Total Common Area:

143.18 Acres +/-

232

1.62 Units / Acre

966,242 sf

498,152 sf

541,529 sf

208,984 sf

45,813 sf

251,673 sf

2,512,393 sf (57.68 Ac)

OPEN SPACE CALCULATIONS:

Overall Site = 143.18 Ac.
Total Open Space Provided = 57.68 Ac.

Total Percentage Provided = 40.3 %

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101- P106	OVERALL DEVELOPMENT PLAN
P107 - P112	PRIMARY PLAT
L101- L106	LANDSCAPE PLAN

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W160137
DWC NAME: P100-P112.dwg
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: KCS
DATE: 09/28/2016

REVISIONS AND ISSUES

06/28/2016

KEVIN C. SUMNER
REGISTERED
No. 20400011
STATE OF
INDIANA
LAND SURVEYOR

KEVIN C. SUMNER PS 20400011

M/I HOMES
Move Up

Part of the East 1/2 of the Northeast 1/4 of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SCOFIELD FARMS

COVER SHEET
SHEET NO.
P100
PROJECT NO.
W16.0137

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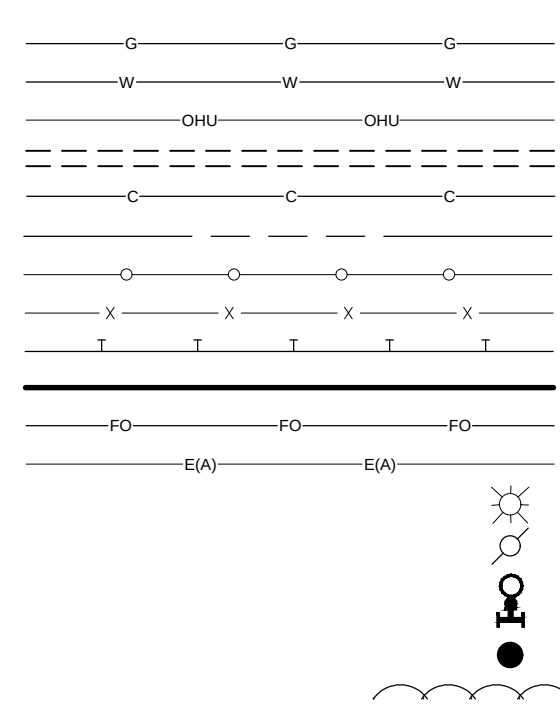
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA. ELEV = 878.63 (NAVD 88)

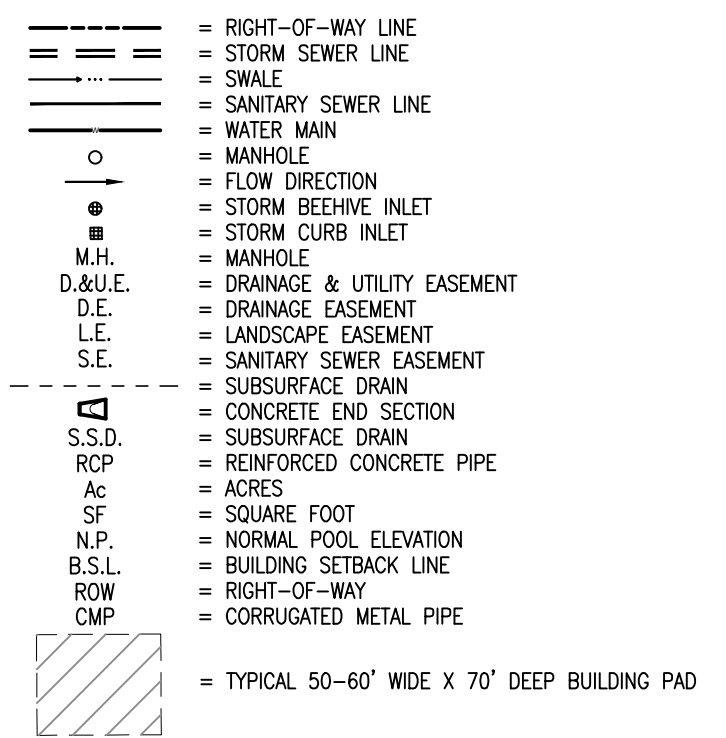
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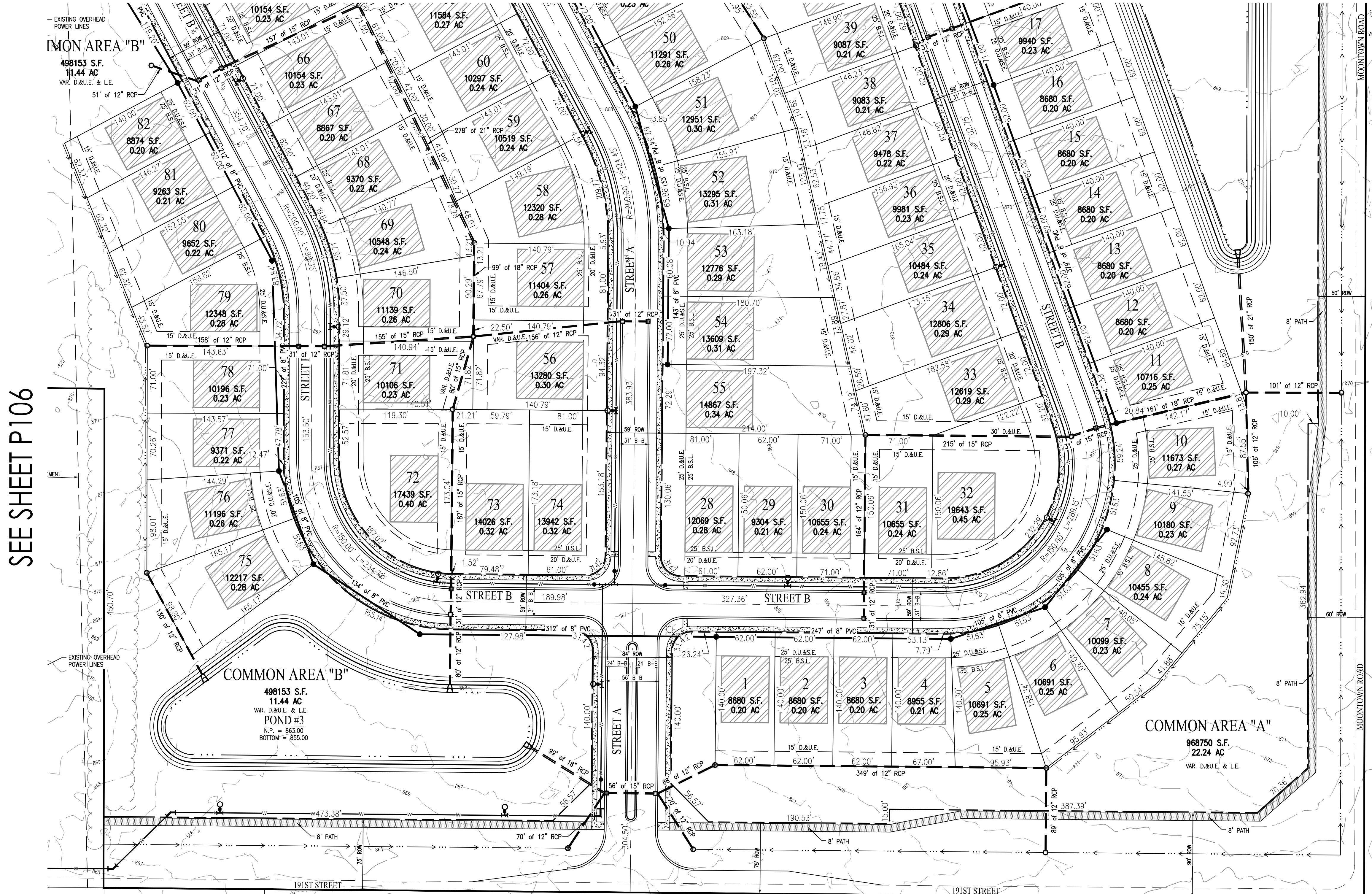
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



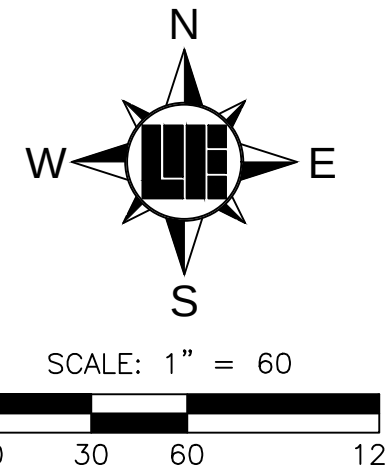
SEE SHEET P102



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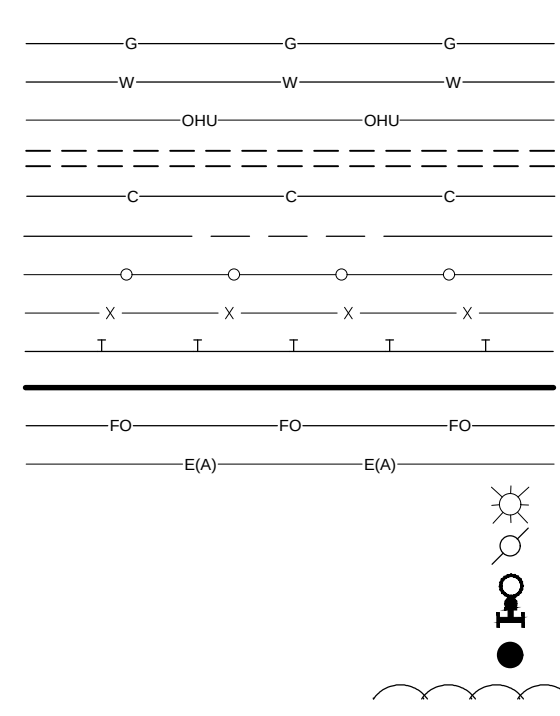
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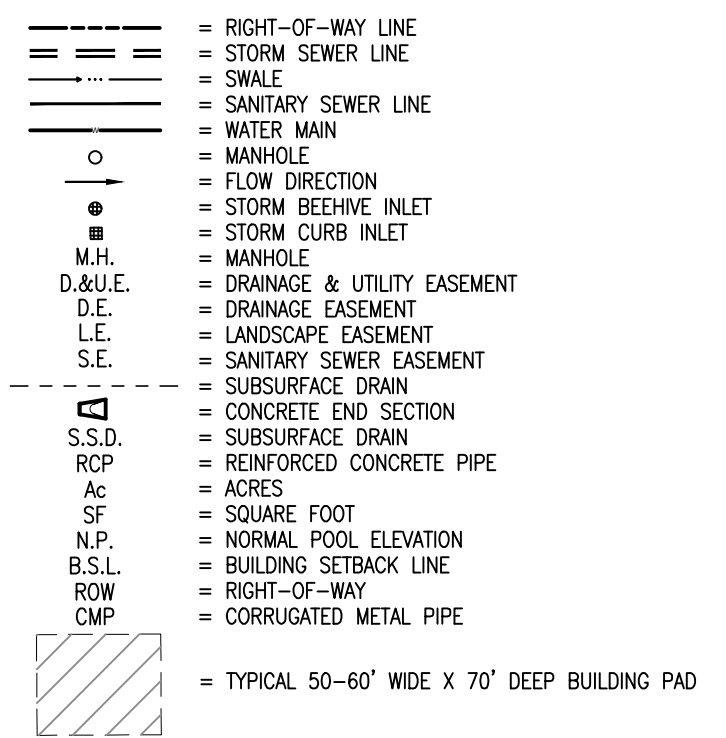
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LEGEND: EX. CONDITIONS



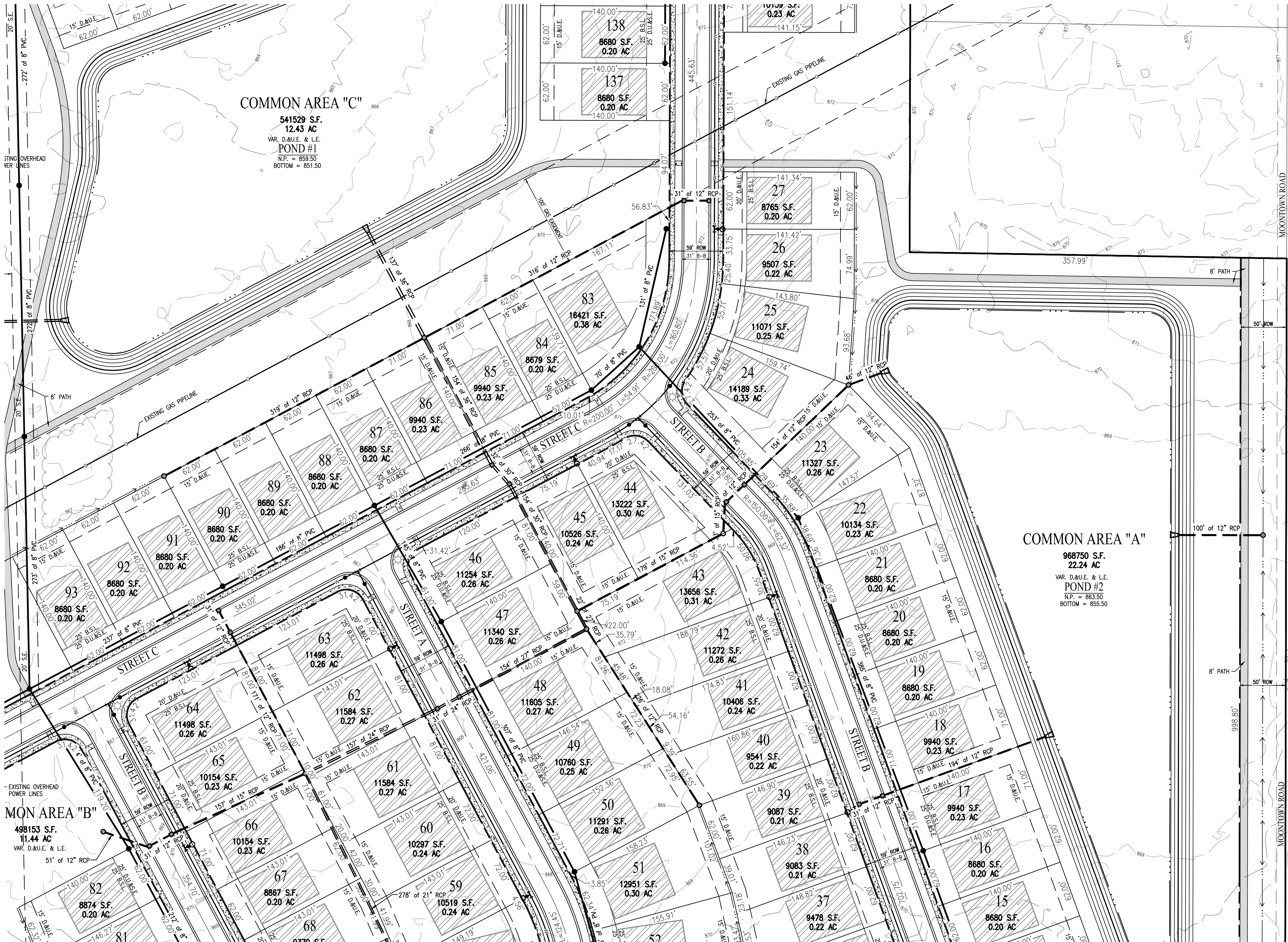
LEGEND: PROPOSED CONDITIONS



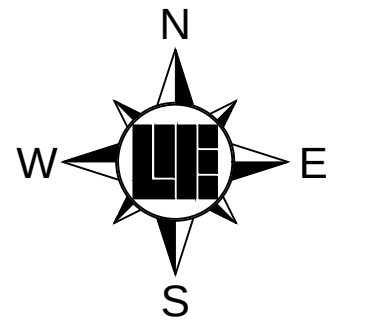
SEE SHEET P103

SEE SHEET P105

SEE SHEET P101



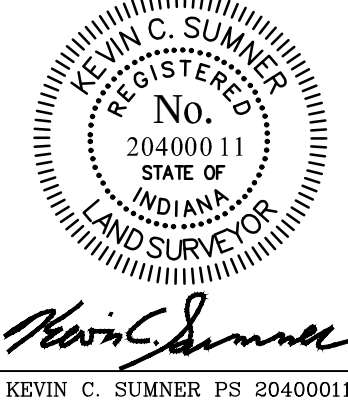
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WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W160137			
DWG NAME: P100-P112.dwg			
DESIGNED BY: KCS			
DRAWN BY: KCS			
CHECKED BY: KCS			
DATE: 09/20/2016			



PREPARED FOR:
SCOFIELD FARMS
OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P102
PROJECT NO.
W16.0137

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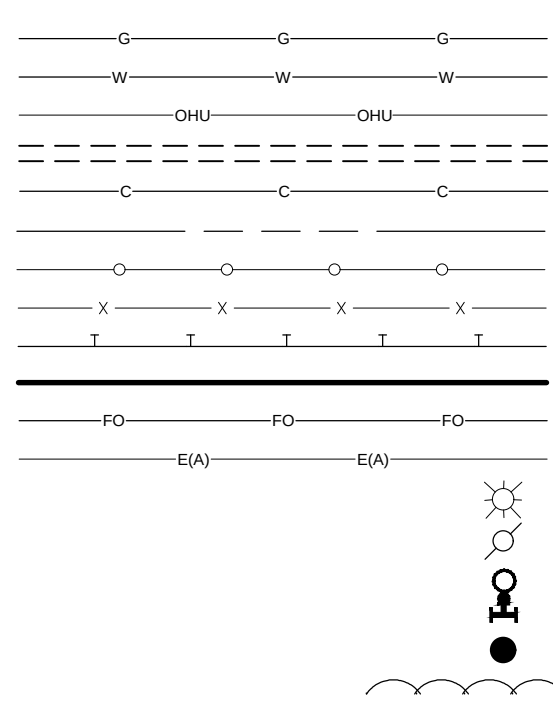
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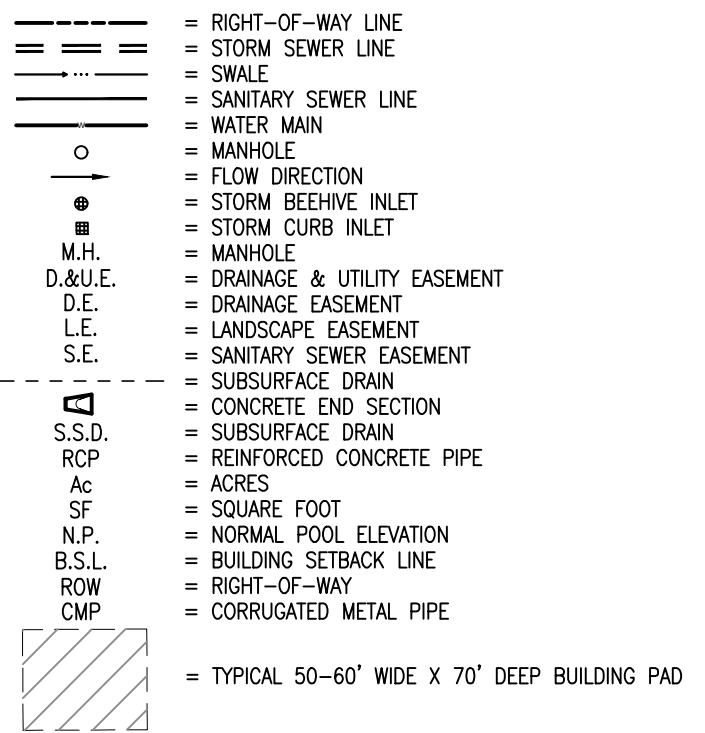
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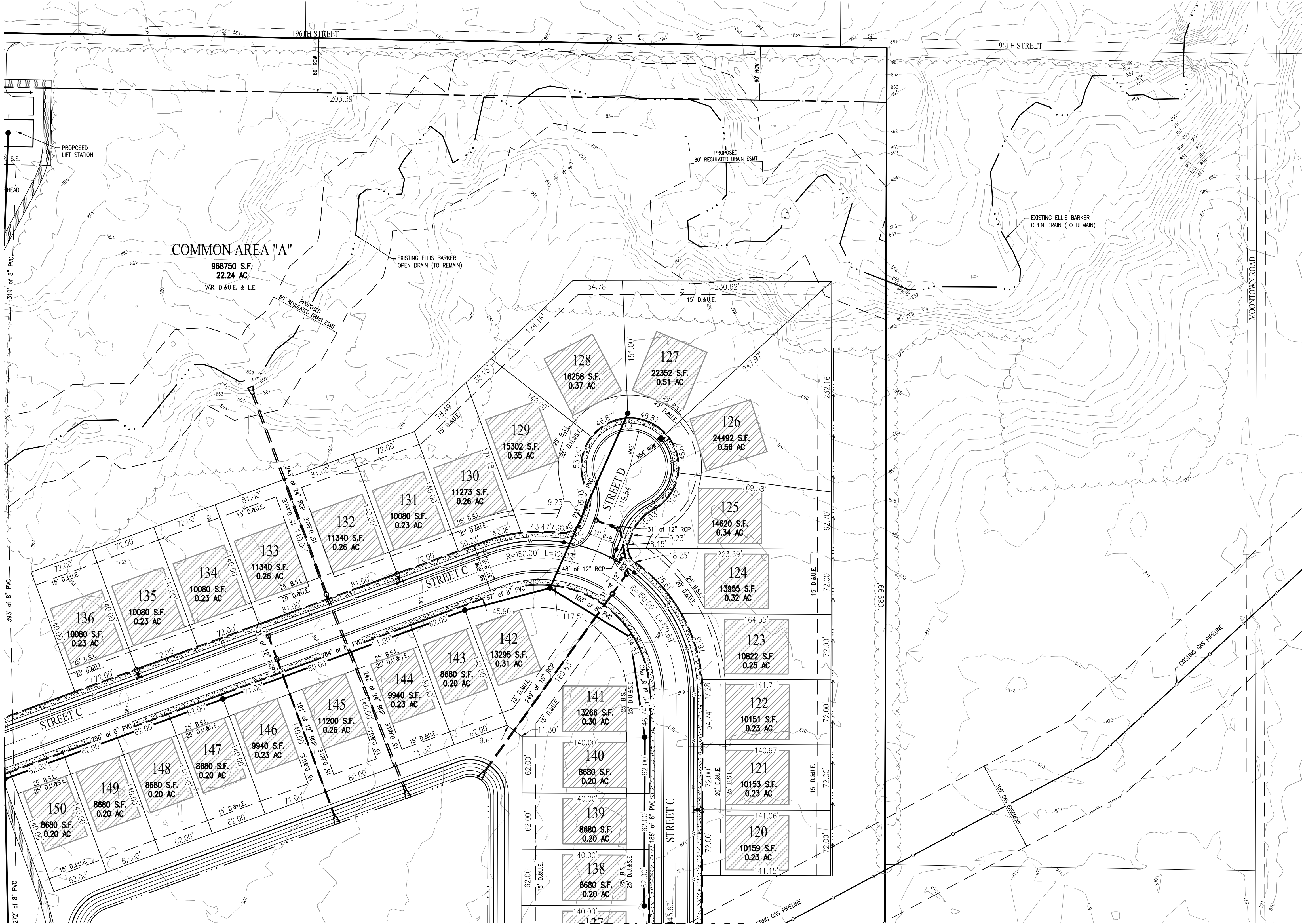


LEGEND: PROPOSED CONDITIONS



SEE SHEET P104

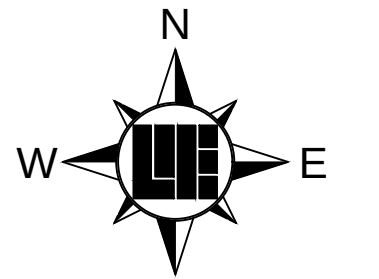
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16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P100.

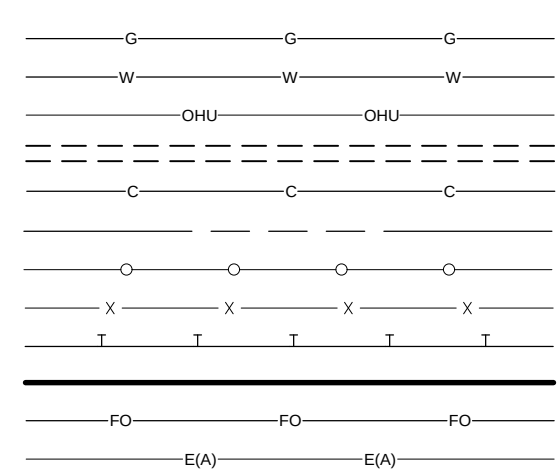
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/2 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

LANDSCAPING NOTES

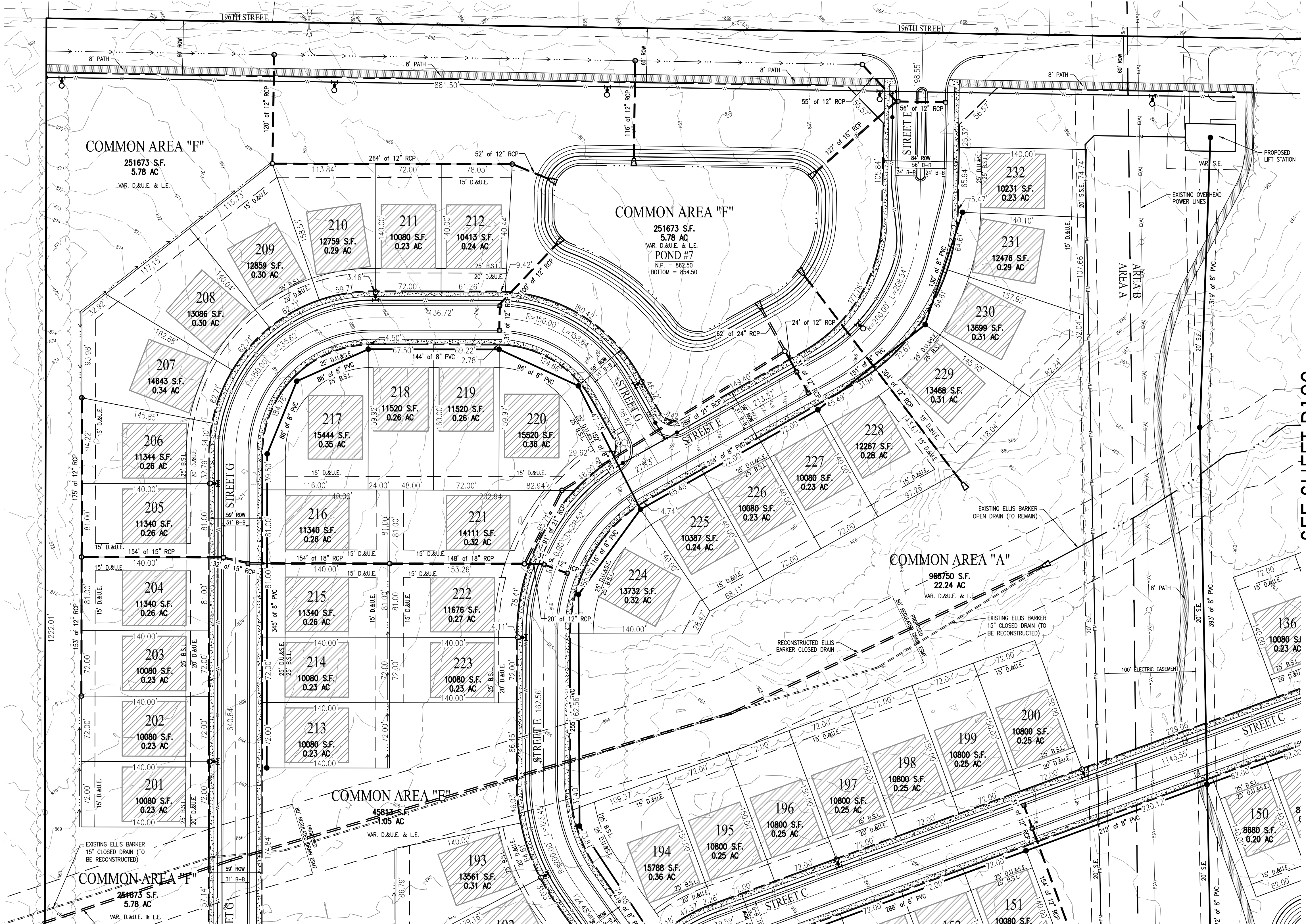
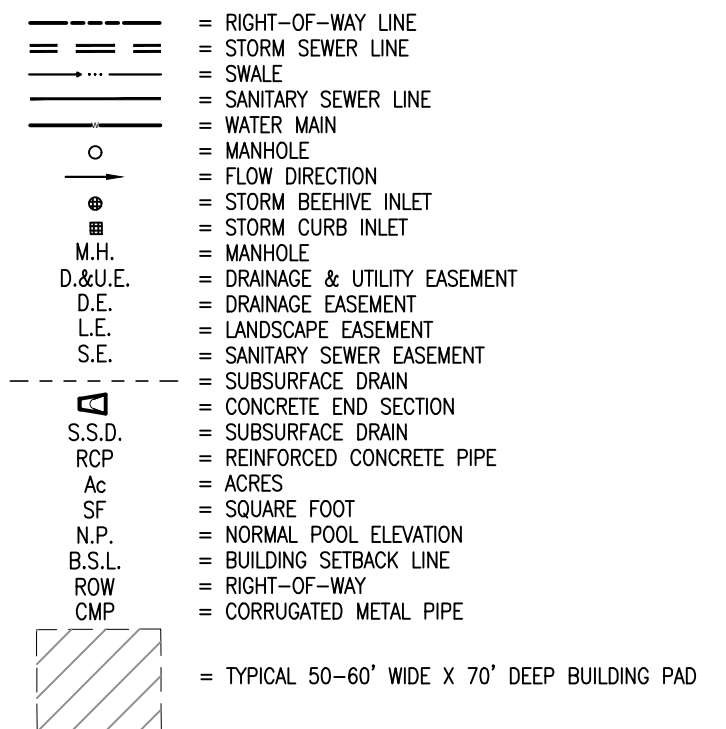
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LEGEND: EX. CONDITIONS



UNDERGROUND GAS PIPELINE
UNDERGROUND WATER
OVERHEAD UTILITY
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
OVERHEAD POWER LINES
LIGHT POST
UTILITY POLE
PROPOSED FIRE HYDRANT
W/ VALVE
PROPOSED WATER VALVE
PROPOSED TREE LINE

LEGEND: PROPOSED CONDITIONS



SEE SHEET P103

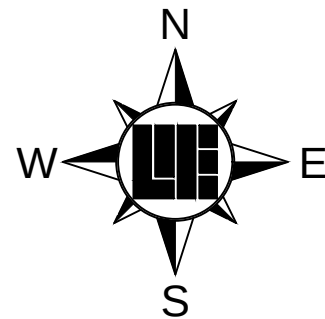
SEE SHEET P105



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DAYS BEFORE COMMENCING WORK.



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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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Landscape Architecture

PROJECT NO.: W160137
DWG NAME: P100-P112.dwg
DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: KCS
DATE: 09/20/2016

REVISIONS AND ISSUES	DATE	BY
06/28/2016		



KEVIN C. SUMNER
P.S. 20400011
Move Up
M/I HOMES

PREPARED FOR:
SCOFIELD FARMS
OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P104
PROJECT NO.
W16.0137

NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0128G AND 18057C0129G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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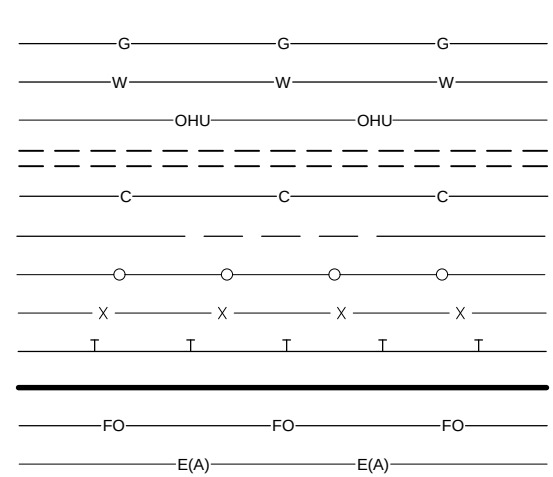
BENCHMARKS

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ELEV = 878.63 (NAVD 88)

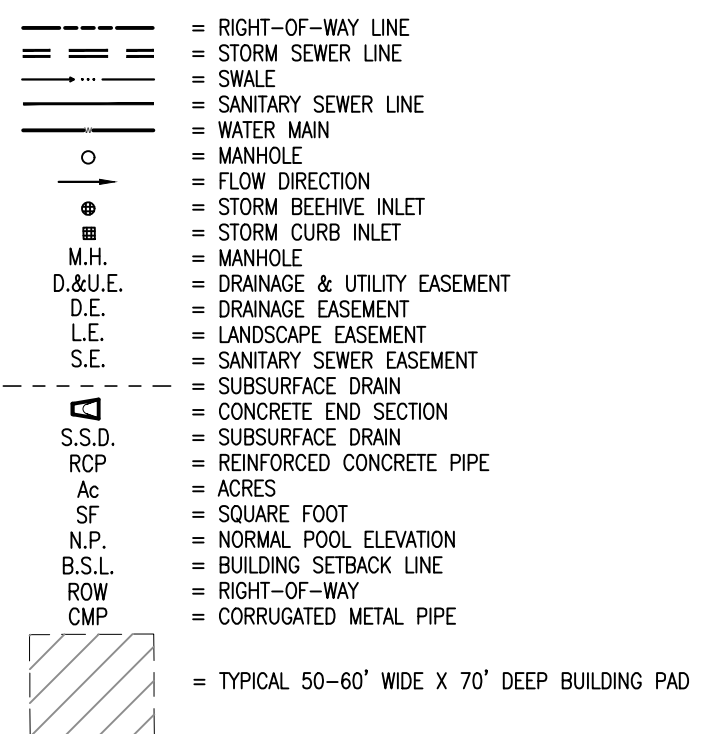
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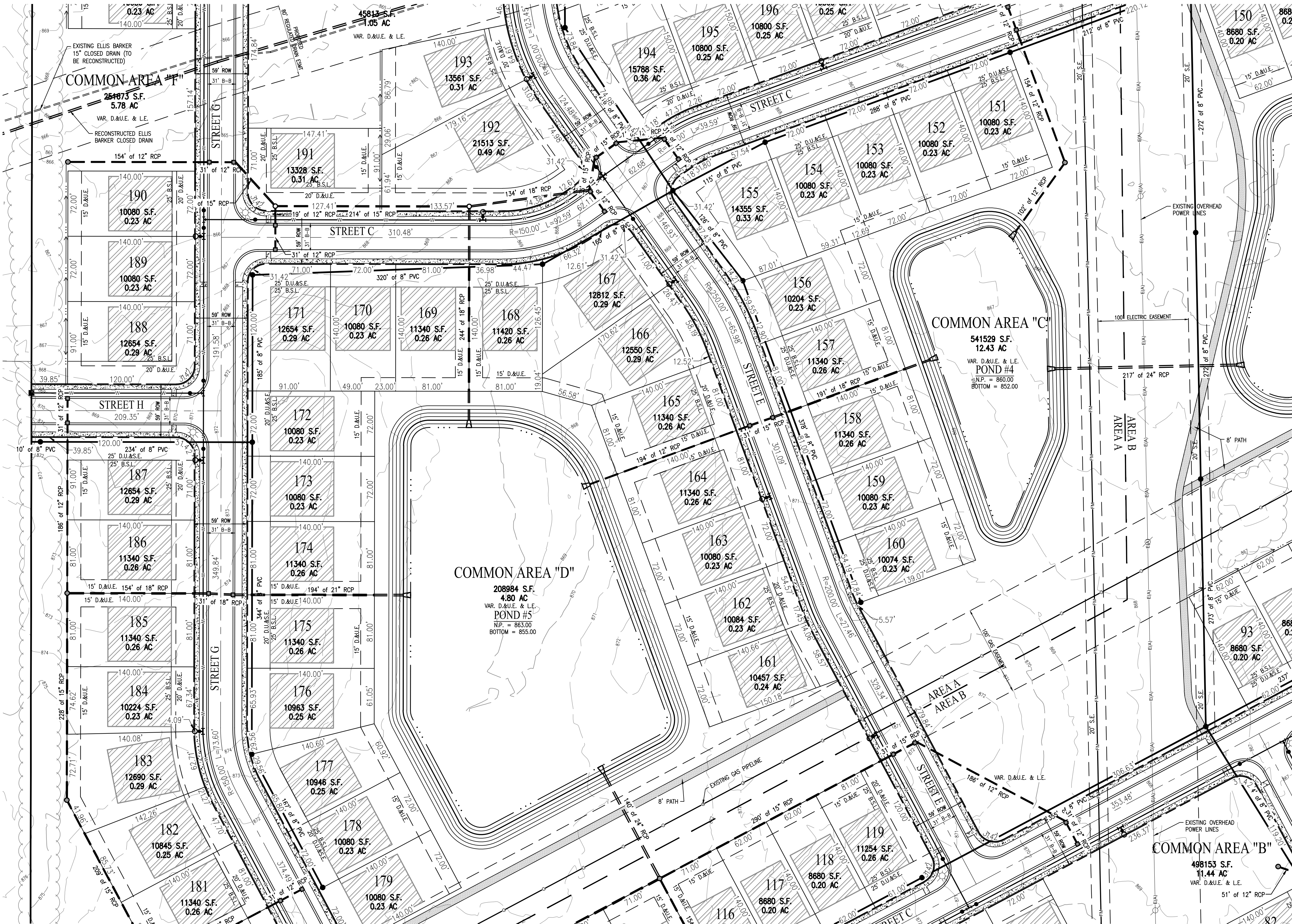
LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SEE SHEET P104



SEE SHEET P102

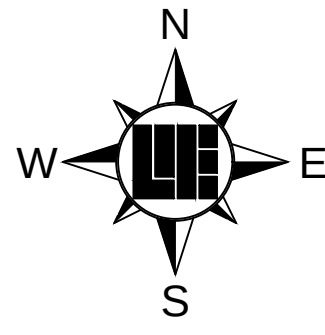
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NOTES

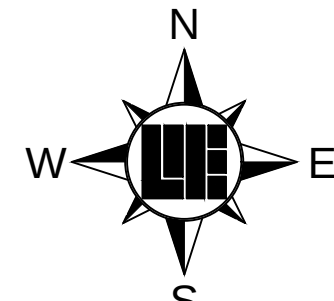
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SCALE: 1" = 60
0 30 60 120

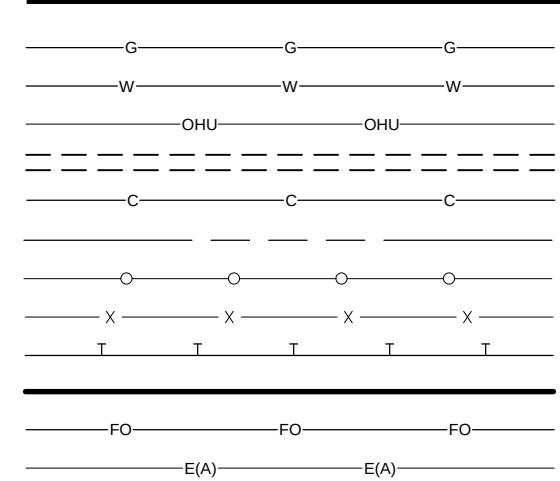
BENCHMARKS

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ELEV = 878.63 (NAVD 88)

LANDSCAPING NOTES

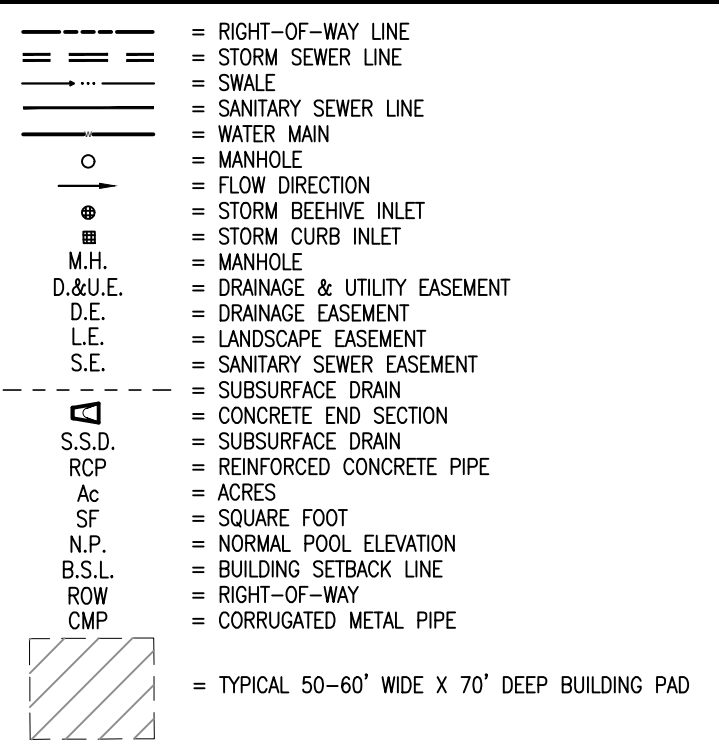
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LEGEND: EX. CONDITIONS

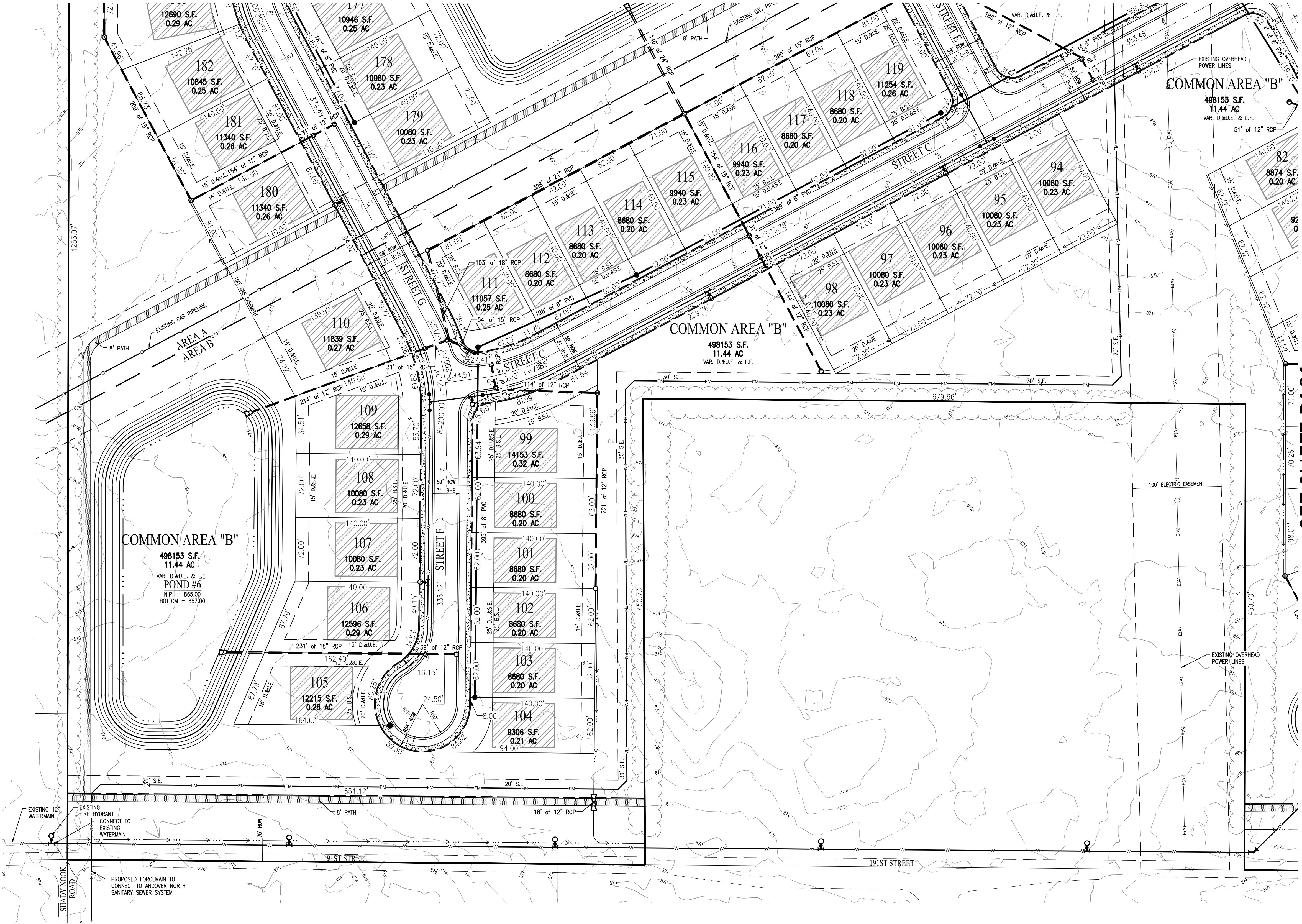


UNDERGROUND GAS PIPELINE
UNDERGROUND WATER
OVERHEAD UTILITY
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
OVERHEAD POWER LINES
LIGHT POST
UTILITY POLE
PROPOSED FIRE HYDRANT
W/ VALVE
PROPOSED WATER VALVE
PROPOSED TREE LINE

LEGEND: PROPOSED CONDITIONS



SEE SHEET P105



SEE SHEET P101

PROJECT NO.: W160137
DWG NAME: P100-P111.PWG
DESIGNED BY: [Signature]
DRAWN BY: SCB
CHECKED BY: KCS
DATE: 09/28/2016

REVISIONS AND ISSUES

09/28/2016

KEVIN C. SUMNER
REGISTERED PROFESSIONAL ENGINEER
No. 204000
STATE OF INDIANA
LAND SURVEYOR

Kevin C. Sumner
KEVIN C. SUMNER PS 20400011

MT HOMES
Move Up

PREPARED FOR:
SCOFIELD FARMS

SHEET NO.
P106

PROJECT NO.
W16.0137

OVERALL DEVELOPMENT PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

LOCATION: I:\2016\W16.0137\Engineering\Design\Primary Pld. & Landscaping Plan\L101-L105.dwg
DATE: September 28, 2016 - 5:53pm
PLOTED BY: turnek

WESTFIELD LANDSCAPE ORDINANCE

REQUIREMENTS:

Chapter 6.8.I.a. Detention and Retention Areas

- Landscaped with shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings. Plantings must be 15' from the top of bank.

Chapter 6.8.J.1 Street trees within Residential Districts

- Average 50', Spacing up to 60' at a minimum 20'

Chapter 6.8.K Minimum Lot Landscaping Requirements

- 2 Shade Trees, 1 ornamental or evergreen, 4 shrubs per lot under 8,000 SF.

Chapter 6.8.M.1 External Street Frontage

- 4 evergreen trees, 3 shade trees, 3 ornamental trees and 25 shrubs per 100 LF, with a 3' tall undulating mound.

Chapter 6.8.N Buffer Yard Requirements

- North and East - Buffer Yard B - 4 shade trees, 4 evergreen Trees, 10 Shrubs with per 100 LF with 4' tall undulating mound.
- South and West - Buffer Yard A - 3 shade trees, 3 evergreen trees, 10 shrubs per 100 LF. No Mound required.
- NO BUFFER IS REQUIRED ADJACENT TO AN EXTERNAL STREET FRONTAGE.

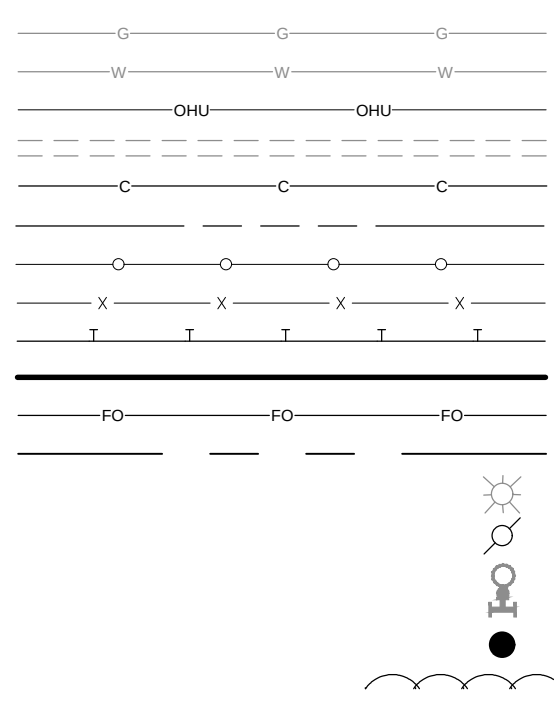
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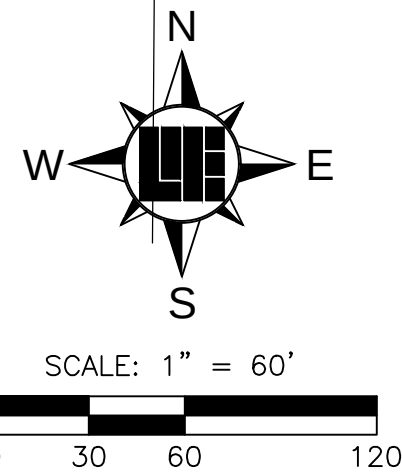
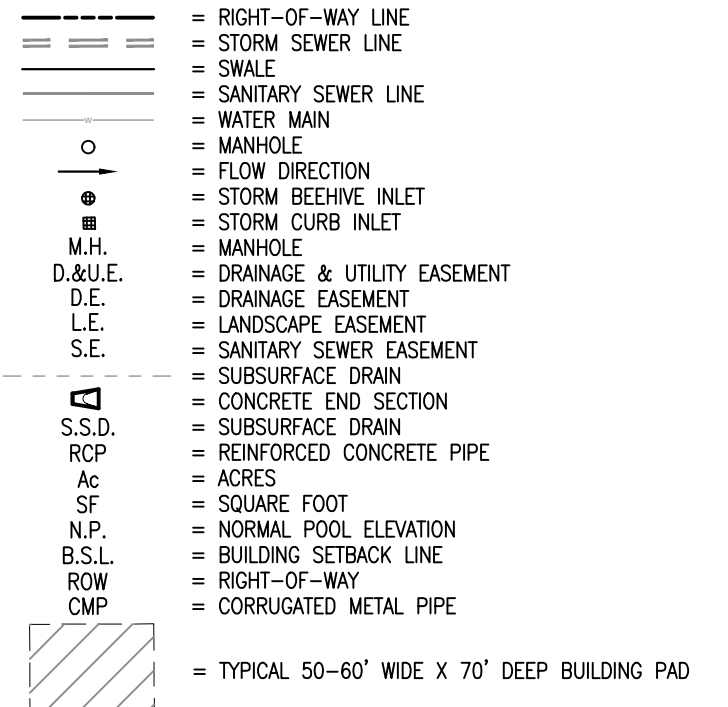
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SEE SHEET L106

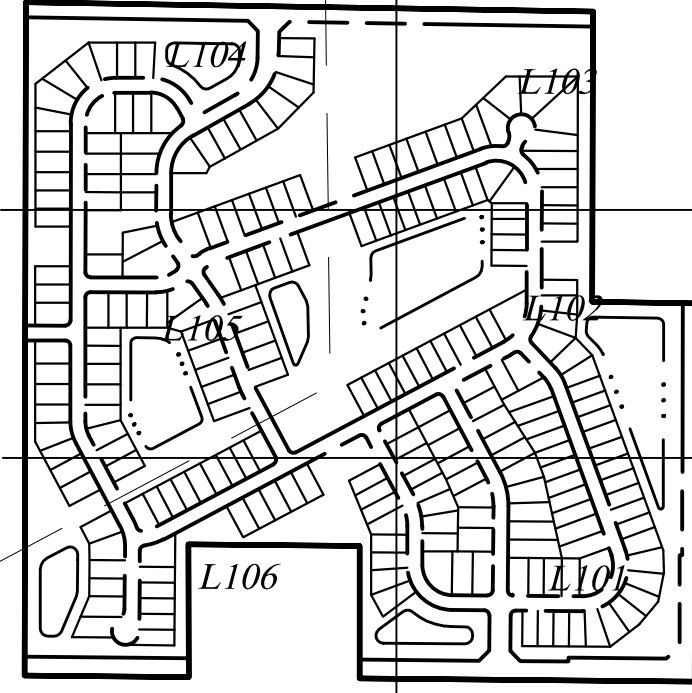
SEE SHEET L102

MOONTOWN ROAD

AG SF1 (BUFFERYARD 'B')

SHEET LEGEND

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES	8' HT. / 2" CAL.
	EVERGREEN TREES	6' HT.
	ORNAMENTAL TREES	2" CAL.
	SHRUBS	18" HT.
	LAKE EDGE VEGETATION	



SCOFIELD FARMS

SHEET NO. L101

PROJECT NO. W16.0137

PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

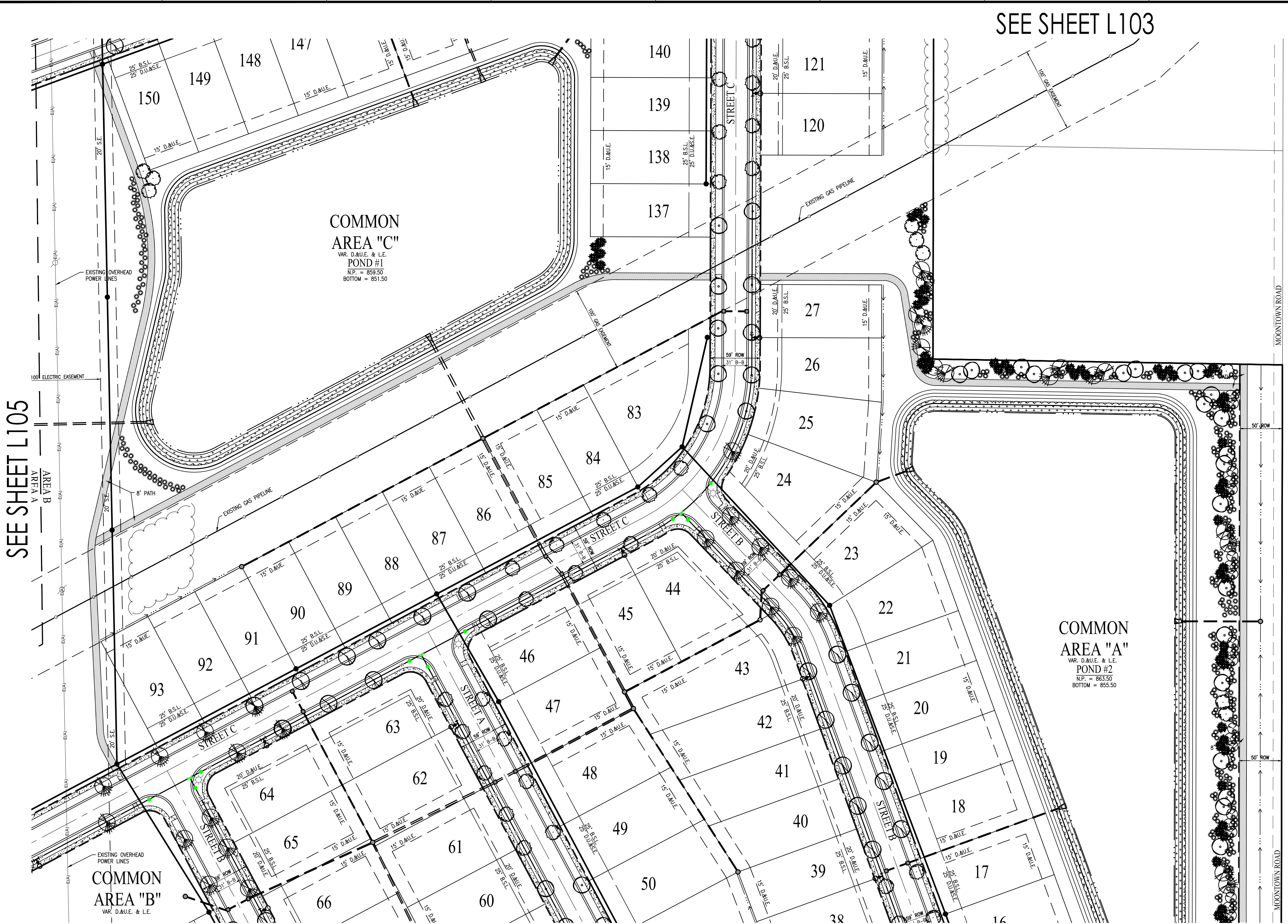
REVISIONS AND ISSUES	
DATE	BY
08/28/2016	

PROJECT NO.	W160137
DWG NAME	L101-PROJ.DWG
DESIGNED BY	SCS
DRAWN BY	SCS
CHECKED BY	KCS
DATE	08/20/2016

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Landscape Architecture

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Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: ILS 2016 W16.0137 Engineering/Design/Primary Plan & Landscaping Plan L101-L105.dwg
DATE: 28 September 2016
DRAWN BY: J. Humeck
CHECKED BY: J. Humeck
PLOTED BY: J. Humeck



SEE SHEET L103

SEE SHEET L105

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
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	EVERGREEN TREES	6' HT.
	ORNAMENTAL TREES	2" CAL.
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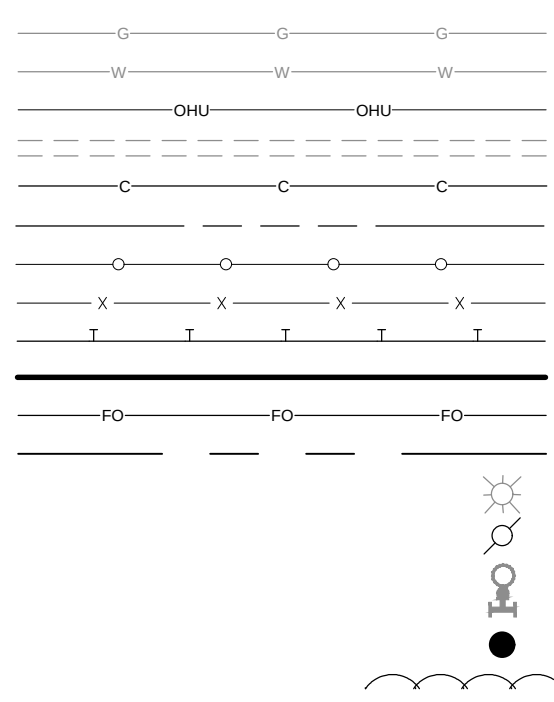
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 215TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

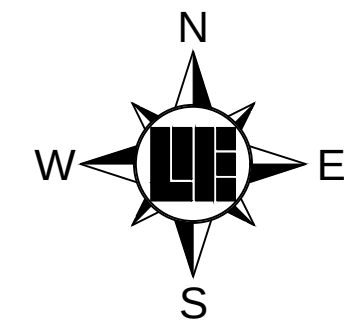
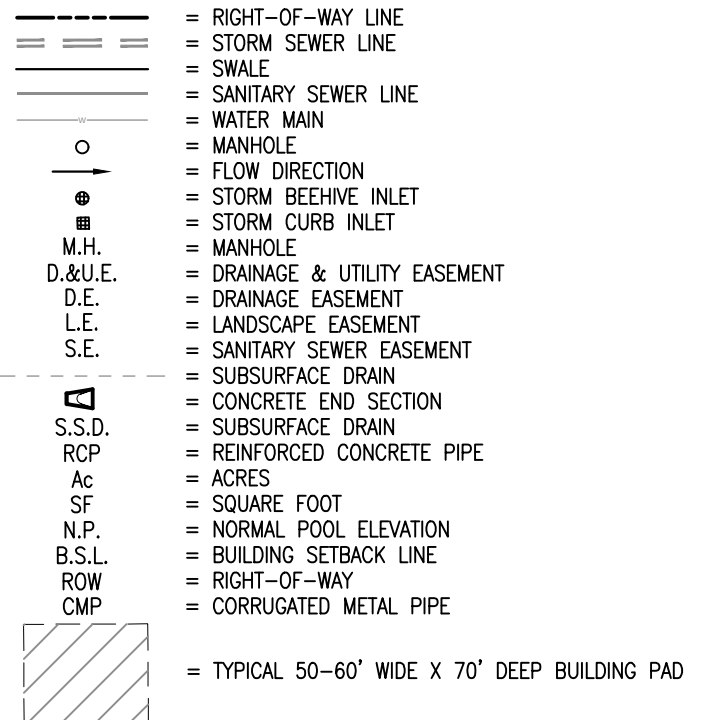
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SCALE: 1" = 60'



Within Indiana Call
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PER INDIANA STATE LAW IC 8-1-26,
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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W16.0137
DWG NAME: P100-P108.DWG
DESIGNED BY: JCS
DRAWN BY: JCS
CHECKED BY: JCS
DATE: 09/20/2016

REVISIONS AND ISSUES

DATE

BY

PROJECT NO.: W16.0137

DWG NAME: P100-P108.DWG

DESIGNED BY: JCS

DRAWN BY: JCS

CHECKED BY: JCS

DATE: 09/20/2016

08/28/2016

08/28/2016

08/28/2016

08/28/2016

08/28/2016

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LOCATION: I:\2016\W160137\Engineering\Design\Primary\Plan & Landscaping\Plan L101-L105.dwg
DATE/TIME: September 28, 2016 - 5:53pm
PLOTTER: B7: turnkey

WESTFIELD LANDSCAPE ORDINANCE

REQUIREMENTS:

Chapter 6.8.I.a. Detention and Retention Areas

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Chapter 6.8.K Minimum Lot Landscaping Requirements

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Chapter 6.8.M.1 External Street Frontage

- 4 evergreen trees, 3 shade trees, 3 ornamental trees and 25 shrubs per 100 LF, with a 3' tall undulating mound.

Chapter 6.8.N Buffer Yard Requirements

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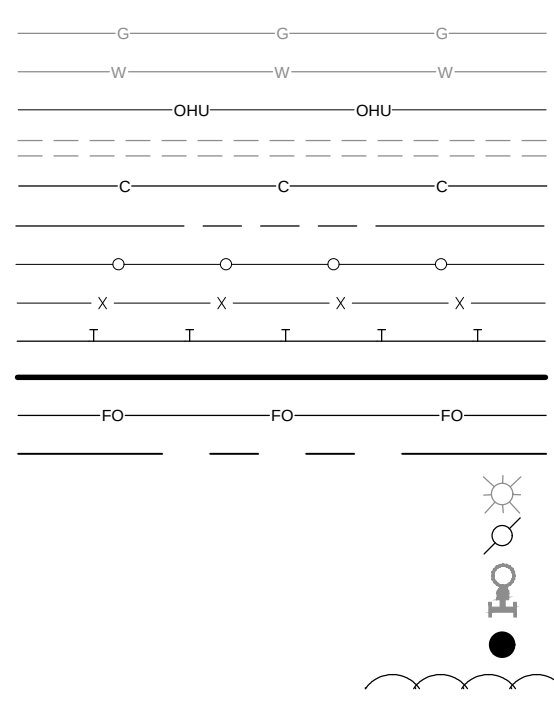
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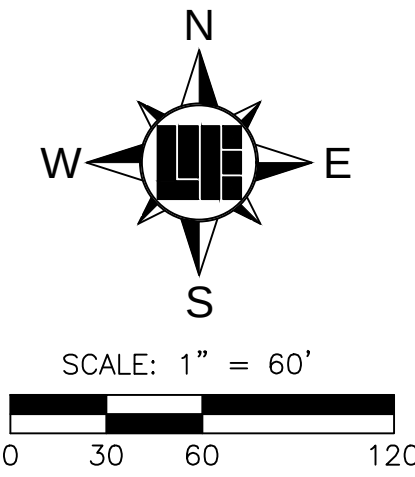
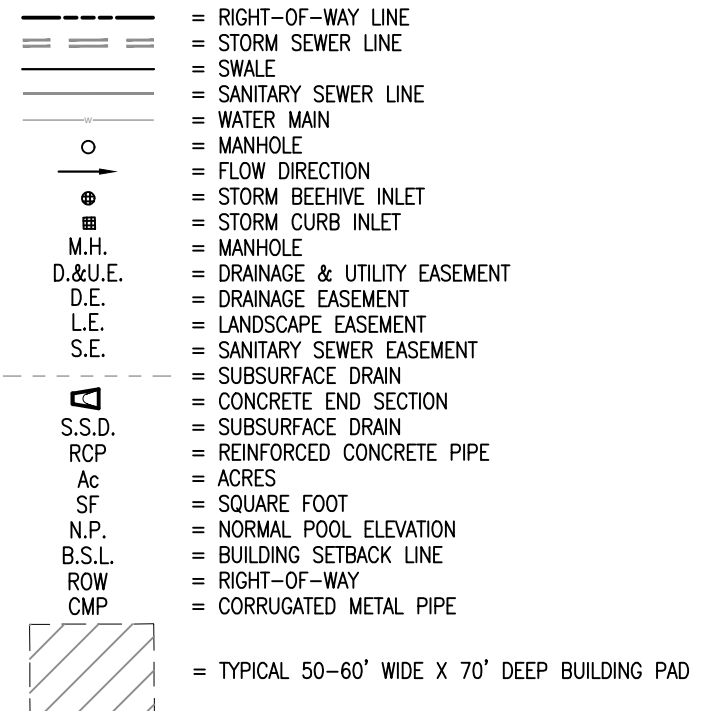
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

SCOFIELD FARMS

SHEET NO.

L103

PROJECT NO.

W16.0137



PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

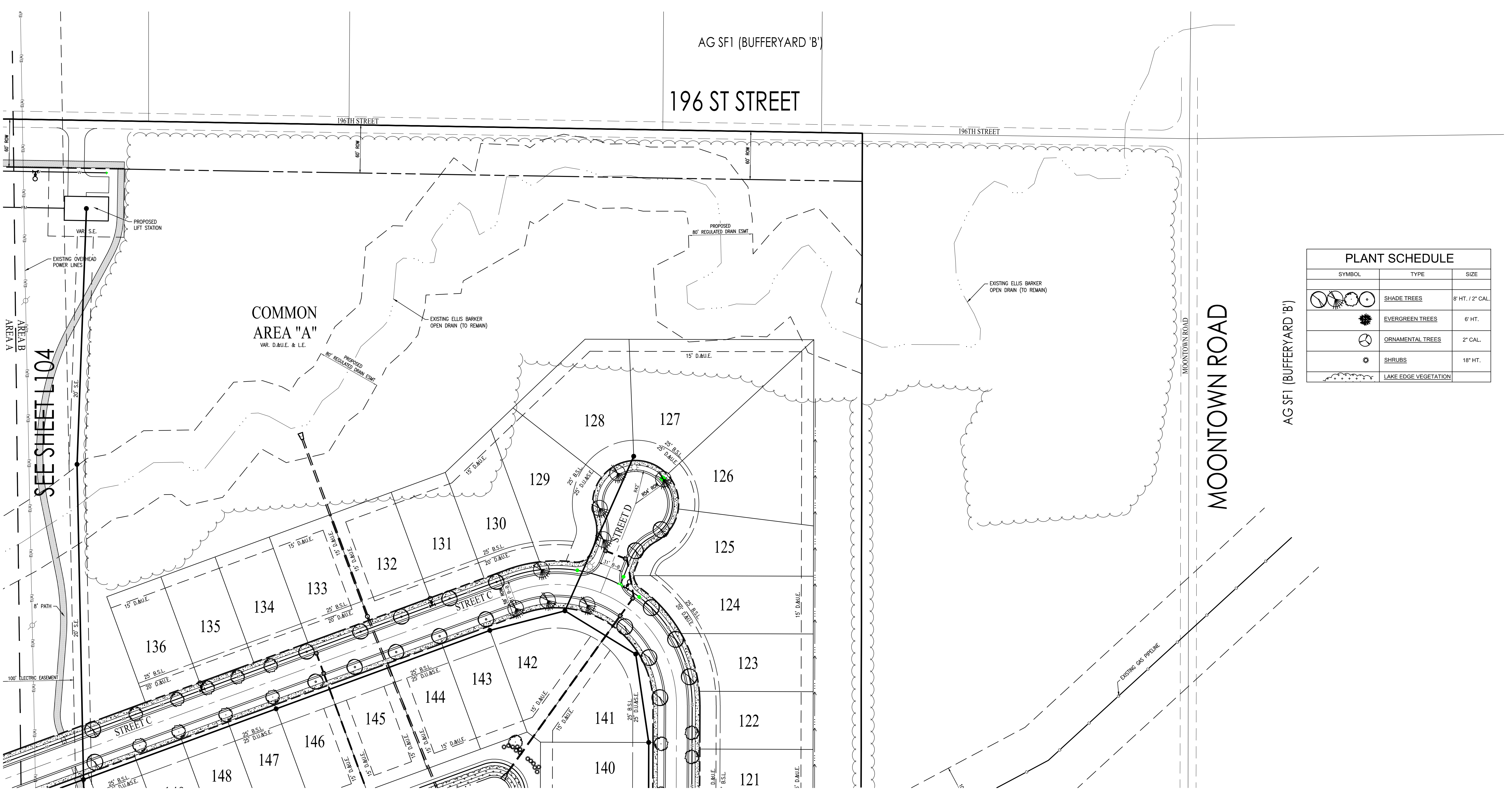
REVISIONS AND ISSUES

06/28/2016

PROJECT NO.: W160137
DWG NAME: P100-P108.DWG
DESIGNED BY: SCS
DRAWN BY: SCS
CHECKED BY: KCS
DATE: 09/20/2016

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Land Surveying | Civil Engineering
Landscape Architecture

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Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER



LOCATION: I:\2016\W160137\Engineering\Design\Primary\Plan & Landscaping\Plan L101-L105.dwg
DATE: 09/28/2016
DRAWN BY: JMM
CHECKED BY: JMM
PLOT DATE: 09/28/2016
PLOT BY: JMM

WESTFIELD LANDSCAPE ORDINANCE

REQUIREMENTS:

Chapter 6.8.1.a. Detention and Retention Areas

- Landscaped with shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings. Plantings must be 15' from the top of bank.

Chapter 6.8.J.1 Street trees within Residential Districts

- Average 50', Spacing up to 60' at a minimum 20'

Chapter 6.8.K Minimum Lot Landscaping Requirements

- 2 Shade Trees, 1 ornamental or evergreen, 4 shrubs per lot under 8,000 SF.

Chapter 6.8.M.1 External Street Frontage

- 4 evergreen trees, 3 shade trees, 3 ornamental trees and 25 shrubs per 100 LF, with a 3' tall undulating mound.

Chapter 6.8.N Buffer Yard Requirements

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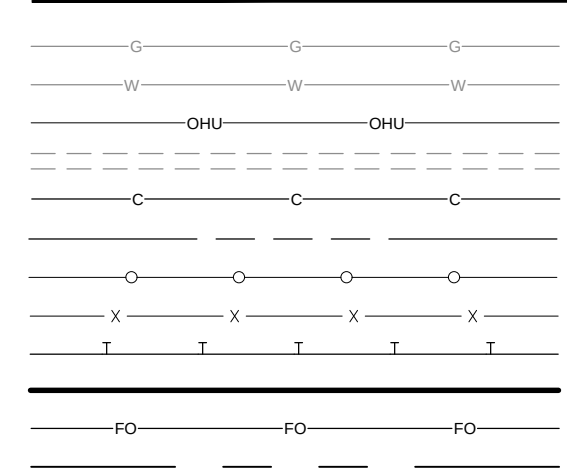
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

LANDSCAPING NOTES

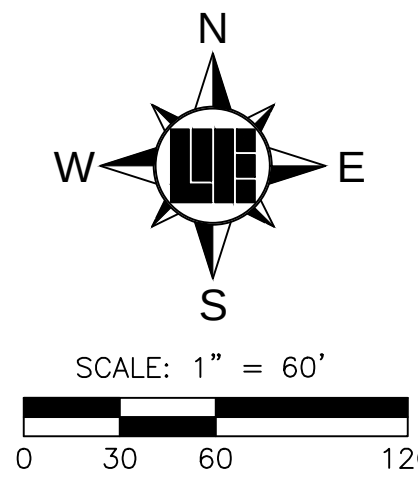
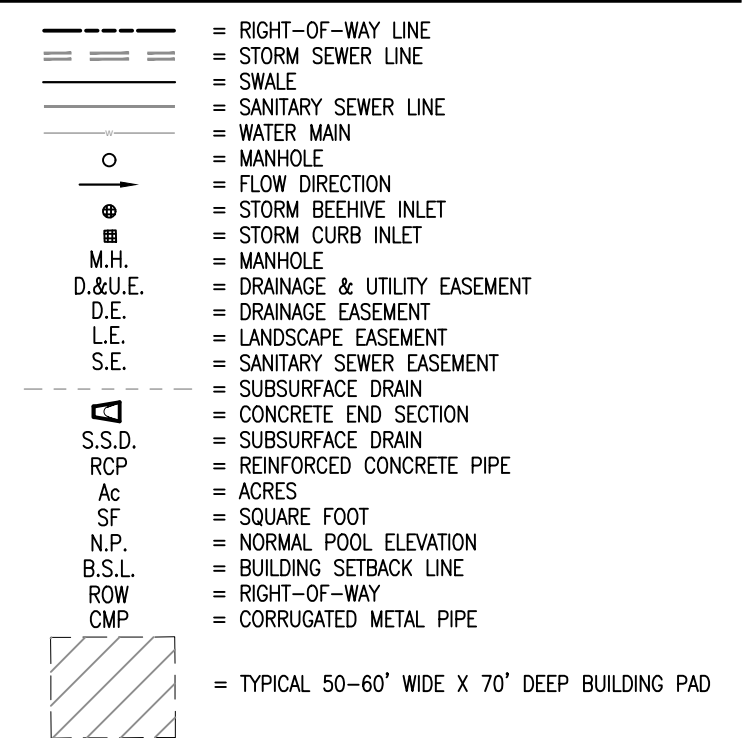
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LEGEND: EX. CONDITIONS



UNDERGROUND GAS
UNDERGROUND WATER
OVERHEAD UTILITY
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
SECTION LINE
LIGHT POST
UTILITY POLE
PROPOSED FIRE HYDRANT
W/ VALVE
PROPOSED WATER VALVE
TREE LINE

LEGEND: PROPOSED CONDITIONS



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SCOFIELD FARMS

PREPARED FOR:

SHEET NO.

L104

PROJECT NO.

W16.0137

PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Hamilton County, Indiana

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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ENGINEERS
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Landscape Architecture

PROJECT NO.	BY	DATE	REVISIONS AND ISSUES
W160137			
DWG NAME:			
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:			

LOCATION: I:\2016\W16.0137\Engineering\Design\Primary Plan & Landscaping Plan\L101-L105.dwg
DATE/TIME: September 28, 2016 - 5:54pm
PLOTTER: B7i, turntek

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES	8' HT. / 2" CAL.
	EVERGREEN TREES	6' HT.
	ORNAMENTAL TREES	2" CAL.
	SHRUBS	18" HT.
	LAKE EDGE VEGETATION	

WESTFIELD LANDSCAPE ORDINANCE

REQUIREMENTS:

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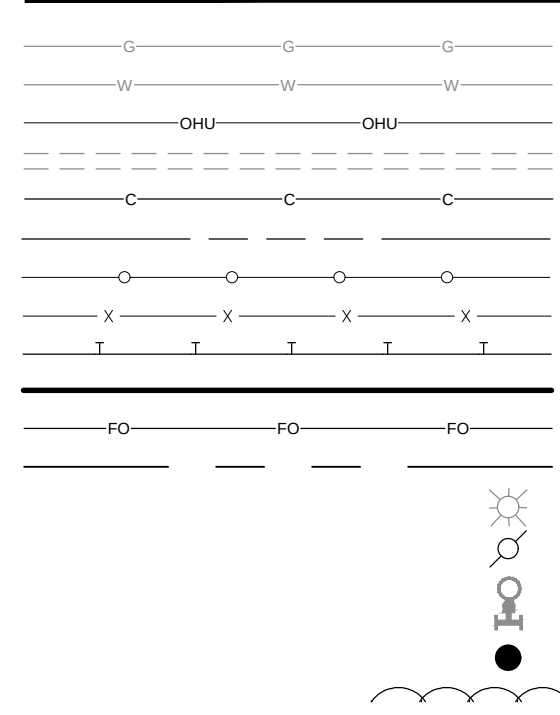
BENCHMARKS

HCSS 21040 - STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD APPROXIMATELY 1/4 MILE SOUTH OF 218TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA.
ELEV = 878.63 (NAVD 88)

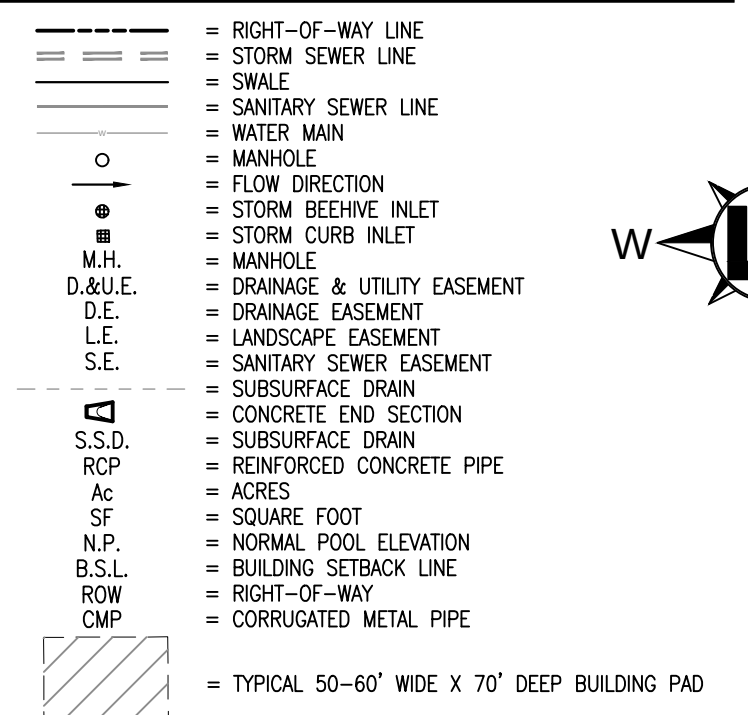
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



SCALE: 1" = 60'

811

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PREPARED FOR:

SCOFIELD FARMS

SHEET NO.

L105

PROJECT NO.

W16.0137



PRELIMINARY LANDSCAPE PLAN
Part of the East 1/2 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

REVISIONS AND ISSUES

NO.	DATE	BY	PROJECT NO.
06/28/2016			W160137
			DWG NAME: P100-P100BING
			DESIGNED BY: SCS
			DRAWN BY: SCS
			CHECKED BY: KCS
			DATE: 09/20/2016

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800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

SF2 (BUFFERYARD 'A')

COMMON
AREA "C"
VAR. D.A.U.E. & L.E.
POND #1
R.F. = 869.50
BOTTOM = 861.50

COMMON
AREA "C"
VAR. D.A.U.E. & L.E.
POND #4
R.F. = 860.00
BOTTOM = 852.00

COMMON
AREA "D"
VAR. D.A.U.E. & L.E.
POND #5
R.F. = 863.00
BOTTOM = 855.00

COMMON
AREA "E"
VAR. D.A.U.E. & L.E.

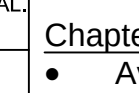
COMMON
AREA "F"
VAR. D.A.U.E. & L.E.
RECONSTRUCTED ELLIS
BARKER CLOSED DRAIN

SEE SHEET L104

SEE SHEET L106

SEE SHEET L102

LOCATION: I:\2016\W160137\Engineering\Design\Primary Plan & Landscaping Plan\L101-L105.dwg
DATE/TIME: September 28, 2016 - 5:54pm
PLOTED BY: turnek

PLANT SCHEDULE		
SYMBOL	TYPE	SIZE
	SHADE TREES	8' HT. / 2" CAL.
	EVERGREEN TREES	6' HT.
	ORNAMENTAL TREES	2" CAL.
	SHRUBS	18" HT.
	LAKE EDGE VEGETATION	

REQUIREMENTS:

- Chapter 6.8.I.a. Detention and Retention Areas**
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- Average 50', Spacing up to 60' at a minimum 20'
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- Chapter 6.8.M.1 External Street Frontage**
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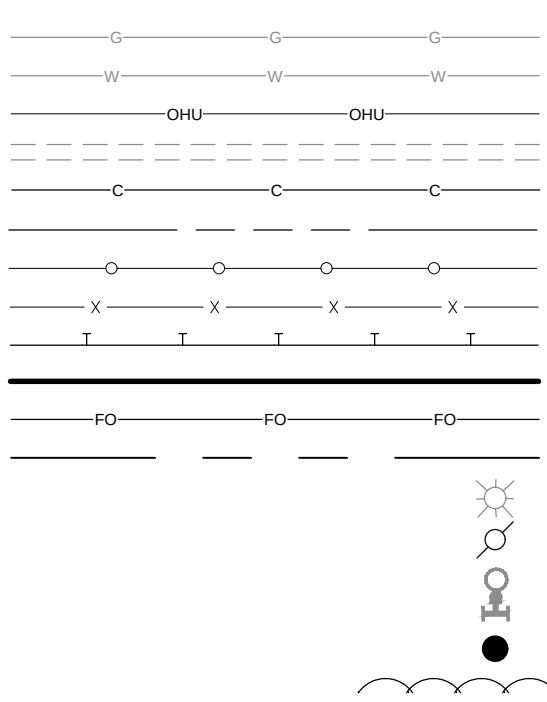
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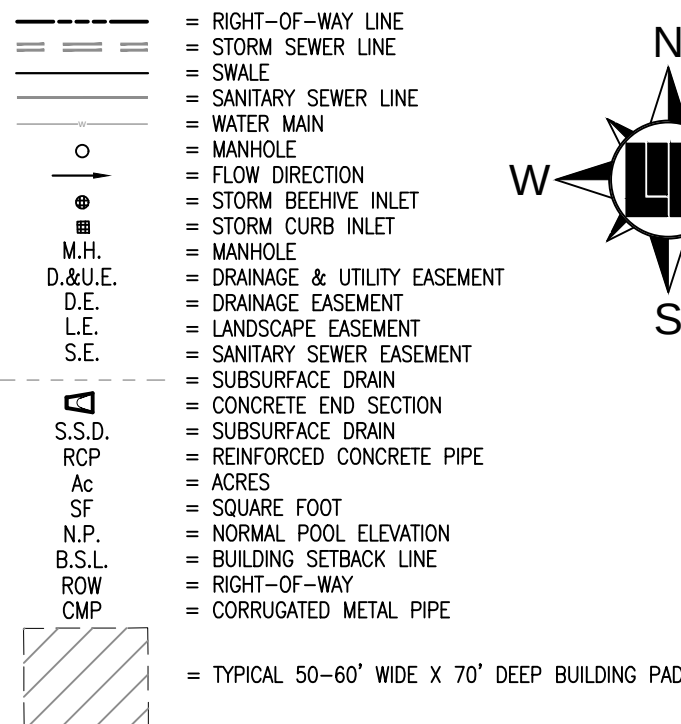
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LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



WESTFIELD LANDSCAPE ORDINANCE

191 ST STREET

SF2 (BUFFERYARD 'A')

SF2 (BUFFERYARD 'A')

SEE SHEET L105

SEE SHEET L101



SCOFIELD FARMS

PRELIMINARY LANDSCAPE DETAILS

Part of the East 1/2 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:

SHEET NO.

L106

PROJECT NO.

W16.0137

PROJECT NO.:

W160137

DWG NAME:

PL00-PL00BING

DESIGNED BY:

SCS

DRAWN BY:

SCS

CHECKED BY:

KCS

DATE:

09/20/2016

REVISIONS AND ISSUES

08/28/2016

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ENGINEERS

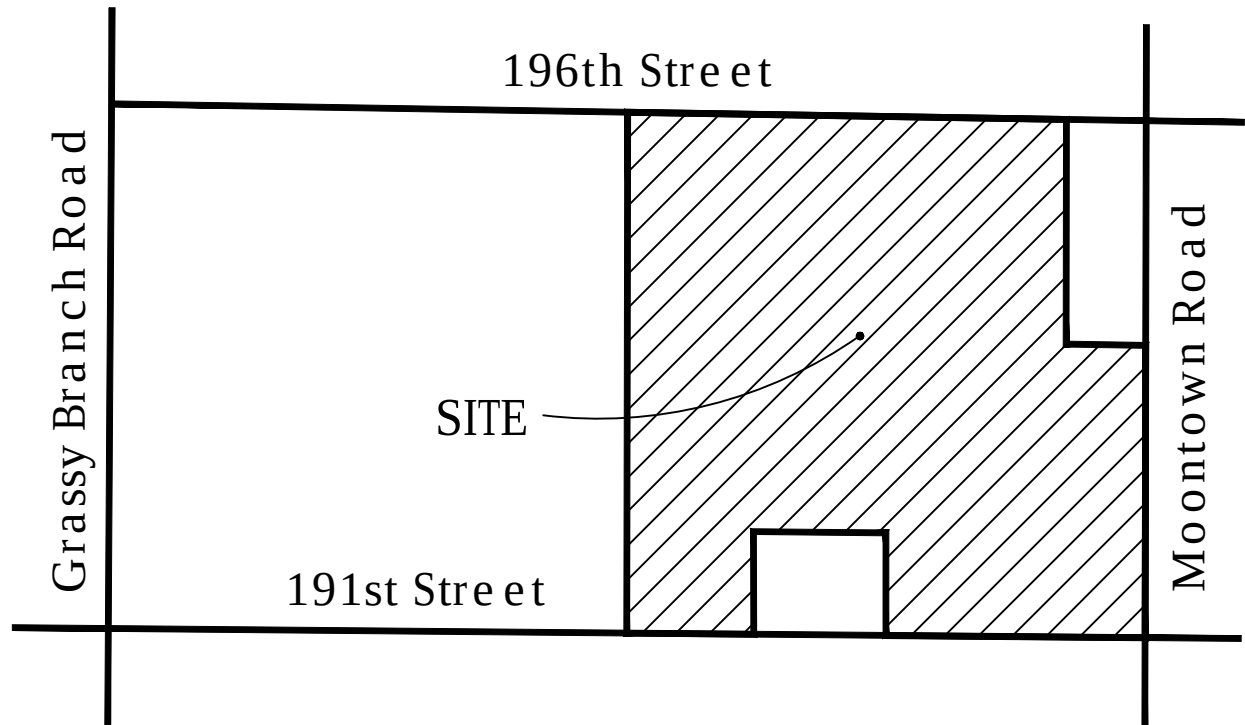
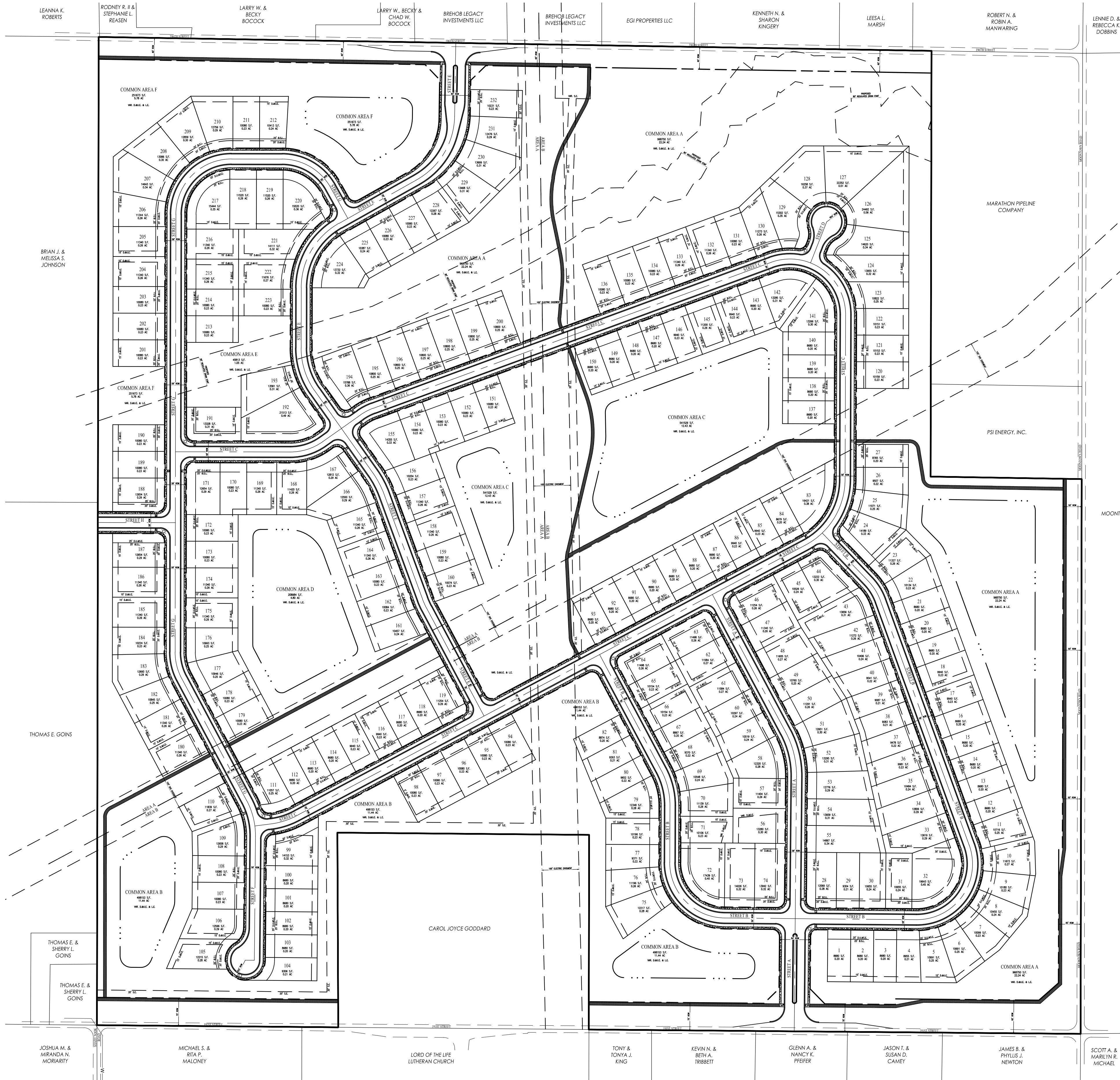
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weihe.net

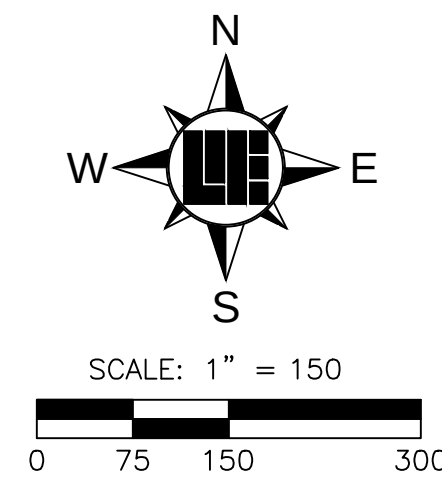
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2016\W160137\Engineering\Design\Primary Plat & Landscaping Plan\Y100-P112.dwg
DATE/TIME: September 28, 2016 - 6:05pm
PLOTTER: b7i: lumink



VICINITY MAP
No Scale



SITE DATA

Site Area = 143.18 Acres +/-

LOTS:
Number of Lots = 232
Density = 1.62 Lots / Acre

DEVELOPMENT STANDARDS:

Number of Lots	232
Minimum Lot Area	8,680 SF
Minimum Lot Frontage on Roads	40'
Minimum Setback Lines	
Front Yard	20'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	62'

OPEN SPACE CALCULATIONS:

Overall Site = 143.18 Ac.
Total Open Space Provided = 57.68 Ac.
Total Percentage Provided = 40.3 %



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CONCEPT PLAN

PROJECT NO.:	W160137
DWG NAME:	P100-P112.dwg
DESIGNED BY:	SCS
DRAWN BY:	SCS
CHECKED BY:	KCS
DATE:	09/20/2016

REVISIONS AND ISSUES

06/28/2016



Kevin C. Sumner
KEVIN C. SUMNER PS 20400011



Part of the East 1/2 of the Northeast 1/4 of Section 28, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana

SCOFIELD FARMS

CONCEPT PLAN

PREPARED FOR:
SHEET NO.
PROJECT NO.
W16.0137

October 26, 2016 Scofield PUD - Neighborhood Meeting Summary

Project: MI Homes of Indiana, L.P. - Proposed Scofield PUD
Docket Numbers 1611-PUD-22, 1611-SPP-11, 1611-ODP-11

Date: Wednesday, October 26, 2016 at 6:30 pm

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

Attendees: Johnathan Isaacs – MI Homes of Indiana, L.P.
Kevin Sumner – Weihe Engineers
Jon Dobosiewicz and Rick Lawrence – Nelson & Frankenberger
Pam Howard – Westfield Planning Staff
Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. How will drainage be dealt with between the adjacent parcel to the west and through the northwest corner of the proposed development?
 - a. Response: The existing clay tiles will be replaced with an open drain that would feed into the existing drainage to the north and east of the proposed development.
2. How will the existing tree buffer on the shared western border be protected?
 - a. Response: The existing tree buffer will be inventoried and the usable trees will be incorporated into the buffer requirements via the city ordinance. The tree buffer would be in addition to the 40' common area at that location.
3. How will drainage be addressed over the southwest corner of the proposed development via the church's property?
 - a. Response: Drainage for the proposed development will incorporate the constructed pond network and drain northeast across the site.
4. Will there be path connections across 191st Street between Scofield and the Church property?
 - a. Response: The City prefers path connections at road intersections but this will be discussed with them in further detail.
5. Why is there a stub street along the western border to the farm field?
 - a. Response: The City wanted a stub street to the Goines property to allow for connectivity when this property is developed.

6. Is Shady Nook going to extend north of 191st Street?
 - a. Response: The thoroughfare plan does not include extending Shady Nook north of 191st Street.
7. Can the entrance on 191st Street be moved to Moontown Road due to traffic volume on 191st Street?
 - a. Response: It is our understanding the City wants access on 191st Street.
8. Has a traffic survey been completed?
 - a. Response: The City may address the use of 191st Street in the future because of development and the City's website has traffic survey data that can be reviewed.
9. Comment: We object to the enlargement of 191st Street due to an increase in traffic.
 - a. Response: The City Engineer only recommends changes to the entrance design based on the proposed site plan.
10. Who has jurisdiction over 191st Street?
 - a. Response: The City has jurisdiction if that portion of 191st Street has been annexed, otherwise the County. Maintenance would be determined based on an interlocal agreement. The City generally concentrates resources to improve intersections first.
11. What is the setback from 191st Street?
 - a. Response: There is about 75' from the centerline of 191st Street to the edge of the path plus 30' from the path to the edge of the closest lot plus the rear setback for a total of around 130' from the centerline of 191st Street to the back of the house. The dedication of the right-of-way to the City allows for the City to make improvements at a lower cost.
12. There are issues with traffic now on 191st Street at rush hour. What is the buildout timeframe?
 - a. Response: Development timeframe is estimated to be 4-6 years with the model being finished in late 2017.

13. Is MI the exclusive builder?

- a. Response: The City approves standards, not builders. Should a new builder take over, they would be held to the same standards being proposed unless they requested a change.

14. What is the property zoned now?

- a. Response: The property is currently zoned AGSF1 and the underlying zoning via the approved PUD would be SF4, which is common with similar developments. The lots would be 8,000-10,000 square feet with 60-70' lot widths. No developer is proposing projects consistent with the underlying AGSF1 zoning, which is consistent with the comprehensive plan.

15. Where are the utilities coming from?

- a. Response:
 - i. Sewer from Andover North
 - ii. Water from 191st Street and Shady Nook, along 191st Street
 - iii. Electric from 191st Street and Shady Nook area
 - iv. Gas from Andover North
 - v. Drainage would be directed northeast across the property to the existing natural drainage features, controlled by the pond system

16. I object to utilities via my property. How else would utilities get to the development?

- a. Response: Through right-of-way or by easements by agreement with other land owners.

17. Would people really pay \$340,000.00 to live next to the Marathon pumping station?

- a. Response: Living near utilities, people become used to the noise, like living next to a train.

18. What is the setback on the east side?

- a. Response: 40' common area plus the rear lot setback, for a total of around 60-70'

19. How long has MI been around, were they another company, where else are MI projects, and what is the highest price homes MI builds?

- a. Response: MI has been around since the mid-1970's. MI had never been another company. MI is developing neighborhoods in Zionsville, Noblesville, Carmel and Westfield. The highest priced homes are in the \$600k.

20. What is the percent of masonry?

- a. Response: The ordinance will require certain standards applicable to masonry, which could include cement board or brick.

21. What are the sizes of the homes?

- a. Response: Area “A” will be ranch homes with a minimum of 1400 square feet. Area “B”, the ranches will be a minimum of 1600 square feet and the two story will be a minimum of 2,000 square feet. There will be slab and basement lots. The standard will be higher than what is provided for in Andover North.

22. How are the side and rear of the homes going to look?

- a. Response: The proposed ordinance requires elements and detail on both the sides and rear, including overhangs, windows, and window trim for example. This standard will be applicable to all homes, both internal and external facing.

23. Will there be elevations available to review?

- a. Response: The ordinance will include character exhibits only. To see proposed elevations, visit existing MI neighborhoods such as Slater Run.

24. Will there be restrictions on street parking?

- a. Response: Yes via the covenants maintained by the HOA.

25. Is this property part of the City of Westfield and if not, will it be annexed?

- a. Response: The property is not annexed but the City requires that we do so.

26. Will other property owners be required to be annexed?

- a. Response: No, only the subject parcel will most likely be annexed.

Neighborhood Meeting Sign In-Sheet

MI Homes of Indiana, L.P. - Proposed Scofield PUD

Docket Numbers 1611-PUD-22; 1611-SPP-11; and 1611-ODP-11

Wednesday, October 26, 2016 at 6:30pm at Westfield City Hall building, 130 Penn Street, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
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- | | | | |
|----------------------------|-----------------------|--|--|
| 1. BRIAN JOHNSON | | | |
| 2. LARRY BOCK | | | |
| 3. ROD REASEN | | | |
| 4. Jason & Susan Carney | | | |
| 5. GLEN & Nancy Pfeiffer | | | |
| 6. Mike Maloney | | | |
| 7. Kevin & Beth Tribbett | | | |
| 8. Jeff Kanorky | | | |
| 9. Steve Hoover | City Council | | |
| 10. Cindy Spoljarc | Council | | |
| 11. JOE EDWARDS | CITY COUNCIL | | |
| 12. BRAD MICHAEL | | | |
| 13. Henry Scofield | | | |
| 14. Ken & Debbie Qualls | | | |
| 15. Joz and Leanna Roberts | | | |
| 16. Rev. Tim Krupski | | | |
| | LORD OF LIFE LUTHERAN | | |
| 17. JOSHUA MORIARTY | | | |
| 18. Melissa Johnson | | | |
| 19. | | | |
| 20. | | | |



Petition Number: 1611-DDP-33

Subject Site Address: 17001 Oak Ridge Road

Petitioner: Jackson Development, LLC by Kimley-Horn Associates, Inc.

Request: Detailed Development Plan landscaping amendment review for a previously approved Detailed Development Plan (1604-DDP-11) for a 132,936 sq. ft. building.

Current Zoning: OI: Open Industrial District

Current Land Use: Vacant

Approximate Acreage: 8.6 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT HISTORY

- On May 10, 2016, the Board of Zoning Appeals approved a Variance of Standard (1605-VS-08) for the reduction in Architectural Standards with the condition that the existing mound and evergreen trees along the western property line would remain.
- On June 6, 2016, the Plan Commission approved the detailed development plan (1604-DDP-11) for the Property to allow for the construction of the proposed building.
- On November 1, 2016, the Board of Zoning Appeals approved a modification (1611-VS-15) to the conditions of the previously approved variance. The modified condition now only requires the existing evergreen trees be preserved.
- The petitioner is now requesting approval of a landscape plan that modifies the previously approved mound height to a height consistent with the requirements of the Unified Development Ordinance.

- The petition was reviewed by the Technical Advisory Committee at its October 25, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's November 9, 2016, meeting.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.

- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

Permitted Uses: The proposed use is a light industrial which is permitted in the OI District.

- 22) Minimum Lot Area: 3 acres
- 23) Minimum Lot Frontage: 70 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 100 feet along Expressway or Arterial
 - b) Side Yard: 20 feet
 - c) Rear Yard: 40 feet
- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 60 feet
- 27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3 (G))
- 30) Building Standards (Article 6.4)
- 31) Fence Standards (Article 6.5)
- 32) Height Standards (Article 6.6)
- 33) Landscaping Standards (Article 6.8)
 - a) General Screening Standards (Article 6.8(H))
 - b) Detention and Retention Areas (Article 6.8(I))
 - c) Minimum Lot Landscaping Requirements (Article 6.8(K))
 - d) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
 - e) External Street Frontage Landscaping



- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping
- 34) Lighting Standards (Article 6.9)
- 35) Lot Standards (Article 6.10)
- 36) Outside Storage and Display (Article 6.12)
- 37) Outdoor Café and Eating Areas (Article 6.13)
- 38) Parking and Loading Standards (Article 6.14)
- 39) Setback Standards (Article 6.16)
- 40) Sign Standards (Article 6.17)
- 41) Vision Clearance Standards (Article 6.19)
- 42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 43) Easement Standards (Article 8.3)
- 44) Pedestrian Network Standards (Article 8.7)
- 45) Storm Water Standards (Article 8.8)
- 46) Street and Right-of-Way Standards (Article 8.9)
- 47) Surety Standards (Article 8.12)
- 48) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the November 9, 2016, APC 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.
- 3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



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

ZONING: Industrial

MINIMUM SITE REQUIREMENTS: 8.5 ACRES

Requirement: 5 shade trees + 5 ornamental/evergreen trees + 25 shrubs/acre

Required: 43 shade trees + 43 ornamental/evergreen trees + 213 shrubs

Provided: 43 shade trees + 15 transplanted evergreen trees+ 29 ornamental trees + 408 shrubs

FOUNDATION

Front Facade: 524 l.f.

Requirement: 1 ornamental tree or shrub/12 l.f.

Required: 44 ornamental trees or shrubs

Provided: 2 ornamental trees + 42 shrubs

Sides and Rear: 524 l.f. + (2) 259 l.f.

Requirement: Breakup lengths of building spans longer that 80 l.f.

Required: No stretch longer than 40 l.f.

Provided:

Side(s): 4 areas of plantings

Rear: 5 areas of plantings - These plantings are located further than 15' from the building due to the loading dock areas.

North: Industrial Zoning - no buffer required
East: Industrial Zoning - no buffer required
South: Industrial Zoning - no buffer required
West: Street Frontage @ 631 I.F.

(Requirement: 3 shade/evergreen trees + 2 ornamental trees + 25 shrubs/100 I.F.
Required: 19 shade/evergreen trees + 13 ornamental trees + 158 shrubs
Provided: 4 shade trees + 15 transplanted evergreen trees + 13 ornamental trees + 158 proposed shrubs)

PARKING

Interior: 97 spaces + 52 future spaces
Requirement: 1 island/200 I.F.; 1 tree + 4 shrubs/island
Required: 8 islands (current parking) + 5 islands (future parking)
Provided:

10 islands; 10 trees + 40 shrubs (current parking)
4 islands (10 islands shared with current parking); 4 trees + 16 shrubs (future parking)

Perimeter: 93 spaces @ 9' width
Requirement: 1 tree + 10 shrubs/30 I.F.
Required: 15 trees + 147 shrubs
Provided: 15 trees + 3' berm/elevation change (existing)

WESTFIELD BUSINESS CENTRE 17100 OAK RIDGE ROAD WESTFIELD, INDIANA	LANDSCAPE PLAN	JACKSON DEVELOPMENT 11805 NORTH PENNSYLVANIA STREET CARMEL, INDIANA 46032 PHONE: 317-797-1115	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 98TH STREET, SUITE 480, CARMEL, INDIANA 46032 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED						
				DESIGNED BY: KMH						
				DRAWN BY: LDS	△	OWNER CHANGES	11/02/16	APP		
				CHECKED BY: WAB	△	OWNER CHANGES	09/27/16	APP		
					△	PER TAC COMMENTS	04/01/16	MJT		
SHEET NUMBER			No.	REVISIONS	DATE	BY				
C8.0										

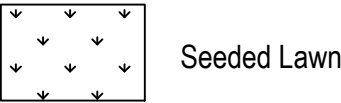
Drawing name: M:\16-929 Westfield Business Center\DWG\168372000 - Landscape Plan.dwg C81 Nov 03, 2016 2:37pm by kjorcor
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	10	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	2	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Gle-t	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	7	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Ulm-a	9	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2"Cal	full, strong central leader, matched
Ulm-f	4	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2"Cal	future tree; full, strong central leader, matched
Zel-s	4	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched

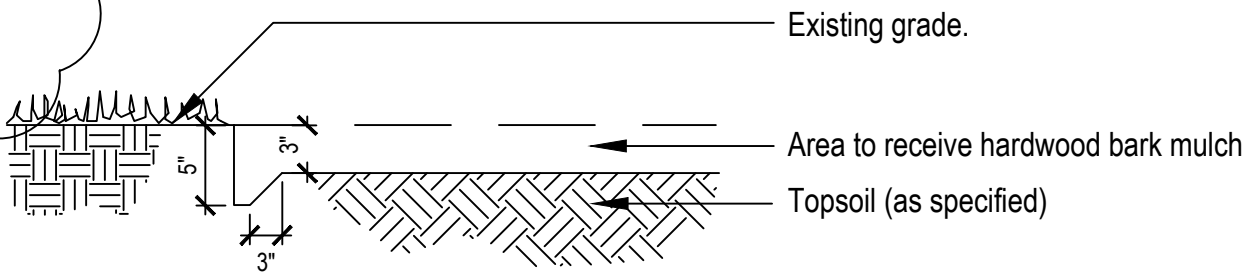
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-x	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	6' ht.	multi-trunk; matched
Cer-c	20	Cercis canadensis	Eastern Redbud	B & B	6' ht.	multi-trunk, matched
Syr-r	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	68	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Cor-c	40	Cornus sericea 'Kelsey'	Kelsey Red Twig Dogwood	container	18" spread	space @ 3'-0" o.c.
Ile-m	24	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	container	24"	space @ 8'-0" o.c., allow to mass, provide 1 Blue Prince per 5 Blue Princesses
Ite-v	20	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	container	18"	space @ 3'-0" o.c.
Ite-f	5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	container	18"	future shrub; space @ 3'-0" o.c.
Jun-c	22	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	container	24"	space @ 5'-0" o.c., allow to mass
Jun-v	60	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 3'-0" o.c., allow to mass
Myr-p	5	Myrica pensylvanica	Northern Bayberry	container	24"	space @ 8'-0" o.c., allow to mass
Pan-n	26	Panicum virgatum 'Northwind'	Northwind Switch Grass	pot	#2	space @ 2'-6" o.c.
Phy-o	31	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	container	24"	space @ 5'-0" o.c.
Rhu-a	31	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 4'-0" o.c., allow to mass
Rhu-f	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	future shrub; space @ 4'-0" o.c., allow to mass
Vib-d	68	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	container	18"	space @ 4'-0" o.c.



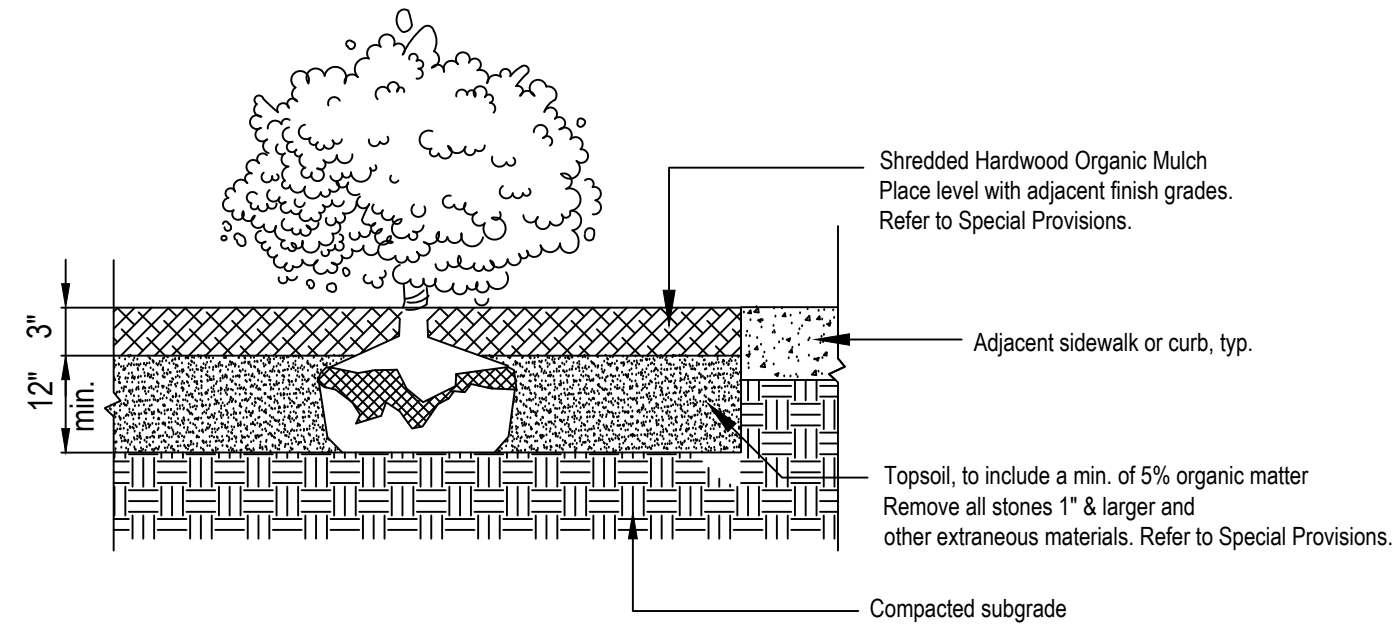
EXISTING TREE SURVEY - those to remain only

TREE #	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	Pinus strobus	White Pine	14' ht.	protect throughout construction
2	Picea pungens 'Glauca'	Colorado Blue Spruce	14' ht.	protect throughout construction
3	Picea pungens	Colorado Spruce	14' ht.	protect throughout construction
4	Picea pungens 'Glauca'	Colorado Blue Spruce	14' ht.	protect throughout construction
5	Picea pungens 'Glauca'	Colorado Blue Spruce	14' ht.	protect throughout construction
6	Picea pungens 'Glauca'	Colorado Blue Spruce	14' ht.	protect throughout construction
7	Picea pungens 'Glauca'	Colorado Blue Spruce	14' ht.	protect throughout construction
8	Pinus strobus	White Pine	14' ht.	protect throughout construction
9	Pinus strobus	White Pine	14' ht.	protect throughout construction
10	Pinus strobus	White Pine	14' ht.	protect throughout construction
11	Pinus strobus	White Pine	14' ht.	protect throughout construction
12	Pinus strobus	White Pine	14' ht.	protect throughout construction
13	Pinus strobus	White Pine	14' ht.	protect throughout construction
14	Pinus strobus	White Pine	14' ht.	protect throughout construction
15	Picea pungens 'Glauca'	Colorado Blue Spruce	8' ht.	protect throughout construction
16	Pinus strobus	White Pine	16' ht.	protect throughout construction
17	Pinus strobus	White Pine	16' ht.	protect throughout construction
18	Pinus nigra	Austrian Pine	18' ht.	protect throughout construction



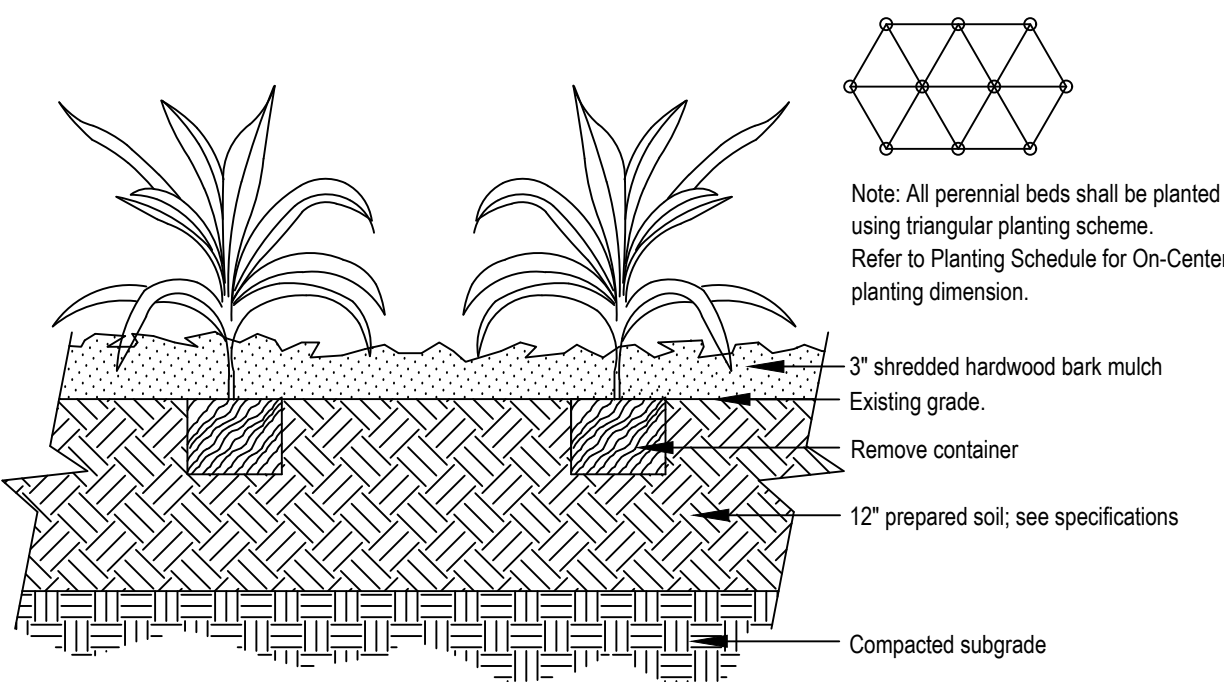
SPADE EDGE

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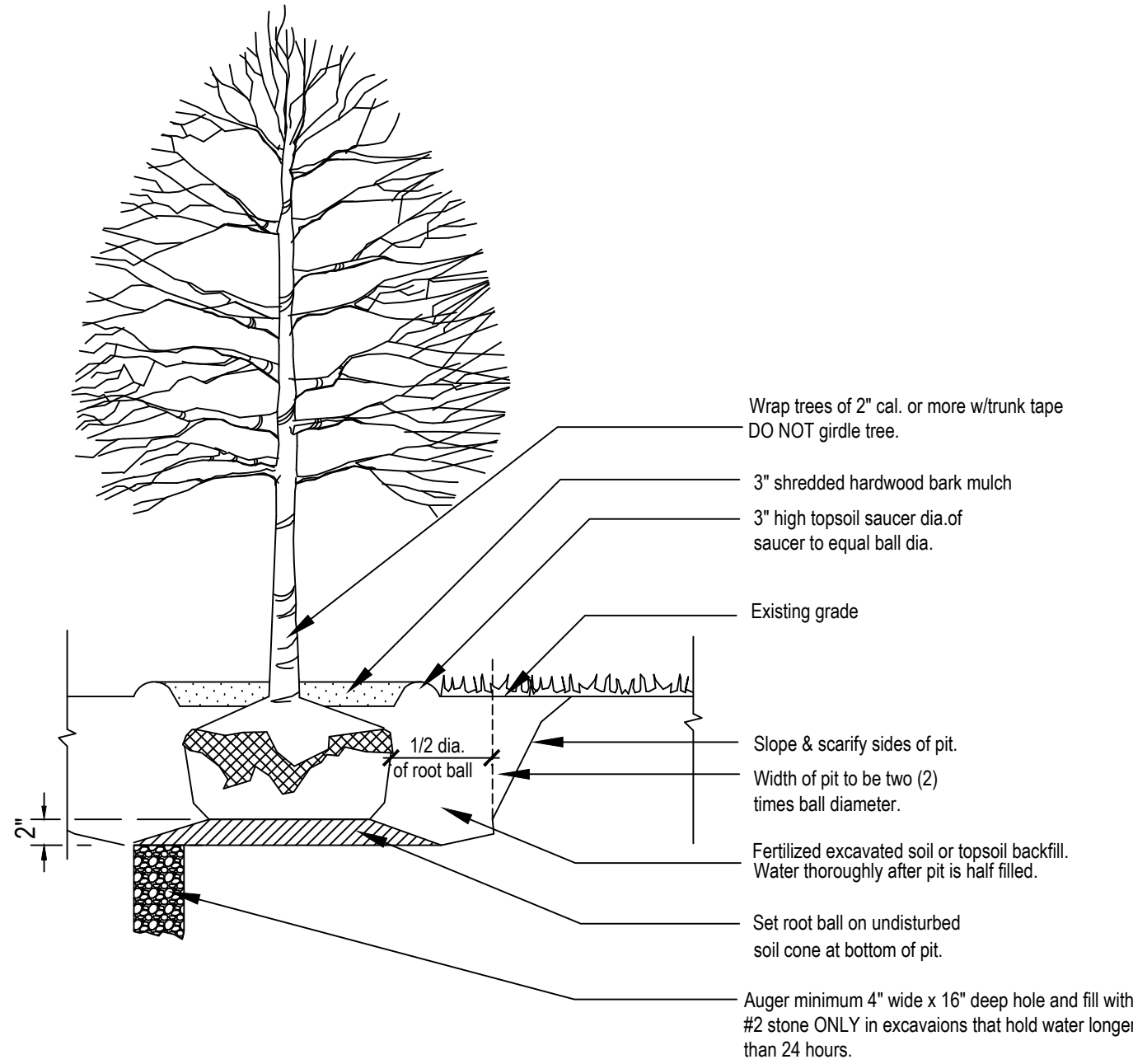
LANDSCAPE BED PREPARATION

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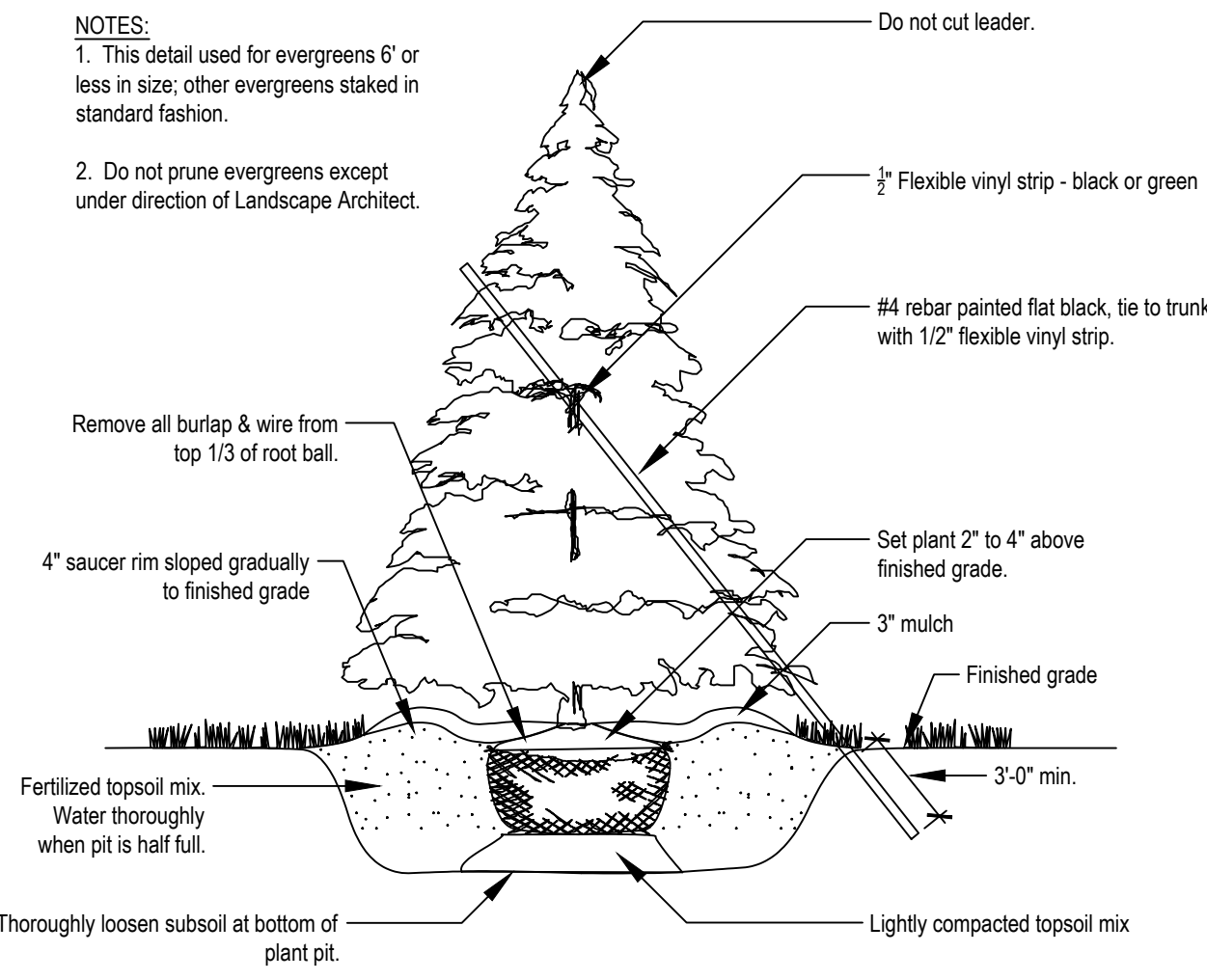
PERENNIAL PLANTING

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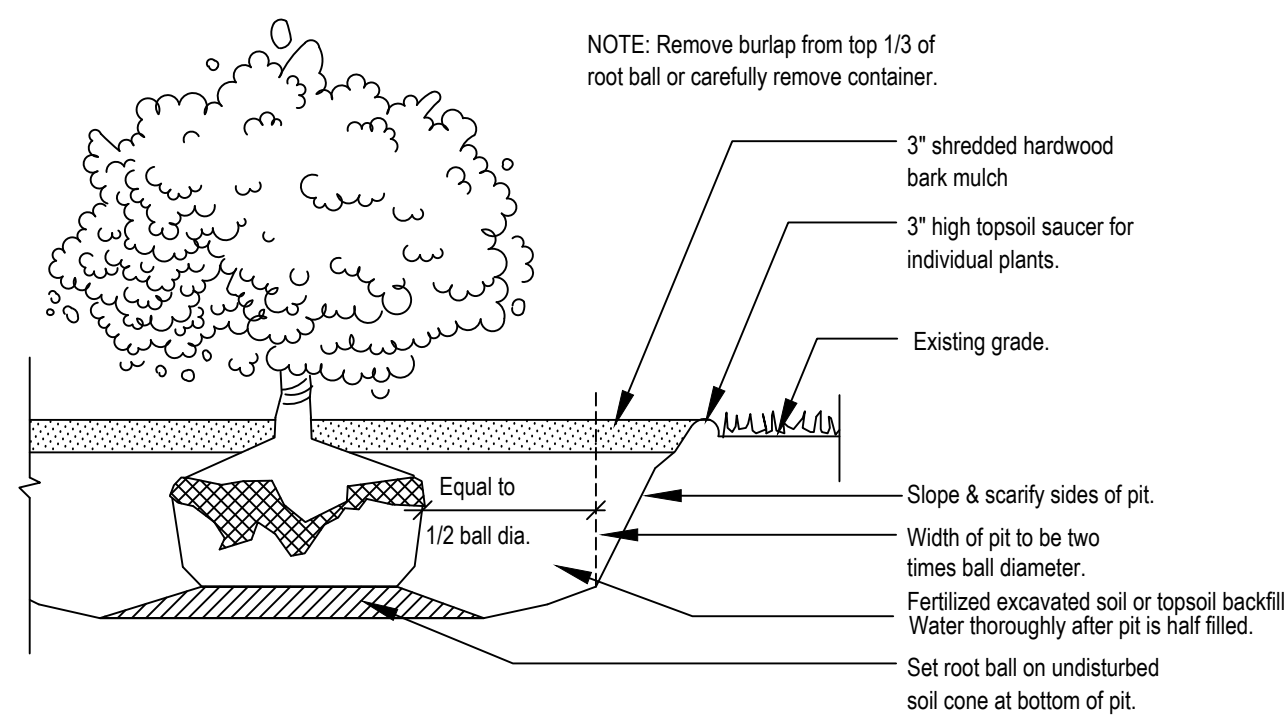
TREE PLANTING

Not to Scale



EVERGREEN TREE PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale



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



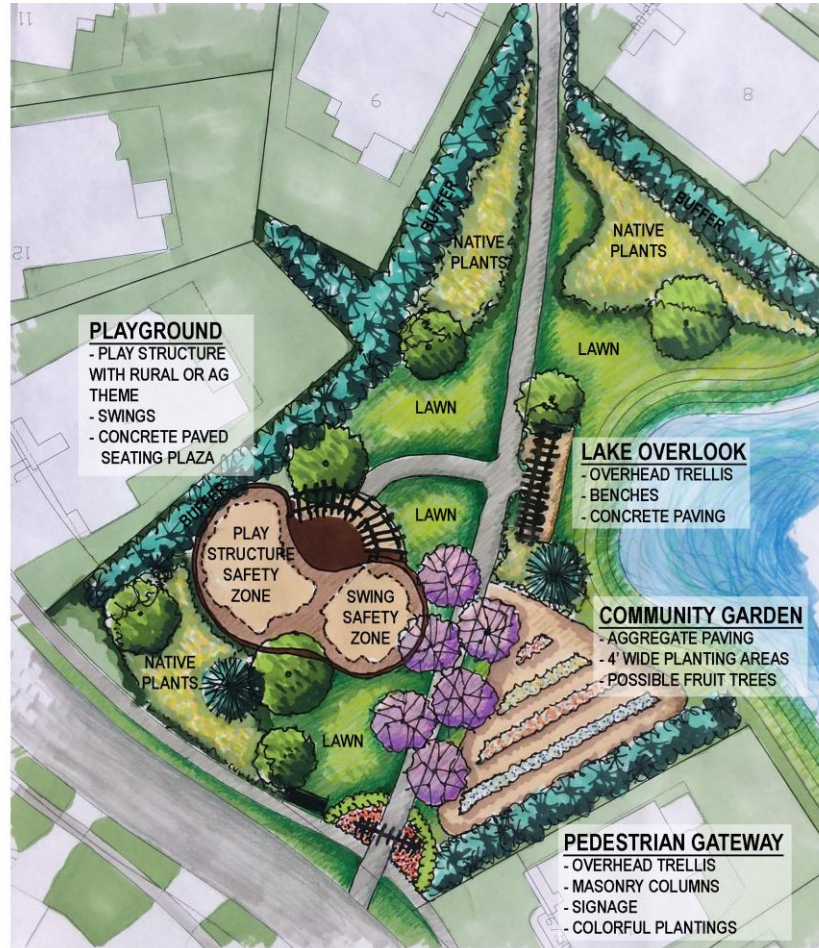
Area 2

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

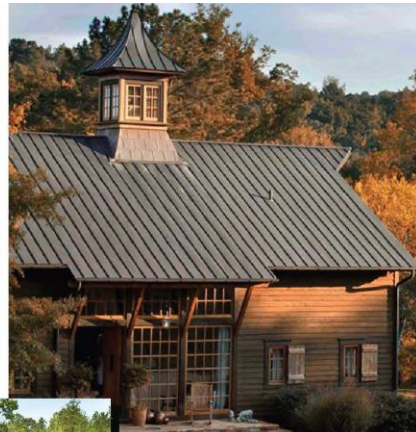


Area 5

South of 151st Street



ARCHITECTURAL CHARACTER IMAGERY



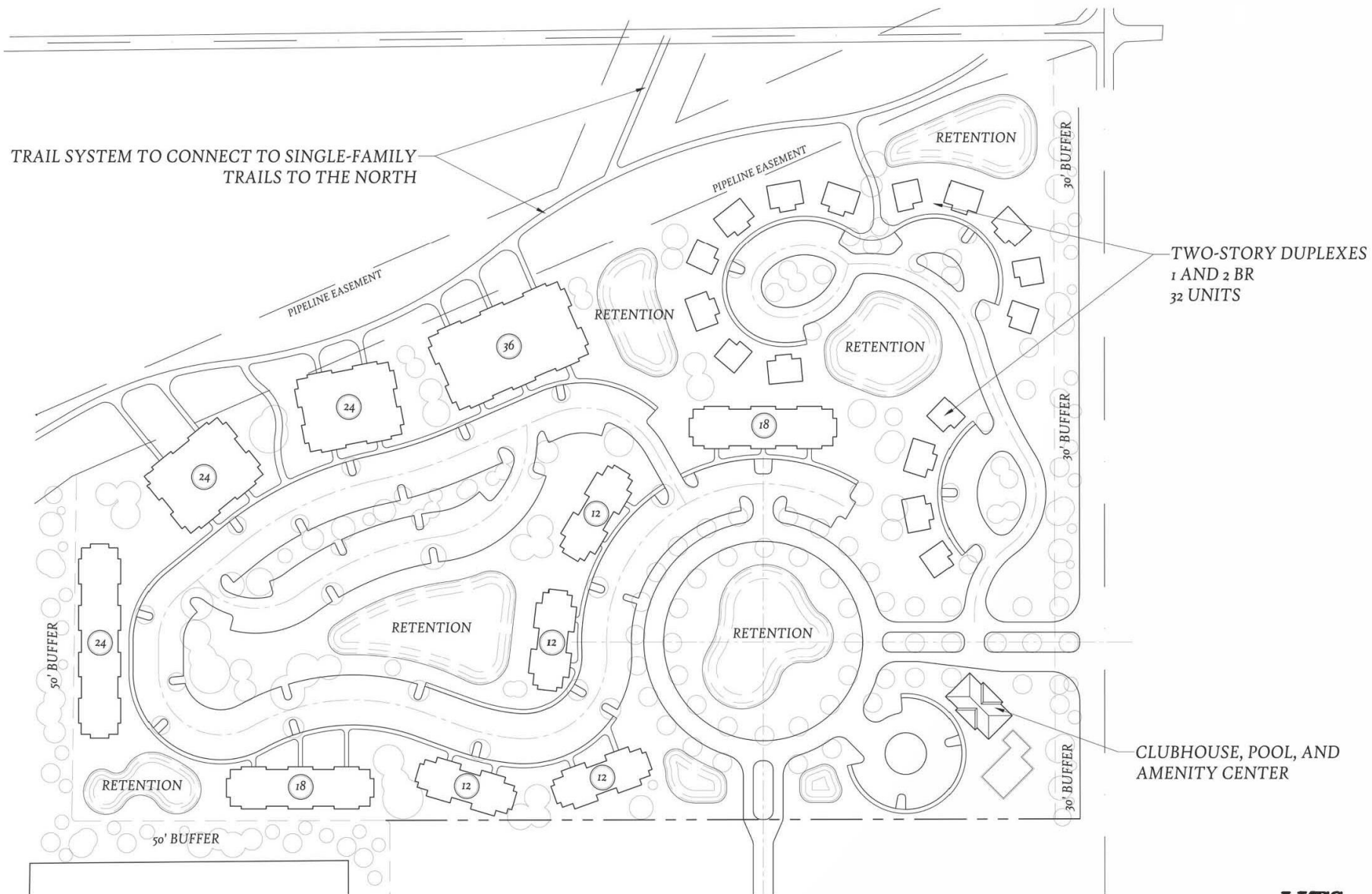




MULTI - FAMILY ARCHITECTURAL PATTERN & VERNACULAR INSPIRATION PAGE



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



NTS



1 BR- Front

Typical Side

2 BR- Front

Typical Rear



COMMUNITY MODIFICATIONS

WOOD WIND OF WESTFIELD

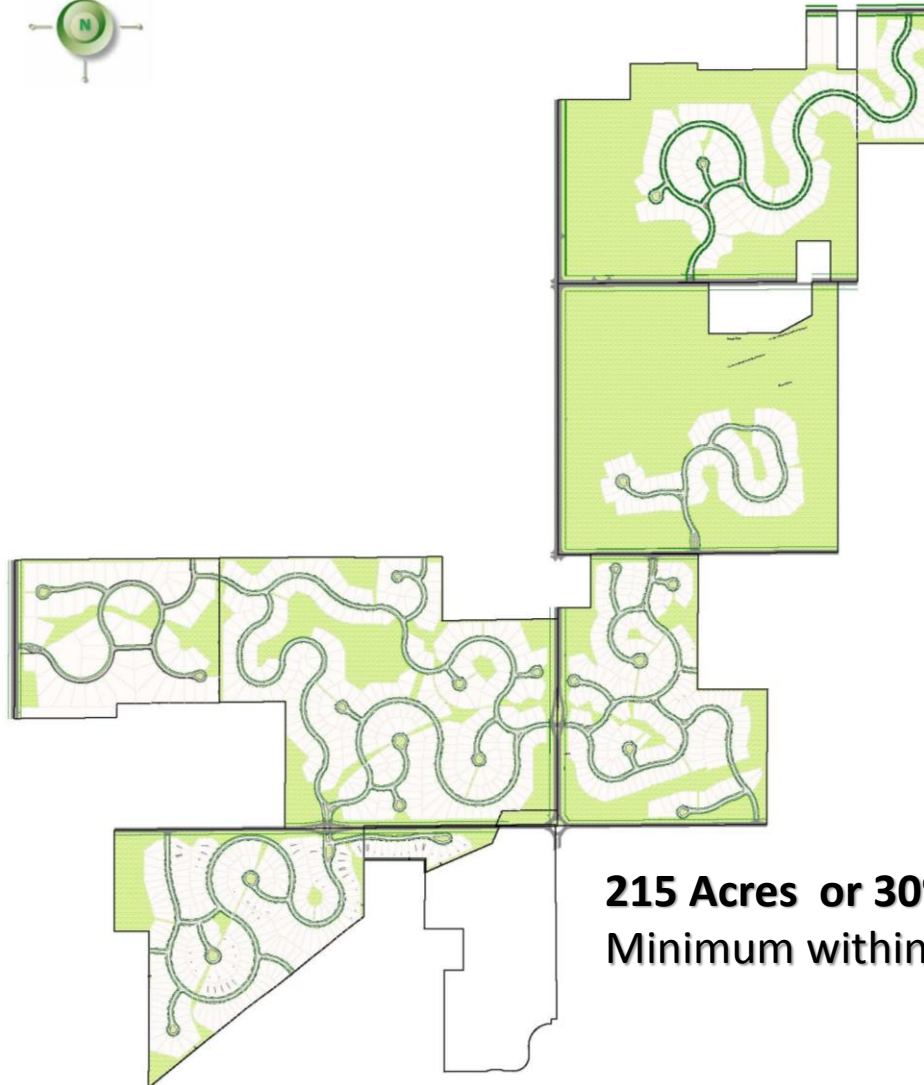
Comprehensive Plan Analysis



	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

