



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_06_2016

Tuesday, September 06, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 06, 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 - August 15, 2016

Documents: [August 15, 2016, Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1510-DDP-17

Towne Road Wireless Communication Tower

16414 Towne Road

Crown Castle by Bingham Greenbaum Doll, LLP requests Detailed Development Plan review for a new wireless communication tower on approximately 34.2 acres +/-, located in the AG-SF1: Agriculture / Single-Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Statement of Need and Coverage Maps](#) | [Public Comment](#)

1606-PUD-07

Harmony Planned Unit Development (PUD) District Amendment (Commercial Area)

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan and Elevations \(updated 09/05/16\)](#) | [Exhibit 4: Harmony PUD Ord 12-14](#) | [Exhibit 5: Amendment Ord 16-12 \(redline\)](#) | [Exhibit 6: Amendment Ord 16-12 \(clean version\)](#) |

PUBLIC HEARINGS

1609-PUD-14 [PUBLIC HEARING]

Junction North Planned Unit Development (PUD) District

Southwest Corner of Hoover Street and Union Street

Matthew and Teresa Skelton request a change of zoning of 1.55 acres +/- from the SF3: Single-Family Medium Density District to the Junction North Planned Unit (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibit](#) | [Exhibit 5: Junction North PUD Ordinance_Ord 16-26](#)

1609-PUD-15 [PUBLIC HEARING]

Springmill Trails Planned Unit Development (PUD) District Amendment

South Side of West 186th Street (Water's Edge)

MI Homes of Indiana, L.P. by Nelson & Frankenberger requests an amendment for 50.30 acres +/- of the Springmill Trails Planned Unit Development (PUD) District pertaining to certain architectural standards.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Springmill Trails PUD Ord. 11-19](#) | [Exhibit 4: Proposed PUD Amendment](#)

1609-PUD-18 (Formerly: 1609-PUD-17) [PUBLIC HEARING]

Enclave & Springs Planned Unit Development (PUD) District Amendment

15807 Longship Court (The Springs at Viking Meadow)

Heather Raymond by Perma Pools Corp. requests an amendment to modify the minimum rear yard building setback line for a swimming pool from twenty (25) feet to fifteen (15) feet.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Development Standards Matrix](#) | [Exhibit 5: Proposed Ord 16-34](#) | [Exhibit 6: Public Comments](#)

1609-PUD-16 [PUBLIC HEARING]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 780 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: Project Overview](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Comp Plan Excerpts](#) | [Exhibit 6: Wood Wind PUD Ord 16-27](#) | [Exhibit 7: Neighbors' Meeting Summary](#) | [Exhibit 8: Public Comment](#) | [Petitioner's Presentation](#)

CONTINUED ITEMS

1608-PUD-13 [CONTINUED]

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 +/-.

1607-PUD-09 [CONTINUED]

Liberty Ridge Planned Unit Development (PUD) District

South side of 151st Street; East of Towne Road

CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger 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.

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

Liberty Ridge

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.

1606-DDP-20 [CONTINUED]

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.

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

South of State Highway 32, East of Oak Ridge Road

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 15, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:15 p.m. due to inclement weather.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: August 1, 2016, Meeting Minutes

Motion: Approve the August 1, 2016, minutes.

Motion: Hoover; Second: Schmitz; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1604-DDP-13

Description: Radrick Professional Building
Northwest Corner of Gray Road and Radrick Drive
Justin Gilmore by R.E. Thomason & Associates requests Detailed Development Plan approval of a 10,000 sq. ft. +/- office building on 1.47 acres +/- in the Bridgewater Planned Unit Development (PUD) District.

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

R. Smith asked about the north elevation.

Richard Thomason, R.E. Thomason & Associates, architect for the project, responded considerations that were given, including incorporation of dormers and landscaping along the north elevation.

Motion: Approve 1604-DDP-13 with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

Case No. 1607-DDP-25

Description: J.C. Hart Harmony
Harmony Mixed Use District, Lot 3
J.C. Hart Company, Inc. by Nelson & Frankenger requests approval of a Detailed Development Plan for 257 Multi-family Dwellings on 11.89 acres +/- on Lot 3 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, and noted the revisions made since the public hearing.

Motion: Approve 1607-DDP-25 with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.

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

Case No. 1607-PUD-10

Description: Big Hoffa's Restaurant in the Junction Planned Unit Development (PUD) District
Northeast Corner of East Street and State Road 32
Big Hoffa's Restaurant by EdgeRock Development, LLC requests a change of zoning of 2.66 acres +/- from the SF3: Single-Family Medium Density District to the Big Hoffa's Restaurant Planned Unit Development (PUD) District.

Rubadue presented an overview of the proposed amendment ordinance and revisions, as outlined in the Department report.

T. Smith inquired about the fence specifics and accommodations for the future roundabout.

Birch Dalton, EdgeRock Development Co., responded presenting the details of the fence design per the proposed landscape plan and the ordinance language regarding the dedication of right-of-way for the roundabout.

Maue asked about the exterior activities and smoker that occur at the current location and how that would be addressed with this location. Noted he likes the fence design.

Dalton responded the smoker, which is essential to the identity of the restaurant, will be a newer model that emits less smoke and the wood will be stored in the back and that the other activities would be accommodated in the building.

Hoover requested the petitioner's consideration prior to Council's consideration to incorporate landscaping on the outside of the proposed fence to soften the fence for adjacent neighbors.

Motion: Forward petition 1607-PUD-10 (Ordinance 16-19) to the City Council with a favorable recommendation.

Motion: Maue; Second: Woodard; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1608-PUD-13 [PUBLIC HEARING]

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 proposed ordinance, as outlined in the Department report.

Birch Dalton, EdgeRock Development Co., gave a brief presentation about the expansion of the proposed development.

T. Smith inquired about preserving existing trees on the properties.

Dalton noted the preservation of the tree line along the Midland Trace Trail, but that they would attempt to preserve trees abutting the exception parcel.

Public Hearing opened at 7:47 p.m.

Sharon Williams, 807 E SR 32: Expressed her concern about water availability for wells and assurance that her property would not flood.

Public Hearing closed at: 7:51 p.m.

No additional action is required at this time.

Case No. 1510-DDP-17 [PUBLIC HEARING]

Description: Towne Road Wireless Communication Tower
16414 Towne Road
Crown Castle by Bingham Greenbaum Doll, LLP requests Detailed Development
Plan review for a new wireless communication tower on approximately 34.2 acres
+/-, located in the AG-SF1: Agriculture / Single-Family Rural District.

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

Michael Price, Crown Castle, representing petitioner, gave a brief presentation.

Public Hearing opened at 7:54 p.m.

John DuBois, 1719 West 161st Street: Had questions about the process for the cell tower as a result of the Board of Zoning Appeals' consideration of the Special Exception and subsequent law suit. He questioned the need for the cell tower.

Public Hearing closed at: 7:57 p.m.

No additional action is required at this time.

CONTINUED ITEMS

Case No. 1607-PUD-09 [CONTINUED]

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.

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

Description: Liberty Ridge
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. 1606-DDP-20 [CONTINUED]

Description: CVS, Harmony
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenger 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.

Case No. 1606-PUD-07 [CONTINUED]

Description: Harmony Planned Unit Development (PUD) District Amendment
Northwest Corner of 146th Street and Ditch Road (Commercial Area)
TMC Developers, LLC by Nelson & Frankenger requests an amendment to the Mixed-Use District (Commercial Area) of the Harmony 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
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

Case No. 1512-PUD-27 [WITHDRAWN]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

Case No. 1607-DDP-28 [WITHDRAWN]

Description: Childrens Montessori House (CMH) Expansion
4535 E 169th Street
Omar Usmani requests approval of a Detailed Development Plan for a parking lot addition and perimeter landscaping on 2.17 acres +/- in the SF3: Single-Family Medium Density District.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Woodard; T, Smith seconded. Vote: 8-0.

The meeting adjourned at 8:05 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 6, 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 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.

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

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

Acreage: 731 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner's Project Overview
4. Concept Plan
5. Comprehensive Plan Excerpts
6. Proposed Ord. 16-27 (Wood Wind PUD)
7. Petitioner's Neighbor Meeting Summary
8. Public Comments

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the August 8, 2016, City Council meeting. The petition will receive a public hearing at the September 6, 2016, Advisory Plan Commission (the "Plan Commission") 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. A summary of those meetings 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 seven hundred and thirty-one (731) acres and includes real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road (see **Exhibit 2**). 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 1](#)).



Figure 1: Contextual Exhibit

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Wood Wind”, that would allow for a mixed-use golf course development. The proposed ordinance establishes eight (8) areas for the development of the property, as generally illustrated on the Concept Plan at [Exhibit 3](#) (areas are further identified in [Figure 2](#)):

Single-Family Residential and Golf Course Areas (Areas 1 through 5): These areas make up the majority of the proposed development and allows for detached single-family residential uses, golf course uses (the existing Wood Wind golf course, including the relocation of four (4) golf holes) and development amenity areas.

The proposed ordinance defaults to the SF4: Single-Family High Density District as the underlying zoning district for these areas.

Multi-Family Area: This area, which includes 30 acres on the Concept Plan, is located at the southwest corner of 151st Street and Towne Road and allows for a variety of attached and multi-family dwellings, a childcare center, and office uses.

The proposed ordinance defaults to the MF2: Multi-Family Medium Density District as the underlying zoning district for this area.

Commercial Area: This area, which includes 20 acres on the Concept Plan, is located on the northwest corner 146th Street and Towne Road and allows for GB: General Business District uses as well as one (1) gasoline service station, assisted living facilities and nursing homes.

The proposed ordinance defaults to the GB: General Business District as the underlying zoning district for this area.

Flexible Use Area: This area is located between the Multi-Family Area and Commercial Area and consists of 10 acres, which is intended to allow for its development in accordance with either the Multi-Family Area or Commercial Area standards.

Bulk and Density Standards: The proposed ordinance does not establish a maximum number of single-family dwellings; however, the Concept Plan depicts approximately 1,007 single-family lots.

Areas 1 through 5 consists of 671 acres +/-, which results in a density of 1.5 du/acre +/- for the single-family areas. The single-family areas include lot standards that range from 60' wide (7,500 sq. ft.) to 75' wide (9,750 sq. ft.).

The proposed ordinance establishes a maximum of 425 multi-family units and 15 du/acre for the Multi-Family Area. The Commercial Area includes a restriction that no single tenant may exceed 90,000 square feet.

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

Golf Course and Development Amenities: The proposed ordinance incorporates various modifications to accommodate the petitioner's vision for new improvements to complement the existing golf course structures and design theme of the development (e.g., architecture, accessory buildings, landscaping, signs).

Architectural Standards:

Single-Family Residential: The UDO's architectural standards for single-family homes includes rear and side façade requirements when facing a perimeter street, and it

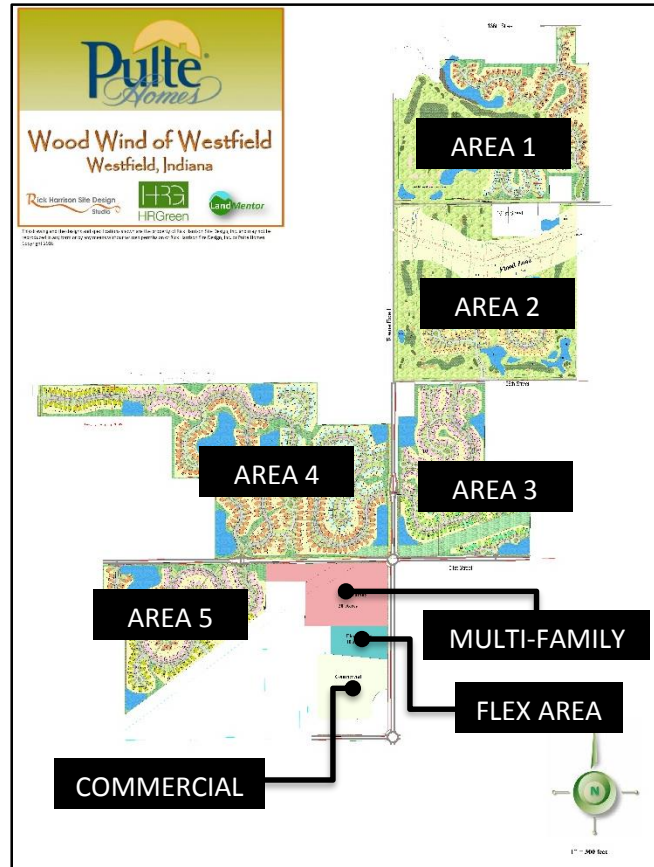


Figure 2: PUD District Areas

includes streetscape diversity requirements. The proposed ordinance lessens both of these standards. The proposed ordinance incorporates character images of front elevations “intended to capture the intended quality”. The proposed ordinance does not include any specificity for other architectural standards for single-family homes.

Multi-Family Area: The proposed ordinance generally defaults to the UDO’s multi-family architectural standards and incorporates character images to which “buildings shall be constructed substantially in accordance with.”

Commercial Area: The proposed ordinance defaults to the UDO’s commercial architectural standards and includes additional restrictions regarding placement of a drive-thru or fueling station pumps along 146th Street or Towne Road (similar to the requirements of the SR32 Overlay District) and additional wall plane restrictions for building facades oriented towards 146th Street or Towne Road.

Landscaping Standards: The proposed ordinance modifies the otherwise applicable standards as follows:

Buffer Yard Standards: The proposed ordinance replaces the otherwise applicable Buffer Yard Requirements. In general, the below chart provides a comparison of the UDO’s standards¹ to the proposed standards. The proposed ordinance provides an exhibit (Exhibit C-8) identifying the proposed buffer yard locations. The Department is coordinating with the petitioner to improve the legibility of this exhibit.

	UDO		PUD			
	Buffer A	Buffer B	Buffer A	Buffer B	Buffer C	Buffer D
Minimum Width (ft)*	30	40	20	30	20	30
Shade Trees	3	4	4	4	4	0
Ornamental Trees	-	-	2	2	2	2
Evergreen Trees	3	4	-	1	2	5
Shrubs	10	10	-	-	-	-
Mound / Fence	-	4’ tall for 60% of shared lot line	-	-	-	-
Native Wildflower, Prairie & No-mow Grasses (% of Buffer Yard area)	-	-	30%	15%	10%	10%

*The proposed ordinance permits up to 20% of a buffer yard to be reduced by up to 40% or 12 feet, whichever is greater.

**The proposed ordinance requires that a percentage of plantings within each buffer yard be larger at planting than the UDO would otherwise require with the intent that staggering planting sizes would give the appearance of a more natural (versus “engineered”) buffer.

¹ Article 6.8(N)(4) Landscaping Standards; Buffer Yard Requirements; Buffer Yard Types.

External Street Frontage Landscaping Requirements: The proposed ordinance replaces and generally reduces the External Street Frontage Landscaping Requirements that would otherwise apply along the perimeter streets of the development. In general, the below chart provides a comparison of the UDO's standards² to the proposed standards:

	Single-Family		Multi-Family		Commercial	
	UDO	PUD	UDO	PUD	UDO	PUD
Minimum Width (ft)	30	20	30	20	10	20
Shade Trees	3	4	3	4	3	4
Evergreen Trees	4	2	4	-		-
Ornamental Trees	3	2	3	2	2	2
Shrubs	25	-	25	-	25	-
Mound / Fence	3' tall	prohibited	3' tall	-	-	-
Native Wildflower, Prairie & No-mow Grasses (% of Buffer Yard area)	-	30%	-	30%	-	30%

*The proposed ordinance provides that no external street frontage landscaping is required for Golf Course and Development Amenity parcels.

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 open space is proposed as shown on the Concept Plan. The Department is working with the petitioner to quantify this requirement. The proposed ordinance also incorporates specific amenity standards for the primary amenity center, and the corresponding timing to install them.

Pedestrian Network Standards: The proposed ordinance defaults to the pedestrian network as depicted on the Concept Plan. The Department is working with the petitioner to provide greater detail of the proposed network. As depicted on the Concept Plan, it appears sidewalks are not proposed on both sides of internal streets nor are paths depicted along all perimeter streets.

Infrastructure Standards: The petitioner is proposing modifications to the City's construction standards (e.g., street widths, cul-de-sac design, centerline radius, intersection geometry). The Department (in conjunction with the Public Works Department, Fire Marshal and School District) has been coordinating with the petitioner to provide greater specificity to refine the proposed modifications to the City's construction standards. The currently proposed modifications (Section 8 of the proposed ordinance) will be required to be removed from the proposed ordinance and addressed in a separate document to be considered by the Board of Public Works and Safety.

² Article 6.8(M) Landscaping Standards; External Street Frontage Landscaping.

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 on a scale to provide greater detail on the Concept Plan in accordance with the above. In addition, as part of the Technical Advisory Committee review of this petition, the petitioner has been provided preliminary comments regarding the Concept Plan specific to connectivity, emergency access and circulation.

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 provided the scope to the petitioner on August 9, 2016, and the Department understands the study is underway and will be submitted by the petitioner upon completion.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as primarily **New Suburban (yellow area)**, with areas along the western end as **Existing Rural Southwest (gray area)** and areas at the northwest corner of 146th Street and Towne Road as **Local Commercial (pink area)** (see [Figure 3](#)). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

For reference, applicable excerpts from the Comprehensive Plan are included at [Exhibit 5](#). Below is a general summary of the background of the Comprehensive Plan for each land use classification. The development policies and recommended zoning regulations of the Comprehensive Plan are included at [Exhibit 5](#).

Existing Rural Southwest (gray area): 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

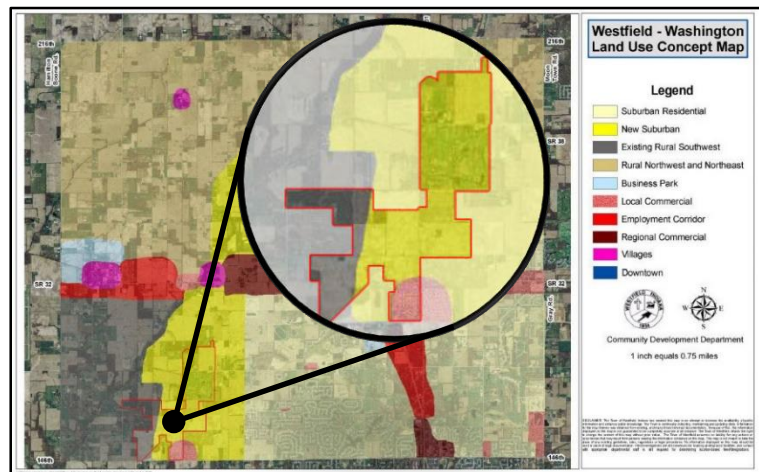


Figure 3: Future Land Use Plan

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.³

The **Southwest Rural Residential** area includes single-family residences, equestrian uses, and artisan farms in agricultural and rural areas. It also includes the Little Eagle Creek watershed, wetlands, rolling topography, and upland woods. The open nature of the area is enjoyed by many, and because open space is a valued community amenity, every effort should be made to encourage uses that preserve this open character. 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 Subdivisions⁴.

New Suburban (yellow area): 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.⁵

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

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

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.⁶

³ Comprehensive Plan, page 26.

⁴ Comprehensive Plan, page 25.

⁵ Comprehensive Plan, page 40.

⁶ Comprehensive Plan, page 39.

Local Commercial (pink area): 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.⁷

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.⁸

Overall Community Goals and Policies: In addition to those goals and policies of the individual land use classifications, the Comprehensive Plan also includes goals and policies to be applied community-wide for buffers and transitions⁹, residential design standards¹⁰, and open space and recreation¹¹, which are included in the Comprehensive Plan excerpt attached at **Exhibit 5**.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Roads: 151st Street and 166th Street; (ii) Secondary Arterial: Shelborne Road; (iii) Primary Arterial: Towne Road and 146th Street; (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

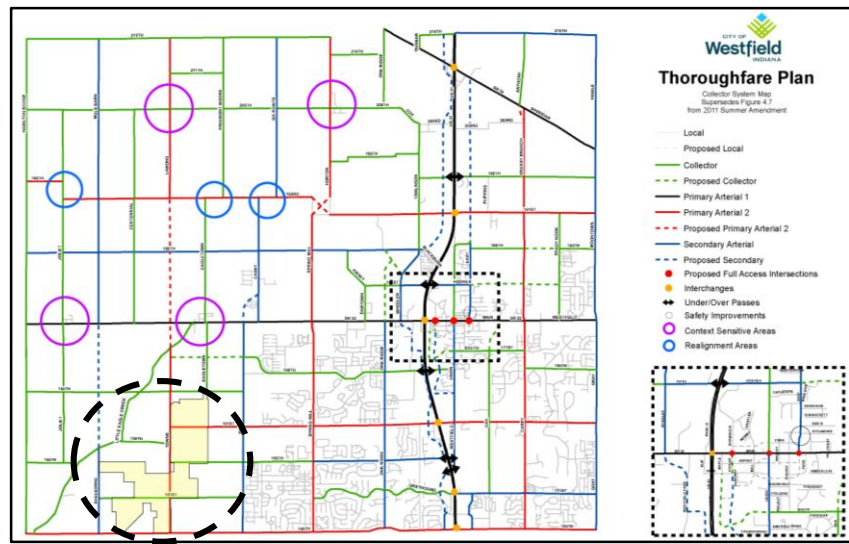


Figure 4 : Thoroughfare Plan

⁷ Comprehensive Plan, page 47.

⁸ Comprehensive Plan, page 37.

⁹ Comprehensive Plan, page 11.

¹⁰ Comprehensive Plan, page 17.

¹¹ Comprehensive Plan, page 19.

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 public hearing for this petition is scheduled for 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.

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

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 6, 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 Jesse Pohlman at (317) 402-4380 or jpohlman@westfield.in.gov.

Shelborne Rd

Towne Rd

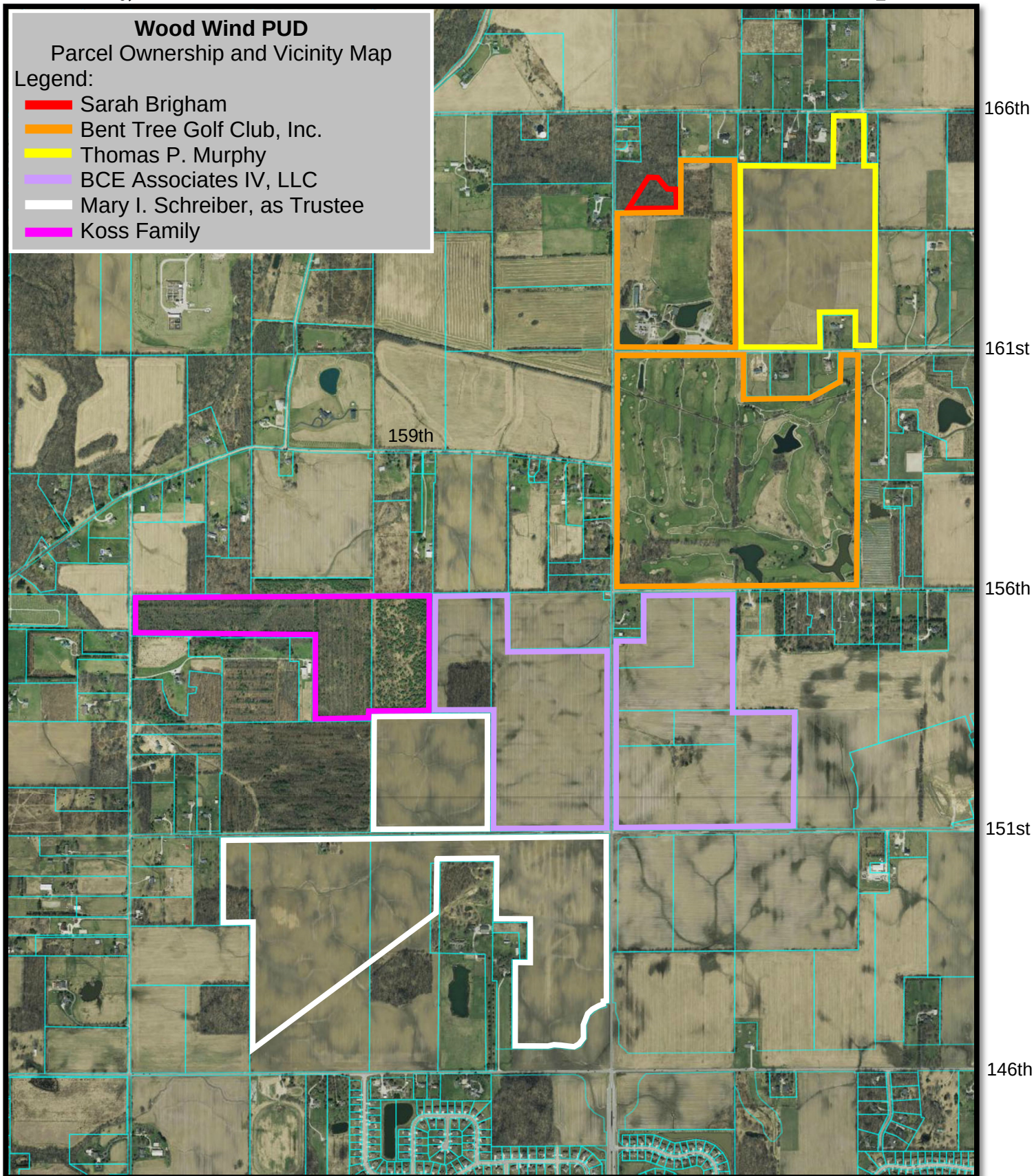


Wood Wind PUD

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



2016-08-15

Project Overview

Wood Wind Planned Unit Development

Pulte Homes of Indiana, LLC, proposes the development of a Planned Unit Development (“PUD”) consisting of approximately 731 acres along Town Road in the vicinity of 146th Street to 166th Street. The PUD is proposed to be named Wood Wind, after the centerpiece of the development, the Wood Wind Golf Course.

Established in 1988, the Wood Wind Golf Course is the only public golf course in Westfield. Since its inception, Wood Wind Golf Course has served the Westfield community in numerous ways, including: providing fitness opportunities; providing scholarships; hosting fund raisers; etc. Unfortunately, the current financial structure of Wood Wind Golf Course is not sustainable. Without a change, the golf course cannot continue to operate. Through the Wood Wind PUD, a master planned community will be created with the Wood Wind Golf Course as the centerpiece. The residents of the Wood Wind community will be afforded varying levels of membership to the Wood Wind Golf Club which will create a long term revenue stream for the Wood Wind Golf Course. Pulte Homes of Indiana, LLC, and Wood Wind Golf Course believe that by teaming-up to create a master planned community designed with the Wood Wind Golf Course as the centerpiece, the financial stability needed to maintain, modernize and update the Wood Wind Golf Course will allow it to remain open as a public daily fee golf course serving the Westfield community for many more years.

The Wood Wind community is designed to comply with land use and density recommendations of the Westfield-Washington Township Comprehensive Plan near 146th Street and transition to a lower density development pattern to the north as the Wood Wind community enters into a more rural area. Multiple home series will be offered within the community ranging from traditional two-story products to ranch homes targeted toward the empty nest buyer.

The Wood Wind community will recognize the rural character of the area that exists today and will respect the surrounding farmsteads and large lot homes. The existing black board fence that is seen in the area will be incorporated at certain areas along thoroughfares and several entry points into the new residential community. A curvilinear design concept is used to pull homes away from perimeter roads and minimize the visibility of the rear of the homes from the perimeter roads. Along interior roads, varying front yard setbacks are used to create a greenway of changing depth between the front of the homes and the interior roadways. Buffer areas will be designed with plant materials arranged in natural, irregular drifts or ribbons. Trees shall be grouped or clustered with open-space between groupings. This is intended to create a natural woodland feel that will mimic the surrounding rural landscape.

Another highlight of the Wood Wind community will be the development of an amenities area adjacent to the existing Wood Wind Golf Course clubhouse. Plans are to include: a multipurpose recreation center; a lap pool; a resort pool; a kid’s pool; tennis and basketball courts; and, an upgraded banquet pavilion. All residential areas of Wood Wind community will be connected to the amenities area through a significant pedestrian trail network.



Wood Wind of Westfield Westfield, Indiana

Rick Harrison Site Design
Studio



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1" = 300 feet

Chapter 2: Land Use Plan

LAND USE PLAN INTRODUCTION

The Town of Westfield and Washington Township are located in fast-growing Hamilton County and are experiencing growth pressures as desirable locations in the Greater Indianapolis Metropolitan Area. Citizens of the community value many aspects of life in Westfield that can be retained through careful planning. This section of the Westfield – Washington Township Comprehensive Plan is intended to establish policies that guide future land use decisions. The policies contained in this plan also will form the basis for future land use regulations.

The purpose of this element of the Comprehensive Plan is to serve as a guide for Westfield’s future development. 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 Town Council, and it is the official policy of the Town of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Advisory Plan Commission, the Town Council, and the Board of Zoning Appeals in their decision making.

This section has two parts: overarching community development policies, and land-use specific policies. Each set of policies is accompanied by a list of implementation tools. These tools are further explained and expanded in Chapter 4 of this plan.

OVERALL COMMUNITY GOALS AND POLICIES

While Westfield – Washington Township is located in Hamilton County, the fastest growing county in the Indianapolis area, the community has a rural and small-town feel that is absent in some of the other areas that surround Indianapolis. Local residents want to preserve that character. In particular, there is a desire that Westfield retain its unique sense of identity and not become indistinguishable from any of the other communities in the metropolitan area.

While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character that can be identified for the purpose of planning. Westfield – Washington Township has significant natural areas and open space. The area has four named villages: Eagletown, Jolietville, Hortonville and Lamong, each with a unique history. Westfield has a central downtown with locally owned businesses. The

town has a rich history that includes a role as a stop on the Underground Railroad. Citizens of Westfield value a low crime rate, easy access to public services, manageable traffic, excellent schools, and high-quality public services. It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

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. The following are the policies that embody these principles.

Land Use Diversity & Balance

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.

Development Policies – Land Use Diversity and Balance

- 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.
- Encourage diversity in lot sizes and lot layout.
- Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.

Implementation Tools – Land Use Diversity and Balance

- Zoning regulations
 - Establish appropriate locations for varying housing types.
 - Development standards that establish appropriate setbacks, densities, lot sizes.
- Design standards to ensure quality development.
- Demographic studies that evaluate the market and the availability of housing stock in the various categories.



Figure 5: Allowing a variety of housing types and sizes will help promote a "lifespan" of housing opportunities.

Buffers and Transitions

Appropriate transitions between land uses are essential to the full enjoyment of property. The types of transitions that are needed will differ in different circumstances. In some cases, undisturbed open space will be used. In other areas, buffering using landscaping, fencing, or a combination of those may be in order. It is important that existing uses, especially residences, be properly buffered from new development that has a different character.

Development Policies – Buffers and Transitions

- Provide appropriate buffers between the commercial development and any adjacent non-commercial uses, particularly residential uses.
- Use landscaped building setback areas to provide buffering from roadways.

- 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.

- Provide appropriate transition between adjacent dissimilar residential areas.
- Ensure proper buffering between existing residences and new development of a dissimilar character.
- Develop a range of buffering requirements, to allow for different buffers in different situations.



Figure 6: Certain uses, such as attached housing, can serve as a land use buffer between nonresidential uses and lower intensity detached housing.

- Combine “hardscape” buffers, such as fences and walls, with landscaping and distance for a more pleasing aesthetic effect.
- Utilize natural open space for buffering in industrial areas.
- Encourage the uses of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.
- Discourage the use of berms for buffering.

Implementation Tools – Buffers and Transitions

- Zoning regulations
 - Require buffering appropriate to differing situations.
 - Provide for transitional land uses.
- Landscape design manual, detailing appropriate plantings, fencing and similar features for different land use categories, with emphasis on the transitions between incompatible land uses.

Connectivity

Improved and increased vehicular and pedestrian connections between existing neighborhoods and new subdivisions within Westfield – Washington Township will reduce automobile miles, increase opportunities for social interaction and enhance the safety and vitality of the community. New development can provide opportunities for the creation of new multimodal links through sites to improve the accessibility and connectivity within neighborhoods.

Development Policies – Connectivity

- Provide pedestrian systems within open space and along roadways to connect to surrounding pedestrian and bicycle networks, particularly the Midland Trace and Monon Trails.
- Avoid fragmentation of open space into isolated, unconnected areas, except to provide passive recreation, neighborhood parks and commons.

- Link spaces within neighborhoods and between neighborhoods and the larger community through a multi-modal system of fully connected routes to all destinations.
- 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.
- Participate in regional transportation efforts that promote better regional connectivity, such as the IndyGo Bus service.

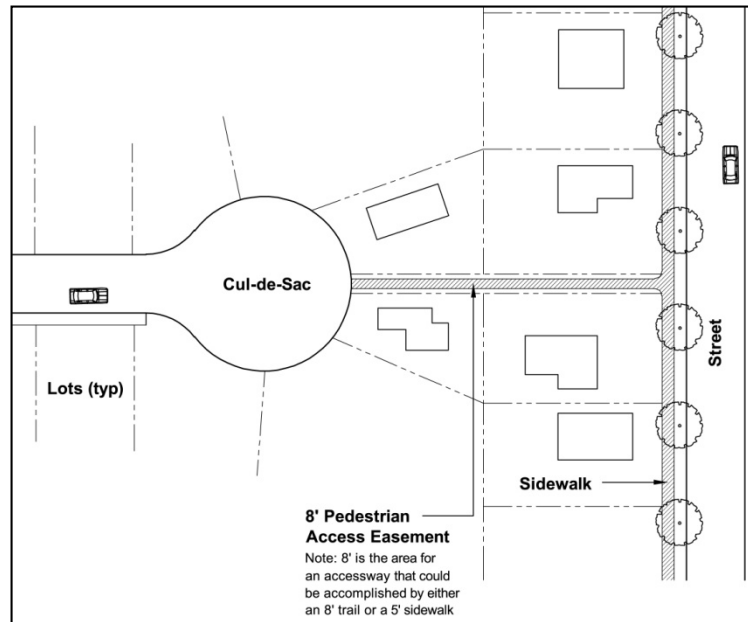


Figure 7: Pedestrian links between neighborhood developments and streets, commercial centers, or other public spaces increases overall community connectivity.

Implementation Tools – Connectivity

- Prepare and adopt a pedestrian and bicycle plan that includes a connectivity map for the township, to serve as a basis for zoning and subdivision regulations.
- Zoning regulations
 - Require pedestrian facilities in conjunction with all new development.
- Subdivision regulations
 - Require pedestrian facilities and bicycle networks in all new subdivisions.

Contiguity of Development

Development that is scattered and sprawled throughout the township rather than adjacent to existing developed areas is inefficient for provision of services and detracts from the overall sense of community. As new development occurs, it is generally more desirable for it to occur as part of a gradual radiating out from existing developed

areas which are typically better served by infrastructure, as contrasted with a less desirable “hopscotch” pattern. Developments far from the town center can diminish community character and identity by creating a sprawled development pattern, take away much-needed resources from the community core, and often bring traffic and service problems.

Development Policies – Contiguity of Development

- 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.
- 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.

Implementation Tools – Contiguity of Development

- Establish a development review process for zoning map amendments, subdivisions, and site development that ensures that contiguity policies are considered. This process should focus on the following:
 - The overall pattern of development;
 - Promoting contiguity;
 - Discouraging inefficient sprawl;
 - Orderly expansion of infrastructure.
- Review this plan annually, to evaluate its relevance and effectiveness, and revise the plan regularly, at least once every five years.

Access Control

As the community grows, new driveways and traffic generators can create congestion and lengthen the time spent in the car. These effects can be reduced if traffic is managed correctly.

Development Policies – Access Control

- Require development of frontage roads in conjunction with new nonresidential development.
- 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.
- 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.



Figure 8: A traffic-calming device.

Implementation Tools – Access Control

- Prepare and adopt an access management plan to serve as the basis for zoning, subdivision, and site plan review requirements relating to the smooth flow of traffic.
- Prepare and adopt design standards for driveways and intersections
- Zoning regulations
 - Require minimum driveway separation distances to minimize points of conflict.
 - Require minimum sight distances for driveways to ensure proper visibility for drivers.
- Subdivision regulations
 - Require minimum intersection spacing, appropriate to the street classification.

- Require design and installation of frontage roads to minimize traffic conflicts on major thoroughfares.

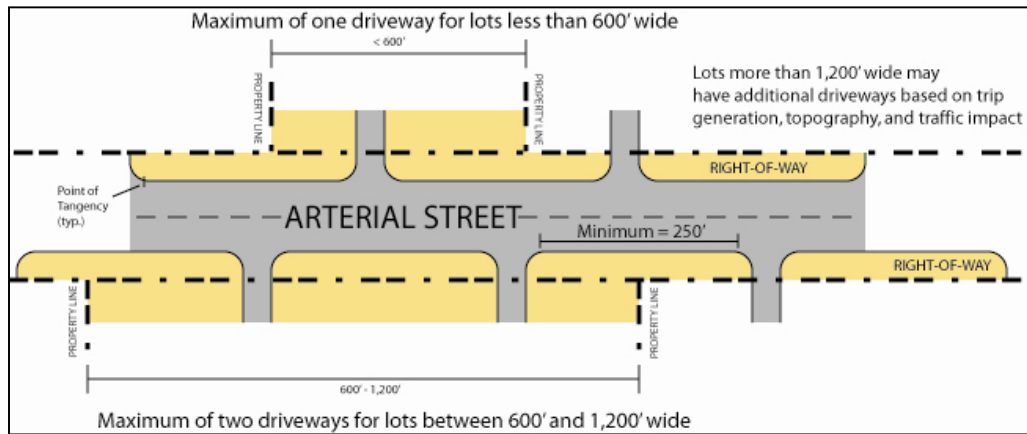


Figure 9: Regulating minimum driveway separation and sight distances will improve overall access control.

Residential Design Standards

In order for Westfield to achieve a unique and identifiable character, it must develop workable architectural and neighborhood design standards for new subdivisions. The purpose of the standards is not to increase housing prices but rather to enhance the sense of place in Westfield.

Development Policies – Residential Design Standards

- Encourage neighborhoods that do not have the appearance of “production” housing.
- Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.
- Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.
- Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.
- 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.



Figure 10: Encouraging diverse housing styles and materials improves the overall appearance of residential developments.

Implementation Tools – Residential Design Standards

- Zoning regulations
 - Establish appropriate maximum and minimum densities for different types of neighborhoods.
 - Establish standards for infill housing, including mass, scale, height, and architectural style.
- Subdivision regulations
 - Require subdivision proposals to include transition plans, to show how the new development will complement existing adjacent development.
- Prepare and adopt a residential design manual.

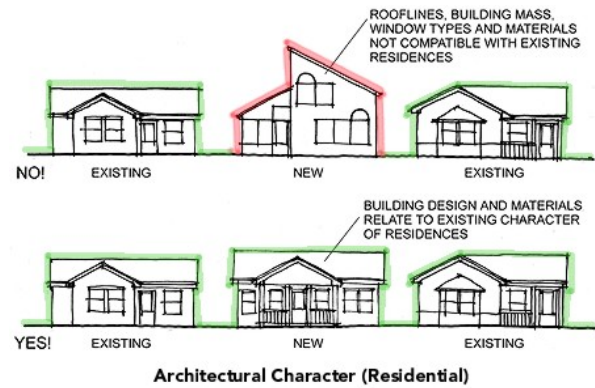


Figure 11: Standards for infill housing encourage compatibility in residential design.

Open Space and Recreation

Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. Little Eagle Creek is an especially valuable natural feature that should be protected as development takes place in the community.

Development Policies – Open Space and Recreation

- Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties.
- Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space.
- Locate open space so as to maintain the visual character of scenic roads.
- 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.
- Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.



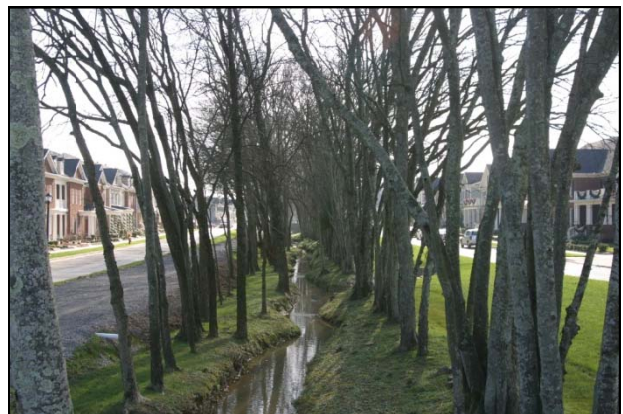
Figure 12: Natural features such as streams and stands of trees should be preserved as open space and can be improved with picnic tables and trails to provide access to the public.

- 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.
- Provide both passive and active recreation for the residents of the community.
 - See Appendix G, Family Sports Capital Addendum, for the Family Sports Capital of America initiative (October 2009).
- 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.
- Use open space as part of an integrated storm water 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.

Implementation Tools – Open Space and Recreation

- Establish a development review process for zoning map amendments, subdivisions, and site development that ensures provision of open space consistent with these policies
- Zoning regulations
 - Establish minimum percentages of open space for new development
 - Establish standards for the location and type of open space for different types of development
 - Provide protections to Little Eagle Creek, perhaps using an overlay zone.
- Subdivision regulations
 - Establish minimum requirements for dedication and development of parks in conjunction with new subdivisions
 - Establish minimum percentages of open space for new subdivisions
 - Allow density bonuses for additional permanent open space
 - Establish standards for the location and type of open spaces required for different types of subdivisions



Fiscal Considerations

Westfield can best serve its residents by remaining fiscally sound. The economic impact, positive or negative, of development on the community's physical infrastructure is a legitimate factor in development decisions. The town needs to devise a consistent strategy for considering these impacts.

Development Policies – Fiscal Considerations

- Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.
- Consider the impact of growth in land use planning and decisions on public services and facilities.
- Ensure that all new development will have adequate public services and facilities.

Implementation Tools – Fiscal Considerations

- Establish minimum levels of service and infrastructure for new development.
- Establish a development review process for zoning map amendments, subdivisions, and site development that ensures provision of adequate public services and infrastructure



Figure 14: New development should pay its "fair share" of the cost for providing necessary infrastructure and services.

- Require applicants to provide fiscal impact analyses to document impact of their proposed developments, particularly larger developments. The town should ensure that there is a consistent methodology for preparation of these analyses.
- Require applicants to demonstrate that adequate service is available or will be available at the time of development.
- Consider using a fiscal model to predict the costs associated with new development.

- Zoning regulations
 - Establish minimum standards for infrastructure and services for new development.
- Subdivision regulations
 - Establish minimum standards for infrastructure and services for new subdivisions.
- Adopt an impact fee ordinance that complies with Indiana statutes.
- Promote cooperation and exchange of information about the impact of new growth on public services and facilities provided by other jurisdictions, such as the school district.

LAND USE CLASSIFICATIONS AND DEVELOPMENT POLICIES

For purposes of this plan, the Town of Westfield and Washington Township are divided into the land use character areas listed below and further described in this plan:

- Rural Residential
 - Existing Southwest
 - Northwest
 - Northeast
- Suburban Residential
 - Existing
 - New
- Commercial (retail, office, service)
 - Regional
 - Local
- Highway Corridors
- Business Parks
- Villages

Because of its special character and importance to Westfield – Washington Township, the downtown is considered in a separate chapter of this plan.



Figure 15: Land uses in Westfield – Washington Township.



RURAL RESIDENTIAL

Existing Rural Southwest

Background

The Southwest Rural Residential area includes single-family residences, equestrian uses, and artisan farms in agricultural and rural areas. It also includes the Little Eagle Creek watershed, wetlands, rolling topography, and upland woods. The open nature of the area is enjoyed by many, and because open space is a valued community amenity, every effort should be made to encourage uses that preserve this open character. 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 Subdivisions (see development policies below).

This area will continue to have rural uses and a rural feel: natural open spaces, trees, fields, and streams. The predominant land use will be low-density residential, including farmsteads, individual houses on large lots, equestrian uses, and subdivisions with a rural feel, considerable open space, and perimeter buffering. While it is expected that over time the few remaining large commodity farms in this area may be converted to residential development and smaller artisan farms, the rural character and equestrian nature should be retained. A primary component of this character is substantial natural-appearing open space.

Residents who move into rural areas should not expect the same type of environment and the same level of services as their more urban counterparts. Public water, sanitary sewer, and storm water drainage facilities may not be immediately available. Farming is a legitimate commercial land use activity that will produce noise, dust and odors, and occasionally will impede traffic.



Figure 16: Rural Washington Township.

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.

The western portion of this area is in close proximity to the Indianapolis Executive Airport. Special consideration was given during the planning process to incorporate the needs of the airport. Specifically, the following items were taken into account when defining the land use for the Southwest Rural Residential area:

- A review of input from the airport authority showed that multiple uses would be appropriate along Boone-Hamilton Road including parks, agriculture, and low-density residential uses. However, high density residential is not appropriate for this location. Other land uses were mentioned as well (e.g., hazardous waste recycling), however these uses were not compatible with the goals and desires of the Southwest quadrant.
- Results from a charette conducted to confirm appropriate uses for this area, which was attended by an airport representative as well as members of the Southwest Rural Residential area. The charette concluded that low-density residential and agricultural uses were compatible with the airport, and desired by the public.
- Mapping of existing development in the rural southwest indicated that the area is already 80% developed as low-density residential.
- Additional direction was provided by overlaying the Southwest quadrant with the noise sensitive area from the airport.

All of this input was considered when developing the land use for Existing Rural Southwest. Additionally, it should be noted that the airport is beginning a new master planning process. The process is anticipated to take three years, and The Westfield-Washington Township Comprehensive Plan should be reevaluated when the airport plan is complete to ensure the area continues to develop in a way that is desirable for both the Existing Rural Southwest area and the airport.

Development Policies

- 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.
- Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere.
- Protect and enhance the Eagle Creek Trail as a recreational amenity.
- 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.
- 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.).
- Encourage open space through incentives (such as density bonuses).
- 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).

Appropriate Land Uses in the Rural Southwest

- Single-family detached houses on large lots or in a Rural or Conservation Subdivision.
- Accessory dwellings
- Equestrian uses
- Agriculture, including artisan farms

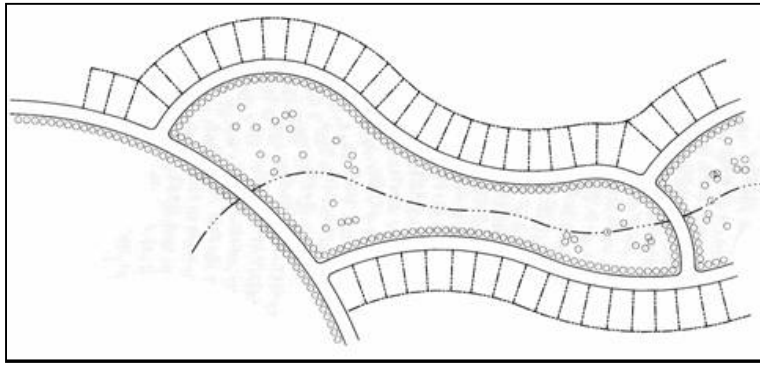


Figure 17: Open space and the preservation of natural features, such as a stream, can be incorporated into a development to maximize exposure to individual lots.

- Preserve Little Eagle Creek Ave. as a scenic by-way.
- Utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter).
- Preserve historically significant buildings and resources (barns, houses, etc.).
 - Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. Specifically, the character and pattern of development in this area is committed to small-scale equestrian-oriented and related rural uses, as contrasted with the large-scale agricultural patterns in the northwest. As such, the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.

Implementation Tools

Zoning Regulations

- Establish maximum densities aimed at retaining rural character and maintaining the existing density
- Provide for density bonuses in Conservation Subdivisions (up to 1 unit/acre gross density) only if specific standards are met with reference to the following:
 - Threshold percentages of open space
 - Location, connectivity, and suitability of open space areas
 - Minimum amount of usable open space (active and passive recreation, equestrian trails)
- Limit the land uses to those that are consistent with and contribute to the rural character
- Create design standards for new buildings to ensure consistency with the character of the area
- Establish buffering requirements for new development
- Establish a rural equestrian zoning district with standards aimed at maintaining a rural, country-like atmosphere. Housing in this district is secondary to the agricultural and equestrian uses.



Figure 18: Providing for development around the equestrian community may include special provisions for lot sizes, fencing requirements, and/or open space requirements that include riding trails.

Other Tools

- Participate in the creation of the Indianapolis Executive Airport plan. Review the plan upon completion to ensure that development is compatible with both existing southwest rural residential and the Indianapolis Executive Airport.

Subdivision Regulations

- Provide for Conservation Subdivisions that have the following characteristics:
 - Substantial open space (at least 60% of gross acreage) that is connected
 - Preserved primary conservation areas
 - Clustering of houses
 - Home sites that border open space
 - Perimeter buffering
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter, single-loaded streets)
 - Varying lot sizes, dimensions, and setbacks
- Provide for rural subdivisions that have the following characteristics:
 - Large lots (3-acre minimum)
 - Shared private streets or driveways
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter)
 - Standards for development and maintenance of common driveways



*Figure 19: Rural conservation subdivision.
Source: Randall Arendt*

Rural Northwest and Northeast

Background

The Northwest Rural Residential encompasses much of the northwestern quadrant of the township and includes single-family residences; agricultural areas, including the township's largest concentration of commodity farms; some smaller artisan farms; and some equestrian uses. There are significant natural areas, including Little Eagle Creek, wetlands, wooded areas, and much open farm ground. The named community of Lamong is located within this area; it is discussed under "Villages" in this chapter. The Rural Northeast area is smaller in

Conservation Subdivision Process Tool Box

Conservation Subdivisions

One of the best ways to achieve quality residential development in the rural areas while preserving rural character is to develop as conservation subdivisions. These subdivision forms allow development of detached single-family homes clustered on smaller lots than generally permitted in the underlying zoning district, but at the same gross density, while preserving large areas of open space or historic features.

Conservation subdivisions allow the location of buildings on land best suited for construction, while permanently preserving valuable resources without changing the gross density permitted on the development site. This creative and flexible subdivision approach encourages building sites with attractive views, both from off-site roads and on-site buildings; encourages efficiency in the development of roads and utilities (shorter roads because there is less frontage per unit); and contributes to the variety of housing choices in the town and township.

Other Considerations

There are other issues which must be considered in the design of a cluster or conservation subdivision. The following highlights the primary issues:

Location of Sewer Treatment Facilities

Dwelling units in a cluster subdivision can typically be served by private on-site well and septic systems.

Ultimate Use of Open Space

There are several ways to use the conserved open space: maintain it in its natural state, use it as pasture or cropland, or provide passive or active recreation.

Permanent Protection of Common Spaces

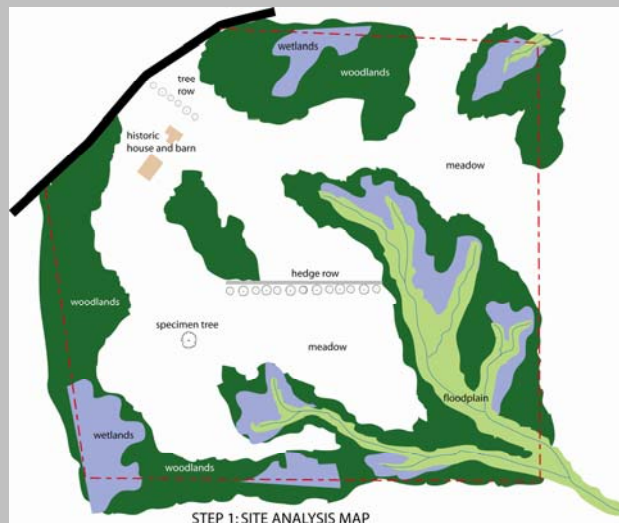
There are three common ways to permanently preserve the conserved spaces in the subdivision: an individual commonly owned lot with a conservation easement, deed restrictions or covenants, or as a part of a privately owned lot that is protected in a similar manner.

Step 1: Site Analysis Map

A map of potential conservation areas should begin with the information available from the town's mapping services, and from this plan. The maps and aerial photos should be used to identify the primary and secondary conservation areas on the site and the features on surrounding properties. The primary conservation areas should include the most severely constrained lands, where development would typically be restricted under current codes, such as wetlands and floodplains. Secondary conservation areas should include locally significant features of the existing landscape. These secondary areas may include the following features:

- Mature woodlands
- Hedgerows, freestanding trees or tree groups
- Wildlife habitats and travel corridors
- Prime farmland
- Groundwater recharge areas
- Greenways and trails
- River and stream corridors
- Historic site and buildings
- Scenic view sheds

This information should be combined to identify the areas on the site that are the best candidates for preservation/conservation. While it is not an exact process, this step allows the town and developer to identify the areas with the most potential to contribute to the rural character of the area.



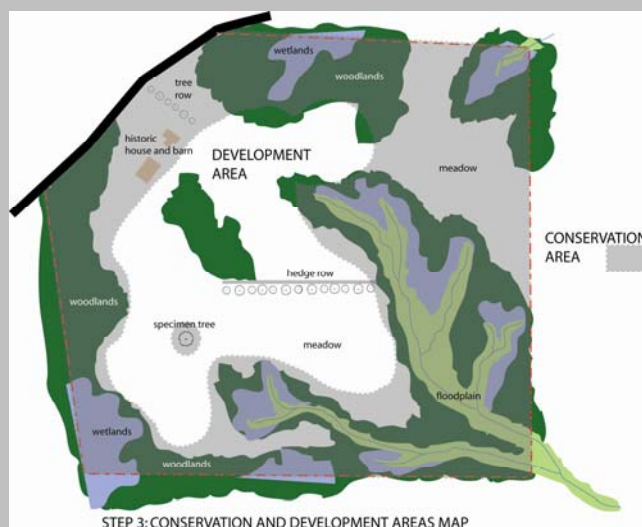
Conservation Subdivision Process Tool Box

Step 2: Site Inspection

After the mapping analysis of the site, the applicant and town staff should conduct a site inspection to confirm the site analysis map and identify additional unmapped features that may be present. This step is especially important for identifying scenic view sheds.

Step 3: Conservation and Development Areas Map

Once the mapping and visual inventory of resources have been completed, the applicant should provide a map illustrating the areas to be conserved (Conservation Areas) and the land area available for building sites (Development Areas) should be created. This map will serve as the basis for the final site plan. This map should designate at least 60% of the site area for conservation.



Conservation Subdivision Process Tool Box

Step 4: Conservation Plan

Finally, the applicant should prepare a conservation plan. Because the conservation plan is not driven by a prescribed lot size, the most efficient and rural design can be accomplished by first locating the houses to capitalize on the best views and buffering from the off-site roads. Then the house sites should be connected with roads and trails, which minimize the amount of roads to be developed while still safely providing access to each building. Finally, the lot lines should be drawn.



Figure 22: Photos of conservation subdivisions.

SUBURBAN RESIDENTIAL

Background

Suburban Residential includes residential development with a variety of housing types, including subdivisions, at a variety of densities, along with recreational uses.

For the purpose of this plan, two different categories of Suburban Residential are identified on the map: Existing and New Suburban areas. The Existing Suburban Residential area is generally located in the southeastern quadrant of the planning area. As its name implies, it is the area where most of the existing suburban residential pattern has taken place. The basic policy of this plan for this area is fairly simple: preserve and protect the stability and integrity of the area as it fills in. This area consists primarily of single-family residences. Retail uses have not been part of Westfield's plan for this area, and development of such uses would change the character of the area.

The New Suburban Residential area depicts the future residential growth of the community, generally to the west and north of the Existing area. Its location is a function of its proximity to the existing growth area as well as the planned availability of sanitary sewer service.

The New Suburban Residential area will be predominately residential, including a variety of housing types to serve different family sizes and life situations from entry level to retirement. Subdivisions at a variety of densities and a broad range of housing types will continue to be the prevalent development form. The New Suburban Residential has three areas: Southwest, Northwest, and Northeast. These have somewhat different character, but the same development policies and implementation tools apply to all three.



Figure 23: Suburban residential development in Westfield/Washington Township.

Existing Suburban

Development Policies

- Promote the protection of the existing suburban character of the area.
- Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.

Appropriate Land Uses in Existing Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses
- Recreational uses

New Suburban

New Suburban Southwest Background

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: SR 32 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 SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

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

New Suburban Northwest and Northeast Background

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. Farmhouses are included, as well as houses in rural non-farm environments, where people may have a limited number of animals such as horses or 4-H animals.

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 town's long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for more dense 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.

Development Policies (applies to all New Suburban)

- Ensure that new development occurs in a way that it is contiguous with existing development.
- Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.
- 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.
- Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
- Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.
- Ensure proper land use transitions between dissimilar types of residential development.
- Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.
- Use open space, parks, and less-intensive land uses as buffers in

Appropriate Land Uses in New Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses,
- Recreational uses
- Artisan farms
- Equestrian uses

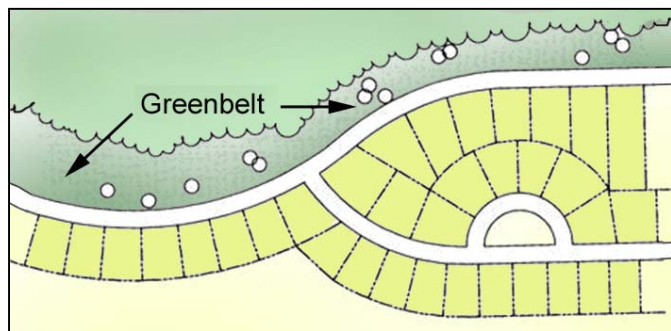
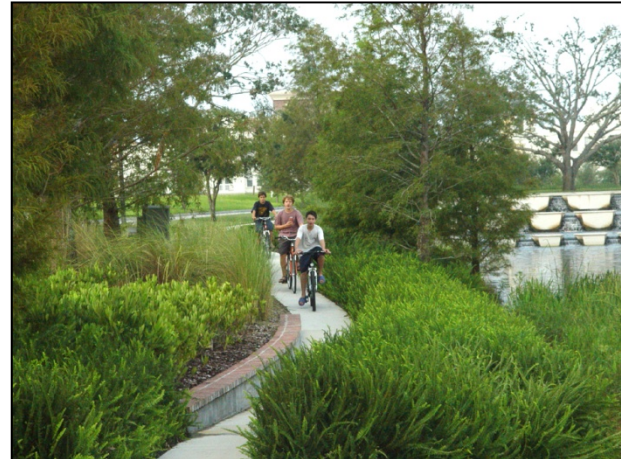


Figure 24: Greenbelts and landscaping buffers can help create a transition between uses.

appropriate circumstances.

- Preserve existing older structures when possible.
- 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.
- 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.).
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.

- 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

Figure 25: Bicycle and pedestrian trails increase connective and can improve the overall quality of the development.

- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
- 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).

- 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).
- 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.
- Encourage roadway improvements that promote safety but do not increase speed.

Implementation Tools

Zoning Regulations

- Establish appropriate locations for varying housing types
- Development standards that establish appropriate setbacks, densities, lot sizes
- Emphasize density, rather than lot size
- Require that new development have all necessary services and infrastructure
- Buffering, including reforestation buffers
- Transitions between developments
 - Between new suburban and more rural neighborhoods, use larger lots and increased open space
 - Cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.
- Landscape standards (these should discourage berms and fencing in favor of more natural-appearing buffers, using native plants)
- Create a Traditional Neighborhood Design District that provides for the following:

- Garages that are behind the front line of the dwelling or are side-loaded
- Front porches
- Smaller front setbacks



Figure 26: A development that incorporates elements of traditional neighborhood design increases connectivity and provides for a diverse mix of housing types.



Subdivision Regulations

- Provide for Conservation Subdivisions that have the following characteristics:
 - Substantial open space (at least 60% of gross acreage) that is connected
 - Preserved primary conservation areas
 - Clustering of houses
 - Home sites that border open space
 - Perimeter buffering
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter, single-loaded streets)
 - Varying lot sizes, dimensions, and setbacks
- Preserve natural topography
- Adequate streets
- Connectivity
- Pedestrian facilities
- Recreational facilities
- Common open space
- Mechanisms to ensure maintenance of common facilities
- Proper drainage
- Green space between sidewalk and curb
- Open space standards (location, size, type)

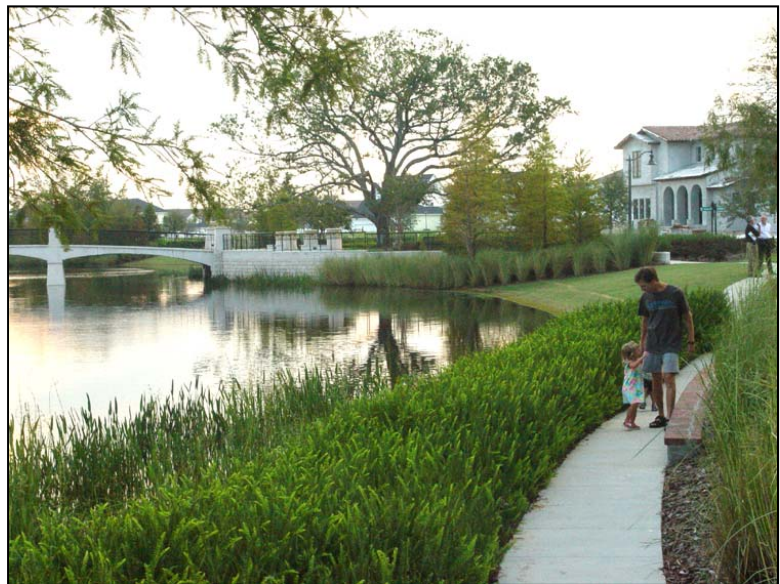


Figure 27: Photograph of a development that incorporates natural features into the common open space with pedestrian facilities.

Other Tools

- Design standards that ensure quality development.
- Establish a development review process that ensures developments that comply with the standards and with the comprehensive plan

- Adopt an updated Thoroughfare Plan that establishes future street patterns and appropriate cross sections
- Prepare and adopt a parks, recreation, and open space plan to serve as a basis for zoning, subdivision, and site design requirements
- Prepare and adopt a circulation and trail plan
- Prepare and adopt an access management plan

COMMERCIAL

Local Commercial

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.

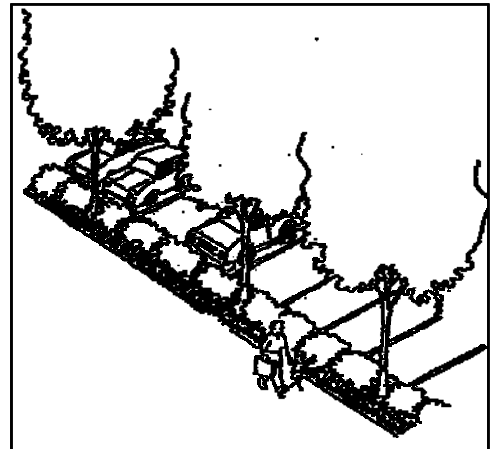
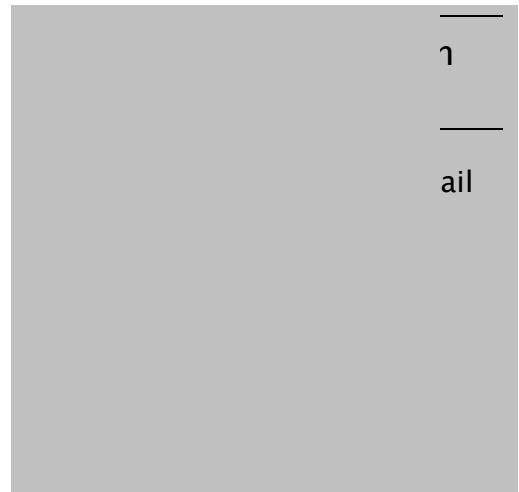


Figure 28: Local commercial scale bank.

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.

Development Policies

- Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map.
- Require commercial uses to be dispersed, but also to be focused on key nodes, avoiding strip patterns, which are inefficient from an access standpoint.
- 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 Westfield – Washington Township is not acceptable.
- Discourage masses of asphalt. Parking areas should be broken up by landscaping or by being located on more than one side of the buildings.
- Require all parking areas to have interior landscaping as well as landscaping along the street.
- Require all lighting to be shielded and directed downward.
- Encourage 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.
- Require loading and service areas to be screened and to be located so as not to be a nuisance to neighboring properties.
- Encourage internal connectivity between adjacent commercial developments.
- Encourage pedestrian connections between local commercial areas and adjacent residential areas.
- Use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses.



- Require effective buffering between commercial uses and adjacent residential uses.
- Prevent commercial uses from encroaching into residential areas.
- Encourage the use of frontage roads to minimize traffic conflicts.

Implementation Tools

Zoning Regulations

- Establish a planned commercial district with strong development standards, including landscaping and lighting.
- Establish a site plan review process for commercial development.
- Require traffic studies and traffic management plans for new commercial development.
- Buffering requirements, including transitional land uses
- Design standards to ensure quality development.
- Thoroughfare plan that provides for frontage roads.
- 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.

Subdivision Regulations

- Establish standards for commercial subdivisions

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: Neighborhood or development features that provide comfort, convenience, pleasure, and increased quality of life and may include, but are not limited to: Clubs, clubhouses, golf course, gyms, swimming pools, tennis courts, basketball courts, ball fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts; and related facilities and activities.

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, internal medians in rights-of-way, cul-de-sac islands, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include any area of land included on a Lot used for another primary use such as residential or commercial.

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 of this District shall be:

- 4.1 The SF-4 District for all land designated for single family dwellings on the Concept Plan;
- 4.2 The SF-4 District for all land designated for Golf Course and Development Amenities on the Concept Plan;
- 4.3 The MF2 District for all land designated for multi-family dwellings on the Concept Plan; and,
- 4.4 The GB District for all land designated for commercial development on the Concept Plan.

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

5.1 **Single Family Areas:**

- A. Areas 1 & 2 - Permitted Uses in Single Family Residential Areas 1 & 2 shall include:
 - 1. Dwelling, Single Family
 - 2. Home Business
 - 3. Development Amenities (including, but not limited to club house, pool area, fitness center, game courts, active open space)
 - 4. Golf Course (including a Driving Range, Sit Down Restaurant with Bar area and outdoor seating, and Banquet Center)
 - 5. Park, Public or Private
 - 6. Residential Facility
- B. Areas 3, 4, & 5 - Permitted Uses in Single Family Residential Areas 3, 4, & 5 shall include:
 - 1. Dwelling, Single Family
 - 2. Home Business
 - 3. Development Amenities (including but not limited to passive open space and trails);
 - 4. Park, Public or Private
 - 5. Residential Facility

5.2 **Multi-family Area:**

A. Permitted Uses in the Multi-family Area shall include:

1. Uses permitted in the MF-2 District
2. Dwelling, Multi-family
3. Dwelling, Duplex
4. Dwelling, Triplex
5. Dwelling, Quadraplex
6. Nursing Home
7. Assisted Living Facility
8. Childcare / daycare center
9. Office uses

5.3 **Commercial Area:**

A. Permitted Uses in the Commercial Area shall include:

1. Uses permitted in the GB District (including not more than one stand-alone gasoline service station and subject to the limitation set forth in 5.4, B., below),
2. Hospital
3. Assisted Living Facility
4. Nursing Home

5.4 **Prohibited Uses:** The following uses shall be prohibited:

A. Prohibited Uses in the Single Family Areas shall include:

1. Car ports on individual single family lots

B. Prohibited Uses in the Commercial Area shall include:

1. Self-service car wash
2. Tattoo parlor
3. Tobacco shop
4. Billiard parlor
5. Cemetery monument sales
6. Truck and trailer sales/rental

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

6.1 Single Family Areas: The following standards shall apply to the various Single Family areas of this District as specified below:

Single Family Area Development Standards

	Area 1	Area 2	Area 3	Area 4	Area 5
Minimum Lot Area	9,750 sf	10,000 sf	7,500 sf	8,000 sf	8,000 sf
Minimum Lot Frontage	30'	20'	15'	30'	30'
Minimum Building Setback					
Front	25'	25'	25'	25'	25'
Side (Minimum)	3'	5'	7'	3'	7'
Side (Aggregate)	10'	10'	14'	10'	14'
Rear	25'	25'	25'	25'	25'
Minimum Lot Width at Platted Building Line	75'	73'	60'	63'	63'
Maximum Building Height	35'	35'	35'	35'	35'
Minimum Living Area (Ground Floor)					
Single Story	2,300 sf	2,600 sf ⁽¹⁾	1,600 sf	1,600 sf	1,600 sf
Two Story	1,300 sf	2,300 sf ⁽¹⁾	1,350 sf	1,350 sf	1,350 sf
Minimum Living Area (Total)					
Two Story	2,700 sf	2,900 sf	2,400 sf	2,400 sf	2,400 sf

(1) Loft units may have a minimum 2,300 sf on ground floor with 600 sf loft area.

6.2 Golf Course and Development Amenity Areas: The following standards shall apply to the Golf Course and Development Amenities located in Area 1 and Area 2 of this District. In case of conflict between the following standards and other provision of this District or the Unified Development Ordinance, the provisions of this Section shall control:

- A. Architecture: The architectural style and building materials for new or expanded structures in the Golf Course or Development Amenities portions shall be consistent and compatible with the architectural style and building materials of existing buildings in the Golf Course, as determined by the Director.
- B. Loading Docks: Any loading docks developed in the Golf Course shall be screened from view from any perimeter street or abutting residential property by the use of either landscaping or screen walls. If screen walls are used, the walls may be made of similar materials to the building at which the loading docks are located.

- C. Fencing / Protective Net: Open wire mesh or chain-link fencing surrounding tennis courts and Golf Course practice areas may be erected to a height that meets national regulations for the sport or an increased height specified by the Department of Public Works, so as to protect any nearby traffic or buildings.
- D. Accessory Buildings or Structures: There shall be no limit on the number of accessory buildings or structures to support the Golf Course and related operations. The location of each new or expanded accessory building or structure shall be subject to the approval of the Director.
- E. Building Height: The golf clubhouse, restaurant, recreation center and similar or ancillary Golf Course Use and Development Amenity buildings shall not exceed fifty-five (55') in height.
- F. Golf Cart Parking: When applicable and approved by the Director, parking spaces for golf carts may be included in the overall parking lot plan.
- G. Parking Lot Design: Cement wheel stops shall not be required in parking lots of Golf Course and related uses or Development Amenities.
- H. Interior Parking Area Islands: The design objectives of Article 6.8, O., b., shall not apply to any parking areas associated with the Golf Course or Development Amenities.
- I. 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.
- J. Landscaping / Road Frontage Standards: The road frontage landscaping requirements shall not apply along Golf Course areas adjoining or located along Internal or External Streets
- K. Landscaping: The provisions of Article 6.8, K – Minimum Lot Landscaping Requirements shall not be applicable to the Golf Course and Development Amenities areas.
- L. Landscaping: The provisions of Article 6.8, M – External Street Frontage Landscaping Requirements shall not be applicable to the Golf Course and Development Amenities areas.

- M. Signs: Electronic signage for the Golf Course shall be permitted to include scoring or leader board signage with manual or digital changeable copy area, which shall not be counted toward total sign display area square footage or towards total allotted sign area; scoring or leader boards shall be located in the rear or side yards and shall not be visible from public rights-of-way or adjoining residential properties. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
- N. Signs: Message or announcement boards mounted to the Clubhouse or other Golf Course Use buildings or Development Amenities shall not count toward total allotted sign area and shall not be visible from public rights-of-way or adjoining residential properties.
- O. 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) shall not count towards allotted real estate signs.
- P. Signs: Signs two (2) square feet in area or less and located along internal drives and parking areas within the Golf Course and Development Amenities area shall be exempt.
- Q. Lighting: Architectural lighting may be directed upward on Golf Course and Development Amenity buildings for the softening of walls and entryways, provided that the light fixture is fully shielded and all light output is directed onto the building wall.

6.3 Multi-family Area: The following standards shall apply to the Multi-family area of this District as specified below:

- A. The Multi-Family Area shall comply with the Standards of the MF-2 District of the Zoning Ordinance except as modified below by the addition or modification of the provisions and text thereof:
1. Maximum density shall not exceed fifteen (15) dwelling units per acre.
 2. Maximum number of dwelling units shall not exceed 425 units.
 3. The maximum height of any building in the Multi-Family Area shall be forty-five (45) feet.
 4. The streetscape along Towne Road and 151st Street adjacent to the Multi-Family Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with Exhibit C-8-A: Buffer Yard Type A. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).

6.4 Commercial Area: The following standards shall apply to the Commercial Area of this District as specified below:

- A. The Commercial Area shall comply with the GB District Development Standards except as modified below by the addition or modification of the provisions and text thereof:
1. The maximum height of any building in the Retail Area shall be forty-five (45) feet. Retail use (non-office) buildings shall be limited to a maximum of thirty-five (35) feet in height.
 3. The maximum square footage of any single use permitted under Section 5.3.A hereto shall not exceed 90,000.
 4. The streetscape along 146th Street and Towne Road adjacent to the Commercial Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with Exhibit C-8-A: Buffer Yard Type A. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).
 5. The number of loading berths shall be as is required under the UDO and shall be constructed subject to the following requirements:
 - a. Loading docks and other service areas shall be placed to the rear and side of buildings.
 - b. Screening or landscaping shall minimize the direct view of the loading area from adjacent properties, and from residential development within the overall project.
 - c. Screening and buffering may be achieved through walls, fences and landscaping.

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. In addition, the following shall also apply:

- A. **Character Exhibit.** The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a structure 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.
- B. Specific Architectural Standards – Single-Family Areas:
 - 1. **Perimeter Lots.** The design objectives of Article 6.3, C, 1, shall only be applicable to those perimeter lots designated on **Exhibit C-9 – Perimeter Lots Subject to Architectural Standards.**
 - 2. **Qualifying Characteristics:** The design objectives of Article 6.3, C., 1., b., ii., shall also include the following:
 - a. Installation of black board fencing consistent with the rural landscape.
 - b. Planting of two additional shade, ornamental or evergreen trees in the rear/side yard.
 - 3. **Streetscape Diversity for Perimeter Lots:** The design objectives of Article 6.3, C., 1., iv., shall be replaced with the following:
 - a. The rear Building Façade of Dwellings on no more than three lots in row may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements. Exceptions to this standard may be approved by the Director if the design or placement of the same architectural features otherwise result in substantially different rear Building Facades for adjacent Dwellings.

4. Streetscape Diversity. The design objectives of Article 6.3, C, 2, a, shall be replaced with the following:
 - a. The front façade of a front load garage shall include the use of decorative garage doors (see Exhibit C-6 - Illustrative Garage Door Treatments). A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.
5. Streetscape Diversity. The design objectives of Article 6.3, C, 2, b, shall be replaced with the following:
 - a. Building setback lines shall be established along each internal street frontage to eliminate monotonous building placement substantially as depicted on the Concept Plan.
6. Streetscape Diversity. The design objectives of Article 6.3, C, 2, c, shall be replaced with the following:
 - b. Single family dwelling located on adjacent lots along a front lot line abutting the same street shall comply with the requirements of Exhibit C-7 – Pulte Homes Monotony Code Graphic.

7.2 **Article 6.8 Landscaping Standards:** Shall apply. In addition, the following shall also apply:

- A. Detention and Retention Areas. The design objectives of Article 6.8, I., 1., a. & b. shall be replaced with the following:
 1. Natural Appearance:
 - a. Detention and Retention Areas shall be landscaped in a manner that conforms to G.4.g and shall create a continuation of the natural drifts or ribbons of planting, thus allowing for a continuation of open space between groupings.
 - b. Wetlands/aquatic vegetation planted around the wet perimeter of such areas shall include native grasses, sedges, and wildflower plantings to create lake edge enhancement, and protection of the pond or wetland edge. These plantings shall be arranged in natural drifts of species within the planting and shall encompass the wetland from a minimum of five (5) feet in width from the waters edge, to a maximum of fifteen (15) feet from the waters edge

- B. External Street Frontage Landscaping Requirements: The design objectives of Article 6.8, M., 1., shall be replaced with the following:

1. Residential Uses: A landscaping area with a minimum depth of twenty (20) feet shall be required abutting an External Street along any residential development. The landscaping area shall be designed with predominantly deciduous canopy/shade and ornamental trees to mimic the existing “rural” landscape. Evergreen trees shall be included within the landscaping area with additional evergreens planted at the neighborhood entries. The landscaping area shall also include the use of native wildflower and prairie or no-mow turf plantings in conjunction with maintained turf.

The landscaping area shall include a minimum of four (4) Shade Trees, two (2) Ornamental Trees, and two (2) Evergreen Trees per one hundred (100) lineal feet of road frontage abutting the landscaping area.

A minimum of thirty (30) percent of the landscaping area shall also include a native wildflower, prairie, and/or no-mow groundcover plantings.

Mounding shall not used as a landscape feature as mounding is not consistent with the existing ‘Rural’ landscape.

Traffic islands at community entrances and along internal streets may include landscaping subject to the approval of the Director.

- C. Buffer Yard Requirements: The design objectives of Article 6.8, N., shall be replaced with the following:

1. Intent: The various Buffer Yards of the District have been designed to soften and enhance the appearance of the single family areas from adjacent residential uses and External Street Frontages.
2. Location: Buffer Yards shall located be substantially as depicted on Exhibit C – Buffer Yards. Wherever Exhibit C – Buffer Yards show an alternate buffer yard treatment, the provisions of this Section C shall control.

3. Buffer Yard Types: The following types of Buffer Yards are hereby established. The numbers established below in the Chart: Buffer Yard Types are minimum requirements.

Chart: Buffer Yard Types

Buffer Type	Per 100 Linear Feet				
	Width ⁽¹⁾	Shade Trees ⁽²⁾	Ornamental Trees ⁽³⁾	Evergreen Trees ⁽⁴⁾	Native Wildflower, Prairie & No-mow Grasses ⁽⁵⁾
A	20'	4	2	0	30%
B	30'	4	2	1	15%
C	20'	4	2	2	10%
D	30'	0	2	5	10%
External Road Frontage	20'	4	2	2	30%

- (1) Up to 20% of the length of a Buffer Yard may be reduced in width by up to 40%, but in no case less than of 12 feet in width.
- (2) Shade Trees: provided that 10% of the total number of shade trees planted along the full length of a Buffer Area shall be a minimum of 3-1/2" and 5% shall be minimum of 5".
- (3) Evergreen Trees: provided that 15% of the total number of evergreen trees planted along the full length of a Buffer Area shall be a minimum of 9'.
- (4) Ornamental Trees: provided that 25% of the total number of ornamental trees planted along the full length of a Buffer Area shall be minimum of 2-1/2".
- (5) Denotes percentage of area within an applicable required Buffer Yard.

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

- A. **Residential Signs:** The design objectives of Article 6.17, F., 7, Article 6.17, G., 1., and Article 6.17, H., shall be replaced with the following:
 - 1. **Column Signs for Individual Entrances:** Individual entrances to the various neighborhoods within the Wood Wind community shall be identified by “column” signs including a “coin” type “WW” logo substantially as depicted in Exhibit C-8-E - Column Elevation & Details. The name of the individual neighborhood may also be included on the column. 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. Columns shall not exceed fifteen (15) feet in height or fifty (50) square feet in area.
 - 2. **Monument Signs for Wood Wind Community:** A main project identification monument sign shall be located at the corner of 161st Street and Town 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 sixty (60) square feet in area, six (6) feet in height, or twenty-five (25) feet in width.
- B. **Temporary Signage:** The design objectives of Article 6.17, K., 2., shall be replaced with the following:
 - 1. **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 area, 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.
- C. **Builder / Developer Directional Signs On-Site:** The design objectives of 6.17, K, 5., f., 3. shall be replaced with the following:
 - 1. **Installation:** Signs shall be erected in the development and may be located along project frontages on Town Road and at neighborhood entry points.

- 7.4 **Multi-Family Area – Specific Architectural Standards:** All new buildings within the Multi-family Area shall comply with the provisions of Article 6.3, E., except as modified by the following:

A. **General Design Goals:**

1. 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.
2. 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. Roof form is also a key element to achieve desirable form. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. 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. Buildings shall also incorporate at least two (2) architectural elements such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any facade that faces a walkway or is visible from any public street or circulation drive.
4. Overhangs of sufficient depth and in proportion to the façade height can also be important to roof form and for shadow play.
5. Structures shall not be of such mass that it dominates its surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure.
6. 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.
7. 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 generally 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. Acceptable materials include glass, cultured stone, stucco, brick and wood/ wood composite. Exterior entrances should be

clearly defined and visible by using distinct materials.

8. The overall exterior color scheme must be selected to be harmonious with the neighborhood 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.
9. 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.
10. Buildings shall be constructed substantially in accordance with the Character Exhibits contained in Exhibit C-10 - Multi-Family Area General Design Goals.

B. Building Exterior:

All multi-family buildings, shall be constructed with building materials as follows:

1. Exterior
 - a. Minimum. of 85% masonry on all sides for one-story buildings
 - b. 100% masonry on all sides of first story of 2-story buildings
 - c. 100% masonry first story, 40% on all other stories of buildings over 2-story
 - d. Two (2) Different Materials
 - a. A minimum of two (2) different materials shall be utilized for building exteriors, with no less than 10% of the secondary material, including:
 - i. Wood or wood composite siding
 - ii. Stucco
 - e. Vinyl siding and aluminum siding shall be prohibited, except for window cladding and decorative shutters
 - f. Patio and balconies must remain open and not be enclosed after occupancy.

- g. 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.
- h. A minimum of two different colors shall be used for building exteriors, with a maximum of 3.
- i. Window grids on all operable non-casement windows on all elevations.
- j. Chimney chases must be enclosed.
- k. Any side elevation windows shall be treated by shutters, decorative header or surround, where appropriate.

C. Roof Articulation

- 1. Structures shall not have flat roofs, and shall use of traditional roof forms including, but not limited to gables, hips and dormers.
- 2. All roof pitches should be 5/12 minimum, exclusive of porches, bump- outs, or dormers. 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, and shall conform to pitch requirements.

D. Parking

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. The number of required parking spaces shall comply with the City of Westfield standards.

E. Landscaping

Landscaping requirements shall conform to the overall City of Westfield standards.

F. Amenities and 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.

7.5 **Commercial Area – Specific Architectural Standards:** All buildings within the Commercial Area shall comply with the provisions of Article 6.3, F., except as modified by the following:

- A. General Design Goals: The development of the commercial area at the northwest corner of 146th Street and Towne Road is intended to establish a mixed-use area that provides an attractive development appropriate to the vicinity and the community.

In order to add architectural interest and variety, avoid the effect of a single, long or massive wall, and establish high quality attractive structures, the following general standards shall apply:

1. 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.
2. 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 the above mentioned requirements.
3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Towne Road or 146th Street shall have side and rear facades that are of the same materials as the front elevation.
4. Drive-thru facilities and Fueling Stations. On parcels adjacent to the 146th Street or Towne Road right-of-way line (and also including parcels where the parcel line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but such parcel line is located in such a manner that no significant structures can reasonably be constructed between the parcel 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 between the right-of-way line of 146th Street or Towne Road and the side of a structure that is nearest to said right-of-way.

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- d. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.
 - e. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.
- 1. Materials: Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Development. The following are permitted:
 - a. Building Body: Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco), decorative tiles, and limestone shall be permitted as siding materials for the body of the building.
 - b. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.
 - c. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Fypon") are examples of materials permitted for the building cap. Vinyl siding and aluminum siding shall be prohibited.
- 2. Facade Colors: The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the facade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or black as the predominant facade color would have to be reviewed by the Director on a case-by-case basis. However, building trim and accent areas may feature black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.
- 3. Roofs: In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential character and zoning of the area and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from all sides in the elevation view. Mechanical equipment shall be screened from view, at five (5) feet above ground level.
 - a. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls.

- b. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.
 - c. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3 D roof shingles, and standing seam or terner metal. Other roof materials shall require specific approval by the Director on a case-by-case basis.
 - d. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.
4. Additional Outlot Buildings Guidelines:
- a. Retail buildings with less than 8,000 leasable square feet should be oriented closer to Towne Road or 146th Street, subject to a 75' building setback line as measured from the improved rights-of-way.
 - b. Sidewalks in front of buildings should be no less than 5 feet in width.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with Chapter 7: Subdivision Regulations and Chapter 8: Design Standards of the Unified Development Ordinance and the City's Construction Standards, unless otherwise indicated below in the Chart: Subdivision Design Standards or approved by the Plan Commission or Department of Public Works in consideration to the unique design intent of the District.

Chart: Subdivision Design Standards

<u>Description</u>	<u>Standard</u>
Block Standard	Not Applicable
Local Street R/W Width	50'
Local Street Pavement Width (curb back-to-back)	28' Back-to-Back
Cul-de-Sac R/W Width	Varies (See Concept Plan)
Cul-de-Sac Pavement Width (diameter of circle)	Varies (See Concept Plan)
Cul-de-Sac Island	All Cul-de-Sacs Contain Islands
Cul-de-Sac Maximum Length	Varies (See Concept Plan)
Minimum Centerline Radius	190'
Sidewalk Location	Varies (See Concept Plan)
Minimum Distance Between Sidewalk and Back of Curb	When present, 5'
Centerline Tangents Between Reverse Curves	None
Minimum Curb Radius at Entrances	30'
Unique Street/Intersection Geometry	Varies (See Concept Plan)
Intersection Driveway Locations	Varies (See Concept Plan)

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 Modified Design Standards for District:

- A. Article 8.1 - Block Standards. The design requirements of Article 8.1 regarding the maximum length of a block in a single-family residential Subdivision shall not be applicable to District due to the curvilinear nature of the proposed street pattern.
- B. Article 8.6, F., 3. Open Space and Development Amenity Improvements. The requirements of Section 8.6, F., shall be replaced with the following:
 - 1. The Wood Wind Golf Course open space and amenity shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to provide for other project developments, the golf course and amenity shall remain open and available to the public throughout the development of the District.
 - 2. Other open spaces, such as common areas, open space or pocket parks in Areas 3, 4 or 5, as depicted on the Concept Plan, shall be developed and development amenities in such areas shall be installed prior to the issuance of a Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or pocket park is located.
 - 3. The major amenity area located north of 161st Street shall be constructed in two phases.
 - a. Phase 1 will include the swimming pools (lap pool, resort pool, kiddie pool) and associated bath house (restrooms and showers). Construction of Phase 1 amenities shall commence at or prior to issuance of the 75th single family building permit, but not earlier than October 31, 2018, and be completed within one year.
 - b. Phase 2 will include the amenity center which will include a sport court/multi purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of Phase 2 amenities shall commence at or prior to issuance of the 160th single family building permit, but not earlier than October 31, 2019, and be completed within one year.

- C. Article 8.7, C., 2. Internal Pedestrian Network Standards. The sidewalk requirement along both sides of all internal street shall be replaced with the following:
 - 1. The pedestrian network shall be developed in substantial compliance with the sidewalks, trails and pathways depicted on the Concept Plan.
- D. Article 8.9, Street and Right-of-Way Standards. See Section 8 Infrastructure Standards, above.

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

Steven Hoover

Steven Hoover

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

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 Plan

Exhibit C Character Exhibits

Exhibit C-1 – Illustrative Front Elevations for Area 1

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 4

Exhibit C-5 – Illustrative Front Elevations for Area 5

Exhibit C-6 – Illustrative Garage Door Treatments

Exhibit C-7 – Pulte Homes Monotony Code Graphic

Exhibit C-8 – Buffer Yards

Exhibit C-8-A – Buffer Yard Type A

Exhibit C-8-B – Buffer Yard Type B

Exhibit C-8-C – Buffer Yard Type C

Exhibit C-8-D – Buffer Yard Type D

Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Exhibit C-10 – Multi-Family Area General Design Goals

EXHIBIT A

REAL ESTATE

Exhibit A-1 – Area Map (Amended)

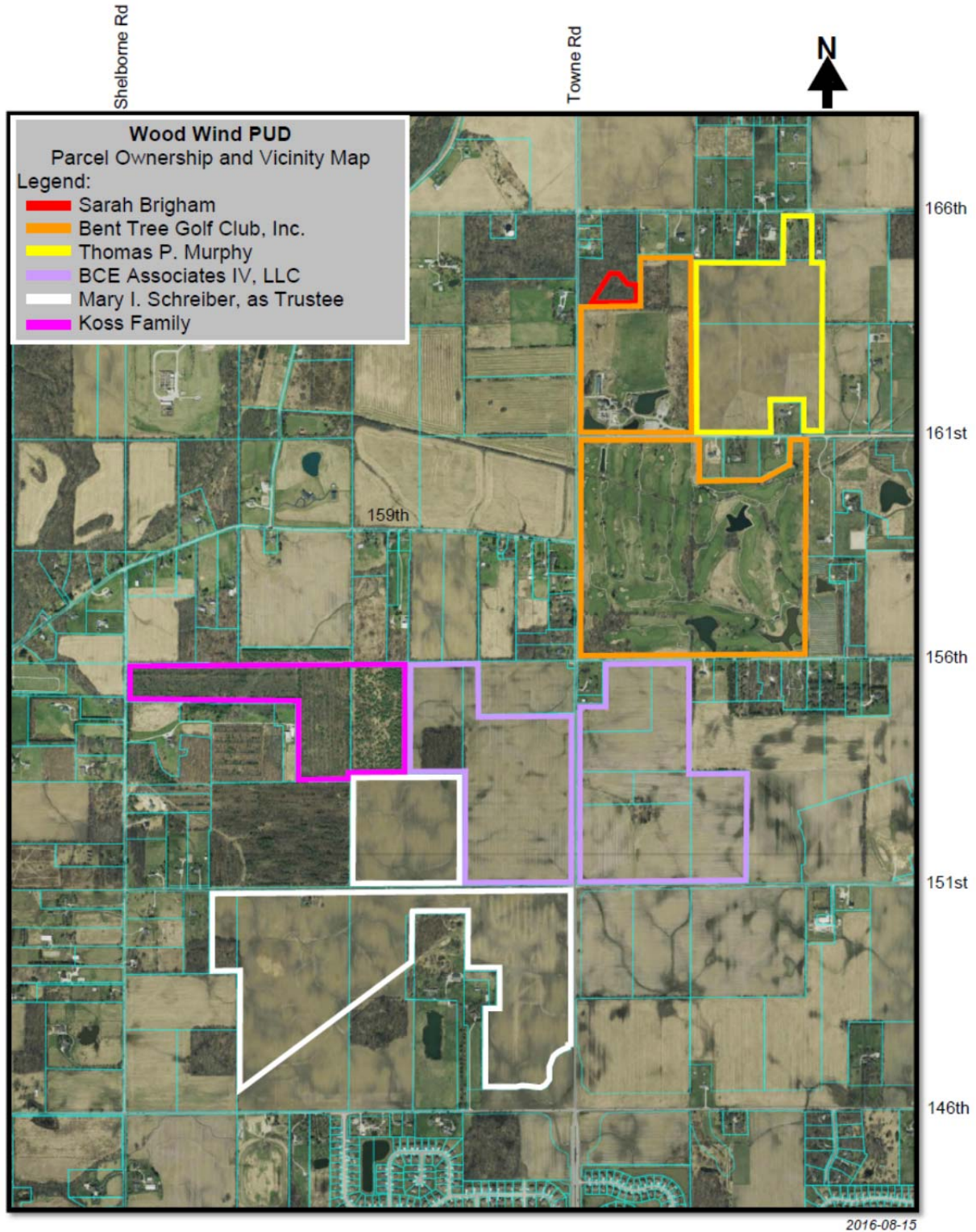


Exhibit A-2 – Parcel Ownership List (Amended)

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 Shelbourne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelbourne Road Westfield, IN 46074	08-09-17-00-00-003.001

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 (from Instrument #19909955060 and 2016013973):

The southeast quarter of Section Seventeen (17), Township Eighteen (18) North of Range Three (3) East, containing 160 acres in Hamilton County, Indiana.

EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Southeast Quarter of Section 17, Township 18 North, Range 3 East 1594.71 feet South 89 degrees 34 minutes 02 seconds West (assumed bearing) from the Southeast corner of said Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds parallel with the East line of said Southeast Quarter 1297.67 feet; thence North 88 degrees 19 minutes 21 seconds West 281.26 feet; thence South 00 degrees 00 minutes 00 seconds parallel with said East line 1308.02 feet to the South line of said Southeast Quarter; thence North 89 degrees 34 minutes 02 seconds East on said South line 281.15 feet to the place of beginning, containing in said exception 8.409 acres, more or less.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the South line of said quarter section being South 89 degrees 34 minutes 02 seconds West 1094.71 feet from the Southeast corner thereof; thence South 89 degrees 34 minutes 02 seconds West along said South line 500.00 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel with the East line of said quarter section, 1297.67 feet; thence North 88 degrees 19 minutes 21 seconds West 281.26 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel with said East line, 1001.80 feet; thence North 89 degrees 34 minutes 02 seconds East, parallel with said South line, 591.13 feet; thence South 0 degrees 48 minutes 59 seconds West 665.56 feet; thence North 89 degrees 34 minutes 02 seconds East, parallel with said South line, 383.41 feet; thence South 0 degrees 00 minutes 00 seconds West, parallel with said East line, 406.32 feet; thence South 89 degrees 34 minutes 02 seconds West, parallel with said South line, 183.90 feet; thence South 0 degrees 00 minutes 00 seconds West, parallel with said East line, 1238.09 feet to the point of beginning and containing in said exception 31.752 acres, more or less.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

That area south of a utility line easement, which generally runs diagonally southwest to northeast, and is adjacent to the western property line of Jack M. and Elizabeth B. Miller, extending southward to the south line of said Section, containing approximately 24.00+/- acres.

FURTHER EXCEPTING THEREFROM:

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines, described as follows:

Beginning at the southeast corner of said section, designated as point "218" on said plat; thence South 89 degrees 07 minutes 09 seconds West 1,094.71 feet along the south line of said section to a southwest corner of the grantor's land; thence North 0 degrees 26 minutes 51 seconds West 252.44 feet along a west line of the grantor's land; thence North 89 degrees 12 minutes 12 seconds East 409.99 feet to point "301" designated on said plat; thence North 72 degrees 30 minutes 15 seconds East 52.20 feet to point "302" designated on said plat; thence North 89 degrees 12 minutes 12 seconds East 75.00 feet to point "303" designated on said plat; thence South 74 degrees 05 minutes 51 seconds East 52.20 feet to point "304" designated on said plat; thence South 88 degrees 59 minutes 34 seconds East 95.30 feet to point "305" designated on said plat; thence Northeasterly 226.88 feet along an arc to the left and having a radius of 145.00 feet and subtended by a long chord having a bearing of North 44 degrees 22 minutes 40 seconds East and a length of 204.44 feet to point "306" designated on said plat; thence North 3 degrees 29 minutes 50 seconds West 93.98 feet to point "307" designated on said plat; thence Northeasterly 345.58 feet along an arc to the right and having a radius of 220.00 feet and subtended by a long chord having a bearing of North 44 degrees 33 minutes 09 seconds East and a length of 311.13 feet to point "308" designated on said plat; thence North 89 degrees 33 minutes 09 seconds East 5.32 feet to point "309" designated on said plat; thence North 0 degrees 26 minutes 51 seconds West 45.85 feet to point "310" designated on said plat; thence North 89 degrees 33 minutes 09 seconds East 50.00 feet to the east line of said section; thence South 0 degrees 26 minutes 51 seconds East 750.00 feet along said east line to the point of beginning and containing 9.119 acres, more or less, inclusive of the presently existing right-of-way which contains 0.446 acres, more or less.

ALSO,

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as 146th Street and as Project No. 1383157) to and from the grantor's abutting lands described as follows:

Beginning at a point on the south line of said section South 89 degrees 07 minutes 09 seconds West 118.94 feet from the southeast corner of said section, said southeast corner

being designated as point "218" on said plat; thence North 38 degrees 49 minutes 15 seconds West 39.35 feet to point "315" designated on said plat; thence South 89 degrees 12 minutes 12 seconds West 951.33 feet to a west line of the grantor's land and the point of terminus. Also, together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across said limited access facility to and from the grantor's abutting lands along the lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southeast corner of said section, designated as point "218" on said plat; thence South 89 degrees 07 minutes 09 seconds West 1,094.71 feet along the south line of said Section to a southwest corner of the grantor's land; thence North 0 degrees 26 minutes 51 seconds West 182.44 feet along a west line of the grantor's land to the point of beginning of this description: thence North 89 degrees 12 minutes 12 seconds East 950.41 feet to point "312" designated on said plat; thence North 42 degrees 05 minutes 37 seconds East 95.07 feet to point "313" designated on said plat; thence North 0 degrees 26 minutes 51 seconds West 300.00 feet to point "314" designated on said plat and the point of terminus. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

ALSO INCLUDED:

The Southwest quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, containing 40 acres, more or less, in Hamilton County.

ALSO INCLUDED:

The East half of the Southwest quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, containing 80 acres in Hamilton County, Indiana.

EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

That area south of a utility line easement, which generally runs diagonally southwest to northeast, extending southward to the south line of said Section, containing approximately 18.00+/- acres.

ALSO INCLUDED:

7 1/2 acres off the East side of thirty acres off of the North end of the West half of the Southwest quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana.

EXHIBIT B

CONCEPT PLAN (Amended)



EXHIBIT C

CHARACTER EXHIBITS

Exhibit C-1 – Illustrative Front Elevations for Area 1

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 4

Exhibit C-5 – Illustrative Front Elevations for Area 5

Exhibit C-6 – Illustrative Garage Door Treatments

Exhibit C-7 – Pulte Homes Monotony Code Graphic

Exhibit C-8 – Buffer Yards

Exhibit C-8-A – Buffer Yard Type A

Exhibit C-8-B – Buffer Yard Type B

Exhibit C-8-C – Buffer Yard Type C

Exhibit C-8-D – Buffer Yard Type D

Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Exhibit C-10 – Multi-Family Area General Design Goals

Exhibit C-1 – Illustrative Front Elevations for Area 1



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 4



Exhibit C-4 – Illustrative Front Elevations for Area 4 (Continued)



Exhibit C-5 – Illustrative Front Elevations for Area 5



Exhibit C-6 - Illustrative Garage Door Treatments

Standard Garage Doors: Doors with Windows (no hardware)



Exhibit C-6 - Illustrative Garage Door Treatments (Continued)

Decorative Garage Doors, Option #1: Doors with Windows and Hardware



Exhibit C-6 - Illustrative Garage Door Treatments (Continued)

Decorative Garage Doors, Option #2: Carriage Doors with Windows

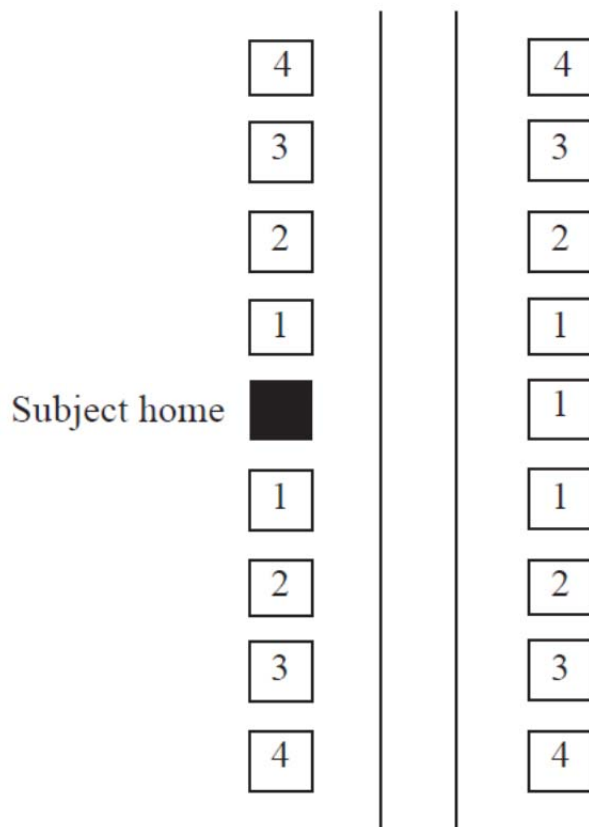


Exhibit C-7 – Pulte Homes Monotony Code Graphic



MONOTONY CODE GRAPHIC

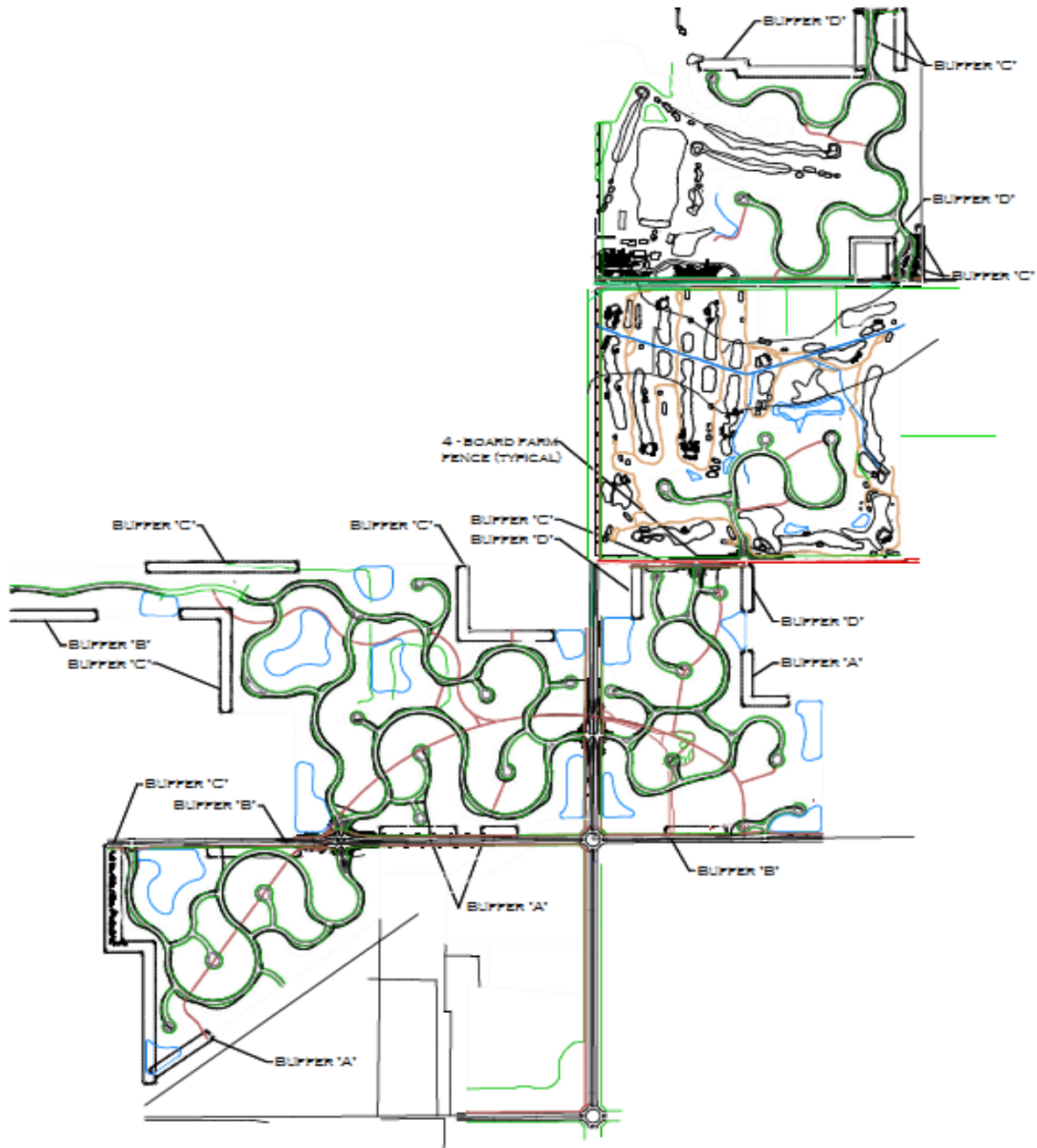
Wood Wind



- 1** Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
- 2** Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
- 3** Home may be of the same plan and elevation as the Subject home, but must be a different color package.
- 4** May be identical to Subject home.

Exhibit C-8 – Buffer Yards

(See individual Areas on following pages)



OEG OUTDOOR ENVIRONMENTS GROUP
www.OEGGROUP.com
5104 Fern Drive
Indianapolis, IN 46254
317.888.8778

This drawing is a conceptual design for planning purposes only. It is not a construction document. All dimensions, notes, and specifications are subject to change without notice.

Prepared for:
Wood Wind of Westfield
Project Buffer Outline

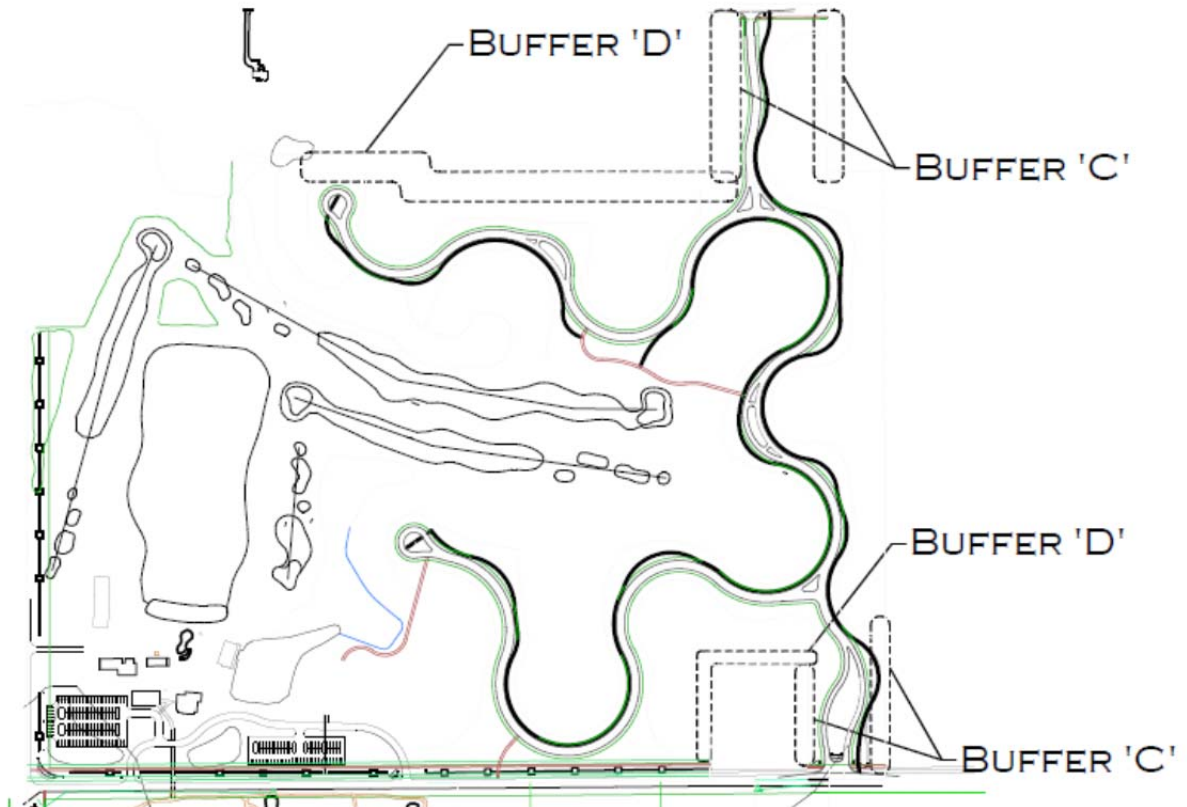
Site Address:
Westfield, Indiana

SHEET 1 OF 1
DATE: 08/22/2016
DESIGN BY: OEG
DRAWN BY: GGS SCALE: N.T.S.

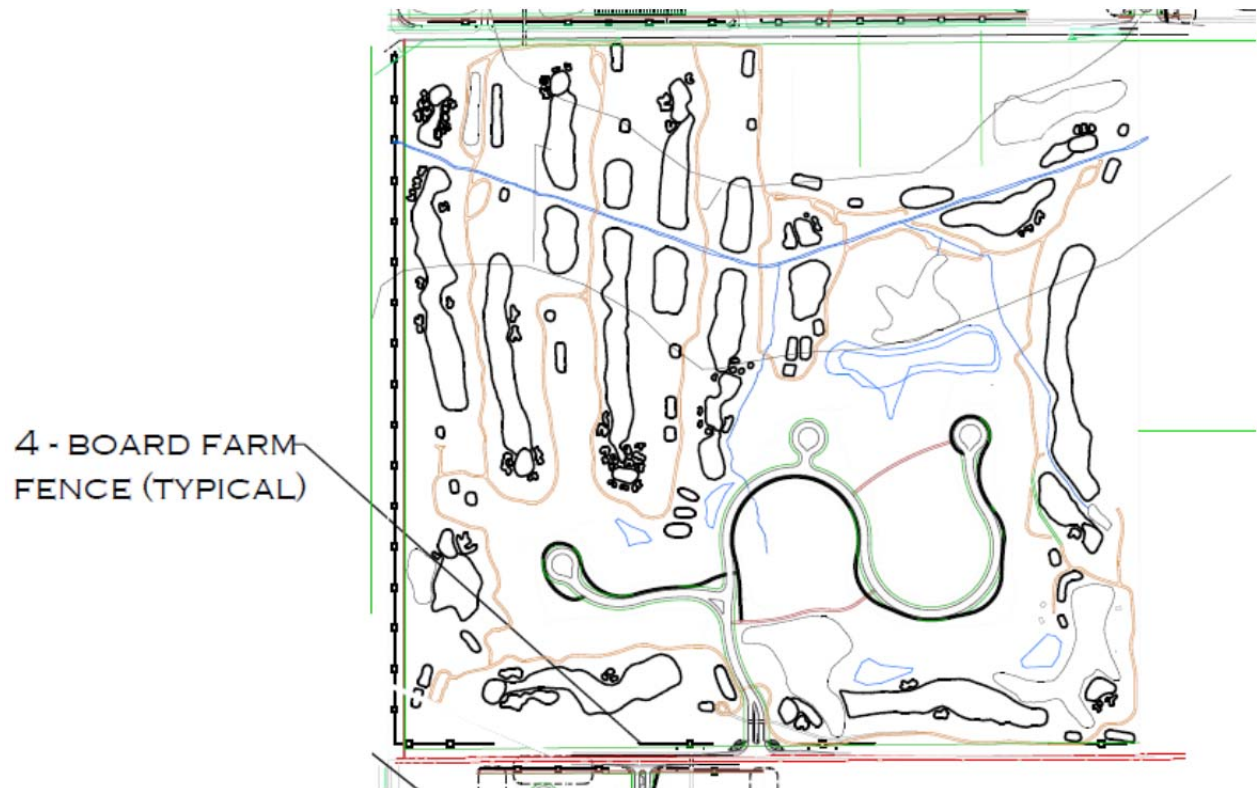


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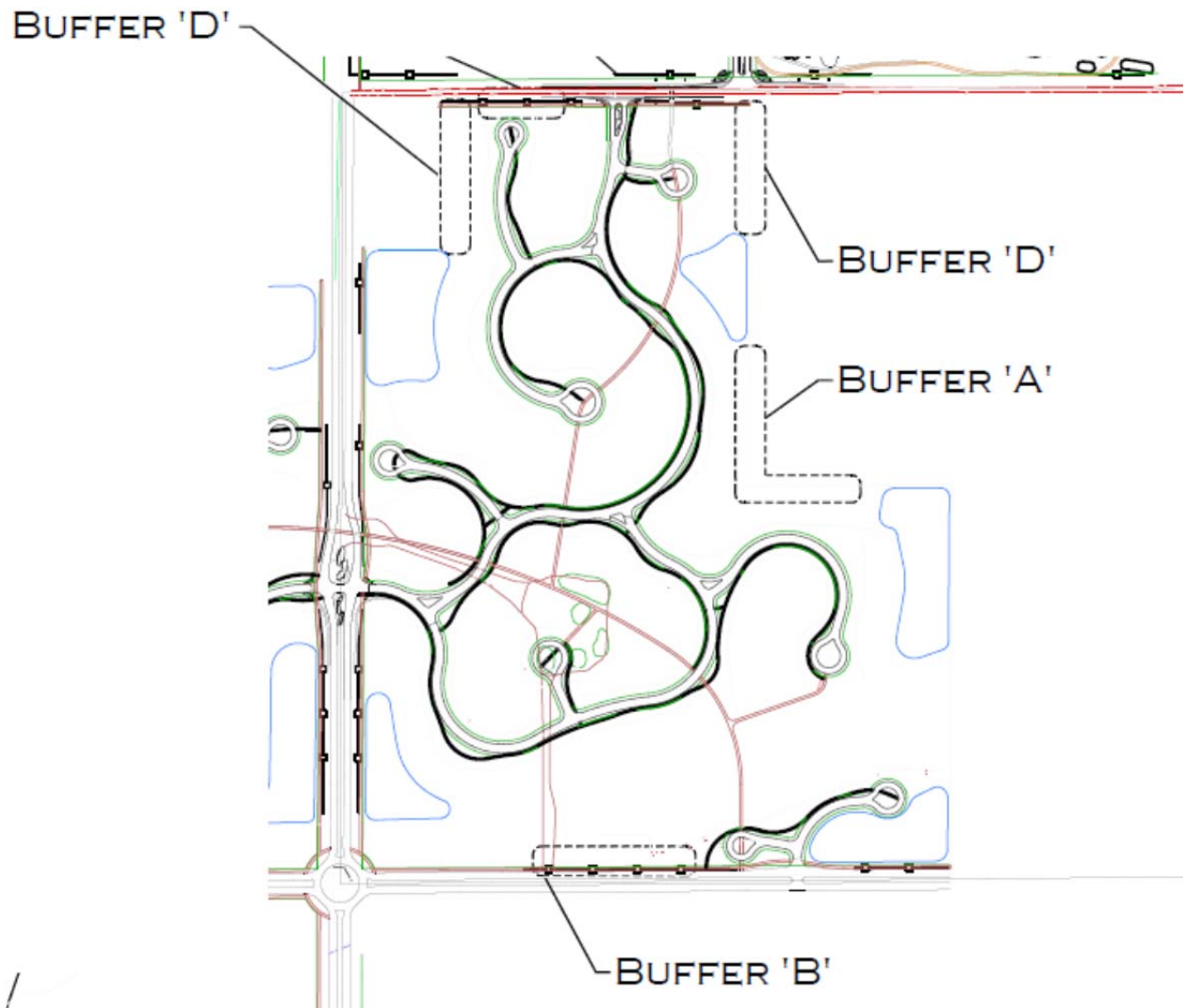
Buffer Yards for Area 1



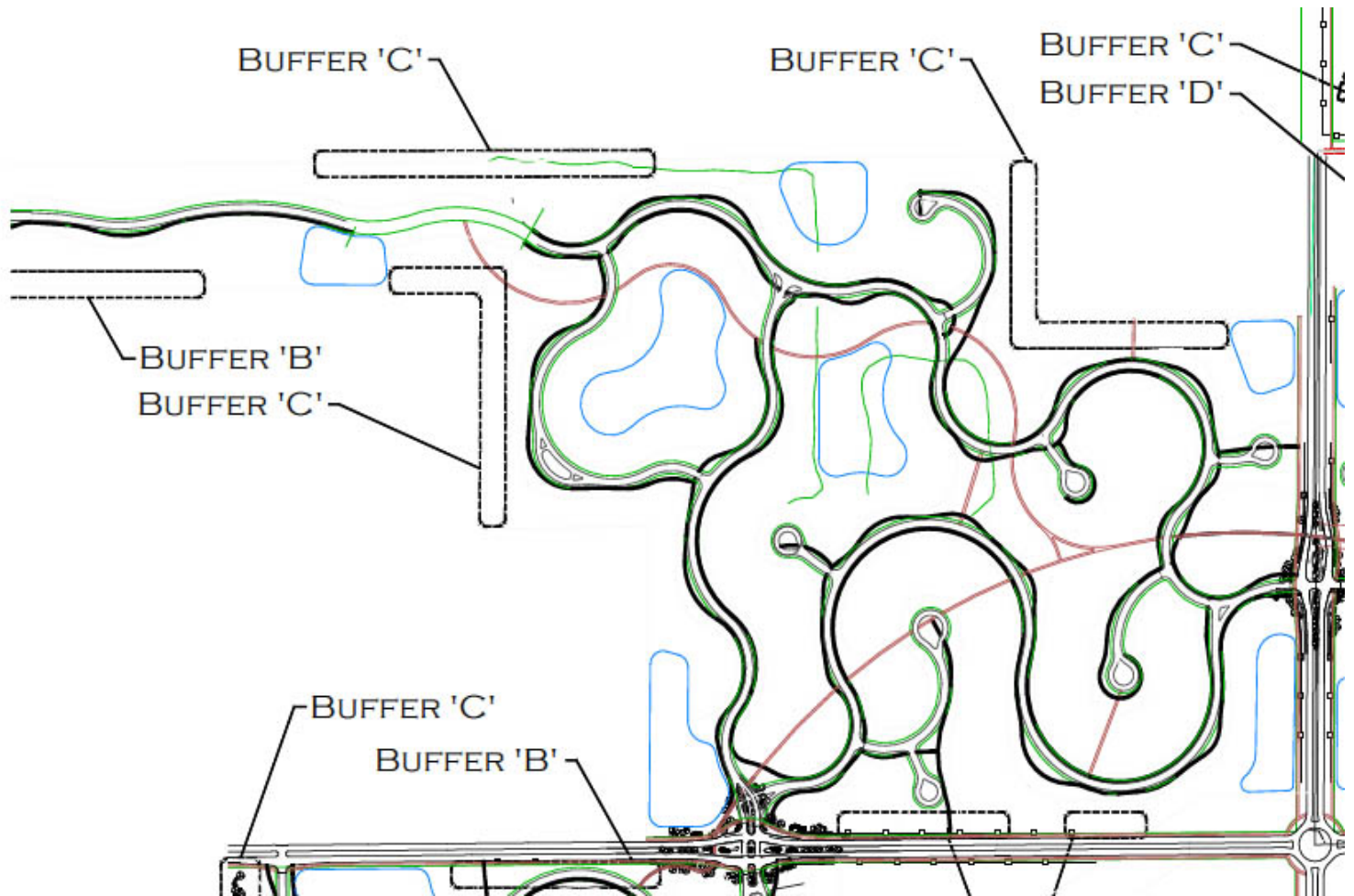
Buffer Yards for Area 2



Buffer Yards for Area 3



Buffer Yards for Area 4



Buffer Yards for Area 5

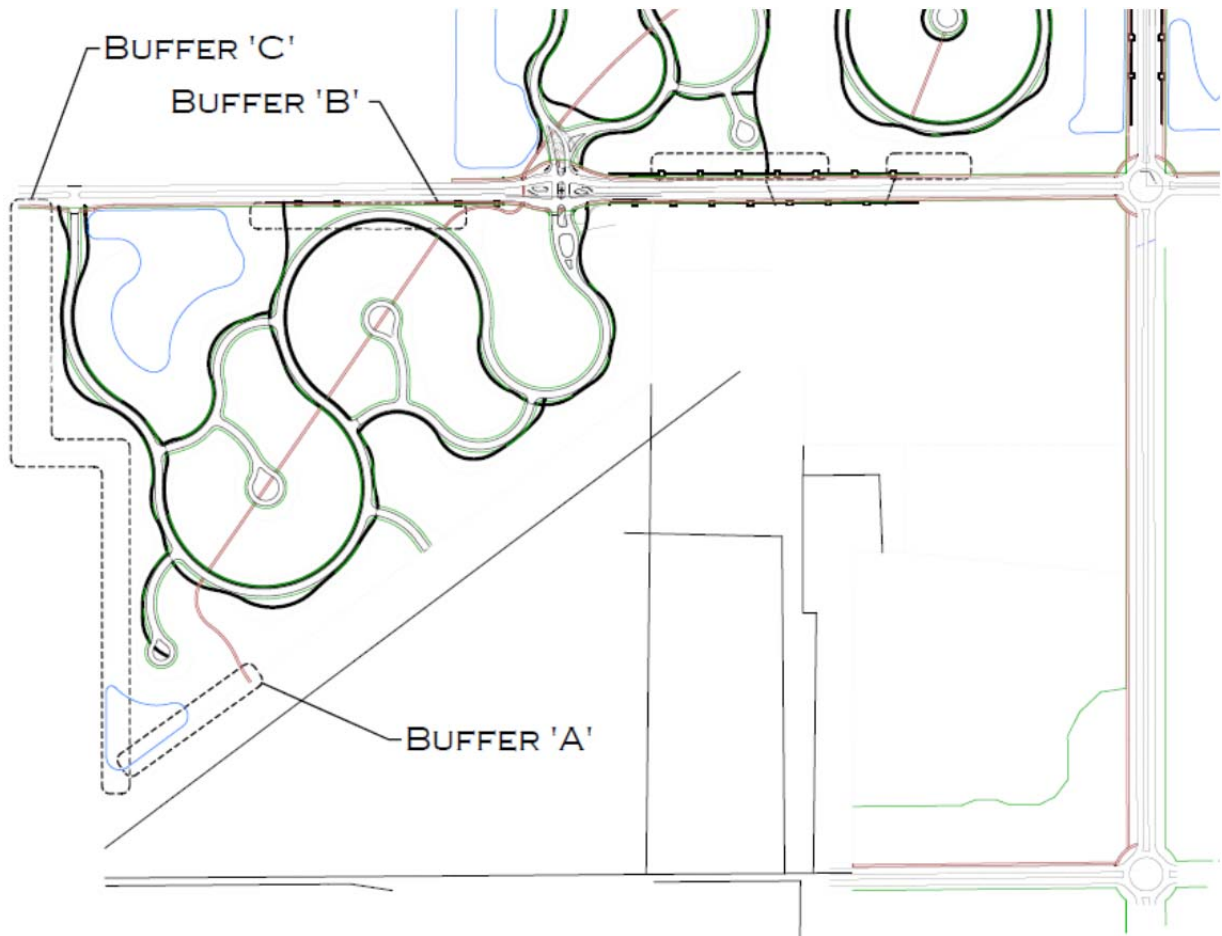
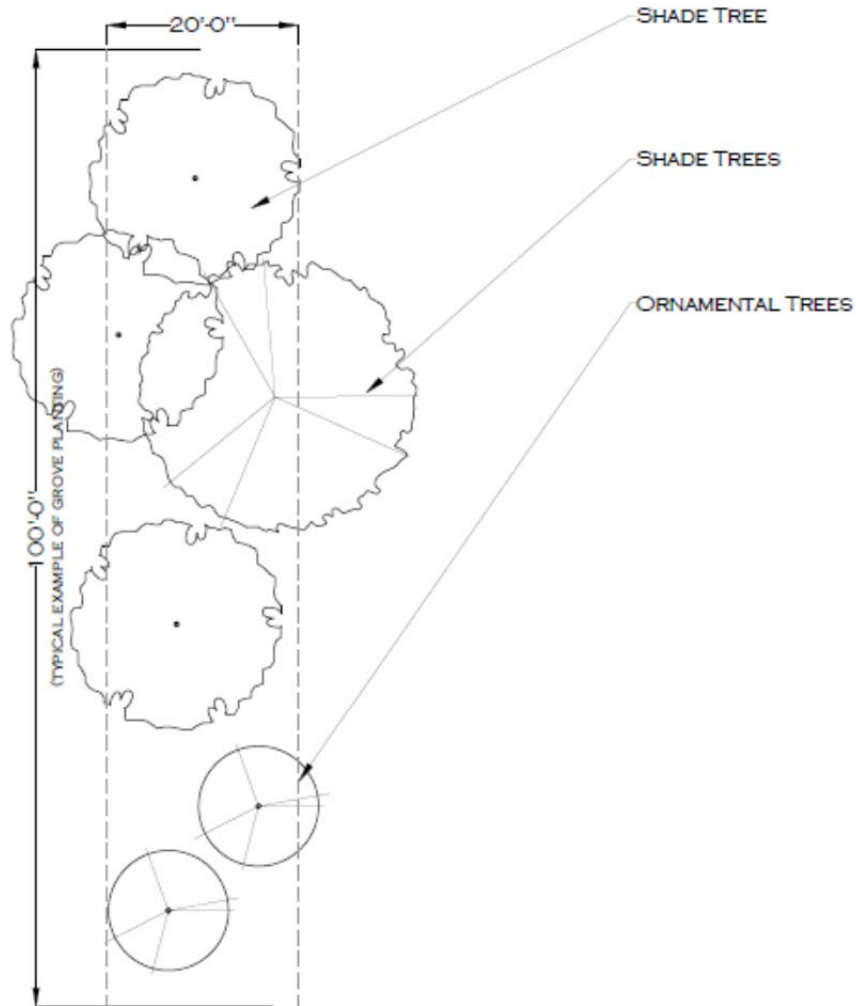


Exhibit C-8-A - Buffer Yard Type A



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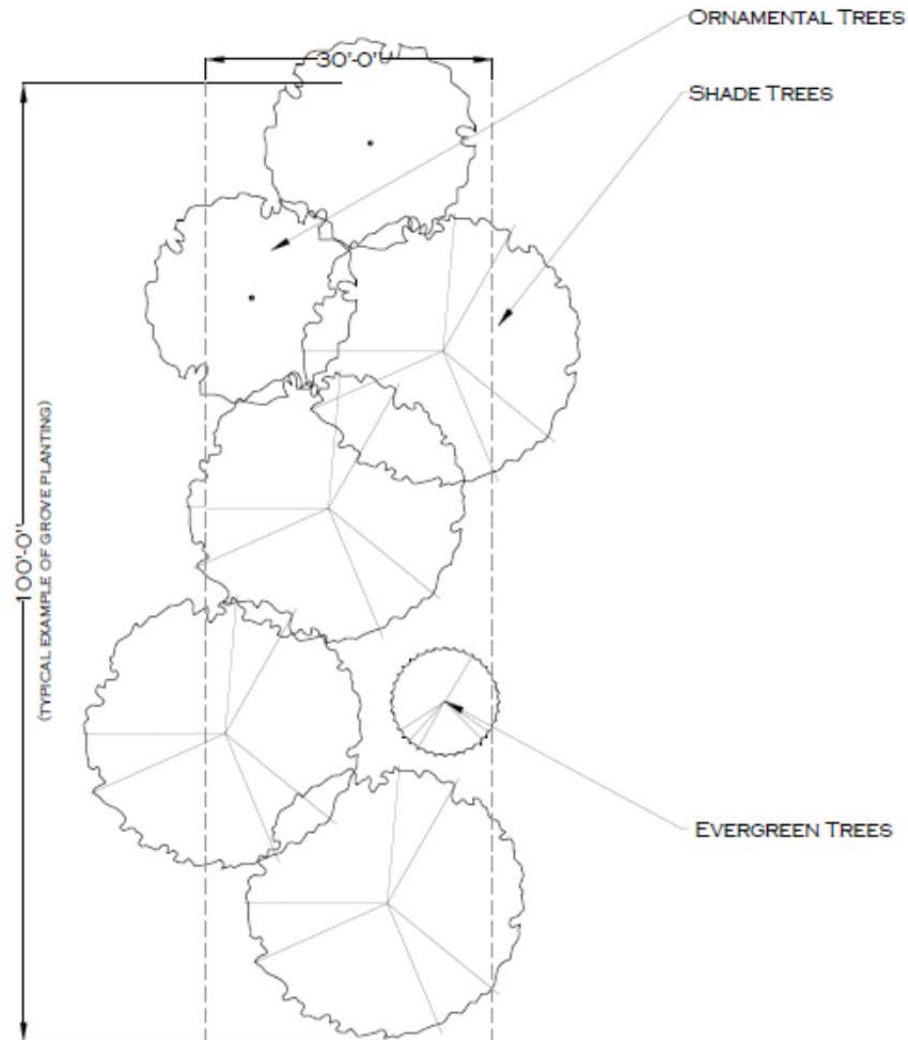
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Note: This drawing is a conceptual design for planning purposes only, it is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-1 BUFFER 'A' EXAMPLE DETAIL

Exhibit C-8-B - Buffer Yard Type B



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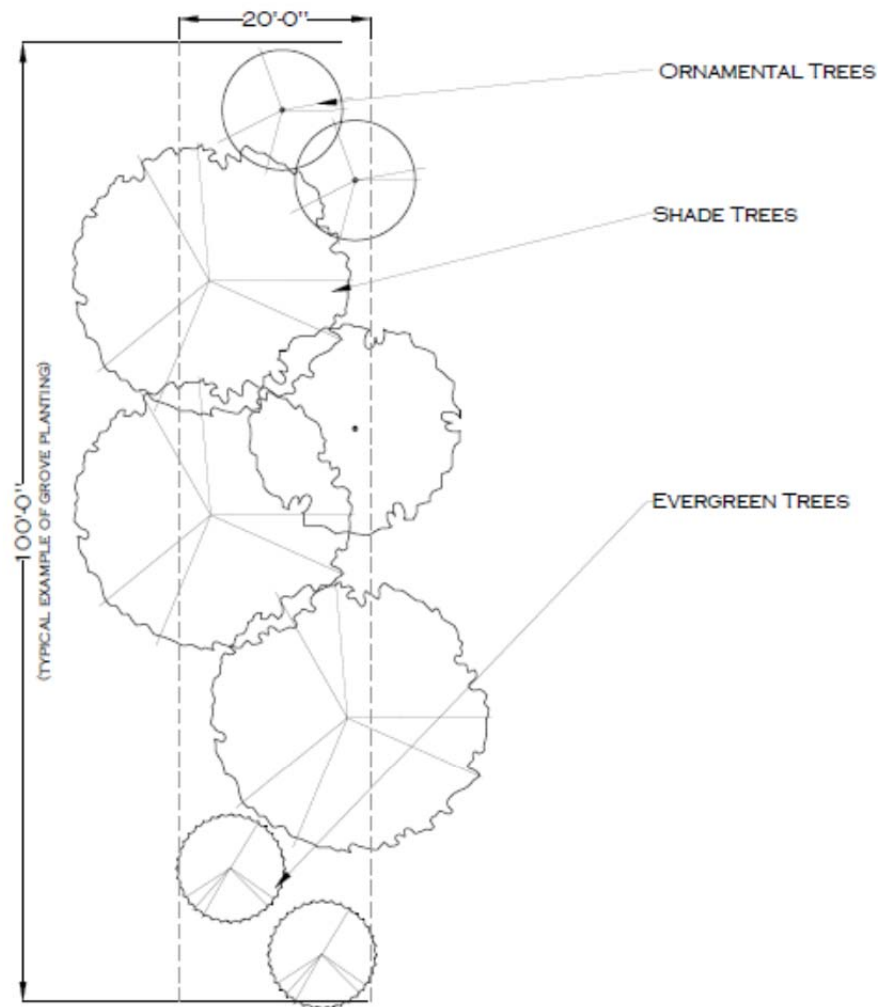
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Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.20.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-2 BUFFER 'B' EXAMPLE DETAIL

Exhibit C-8-C - Buffer Yard Type C



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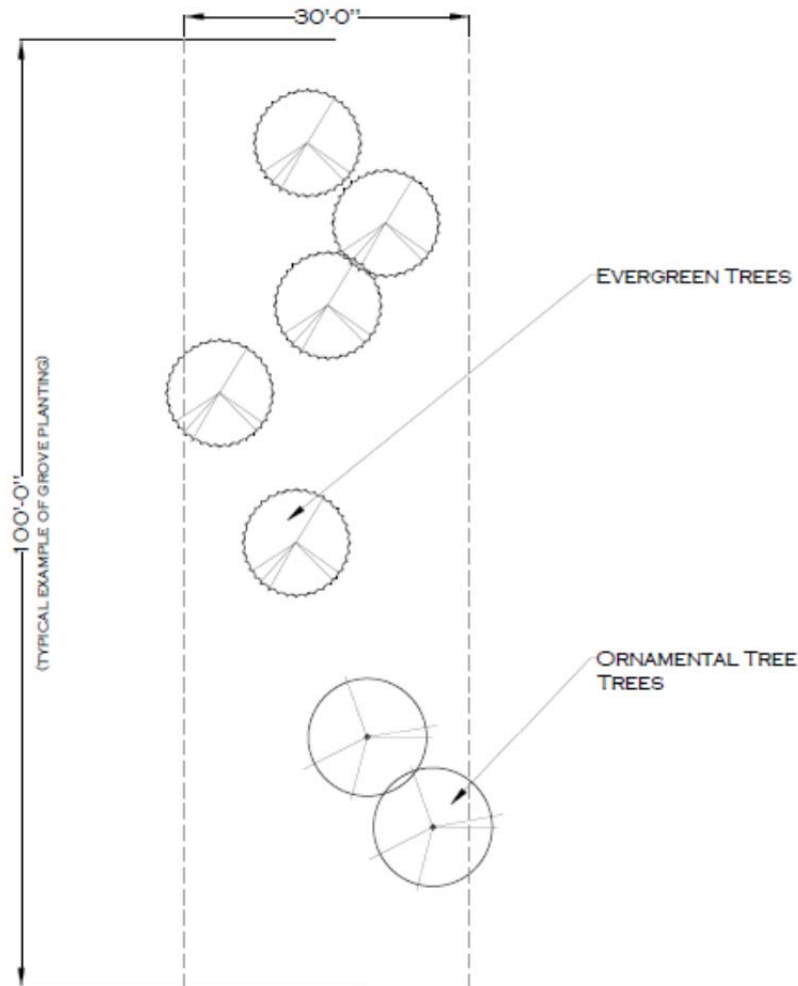
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Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-3 BUFFER 'C' EXAMPLE DETAIL

Exhibit C-8-D - Buffer Yard Type D



OEG | OUTDOOR
ENVIRONMENTS
GROUP
www.OEGGROUP.COM
5102 FREYN DRIVE
INDIANAPOLIS, IN 46254
317.292.9776

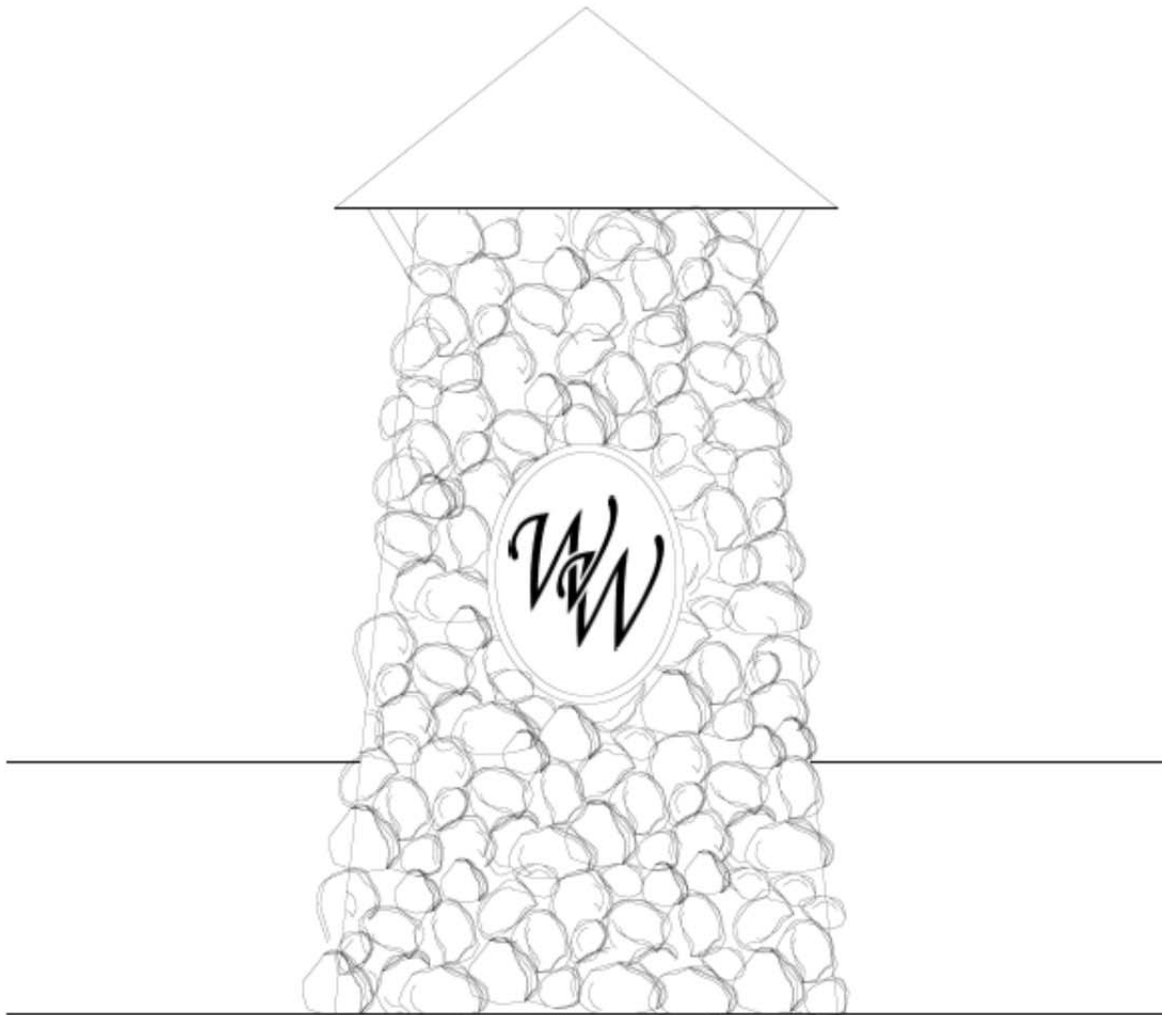
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Note: This drawing is a conceptual design for planning purposes only, it is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-4 BUFFER 'D' EXAMPLE DETAIL

Exhibit C-8-E – Column Elevation & Details



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5102 PHEON DRIVE
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PREPARED FOR:
Wood Wind of Westfield
Pulte Homes
COLUMN ELEVATIONS & DETAILS

SITE ADDRESS:
WESTFIELD INDIANA

SHEET:
DATE: 7.14.2016
DESIGN BY: OEG
DRAWN BY: JF

SCALE:
1"=1'-0"

N

Note: This drawing is a conceptual design for planning purposes only. It is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Area 1



Area 2



Area 3



Area 4



Area 5

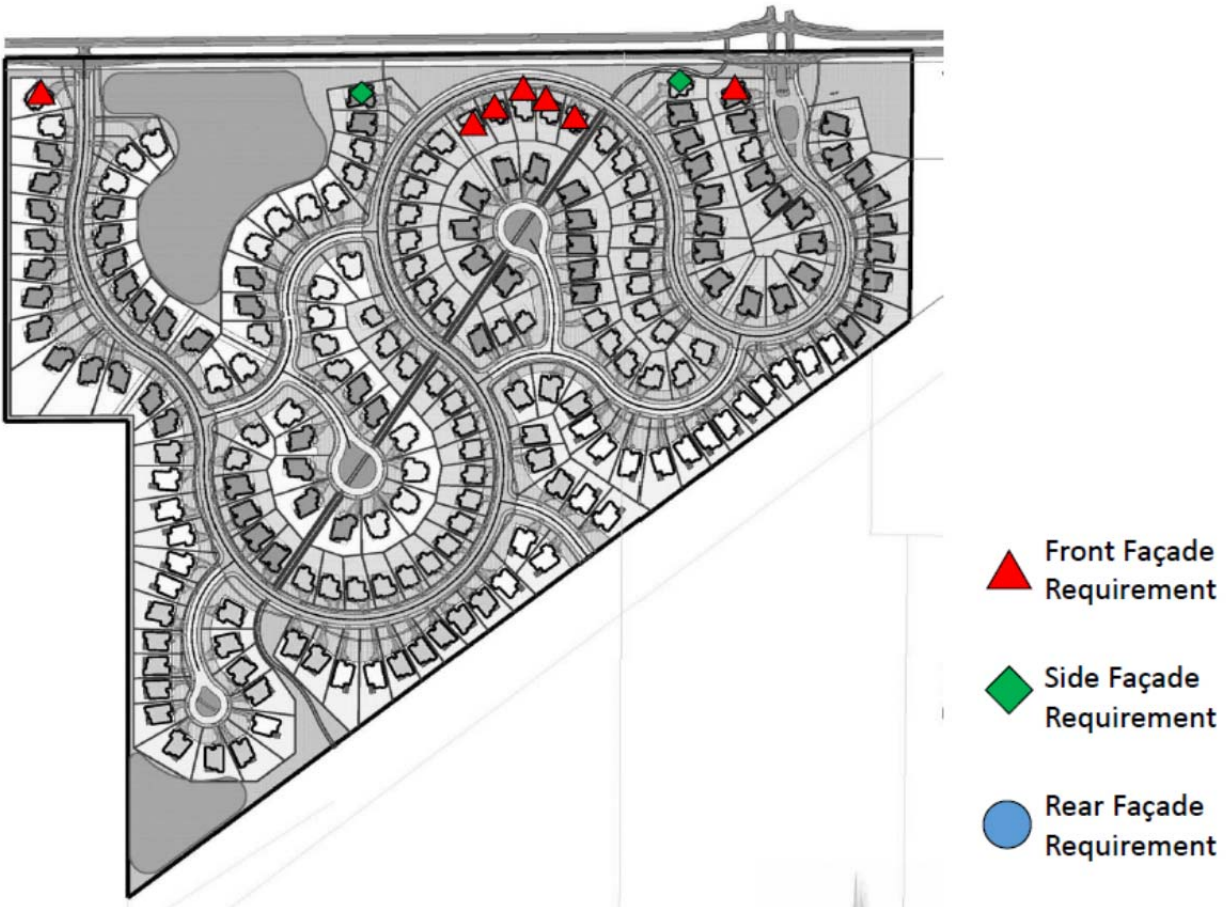


Exhibit C-10 - Multi-Family Area General Design Goals



Changes in plane along the elevation provide interesting form, while architectural details provide visual appeal and human scale. (*Apex on Preston Apartments, Louisville, KY*)



Well proportioned, quality materials provide the structure with substance and reduce the mass of the building, while well-placed and properly sized windows offer detailing and scale
(*Riverstone Apartments, Columbus, IN*)

Exhibit C-10 - Multi-Family Area General Design Goals (Continued)



Mixing two and three story elements reduce the scale of a large building. A variety of roof forms lends form, while their deep overhangs provide shadow and scale.
(Westhaven Apartment Homes, Zionsville, IN)

August 24, 2016

Jesse Pohlman
City of Westfield
2728 East 171st Street
Westfield, IN 46074

RE: Woodwind PUD
 Neighborhood Meeting Summary

Dear Jesse,

Pulte Homes hosted a neighborhood meeting on August 11, 2016 and on August 23, 2016 to share information about the project. Copies of the materials presented and the sign in sheets for each meeting are enclosed.

At the August 11, 2016 meeting the key topics raised by attendees were:

- Traffic: Increased vehicular traffic, condition of roads, timing of improvements, safety, detour plan during construction.
- Density: Concerns that the project is too dense and does not fit with the rural character of the area.
- Buffers: Location, size and plantings.
- Financial impact: Concerns the project is not sustainable.
- Light Pollution
- Where golf carts can be driven

At the August 23, 2016 meeting the key topics raised by attendees were:

- Changes to the plan after zoning approval – ie if we show a pond, can the pond move and lots be built in that area.
- Impact to nature – trees, wetlands, animals.
- Comprehensive Plan – inconsistent to put homes ranging from \$325K - \$525K average sales price next to \$800K homes that are in the area today along with density.
- Can the ponds be more usable, with docks.
- That the golf course will not always be a golf course/open space. Would like to see a deed restriction.
- Development schedule.
- Buffer yards/protection for rural residents.
- Suggestion of forming a committee.
- Want to hear from and have a discussion with City officials.
- Lack of open space other than the golf course.

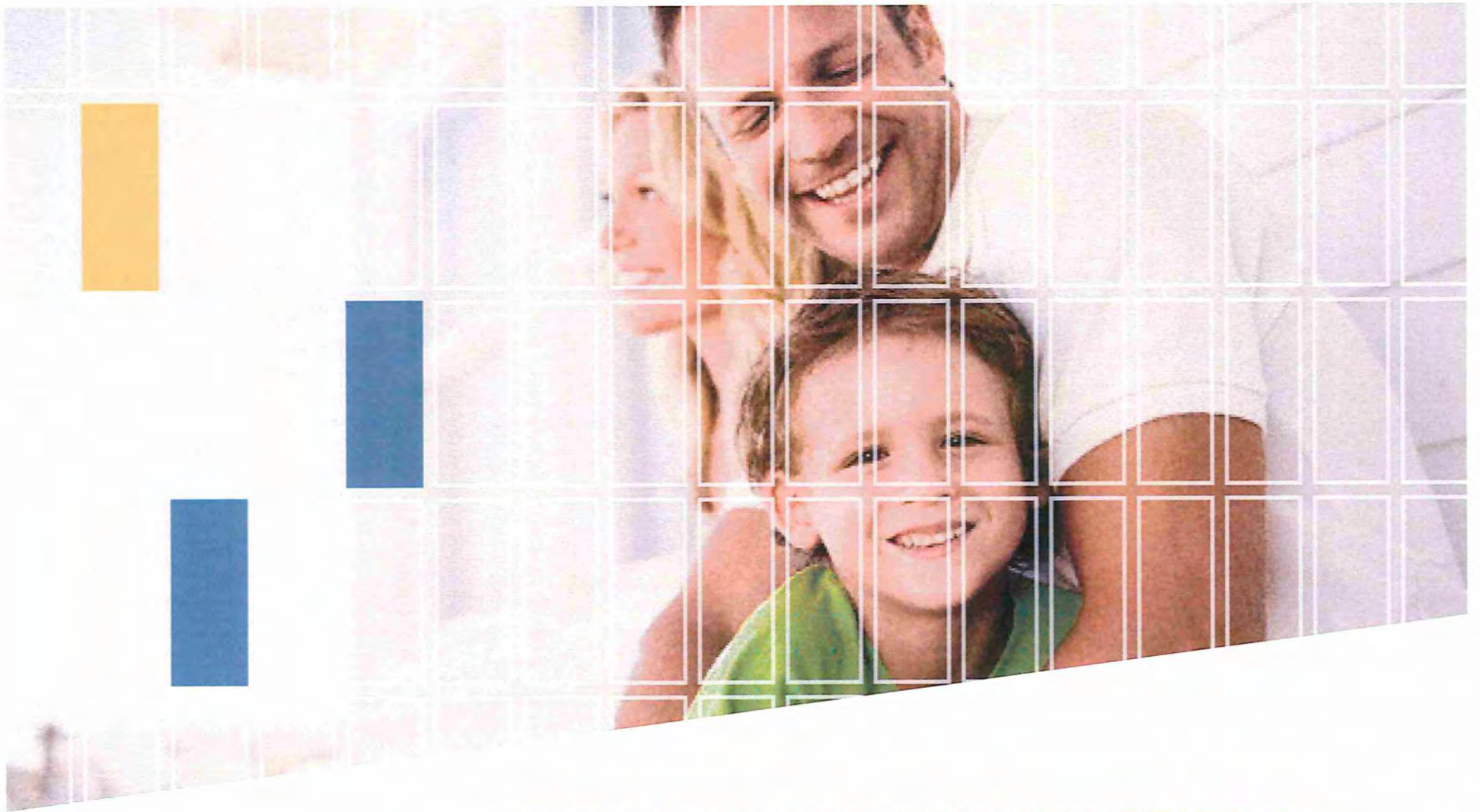
Our team did our best to provide answers to the above questions. We have met with several residents at their homes and will continue to meet and have an open dialogue with them. Please let me know if you have any questions or need additional information.

Sincerely,

Ashley Bedell

Enc.

AUGUST 11, 2016
NEIGHBOR MEETING
PRESENTATION AND
SIGN-IN SHEET



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT
Neighborhood Meeting

August 11, 2016





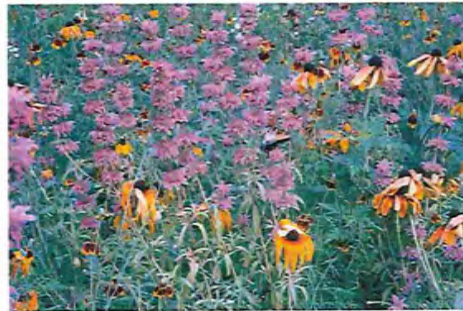
We build consumer inspired homes and communities to make lives better.

Wood Wind Golf Club



- Founded in 1988
- Westfield's only public golf course
- Civic Partner – fundraisers at the course have raised over \$6,000,000
- Junior Golf Programs
- Evans Scholarship Program

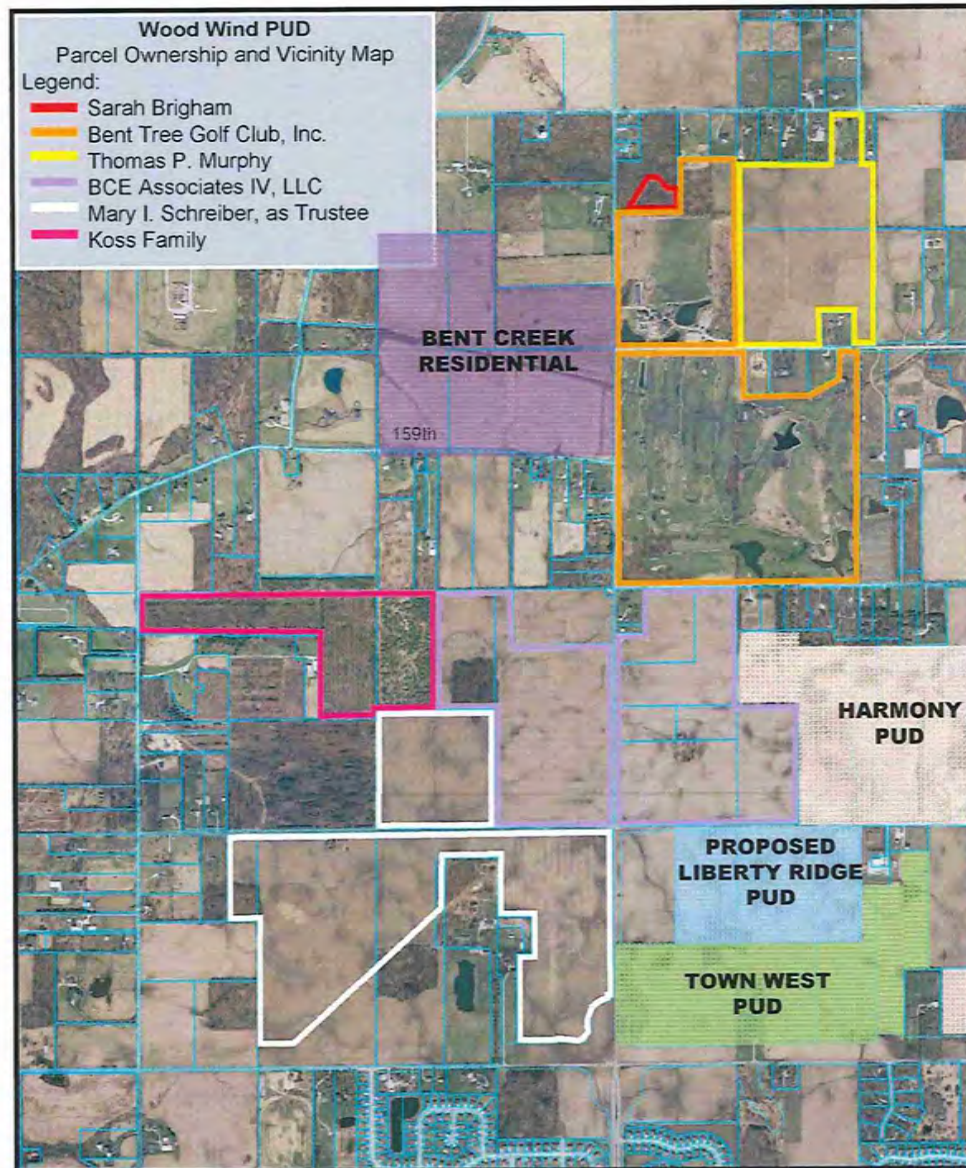
Wood Wind Community

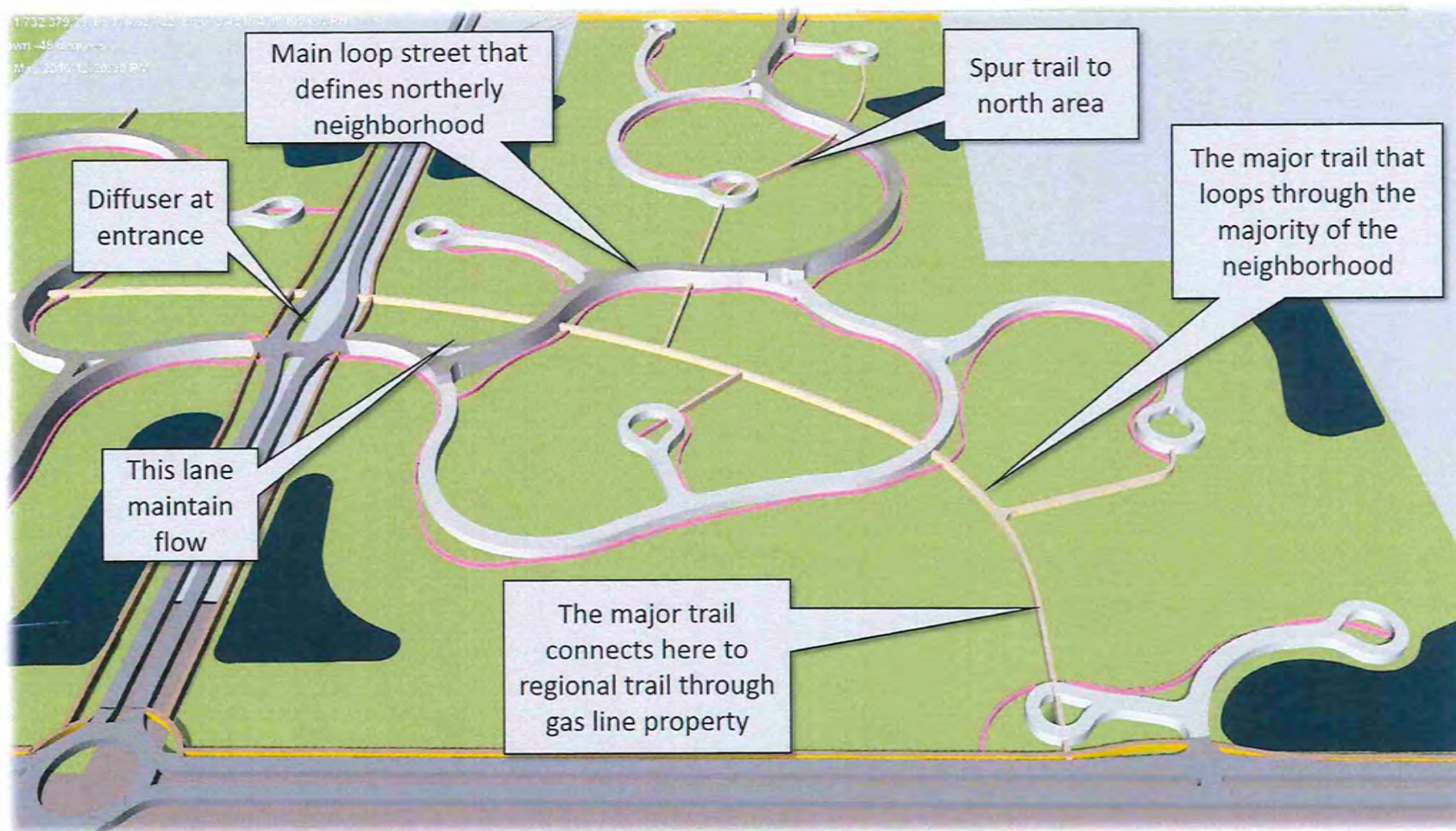


Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.



Wood Wind Parcels



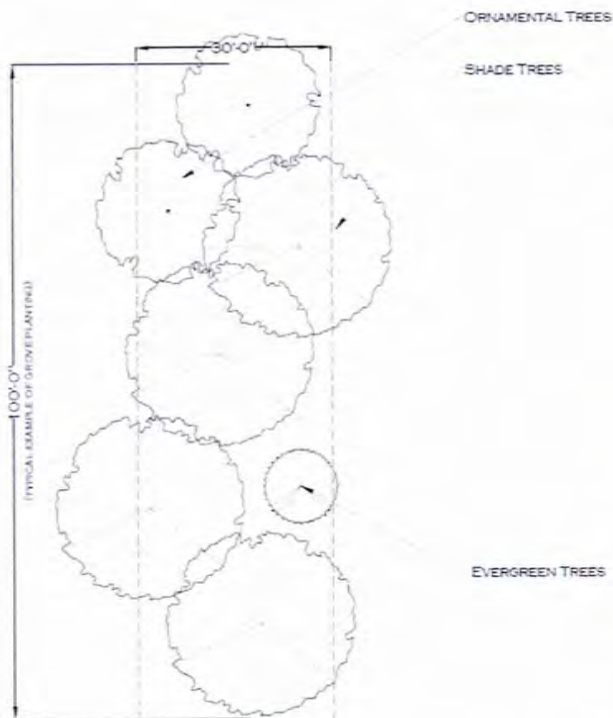


Rural Character

Wood Wind of Westfield



BUFFER B EXAMPLE



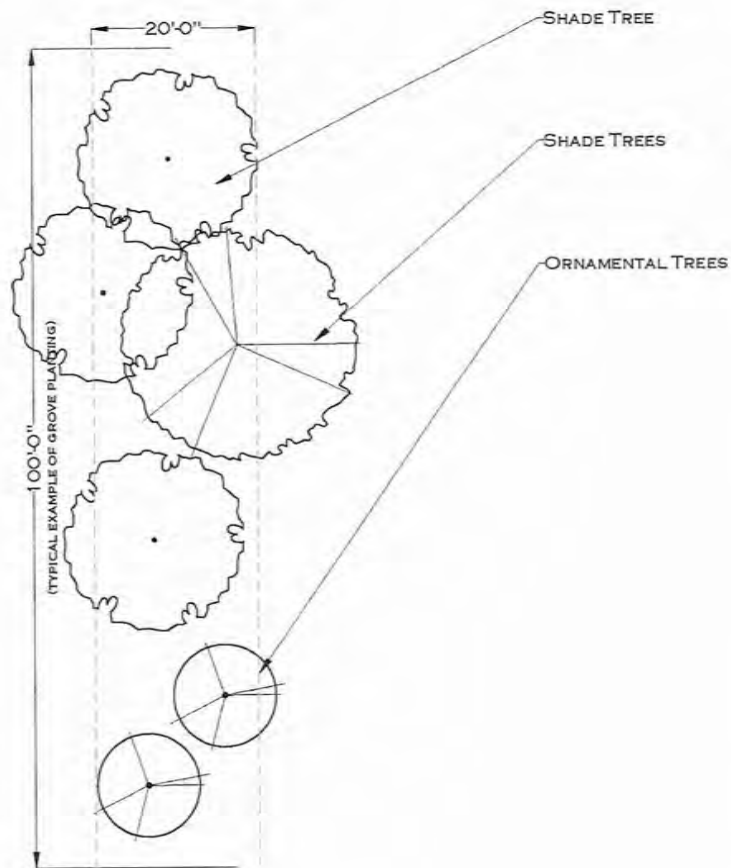
ENTRANCE EXAMPLE



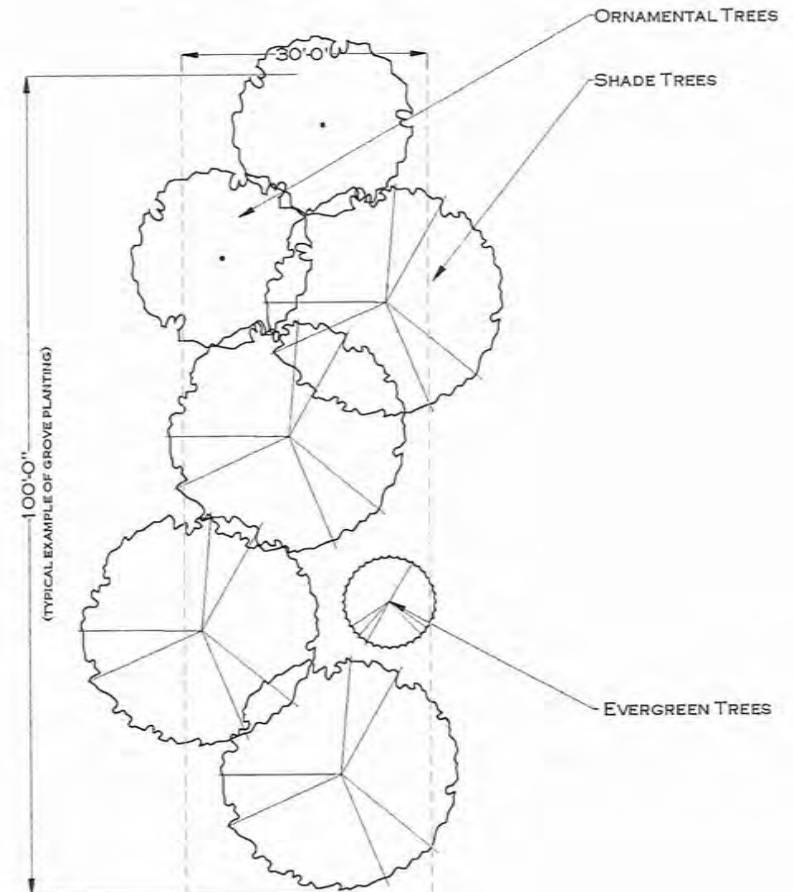
Buffer Types A & B



BUFFER A



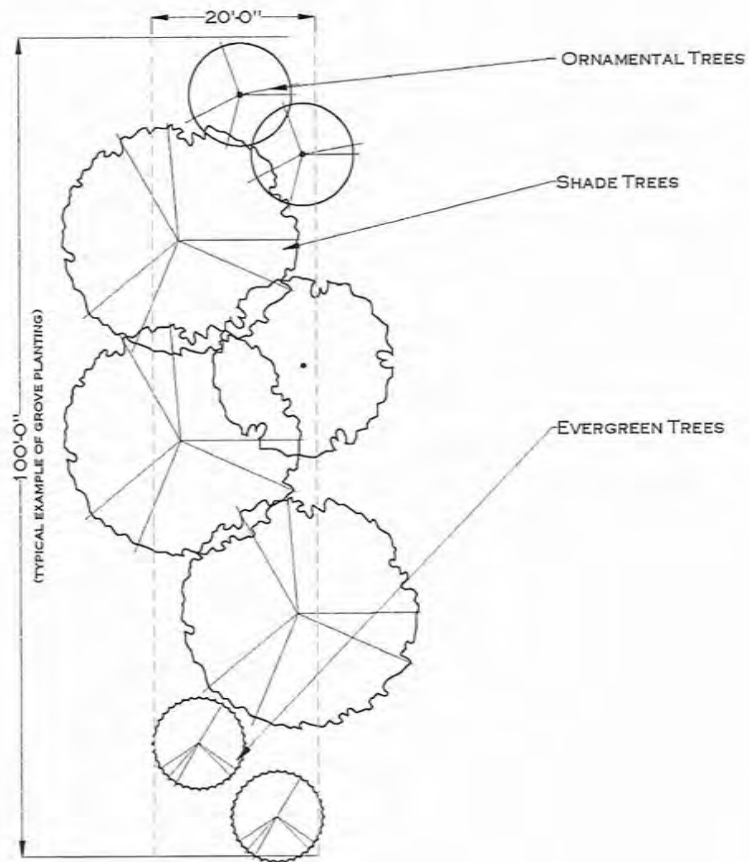
BUFFER B



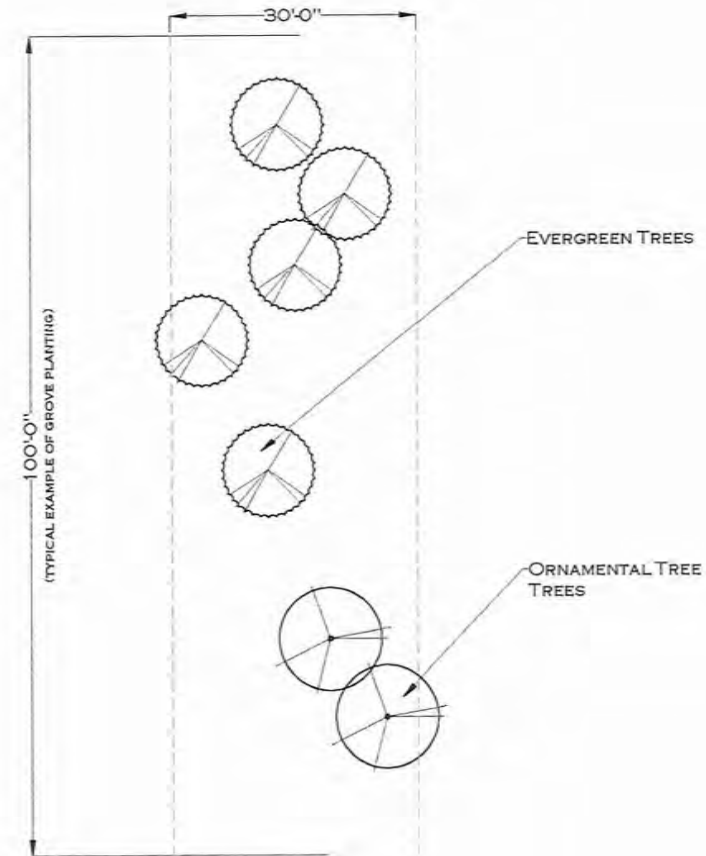
Buffer Types C & D



BUFFER C



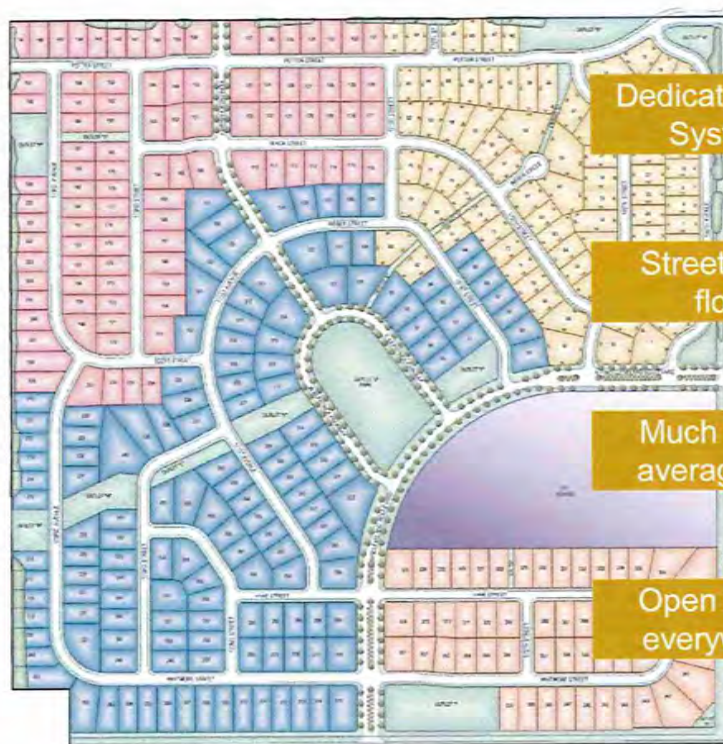
BUFFER D



Curvilinear Design Example



TRADITIONAL



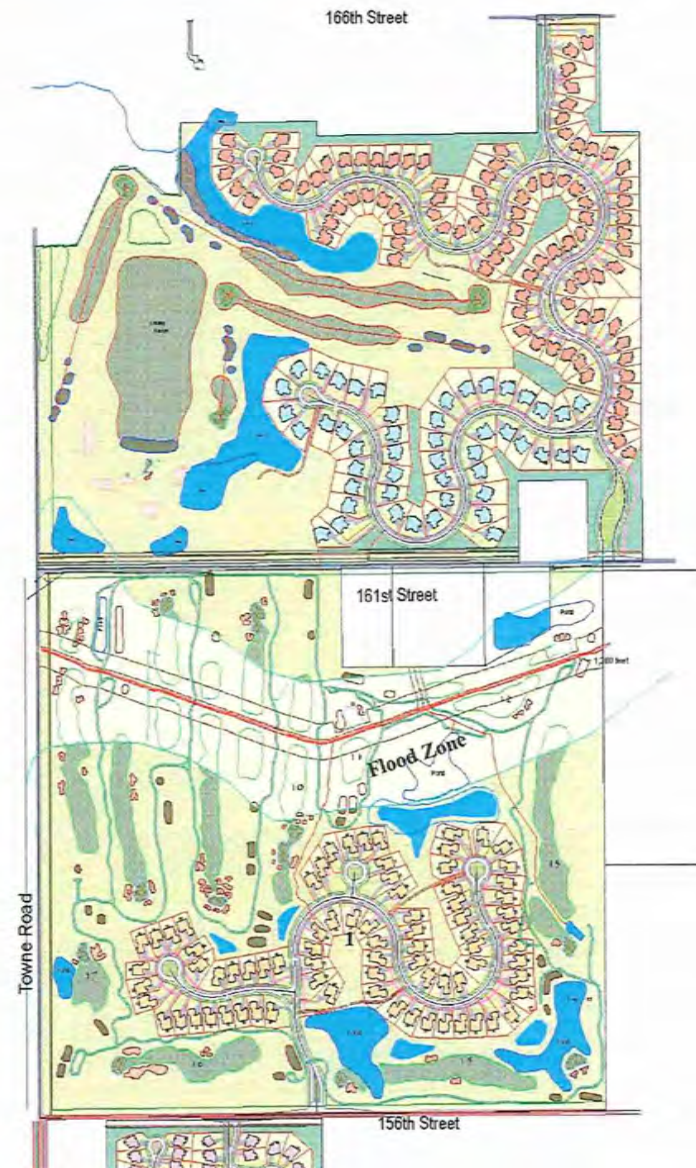
CURVELINEAR



20% less infrastructure!

Golf Course Improvements

Wood Wind of Westfield



Golf Operations & Amenity Area

Wood Wind of Westfield



Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.





146th & Towne

Architectural Examples



North of 161st

Wood Wind of Westfield

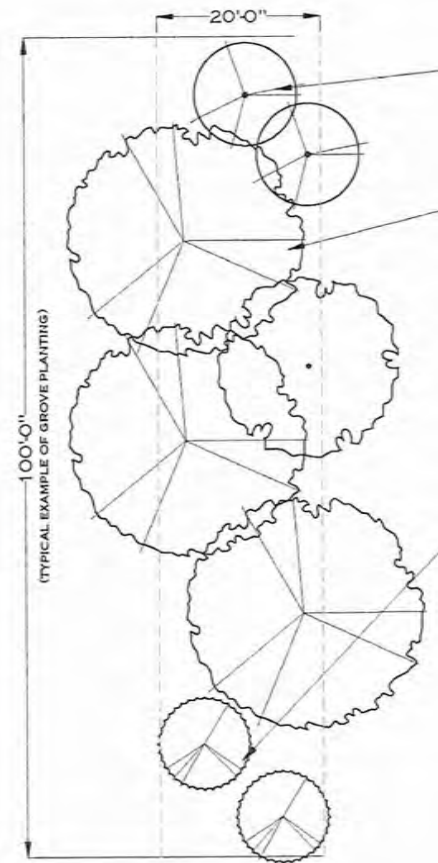


North of 161st

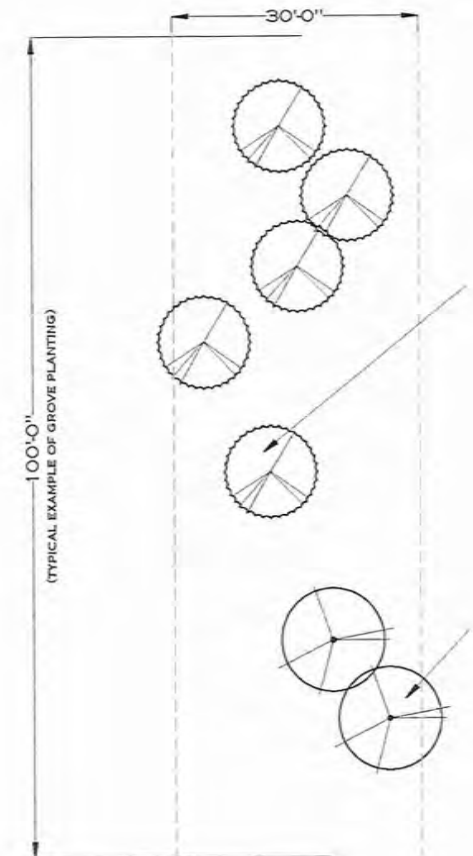
Wood Wind of Westfield



BUFFER C



BUFFER D



North of 161st

Wood Wind of Westfield



156th to 161st

Wood Wind of Westfield



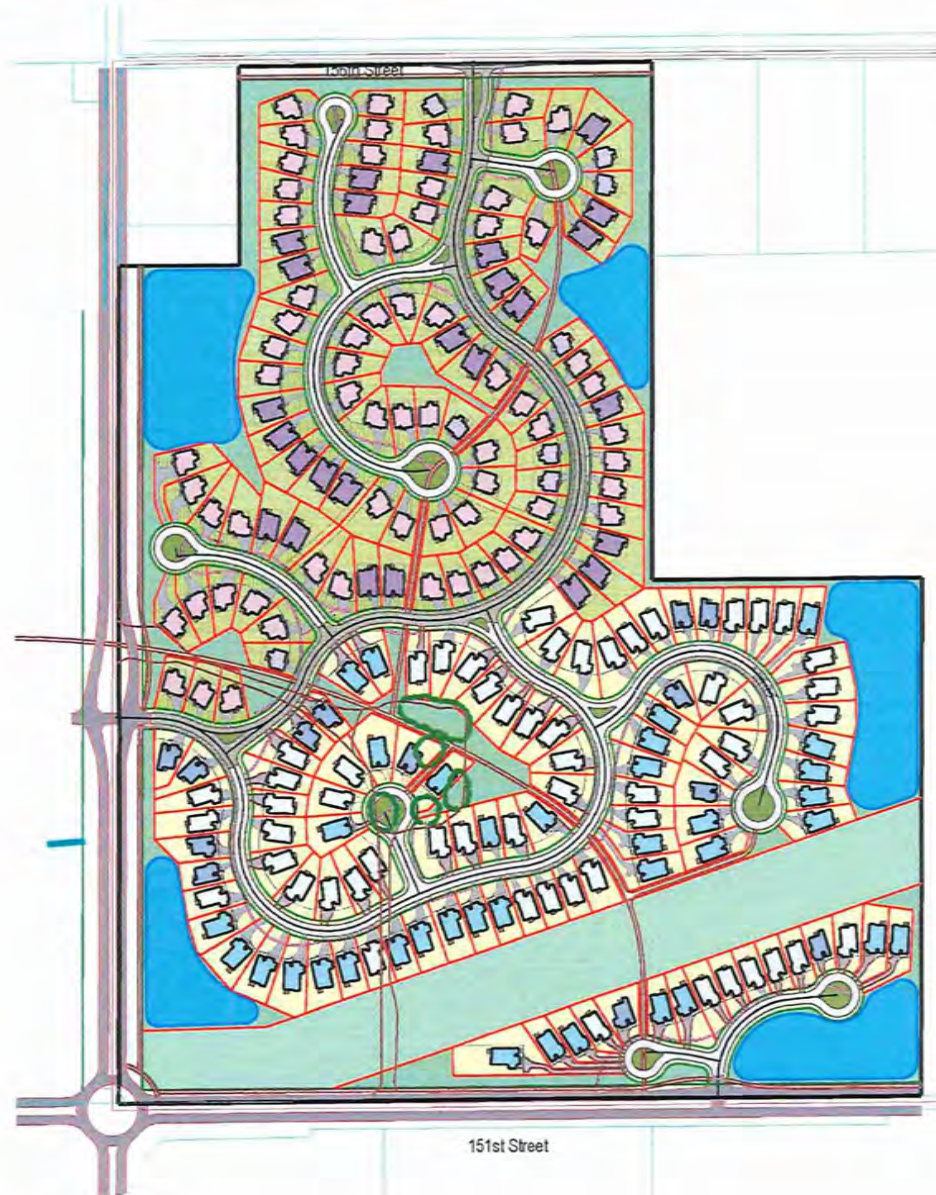
156th to 161st

Wood Wind of Westfield



151st to 156th East of Towne Road

Wood Wind of Westfield

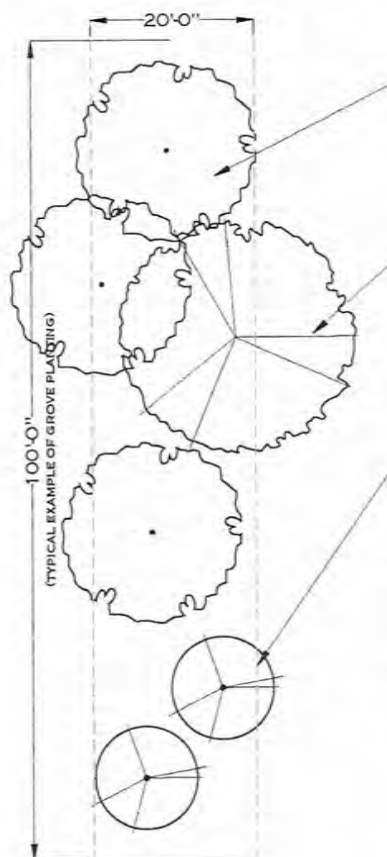


151st to 156th East of Towne Road

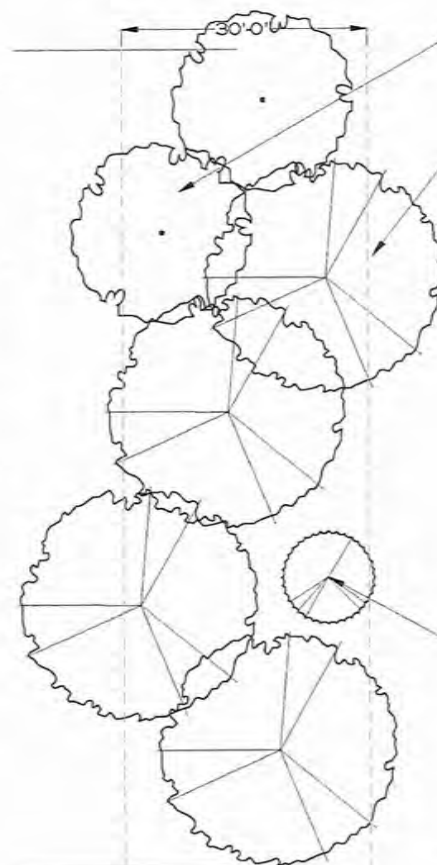
Wood Wind of Westfield



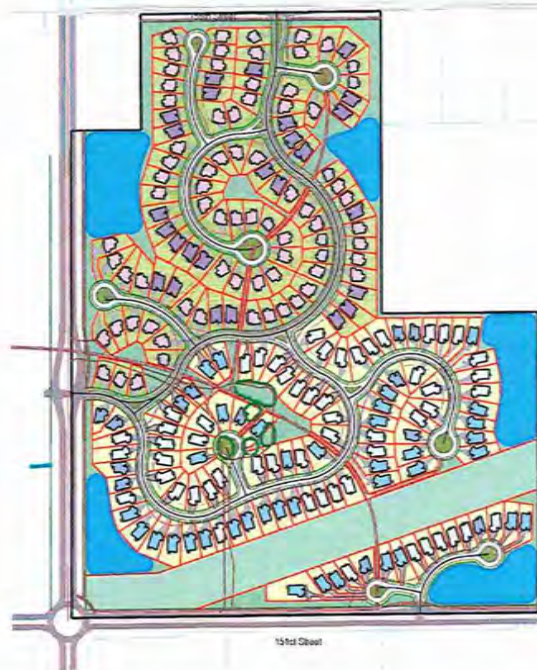
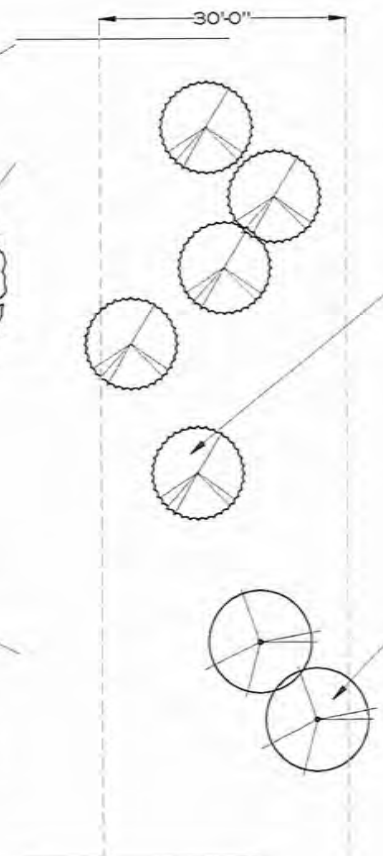
BUFFER A



BUFFER B



BUFFER D



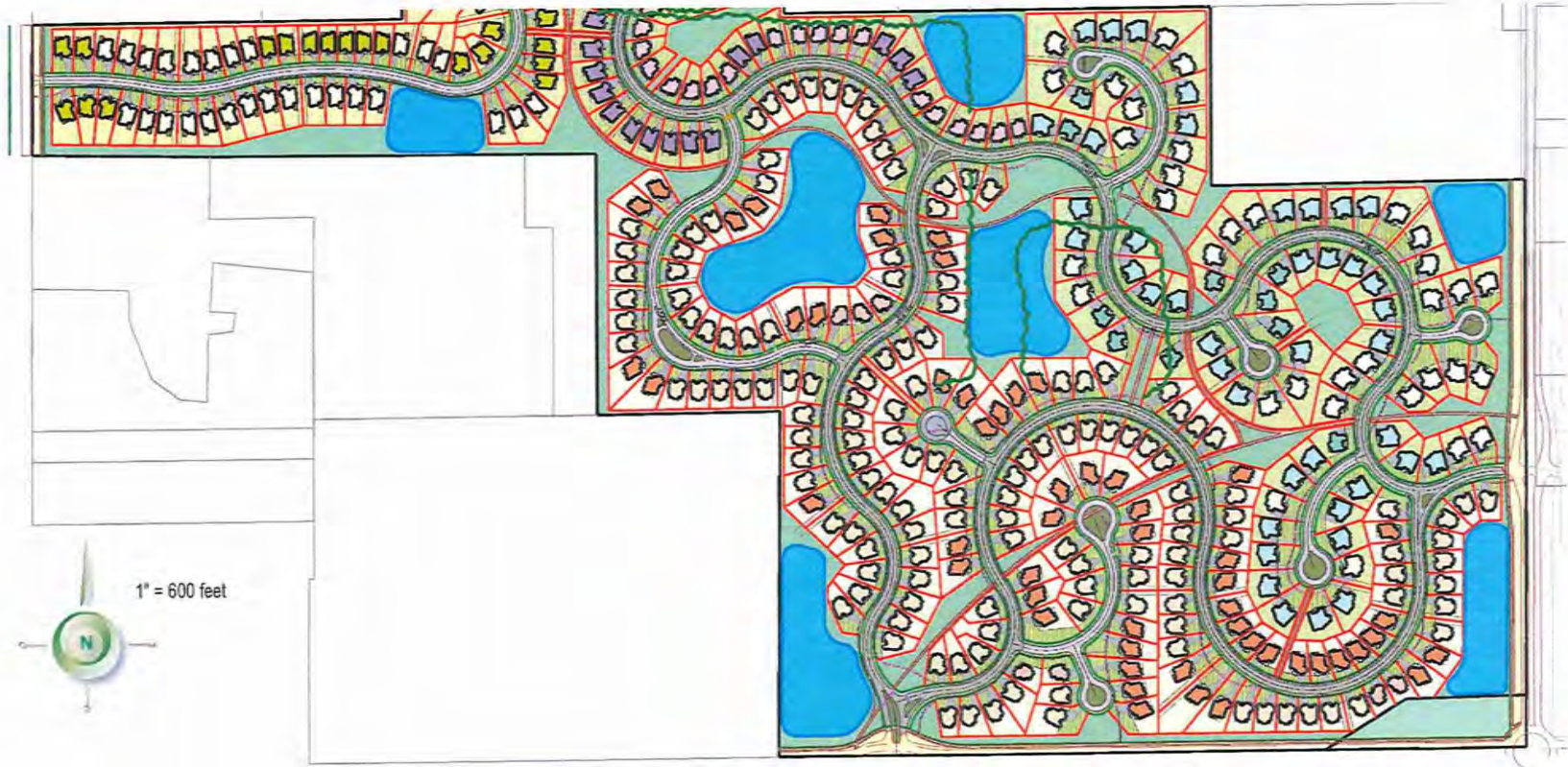
151st to 156th East of Towne Road

Wood Wind of Westfield



North 151st Street / West of Towne

Wood Wind of Westfield

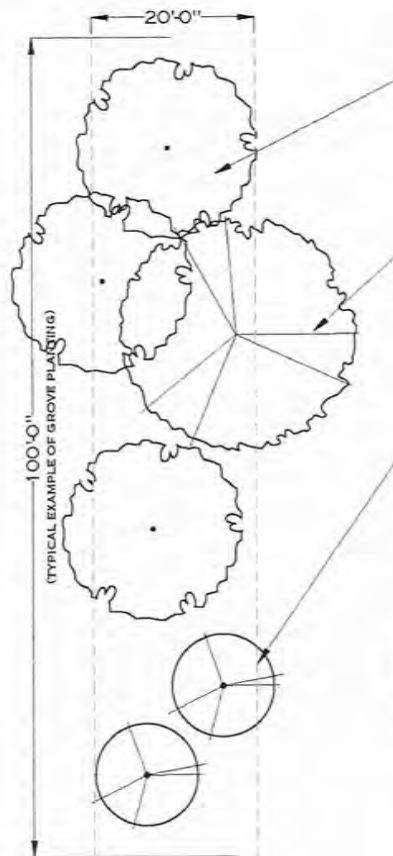


North 151st Street / West of Towne

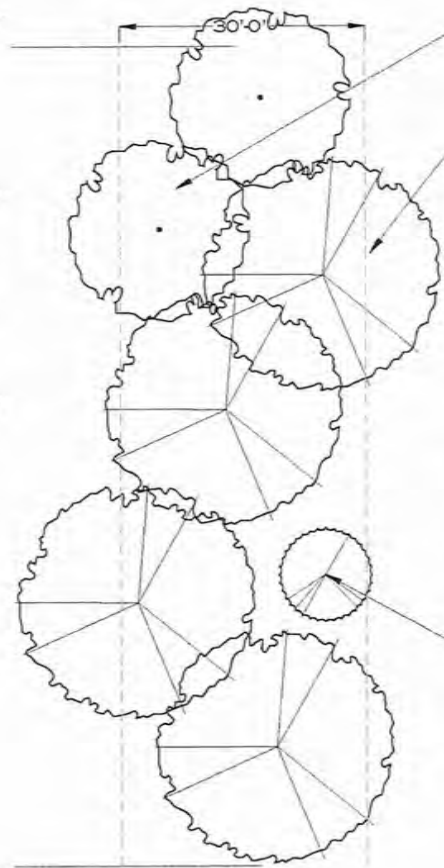
Wood Wind of Westfield



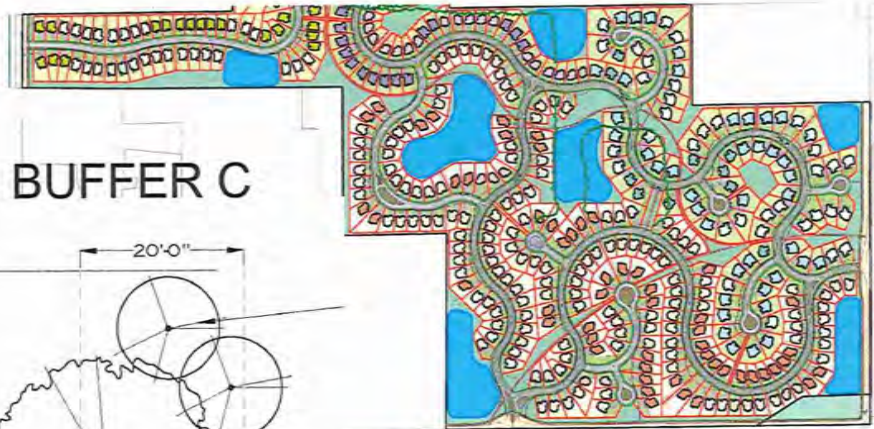
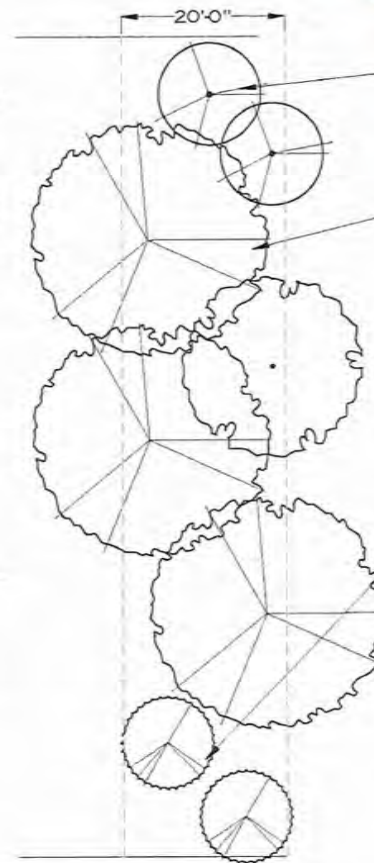
BUFFER A



BUFFER B



BUFFER C



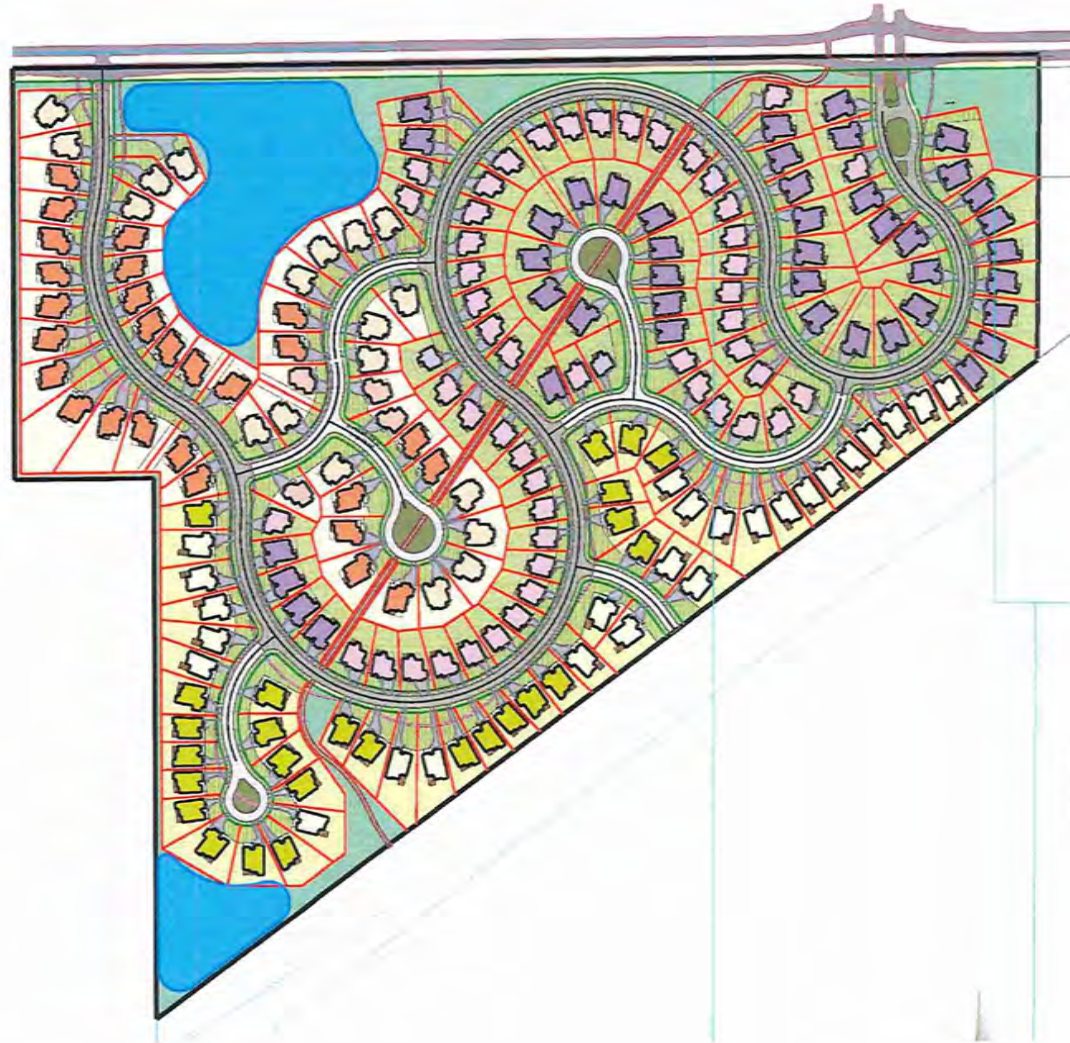
North 151st Street / West of Towne

Wood Wind of Westfield



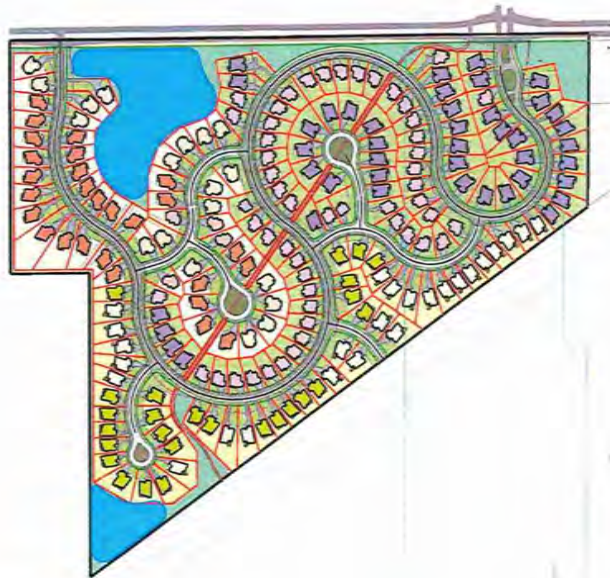
South 151st/West of Towne

Wood Wind of Westfield

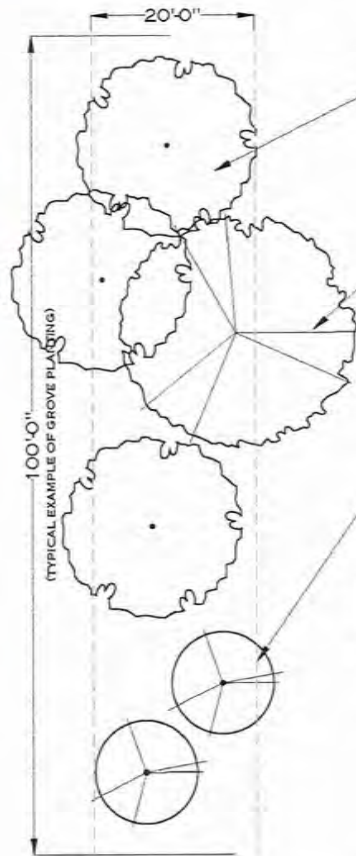


South 151st/West of Towne

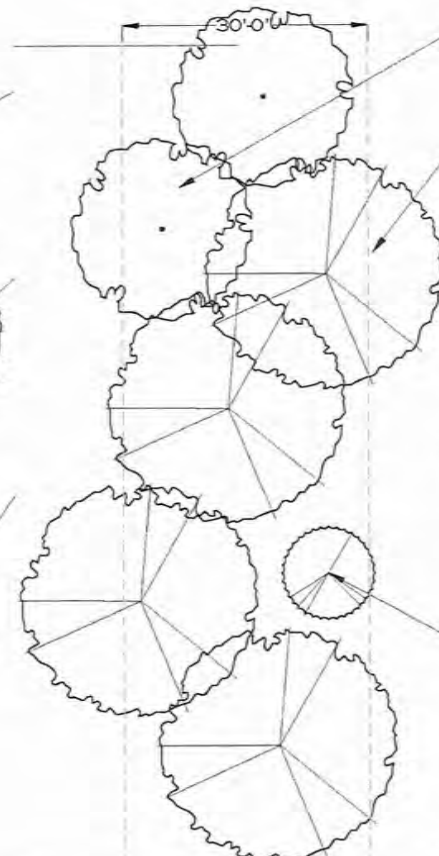
Wood Wind of Westfield



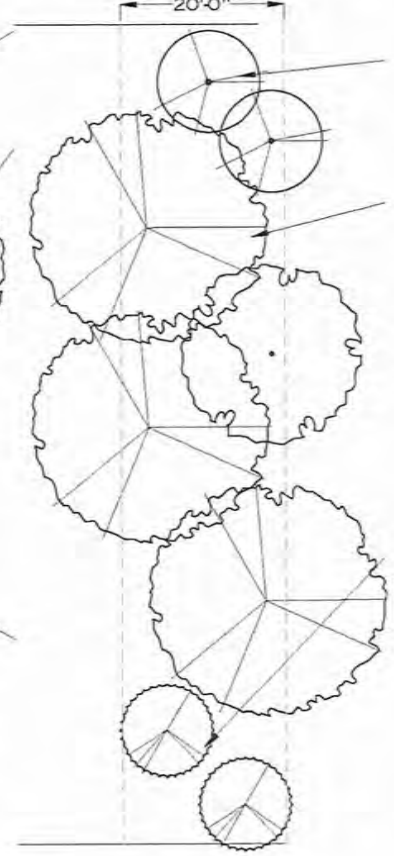
BUFFER A



BUFFER B



BUFFER C



South 151st/West of Towne

Wood Wind of Westfield



Wood Wind Community



Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.





**Second Informational Meeting
at Wood Wind Golf Course Pavilion
2303 W. 161st Street, Westfield IN 46074**

Tuesday, August 23rd at 6PM

8/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
William Hill	1321 MERCE ST. CARMEL	w.hill672@sbglobal.net
Danielle Carey Tolan		danielle@wrotownship.us
KENT ESSEX	1901 W 156 TH WESTFIELD	
Stephenie Franco	17527 Little Eagle Creek Westfield	stephwinfranco@msn.com
Ben + Kendra Essex	1929 W. 156 th Street Westfield	JustJohnsCleaning@gmail.com
Charlie Pecunas POB	15130 Atticus A. Nokes	CPOTH1953@yahoo.com
Nancy Davis	13764 Langley Dr Carmel	davis7583@att.net
Amy Armstrong	2553 S. 1200 E. Zilla 46077	bellearm@gmail.com
Cynthia & Steve Stafford	15736 Towne Rd, Westfield	staff092@att.net
Beth + Henry Armstrong	16414 Towne Rd	lisabetharmstrong84@gmail.com
INSMET Sommer	1208 W 161 ST	3174964019

9/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
Bill Lewis	5903 TALL TIMBER RUN CARMEL	BOL1946@AOL.com
Steve Emerso	2505 W 159th Westfield	emersons@fastmail.fm
Cindy Spoljaric	Council	317-645-6673
Susan John Billman	14901 Little Eagle Ck Ave	susan.billman@comcast.net
Dick Lewis	15030 Towhee Rd	317.439.1279 Rich@airapplications.com
Steve Hoover	649 Palmyra Dr Westfield 46074	317-607-4972
Brian & Kathy Goodnight	1934 W. 166th St Westfield 46074	(317)896-5879 bgoodnight@indy.rr.com
Wade & Stacy Hall	2001 W 166th St Westfield IN 46074	smhall729@gmail.com
Nate & Mindy Martin	1839 W. 166 St. Westfield 46074	317 4432318 mindy.martin@att.net
Chuck & Pat Lehman		
Rick & Kristen Burkman	1924 West 161st St. Westfield, IN 46074	RK Burkman@gmail.com

8/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
RICHARD PASSMAN	3510 W 151 ST ST	RPASSMAN@INDY.RR.COM
DENNY Smith	15951 Little Eagle Creek Ave. Westfield, IN 46074	Denny@wibc.com
John & Dee Davis	15515 Towne Rd	johnjdavis52@gmail.com
Charles Davis	15802 Spingmell RD	
J. Olsen	543 Potomac Ct	jolsen@westfield.IN.gov
Jody Reed	16510 Joliet Rd	reedfamily6@comcast.net
RICK ANGRICK	16704 EAGLETOWN Rd	RICK ANGRICK@chisholmhillwork.com
Jimmy Spillane	1020 Ltr R Ct Westfield	J.spillane@yahoo.com
Mike & Katy Kaylor	2101 W. 161 ST St.	
Tom & Tracy Pielemeier	16101 Little Eagle Creek Ave.	longlane@frontier.com
BRUCE VAN NATA	1881 W 161 ST 1812 W 156 TH	

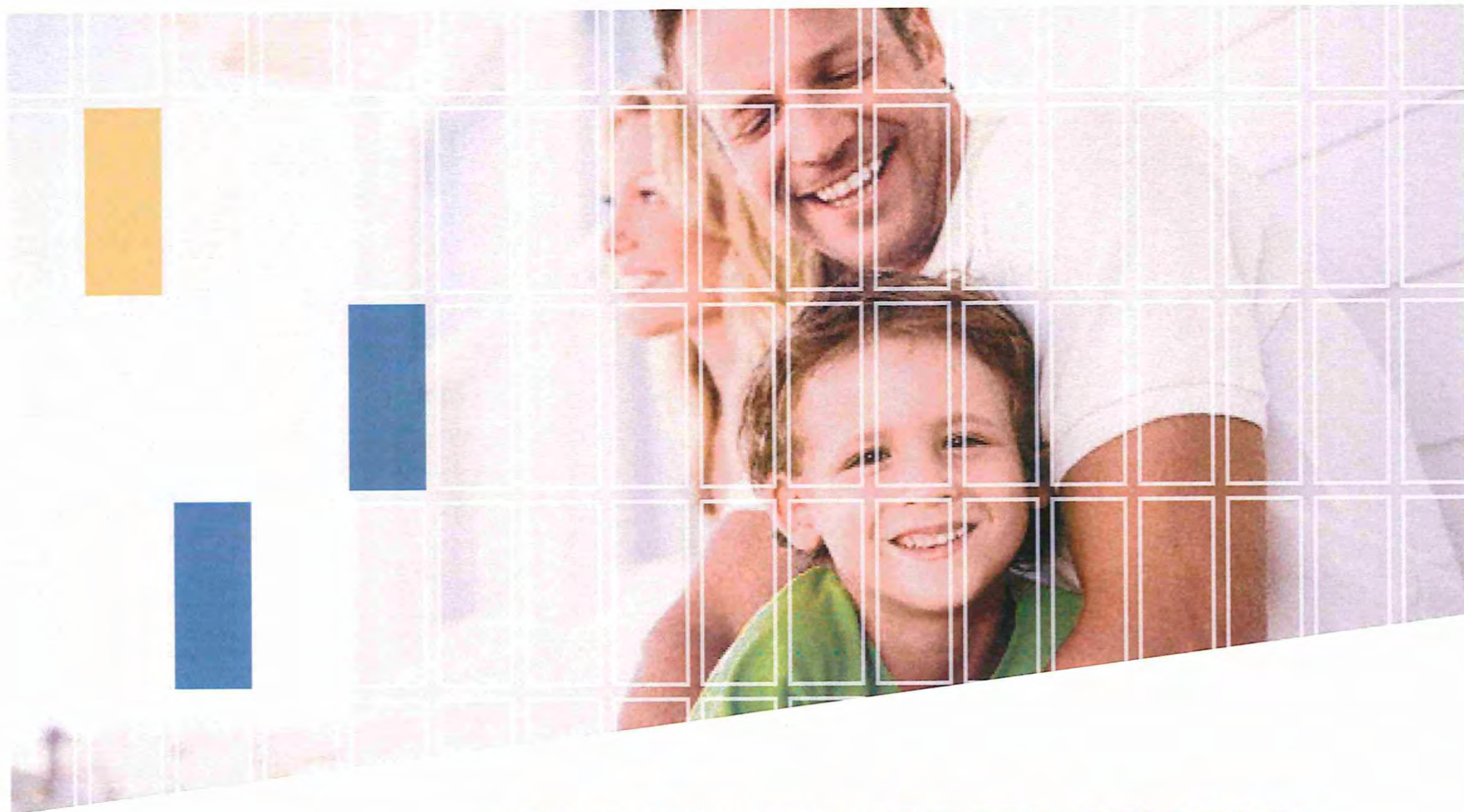
8/11/2016
WW

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8/11/2016
WW

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AUGUST 23, 2016
NEIGHBOR MEETING
PRESENTATION AND
SIGN-IN SHEET



WOOD WIND OF WESTFIELD
PLANNED UNIT DEVELOPMENT
Neighborhood Meeting

August 23, 2016





We build consumer inspired homes and communities to make lives better.

Wood Wind Golf Club



- Founded in 1988
- Westfield's only public golf course
- Civic Partner – fundraisers at the course have raised over \$6,000,000
- Junior Golf Programs
- Evans Scholarship Program

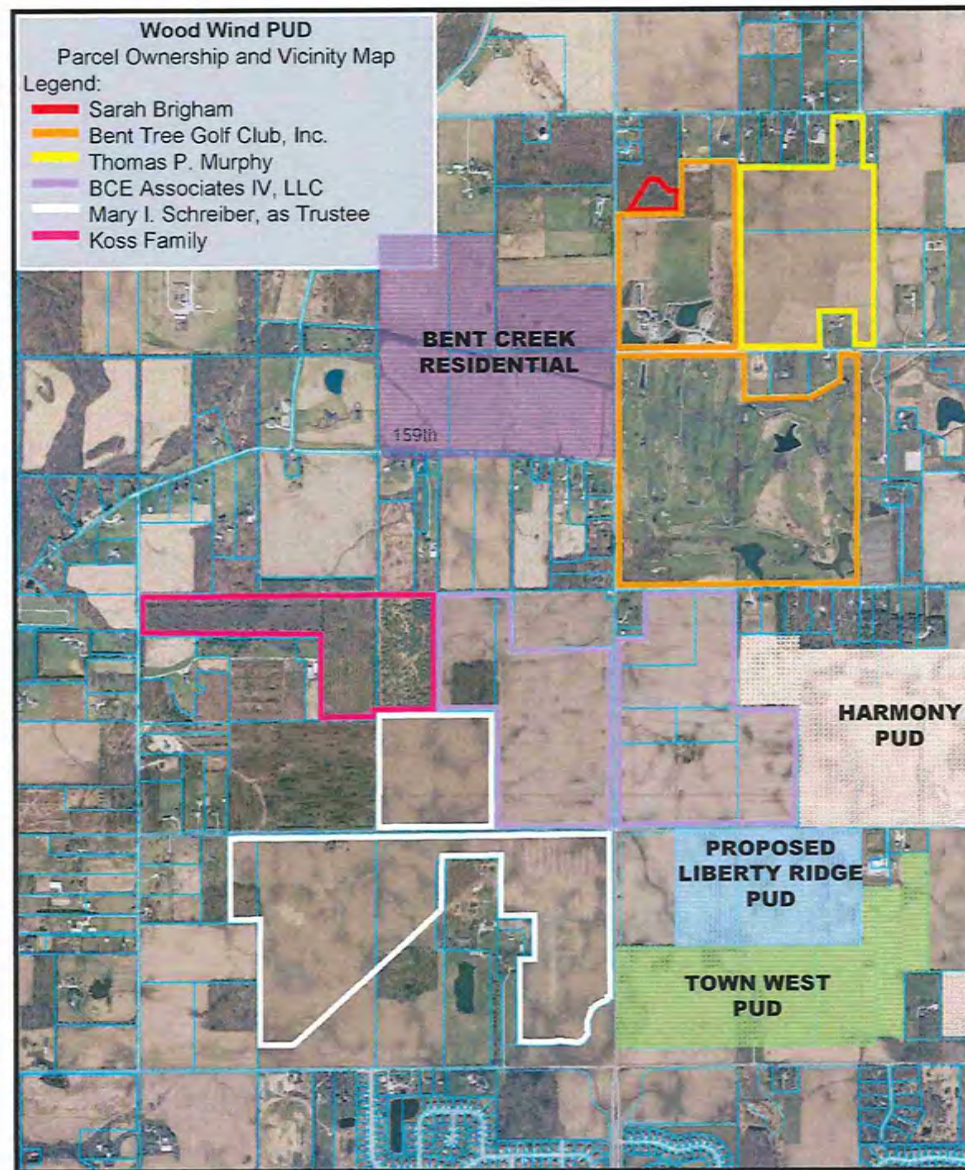
Wood Wind Community



Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.

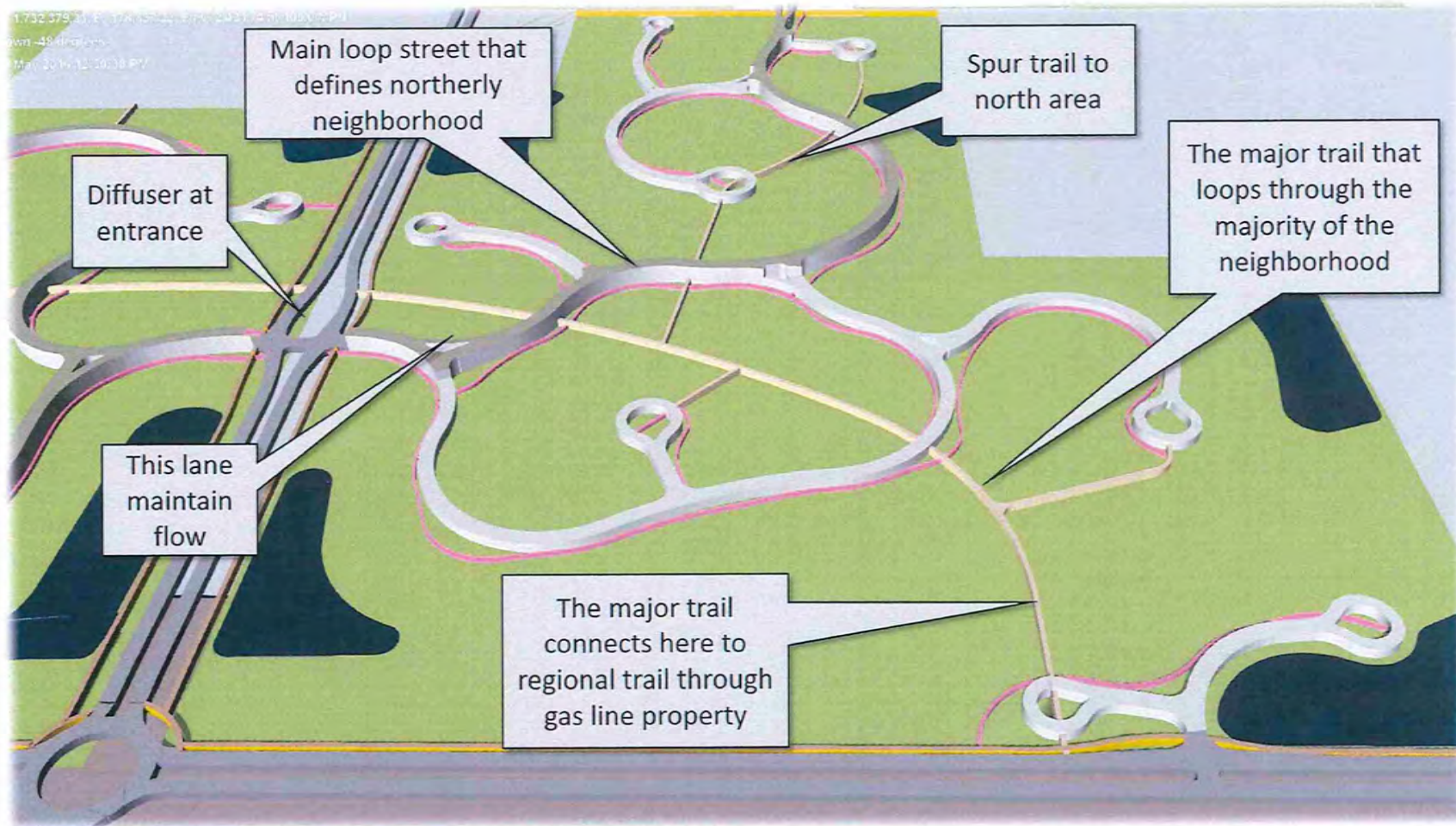


Wood Wind Parcels



Curvilinear Street & Trail System

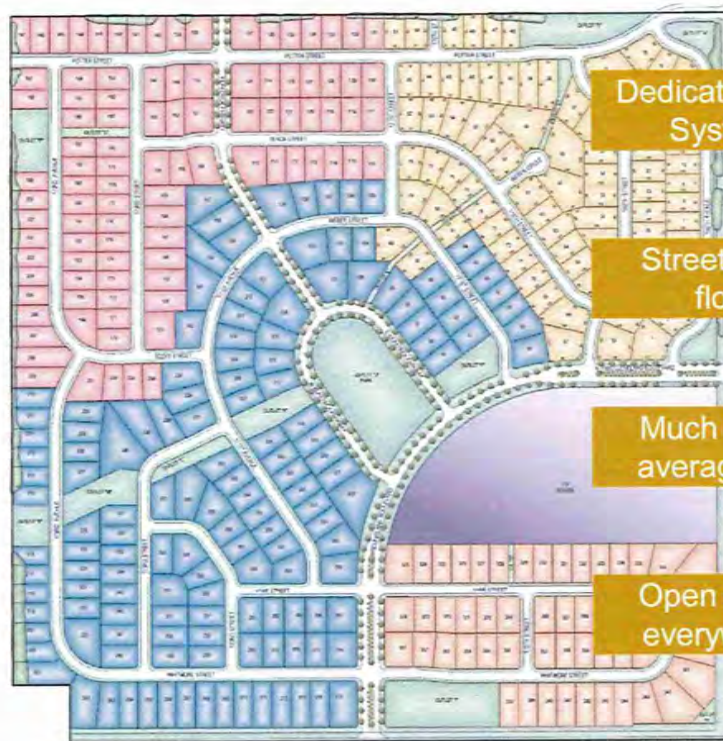
Wood Wind of Westfield



Curvilinear Design Example



TRADITIONAL



CURVELINEAR

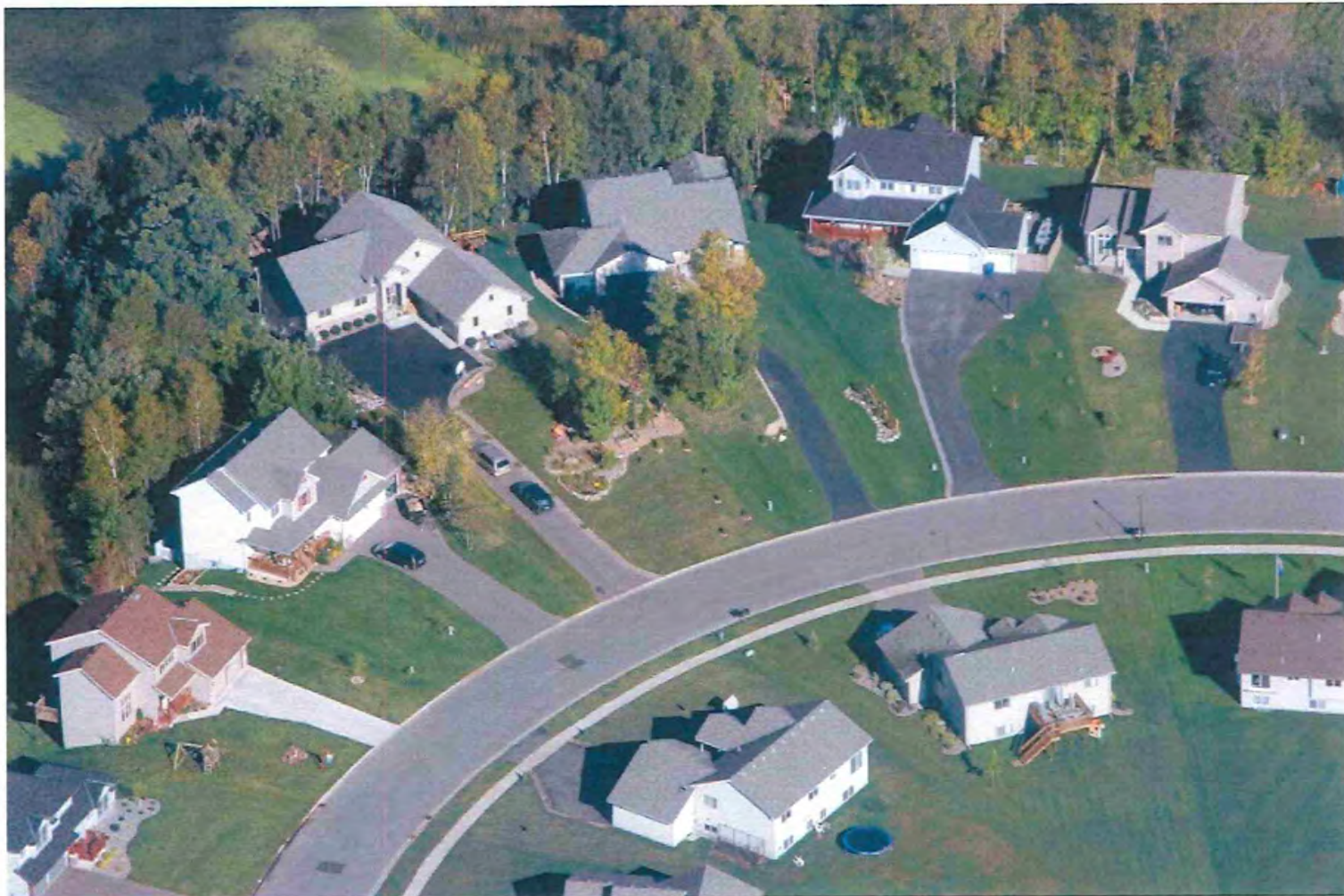


20% less infrastructure!

Curvelinear Design Example



Curvilinear Design Example



Curvilinear Design Example

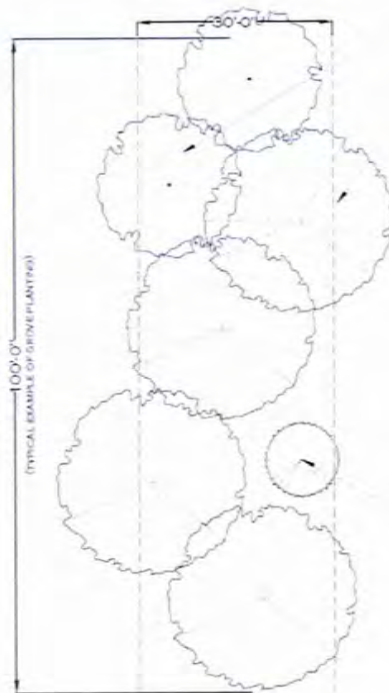


Rural Character

Wood Wind of Westfield



BUFFER B EXAMPLE



ORNAMENTAL TREES

SHADE TREES

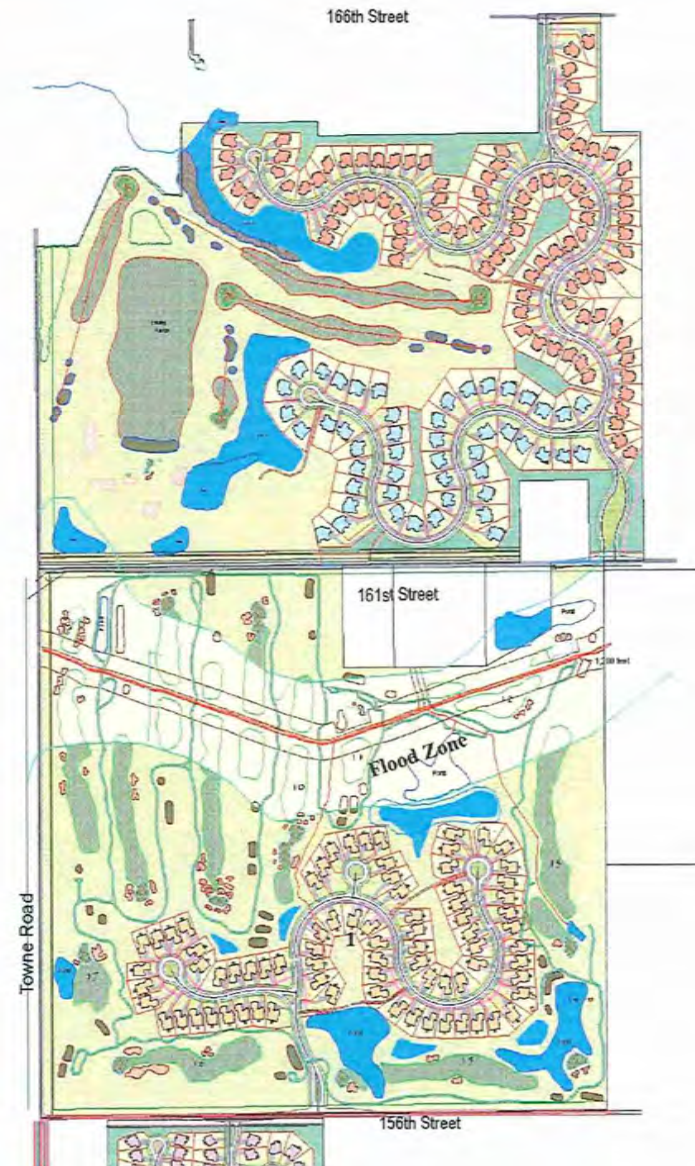
EVERGREEN TREES

ENTRANCE EXAMPLE



Golf Course Improvements

Wood Wind of Westfield



Golf Operations & Amenity Area

Wood Wind of Westfield



Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.





146th & Towne

Architectural Examples



North of 161st

Wood Wind of Westfield



North of 161st

Wood Wind of Westfield



156th to 161st

Wood Wind of Westfield



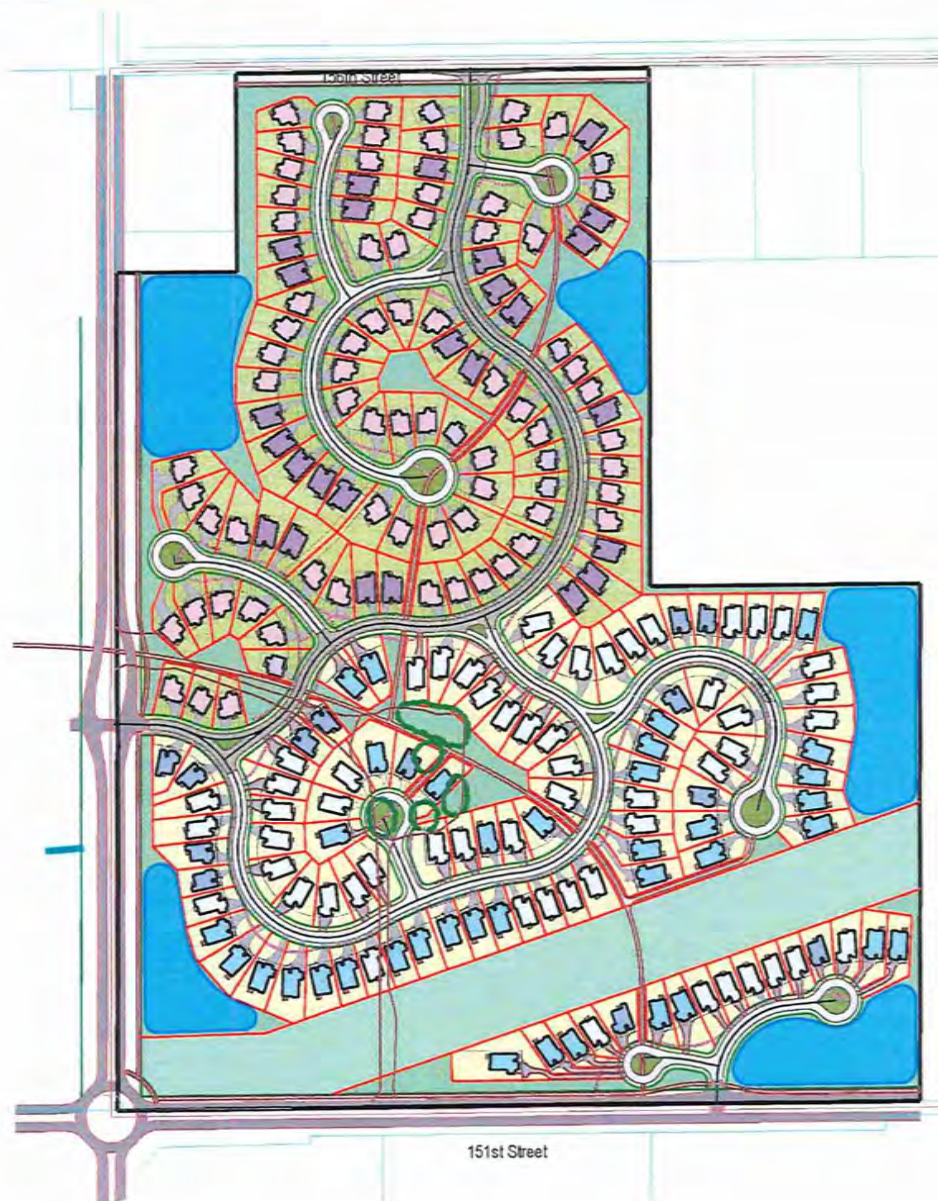
156th to 161st

Wood Wind of Westfield



151st to 156th East of Towne Road

Wood Wind of Westfield



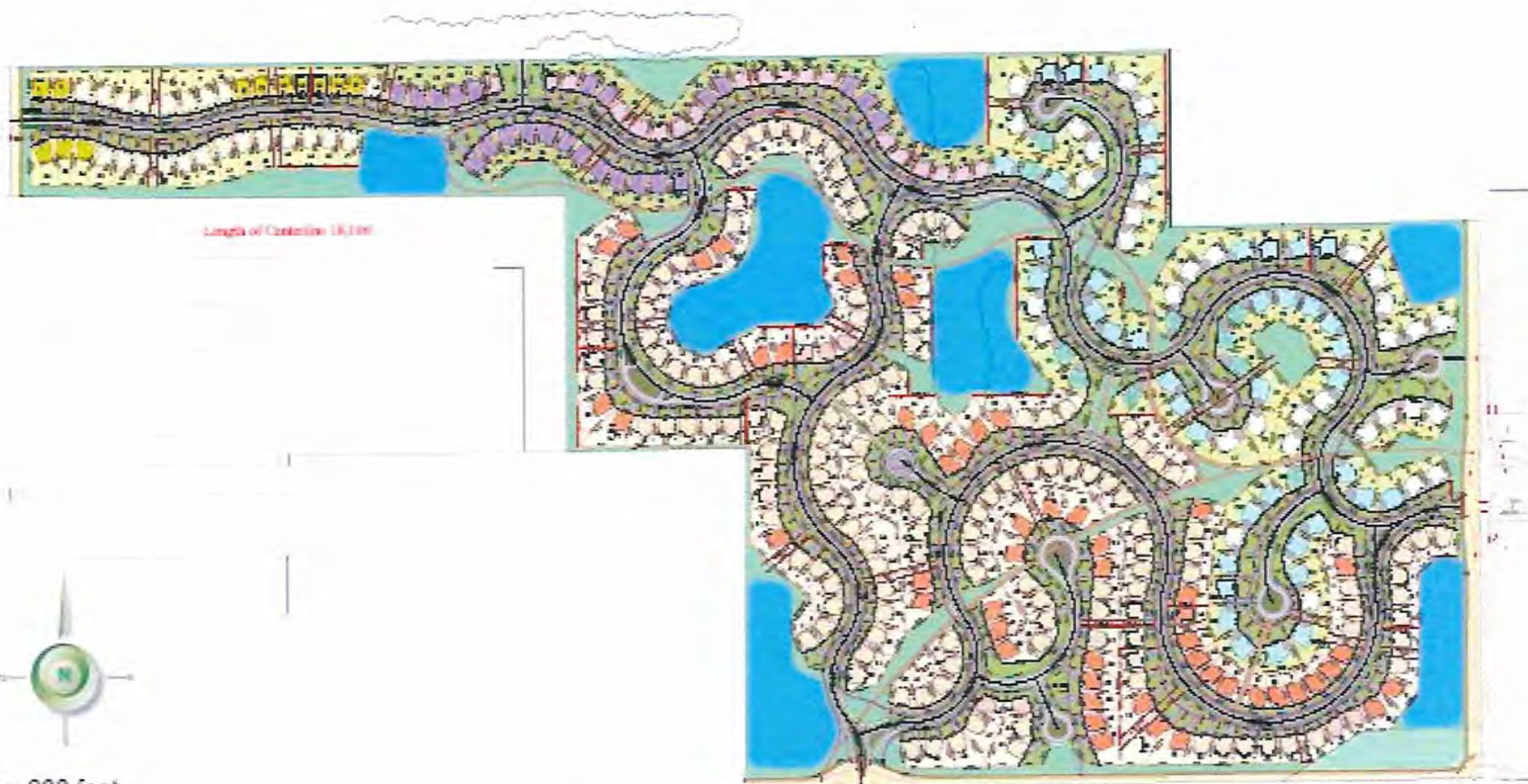
151st to 156th East of Towne Road

Wood Wind of Westfield



North 151st Street /West of Towne

Wood Wind of Westfield



1" = 200 feet

North 151st Street /West of Towne

Wood Wind of Westfield



South 151st/West of Towne

Wood Wind of Westfield



South 151st/West of Towne

Wood Wind of Westfield



Wood Wind Community



Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.





WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Neighborhood Meeting

August 23, 2016





8/23/2016

NAME	ADDRESS	PHONE/EMAIL
John + Dee Davis	15515 Towne Rd	JohnJDavis52@gmail.com
Jerry McColgin	17040 Eaghtown Rd	jmccolgin@gmail.com
Steve Hoover	City Council	shoover@westfield.in.gov
Erin + Rick Gibson	2131 W. 166 th Street	elmgib@aol.com
Leah Severson	2223 W. 166 St.	leah.severson@gmail.com
Kurt + Carol Homann	520 Kennedy Pl. - Crawfordville 47333	Kurt.carol@sbcglobal.net
Bill Koss	15412 Shelburne Rd	Westfield Koss7th@yahoo.com
Stewie Lehman	15848 Little Eagle Creek	SA Lehman 2003 Westfield@yahoo
Kyle Arnold	2443 W 159 th St	WESTFIELD KTBARNBY@AOL.com
Lois Smith	Pdon Commuter	

[illegible]

NAME	ADDRESS	PHONE/EMAIL
Jaimie + Tammy Kates	2002 W 166th ST	tammysk@me.com
Mayer	15001 Shelburne Rd	mayer43@gmail.com
Tracy Pielmeier	LEC Ave	
MARI BRIGGS	4450 W 196th St 46069	MTBRIGGS3@yahoo.com
Benzy Moskowitz	2003 W 166th ST	Thermoskowitz@gmail.com
Ken Billetier	11935 Riky Drive, Unit 1 Zionsville, IN 46077	Ken.billetier@att.net
SCOTT FREI	2045 W. 166TH ST	SCOTT.FREI@TABS.TOSHIBA.com

NAME	ADDRESS	PHONE/EMAIL
G. GILBERT	^{WESTFIELD} 518 HADLEIGH CT	317-326-2788
Steve Ronnas	730 Harkish Pass Westfield	317-809-6750
PAUL PEGRAM	2731 W 146 TH	317-873-5097
Anne + Cory Essex	1953 1953 W. 156 TH St	anne.essex@gmail.com
Stacy Hall	2001 W 166 TH St	317 460 0236
Wendy Sandigallus	12601 E 8 TH 46236	—
Ryan Rybarczyk	16940 Tolief Rd.	765-729-8553
B. Simowson	15290 Service Dr.	barbs2k1@totoch.com
Marc Hillmer	16270 Dorsley CT	Marc Hillmer AOL.com
Dee Davis	15515 TOWN RD	—
Bruce Osborne	1206 W. 161 ST	317 259 0258

NAME	ADDRESS	PHONE/EMAIL
Dawn Knight	4304 W. 156TH ST.	dawnknight1@yahoo.com
Mark + Kathy Spencer	3421 W. 151st St	mark.spencer76@outlook.com
Dore Schmitz	1501 Burnbridge Ct	dschmitz@gotown.net
Nate + Mindy Martin	1839 W 166 St.	mindy.martin@att.net
SHARLY BROOK JIM MAHONEY	16501 SOLIET RD	JIMMAHONEY26@YAHOO.COM
ED STEWART	16259 Dursley Ct	fostees@yahoo.com
Bruce Watson	1355 Prescott Dr.	Bruce@BOWATSON.US
Ginny Kelleher	3920 W. 166TH St.	ginnyKelleher@gmail.com
Charles Davis	15800 Spingmell Rd	
Cindy Spoljar, C		
JOE PLANKS	514 STOCKBRIDGE DR.	jplanks@gotown.net



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 6, 2016

1609-PUD-18

Exhibit 1

Docket Number:	1609-PUD-18 (Ordinance No. 16-34)
Petitioner:	Heather Raymond by Perma Pools Corp.
Request:	An amendment to the Enclave and Springs Planned Unit Development (PUD) District to modify the minimum rear yard building setback line for a swimming pool from twenty-five (25) to fifteen (15) feet.
Current Zoning:	The Enclave & Springs PUD District (Ordinance 13-16)
Current Land Use:	Single Family Residential
Zoning History:	1305-PUD-04, PUD District (Ord. 13-16) (10/14/13) 1401-SPP-02, Primary Plat (2/3/14) 1401-DP-03, Overall Development Plan (2/3/14) 1406-SFP-21, Secondary Plat (5/20/14) 16-P-012-556, Pool Permit – Pending
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. PUD Development Standards Matrix 5. Amendment Ordinance
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition is scheduled to receive its public hearing at the September 6, 2016, Plan Commission meeting. Subject to action by the Plan Commission, this petition is anticipated to be eligible for Council adoption at the September 12, 2016, Council meeting.

PROJECT OVERVIEW

Public Hearing: The petitioner is requesting an amendment to The Enclave and Springs PUD District Ordinance 13-16 (the "PUD Ordinance") for the property located at 15807 Longship Court within The Springs at Viking Meadows subdivision, which is located on the northwest corner of 156th Street and Oak Ridge Road (see **Exhibit 2**).

Amendment Request: The petitioner is requesting an amendment to modify the minimum rear yard building setback from twenty-five (25) to fifteen (15) feet to accommodate a proposed swimming pool (see **Exhibit 3**).

Article 6.1(G)(3) Accessory Use and Building Standards requires that swimming pools "shall be required to meet the same minimum Building Setback Line as the Principal Building to which they are accessory". The

PUD Ordinance (Exhibit C of the PUD Ordinance attached as **Exhibit 3**) establishes the minimum rear yard building setback line as twenty-five (25) feet.

The petitioner's proposed swimming pool has a minimum rear yard setback of fifteen (15) feet. As a result, this amendment is required in order to accommodate the proposed swimming pool because the property is located within a PUD District. The proposed swimming pool does not encroach into any easements and would otherwise comply with the applicable ordinances.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law.

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:

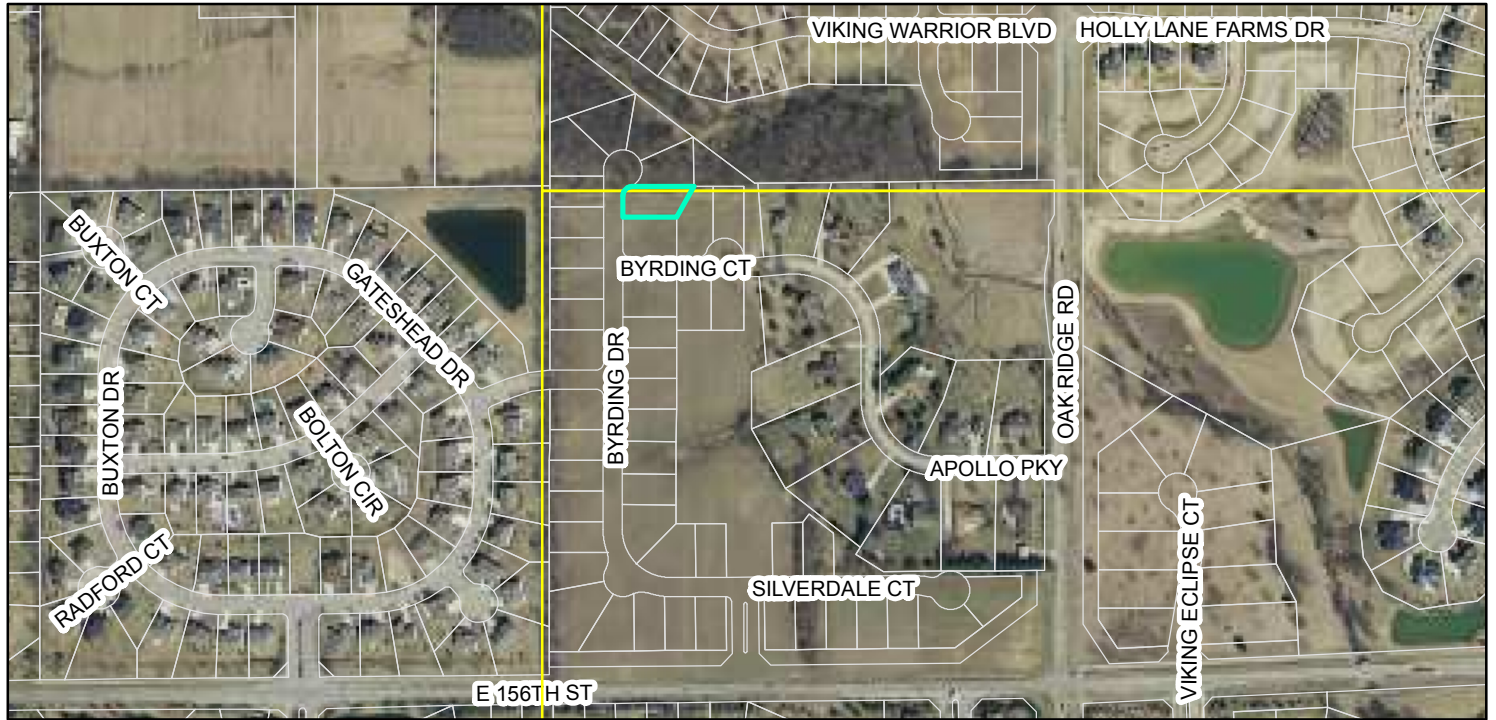
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

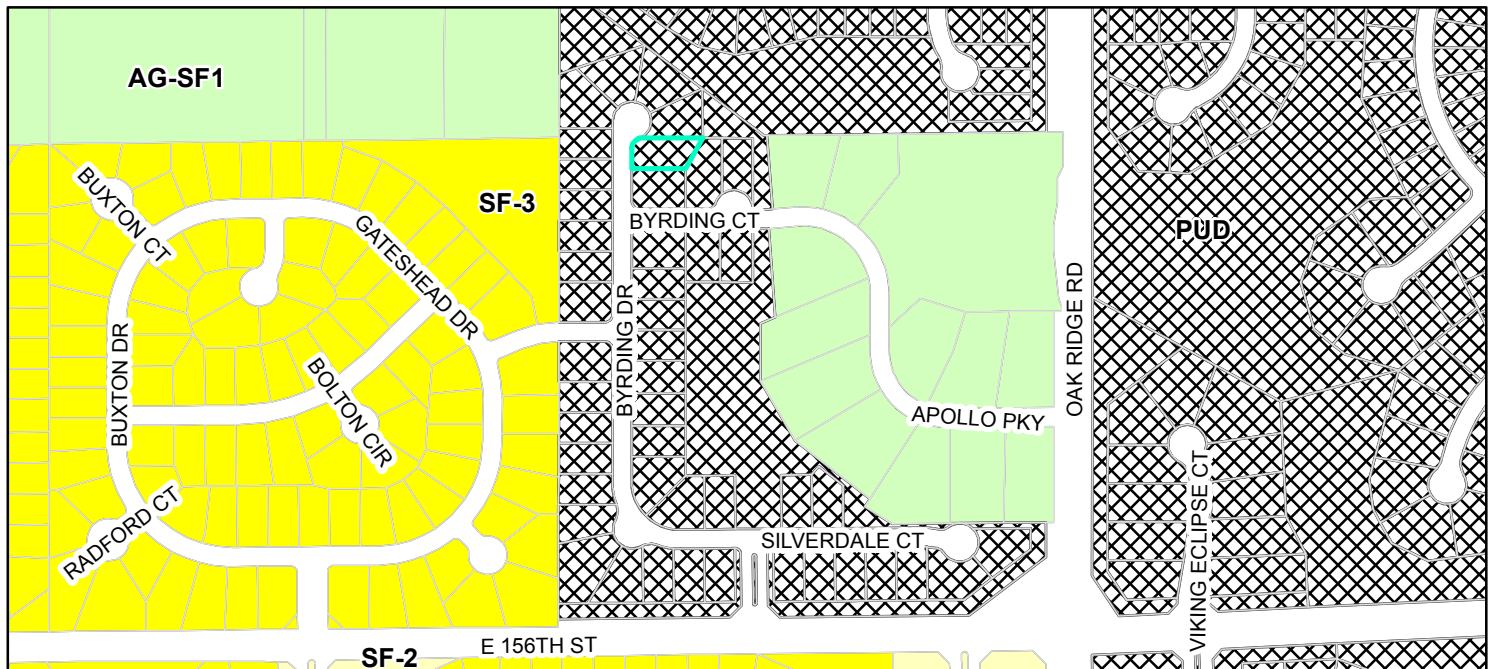
1. **Action: Forward a recommendation to the City Council.**
2. **Recommendation: If the Plan Commission is otherwise satisfied with the proposed ordinance, then the Department recommends forwarding 1609-PUD-18 (Ordinance No. 13-16) to the City Council with a favorable recommendation.**
3. If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov

Aerial Location Map

Site



Zoning Map



Parcel **Zoning**

AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)	PUD (Planned Unit Development)	SF-3 (Single Family - 3)
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* UPDATED *
14 FIRE PERMIT
2/10/16
C.M.H.

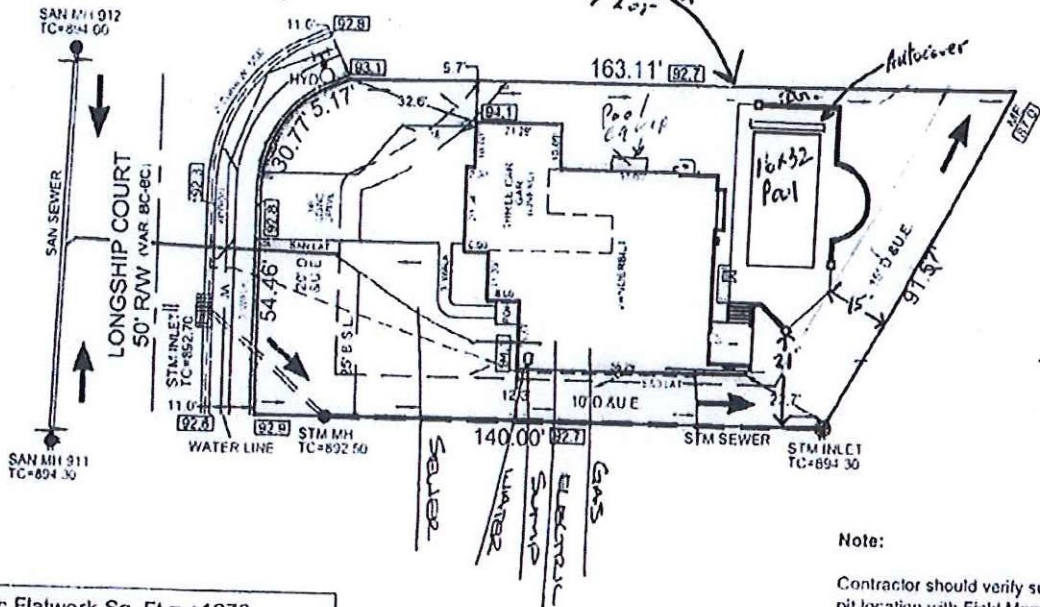
LOT # 29
±12,838 SF
PAD 894.1 PER PLAN



Scale: 1" = 40'

Note:

Minimum Front Yard - 25'
Minimum Side Yard - 5'
Minimum Between Residences - 14'
Minimum Rear Yard - 20'



Note:

Contractor should verify sump pit location with Field Manager.

Conc Flatwork Sq. Ft = ± 1278



August 18, 2016

 Parcels

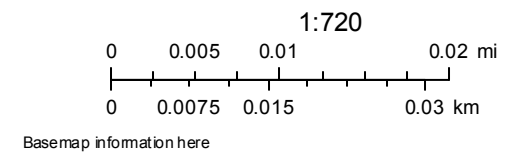


EXHIBIT C
DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear			
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	1-Story	2-Story	See Exhibit D
										2,000	2,200	
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story	1 ½ - Story	See Exhibit E
										1,500	2,000	

ORDINANCE NUMBER 16-34

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

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

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

WHEREAS, the Council enacted Ordinance No. 13-16, the Enclave and Springs Planned Unit Development District (the "PUD Ordinance"), on October 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-18**), requesting an amendment to the PUD Ordinance with regard to the subject real estate commonly known as **15807 Longship Court, Westfield, Indiana 46074**, and more particularly described as:

Lot 29 in The Spring at Viking Meadows Plat, an addition in Hamilton County, as per plat thereof, recorded June 6, 2015 as Instrument No. 2015027282, in Plat Cabinet 5, Slide 353, in the Office of the Recorder of Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-18** 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 September 7, 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 PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 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 the PUD Ordinance, as amended.

Section 2. **Swimming Pool Setback Standards.** The standards of Exhibit C: Development Standards Matrix of the PUD Ordinance shall be amended to modify the Rear Yard Minimum Building Setback for a swimming pool from twenty-five (25) feet to fifteen (15) feet.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2016.**

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

This document prepared by: Jesse M. Pohlman, City of Westfield Economic and Community Development Department,
2728 E. 171st Street, Westfield, IN 46074

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: Jesse M. Pohlman

I hereby certify that **ORDINANCE 16-34** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-34**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor



Petition Number: 1609-PUD-15

Petitioner: MI Homes of Indiana, LP by Nelson & Frankenberger

Request: A text amendment to modify the architectural standards for the Springmill Trails Planned Unit Development (PUD).

Current Zoning: Springmill Trails PUD District

Current Land Use: Residential

Zoning History: Ordinance 11-19

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Springmill Trails Ordinance (Ord. 11-19)
4. Proposed Springmill Trails PUD Amendment (Ord. 16-28)

Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the August 8, 2016, City Council Meeting. The petition will receive a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Springmill Trails Planned Unit Development (PUD) District Ordinance No. 11-19 (the "PUD Ordinance") for the 50.3 +/- acres located on the southwest corner of 186th Street and Casey Road (see **Exhibit 2**).

Project Description: The proposal is to modify the architectural standards by reducing the thickness of the permitted vinyl siding and adding garage door treatment options of the Springmill Trails PUD (the "Proposal"). A full summary of the proposal can be found in Sections 3 and 4 of the proposed PUD amendment (see **Exhibit 4**).



Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the September 6, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states 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

Staff Comments

- 1) **Action:**
Hold a public hearing at the September 6, 2015, APC 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 Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

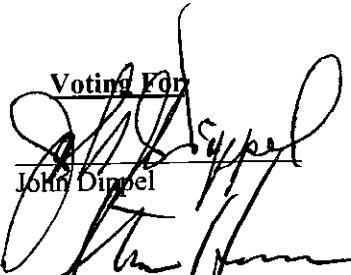
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

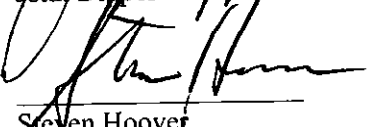
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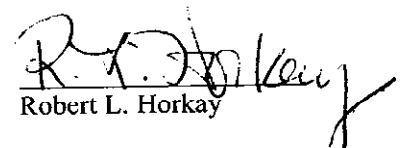
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

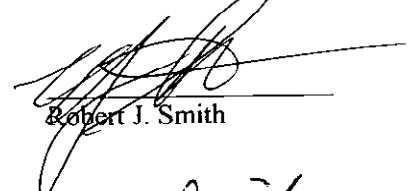
Voting For


John Dippel

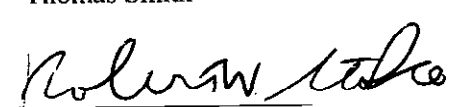

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

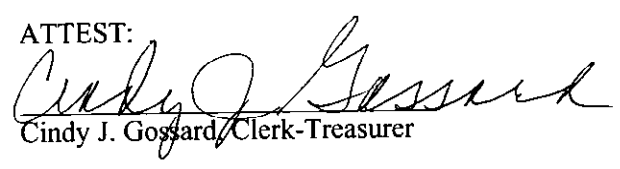
Kenneth Kingshill

Robert J. Smith

Thomas Smith

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: Jon C. Dobosiewicz

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

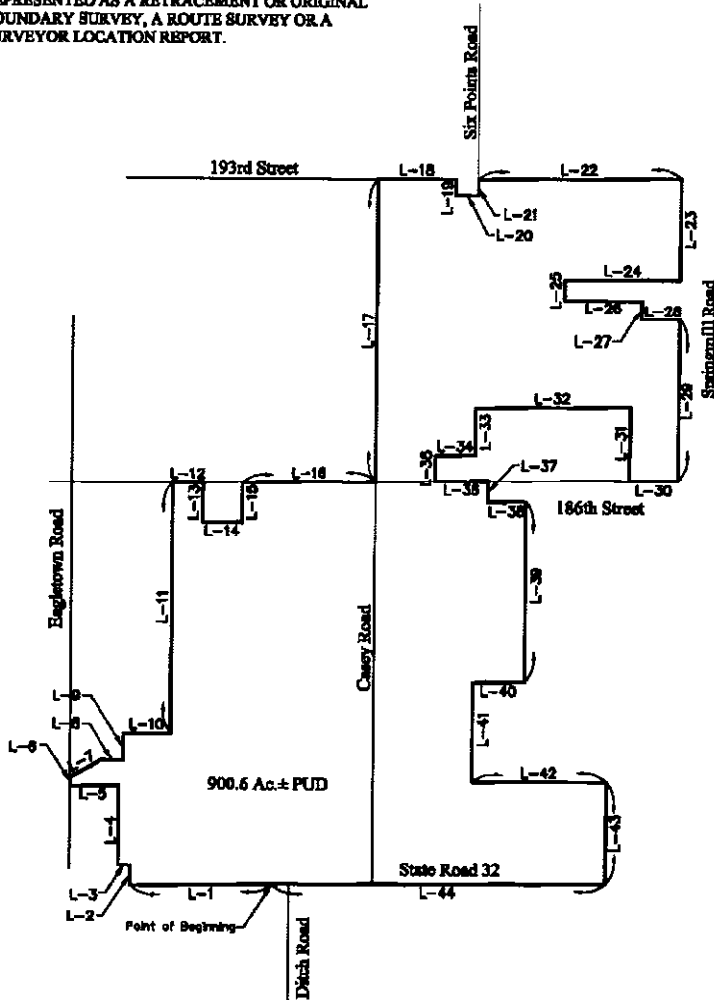
Exhibit A

Legal Description

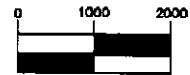
A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

NOTE:
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.



Scale: 1"=2000'
GRAPHIC SCALE



(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2345.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

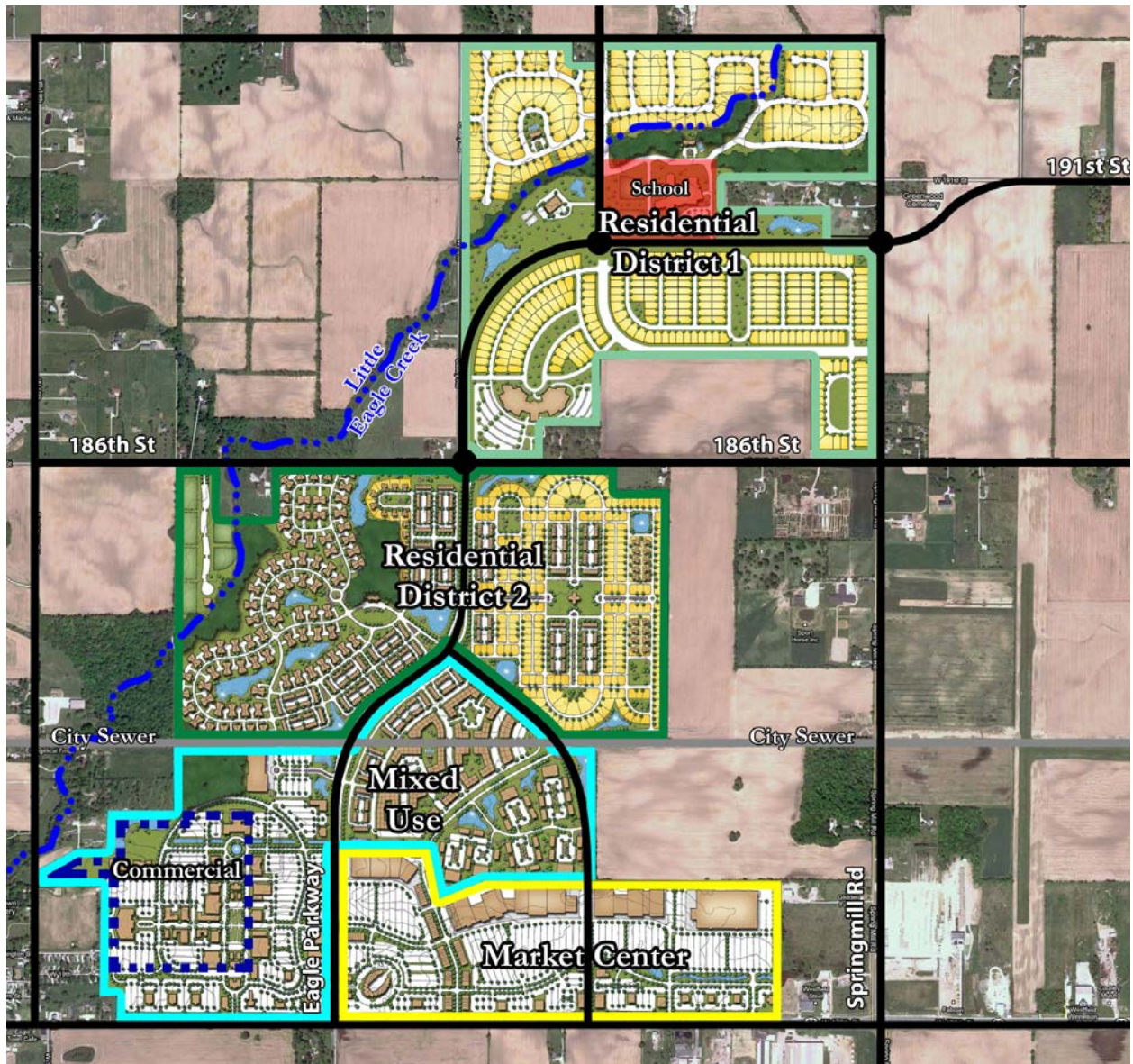


Exhibit C

Illustrative Site Development Plan

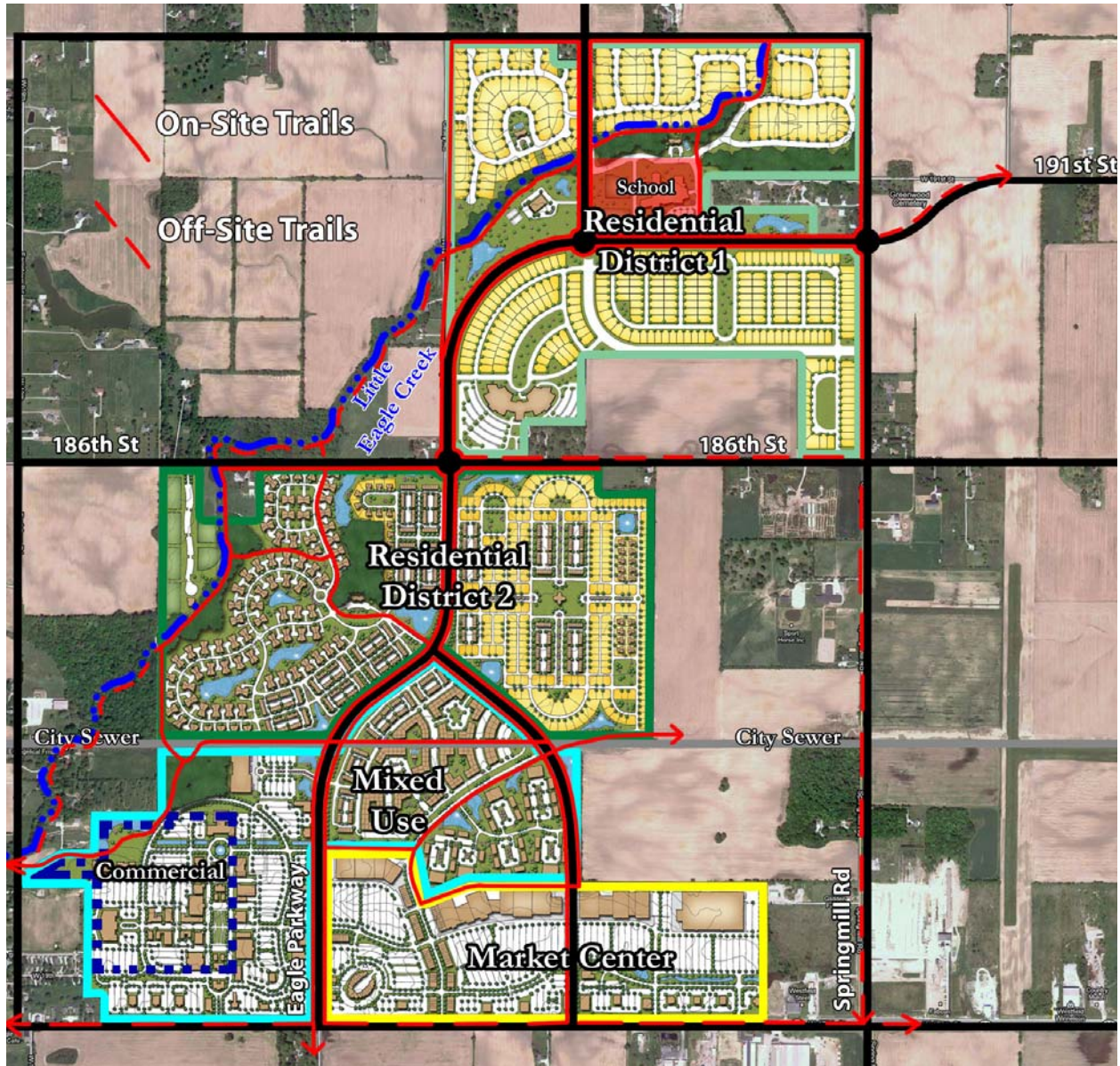


Exhibit D

Construction Phasing Schedule

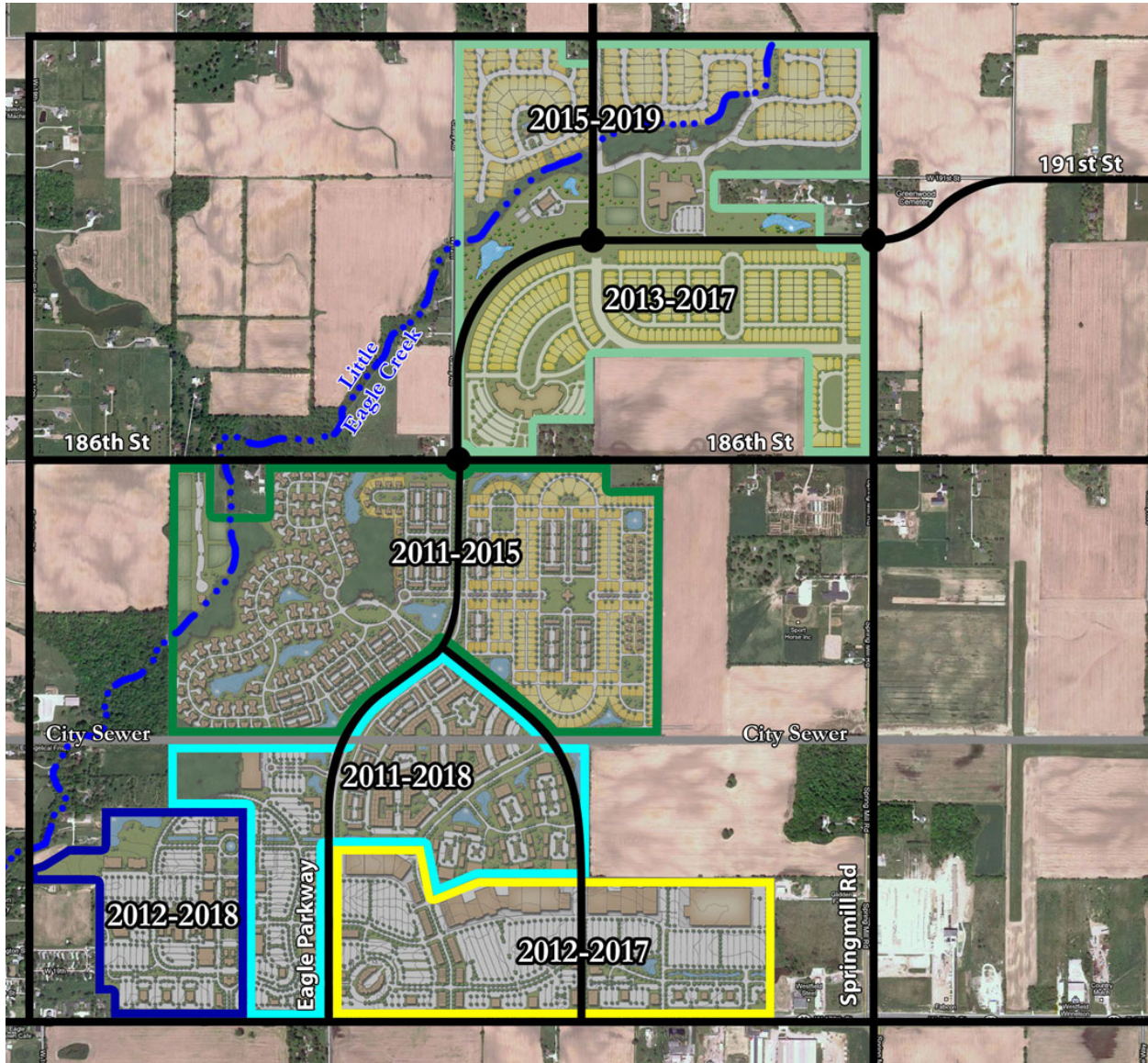


Exhibit E
Amenity Plan

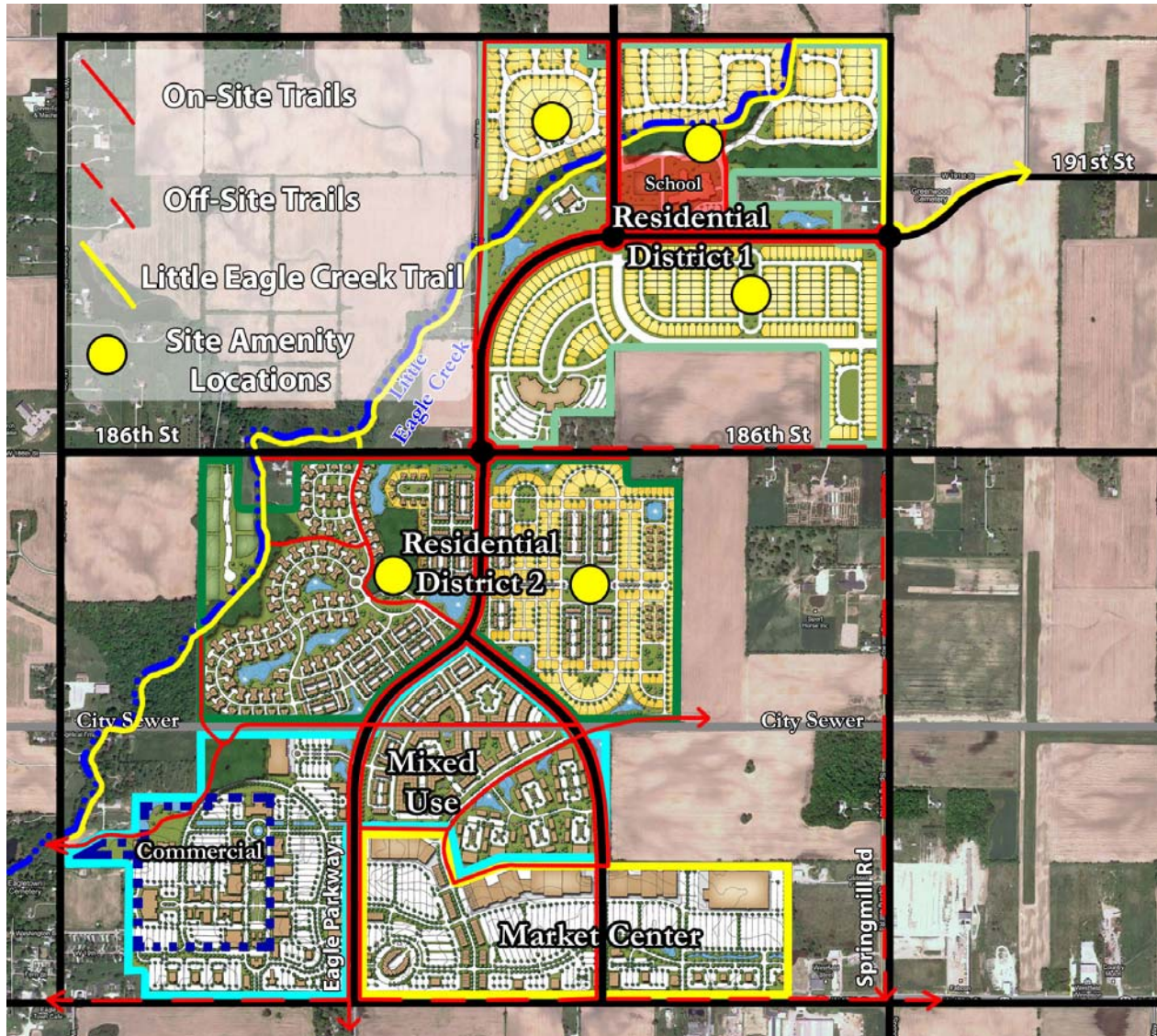


Exhibit F

Residential Photo Examples













ORDINANCE NUMBER 16-28

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE SPRINGMILL TRAILS 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. 11-19, The Springmill Trails Planned Unit Development District (the "Springmill Trails PUD Ordinance") on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1609-PUD-15**), requesting an amendment to the Springmill Trails 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 Springmill Trails 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 Springmill Trials 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 Springmill Trails 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 Springmill Trails PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Springmill Trails 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 Springmill Trails PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit – Garage Door Styles: The garage styles, attached hereto as **Exhibit B.**

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

- 3.1 Vinyl Siding. In order to encourage greater streetscape diversity and allow a more vibrant array of siding colors, Section 2.3.F.1(c) of the Springmill Trials PUD shall be deleted and replaced with the following:
 - A. Surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.046 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 3.2 Garage Doors. Section 2.3.F.9(a) of the Springmill Trials PUD regarding garage door design elements shall be deleted and replaced with the following:
 - A. One of the garage door treatments illustrated in Exhibit “B” shall be used throughout the Real Estate. Other treatments may be substituted if approved by the Director of Economic and Community Development Department (the “Director”). Adverse determinations by the Director may be addressed in the form of a request for an amendment to the Springmill Trails PUD.
 - B. Garage Door Treatments include: (i) doors with windows or decorative hardware; (ii) doors with windows and decorative hardware; or (iii) other Garage Door Treatments of like quality and character approved by the Director.
 - C. A maximum of two (2) of the same Garage Door Treatments may be located

on adjacent lots on the same side of the street.

Section 4. **Additional Standards.**

- 4.1 The construction of all single family detached homes on the Real Estate shall include the following:
- A. White shall be the color of all (i) window trim, (ii) fascia and (iii) corner board areas;
 - B. All sheathing on exterior walls shall be oriented strand board (OSB); and
 - C. All exterior walls shall be framed with 2 x 6 inch studs.

[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 16-28** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-28**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-28**

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

SMT PUD Amendment - 2016 Waters Edge Amendment 072616

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Illustrative Character Exhibit – Garage Door Styles

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Parcel One:

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 10 minutes 40 seconds West (Indiana State Plane East Zone Bearing) 1314.10 feet along the east line of said Northeast Quarter to the Point of Beginning of this description; thence continuing South 00 degrees 10 minutes 40 seconds West 1338.29 feet along said east line to the southeast corner of the said Northeast Quarter; thence South 89 degrees 29 minutes 25 seconds West 1320.53 feet along the south line of said Northeast Quarter to the southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 06 minutes 08 seconds East 935.20 feet along the west line of said East Half to the centerline of Little Eagle Creek, with the following eight (8) courses being along said centerline (meander line); (1) thence North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence North 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 2.00 feet; thence South 67 degrees 39 minutes 23 seconds East 340.79 feet; thence South 34 degrees 42 minutes 51 seconds West 308.11 feet to a curve to the left having a radius of 545.00 feet, the radius point of which bears South 55 degrees 17 minutes 09 seconds East; thence southerly along said curve an arc distance of 264.00 feet to a point which bears North 83 degrees 02 minutes 24 seconds West from said radius point; thence South 83 degrees 20 minutes 30 seconds East 118.50 feet; thence North 71 degrees 51 minutes 53 seconds East 73.64 feet; thence South 79 degrees 33 minutes 49 seconds East 120.38 feet to a non-tangent curve to the right having a radius of 240.90 feet, the radius point of which bears South 77 degrees 11 minutes 21 seconds East; thence northerly along said curve an arc distance of 92.09 feet to a point which bears North 55 degrees 17 minutes 09 seconds West from said radius point; thence North 34 degrees 42 minutes 51 seconds East 588.27 feet to a non-tangent curve to the right having a radius of 276.50 feet, the radius point of which bears North 25 degrees 09 minutes 23 seconds East; thence northwesterly along said curve an arc distance of 18.04 feet to a point which bears South 28 degrees 53 minutes 42 seconds West from said radius point; thence North 28 degrees 53 minutes 42 seconds East 173.62 feet; thence South 89 degrees 49 minutes 41 seconds East 214.36 feet to the Point of Beginning, containing 31.805 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 3)

Parcel Two:

Part Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence South 00 degrees 10 minutes 40 seconds West (Indiana State Plane East Zone Bearing) 1314.10 feet along the east line of said Northeast Quarter; thence North 89 degrees 49 minutes 41 seconds West 214.36 feet; thence South 28 degrees 53 minutes 42 seconds West 173.62 feet to a non-tangent curve to the left having a radius of 276.50 feet, the radius point of which bears North 28 degrees 53 minutes 42 seconds East; thence easterly along said curve an arc distance of 18.04 feet to a point which bears South 25 degrees 09 minutes 23 seconds West from said radius point; thence South 34 degrees 42 minutes 51 seconds West 588.27 to a curve to the left having a radius of 240.90 feet, the radius point of which bears South 55 degrees 17 minutes 09 seconds East; thence southerly along said curve an arc distance of 92.09 feet to a point which bears North 77 degrees 11 minutes 21 seconds West; thence North 79 degrees 33 minutes 49 seconds West 120.38 feet; thence South 71 degrees 51 minutes 53 seconds West 73.64 feet; thence North 83 degrees 20 minutes 30 seconds West 118.50 feet to a non-tangent curve to the right having a radius 545.00 feet, the radius point of which bears South 83 degrees 02 minutes 24 seconds East; thence northerly along said curve an arc distance of 264.00 feet to a point which bears North 55 degrees 17 minutes 09 seconds West; thence North 34 degrees 42 minutes 51 seconds East 308.11 feet; thence North 67 degrees 39 minutes 23 seconds West 340.79 feet to the centerline of Little Eagle Creek, with the following eight (8) courses being along said centerline (meander line); (1) thence North 18 degrees 24 minutes 35 seconds East 63.41 feet; (2) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (3) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (4) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (5) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (6) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (7) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (8) thence North 09 degrees 12 minutes 49 seconds East 144.86 feet to a prolonged south line of the tract of land described in instrument number 2010055559 as recorded in the Office of the Recorder of Hamilton County; thence North 89 degrees 20 minutes 18 seconds East 696.62 feet along said prolonged south line and the south line of said tract of land described in instrument number 2010055559; thence North 00 degrees 10 minutes 40 seconds East 768.36 feet parallel with the east line of said Northeast Quarter to the north line of said Northeast Quarter; thence North 89 degrees 20 minutes 18 seconds East 60.01 feet along said north line to the Point of Beginning, containing 18.509 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

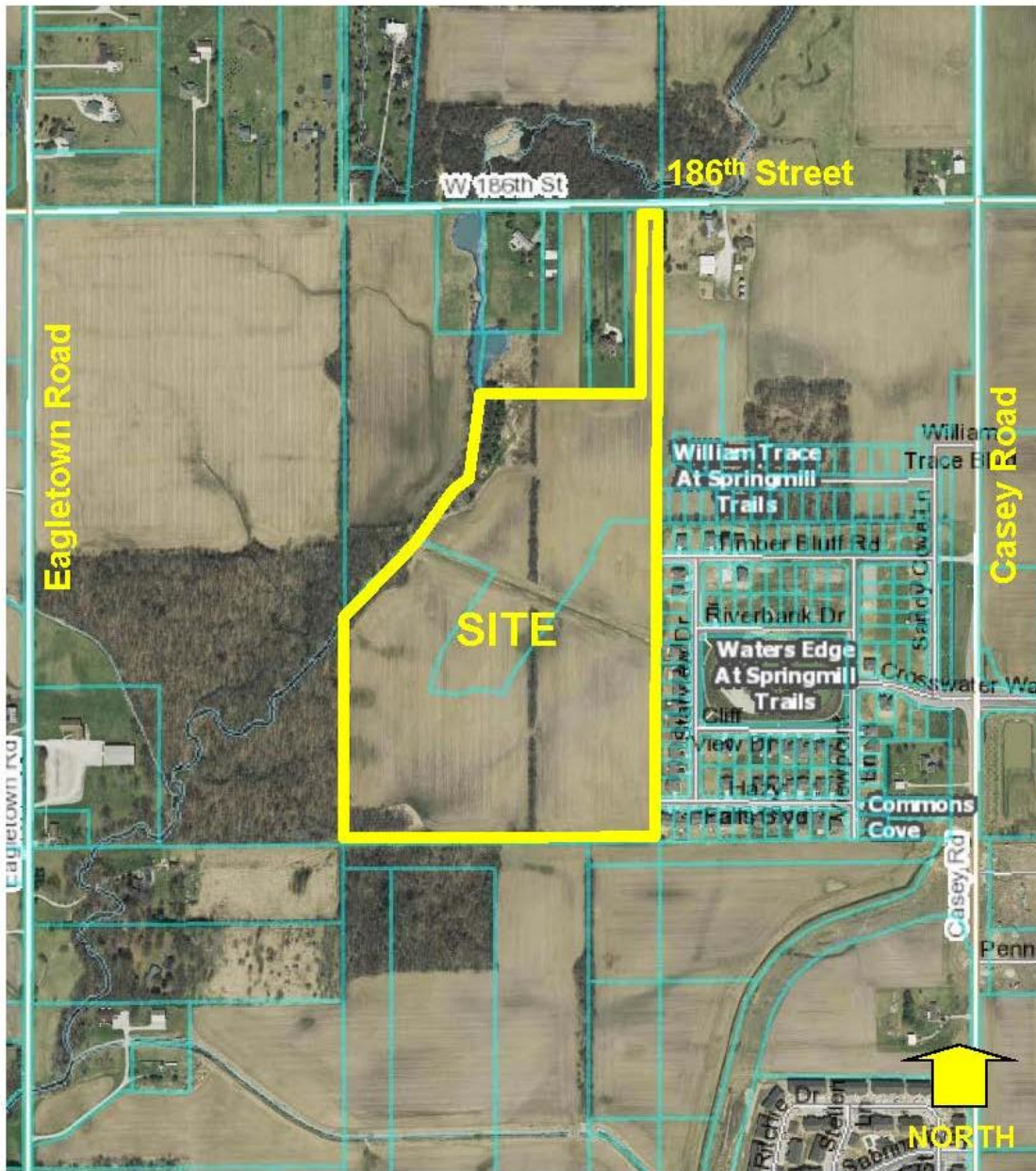


EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT - GARAGE DOOR STYLES
(Page 1 of 3)



EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT - GARAGE DOOR STYLES
(Page 2 of 3)



EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT - GARAGE DOOR STYLES
(Page 3 of 3)

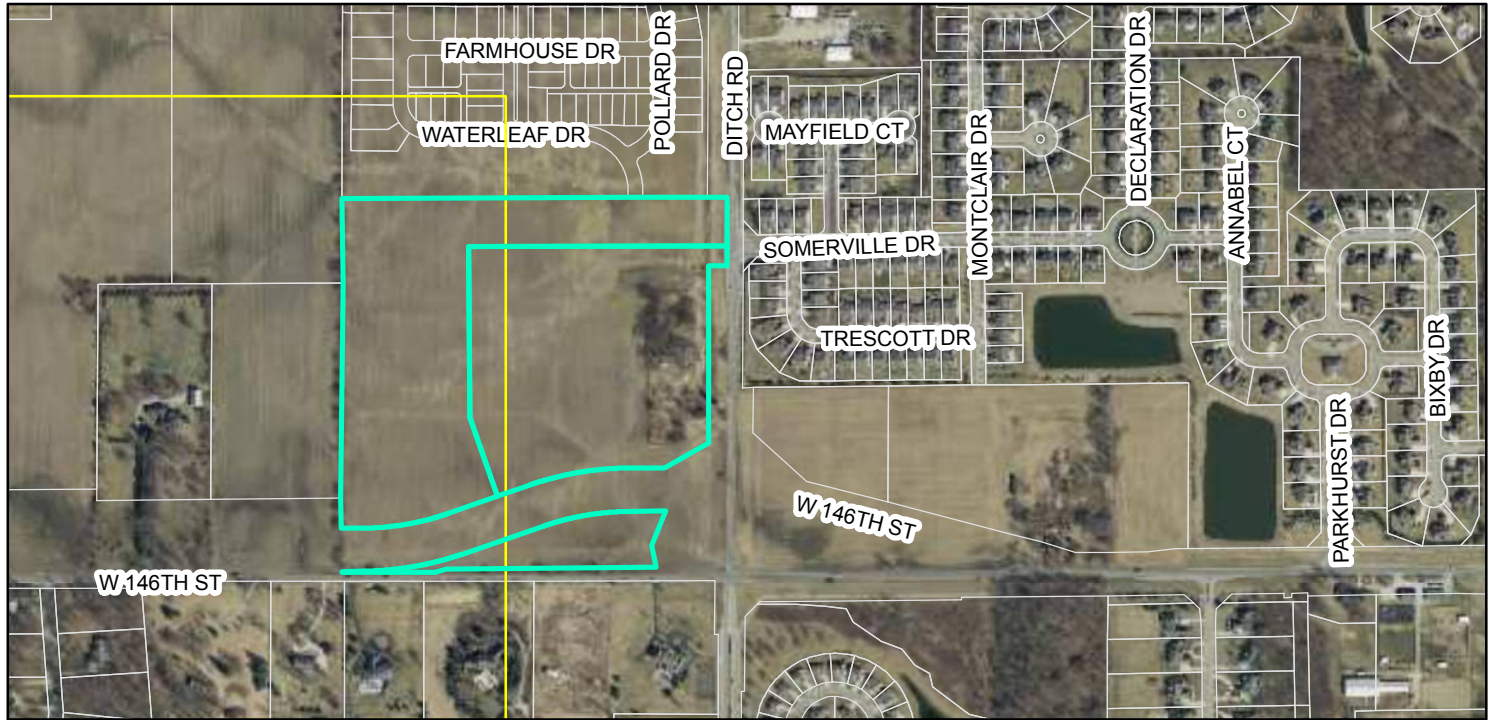


Location Map Harmony Mixed-Use District



Aerial Location Map

 Site



Zoning Map



 Parcel **Zoning**

 AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

 SF-2 (Single Family - 2)

ORDINANCE 12-14

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1205-PUD-05), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1205-PUD-05 to the Westfield City Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

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

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Zoning Ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted Zoning Ordinance, or part thereof, the terms of this Ordinance shall prevail.

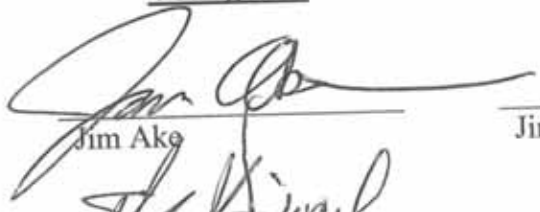
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA, THIS 14 DAY OF January, 2013.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For:

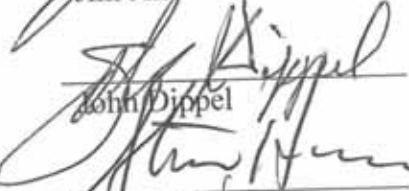
Voting Against:

Abstain


Jim Ake

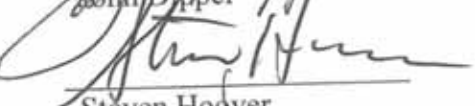
Jim Ake

Jim Ake


John Dippel

John Dippel

John Dippel


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

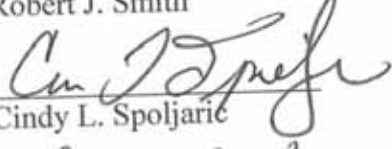
Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric


Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

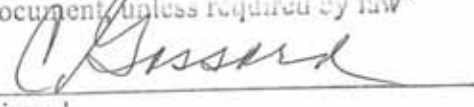

Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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


Signed

I hereby certify that ORDINANCE 12-14 was delivered to the Mayor of Westfield on the

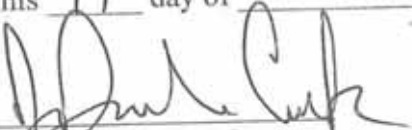
16th day of January, 2013, at 9:00 a.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-14 I hereby VETO ORDINANCE 12-14

This 17th day of January, 2013.

This _____ day of _____, 2013.


J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Bryan D. Stumpf

Prepared by: Bryan D. Stumpf, ASLA, AICP, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

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HARMONY PUD TABLE OF EXHIBITS

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ARTICLE 1. GENERAL PROVISIONS

Section 1.1. Applicability. This Harmony PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the "District Map").

- A. The underlying zoning district for Area A within the Mixed Use District shall be the MF-2 – Multi-Family 2 District (the "MF-2 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the MF-2 District shall apply to Area A within the Mixed Use District of this Ordinance.
- B. The underlying zoning district for Area B and Area C within the Mixed Use District shall be the LB – Local Business District (the "LB District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to Area B and Area C within the Mixed Use District of this Ordinance.
- C. The underlying zoning district for the Single Family Residential District shall be the SF-4 – Residential District (the "SF-4 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Single Family Residential District of this Ordinance.

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

ARTICLE 2. MIXED USE DISTRICT

The underlying zoning of Area A within the Mixed Use District shall be the MF-2 District in the Zoning Ordinance. The underlying zoning of Area B and Area C within the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classifications, except as modified in this Article, shall govern the use and development of the Mixed Use District. The purpose of this Mixed Use District is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted within the area between the right-of-way and building setback line.
- B. A planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance, unless otherwise provided in Article 5.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing is prohibited.
- F. The Mixed Use District as pictured on Exhibit B (Zoning District Map) contains 40.933 acres comprising 28.396 acres of commercial uses and 12.537 acres of multifamily uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multifamily area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

Section 2.2. Permitted Uses.

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance, the following uses shall be permitted in the Mixed Use District:
 - 1. Health, fitness, and exercise center
 - 2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in Area C of the Mixed Use District:

1. Restaurants with drive through facilities shall be permitted but limited to Snack Restaurants, Sandwich Restaurants, Pizza/Pasta Restaurants, Mexican Restaurants, Chicken Restaurants, and Asian Restaurants.
1. Burger Restaurants and Seafood Restaurants with drive through facilities shall not be permitted.

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within Area B and Area C of the Mixed Use District shall comply with *WC § 16.04.065(8), Architectural Design Requirements* of the City of Westfield's State Highway 32 Overlay Zone (the "Overlay Zone").
2. The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
3. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type:
 - a. Grocery – 70,000 s.f.
 - b. Inline retail – 30,000 s.f.
 - c. Office – 40,000 s.f.
 - d. All uses on Outlots – 50,000 s.f.
 - e. Other permitted uses – 30,000 s.f.
4. Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
5. Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2.

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet
4. Maximum Building Height – Forty-five (45) feet.
5. Loading and Parking - See Article 4 Off-Street Loading and Parking.
6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

- A. Minimum Lot Area – None.
- B. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via Private Street is required.
- C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 1. Front Yard – Twenty (20) feet
 2. Side Yard – Twenty (20) feet
 3. Rear Yard – Twenty (20) feet
- D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- E. Maximum Density – Not applicable.
- F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.

- G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.
- H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):
1. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.
 2. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.
 3. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.
- I. Maximum Building Height – Forty (40) feet.
- J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
- K. Minimum Distance Between Buildings – Twenty (20) feet.
- L. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a Public Way or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row. If a hedge row is used, the plants shall be evergreen shrubs and have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.
- M. Development Amenities within Area A of the Mixed Use District – *WC § 16.04.040(B)(13)(b)* and *WC § 16.04.040(B)(13)(c)* shall not apply to the development of the Real Estate. The following amenities shall be distributed throughout Area A of the Mixed Use District:
1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.
 2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.
 3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.

N. Architectural Standards and Building Materials for all Principal Buildings

1. Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F.
2. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).
4. Masonry or Natural Materials shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.
5. All buildings shall utilize a minimum of two (2) Exterior Building Material Designs per elevation. Horizontal concrete fiber board and shake concrete fiber board constitute different exterior building materials for the purpose of this standard.
6. All windows shall have either shutters and/or Enhanced Architectural Window Treatment.
7. The minimum Primary Roof Pitch on the front and sides of all Principal Buildings shall be 6/12, unless a flat roof (for roof examples see *WC § 16.04.065.J*) is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
8. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

O. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
2. Architectural Breaks shall be constructed at intervals of not greater than sixty (60) feet.

P. Off-Street Loading and Parking - See Article 4.

Q. Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, except as modified in this Article, shall govern the use and development of the Single Family Residential District. The purpose of this Single Family Residential District is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

Section 3.3. Development Requirements.

- A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Development Standard	Lot Classification						Add'l Restrictions
	Mew Lots	42' Alley-load lots	50' Alley-load lots	60' front load lots	70' front load lots	80' front load lots	
Minimum Lot Width at Building Line	42'	42'	50'	60'	70'	80'	
Minimum Lot Area	3,780 s.f.	3,780 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	9,600 s.f.	1, 2
Minimum Lot Frontage on a Public Way	0'	30'	40'	40'	40'	40'	
Minimum House Size (total square footage)	1,400 s.f.	1,400 s.f.	1,700 s.f.	2,000 s.f.	2,200 s.f.	2,600 s.f.	
Min. Ground Level Area – 1-story House	1,000 s.f.	1,000 s.f.	1,000 s.f.	1,200 s.f.	1,200 s.f.	1,200 s.f.	
Min. Ground Level Area – 2-story House	750 s.f.	750 s.f.	750 s.f.	800 s.f.	800 s.f.	800 s.f.	
Minimum Front Yard Setback	10'	10'	10'	20'	20'	20'	3
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'	
Minimum Rear Yard Setback	20'	20'	20'	20'	20'	20'	

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.
2. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
 - i. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
 - ii. A dog park with fenced enclosures and a shade pavilion,
 - iii. A playground, and
 - iv. A multi-purpose field with moveable soccer goals.

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.
3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

Adam (Colonial)
Georgian
Italianate
Shingle
Folk Victorian
Colonial Revival
Tudor
Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
 - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
 - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
 - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
 - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
 - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

- b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.
 - i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.
 - 1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
 - 2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
 - 3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
 - 4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
 - 5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
 - 6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
 - 7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
 - 2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.
2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.
3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.
4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.
5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.
6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.
7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.
8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
 2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
 3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
 4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
 6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
 7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
 - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - 2. Symmetrical elevation (except gable-front-and-wing subtype).
 - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
 - 1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
 - 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
 - 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
 - 1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 - 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 - 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
 - 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 - 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 - 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 - 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

- g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.
1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
 2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
 3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
 4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
 5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
 6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
 7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.
1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
 2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
- i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
 - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
 - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
- a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
- i. Side load, rear load, or angled ($>15^\circ$) garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
 - iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;
 - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;
- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^{\circ}$) garage;
 - ii. Hip roof;
 - iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;
 - iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural Treatment on Gable Ends; or
 - xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
- iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
- v. Hip roof;
- vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
- vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
- xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:

	3	3
	2	2
	1	1
Subject Dwelling		1
	1	1
	2	2
	3	3

Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC § 16.04.120 of the Zoning Ordinance, entitled "Off-Street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. The Other Local Business off-street loading guidelines in *WC § 16.04.120* shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking.

- A. Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing unless the curb conflicts with the provision of Low Impact Development ("LID") design elements, as determined by the Economic and Community Development Director. In LID situations, wheel stops may be used adjacent to parking stalls as determined by the Economic and Community Development Director. This requirement is not applicable to single family detached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.
 - 3. Multifamily Residential Uses:
 - a. One (1) parking space per bedroom of each dwelling unit.
 - b. The minimum number of garage parking spaces shall be equal to 60% of the total number of dwelling units within the multifamily area of the Mixed Use District.
 - c. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.
- D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.
- E. Each required off-street parking space within Area A of the Mixed Use District shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

- F. A parking area a minimum depth of 20 feet shall be provided in front of all garage doors within the Single Family Residential District.

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
 - 1. The clubhouse within Area A of the Mixed Use District,
 - 2. The recreation area within the Single Family Residential District, and
 - 3. Area B within the Mixed Use District.
- B. In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

ARTICLE 5. LANDSCAPING STANDARDS

WC § 16.06.010 thru *WC § 16.06.080*, entitled "Landscaping Standards", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact Development ("LID") Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications, as determined by the Economic and Community Development Director. Ornamental grasses shall not be used as a substitute for buffer yard plantings. The minimum container size for planting ornamental grasses shall be one gallon.

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.
- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

Section 5.3. Landscape Buffer in the Mixed Use District.

- A. In the areas noted Landscape Buffer A on the following illustration, Figure #1, a landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one-half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.
- B. In the areas noted Landscape Buffer B on the following illustration, Figure #1, a landscape buffer a minimum of 10 feet wide and planted with a minimum of one (1) evergreen tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Section 5.4. Refer to Section 2.4,M for additional parking lot screening requirements for Area A of the Mixed Use District.

Figure #1

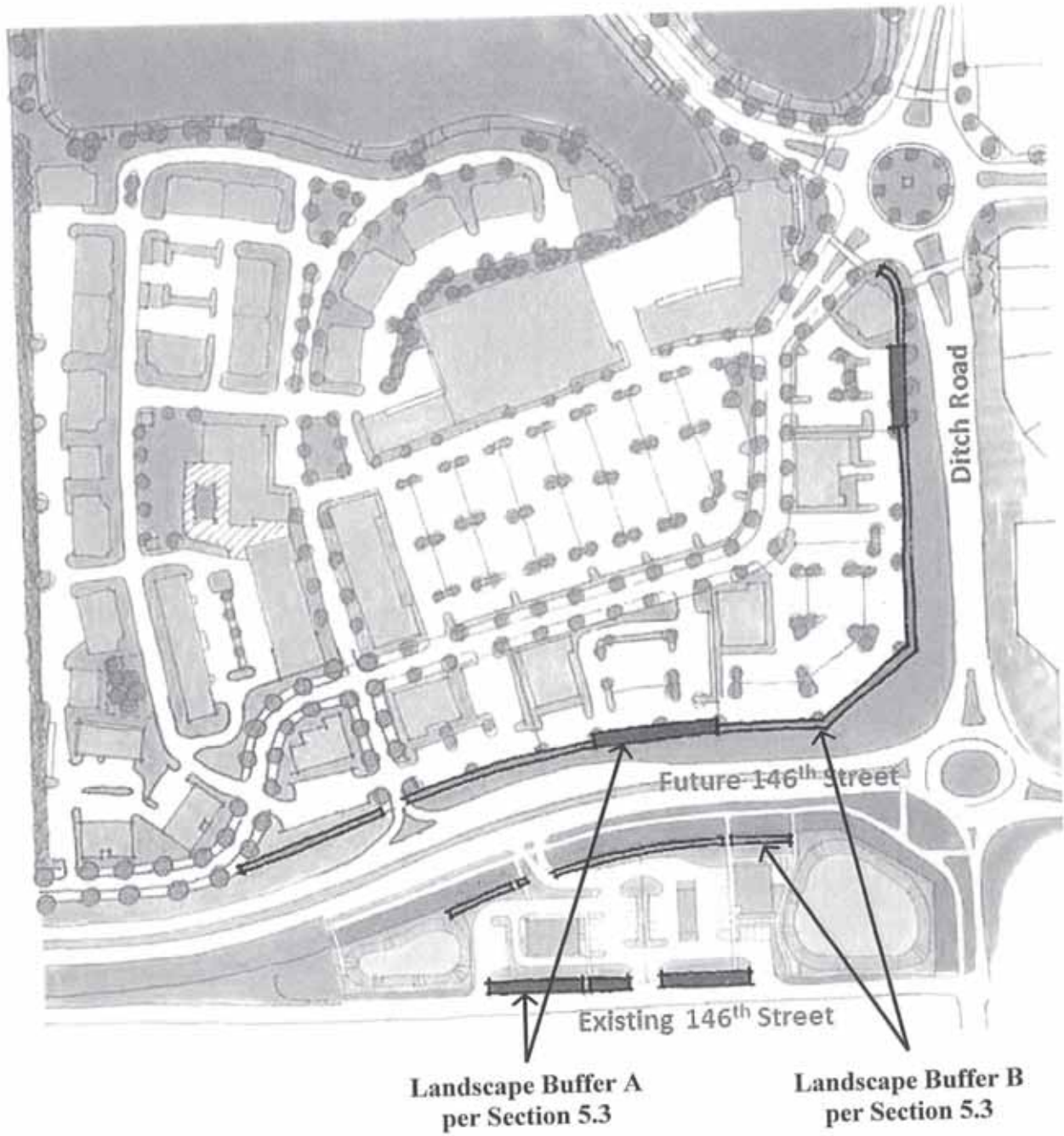
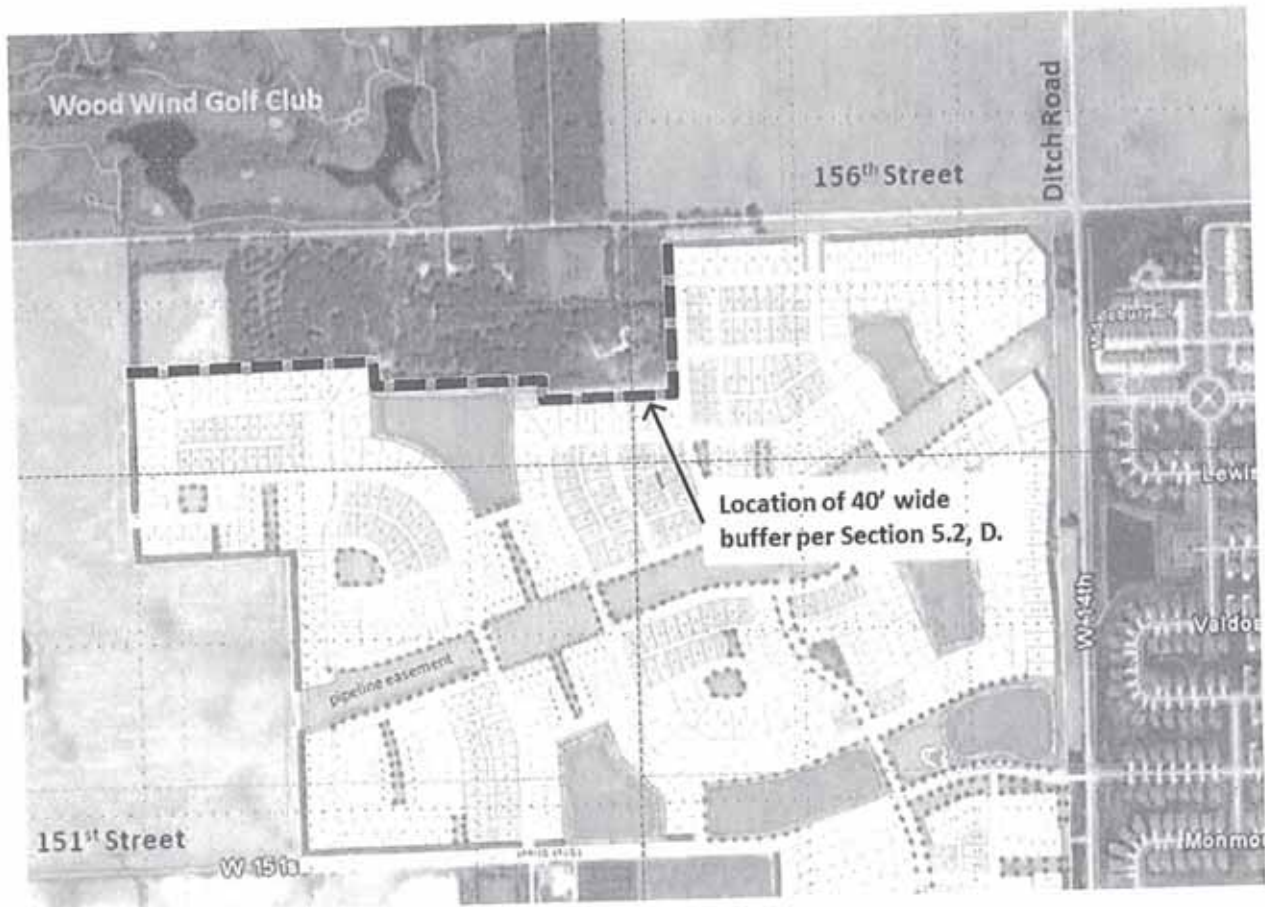


Figure #2



ARTICLE 6. DEFINITIONS

"Alley" shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of Mew Lots, an Alley will provide the primary means of access to the lot.

"Architectural Break" shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an Architectural Break.

"Architectural Detailing" shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

"Architectural Garage Door" shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

"Architecturally-enhanced Articulated Trim Mouldings" shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

"Architecturally-treated Entranceways" shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

"Architectural Treatment on Gable Ends" shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

"Color Package" shall mean a combination of the color of the following elements: the main body of the house, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

"Construction Phasing Plan" shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

"Enhanced Architectural Window Treatment" shall mean and refer to Architectural Detailing of elements around window openings. For windows in a Masonry elevation, the treatment shall be of natural or Masonry materials and be applied to the sill and header at a minimum. For windows in a non-Masonry elevation, the treatment shall be of Natural Materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

"Exterior Building Material Design" shall mean the combination of exterior building materials used on a building.

"Front Elevation" shall mean the exterior side of a dwelling that primarily faces the street. In the case of a Mew Lot, the Front Elevation shall be that exterior side of the dwelling that primarily faces the Mew. In the case of a corner lot, the Front Elevation shall be determined by the builder and shall be clearly identified on the building permit plans.

"Illustrative Site Development Plans" shall mean and refer to the Illustrative Site Development Plans attached hereto and incorporated herein by reference as Exhibit C.

"Lot, Mew" shall mean and refer to a lot fronting upon Open/Green Space and served by an Alley.

"Low Impact Development (LID)" shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

"Masonry" shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

"Mew" shall mean and refer to the Open/Green Space the Front Elevation of a dwelling on a Mew Lot faces.

"Mixed Use District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as Mixed Use.

"Natural Materials" shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

"Owner" shall mean and refer to any owner of any part of the Real Estate.

"Real Estate" shall mean and refer to the property described in what is attached hereto and incorporated herein by reference as Exhibit A.

"Restaurant, Asian" shall mean a Quick Service Restaurant specializing in cuisine from the Asian region.

"Restaurant, Burger" shall mean a Quick Service Restaurant specializing in hamburgers as the primary menu feature.

"Restaurant, Chicken" shall mean a Quick Service Restaurant specializing in chicken as the primary menu feature.

"Restaurant, Mexican" shall mean a Quick Service Restaurant specializing in Mexican cuisine.

"Restaurant, Pizza/Pasta" shall mean a Quick Service Restaurant specializing in pizza and pasta as the primary menu features.

"Restaurant, Quick Service" shall mean an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

"Restaurant, Sandwich" shall mean a Quick Service Restaurant specializing in sandwiches as the primary menu feature.

"Restaurant, Seafood" shall mean a Quick Service Restaurant specializing in seafood as the primary menu feature.

"Restaurant, Snack" shall mean a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.

"Roof Pitch, Primary" shall mean and refer to the slope of the Primary Roof of a building. The pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

"Roof Pitch, Secondary" shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

"Roof, Primary" shall mean and refer to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, or volume of area covered.

"Single Family Residential District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as the Single Family Residential District.

"Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

"Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 7. CITY OF WESTFIELD'S STATE HIGHWAY 32 OVERLAY ZONE STANDARDS

Buildings shall comply with *WC § 16.04.065(8)* Architectural Design Requirements of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the State Highway 32 right-of-way line shall be applied to the Ditch Road and 146th Street right-of-way lines adjacent to the Real Estate, unless otherwise stated herein. Standards in the Overlay Zone that refer to the State Highway 32 Overlay Zone shall mean and refer to the Harmony PUD, for the purposes of this Ordinance.

Exhibit A

Legal Descriptions and Boundary Information

Exhibit A – Legal Description of Overall Property

Harmony
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

Exhibit A – Legal Description of Area A in the Mixed Use District

LEGAL DESCRIPTION AREA A

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit A – Legal Description of Areas B & C in the Mixed Use District

LEGAL DESCRIPTION AREA B and C

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.58 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.75 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.05 feet to the POINT OF BEGINNING, containing 40.933 acres more or less.

EXCEPT (AREA A)

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit B

Zoning District Map

Exhibit B – Zoning District Map

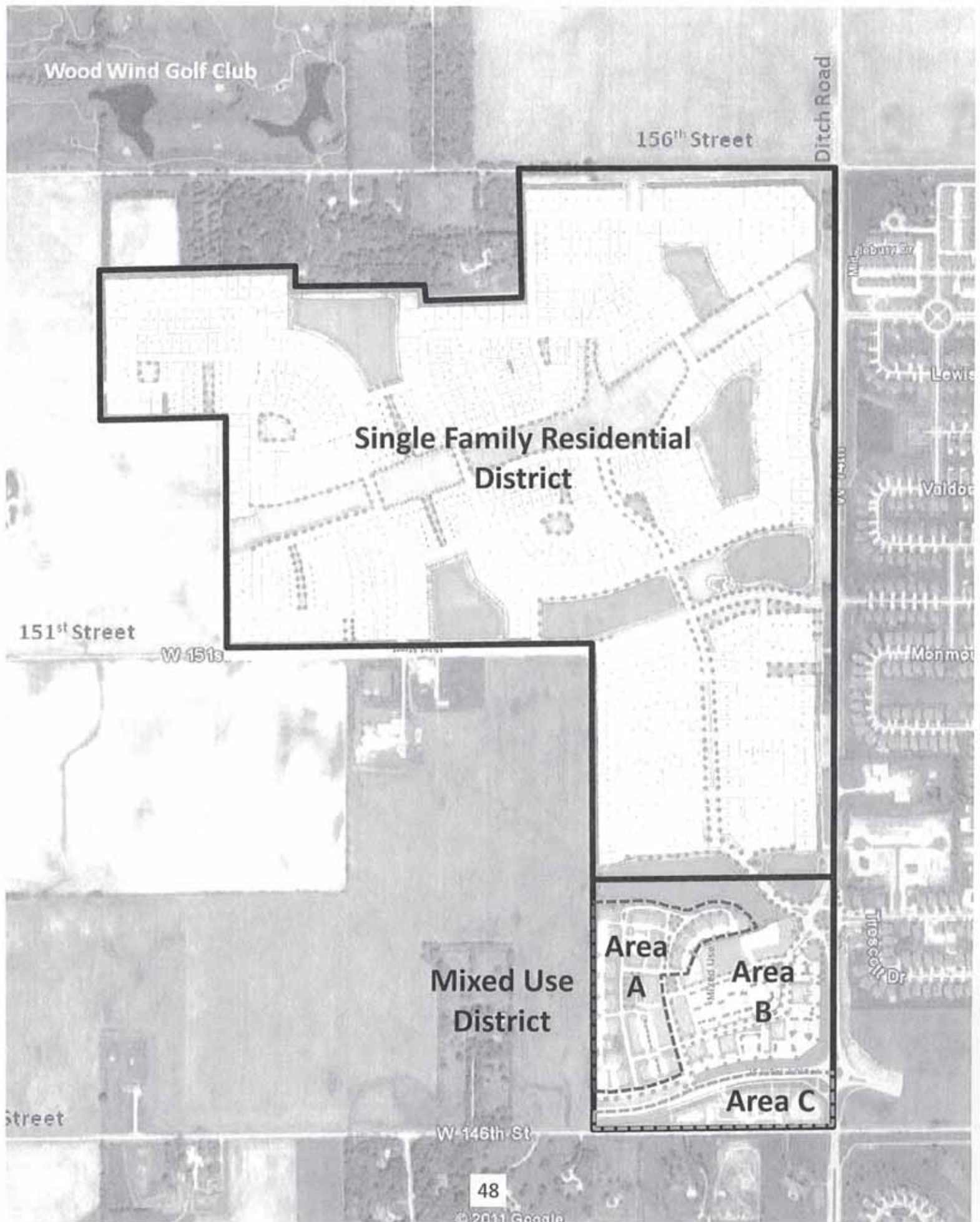


Exhibit C

Illustrated Site Development Plans

[illegible]

Exhibit C-2 – Neighborhood Commercial Design Elements

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:



Outdoor dining



Opportunities to gather



Amenities to enhance pedestrian comfort

Exhibit D

Construction Phasing Plan

Exhibit D – Construction Phasing Plan

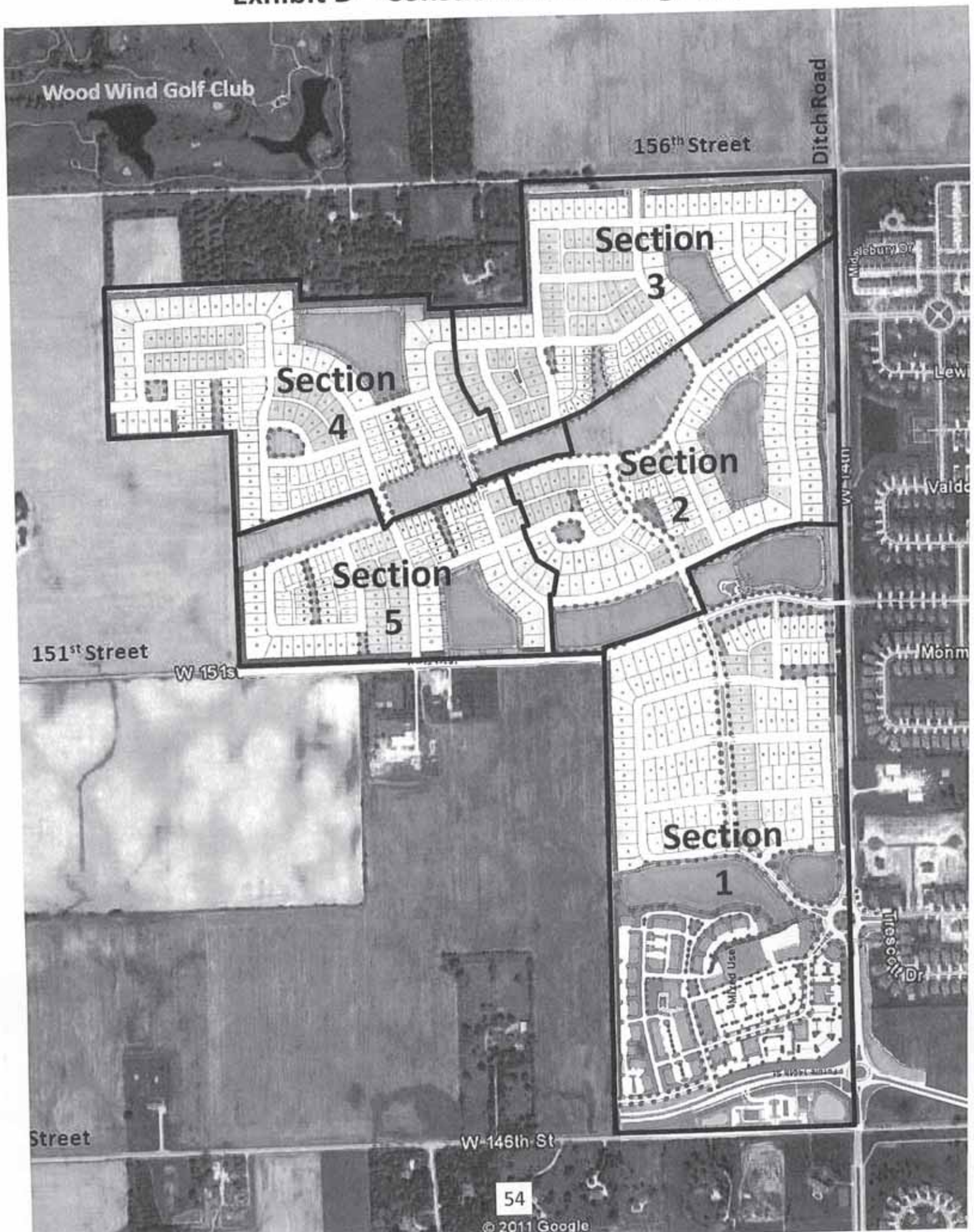


Exhibit E

Architectural Standards for Defined Architectural Designs

Figures :

100 series – Adam (Colonial)

200 series – Georgian

300 series – Italianate

400 series – Shingle

500 series – Folk Victorian

600 series – Colonial Revival

700 series – Tudor

800 series – Craftsman

(Excerpts and graphics from
A Field Guide to American Houses,
Virginia & Lee McAlester; 2003;
Alfred A. Knopf; New York, NY)

100 – Adam (Colonial) Figures

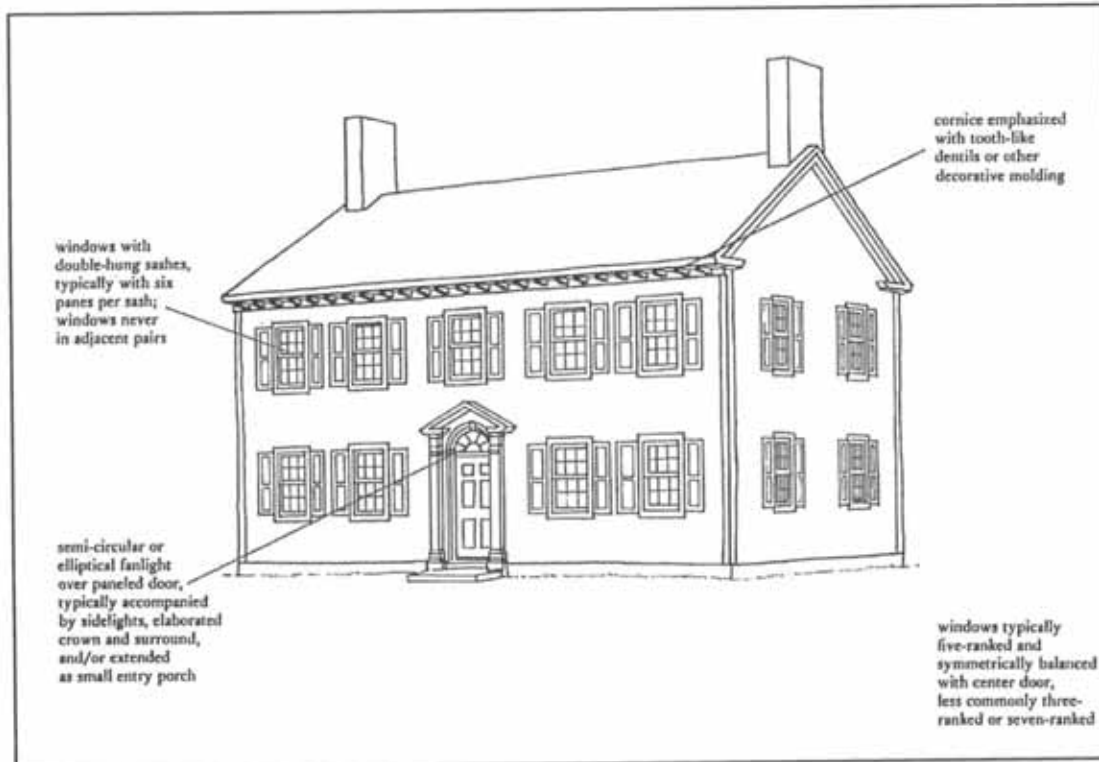


Figure 101

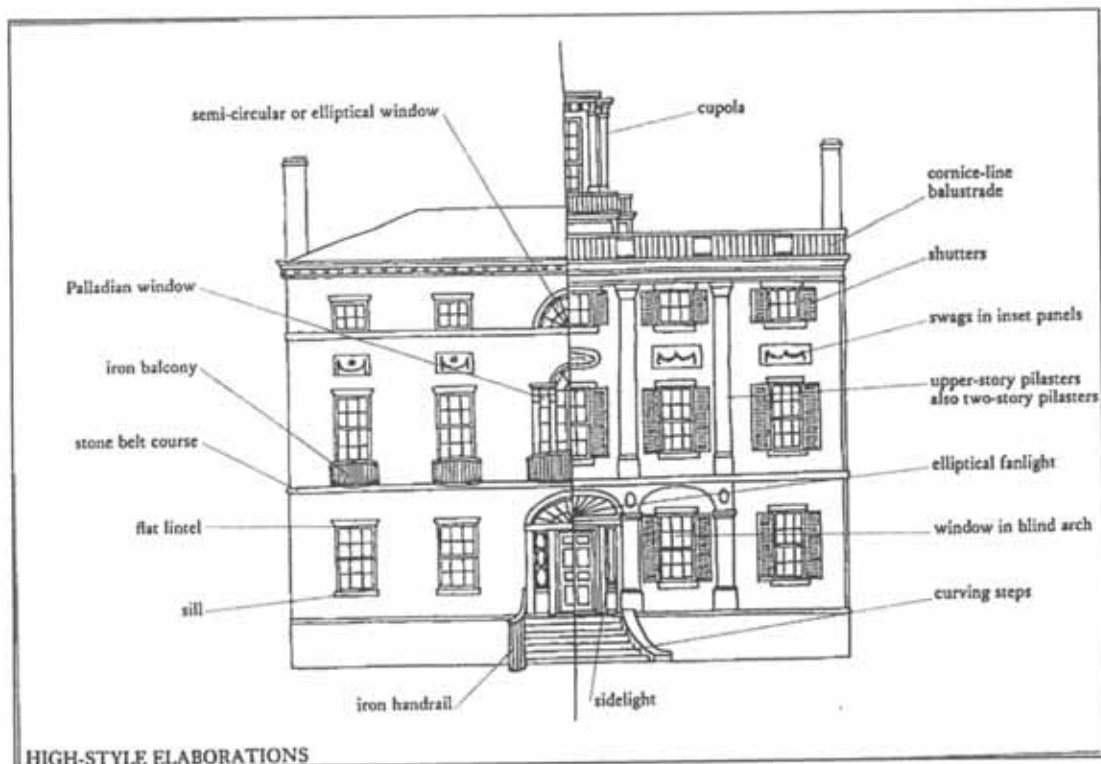


Figure 102

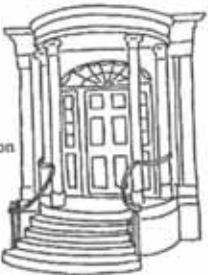
DOOR SURROUNDS			
LIGHTS			
	 common Adamesque detail on surround or light		
	 common	 very common	 very common
			
		 very common	
			
	 very common	 common	 very common
DOOR SURROUND & ENTRY PORCH VARIANTS			

Figure 103

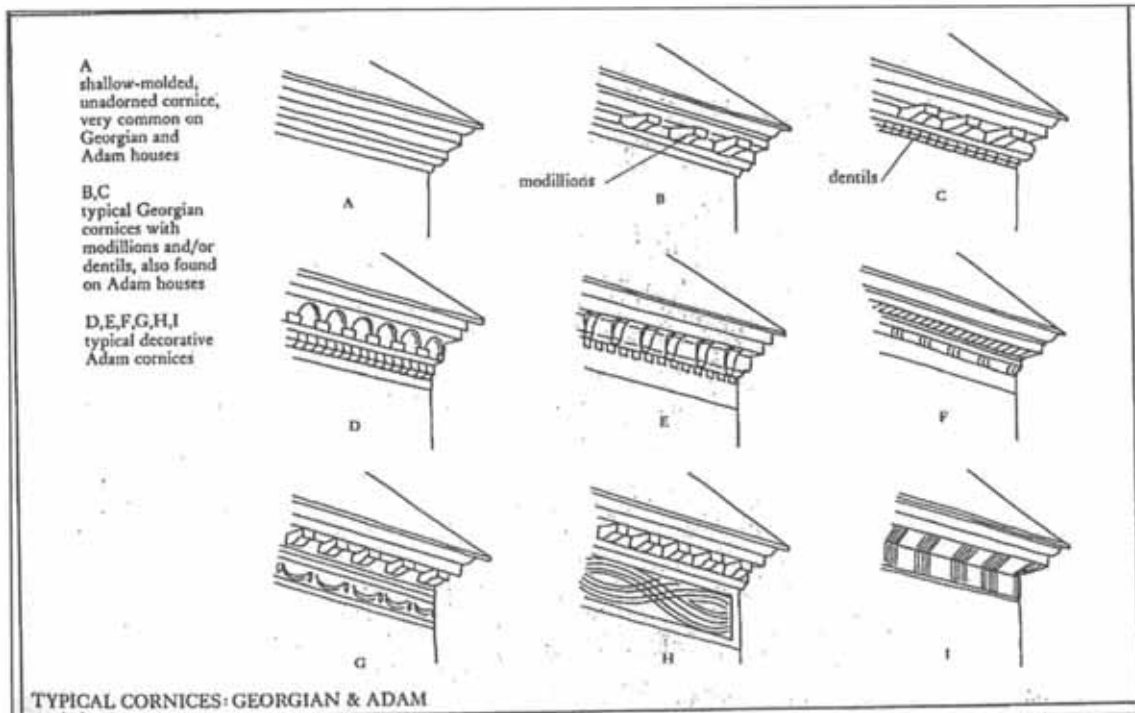


Figure 104

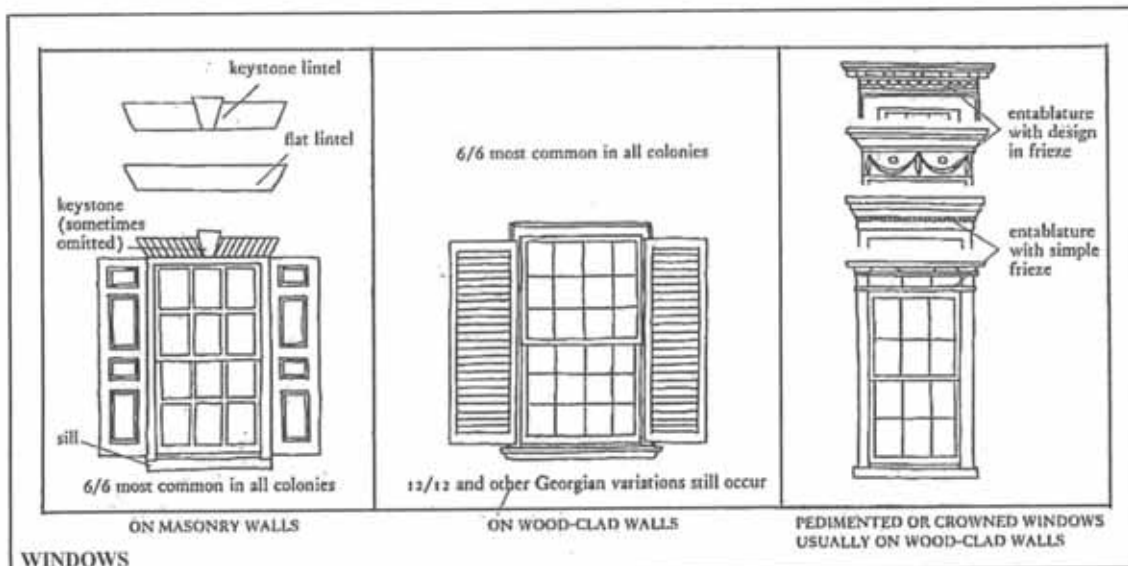


Figure 105

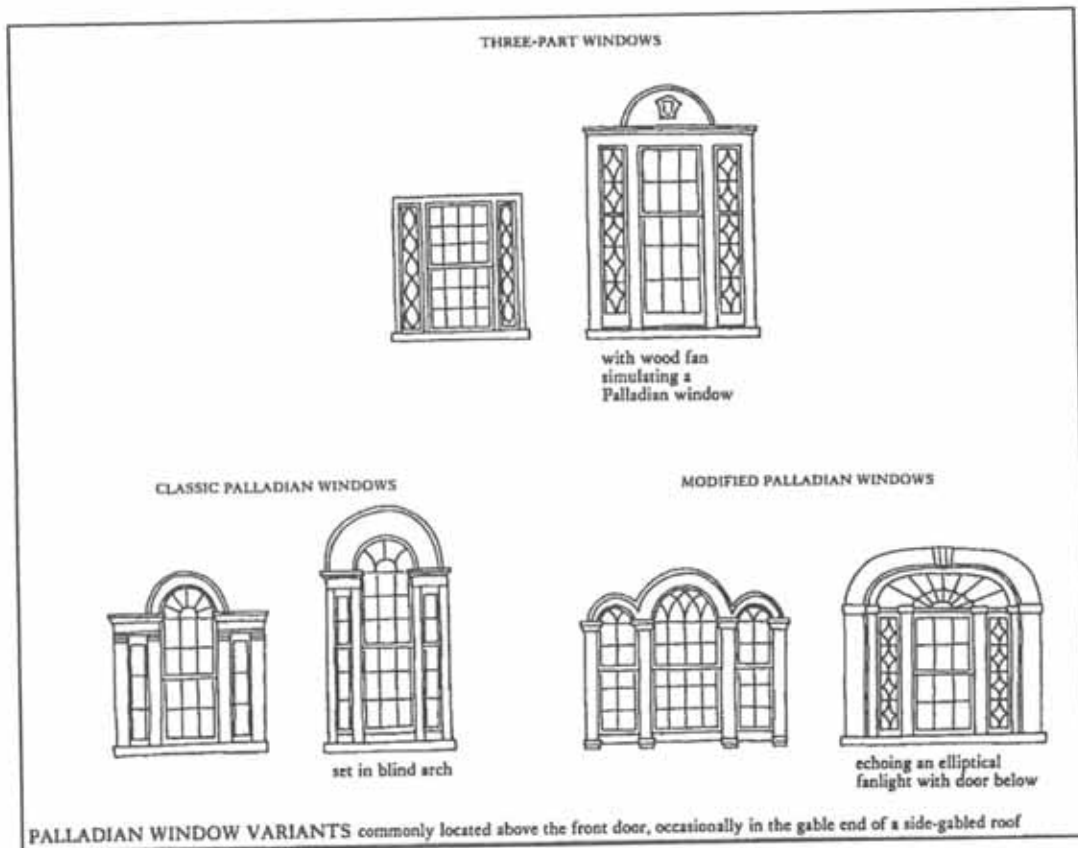


Figure 106

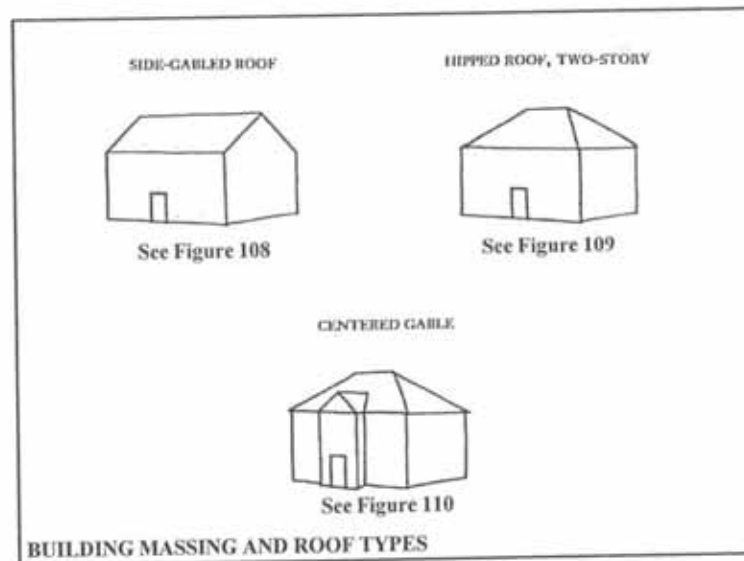


Figure 107



Figure 108 – Side-gabled Roof Adam Examples

100 series – Adam (Colonial) Figures



Figure 108 – Side-gabled Roof Adam Examples (continued)

100 series – Adam (Colonial) Figures

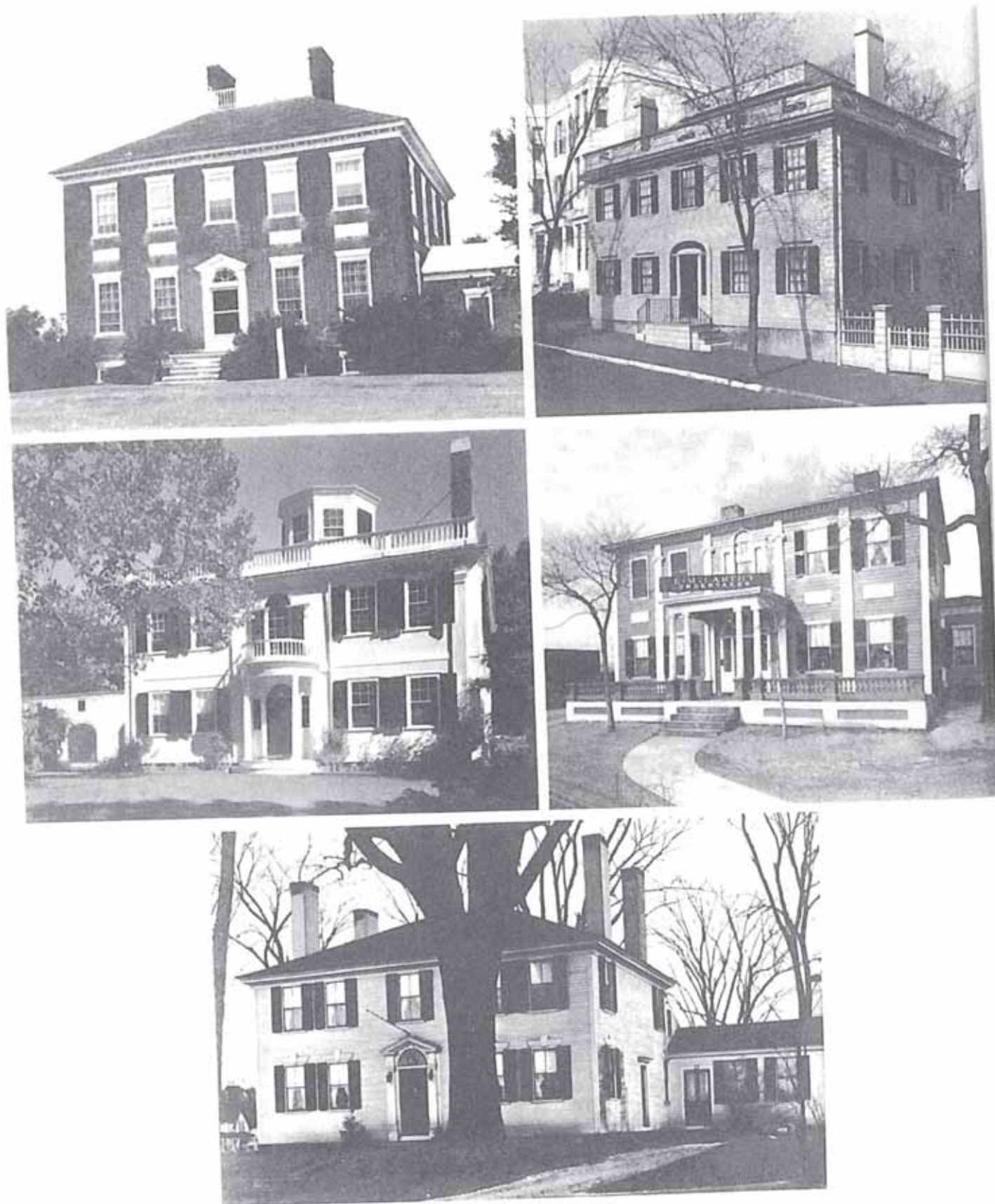


Figure 109 – Hipped Roof, Two-Story Adam Examples

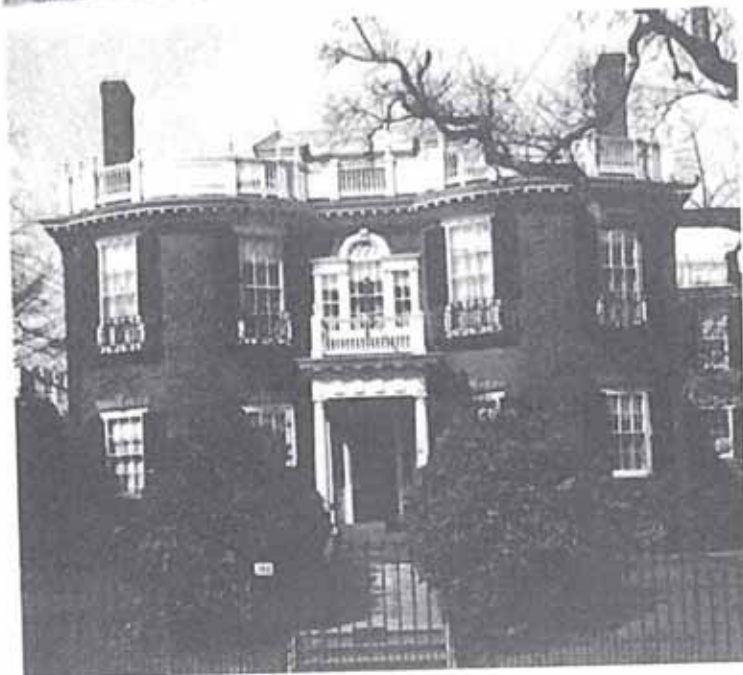


Figure 109 – Hipped Roof, Two-Story Adam Examples (continued)



Figure 110 – Centered Gable Adam Examples

200 – Georgian Figures

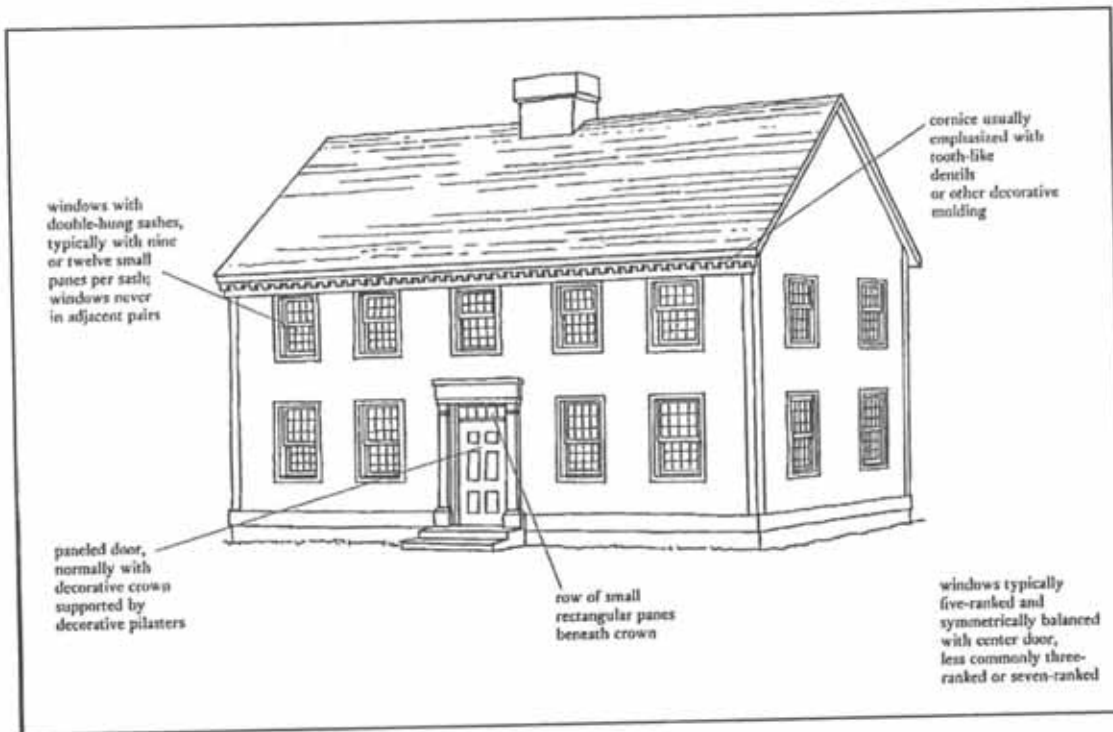


Figure 201

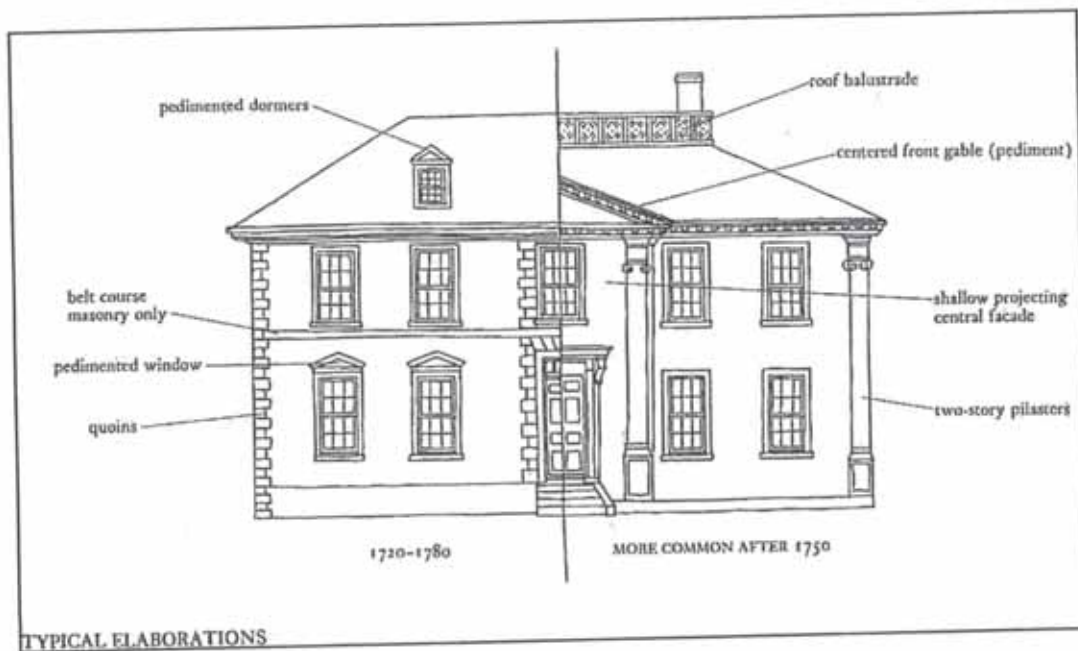


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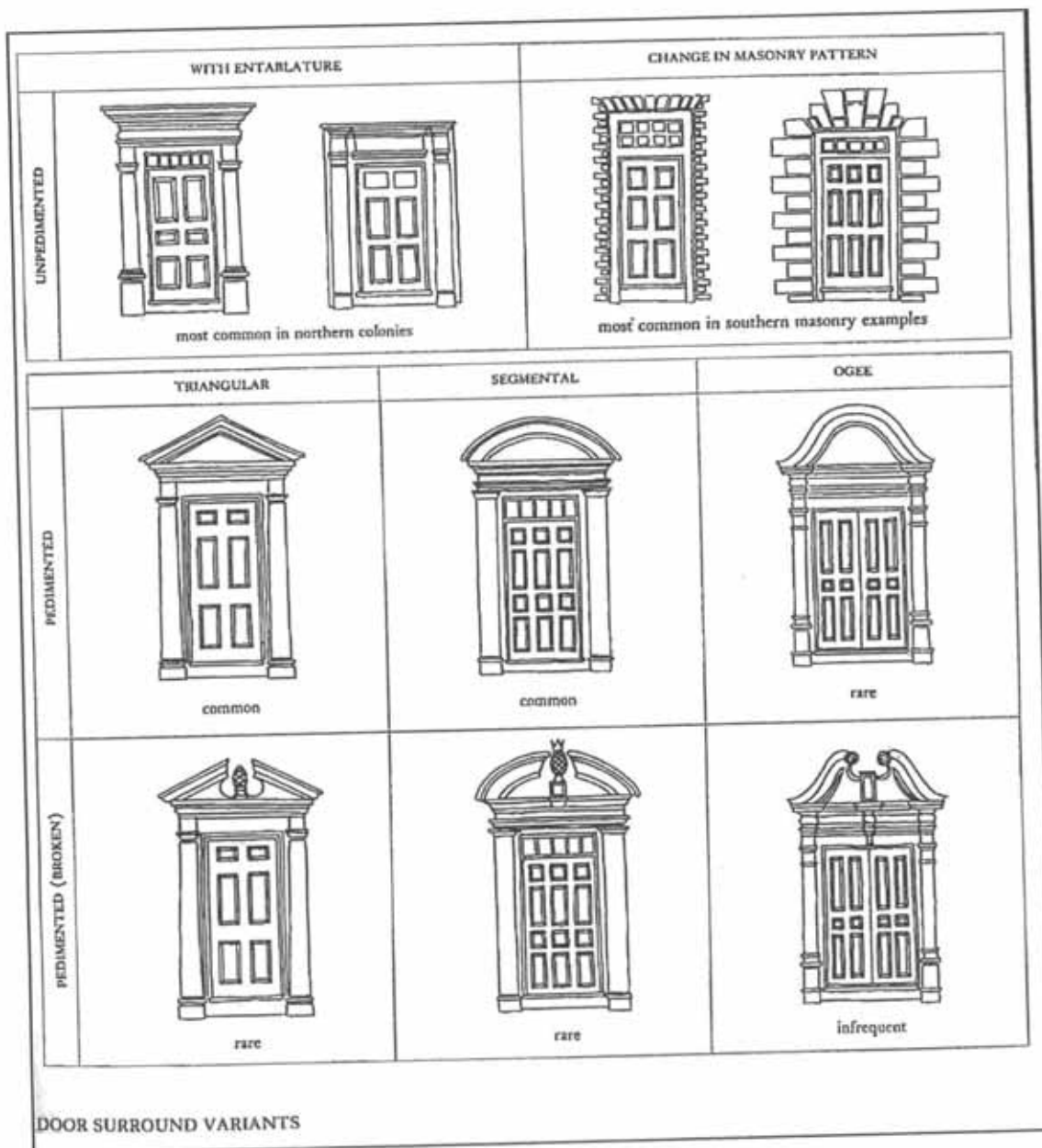


Figure 203

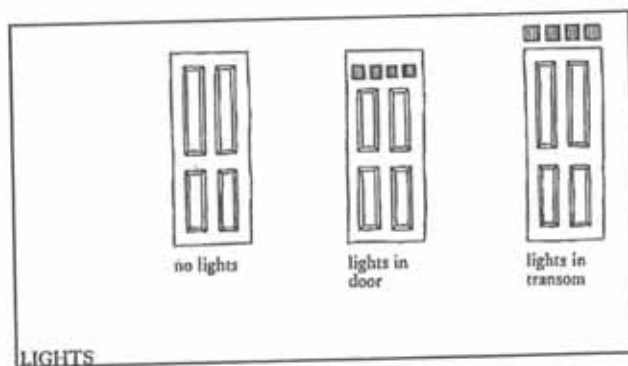


Figure 204

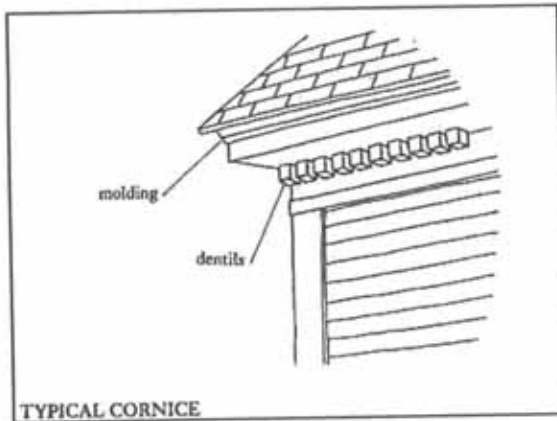


Figure 205

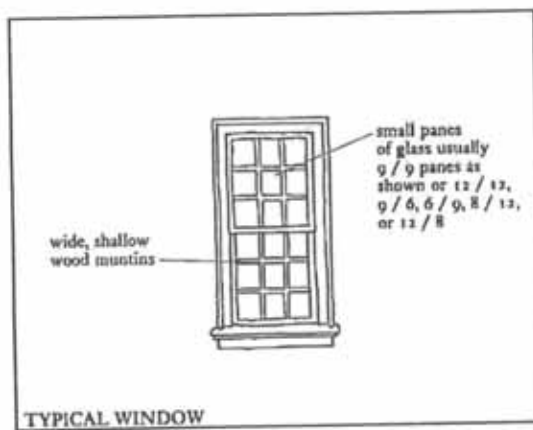


Figure 206



Figure 207

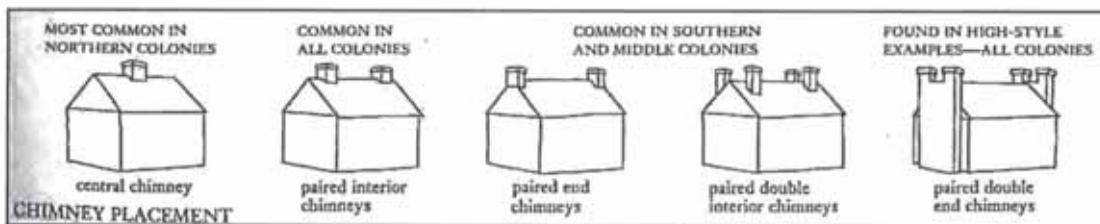


Figure 208

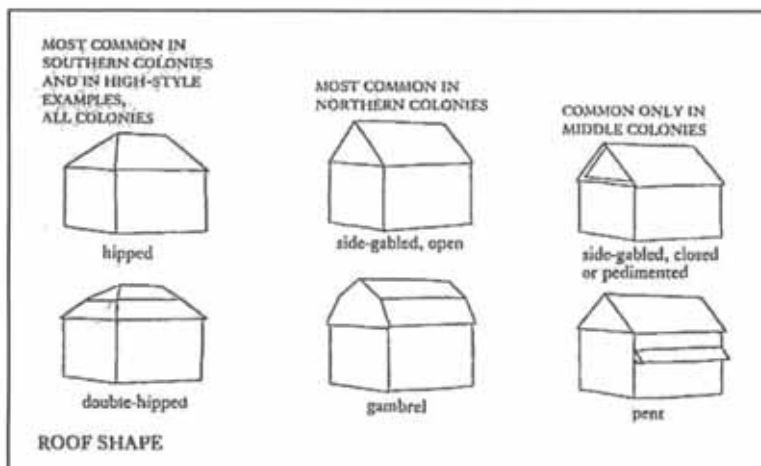


Figure 209

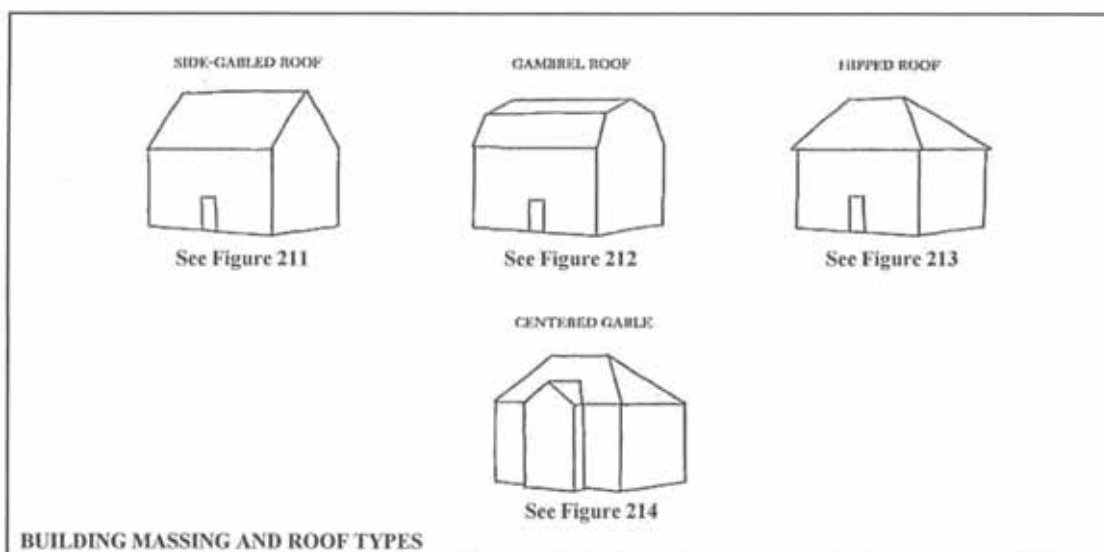


Figure 210



Figure 211 – Side-gabled Georgian Examples



Figure 211 – Side-gabled Georgian Examples (continued)

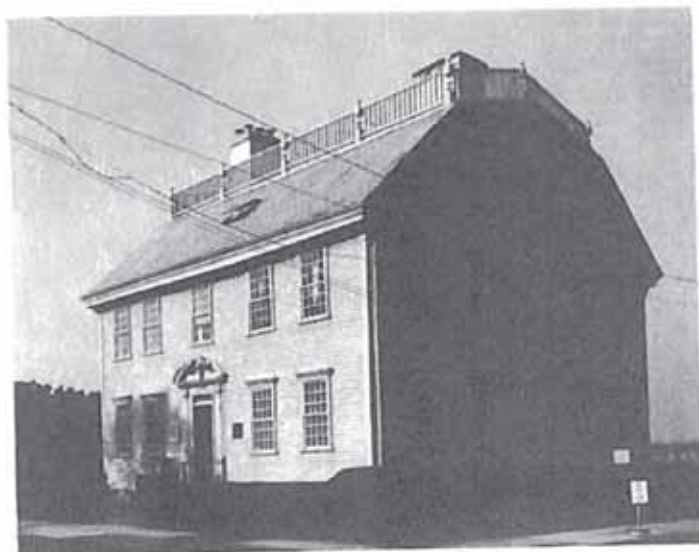


Figure 212 – Gambrel Roof Georgian Examples



Figure 213 – Hipped Roof Georgian Examples



Figure 214 – Centered Gable Georgian Examples

300 – Italianate Figures

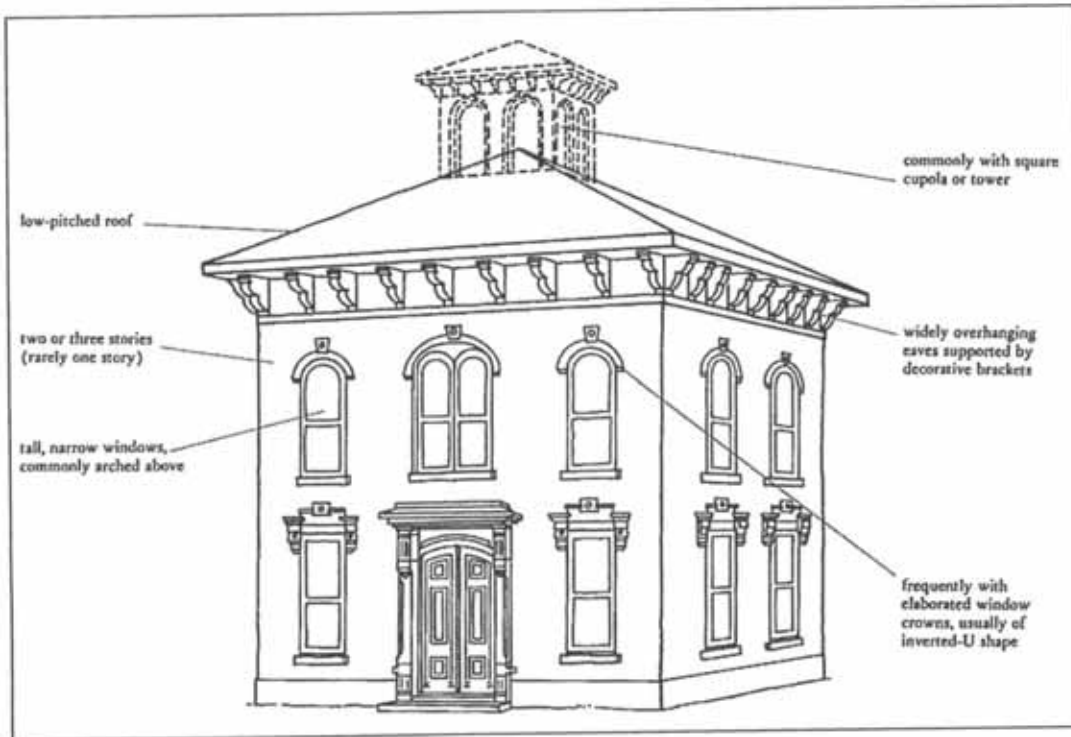


Figure 301

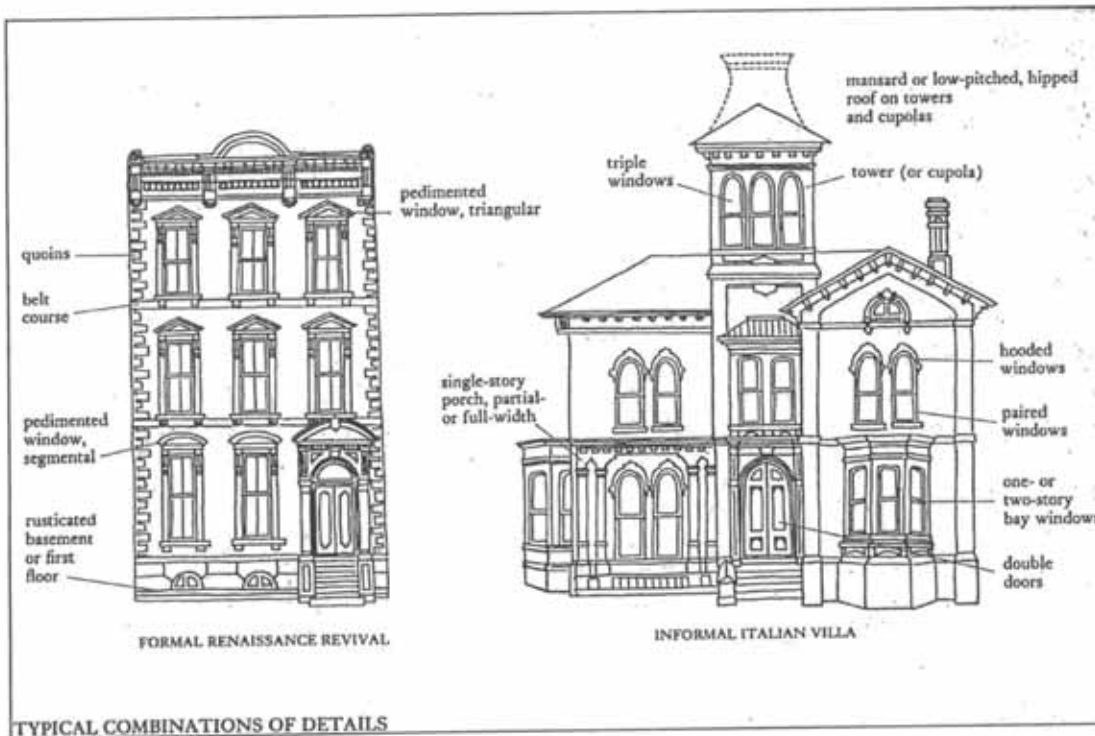


Figure 302

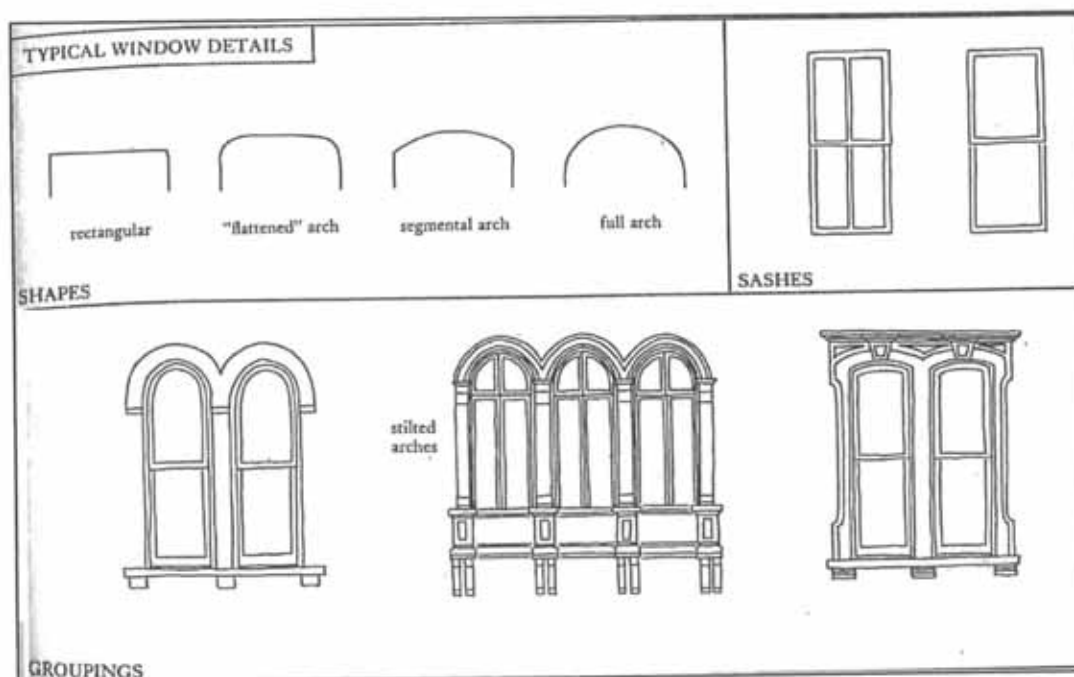


Figure 303

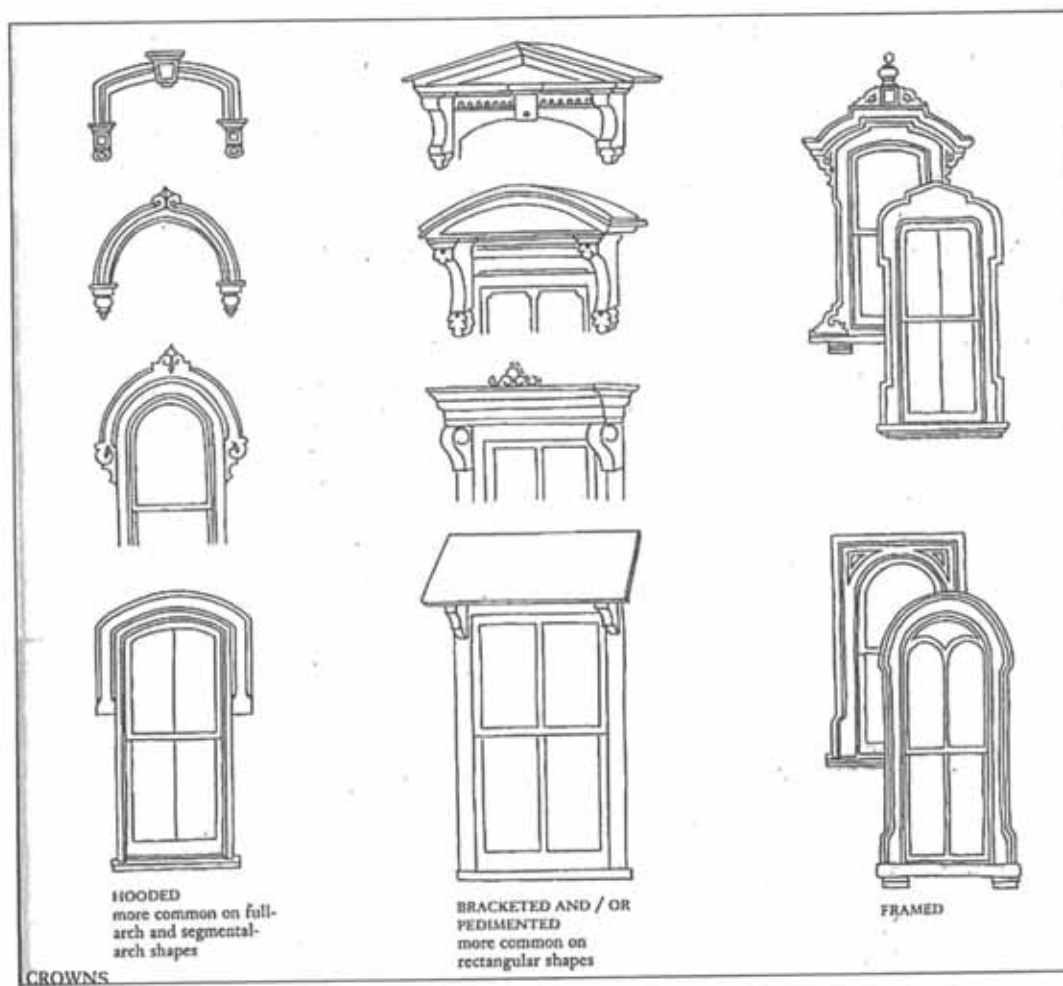


Figure 304

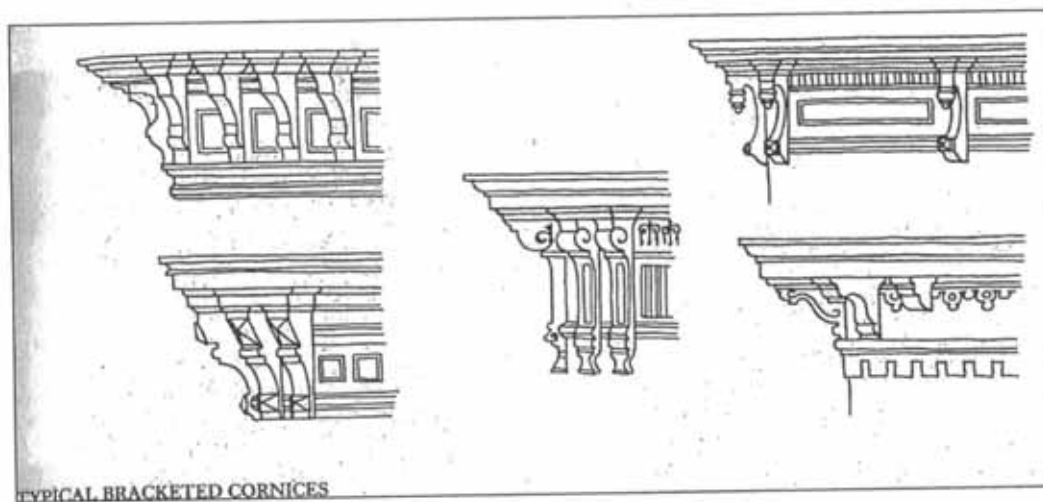


Figure 305

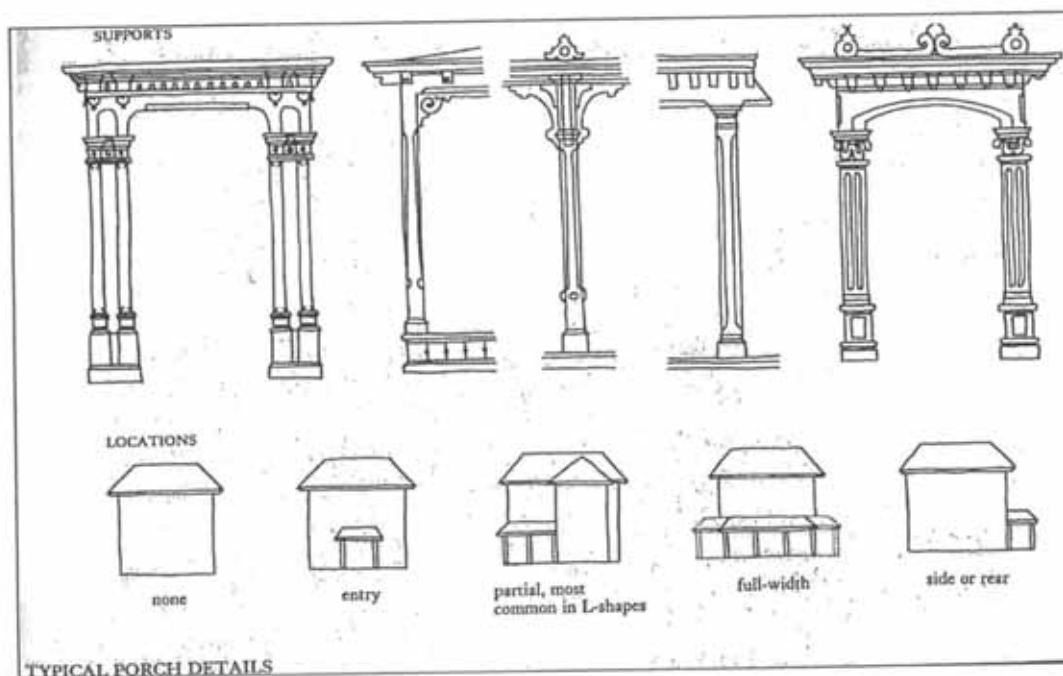


Figure 306

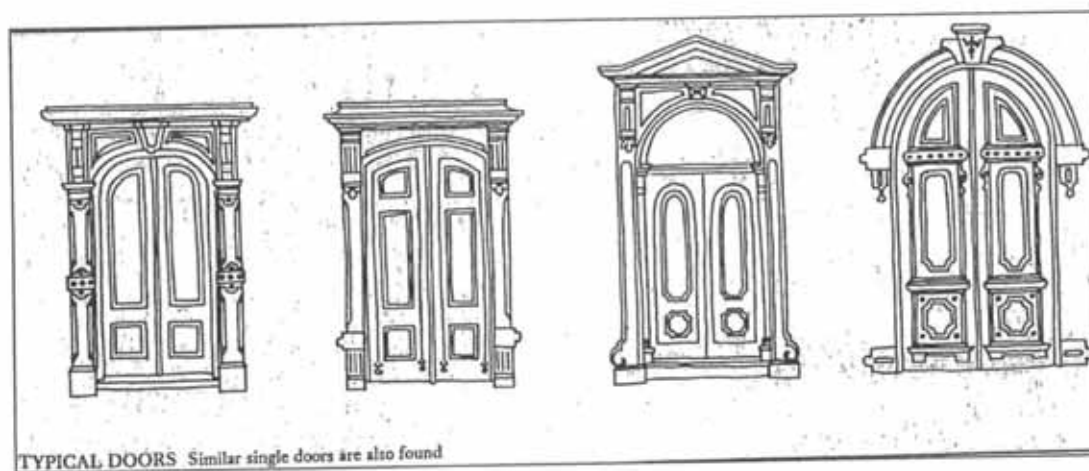


Figure 307

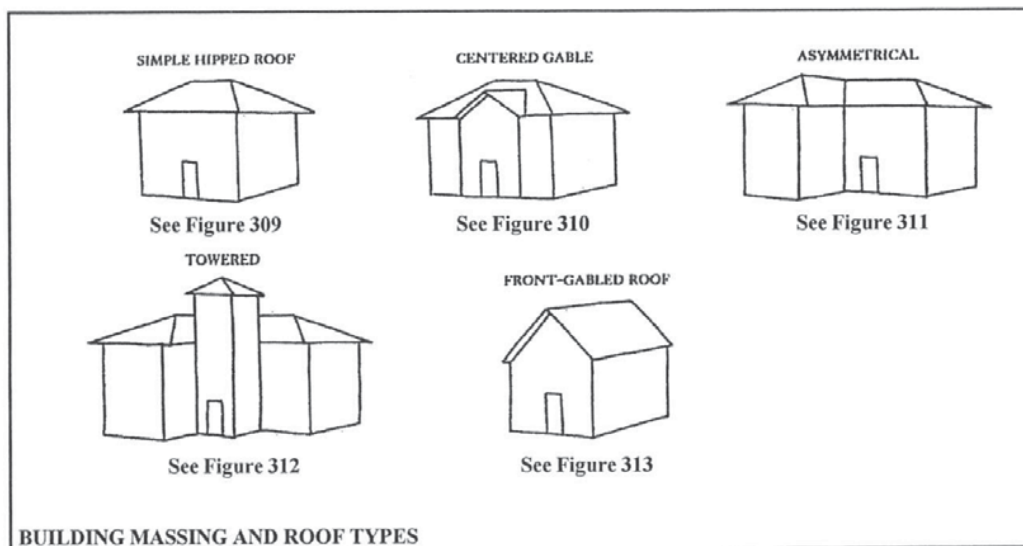


Figure 308



Figure 309 – Simple Hipped Roof Italianate Examples



Figure 309 – Simple Hipped Roof Italianate Examples (continued)

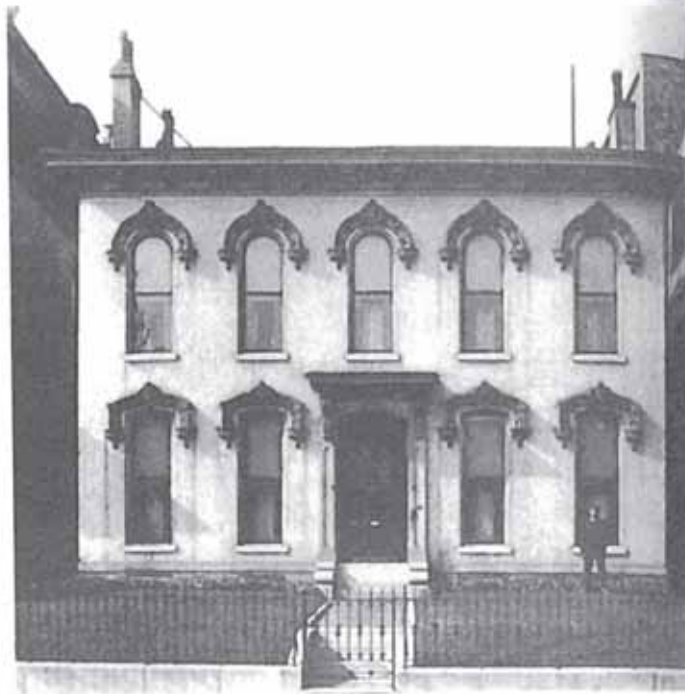


Figure 309 – Simple Hipped Roof Italianate Examples (continued)



Figure 310 – Centered Gable Italianate Examples



Figure 311 – Asymmetrical Italianate Examples

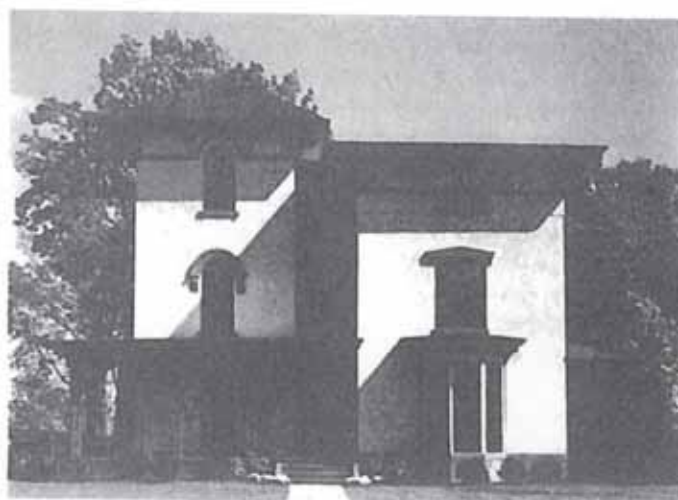
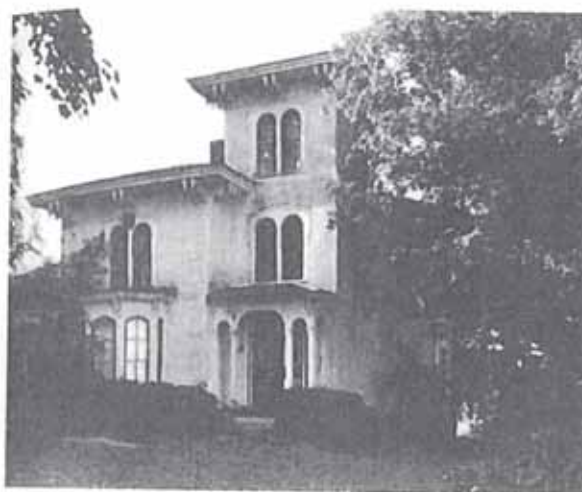


Figure 312 – Towered Italianate Examples



Figure 312 – Towered Italianate Examples (continued)



Figure 313 – Front-gabled Roof Italianate Examples

400 – Shingle Figures



Figure 401

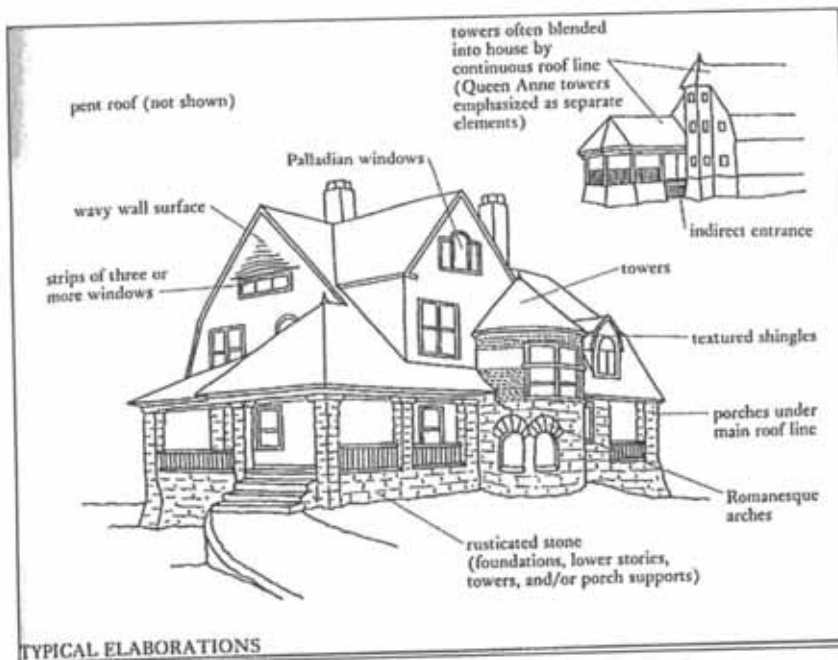


Figure 402

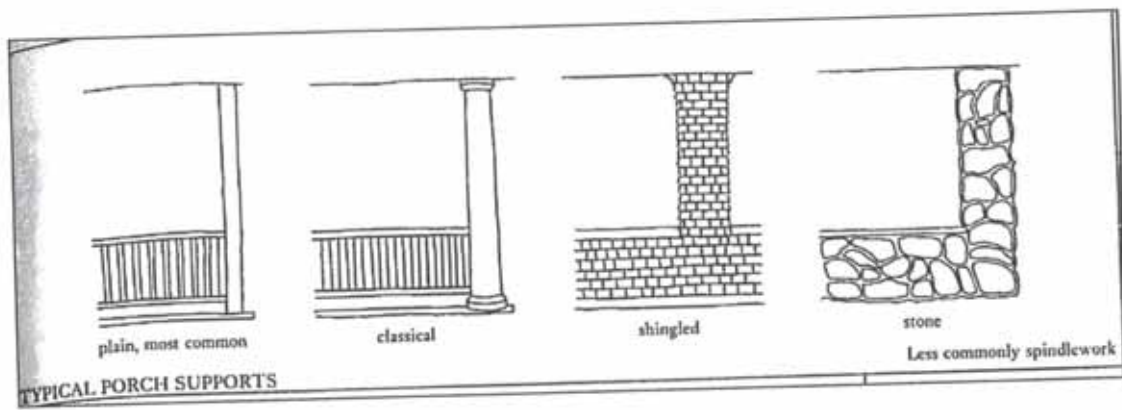


Figure 403

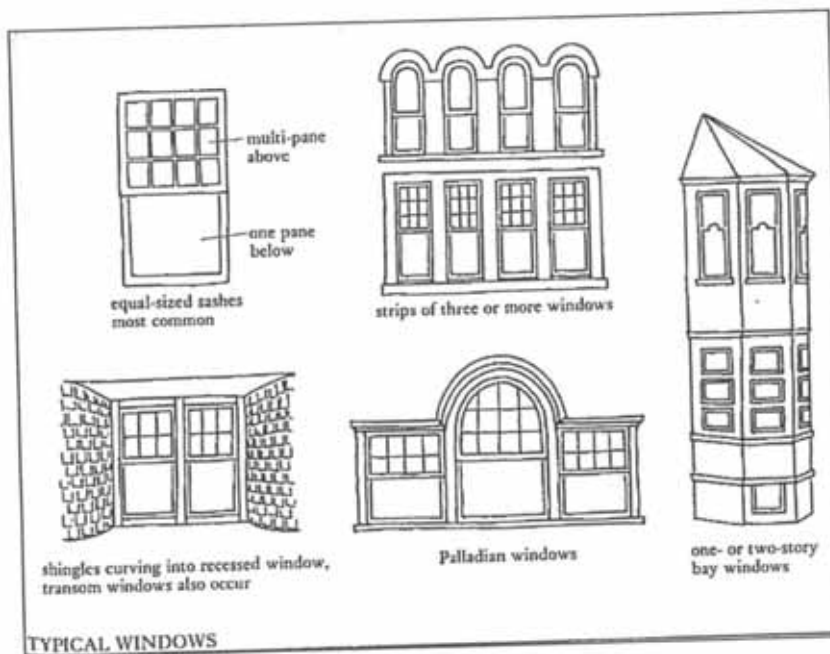


Figure 404

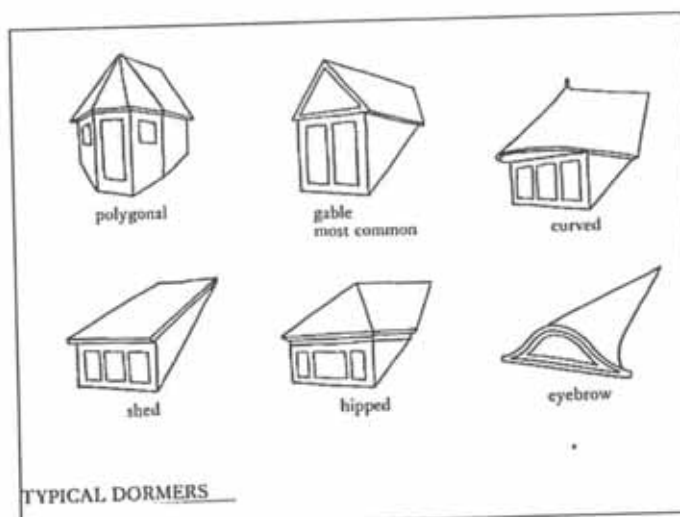


Figure 405

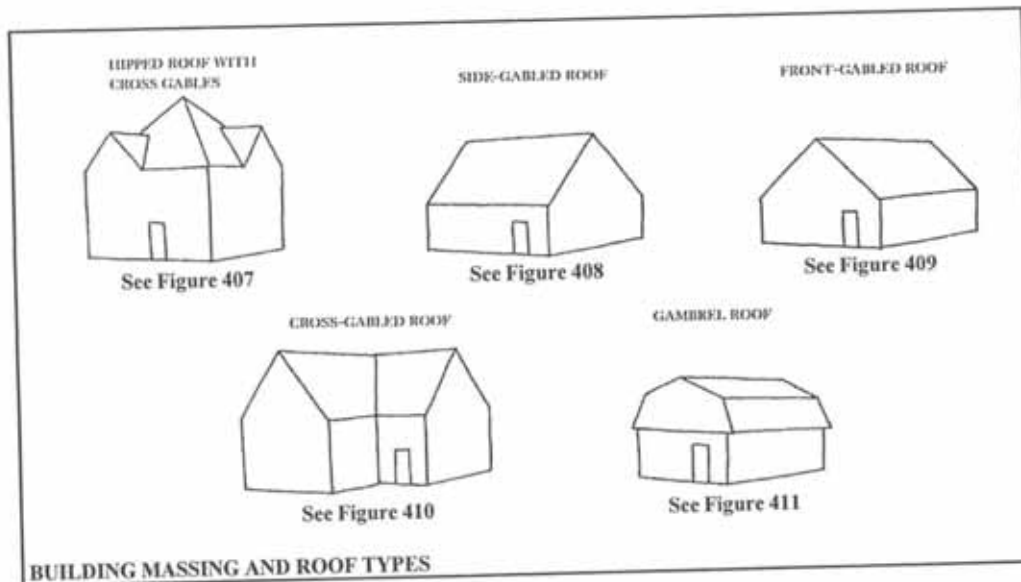


Figure 406

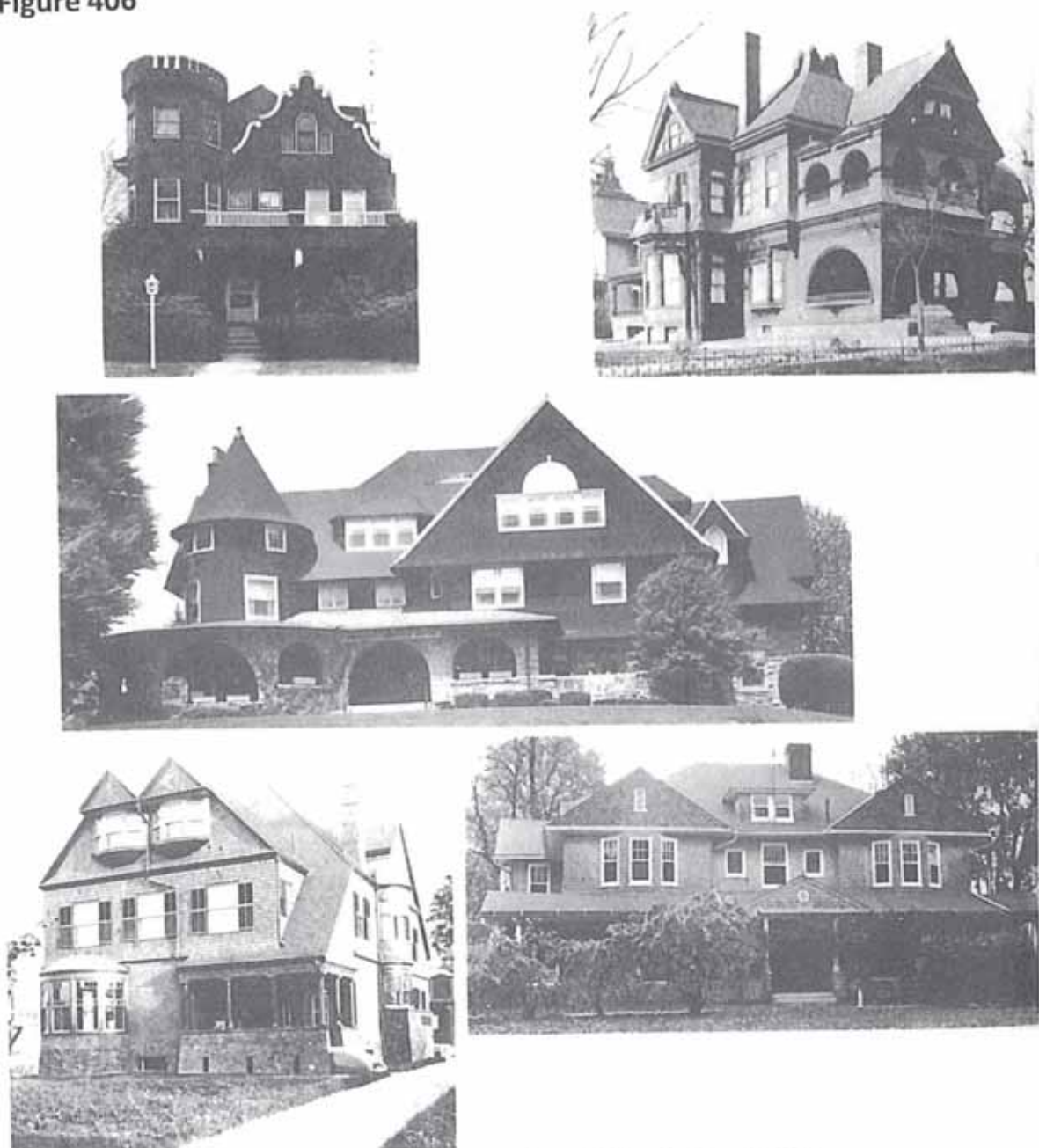


Figure 407 – Hipped Roof with Cross Gables Shingle Examples



Figure 408 – Side-gabled Roof Shingle Examples



Figure 409 – Front-gabled Roof Shingle Examples



Figure 410 – Cross-gabled Roof Shingle Examples



Figure 411 – Gambrel Roof Shingle Examples

500 – Folk Victorian Figures



Figure 501

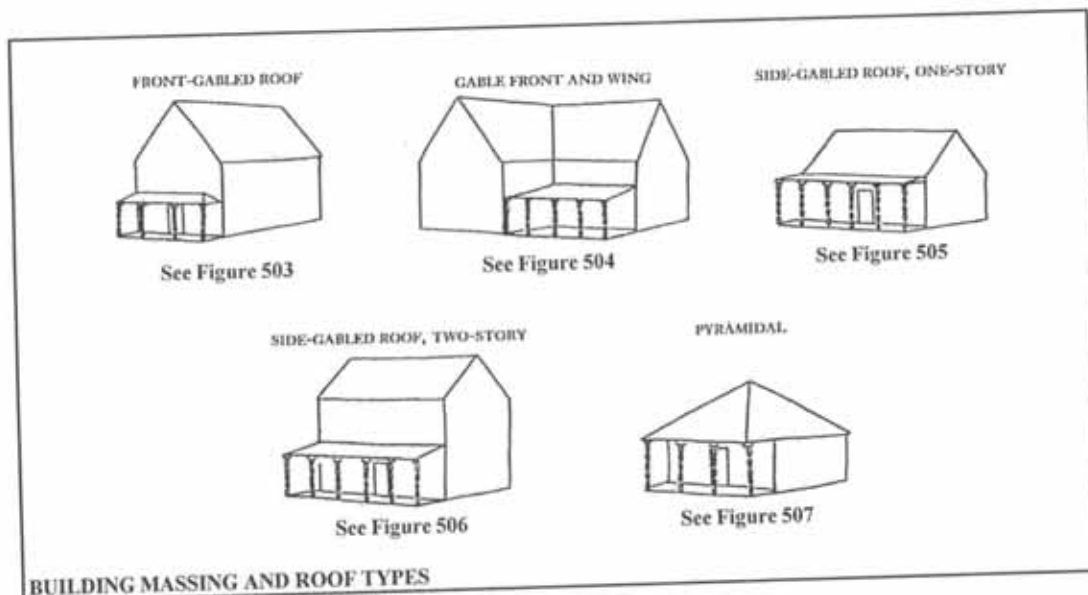


Figure 502



Figure 503 – Front-gabled Roof Folk Victorian Examples

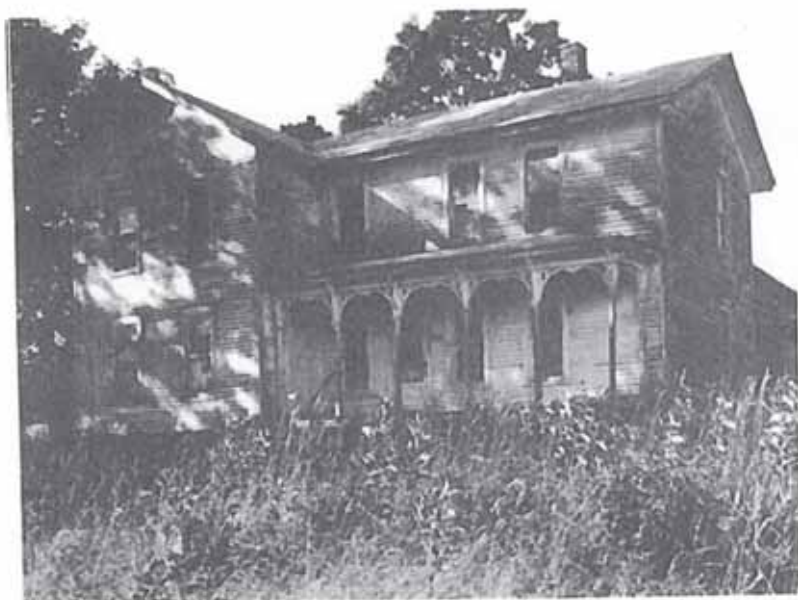


Figure 504 – Gable Front and Wing Folk Victorian Examples



Figure 505 – Side-gabled Roof, One-Story Folk Victorian Examples

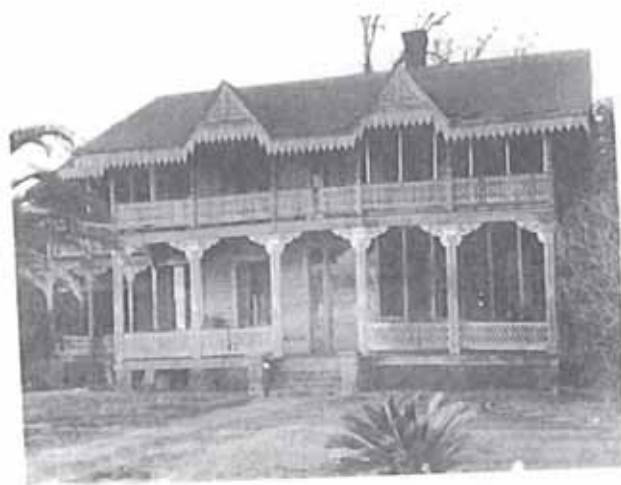


Figure 506 – Side-gabled Roof, Two-Story Folk Victorian Examples

500 series – Folk Victorian Figures



Figure 507 – Pyramidal Folk Victorian Examples

600 – Colonial Revival Figures



Figure 601

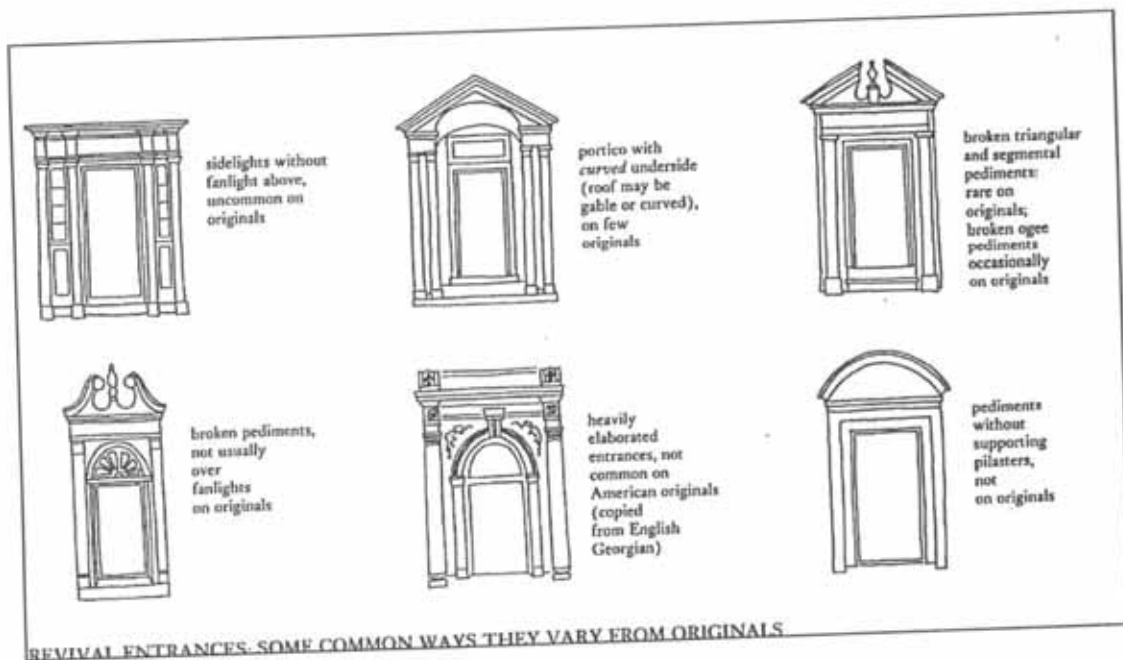


Figure 602

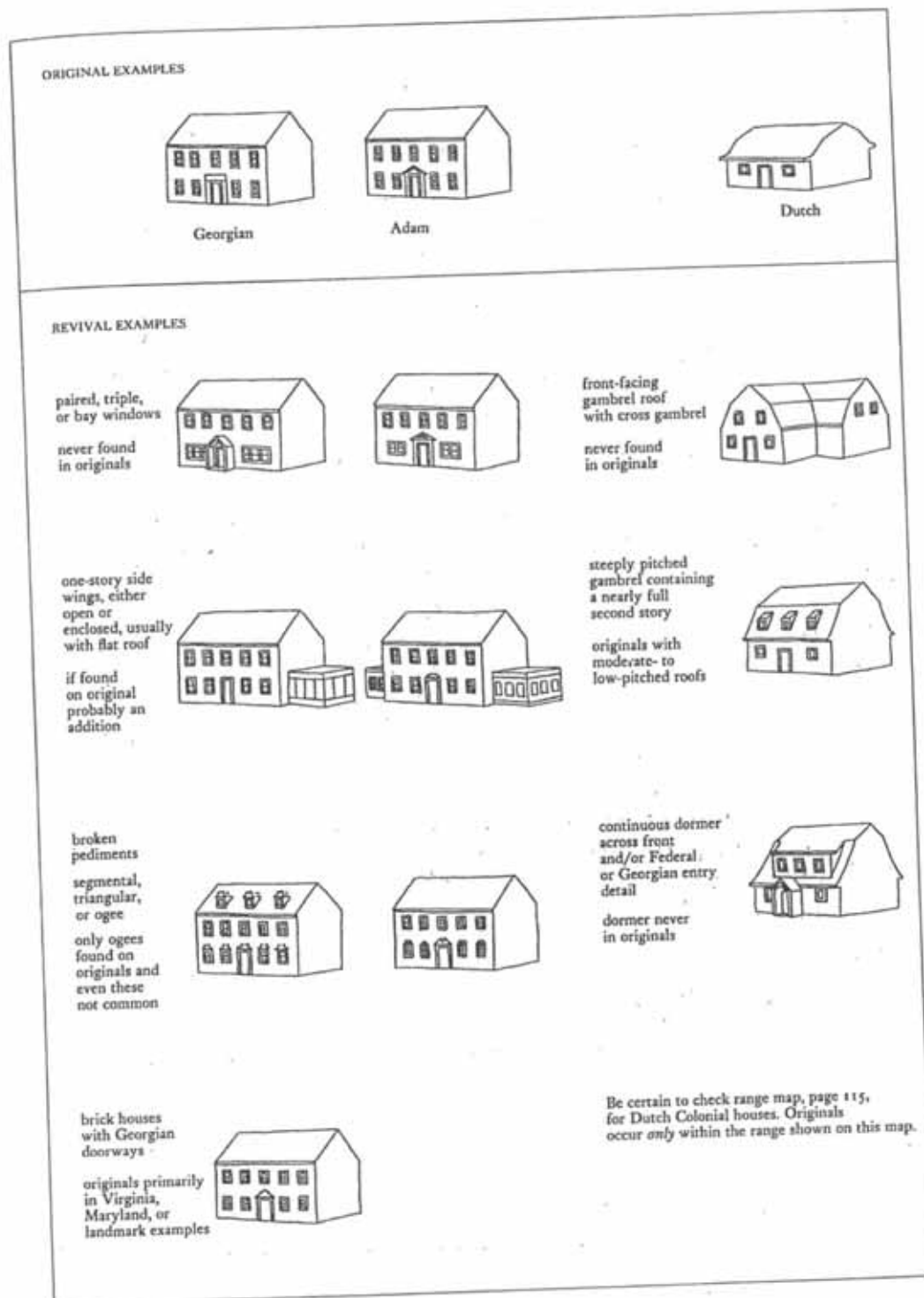


Figure 603

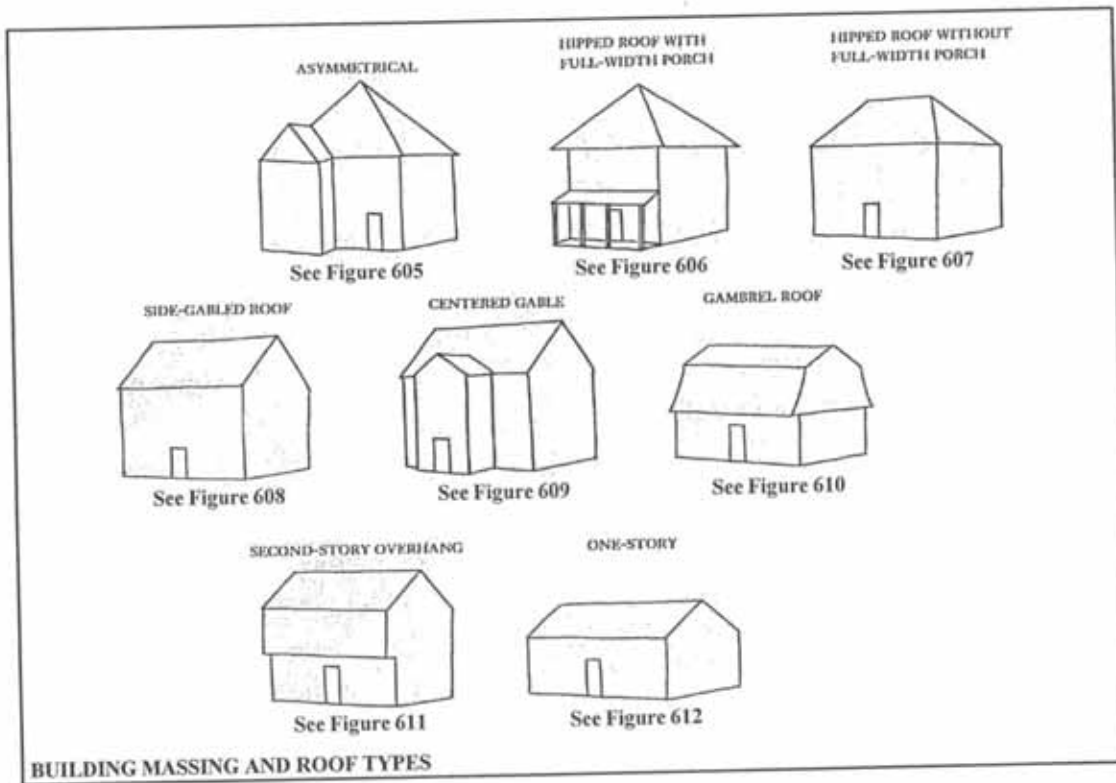


Figure 604



Figure 605 – Colonial Revival Asymmetrical Examples



Figure 606 – Hipped Roof with Full-width Porch Colonial Revival Examples



Figure 607 – Hipped Roof without Full-width Porch Colonial Revival Examples



Figure 608 – Side-gabled Roof Colonial Revival Examples



Figure 608 – Side-gabled Roof Colonial Revival Examples (continued)



Figure 609 – Centered Gable Colonial Revival Examples

600 series – Colonial Revival Figures



Figure 610 – Gambrel Roof Colonial Revival Examples



Figure 611 – Second-story Overhang Colonial Revival Examples



Figure 612 – One-story Colonial Revival Examples

700 – Tudor Figures

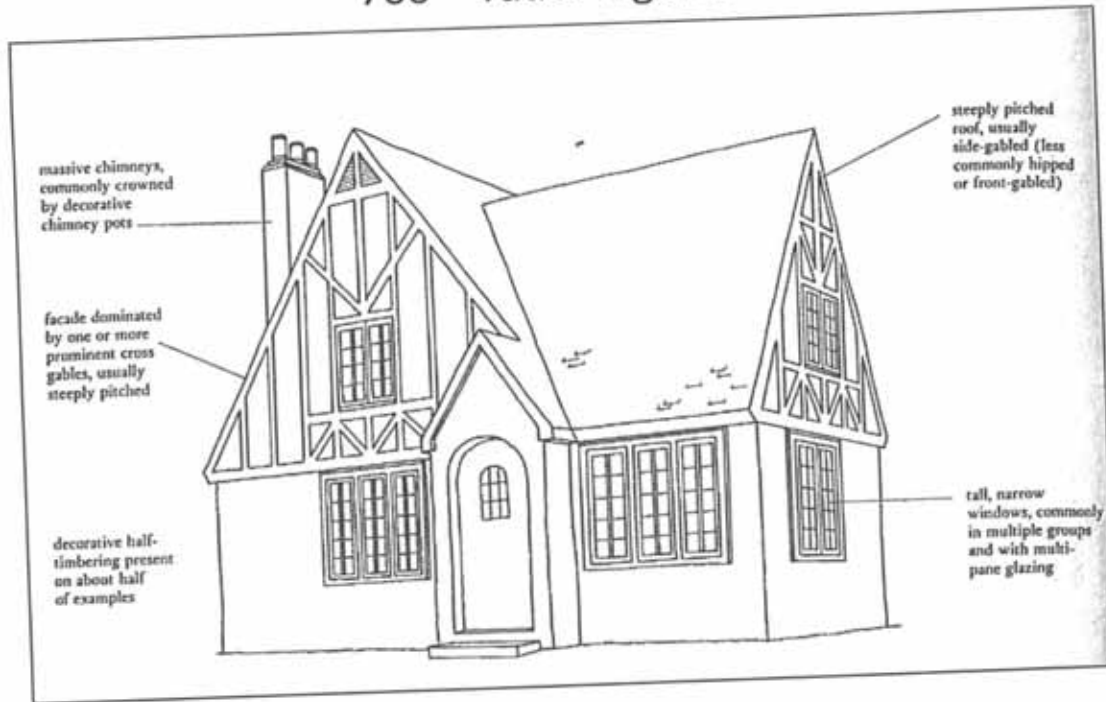


Figure 701

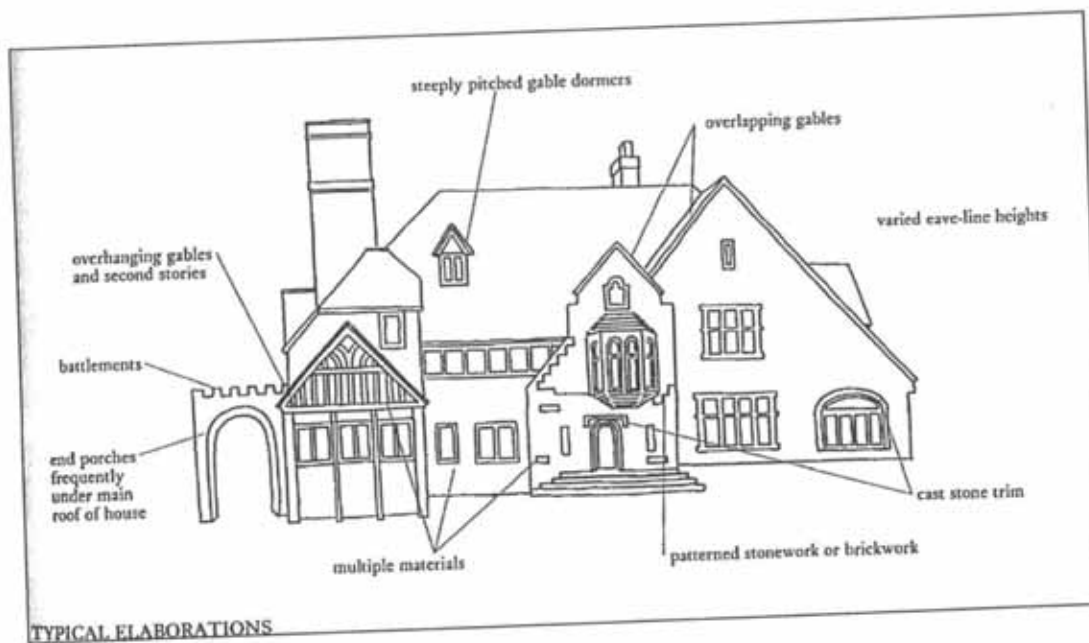


Figure 702

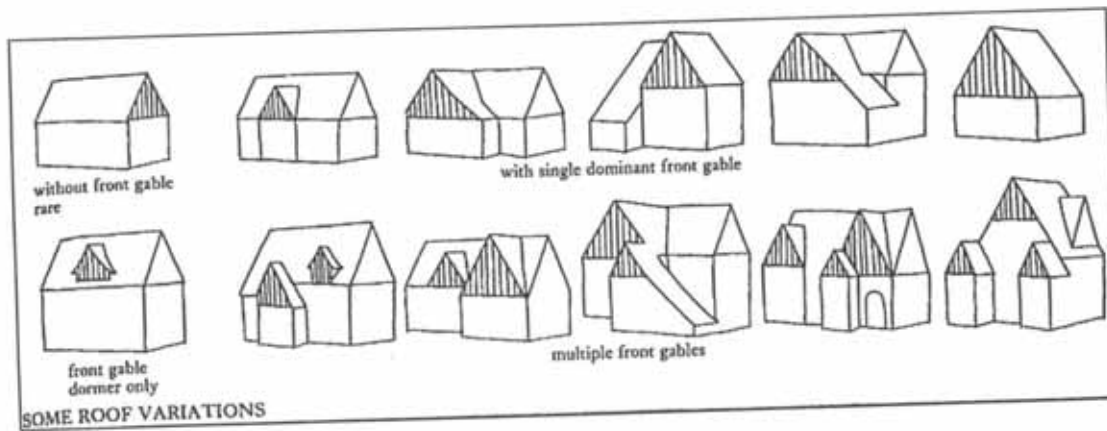


Figure 703

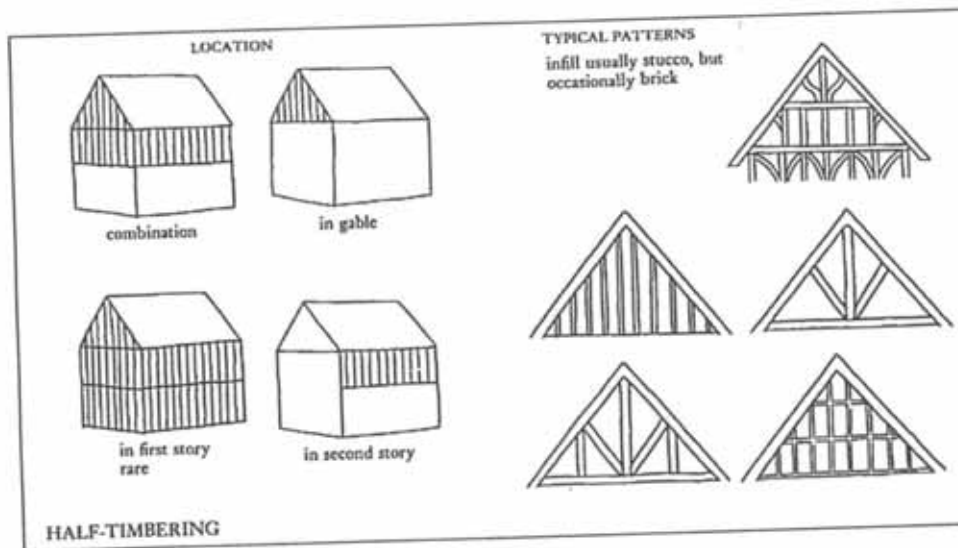


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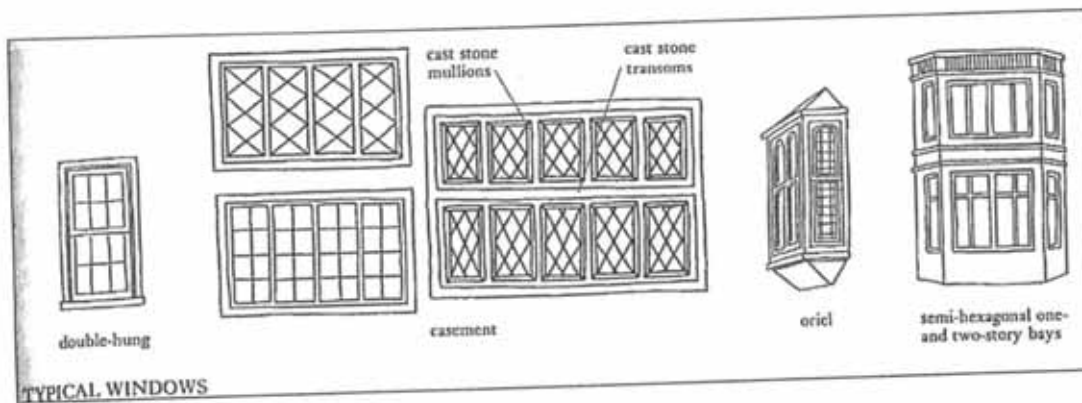


Figure 705

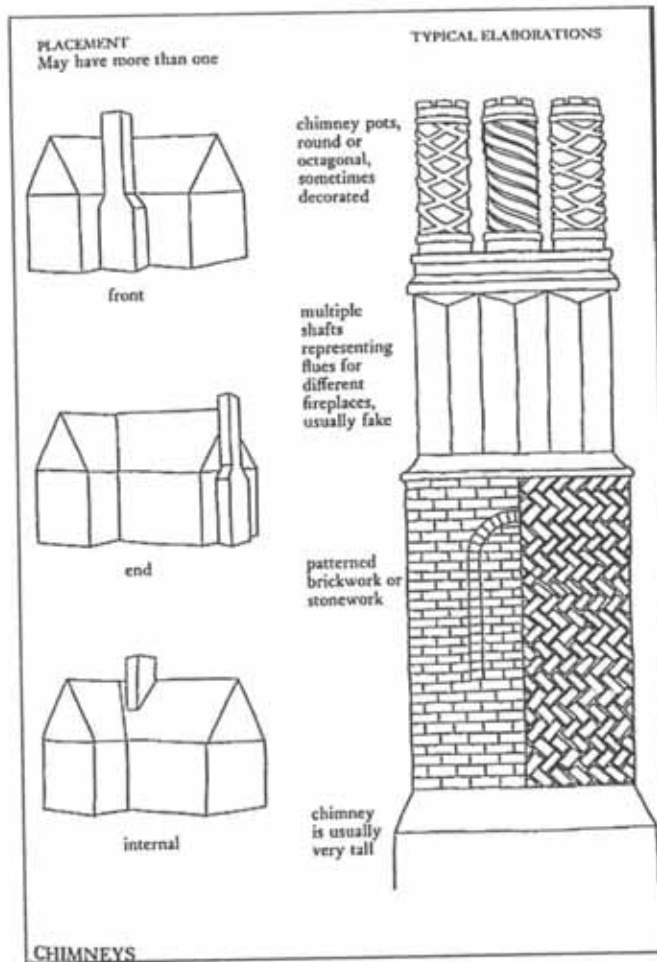


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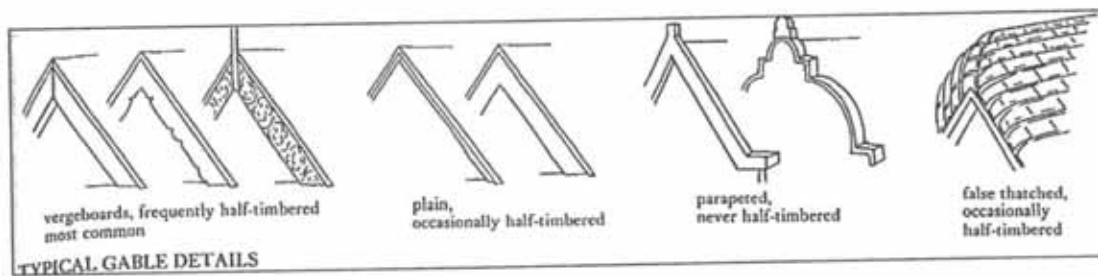


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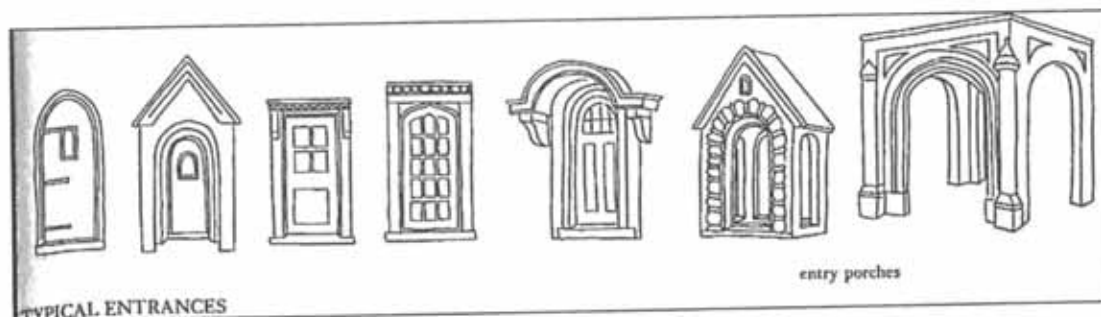


Figure 708

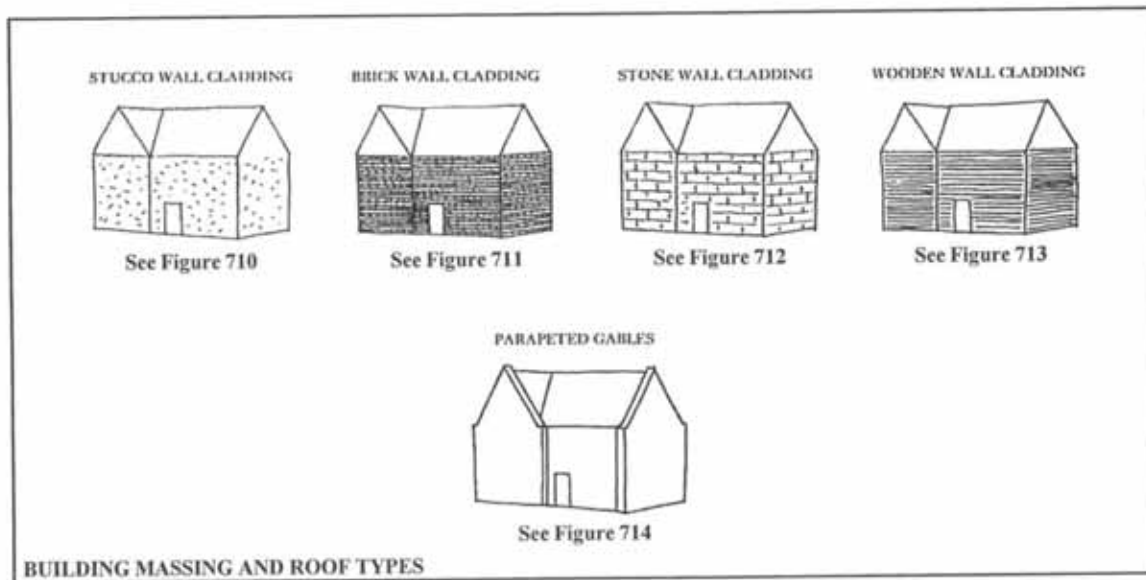


Figure 709

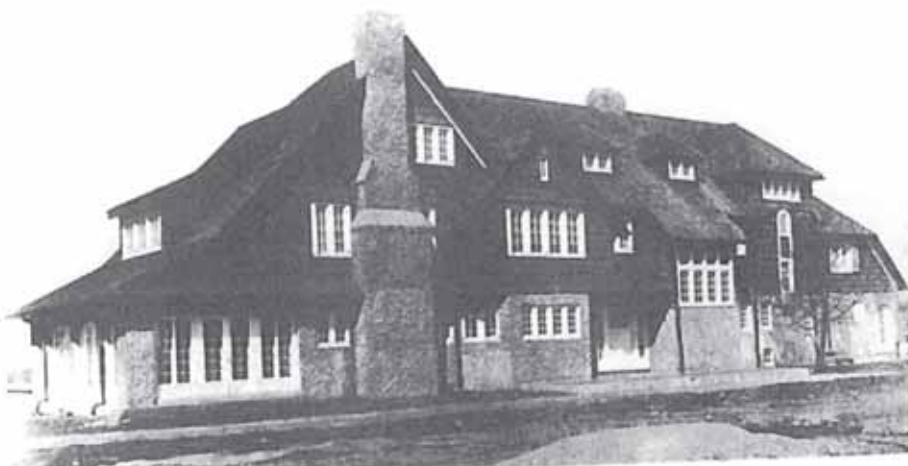


Figure 710 – Stucco Wall Cladding Tudor Examples

700 series – Tudor Figures



Figure 711 – Brick Wall Cladding Tudor Examples



Figure 711 – Brick Wall Cladding Tudor Examples (continued)

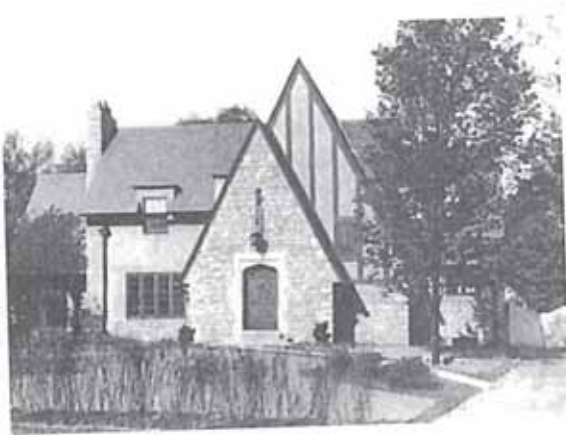


Figure 712 – Stone Wall Cladding Tudor Examples

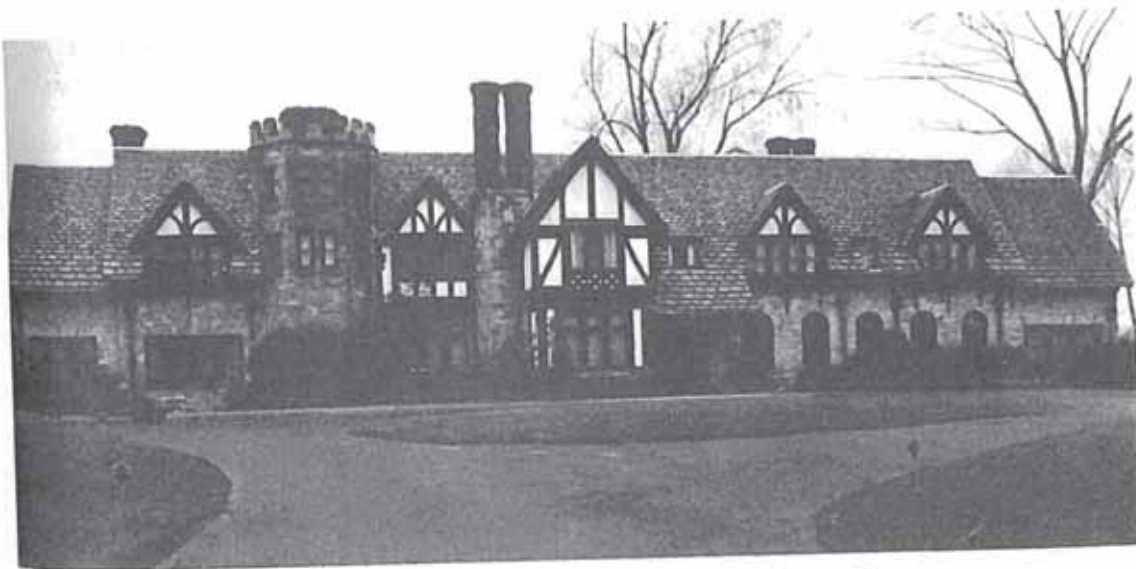


Figure 712 – Stone Wall Cladding Tudor Examples (continued)



Figure 713 – Wooden Wall Cladding Tudor Examples



Figure 714 – Parapeted Gables Tudor Examples

800 – Craftsman Figures



Figure 801

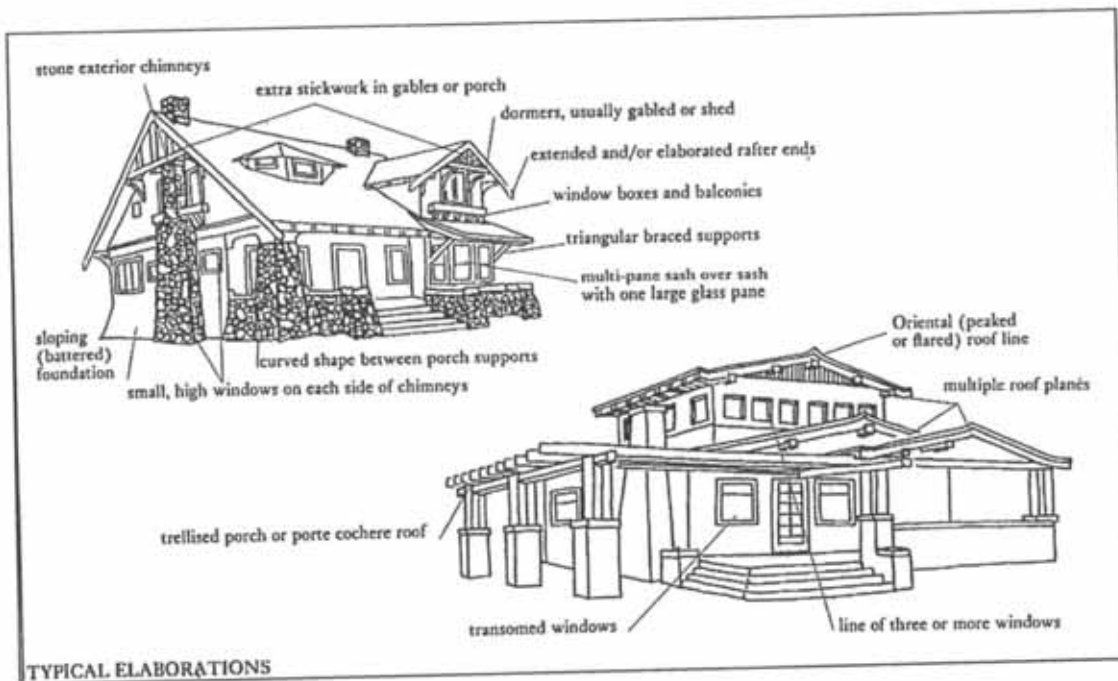


Figure 802

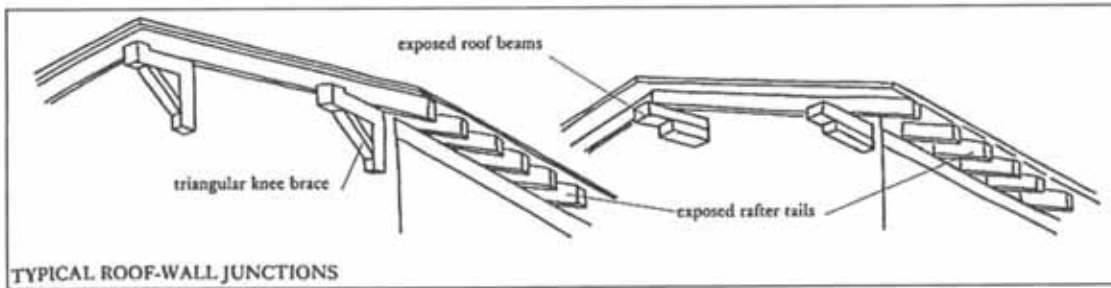


Figure 803

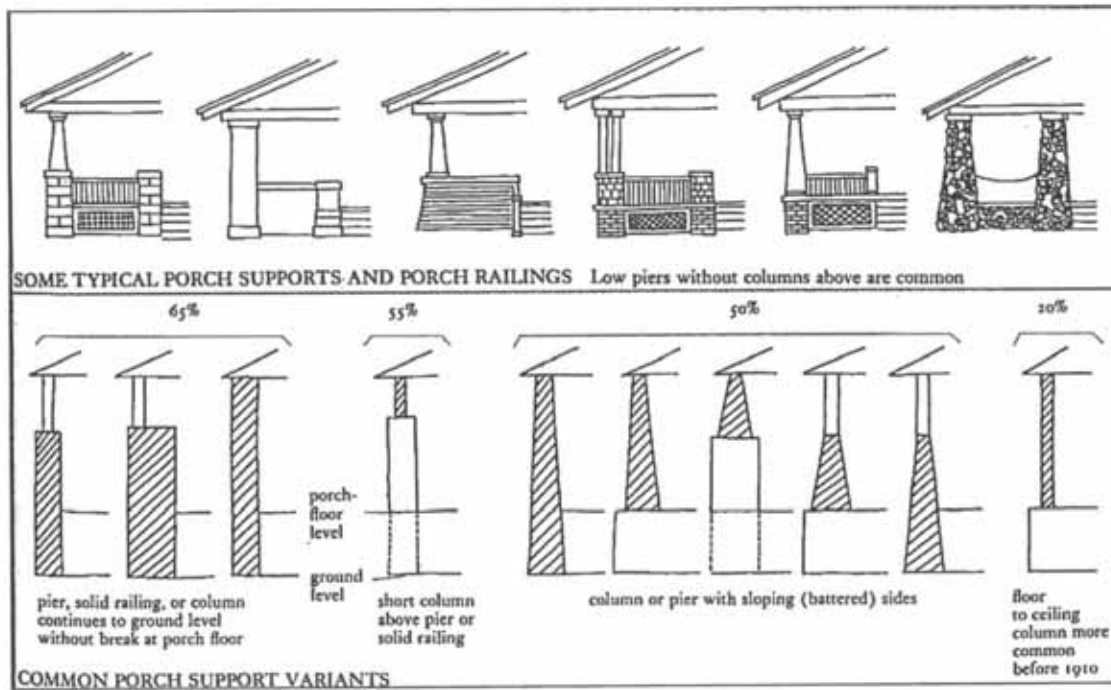


Figure 804

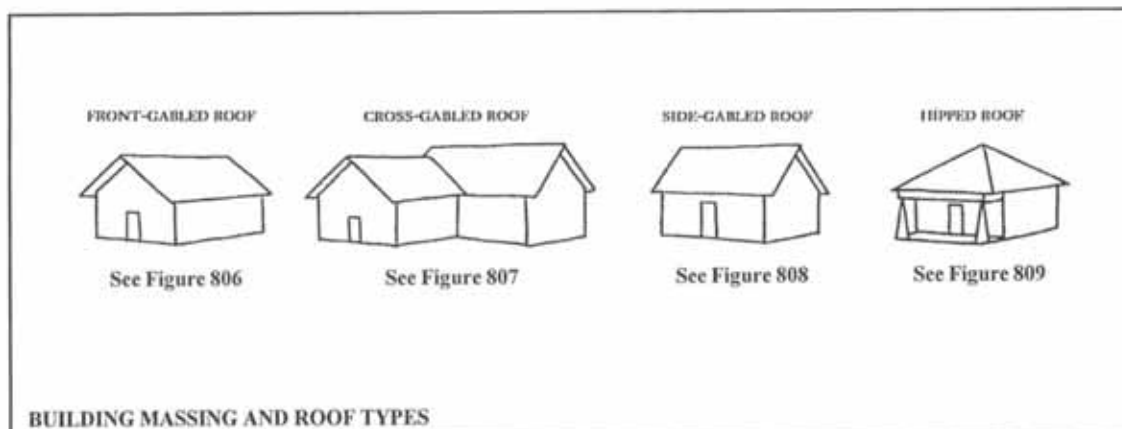


Figure 805



Figure 806 – Front-gabled Roof Craftsman Examples



Figure 807 – Cross-gabled Roof Craftsman Examples



Figure 808 – Side-gabled Roof Craftsman Examples

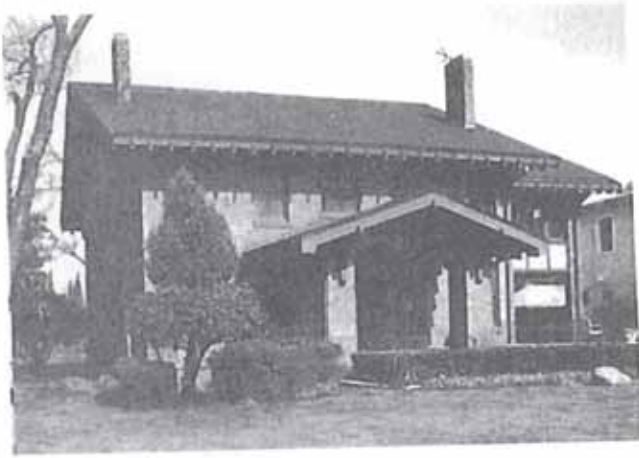


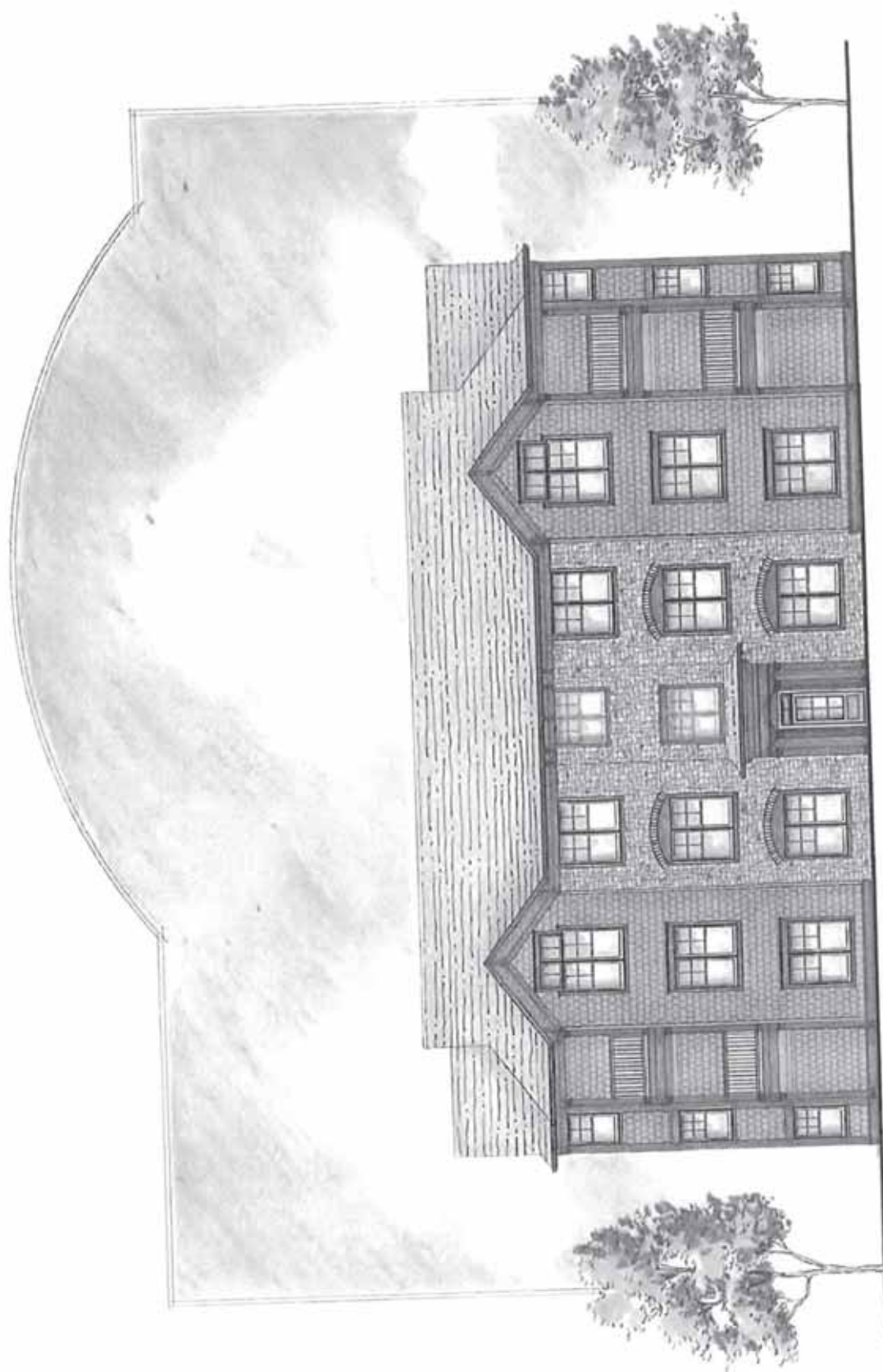
Figure 808 – Side-gabled Roof Craftsman Examples (continued)



Figure 809 – Hipped Roof Craftsman Examples

Exhibit F

Multifamily Building Examples

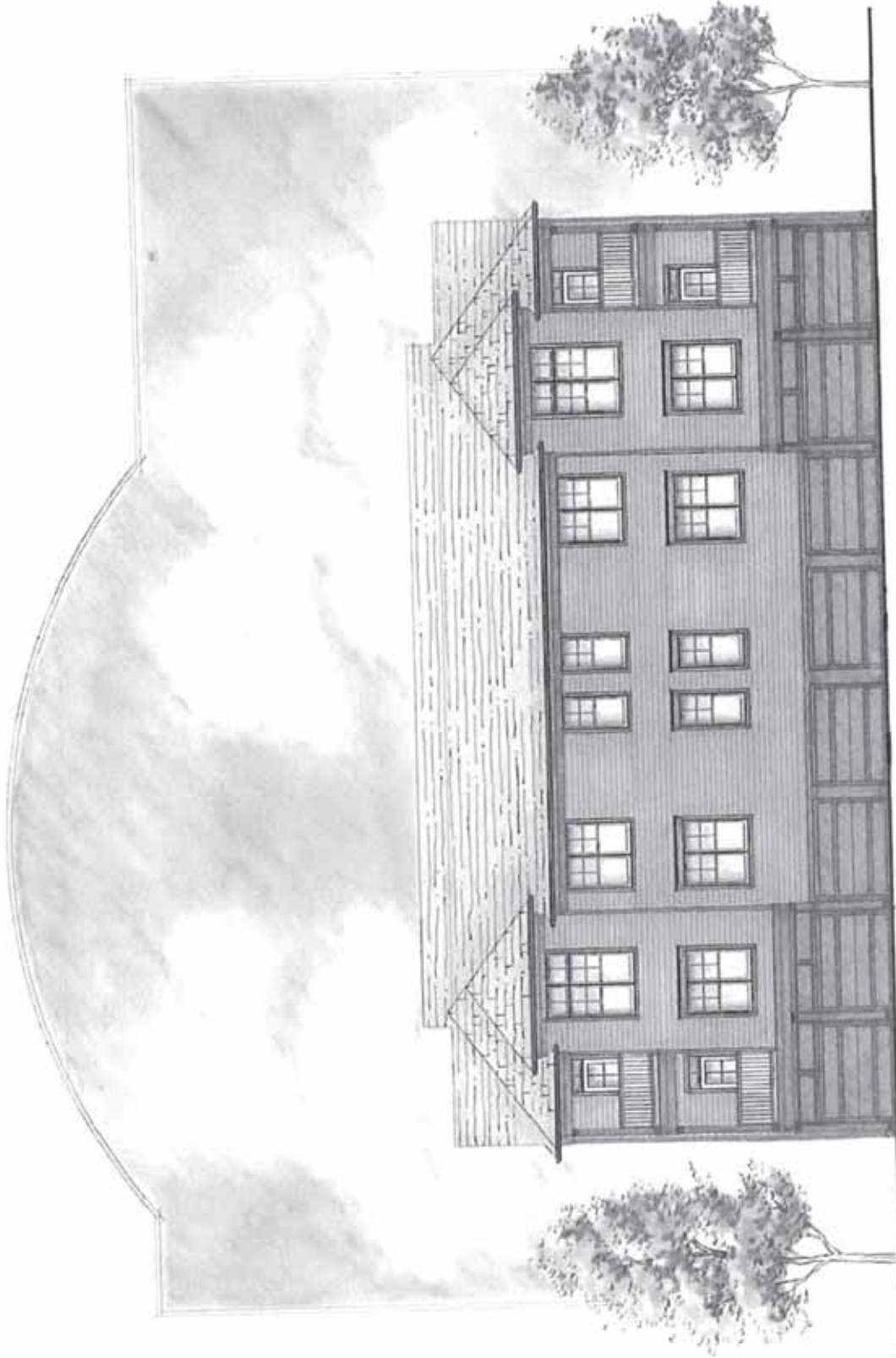


Front Elevation - Building Type 2

Union Street Flats

weaver sherman design
architects and land planners

JC HART
Builder, Developer, Manager

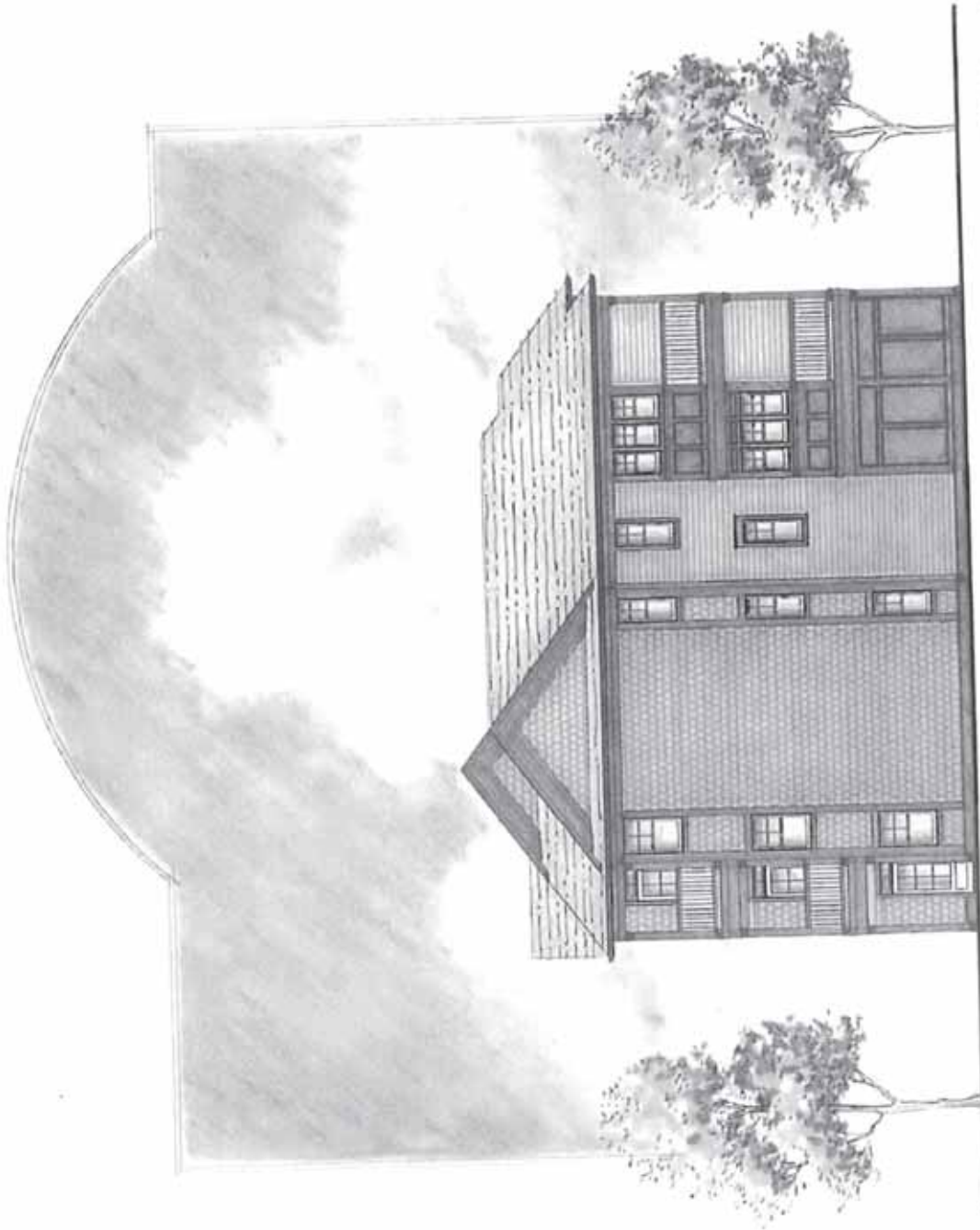


Rear Elevation - Building Type 2

Union Street Flats

weaver sherman design
architects and land planners

JCHART
Architects • Planners • Engineers

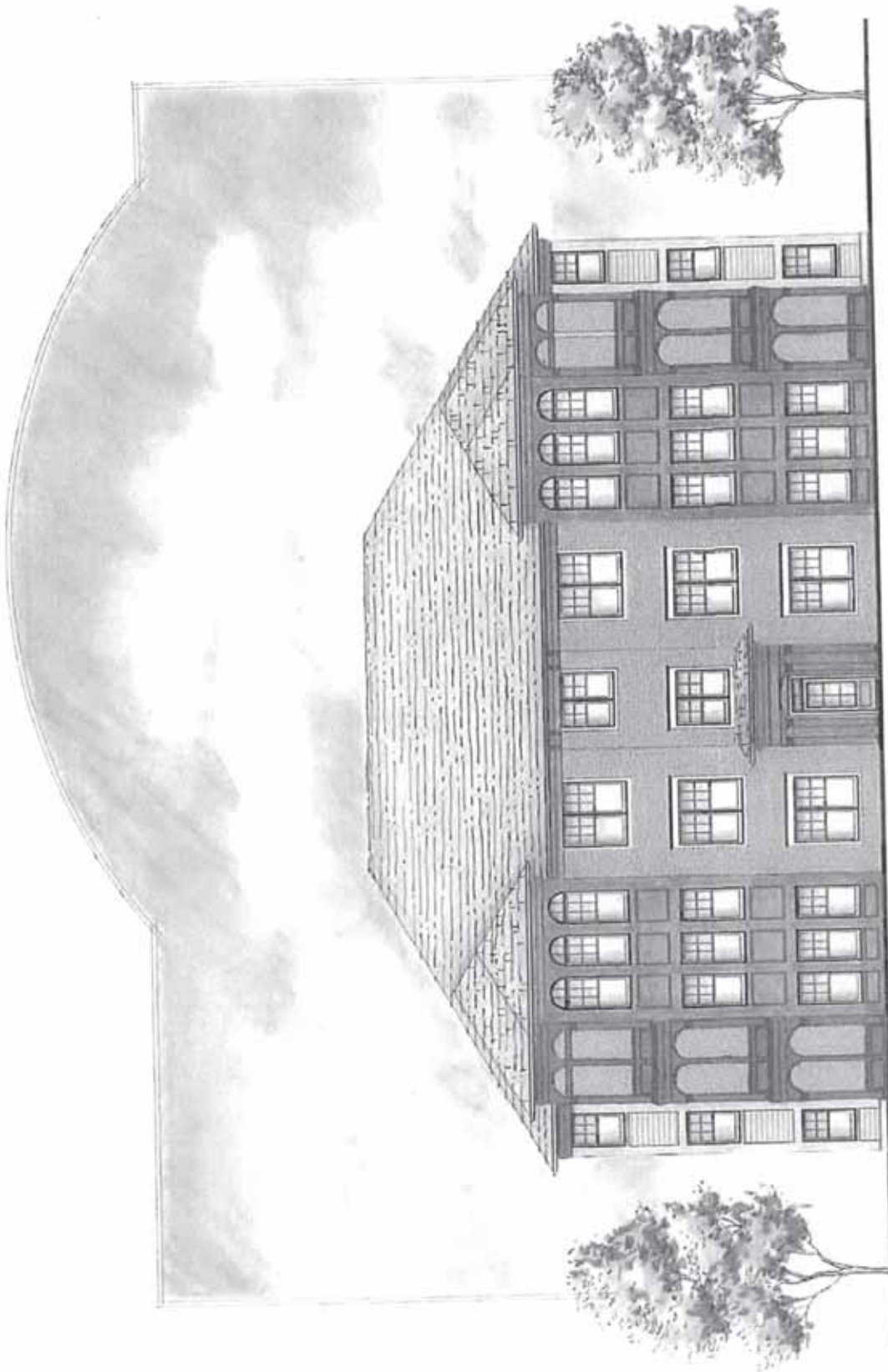


Left and Right Side Elevations - Building Type 2

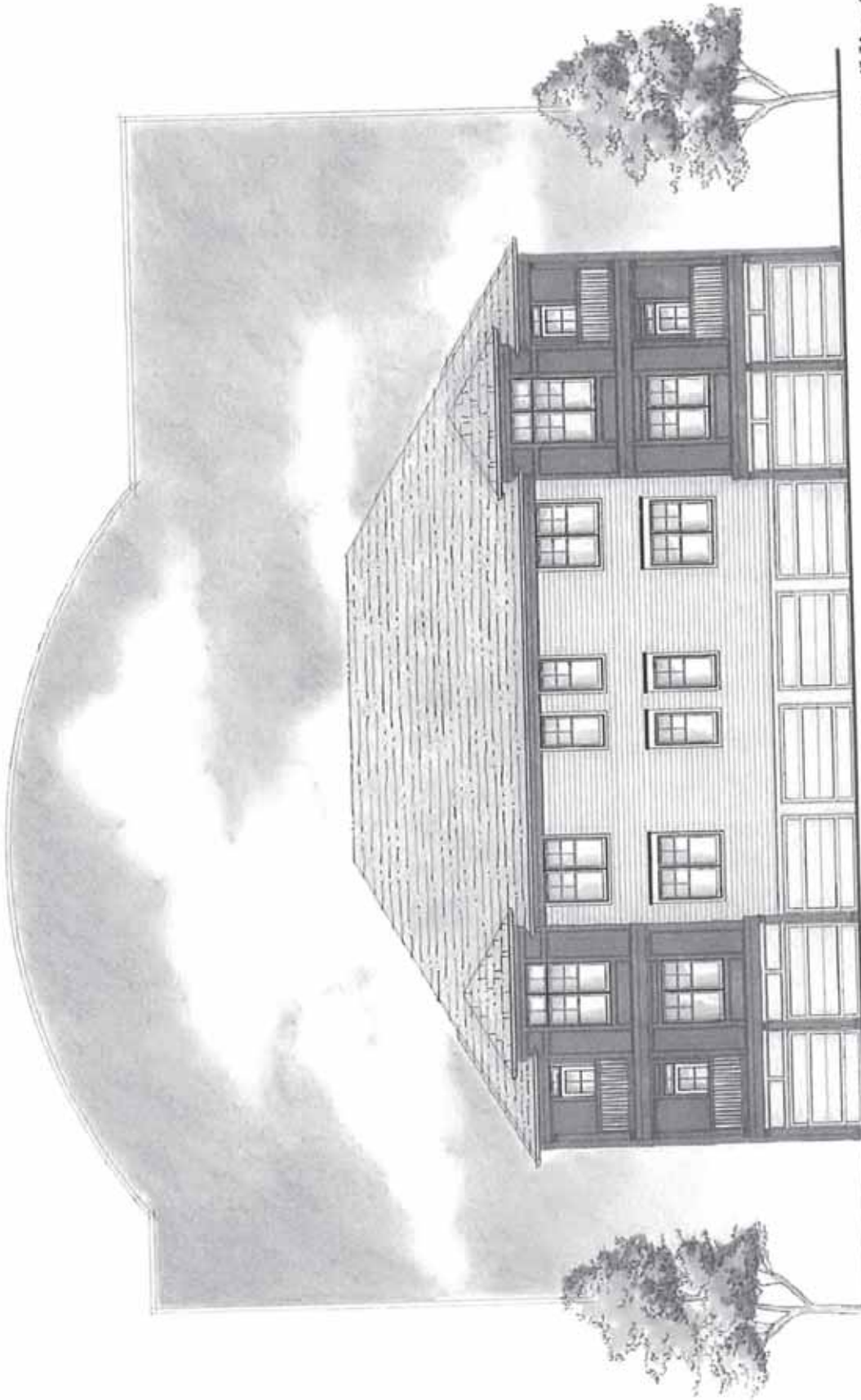
Union Street Flats

weaver sherman design
architects and land planners

JC HART
Builders, Developers, Managers



Alternate Front Elevation - Building Type 2

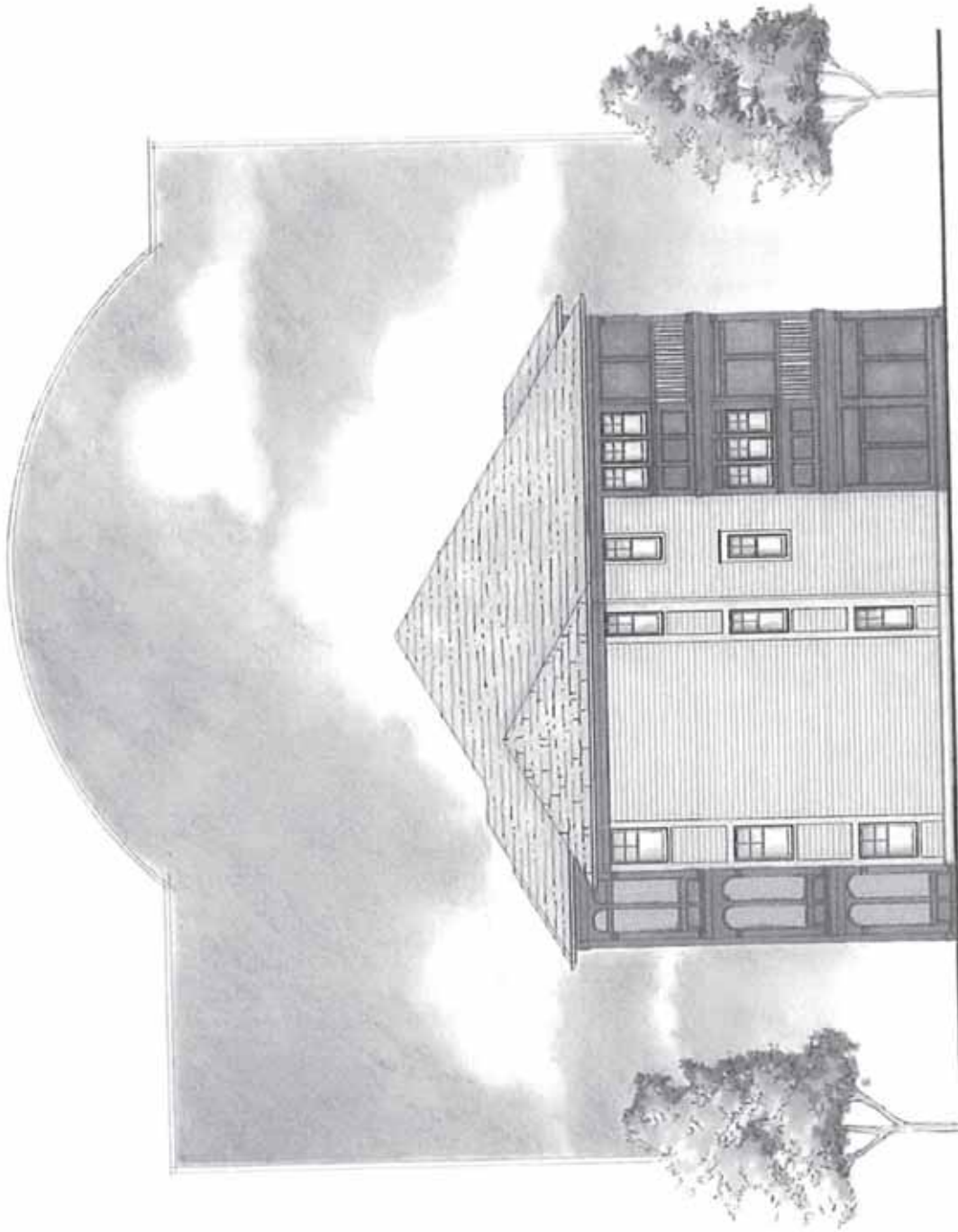


Alternate Rear Elevation - Building Type 2

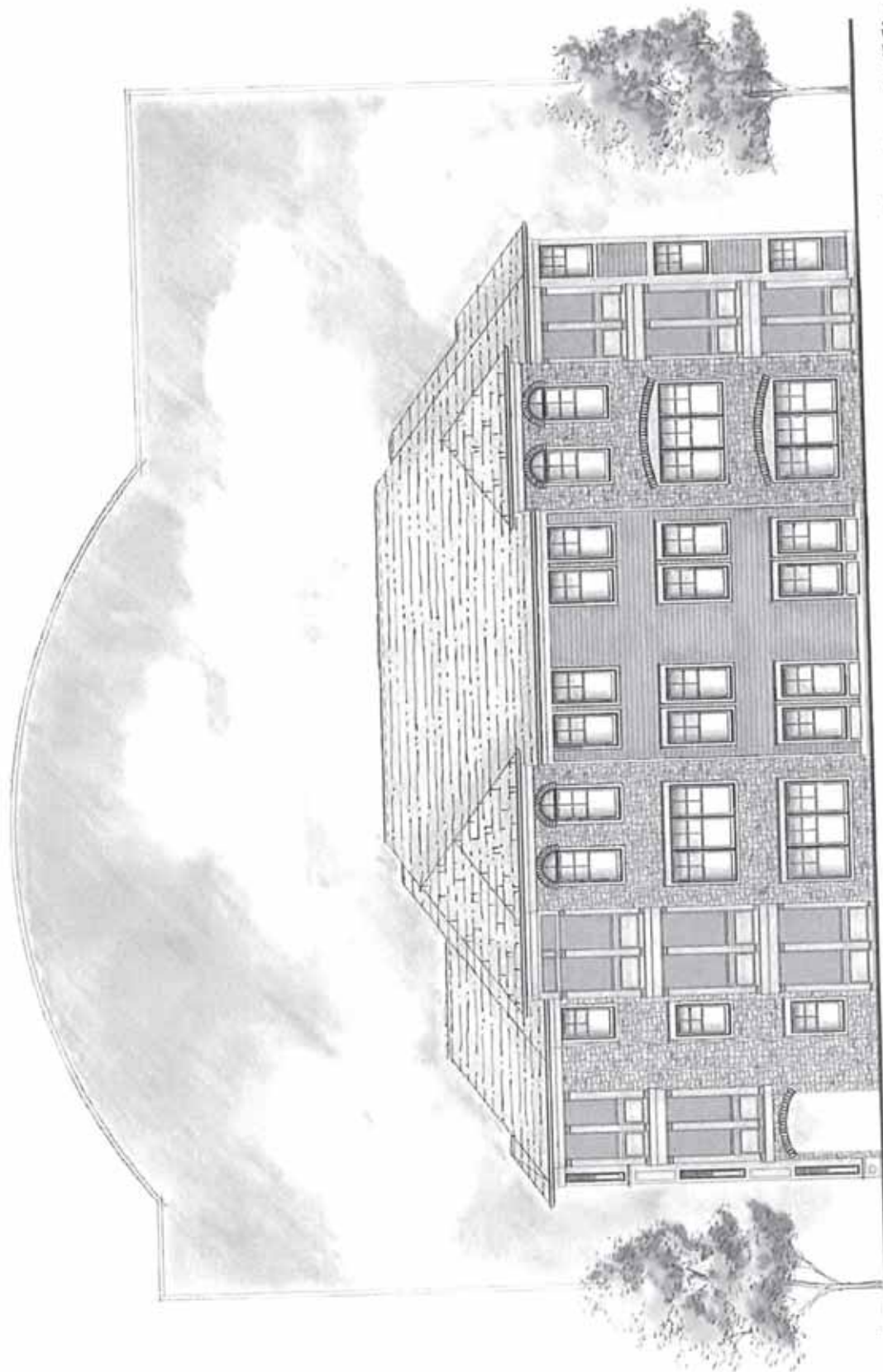
Union Street Flats

weaver sherman design
architects and land planners

JCHART
Architects, Engineers, Planners



Alternate Left and Right Side – Building Type 2

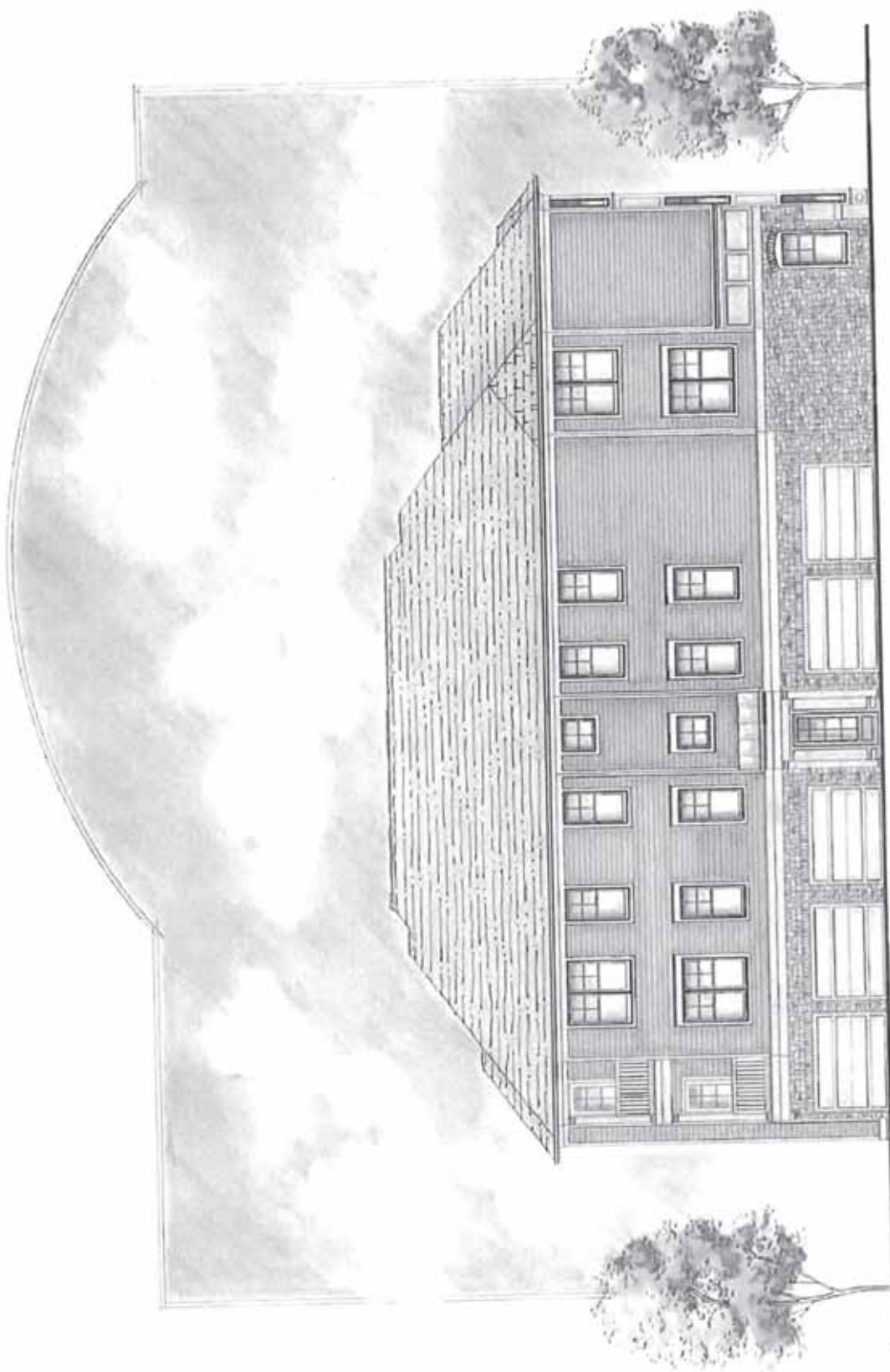


Front Elevation - Building Type 3

Union Street Flats

weaver sherman design
architects and land planners

JC HART
Builder • Developer • Designer

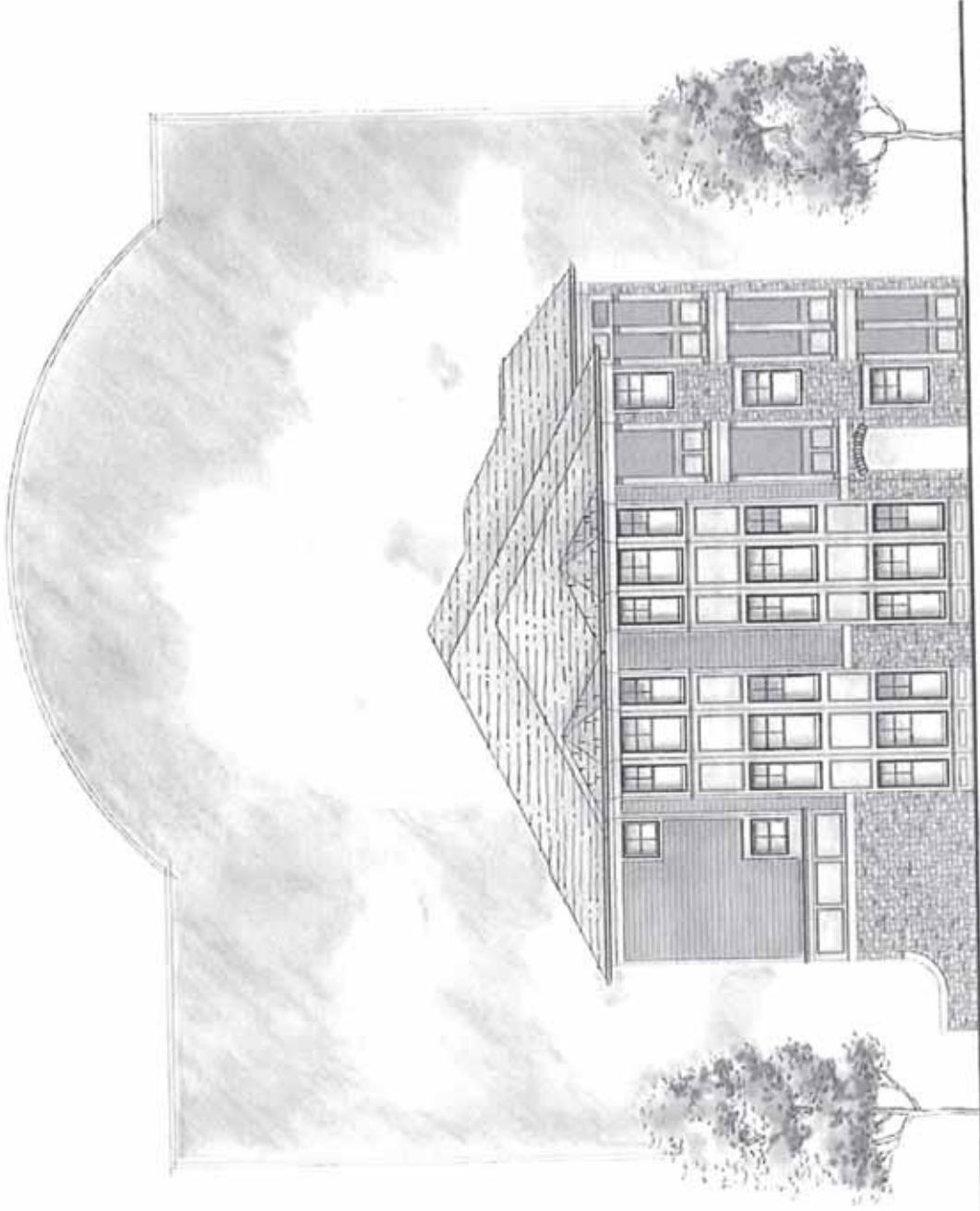


Rear Elevation - Building Type 3

Union Street Flats

weaver sherman design
architects and land planners

JCHART
Architects, Developers, Managers



Left Side Elevation - Building Type 3

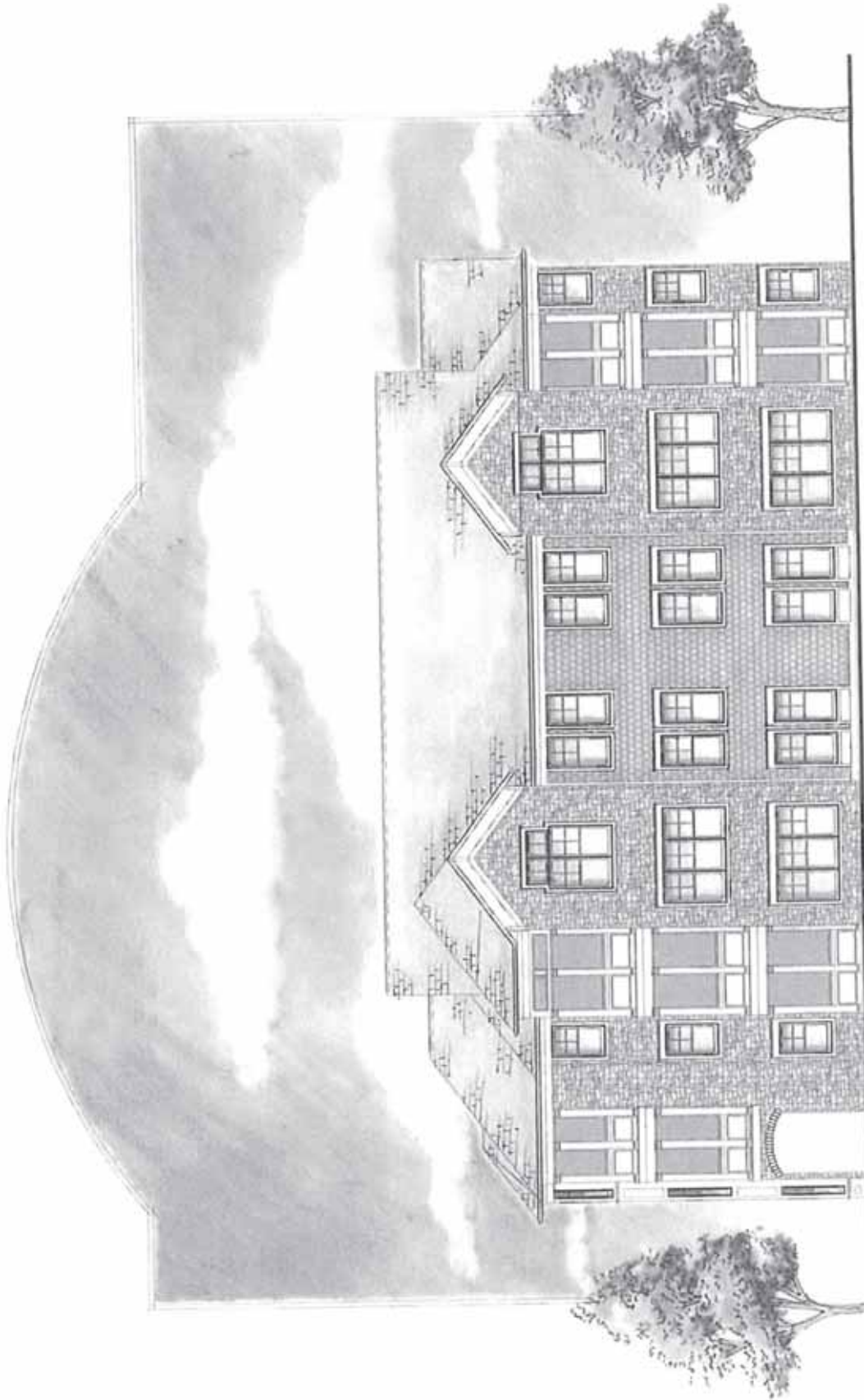


Right Side Elevation - Building Type 3

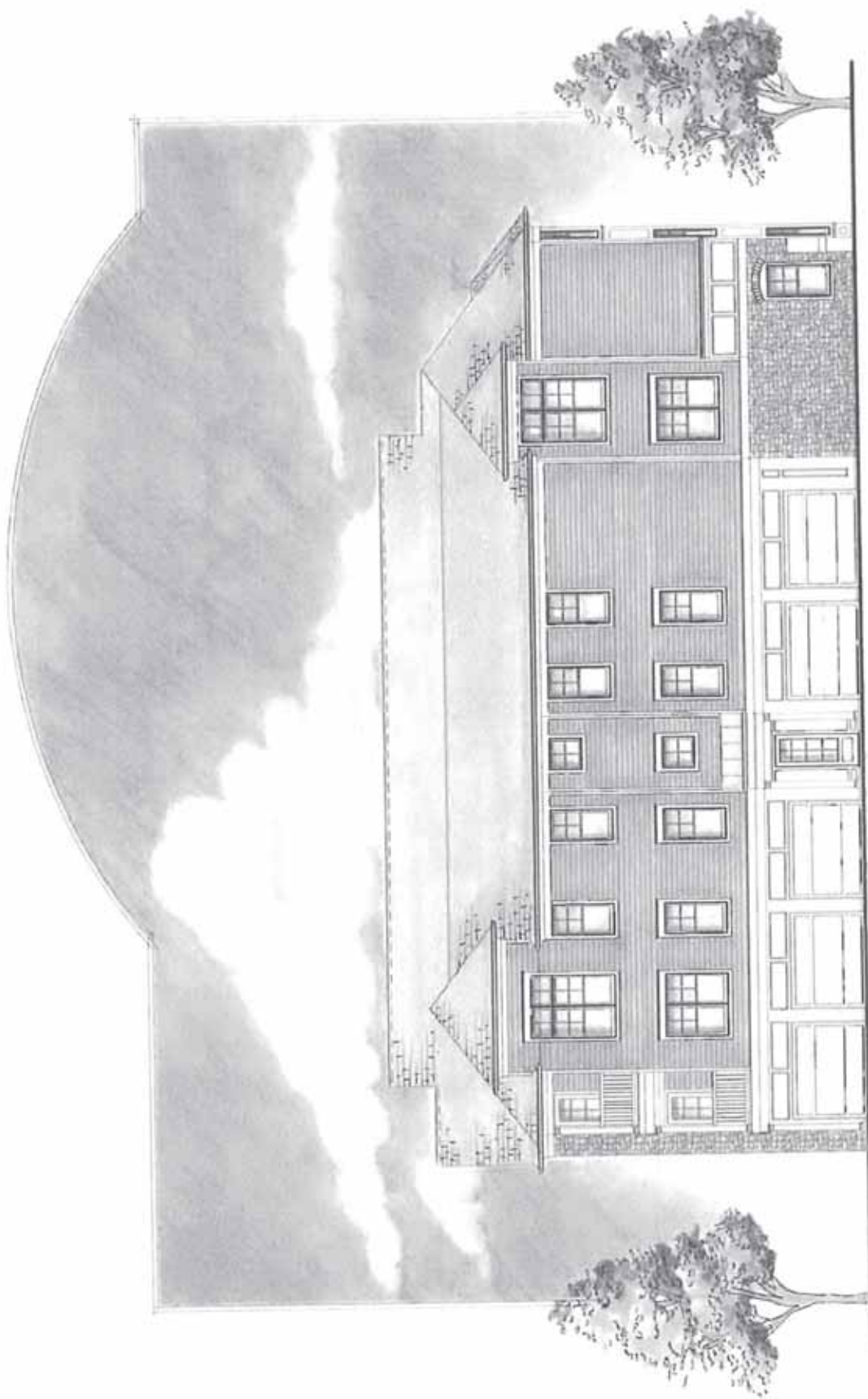
weaver sherman design
architects and land planners

Union Street Flats

J.C. HART
Builder, Developer, Manager



Alternate Front Elevation – Building Type 3



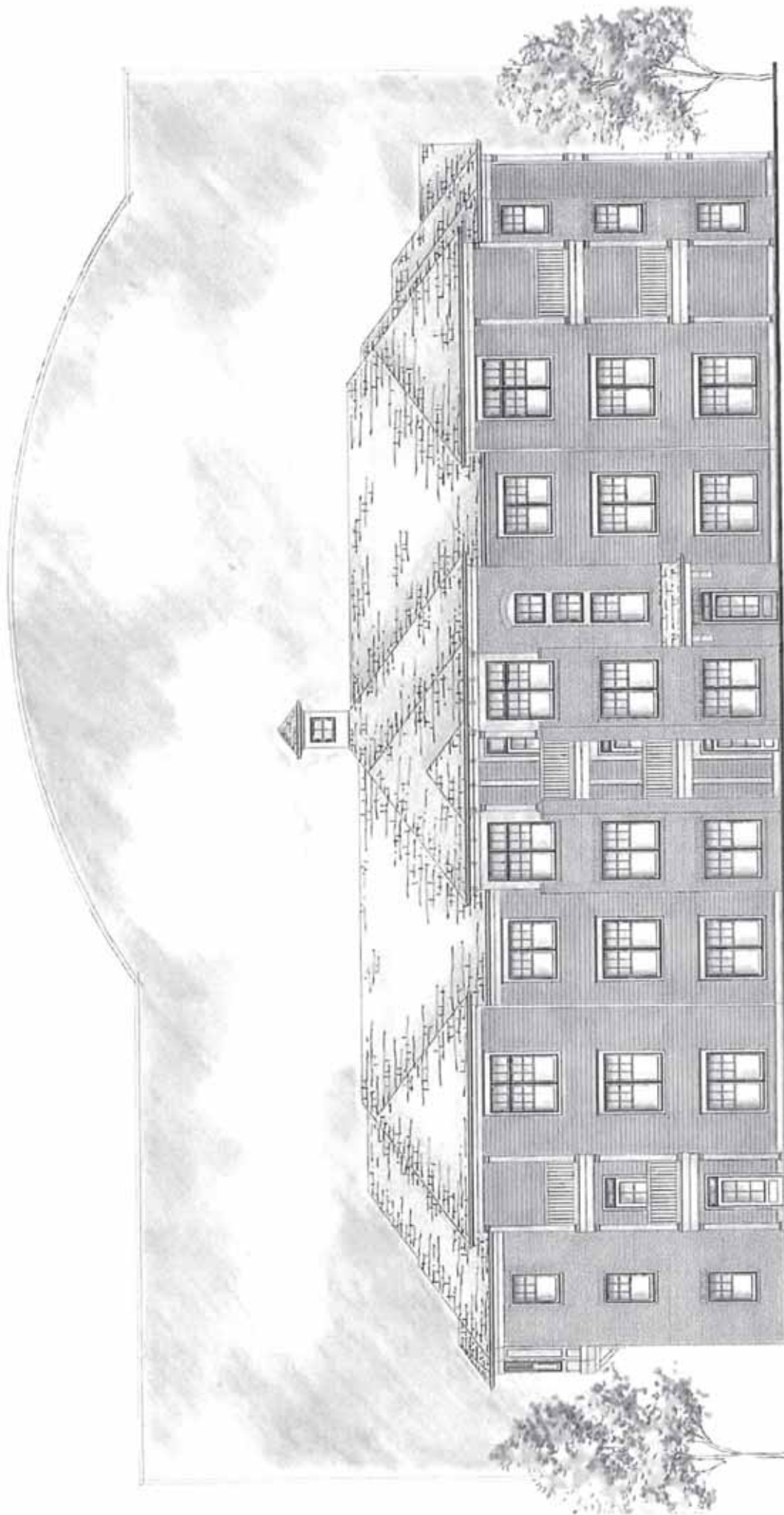
Alternate Rear Elevation - Building Type 3



Alternate Left Side Elevation - Building Type 3



Alternate Right Side Elevation - Building Type 3



Front Elevation - Building Type 4

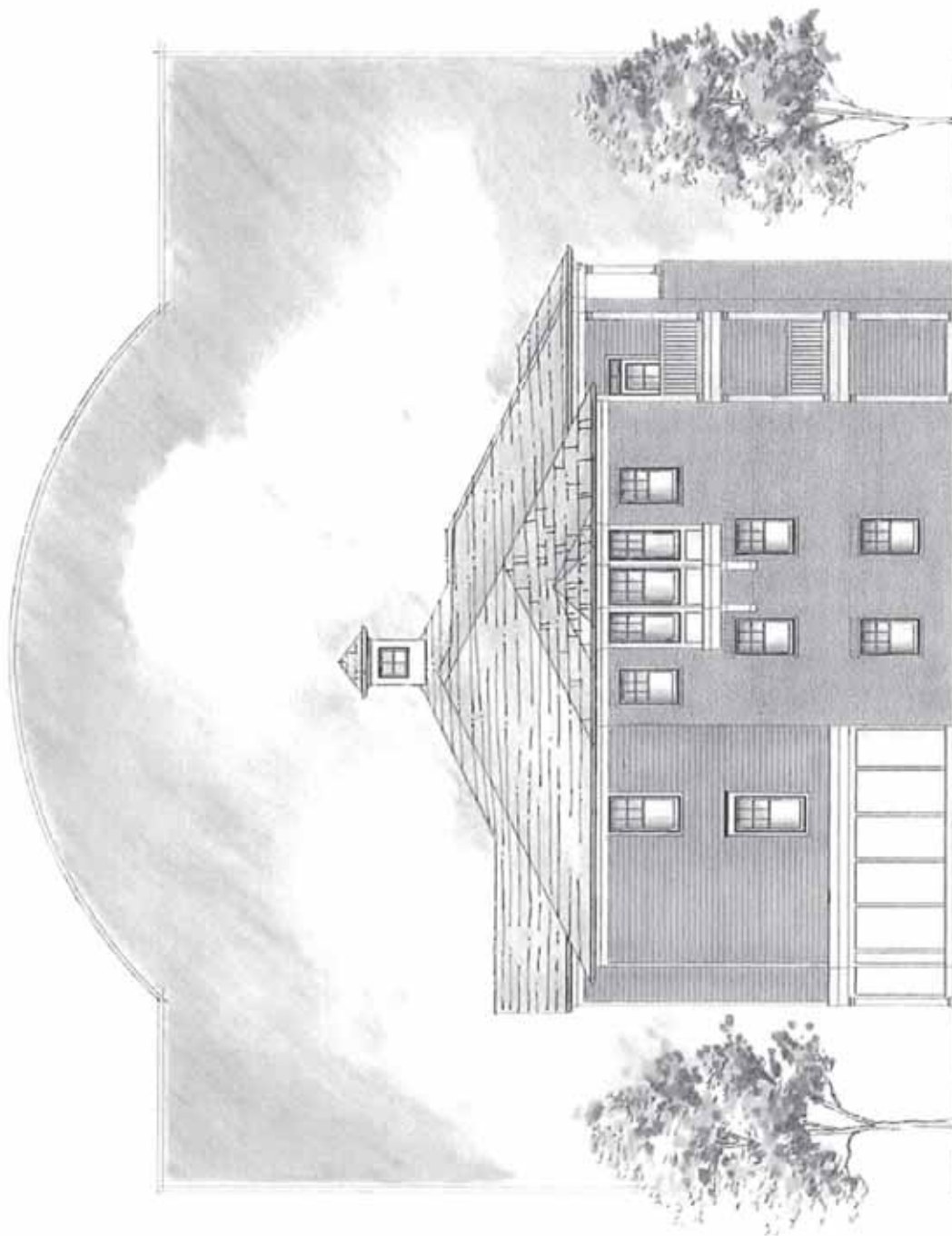
weaver sherman design
architects and land planners

Union Street Flats

JC HART
Builder, Developer, Manager



Rear Elevation - Building Type 4

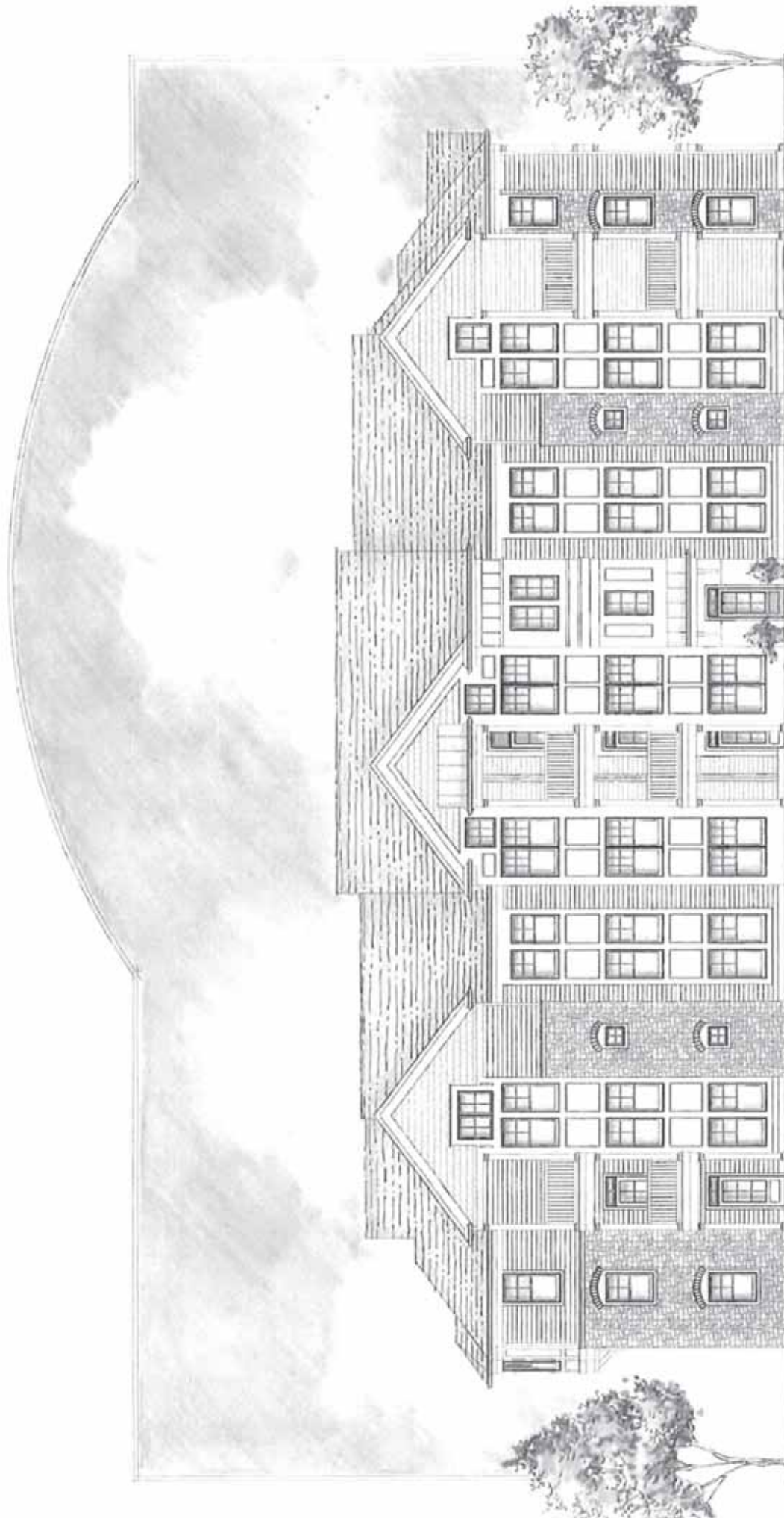


Left Side Elevation - Building Type

4



Right Side Elevation - Building Type 4



Alternate Front Elevation - Building Type 4

weaver sherman design
architects and land planners

Union Street Flats

JC HART
Houses, Apartments, Offices



Alternate Front Elevation – Building Type 4

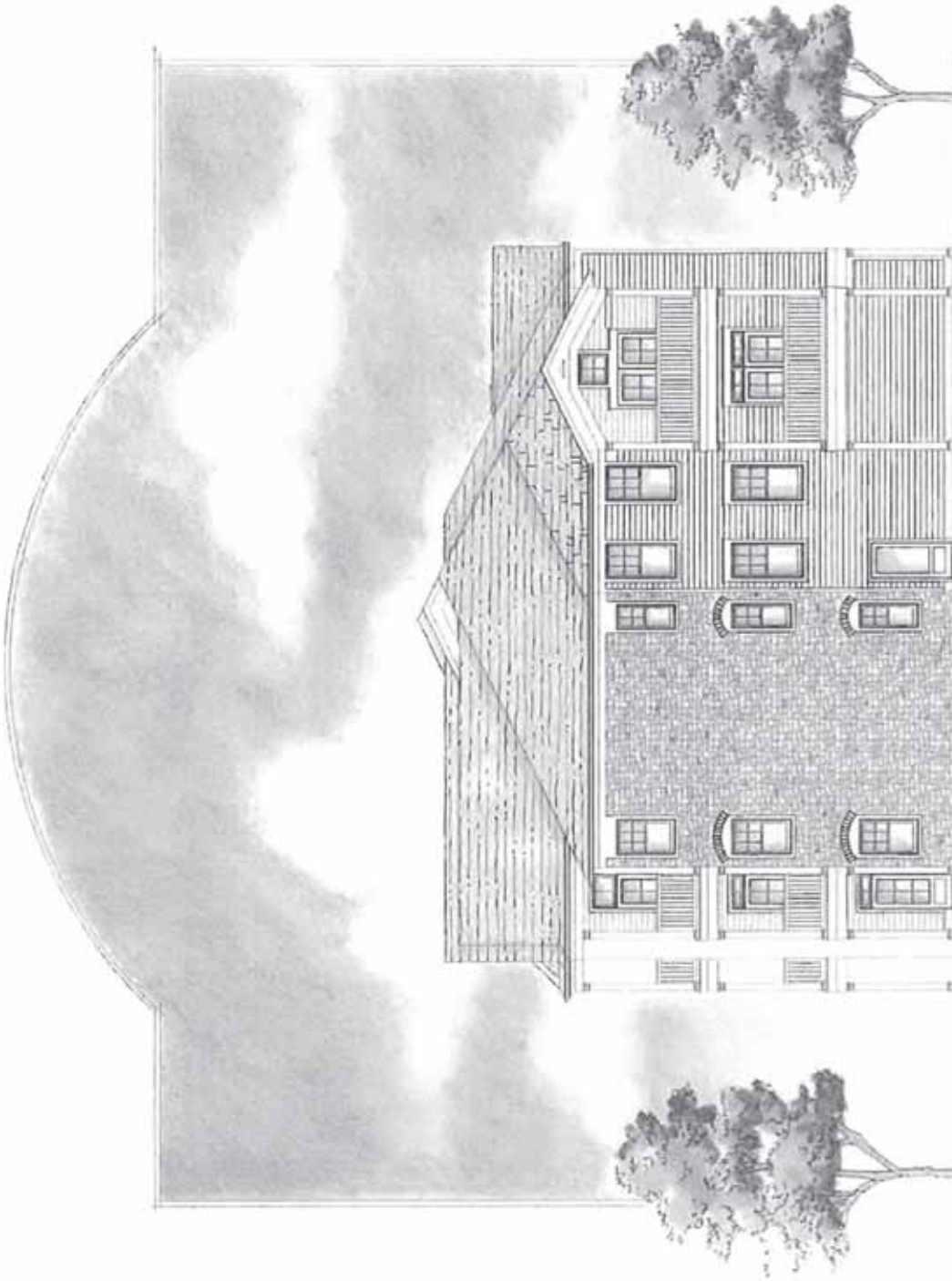
weaver sherman design
architects and land planners

Union Street Flats

JC HART
Planners, Designers, Architects



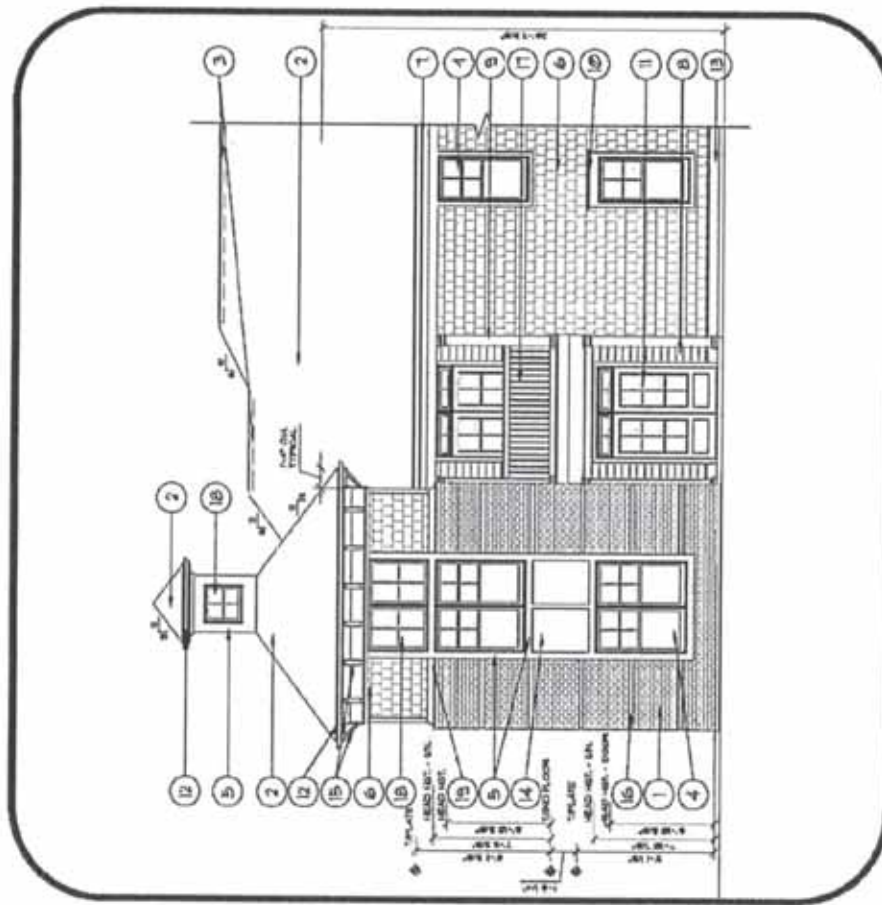
Alternate Left Side Elevation - Building Type 4



Alternate Right Side Elevation - Building Type 4

EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED 1X FRIEZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 12 PRE-FINISHED ALUM. GUTTER
- 13 WOOD BAND BOARD W/ DRIIP EDGE ABOVE
- 14 SMOOTH FIBER CEMENT BOARD
- 15 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 16 SINGLE COURSE RUNNING BAND BRICK VENEER - RECESSED
- 17 PAINTED METAL RAIL
- 18 FIXED VINYL WINDOW
- 19 TRIM OVER INVERTED COVE TRIM ON LADDER BRICK TRANSITION DETAIL

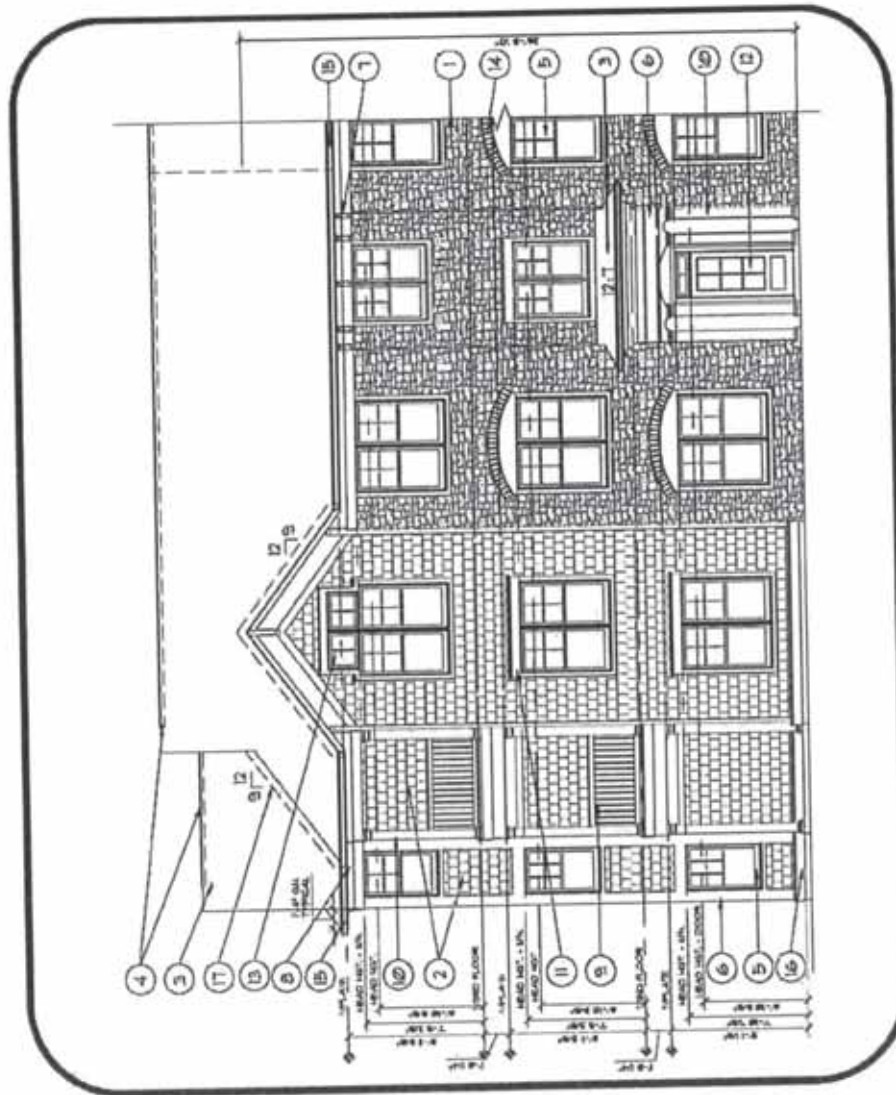


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE I

SCALE: 1/8" = 1'-0"

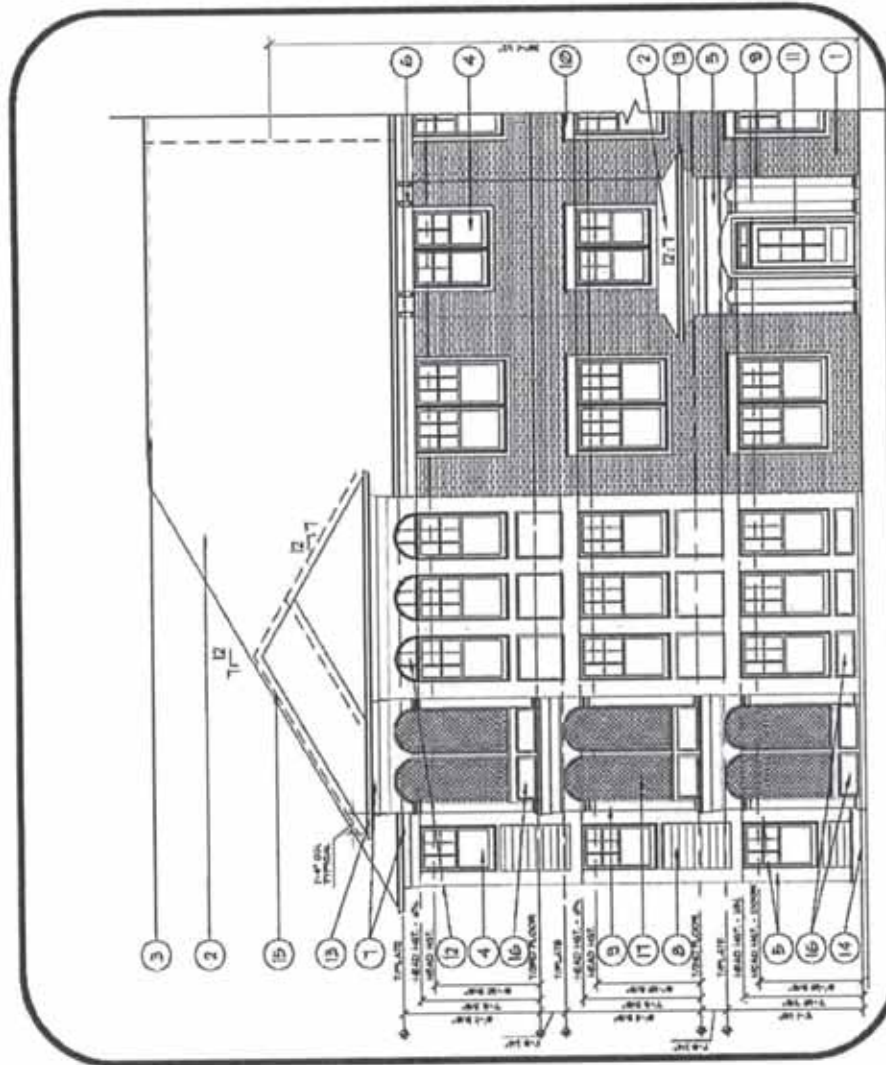
EXTERIOR MATERIALS KEY

- 1 DRY STACKED STONE VENEER
- 2 FIBER CEMENT SHINGLE
- 3 ARCH. TAB DIMENSIONAL SHINGLE
- 4 CONTINUOUS RIDGE VENT
- 5 SINGLE HUNG VINYL WINDOW
- 6 1 X TRIM
- 7 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 8 PAINTED 1X FRIEZE TRIM
- 9 PAINTED METAL RAIL
- 10 1" SQUARE PAINTED COLUMN
- 11 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 12 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 13 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 14 ARCHED STONE HEAD
- 15 PRE-FINISHED ALUM. GUTTER
- 16 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 17 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS



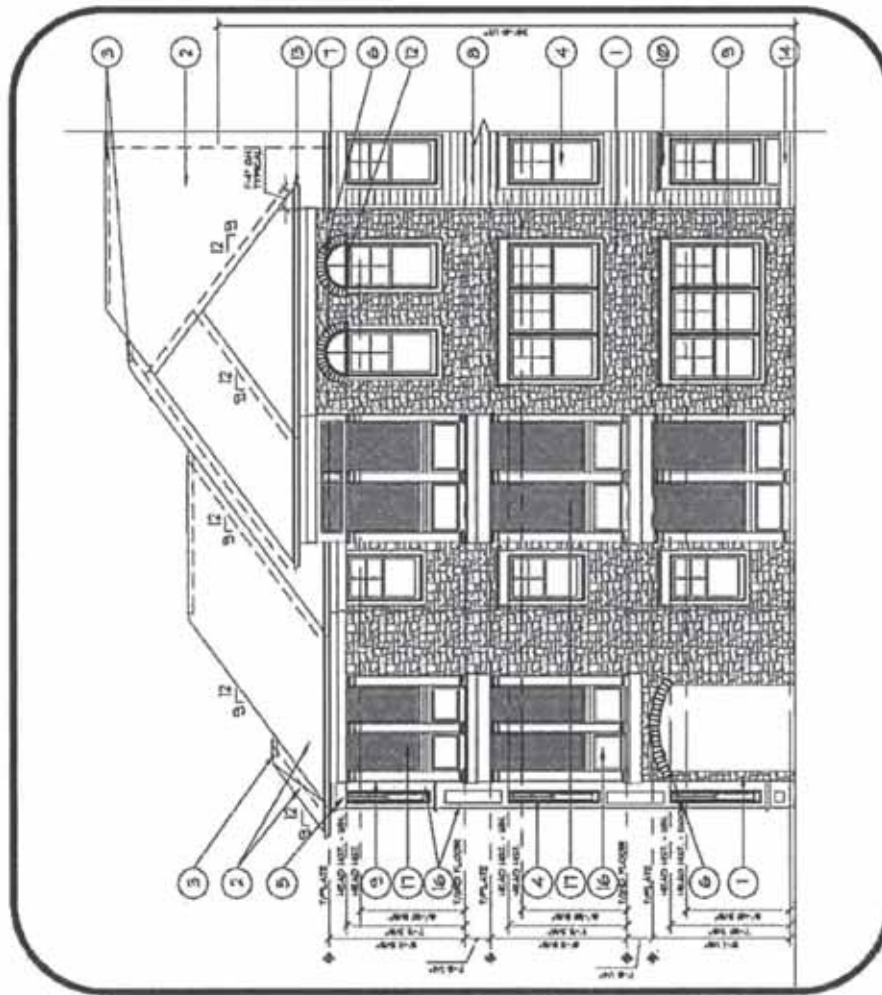
EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 PRE-FINISHED ALUM. GUTTER
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- 16 SMOOTH FIBER CEMENT BOARD
- 17 FIBERGLASS SCREENING PORCH



EXTERIOR MATERIALS KEY

- 1 DRY STACKED STONE VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 ARCHED STONE HEAD
- 7 PAINTED 1X PRIZE TRIM
- 8 FIBER CEMENT BOARD SIDING
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 3/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 PRE-FINISHED ALUM. GUTTER
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 16 SMOOTH FIBER CEMENT BOARD
- 17 FIBERGLASS SCREENING PORCH

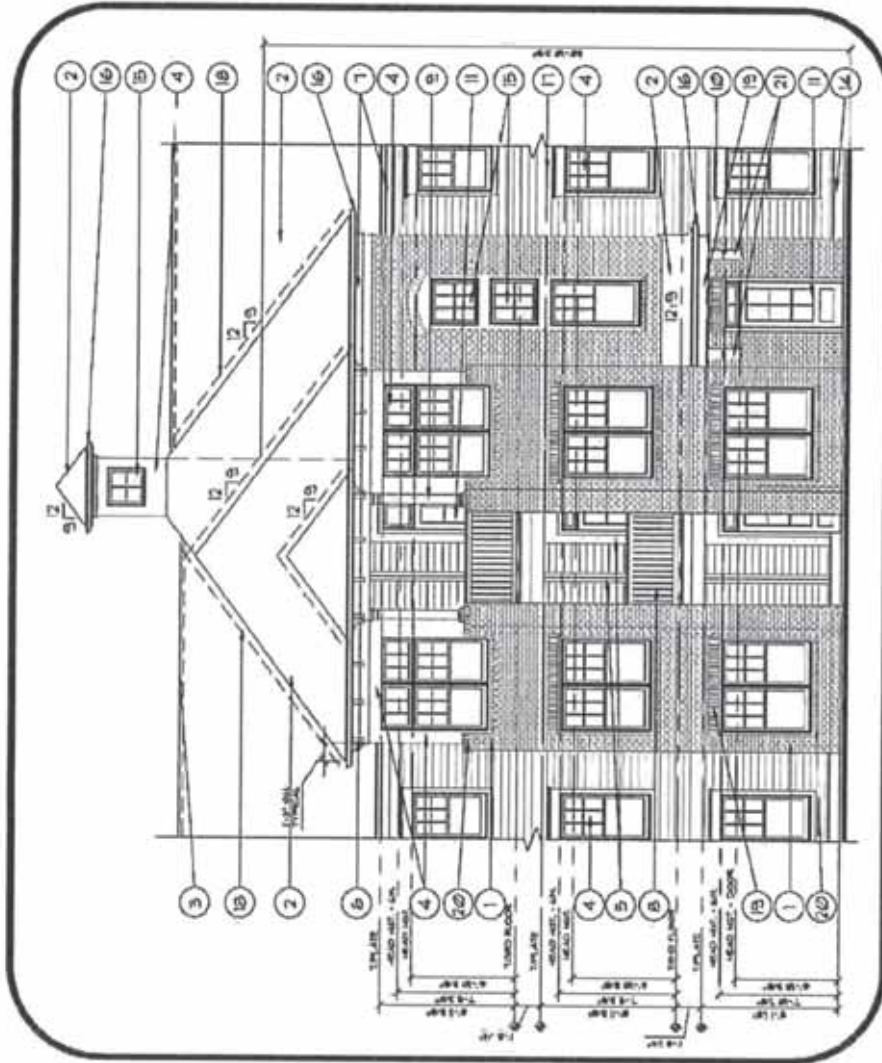


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 3

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

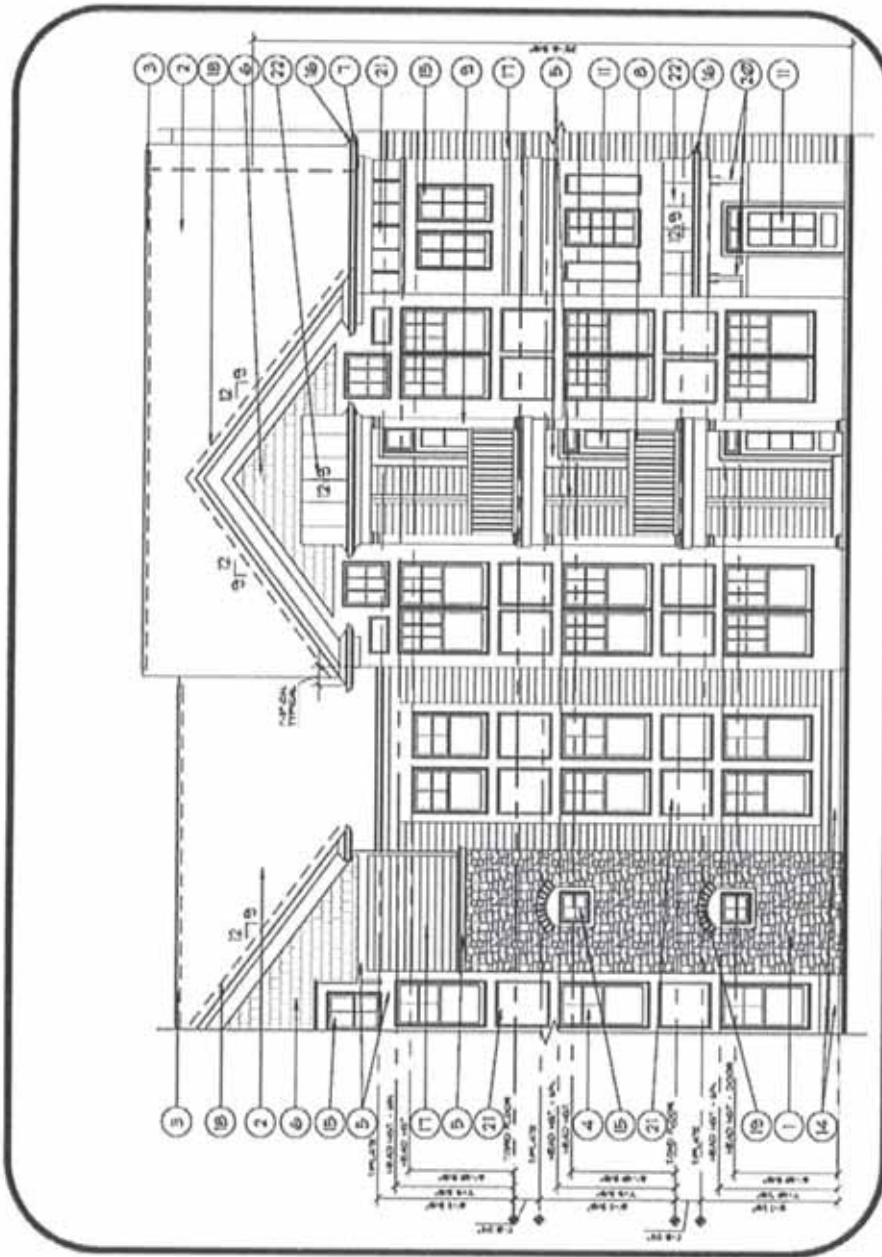
- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 442" AFF.
- 9 7" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 SOLDIER COURSE - BRICK VENEER
- 20 ROLLOCK COURSE - BRICK VENEER
- 21 SOLID WOOD BRACKETS



1 TYPICAL APARTMENT MATERIALS-BLOG TYPE 4
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

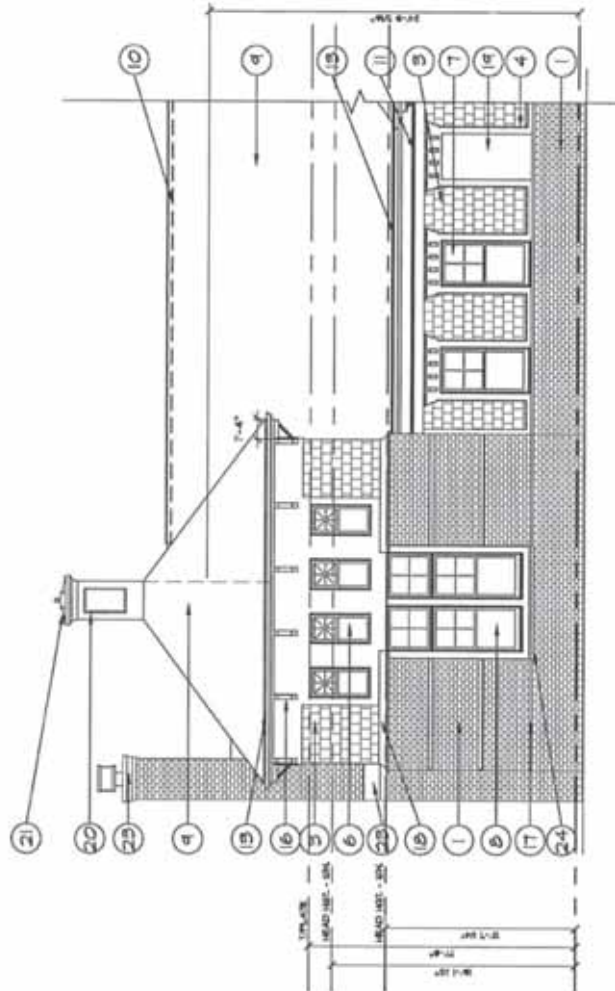
- 1 STONE VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1" X TRIM
- 6 FIBER CEMENT SHINGLES
- 7 PAINTED IX FRIEZE TRIM
- 8 PAINTED METAL RAIL-ASSEMBLY TOP RAIL 42" AFF.
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- 19 ARCHED STONE HEAD
- 20 3 1/4" WIDE PAINTED WOOD BRACKETS
- 21 SMOOTH FIBER CEMENT BOARD
- 22 METAL ROOF



1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 4-ALT. ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 FIBER CEMENT BOARD SIDING
- 3 FIBER CEMENT BOARD SHINGLES
- 4 1x TRIM
- 5 PAINTED FIBERGLASS OR STEEL DOOR (GLASS LITES WHERE INDICATED)
- 6 FIXED VINYL WINDOW
- 7 SINGLE HUNG VINYL WINDOW
- 8 SINGLE HUNG VINYL WINDOW w/ TRANSOM UNIT
- 9 ARCH. TAB DIMENSIONAL SHINGLES
- 10 CONTINUOUS RIDGE VENT
- 11 PAINTED 1x FRIEZE TRIM
- 12 10" DIA. PAINTED WOOD COLUMN
- 13 PRE-FINISHED ALUMINUM GUTTER
- 14 WOOD BAND BOARD w/ DRIP EDGE ABOVE
- 15 SMOOTH FIBER CEMENT BOARD
- 16 16" ROOF OVERHANG w/ PAINTED SOFFIT BRACKETS
- 17 SINGLE COURSE BRICK VENEER - RECESSED
- 18 TRIM OVER INVERTED COVE MOLDING ON LADDER - BRICK TRANSITION DETAIL
- 19 SIGNAGE/MESSAGE BOARD
- 20 1 1/2" PANEL MOLDING
- 21 PRE-FINISHED ALUMINUM STANDING SEAM ROOFING w/ BALL FINIAL
- 22 4'x1' FLUSH-PANEL SECTIONAL OVERHEAD DOOR
- 23 LIMESTONE TRIM
- 24 BRICK ROWLOCK COURSE



1 TYPICAL CLUBHOUSE MATERIALS
SCALE: 1/8" = 1'-0"

COPY

ORDINANCE NUMBER 16-12

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY 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. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony 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. 1606-PUD-07** 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 Harmony 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 Harmony 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 Harmony 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 Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony 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 Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be prohibited on the Real Estate.
 - B. The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be deleted. ~~No restaurant with drive-through facility shall be permitted in Area C.~~
 - ~~C. One (1) Gasoline Service Station shall be permitted within Area C.~~

- C. One (1) Gasoline Service Station shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 A.M. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the “Town West Station”) with hours between twelve midnight and 5:00 A.M. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours as the hours permitted for the Towne West Station.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

- A. Front Yard:
 - i. Mixed Use District Interior Streets: 20 feet (10 feet setback from ~~access—easement~~ Private Street connecting Ditch Road and Waterleaf Drive)
 - ii. Area C South Property Line: 10 feet
- B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

- A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.
 - i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way **subject to approval by the County Highway Department**, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.
 - ii. **The screen wall adjacent to the drive aisle, as illustrated on the Area C (GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle.**
- B. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or

Block's Detailed Development Plan.

Section 6. **Sign Standards.** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Gasoline Service Station Use: A Gasoline Service Station shall be permitted signs in accordance with the UDO for an Individual Non-Residential Use.
- B. Wall Signs: All wall signs in Area B shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Section 7. **Architectural Design Standards.** Section 2.3(A-)(1) of the Harmony PUD Ordinance shall apply to the development of the Real Estate, ~~except.~~ In addition, Buildings shall utilize a “Village Design Theme”, as ~~otherwise modified below.~~ follows:

~~7.1 Medium Intensity Retail Use – Pharmacy: A pharmacy (drug store) building, if constructed within Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS, which shall replace and supersede the otherwise applicable architectural standards.~~

~~7.1 Gasoline Service Station: A Gasoline Service Station shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative~~ Defined Architectural Design: A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:

- A. Window design (e.g., enhanced trim, pane size and type) and alignment/location;
- B. Building massing (pedestrian scaled with façade projections and recessions);
- C. Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- D. Large roof overhangs that are primarily pitched and not flat;
- E. Enhanced cornice treatment;
- F. Enhanced and inviting entryways with pedestrian cover and “porch like”

treatment (e.g., inclusion of columns with masonry bases);

G. Variety of building materials, patterns and colors;

H. Emphasized trim at corner breaks, around windows and within gables; and

I. Enhanced foundation plantings and planters to soften building facades.

7.2 Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo, ~~which shall replace and supersede the otherwise applicable~~ comply with and hereby establish benchmark examples of the Village Design Theme.

~~7.2~~ 7.3 Conflicting Standards: It is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards— set forth in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.

~~7.3~~ ~~All other buildings within Area B and Area C: All buildings in Area B and Area C not including the buildings identified in Section 7.1 and Section 7.2 above in shall be constructed utilizing elements of the Defined Architectural Designs identified in Section 3.4 of the Harmony PUD in order to further the “Village Design Theme” and provide a complimentary architectural theme for Area B and Area C of the Mixed Use District as established by the buildings identified in Section 7.1 and Section 7.2 above. The Plan Commission may approve building architecture which conflict with all applicable architectural standards provided the buildings are found to (i) utilize elements of the Defined Architectural Designs included in Section 3.4 and (ii) provide a complimentary architectural theme for Area B and Area C of the Mixed Use District as established by the buildings identified in Section 7.1 and Section 7.2 above, which said building architecture shall replace and supersede the otherwise applicable architectural standards.~~

[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-**[REDACTED] was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**[REDACTED]
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-**[REDACTED]
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

SCHEDULE OF EXHIBITS

- | | |
|-----------|--|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan – Area C (GetGo) |
| Exhibit C | Illustrative Character Exhibit – GetGo |
| Exhibit D | Illustrative Character Exhibit - CVS |

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

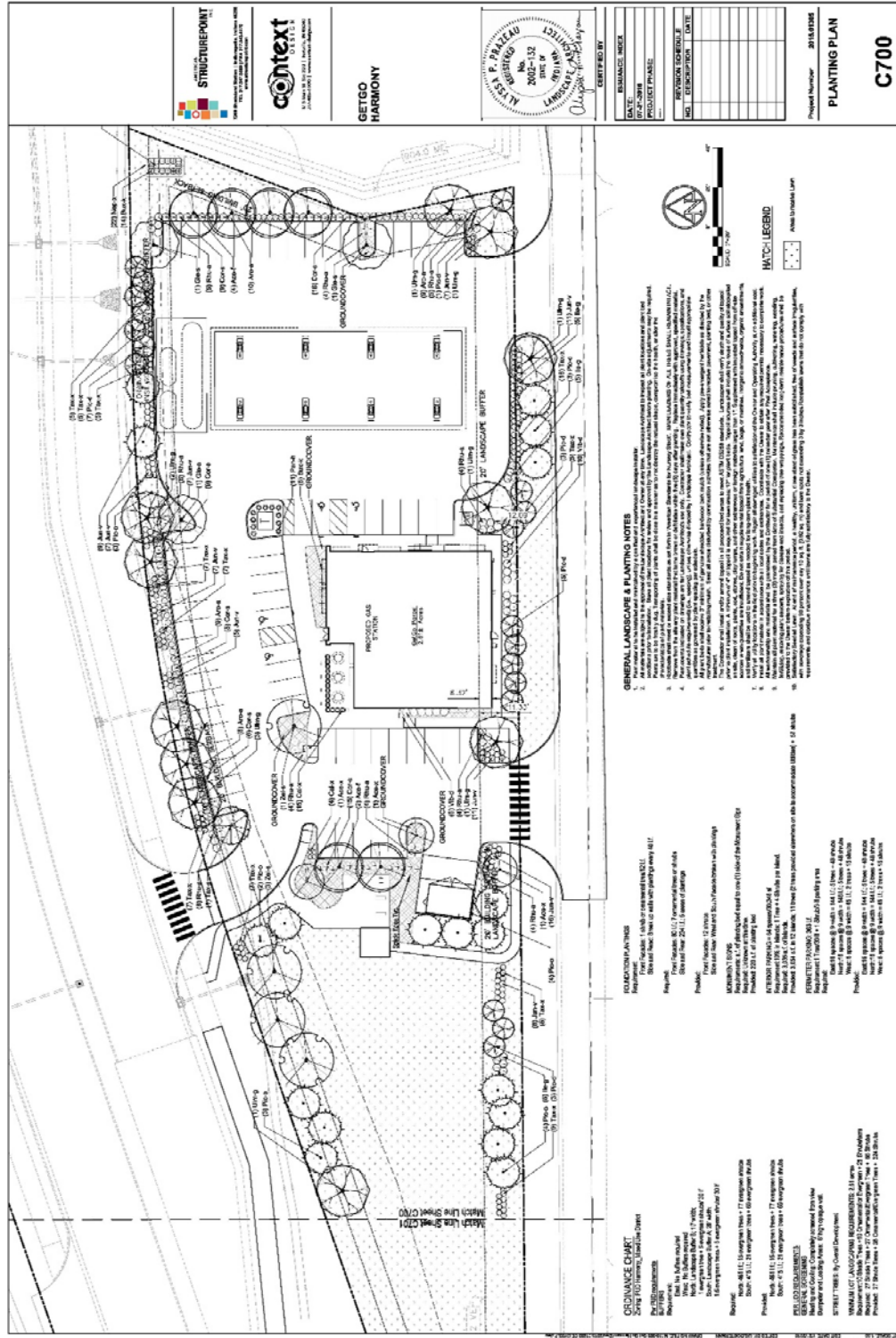
TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN – AREA C (GETGO)
(Page 1 of 1)



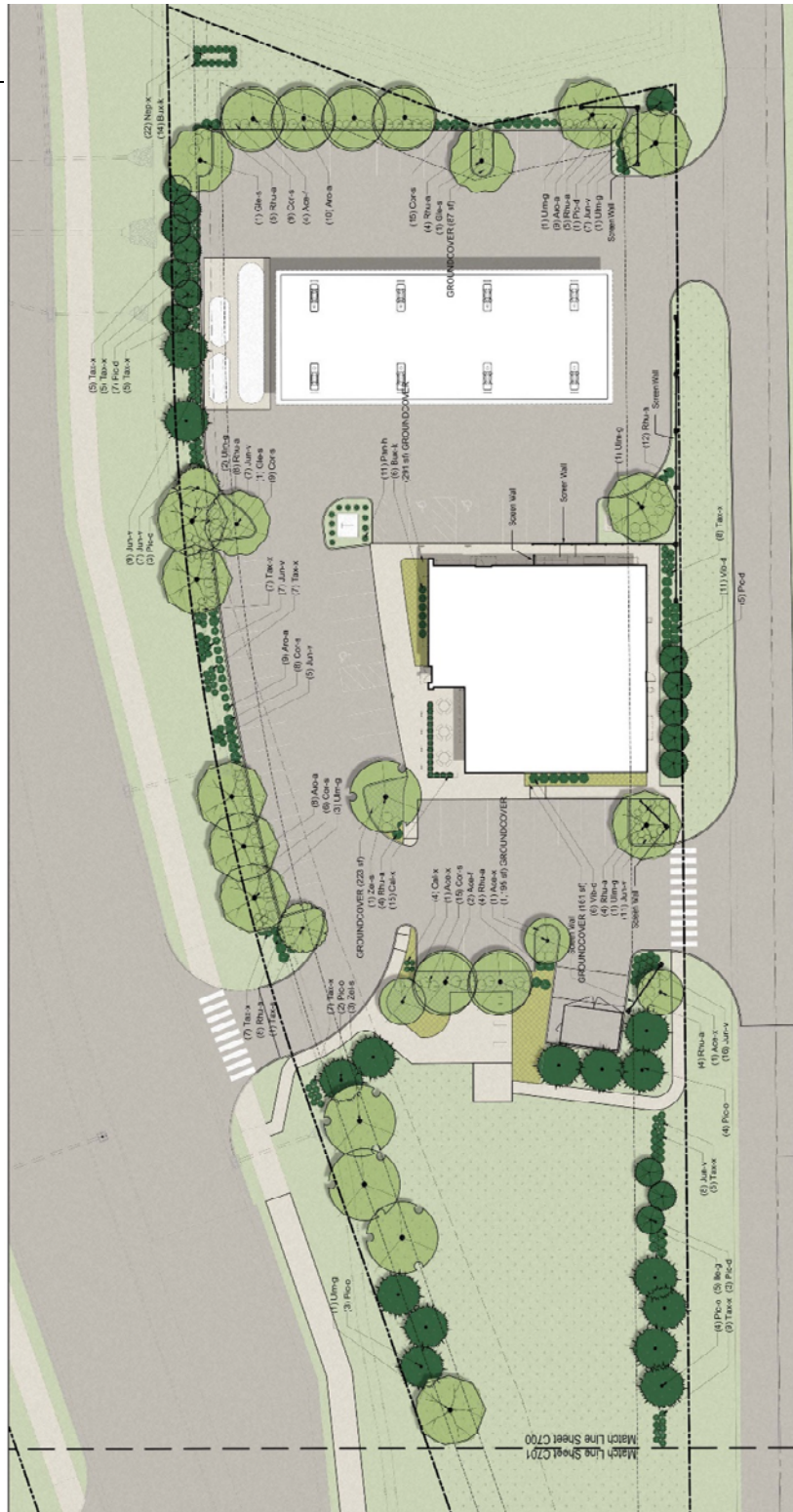


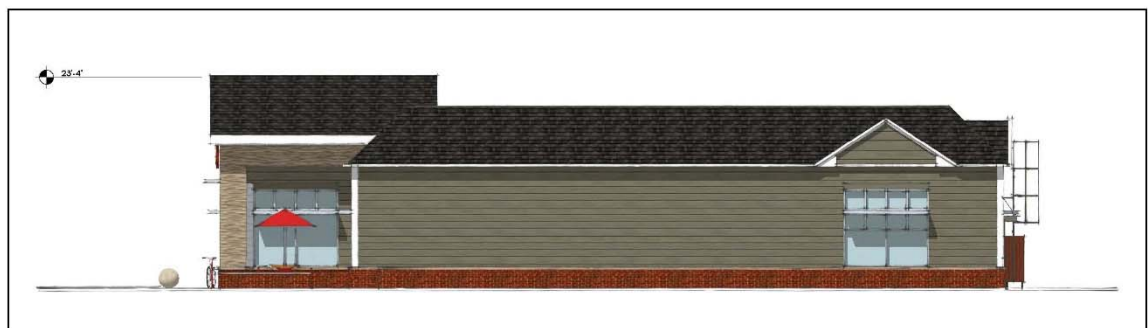
EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBIT - GETGO

(Page 1 of 24)



ELEVATIONS



SIDE ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



Giant Eagle GetGo - Harmony, IN

25 August, 2016



WEST ELEVATION



EAST ELEVATION



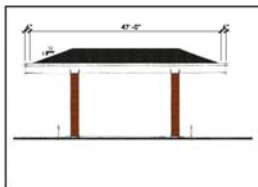
Giant Eagle GetGo - Harmony, IN

25 August, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 2 of 24)



ENTRY



FUEL CANOPY VIEW + ELEVATIONS



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 1

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 2

25 August, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 3 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 3

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 4

25 August, 2016

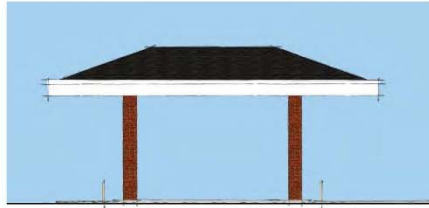
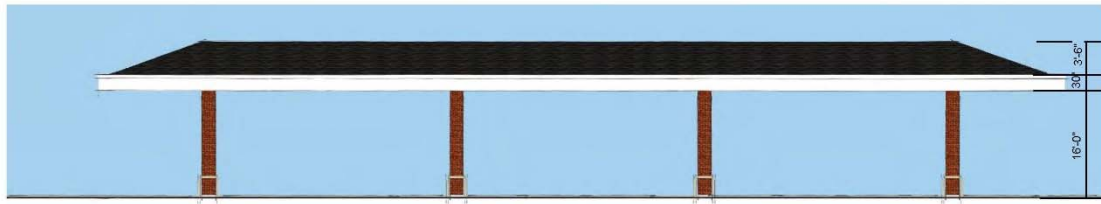
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 4 of 4)



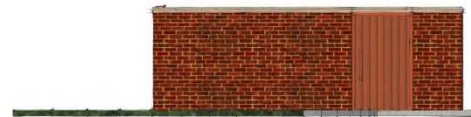
Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 5

25 August, 2016



FUEL CANOPY ELEVATIONS



TRASH ENCLOSURE ELEVATIONS



Giant Eagle GetGo - Harmony, IN

25 August, 2016

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 1 of 3)



RIGHT ELEVATION (STREET FRONTAGE)

SCALE: 1/8" = 1'-0"

REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"

LEFT ELEVATION (3RD SIDE ARCHITECTURE)

SCALE: 1/8" = 1'-0"

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 3)



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE - THRU - 146TH ST. & DITCH RD., WESTFIELD IN.



07.21.2019



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 3 of 3)



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD & 146TH STREET

CVS # 10983 - 12,900 TYPE A - SIDE DRIVE - THRU - 146TH ST. & DITCH RD. WESTFIELD IN.



07/21/2016



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

ORDINANCE NUMBER 16-12

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY 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. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony 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. 1606-PUD-07** 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 Harmony 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 Harmony 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 Harmony 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 Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony 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 Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be prohibited on the Real Estate.
 - B. The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be deleted.
 - C. One (1) Gasoline Service Station shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 A.M. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the “Town

West Station”) with hours between twelve midnight and 5:00 A.M. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours as the hours permitted for the Towne West Station.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. Landscaping Standards. Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way subject to approval by the County Highway Department, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.
- ii. The screen wall adjacent to the drive aisle, as illustrated on the Area C (GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle.

B. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block’s Detailed Development Plan.

Section 6. Sign Standards. The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Gasoline Service Station Use: A Gasoline Service Station shall be permitted signs in accordance with the UDO for an Individual Non-

Residential Use.

- B. Wall Signs: All wall signs in Area B shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Section 7. **Architectural Design Standards.** Section 2.3(A)(1) of the Harmony PUD Ordinance shall apply to the development of the Real Estate. In addition, Buildings shall utilize a “Village Design Theme”, as follows:

- 7.1 Defined Architectural Design: A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:
 - A. Window design (e.g., enhanced trim, pane size and type) and alignment/location;
 - B. Building massing (pedestrian scaled with façade projections and recessions);
 - C. Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
 - D. Large roof overhangs that are primarily pitched and not flat;
 - E. Enhanced cornice treatment;
 - F. Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);
 - G. Variety of building materials, patterns and colors;
 - H. Emphasized trim at corner breaks, around windows and within gables; and
 - I. Enhanced foundation plantings and planters to soften building facades.
- 7.2 Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.
- 7.3 Conflicting Standards: It is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards set forth in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn’t

comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.

[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

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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-**[REDACTED] was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**[REDACTED]
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-**[REDACTED]
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

Harmony PUD - 2016 Mixed Use District Text Amendment 083116 B

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan – Area C (GetGo)
- Exhibit C Illustrative Character Exhibit – GetGo
- Exhibit D Illustrative Character Exhibit - CVS

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN – AREA C (GETGO)
(Page 1 of 1)

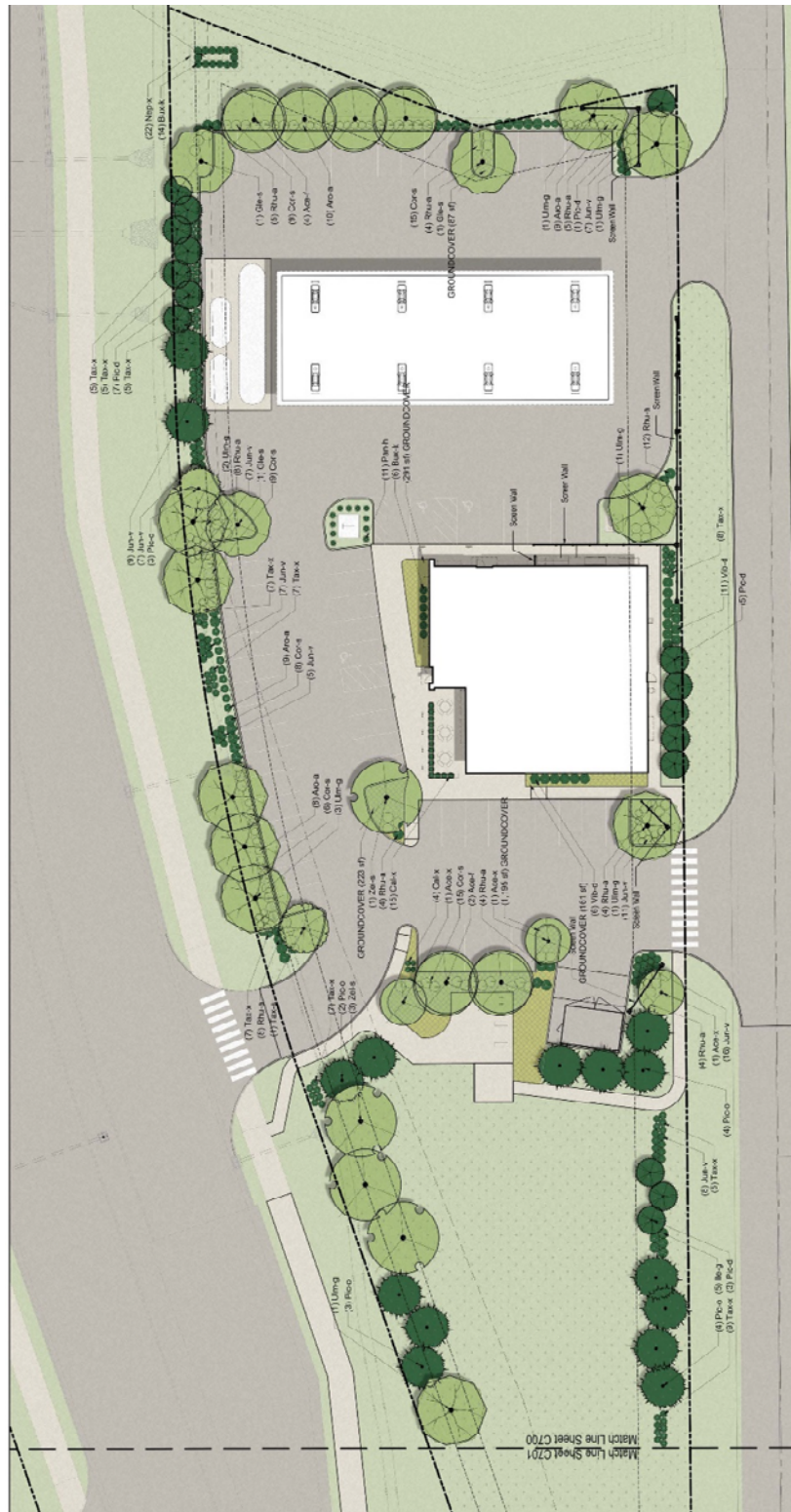


EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBIT - GETGO

(Page 1 of 4)



NORTH ELEVATION



SOUTH ELEVATION



Giant Eagle GetGo - Harmony, IN

25 August, 2016



WEST ELEVATION



EAST ELEVATION



Giant Eagle GetGo - Harmony, IN

25 August, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 2 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 1

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 2

25 August, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 3 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 3

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 4

25 August, 2016

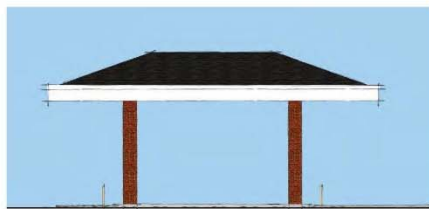
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 4 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 5

25 August, 2016



FUEL CANOPY ELEVATIONS



TRASH ENCLOSURE ELEVATIONS



Giant Eagle GetGo - Harmony, IN

25 August, 2016

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 1 of 3)



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 3)



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 3 of 3)



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

Issues/Comments in Response to Harmony PUD District Amendment

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in response to the revisions submitted for the August 1, 2016, Plan Commission meeting, and issues presented during the meeting. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments (gasoline service station):

1. What has changed since the existing PUD Ordinance was adopted that would support allowing a gasoline service station?
2. Will the proposed gasoline service station negatively impact the property values of surrounding residential homes?

Environmental / Operational Comments (gasoline service station):

3. What are the potential health and environmental risks associated with the gasoline service station?
4. What protections would be installed for underground tanks?
5. Can the hours of operation be restricted? Concerns raised that 24-hour operations (e.g., gasoline service station, pharmacy) will result in transitory traffic at all hours and be an attraction to undesirable activities.
6. Will the proposed gasoline service station result in an increase in crime in the area? Concerns raised about possible increase of violence in surrounding neighborhoods.
7. Will the proposed gasoline service station increase noise levels compared to other permitted land uses?
8. Does a gasoline service station generate more traffic than other permitted land uses?
9. How does a gasoline service station contribute to or benefit the surrounding neighborhoods?

Design Comments (gasoline service station):

10. Is the proposed buffering along the south property line of the proposed gasoline service station adequate? If not, then what alternative buffering is sufficient and can be accommodated (e.g., fencing, walls, plantings) and where (e.g., on subject property, on adjacent properties)?
11. Are the proposed curb cut locations sufficient/safe as proposed on to old 146th Street and new 146th Street?
12. Can the canopy and pumps be located to minimize the impact on properties to the south?
13. Can the number of pumps be reduced (e.g., from 16 to 12)? Concern that proposed 16 pumps would have more of a “truck stop” character than neighborhood fueling station.
14. Can the canopy be connected to the convenience store to provide the desired character and customer protection from the weather elements?
15. Can the canopy colors be modified to brown or another color to match the masonry to blend and provide a more “upscale” appearance, rather than the illustrated white?

Design Comments (overall commercial area):

16. Are the currently applicable standards (e.g., SR32 Overlay) appropriate? If not, then what is an acceptable alternative design for the commercial area?

17. If a “village” design theme is deemed appropriate, then what does that look like? Comments provided by neighbors have included the following:

a) Architecture:

- Matching Harmony’s single-family residential homes.
- Inclusion of roof overhangs around all building facades to provide pedestrian cover from weather.
- Inclusion of dormers.
- Inclusion of columns with masonry bases.
- Attention to window detail, trim and sizes.
- Not typical suburban strip development architecture.
- Brighter siding colors similar to Harmony’s single-family homes.
- Variety of colors, materials and designs features.
- Examples attached. Spring Mill Station CVS also suggested as an example.

b) Site Design:

- Incorporate a central space of the development with a pedestrian focus (e.g., green space or gathering node).
- Incorporate additional pedestrian corridors, and not just the perimeter “corridors passing by on the fringe of the space”.
- Orient buildings toward the interior of the site, rather than to the perimeter.
- Additional landscaping incorporated beyond current minimum requirements.

b) Land Uses:

- Reduce or restrict auto-oriented land uses.
- Desired land uses suggested by neighbor includes: fine dining establishment (e.g., Olive Garden, Red Lobster, Mark Pi's China Gate, Cheesecake Factory; perhaps even an MCL; nice neighborhood bar and grill (e.g., Applebee's); upscale ice cream shop (e.g., Handel's, Cold Stone Creamery); upscale coffee café (e.g., Craven, Hubbard, Starbucks); upscale brunch café (e.g., Patachou's); upscale deli (e.g., Allistair's); Trader Joe's; spa salon; upscale barber shop.

c) Lighting:

- Can signs be externally lit with decorative lighting (e.g., gooseneck) and not internally or back lit?
- What can be done to prevent light pollution?

“Village” Design Theme Examples:





Issues/Comments in Response to Harmony PUD District Amendment

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in response to the revisions submitted for the August 1, 2016, Plan Commission meeting, and issues presented during the meeting. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments (gasoline service station):

1. What has changed since the existing PUD Ordinance was adopted that would support allowing a gasoline service station? A gasoline service station is not a prohibited use per the Harmony PUD. Per the Harmony PUD it is a Special Exception which would require consideration by the Board of Zoning Appeals to be permitted on the Property. To this end, the Giant Eagle is requesting a PUD Amendment to permit a fuel station (with a convenience store and food service) on the property placing the question of allowing the proposed use within the jurisdiction of the Plan Commission and ultimately the City Council which is consistent with the custom and practice of the City regarding proposals located within PUD Districts. Further, Giant Eagle is not asking for modification of all the uses contained in the Harmony PUD, but is only asking to permit fuel sales to allow the proposed development which as noted above includes much more than just a typical fuel station. Specifically regarding the GetGo: GetGo is a “high end” very well designed convenience store with fuel sales. GetGo is not the typical fuel station that exists in other locations. GetGo provides a friendly, inviting place for its customers to purchase convenience items they need to help get them through their day, such as subs, sandwiches, salads and other made to order food items— all made from fresh, premium ingredients. GetGo also provides everyday staples such as snacks, drinks, candy and coffee. GetGo is more than a gas station. The GetGo store experience is focused on delivering the best in fresh foods quickly made to order, high quality 100% guaranteed fuels and a variety of convenience services in a friendly and inviting atmosphere that breaks from the traditional “convenience store” stereotype. GetGo customers also benefit from a wide range of convenience offerings including free air for vehicle tires, free Wi-Fi, DVD rentals, lotter, surcharge free ATM, retailer gift cards, an in-store wireless center with no-contract phones and prepaid wireless cards, and bright and spacious restrooms. In addition to the above, GetGo has a partnership with the Market District grocery stores which allow them to offer local in store pick up at the proposed GetGo of on-line grocery orders placed with the Market District located in neighboring Carmel, Indiana. The building revisions include a design which is residential in character and that will be added to the text amendment once finalized. Additional revisions have been made to the plans which incorporate the canopy design, dumpster enclosure, enhanced landscaping and a screen wall. The plans for the area on the west side of the site include landscaping, path and sidewalks and additional outdoor seating and pedestrian amenities.
2. Will the proposed gasoline service station negatively impact the property values of surrounding residential homes? It is the Applicant’s opinion that a gasoline service station with a convenience store use would not impact property values any more than the other types of permitted uses that are currently allowed to be developed on the real estate.

Environmental / Operational Comments (gasoline service station):

3. What are the potential health and environmental risks associated with the gasoline service station? It is possible that a release of gasoline product to the environment and offsite migration via groundwater drinking water wells could possibly occur over a long term period of time, but

only if the if the release were to go undetected and unremediated.

4. What protections would be installed for underground tanks? Underground storage tanks will be double walled fiberglass with continuously monitored (remotely) interstitial seal that will report an alarm in event of any liquid entering the secondary containment seal). Inventory levels are continuously monitored for any potential leaks. Further, Get Go is required to comply with all the stringent federal, state and local regulations related to the operation of a fuel station, including and not limited to safety and remedial requirements.
5. Can the hours of operation be restricted? Concerns raised that 24-hour operations (e.g., gasoline service station, pharmacy) will result in transitory traffic at all hours and be an attraction to undesirable activities. GetGo desires to operate on 24 hour a day basis, as the proposed use is not a destination type use but rather one that primarily services the community and traffic already on the adjoining roadway network.
6. Will the proposed gasoline service station result in an increase in crime in the area? Concerns raised about possible increase of violence in surrounding neighborhoods. The proposed use is unlikely to result in increased crime, as compared to the other permitted uses that could currently operate on the property, as the gasoline service station and convenience store customers are predominantly from the surrounding community and most likely already on the adjoining roadway network, as this type of use is a destination type of use. Further, customers from outside of the community are likely to be other individuals or vendors that are in the community servicing residences and businesses in community (i.e. landscapers, contractors, delivery vendors, etc.).
7. Will the proposed gasoline service station increase noise levels compared to other permitted land uses? Noise levels would be similar to other commercial uses that are currently permitted on the property.
8. Does a gasoline service station generate more traffic than other permitted land uses? The ITE trip generation studies indicate that nearly 50% of traffic frequenting gasoline services are passby diverted trips (i.e. vehicles on the roadway already decide to divert to the gasoline service station to utilize their services).
9. How does a gasoline service station contribute to or benefit the surrounding neighborhoods? A gasoline service station with a convenience store provides a convenient location to obtain fuel and fresh made to order and convenience type food items. The Applicant believes that this alternate use is more preferable and beneficial to the residents that surround this area as compared to the possible types of fast food restaurants that could be developed on the real estate as a permitted use.

Design Comments (gasoline service station):

10. Is the proposed buffering along the south property line of the proposed gasoline service station adequate? If not, then what alternative buffering is sufficient and can be accommodated (e.g., fencing, walls, plantings) and where (e.g., on subject property, on adjacent properties)? Please reference the updated drawings, which including additional screening via increased landscaping and the inclusion of a screen wall.
11. Are the proposed curb cut locations sufficient/safe as proposed on to old 146th Street and new 146th Street? Yes – the proposed access to the site has been reviewed in detail by the municipal departments that have jurisdiction over the adjacent roadways.

12. Can the canopy and pumps be located to minimize the impact on properties to the south? The orientation of the short side of duel pumps is configured to minimize impact to the adjoining properties.
13. Can the number of pumps be reduced (e.g., from 16 to 12)? Concern that proposed 16 pumps would have more of a “truck stop” character than neighborhood fueling station. The number of pumps were designed and planned to avoid queuing and congestion issues on site for customers waiting to use the fuel pumps.
14. Can the canopy be connected to the convenience store to provide the desired character and customer protection from the weather elements? Separate structures are proposed to minimize the mass of the canopy and to deemphasize predominance of that feature from an architectural perspective.
15. Can the canopy colors be modified to brown or another color to match the masonry to blend and provide a more “upscale” appearance, rather than the illustrated white? Please reference updated elevations related to the canopy design which address this issue.

Design Comments (overall commercial area):

16. Are the currently applicable standards (e.g., SR32 Overlay) appropriate? The Applicant’s opinion is that the SR 32 Overlay standards are not the most appropriate design standards for this site, but recognizes that this was the design theme established by the original PUD approval. Further, the Applicant was encouraged and recommended to utilize this design theme in designing the Get Go building. If not, then what is an acceptable alternative design for the commercial area? The Applicant has worked with the Planning Staff to establish an architectural design theme for the overall commercial area of the Harmony PUD. The revised building renderings for the proposed Get Go and CVS buildings are designed to meet this newly established architectural theme which draws its design cues from the residential design themes of the homes to be constructed in Harmony (see revised language in PUD Text Amendment that addresses this issue). The goal of newly designed CVS and Get Go buildings was to complement the architectural requirements of the Harmony Neighborhood homes to give the commercial area a more “residential” or “neighborhood” feel. The Applicant believes the building design that is proposed for the Get Go and CVS will complement the multifamily and single family homes to be constructed in Harmony.
17. If a “village” design theme is deemed appropriate, then what does that look like? Comments provided by neighbors have included the following: This design would include similar characteristics to residential homes and proposed apartment buildings for Harmony (i.e. brick, stone, clapboard, pitch roof look, 4 sided architecture, etc.)
 - a) Architecture:
 - Matching Harmony’s single-family residential homes. Please see the revised building elevations for Get Go and CVS.
 - Inclusion of roof overhangs around all building facades to provide pedestrian cover from weather. Yes, generally more overhangs have been provided to establish areas for pedestrians to obtain cover from weather and for outdoor seating.
 - Inclusion of dormers. These have been implemented where applicable and depending on the building use, as reflected in the revised building elevations for

Get Go and CVS.

- Inclusion of columns with masonry bases. Yes, depending on building size. We've incorporated these on the Get Go and CVS building design and have used columns to help break up the façade.
 - Attention to window detail, trim and sizes. Yes, larger windows were used to give more of a "neighborhood" feel.
 - Not typical suburban strip development architecture. Yes, see revised building elevations for Get Go and CVS, as well as addition to text of PUD Amendment request to establish an overall architectural design theme for the Commercial Area.
 - Brighter siding colors similar to Harmony's single-family homes.
 - Variety of colors, materials and designs features. Yes, to help with breaking up commercial structures.
- b) Examples attached. Spring Mill Station CVS also suggested as an example. The Applicant took under consideration these examples and implemented where appropriate elements from these examples, as well as the existing Harmony homes and applied many of them to the CVS and Get Go design revisions.
- c) Site Design: The Applicant's goal with the redesign of the Get Go and CVS buildings, as well with the addition of text to the PUD Amendment to establish an architectural design theme, was to make commercial area more pedestrian friendly for all neighborhoods in the area. The frontage road, pedestrian walkways and greenspace areas provided should all go toward the goal of making the area pedestrian friendly and convenient to neighbors. Obviously the investment for the single and multifamily areas are significant. The Developer wants to foster and encourage businesses that will support the needs of area residents and businesses that will hopefully be operating in the area long term.
- Incorporate a central space of the development with a pedestrian focus (e.g., green space or gathering node). Included in Get Go design.
 - Incorporate additional pedestrian corridors, and not just the perimeter "corridors passing by on the fringe of the space". Included in both CVS and Get Go design.
 - Orient buildings toward the interior of the site, rather than to the perimeter. The Applicant has designed the Get Go and CVS buildings with 4 sided architecture so the buildings will be oriented to the main thoroughfare on the South side.
 - Additional landscaping incorporated beyond current minimum requirements. Included in plans.
- b) Land Uses: The goal is to provide uses and businesses that can provide services to the neighborhood and businesses that will operate successfully and for the long term (many of which are named below).
- Reduce or restrict auto-oriented land uses.
 - Desired land uses suggested by neighbor includes: fine dining establishment (e.g., Olive Garden, Red Lobster, Mark Pi's China Gate, Cheesecake Factory; perhaps even an MCL; nice neighborhood bar and grill (e.g., Applebee's); upscale ice cream

shop (e.g., Handel's, Cold Stone Creamery); upscale coffee café (e.g., Craven, Hubbard, Starbucks); upscale brunch café (e.g., Patachou's); upscale deli (e.g., Allistair's); Trader Joe's; spa salon; upscale barber shop.

d) Lighting:

- Can signs be externally lit with decorative lighting (e.g., gooseneck) and not internally or back lit? [The revisions to the text of the Amended Ordinance address this issue for Area B.](#)
- What can be done to prevent light pollution? [Please review the photometric plan on file. The Lighting plan will meet all code and ordinance requirements.](#)

"Village" Design Theme Examples:







WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 6, 2016
1510-DDP-17

Petition Number: 1510-DDP-17

Subject Site Address: 16414 Towne Road

Petitioner: Crown Castle

Request: Development Plan approval of a new wireless communication service facility.

Current Zoning: AG-SF1

Current Land Use: Residential

Approximate Acreage: 34.2 acres +/- (parent property)
10,000 square feet (lease area)

Zoning History: 1510-SE-03 – Special Exception (approved, July 12, 2016)

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Statement of Need and Coverage Maps

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL:

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

This petition received a public hearing at the August 15, 2016, Advisory Plan Commission (the “APC”) meeting. Notice of the August 15, 2016 APC meeting was provided in accordance with Indiana law and the APC’s Rules of Procedure.

PROJECT DESCRIPTION:

Location: The subject parent property is approximately 34.2 acres +/- in size and located at 16414 Towne Road (**see Exhibit 2**) (the “Property”). The Property is zoned AG-SF1 and currently contains a residential structure. The surrounding adjacent properties to the north, west, and east are zoned AG-SF1 and are large-lot, rural-residential/agricultural in nature and use. Adjacent property to the south is zoned SF-2 and is currently pending plat approval for a residential subdivision called Bent Creek.



Wireless Communication Service Facilities are permitted by Special Exception within the AG-SF1 zoning classification. The request is to allow a Wireless Communication Service Facility on the Property.

Project Description: In order to provide a certain level of wireless communication service within this area of Westfield, new antenna equipment is needed. There are no existing nearby co-location options that could accommodate the volume of equipment needed to affect the service level, so a new tower would be needed in order to install new equipment. The proposal is to install a new monopole tower that is 168 feet tall (including lighting rod) and ancillary equipment building(s) on the Property. Proposed access to the tower and equipment would be within an access and utility easement from Towne Road. The proposal indicates fencing and landscaping would be installed around the perimeter of the lease area for the tower.

As proposed, the tower would be over 200 feet from any property line, which exceeds with the setback requirements of the Wireless Communication Service Facilities ordinance (Article 6.20). The tower would also be approximately 475 feet from the nearest building (which is the residential building on the Property).

Special Exception Approval: On July 12, 2016, the Board of Zoning Appeals approved a Special Exception request (1510-SE-03) to allow the proposed tower on the subject property. There were no conditions associated with the Board's approval.

Comprehensive Plan: The Comprehensive Plan identifies this Property within the "New Suburban" land use classification. Single-family residential land uses are recommended in this area of the community.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE:

Zoning Districts (Chapter 4)

AG-SF1 District (Article 4.2)

1. Permitted Uses

Comment: COMPLANT (per 1510-SE-03 approval on July 12, 2016)

2. Minimum Lot Area = 3 acres

Comment: COMPLIANT

3. Minimum Lot Frontage = 250 feet

Comment: COMPLIANT

4. Minimum Building Setback Lines

a. Front Yard = 100

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.



- b. Side Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
- c. Rear Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
- 5. Minimum Lot Width = 100 feet
Comment: COMPLIANT
- 6. Maximum Building Height = 2.5 stories
Comment: Not Applicable
- 7. Minimum Living Area
Comment: Not Applicable

Overlay Districts (Chapter 5) – Not Applicable

Development Standards (Chapter 6)

Landscaping Standards (Article 6.8) – Not Applicable

Lot Standards (Article 6.10)

- 8. 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: COMPLIANT
- 9. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
Comment: Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT



Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT

Wireless Communication Service Facilities (Article 6.20)

10. An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.

Comment: COMPLIANT. See Exhibit 4.

11. The height of the antenna support structure shall not exceed two hundred (200) feet.

Comment: COMPLIANT (168 feet).

12. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.

Comment:

- North (Residential) = 168' required = **COMPLIANT**
- West (Residential) = 168' required = **COMPLIANT**
- East (Recreational) = 40' required = **COMPLIANT**
- South (Residential) = 168' required = **COMPLIANT**

13. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.

Comment: Acknowledged

14. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.

Comment: COMPLIANT

15. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.

Comment: COMPLIANT.

16. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.

Comment: Not Applicable. Will be reviewed for compliance during subsequent applications for any associated structure.

17. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.

Comment: See "Landscaping Standards" (Article 6.8) section above.

18. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.

Comment: COMPLIANT

19. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.

Comment: Will be reviewed at time of permitting.

20. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.

Comment: Will be reviewed at time of permitting.

21. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.

Comment: Acknowledged.

DESIGN STANDARDS (Chapter 8)

22. Easement Standards (Article 8.3)

Comment: COMPLIANT



23. Pedestrian Network Standards (Article 8.7)

Comment: Not Applicable

24. Street and Right-of-Way Standards (Article 8.9)

Comment: Not Applicable.

25. Surety Standards (Article 8.12)

Comment: Not Applicable.

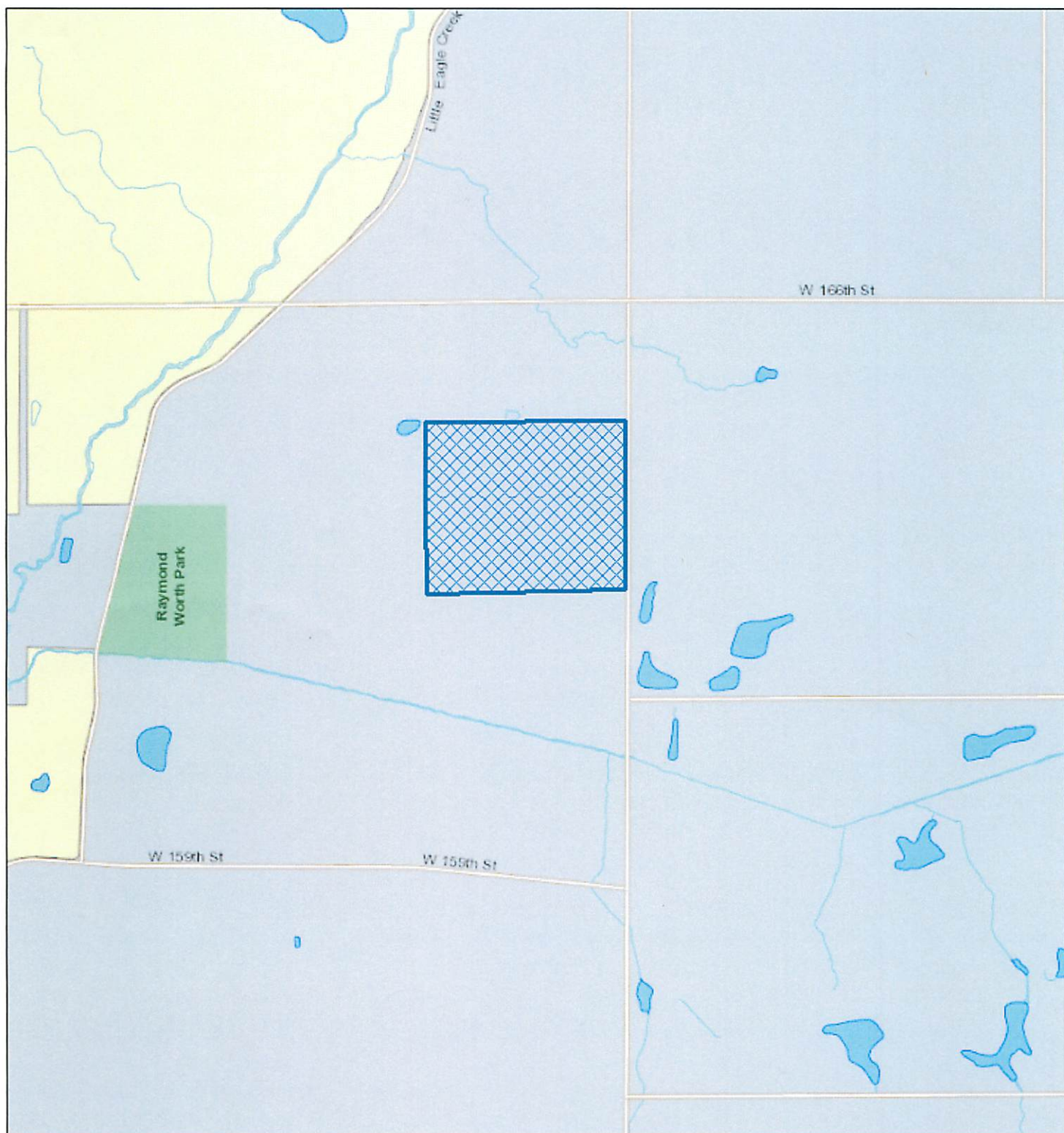
26. Utility Standards (Article 8.13)

Comment: COMPLIANT

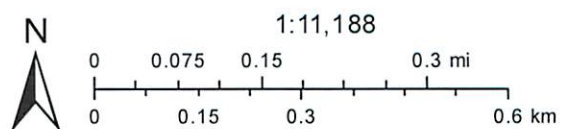
DEPARTMENT COMMENTS:

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition as presented.**
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.

16414 Towne Road (near 161st and Towne)



August 27, 2015



Basemap information here

Search Area Map





11 GRANDVIEW CIRCLE, SUITE 220
CANONSBURG, PA 15317

GN 161ST & TOWNE

BU# 821809

16414 TOWNE RD
WESTFIELD, IN 46074
HAMILTON COUNTY

TENANT: GTE MOBILNET OF INDIANA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
GN 161ST & TOWNE

FROM GUION ROAD MTSO: 3965 INDUSTRIAL BLVD. INDIANAPOLIS, IN: HEAD NORTH ON INDUSTRIAL BLVD TOWARD GUION RD (0.4 MI.). TURN LEFT (NORTH) ONTO GUION RD (3.6 MI.). TURN RIGHT (EAST) ONTO W 71ST ST (1.2 MI.). TURN LEFT (NORTH) N MICHIGAN RD (0.9 MI.). TURN RIGHT (EAST) ONTO W 79TH ST (0.7 MI.). TURN LEFT (NORTH) ONTO TOWNSHIP LINE RD (2.0 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO TOWNE RD (3.0 MI.). AT THE TRAFFIC CIRCLE, TAKE THE FIRST EXIT AND STAY ON TOWNE RD (0.2 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (0.3 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (2.3 MI.). SITE WILL BE LOCATED ON THE LEFT (WEST) SIDE OF THE ROAD.

PROPOSED 160' MONOPOLE TOWER w/8' LIGHTNING ROD -TOTAL TOWER HEIGHT 168'

CROWN CASTLE SITE
GN 161ST & TOWNE
BU # 821809
JOB # 332509
VERIZON WIRELESS SITE
GN 161ST & TOWNE
PROJECT#: 20151179397
MARKET ID: INDIANAPOLIS
LOCATION CODE: 311960
SITE ADDRESS
16414 TOWNE RD
WESTFIELD, IN 46074
HAMILTON COUNTY
E911 ADDRESS: TBD

POLICE
WESTFIELD POLICE DEPT.
17535 E 5TH ST
WESTFIELD, IN 46074
PHONE: 317-886-9336
FIRE
WESTFIELD FIRE DEPT.
17535 GARDEN RD
WESTFIELD, IN 46074
PHONE: 317-886-2704

GENERAL INFORMATION
LATITUDE: 40° 31' 23.58" N
LONGITUDE: 86° 12' 13.49" W
1983 (NAD83)
ELEVATION: 903.50' AMSL
1988 (NAD83)

CROWN CASTLE LEASE AREA
100'-0" x 100'-0"
10,000 SF

PROPERTY OWNER
THOMAS M & LISABETH D ARMSTRONG
16414 TOWNE RD
WESTFIELD, IN 46074
CONTACT: THOMAS ARMSTRONG
PHONE: 317-418-1229
E-MAIL: N/A

VERIZON WIRELESS LEASE AREA
22'-0" x 36'-0"
(792 SF)

PROJECT SUMMARY



PROJECT DESCRIPTION

NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

- CROWN CASTLE DE SCOPE**
- INSTALL A NEW 160' MONOPOLE TOWER w/ 8' LIGHTNING ROD (TOTAL 168')
 - INSTALL A NEW TOWER FOUNDATION SYSTEM
 - INSTALL A NEW 80'-0" x 80'-0" FENCED GRAVEL COMPOUND
 - INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
 - INSTALL A NEW GRAVEL ACCESS DRIVE
 - NO WATER OR SEWAGE SERVICES RUN TO SITE
 - INSTALL NEW TOWER & SITE GROUNDING SYSTEM
 - INSTALL NEW VZW SUBSURFACE CROUING SYSTEM
 - INSTALL A NEW 11'-6"x25'-5.5" CONCRETE EQUIPMENT PAD & FOUNDATION
 - INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM EQUIPMENT SHELTER TO UTILITY H-FRAME
 - INSTALL (1) NEW FIBER OPTIC CONDUIT w/ PULL TAPE FROM NEW PULL BOX AT COMPOUND TO PUBLIC R.O.W. w/ NEW PULL BOX AT R.O.W. FOR FUTURE FIBER
 - INSTALL (1) NEW VERIZON WIRELESS ONLY FIBER OPTIC CONDUIT w/ PULL TAPE & TRACER WIRE FROM VZW EQUIPMENT SHELTER TO NEW VERIZON WIRELESS ONLY HAND HOLE OUTSIDE COMPOUND
 - INSTALL (1) NEW VERIZON WIRELESS ONLY FIBER OPTIC CONDUIT w/ PULL TAPE FROM NEW HAND HOLE & STUB UP AT FUTURE FIBER PEDISTAL LOCATION
 - VERIZON WIRELESS SCOPE (VZW GC)
 - INSTALL A NEW 11'-6"x25'-5.5" PREFABRICATED RADIO EQUIPMENT SHELTER ON EXISTING CONCRETE PAD
 - INSTALL VZW ICE BRIDGE AND FOUNDATIONS
 - INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
 - INSTALL VZW ANTENNAS, LINES, COAX, GPS ANTENNAS & RADIO EQUIPMENT
 - INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES
 - INSTALL VZW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW EQUIPMENT SHELTER
 - INSTALL (2) 1-1/4" & (1) 1" INDUCTORS w/ PULL TAPES & TRACER WIRE WITHIN OWNER INSTALLED VERIZON WIRELESS ONLY FIBER OPTIC CONDUIT

PROJECT DESCRIPTION



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE 2014 INDIANA BUILDING CODE (IBC 2012)
STRUCTURAL CODE TB/EIA-222 - REVISION C
MECHANICAL CODE 2014 INDIANA MECHANICAL CODE (IMC 2012)
PLUMBING CODE 2012 INDIANA PLUMBING CODE (IPC 2004)
ELECTRICAL CODE 2008 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE 2014 INDIANA FIRE CODE (2012 IFC)
ENERGY CODE 2010 INDIANA ENERGY CODE (IEC) 90.1-200 (COMMERCIAL)
GAS CODE 2014 INDIANA FUEL GAS CODE (IFGC 2012)

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2009 IBC BUILDING CODE.

APPLICABLE CODES

SURVEYOR
BENCHMARK SERVICES, INC.
318 NORTH MAIN STREET P.O. BOX 5
HUNTINGBURG, IN 47542
PHONE: 812-683-3049
FAX: 812-683-2040

ARCHITECTURAL
GPD GROUP
8275 ALLISON POINTE TRAIL
SUITE 220
INDIANAPOLIS, IN 46250
CONTACT: TRACI PREBLE
317-299-2995

ELECTRICAL
IP: ADDRESS: TBD
CONTACT: MEMBER OF SERVICE DEPT
PHONE: 1-800-321-2232
EMAIL: TBD

ELECTRICAL UTILITY COORDINATION
IS NOT FINALIZED. DO NOT PROCEED WITH CONSTRUCTION.

CONSULTANT TEAM



SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, VICINITY MAP, & SHEET INDEX
	SURVEY PLAN
001	
P-1	PRELIMINARY OVERALL SITE PLAN w/ AERIAL
P-2	PRELIMINARY OVERALL SITE PLAN
P-3	PRELIMINARY DETAILED SITE PLAN
	ARCHITECTURAL
P-4	PRELIMINARY TOWER ELEVATION

NOTE:
THIS IS A REDUCED SIZE COPY. THESE PLANS WERE PRODUCED USING A 22"x34" FORMAT. DO NOT SCALE FROM THESE PRINTS.



520 South Main Street, Suite 2531
Aurora, OH 44202
330.572.2100 Fax: 330.572.2102



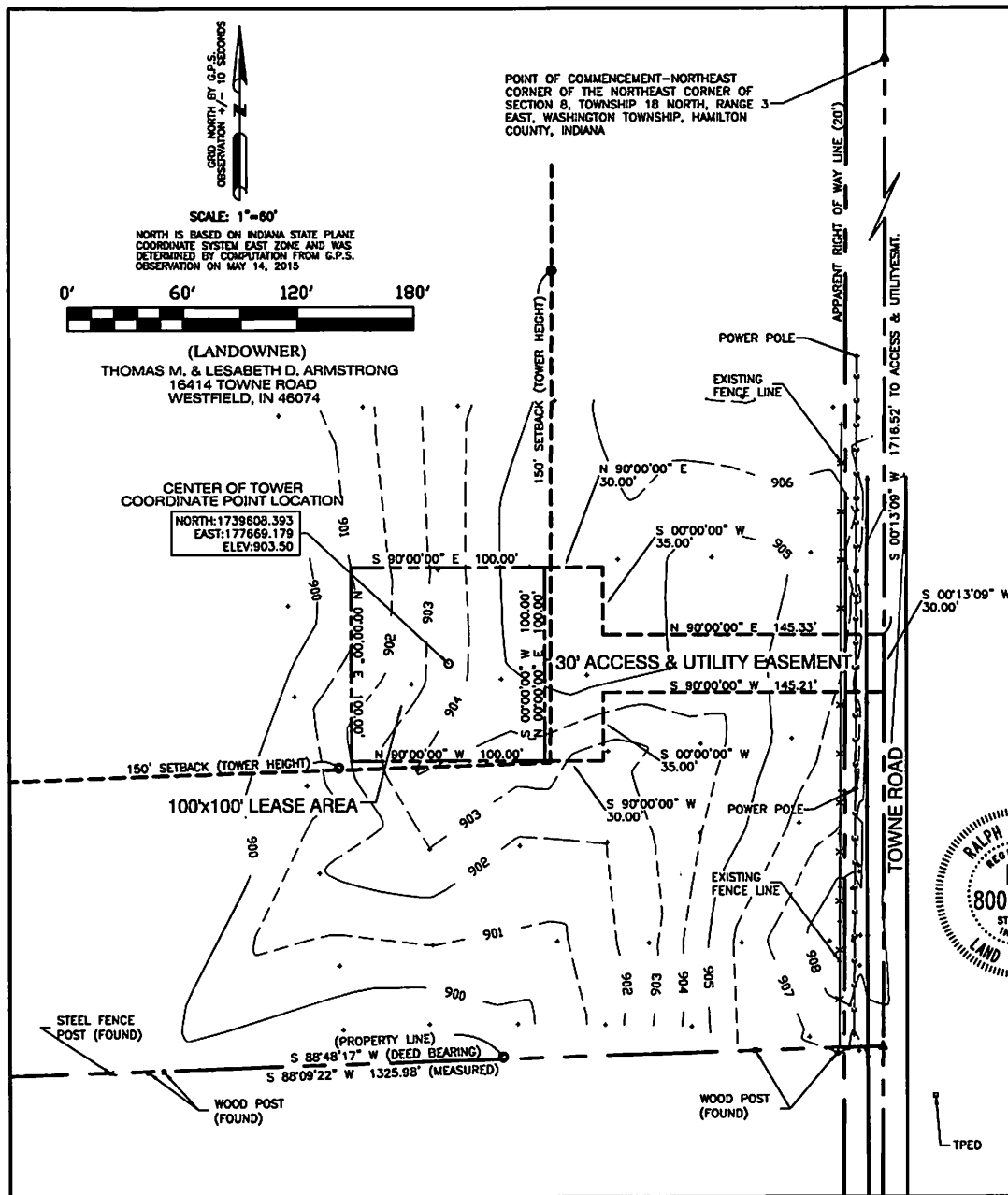
REV	DATE	DESCRIPTION
1	10/15/15	PRELIMINARY CHANGES

GN 161ST & TOWNE
161ST & TOWNE RD
WESTFIELD, IN 46074
PROJECT INFORMATION,
VICINITY MAP, &
SHEET INDEX

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO.
2015710.25

T-1



100'x100' LEASE AREA DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE REFERENCED NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS WEST (DEED BEARING) AND BEING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST (MEASURED BEARING BY GPS AND BEING THE BASIS OF BEARINGS) 1716.52 FEET TO A POINT AND PASSING OVER THE NORTHEAST CORNER OF THE ARMSTRONG NORTHEAST PROPERTY CORNER AT 784.88 FEET (BY DEED); THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 145.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE SOUTHEAST LEASE CORNER AND BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 10,000 SQUARE FEET, (0.23 ACRES), MORE OR LESS.

30' ACCESS & UTILITY EASEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE REFERENCED NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS WEST (DEED BEARING) AND BEING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST (MEASURED BEARING BY GPS AND BEING THE BASIS OF BEARINGS) 1716.52 FEET TO THE TRUE PLACE OF BEGINNING OF THIS ACCESS AND UTILITY EASEMENT DESCRIPTION AND PASSING OVER THE NORTHEAST CORNER OF THE ARMSTRONG NORTHEAST PROPERTY CORNER AT 784.88 FEET (BY DEED); THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 145.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE SOUTHEAST LEASE CORNER; THENCE ALONG THE EAST LINE OF SAID LEASE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO THE NORTHEAST LEASE CORNER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 30.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.33 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 7358.1 SQUARE FEET, (0.17 ACRES), MORE OR LESS.

UTILITIES

TELEPHONE COMPANY: A.T. & T. MEMBER OF SERVICE DEPT. 1.800.660.3000

POWER COMPANY: IPL MEMBER OF SERVICE DEPT. 1.800.521.2232

POLICE CONTACTS: WESTFIELD POLICE DEPT. CHIEF JOEL D. RUGH 317.804.3200

FIRE CONTACTS: WESTFIELD FIRE DEPT. CHIEF JOE LYONS 317.804.3333



FLOOD DATA: THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C01156 WHICH HAS AN EFFECTIVE DATE OF 11/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THERE WAS NO FIELD SURVEY PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION FROM FEMA.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ralph M. Wallem
RALPH M. WALLEM

PLS NO. 80040185

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.



BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
318 North Main Street
P.O. Box 0
Huntingburg, Indiana 47542
Phone: (512) 663-3049
e-mail: benchmark@bme.twcba.com

SITE NUMBER:
SITE NAME: GN 161ST and TOWNE
SITE ADDRESS: 16414 TOWNE ROAD WESTFIELD, IN 46074
LEASE AREA: 10000 SQ. FT.
PROPERTY OWNER: THOMAS M. & LESABETH D. ARMSTRONG 16414 TOWNE ROAD WESTFIELD, IN 46074
SECTION/TOWNSHIP/RANGE: SEC 8, T18N, R3E
COUNTY: HAMILTON COUNTY
SOURCE OF TITLE: INST#9809839293
LATITUDE: 40° 01' 23.583" N LONGITUDE: 86° 12' 13.486" W
DWG BY: GVVW CHKD BY: RMW DATE: 5.26.15
NO. REVISION/ISSUE DATE:
TITLE: SURVEY PLAN
SHEET: 1 OF 1



[illegible]

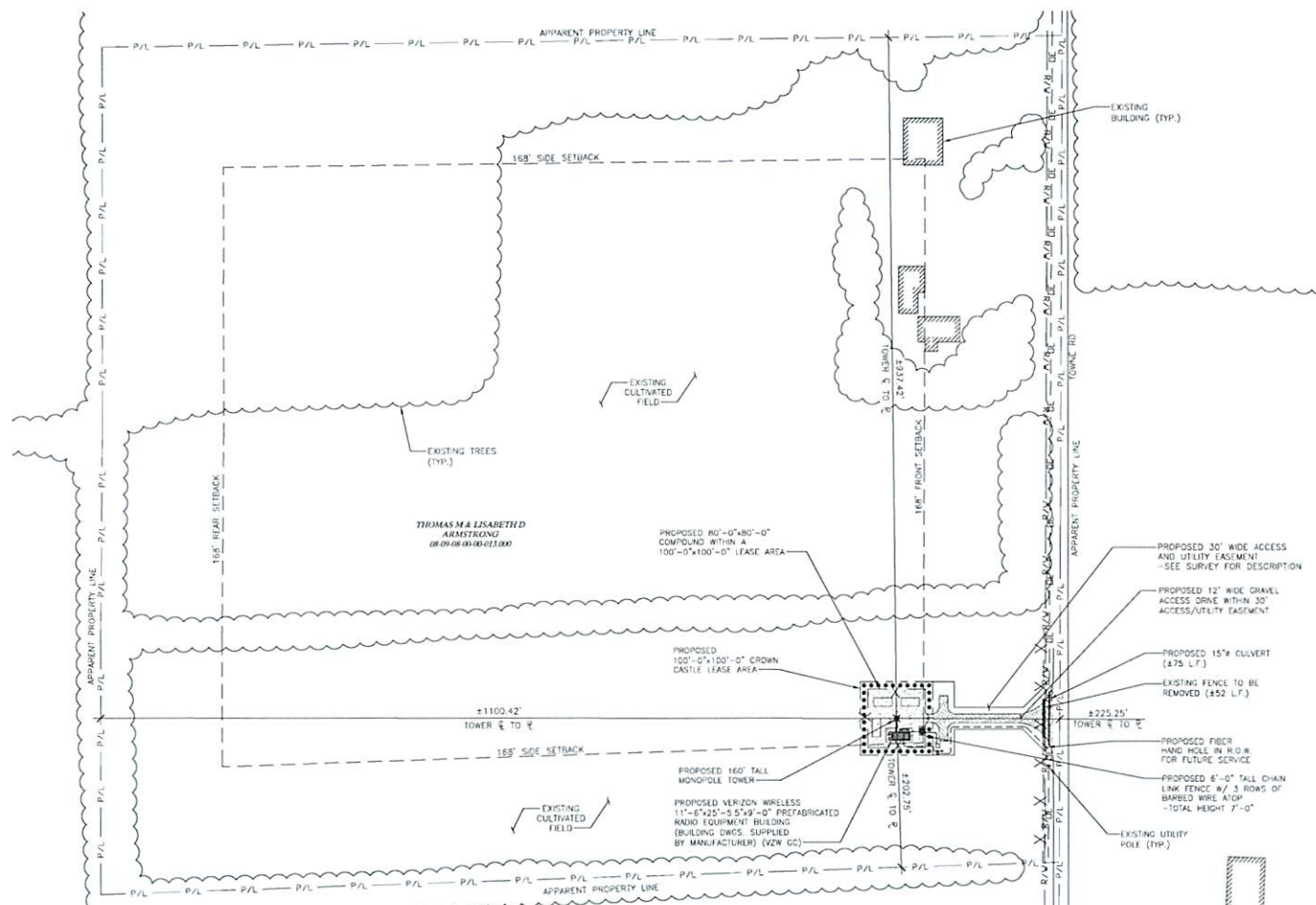
161ST & TOWNE
16414 TOWNE RD
WESTFIELD, IN 46074

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO.
2015710.25

P-2



NOTICE TO CONTRACTOR
PER ARIZONA STATE LAW 10-8-1-20-18, IT IS
AGAINST THE LAW TO EXCAVATE WITHOUT
NOTIFYING THE UNDERGROUND LOCATION SERVICE
TWO (2) WORKING DAYS BEFORE COMMENCING WORK

PRELIMINARY OVERALL SITE PLAN

SCALE: 1" = 80' (22"x34")
SCALE: 1" = 160' (11"x17")



LANDSCAPING CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPEEK) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY CROWN CASTLE. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE CONTRACTOR SHALL INSTALL "V" CHANNEL AROUND INTERIOR AND EXTERIOR PERIMETER OF LANDSCAPE BUFFER FOR STONE MULCH TO REST AGAINST.
11. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF LANDSCAPING STONE (I.E. CREEK STONE, CRUSHED BRICK, ETC).
 - THE FINISHED DEPTH OF STONE MUST BE AT LEAST 2" AND NO MORE THAN 3".
 - PRIOR TO STONING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION
 - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO STONE MULCH INSTALLATION.

PLANT MATERIAL LEGEND

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	36	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)

REV	DATE	DESCRIPTION
A	09/10/15	ISSUED FOR 90% REVIEW
B	05/24/16	REVISED TO PLATFORM
C	08/23/16	ADDED (2) LANDSCAPING TREES
0	09/24/16	FINAL CONSTRUCTION DRAWINGS

MIL SEAL

16414 TOWNE RD
WESTFIELD, IN 46074

LANDSCAPE PLAN
& NOTES

ISSUED FOR:	
REVIEW	09/09/15
PERMIT	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TP	BAG

JOB NO.

2015710.25

1

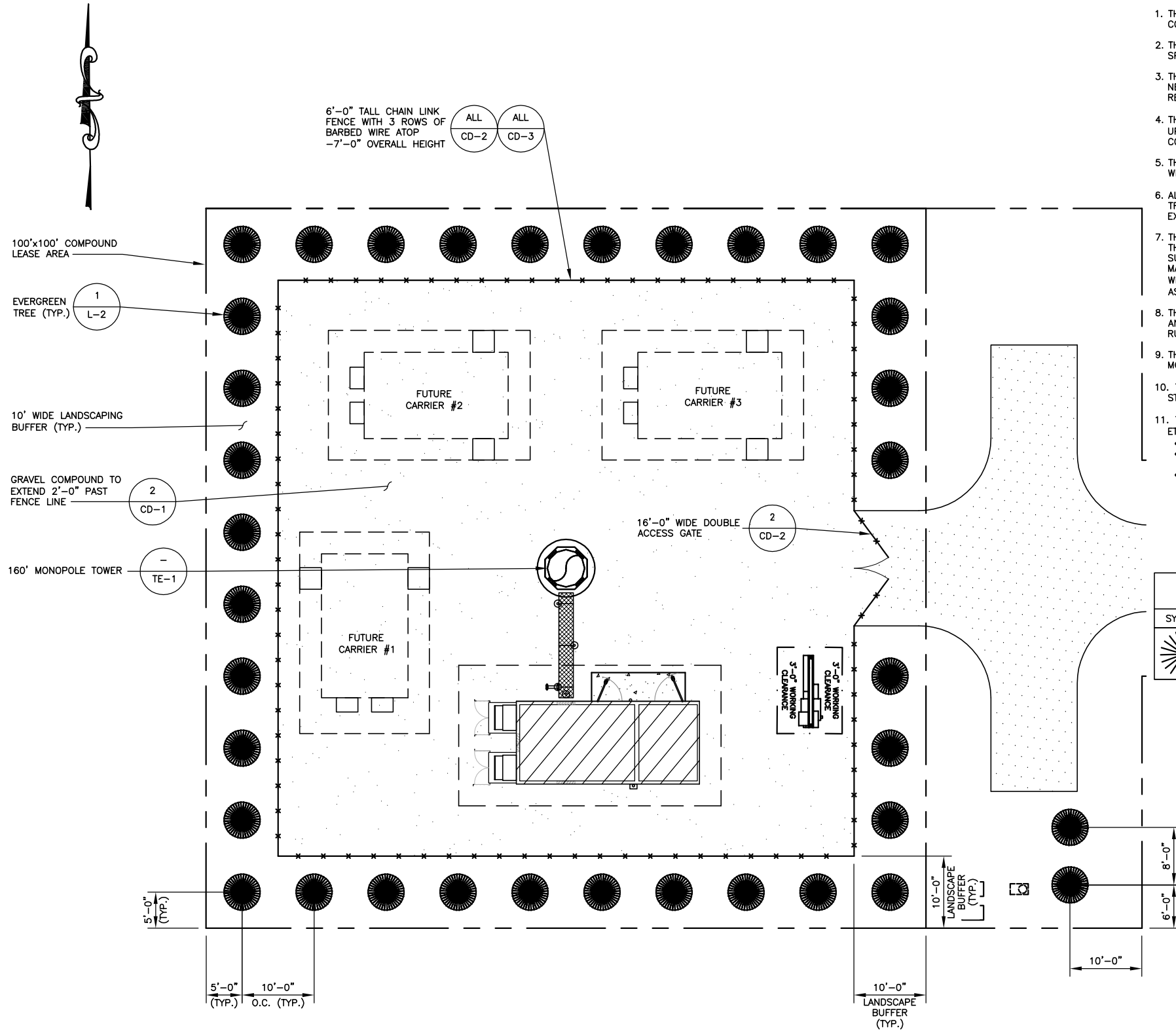


520 South Main Street, Suite 253
Akron, OH 44311
330.572.2100 Fax: 330.572.2100



CROWN
CASTLE

CANONSBURG, PENNSYLVANIA 15317
USA



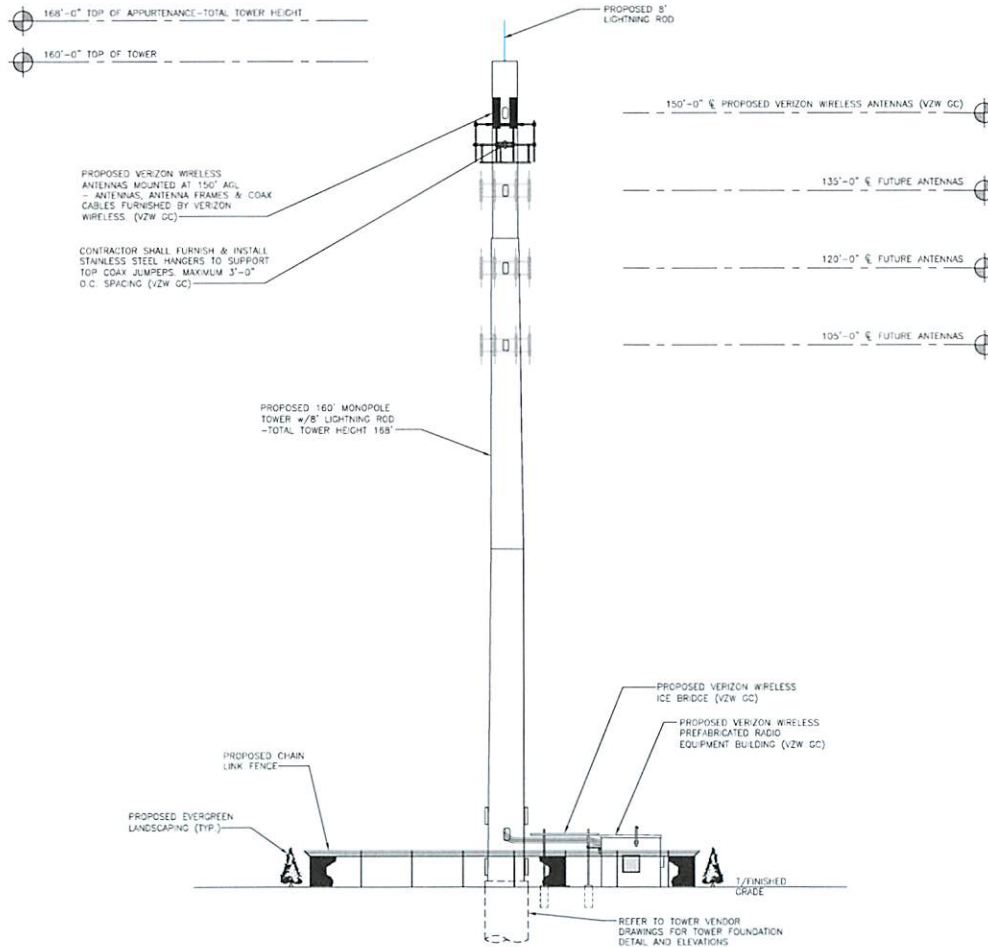
AREA USAGE	
SITE LEASE AREA	10000 SQ FT
COMPOUND AREA	6400 SQ FT
USED AREA	293 SQ FT

LANDSCAPE PLAN

SCALE: N.T.S.

1

Drawing Name: 02015710.25 PRELIMINARY TOWER ELEVATION (1611ST & TOWNE RD) PRELIMINARY DWD
 Date: 01/21/2015
 Author: [redacted]



PRELIMINARY TOWER ELEVATION

SCALE: N.T.S.



120 South Main Street, Suite 2531
 Austin, TX 78701
 330.572.2100 Fax: 330.572.2102



11 GRANDVIEW CIRCLE, SUITE 220
 CHANDLER, AZ 85226
 USA

REV	DATE	DESCRIPTION
1	10/20/15	PRELIMINARY DRAWINGS

1611ST & TOWNE
 16414 TOWNE RD
 WESTFIELD, IN 46074
 PRELIMINARY TOWER
 ELEVATION

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO.
 2015710.25

P-4



June 6, 2016

RE: Proposed Verizon Wireless Communications Facility Site Name: 161st and Towne

To Whom It May Concern:

As a radio frequency engineer for Verizon Wireless, I am providing this letter to state the need for a Verizon Wireless site called **161st and Towne**.

The 161st and Towne site is proposed with the below objectives:

1. Offload 4G traffic from multiple sites in the vicinity.
2. Improve 4G throughput to existing heavy data users.
3. Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

Currently the area is experiencing high demand for wireless high-speed data. Growth forecasts have triggered the need for an additional site in the area. The tower is needed to provide all Verizon customers in the area with the best experience on their 4G wireless devices.

Raw Land – Design plans for a new monopole would provide an antenna height of 150'. The new structure will be placed in an area that will allow for the offload of traffic from multiple sites. This location provides optimum site spacing to enable long-term network capacity relief.

Verizon Wireless cares about the communities as well as the environment and prefers to collocate on existing structures when available. We prefer collocation due to reduced construction costs, faster deployment, and environment protection. However, Verizon Wireless was unable to find a suitable structure to collocate the proposed 161st and Towne site.

There were no existing structures in the search area on which to collocate.

Verizon Wireless design engineers establish search area criteria in order to effectively meet coverage objectives as well as offload existing Verizon cell sites. When met, the criterion also reduces the need for a new site to cover the area in the immediate future. Each cellular site covers a limited area, depending on site configuration and the surrounding terrain. Cell sites are built in an interconnected network; which means each cell site must be located so that their respective coverage areas are contiguous. This provides uninterrupted communications

throughout the coverage area.

Since collocation is generally the most cost-effective means for prompt deployment of new facilities, Verizon Wireless makes every effort to investigate the feasibility for using existing towers or other tall structures for collocation when designing a new site or system expansion. However, collocation on an existing tower or tall structure is not always feasible due to location of existing cell sites. Cell sites are placed in a way so they provide smooth hand off to each other and are placed at some distance from each other to eliminate too much overlap. Too much overlap may result in a waste of resources and raise a system capacity overload concern.

The 161st and Towne site will allow Verizon Wireless to provide continuous coverage in the city and along portions of major roadways in its vicinity. The site will provide the quality coverage our customers expect and rely on. Customers will experience access to mobile voice and wireless data services that may have been previously unavailable, and support Homeland Security through enhanced 911 services.

This cell site has been designed, and will be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

RF exposure readings at this site in the accessible areas would be well below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The site would carry appropriate RF exposure signage to the public entering the site area.

This site would transmit frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The site will go through a complete rigorous regulatory process before it comes on-air to provide service to our customers.

Verizon Wireless currently holds multiple FCC licenses in Hamilton County in order to provide multiple forms of wireless services to its current and prospective customers.

Sincerely,

Christopher Britt
RF Engineer, Verizon Wireless



June 6, 2016

RE: City of Westfield Zoning Plots; Site Name: **161st and Towne**

To Whom It May Concern:

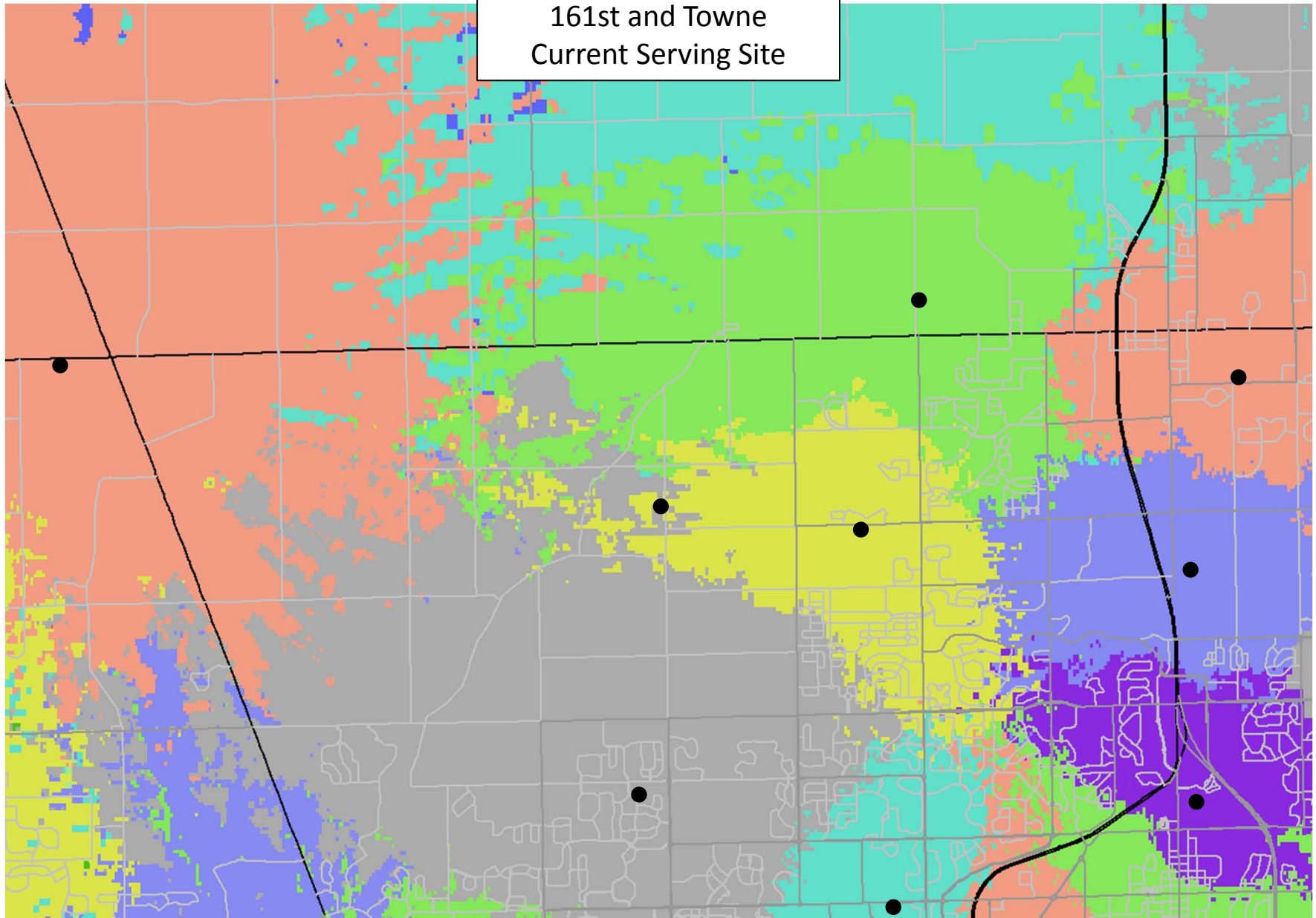
This map is not a guarantee of coverage and may contain areas with no service. This map reflects a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service, outage, customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service.

The proposed site is needed to offload capacity from existing sites. This map reflects the predicted coverage area that will be offloaded from existing sites and transferred to the proposed site.

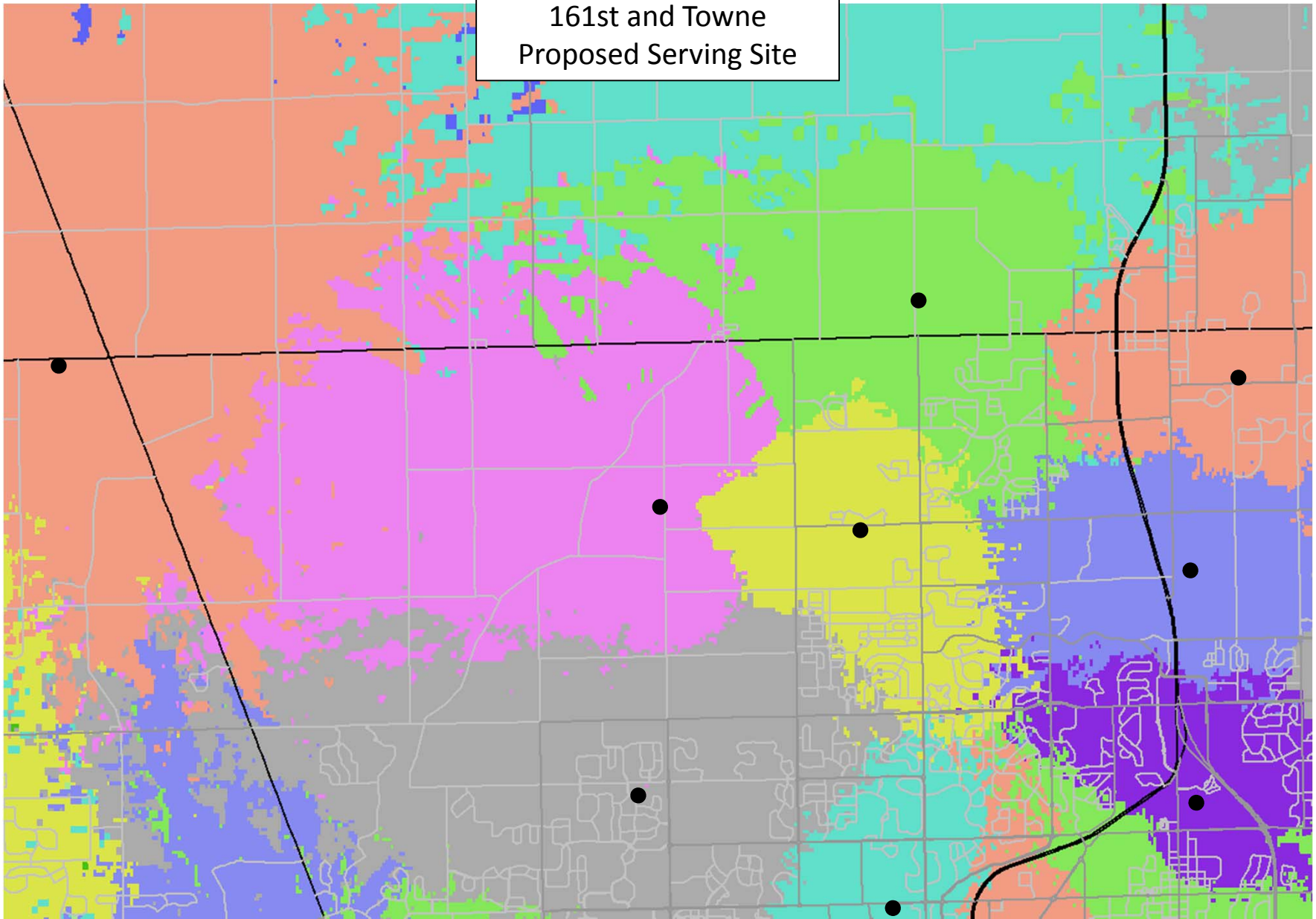
Sincerely,

Christopher Britt
RF Engineer, Verizon Wireless

161st and Towne
Current Serving Site



161st and Towne
Proposed Serving Site





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 6, 2016
1609-PUD-14
Exhibit 1

Docket Number: 1609-PUD-14 (Ordinance No. 16-26)

Petitioner: Matthew and Teresa Skelton

Request: A change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

Current Zoning: SF3: Single-Family Medium Density District

Current Land Use: Single-family residential

Acreage: 1.55 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Junction North PUD Ordinance (Ord. 16-26)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the August 8, 2016, City Council meeting. The petition will receive a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting a change in zoning to the Junction North Planned Unit Development (PUD) District for approximately 1.55 acres +/-, located at the southwest corner of Hoover Street and Union Street in Downtown Westfield (see **Exhibit 2**). Property to the west is zoned SF-3 and is a city park (Asa Bales Park). Property to the south is zoned SF-3 and is residentially used. Property to the east is zoned SF-3 and is a commercially used (hair salon) and residentially used. Property to the north is zoned GB-PD and EI and is a public school (Westfield High School).

ZONING REQUEST:

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property. The subdivision would include five (5) residential lots.

Default Standards and Permitted Uses: The Junction North PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 5**) defaults to the SF3: Single Family Medium Density District as the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal. A summary of the proposed modifications are as follows:

	SF-3 Requirement (per UDO)	Junction North PUD
Minimum Lot Area	12,000 SF	7,000 SF
Front Yard Setback	20 feet	10 feet
Side Yard Setback	10 feet	5 feet
Rear Yard Setback	30 feet	10 feet
Minimum Lot Width	90 feet (corner lots) 80 feet (all other lots)	60 feet

Architectural Enhancements: The proposed Junction North PUD includes architectural and building design requirements that exceed what the UDO would otherwise require for and SF-3 subdivision. The proposed PUD standards include the following:

1. Homes are required to be substantially consistent with style and character of the homes represented in the illustrative character exhibits of the PUD Ordinance;
2. Front doors are required to face Hoover Street, with the exception of the corner lot (Lot 1) – the front door on that building is required to face Union Street.
3. All homes are required to include a sizable front porch (minimum of 36 square-feet in size, and a minimum of 4 feet deep);
4. Garages on Lots 2-5 are allowed to be either side, rear, or front loaded. However, if they are front loaded, then the garage is required to be setback at least 20 feet behind the front elevation of the home. Garage doors are not allowed to face Union Street on Lot 1.
5. Vinyl and aluminum are not permitted, except for gutters, soffits, trim, and other similar features.

Design Standards and Processes: The proposed Junction North PUD would modify the UDO standards by allowing the existing 5-foot sidewalk to remain instead of requiring an 8-foot roadside pathway. A five-foot sidewalk is consistent with what is anticipated for most areas of Downtown Westfield. The PUD Ordinance also would not require open space as a part of this subdivision, and it would require the Minor Subdivision process to be followed when subdividing the property.

Comprehensive Plan: The Grand Junction Implementation Plan, an addendum to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), identifies this property as being largely within the “Union Sub-District” of Downtown Westfield. The Union Sub-District sections focus on maintaining mature trees, preserving the historical residential architectural/character of the street, and encouraging any new structures to mimic the existing historic/residential character of the area¹. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner met with the Grand Junction Task Group on August 2, 2016 to discuss how the proposal fits with the Grand Junction Master Plan/Grand Junction Implementation Plan and received the group’s support.

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 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.

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.

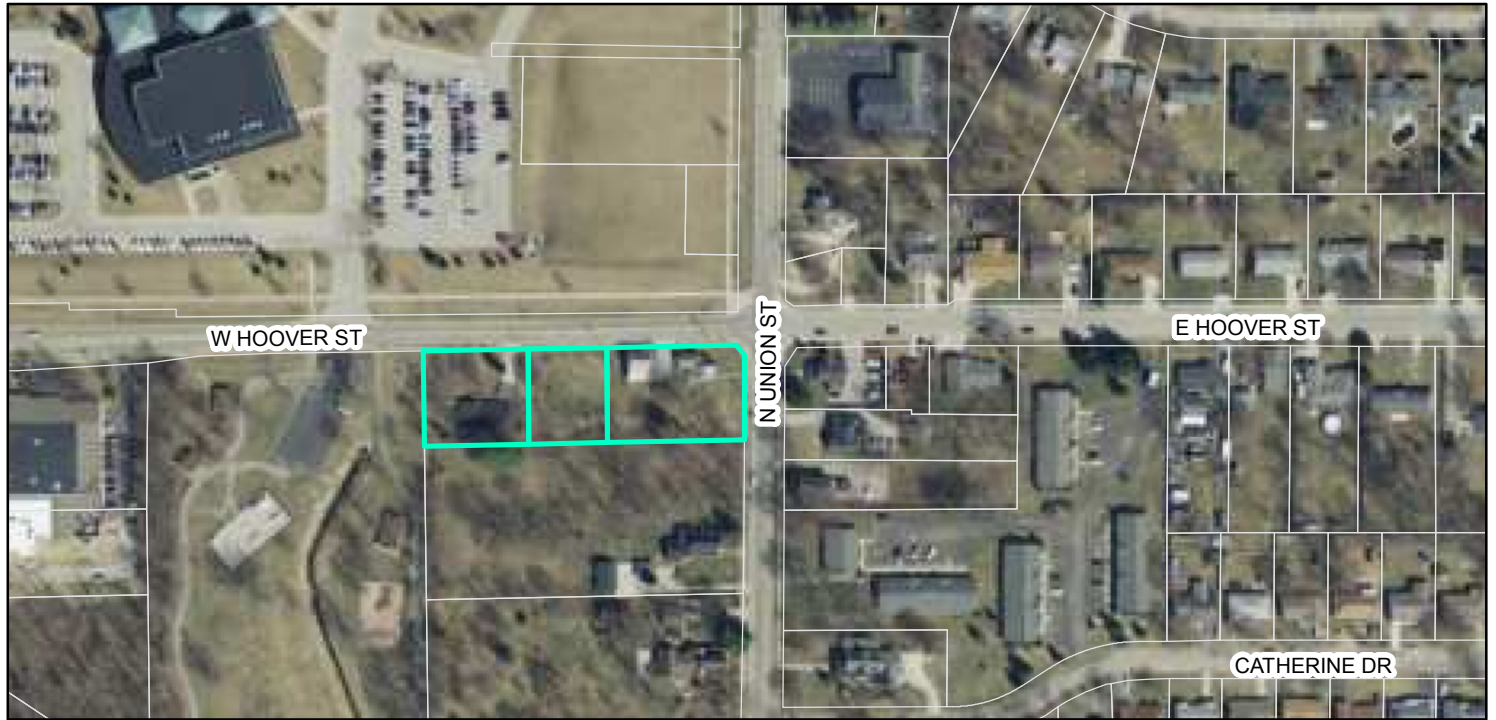
DEPARTMENT COMMENTS:

1. **Action:** Hold a public hearing at the September 6, 2016 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

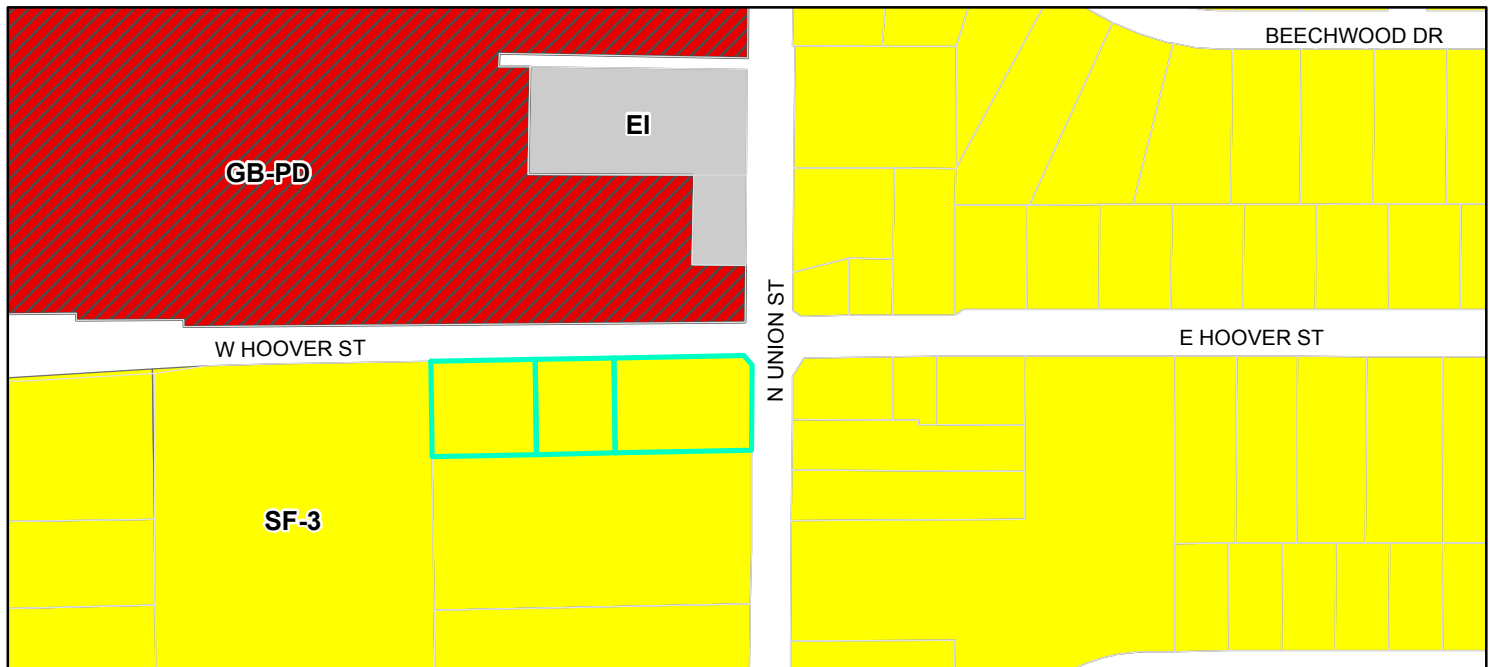
¹ Westfield-Washington Township Comprehensive Plan, Appendix I (Grand Junction Implementation Plan, 2013).

Aerial Location Map

 Site



Zoning Map



 Parcel **Zoning**  GB-PD (General Business - Planned Development)  SF-3 (Single Family - 3)
 EI (Enclosed Industrial)

Junction North

Exhibit B - Concept Plan

HOOVER STREET (181st STREET)

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

UNION STREET



 Parcels

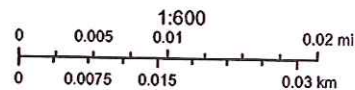


EXHIBIT C
ILLUSTRATIVE EXHIBITS







ORDINANCE NUMBER 16-29

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 “**JUNCTION NORTH 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-14**), 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-14** 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 "**Junction North 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.

Section 3. Concept Plan. The concept plan, attached hereto as **Exhibit B** (the "Concept Plan"), 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 of this District shall be the SF-3: Single-Family Medium Density District (the "Underlying Zoning District").

Section 5. 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.

- 5.1 Minimum Lot Area: 7,000 square feet
- 5.2 Minimum Building Setback Lines:
 - A. Front Yard: 10 feet
 - B. Side Yard: 5 feet
 - C. Rear Yard: 10 feet
- 5.3 Minimum Lot Width: 60 feet

Section 6. Development Standards.

- 6.1 Homes constructed on the Real Estate shall be substantially consistent with the architectural style and character represented in the illustrative exhibits included as **Exhibit C** (the “Illustrative Exhibits”), attached hereto.
- 6.2 The front door of a residential dwelling on Lot 1, as identified on the Concept Plan, shall face North Union Street. The front doors of residential dwellings on all other Lots shall face West Hoover Street.
- 6.3 All homes constructed on the Lots shall incorporate a prominent front porch with a minimum depth of four (4) feet and minimum size of thirty-six (36) square feet.
- 6.4 Garages on Lots 2, 3, 4 and 5 shall be: (1) side-load, (2) rear-load, or (3) front-load (as long as the garage is setback a minimum of twenty (20) feet behind the primary front elevation). Garage door(s) on Lot 1 shall not be permitted to face North Union Street.
- 6.5 Vinyl and aluminum shall not be permitted exterior building materials, except for gutters, soffits, trim and other similar building components.

Section 7. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 8.6 Open Space and Amenity Standards: shall not apply.
- 7.2 Article 8.7(D) Perimeter/External Pedestrian Network Standards: Sidewalks currently exist along North Union Street and West Hoover Street. As a result, no additional pedestrian facilities shall be required.
- 7.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with requirements of the Thoroughfare Plan unless otherwise agreed by the Director of the Westfield Department of Public Works. The District shall be designed in substantial compliance with the Concept Plan. Each Lot in the District shall be accessed from West Hoover Street.

Section 8. Processes & Permits. The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

- 8.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

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 hereby certify that **ORDINANCE 16-29** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-29**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-29**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. and Teresa O. Skelton
547 N. Union Street, Westfield, IN 46074

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 (Matthew S. Skelton).

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

Parcel A

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID QUARTER SECTION 148.50 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE CONVEYED TO LOWELL & MABLE WHICKER BY WARRANTY DEED RECORDED IN DEED RECORD 235, PAGE 168 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 58 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND ALONG THE SOUTH LINE OF SAID WHICKER REAL ESTATE 189.54 FEET TO A 5/8" REBAR WITH YELLOW CAP; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 125.04 FEET TO A 5/8" REBAR WITH YELLOW CAP ON THE SOUTH LINE OF THE REAL ESTATE CONVEYED FOR HOOVER STREET RIGHT OF WAY; THENCE NORTH 87 DEGREES 48 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 151.60 FEET; THENCE SOUTH 33 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 23.34 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 32 SECONDS EAST 40.07 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 58 MINUTES 39 SECONDS EAST 25.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.561 ACRES, MORE OR LESS.

Parcel B

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX (36) IN TOWNSHIP NINETEEN (19) NORTH, RANGE THREE (3) EAST AND RUNNING THENCE WEST TWENTY-SIX (26) RODS, THENCE SOUTH NINE (9) RODS; THENCE EAST TWENTY-SIX (26) RODS; THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT:

BEGIN AT A POINT EIGHTEEN (18) RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN WEST EIGHT (8) RODS; SOUTH NINE (9) RODS; EAST EIGHT (8) RODS; NORTH NINE (9) RODS TO THE PLACE OF BEGINNING, CONTAINING 0.45 ACRES MORE OR LESS IN HAMILTON COUNTY, STATE OF INDIANA, EXCEPTING TEN (10) FEET BY PARALLEL LINES OFF THE NORTH SIDE OF SAID PARCEL.

ALSO EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID QUARTER SECTION 148.50 FEET TO THE SOUTHEAST CORNER OF THE REAL ESTATE CONVEYED TO LOWELL &

MABLE WHICKER BY WARRANTY DEED RECORDED IN DEED RECORD 235, PAGE 168 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 58 MINUTES 39 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION AND ALONG THE SOUTH LINE OF SAID WHICKER REAL ESTATE 189.54 FEET TO A 5/8" REBAR WITH YELLOW CAP; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 125.04 FEET TO A 5/8" REBAR WITH YELLOW CAP ON THE SOUTH LINE OF THE REAL ESTATE CONVEYED FOR HOOVER STREET RIGHT OF WAY; THENCE NORTH 87 DEGREES 48 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 151.60 FEET; THENCE SOUTH 33 DEGREES 22 MINUTES 13 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 23.34 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 32 SECONDS EAST 40.07 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 58 MINUTES 39 SECONDS EAST 25.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.561 ACRES, MORE OR LESS.

Parcel C

BEGIN AT A POINT EIGHTEEN (18) RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST AND RUN WEST EIGHT (8) RODS; SOUTH NINE (9) RODS; EAST EIGHT (8) RODS; NORTH NINE (9) RODS TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, STATE OF INDIANA, EXCEPTING TEN (10) FEET BY PARALLEL LINES OFF THE NORTH SIDE OF SAID PARCEL.

EXHIBIT B
CONCEPT PLAN

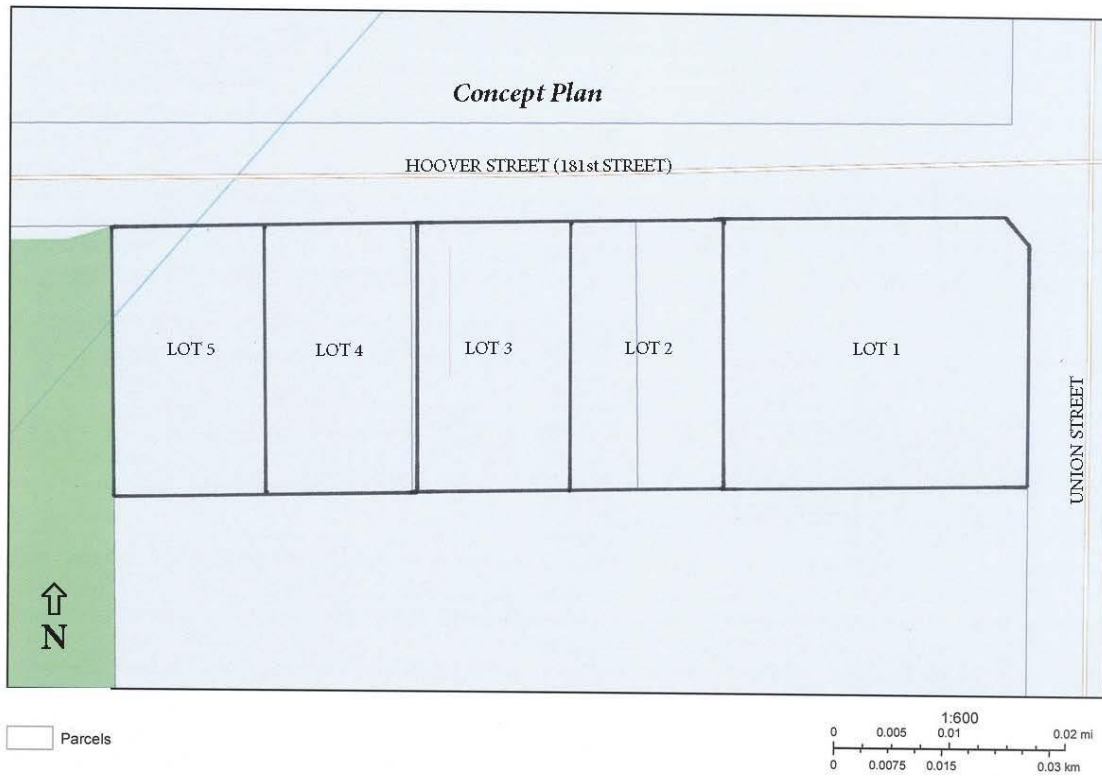


EXHIBIT C
ILLUSTRATIVE EXHIBITS









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 6, 2016
1606-PUD-07
Exhibit 1

Docket Number: 1606-PUD-07 (Ordinance No. 16-12)

Petitioner: TMC Developers, LLC by Nelson & Frankenberger

Request: An amendment to the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District Ord. 12-14

Current Land Use: Vacant / Undeveloped

Property History: 1205-PUD-05 Harmony PUD District (Ord. 12-14) (01/16/13)
1605-SPP-06 Mixed Use District Primary Plat (06/06/16)
1605-ODP-06 Mixed Use District Overall Development Plan (06/06/16)
1606-SFP-16 Mixed Use District Secondary Plat (pending)
1606-DDP-20 Detailed Development Plan (CVS) (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Elevations
4. Harmony PUD Ord. 12-14
5. Proposed Amendment Ord. 16-12 (redline)
6. Proposed Amendment Ord. 16-12 (clean)
7. List of Issues / Comments
8. Petitioner's Response to Issues / Comments

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the May 9, 2016, City Council meeting. The petition received a public hearing at the June 6, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

Since the public hearing, the petitioners have chosen to split the petition as it relates to Area A (the "Apartment Area") and Area B and C (the "Commercial Area") (see Project Overview below). As such, this petition (1606-PUD-07) is now only applicable to the Commercial Area.

The petitioner submitted a revised ordinance for the August 1, 2016, Plan Commission meeting that removed the Apartment Area and incorporated changes in response to the public hearing comments. The Plan Commission opened their meeting on August 1, 2016, to allow additional public comment in response to the petitioner's submitted revisions. A summary of the concerns raised in response to the revisions presented on August 1, 2016, meeting is included at **Exhibit 7** (the "List of Issues / Comments").

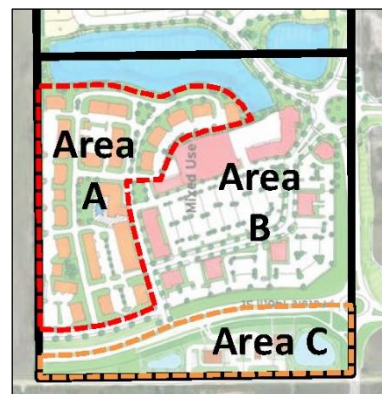
Since the August 1, 2016, Plan Commission meeting, the petitioner has further revised the proposed ordinance, which is included at **Exhibit 5**, and submitted a response to the List of Issues / Comments (see **Exhibit 8**).

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District for the thirty-three (33) acres+/- located on the northwest corner of 146th Street and Ditch Road (see **Exhibit 2**).

The subject property encompasses “Areas” B and C of the PUD District (collectively, the “Commercial Area”). The PUD Ordinance establishes the LB: Local and Neighborhood Business District as the underlying zoning district.

Property History: The property is zoned the Harmony PUD District (Ord. 12-14) (the “PUD Ordinance”). The PUD Ordinance was adopted in 2013, and includes 278 acres. Since then, the detached single-family areas of the PUD District have been under development.



In March 2016, the petitioner filed a primary plat (1605-SPP-06) and overall development plan (1605-ODP-06) that included the Commercial Area, which were approved by the Plan Commission on June 6, 2016.

In April 2016, the petitioner filed a secondary plat (1606-SFP-16) for the Mixed Use District, and a detailed development plan (1606-DDP-20) for a CVS directly on the northwest corner of 146th Street and Ditch Road. The detailed development plan for CVS received its public hearing at the June 6, 2016, Plan Commission meeting, and is currently pending.

AMENDMENT REQUEST

The petitioner requests this amendment to address the following:

Permitted Uses: The PUD Ordinance currently defaults to the LB District for permitted uses. In addition, within Area C, the PUD Ordinance currently permits, but then limits restaurants with drive through facilities to: Snack Restaurants¹, Sandwich Restaurants², Pizza/Pasta

¹ PUD Ordinance defines “Restaurant, Snack” as “a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.”

² PUD Ordinance defines “Restaurant, Sandwich” as “a Quick Service Restaurant specializing in sandwiches as the primary menu feature.”

Restaurants³, Mexican Restaurants⁴, Chicken Restaurants⁵, and Asian Restaurants⁶. The PUD Ordinance specifically prohibits Burger Restaurants⁷ and Seafood Restaurants⁸. The definitions for the above restaurant uses, as defined by the PUD Ordinance, are noted. In addition, the PUD Ordinance defines a “Quick Service Restaurant” as “an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer’s location.”

The proposed amendment, as revised since the public hearing:

1. Prohibits Fast Food Restaurants⁹ (including the previously permitted restaurants, as summarized above).
2. Permits one (1) Gasoline Service Station¹⁰ within Area C. As revised, the proposed ordinance restricts the hours of operation between 5:00 a.m. and midnight with an exception. The Towne West Planned Unit Development (PUD) District (northeast corner of 146th Street and Towne Road) currently permits a Gasoline Service Station. The proposed ordinance provides that if that Gasoline Service Station operates between the hours of 5:00 a.m. and midnight, then this Gasoline Service Station would be permitted to do so as well.

A Gasoline Service Station is a Special Exception¹¹ use in the underlying LB District; however, the use is not currently permitted because the use is not specifically a Permitted Use in the LB District¹².

³ PUD Ordinance defines “Restaurant, Pizza/Pasta” as “a Quick Service Restaurant specializing in pizza and pasta as the primary menu feature.”

⁴ PUD Ordinance defines “Restaurant, Mexican” as “a Quick Service Restaurant specializing in Mexican cuisine.”

⁵ PUD Ordinance defines “Restaurant, Chicken” as “a Quick Service Restaurant specializing in chicken as the primary menu feature.”

⁶ PUD Ordinance defines “Restaurant, Asian” as “a Quick Service Restaurant specializing in cuisine from the Asian region.”

⁷ PUD Ordinance defines “Restaurant, Burger” as “a Quick Service Restaurant specializing in hamburgers as the primary menu feature.”

⁸ PUD Ordinance defines “Restaurant, Seafood” as “a Quick Service Restaurant specializing in seafood as the primary menu feature.”

⁹ Chapter 12 of the Unified Development Ordinance defines “Restaurant, Fast Food” as “[a]n establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through.”

¹⁰ Chapter 12 of the Unified Development Ordinance defines “Gasoline Service Station” as “[a]ny building or land used for the retail sale of automobile fuels and lubricants and which typically includes fuel pumps and underground storage tanks.

¹¹ Chapter 12 of the Unified Development Ordinance defines “Special Exception” as “[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted.”

Minimum Building Setbacks: The proposed amendment modifies three minimum building setback standards as follows:

1. Reduces the front yard setback along internal streets from 60 feet (as set forth by the LB District) to 20 feet (10 feet along the private street north of the proposed CVS building). Twenty (20) feet is the same standard the PUD Ordinance establishes for the front yard setback along 146th Street and Ditch Road.
2. Reduces the side and rear yard setbacks from 15 feet and 20 feet, respectively, to zero (0) feet interior to the Mixed Use District.
3. Reduces the front yard setback along old 146th Street (south line of Area C for the proposed Gasoline Service Station) from twenty (20) feet to ten (10) feet.

Landscape Buffer Yards: With respect to the Commercial Area, the PUD Ordinance defaults to the UDO's landscaping standards with the exception of the External Street Frontage Landscaping Requirements.

The External Street Frontage Landscaping Requirements, which were adopted as part of the UDO after the Harmony PUD Ordinance was adopted, are superseded by the PUD Ordinance's "Landscape Buffer A" and "Landscape Buffer B" as they apply to those areas shown on the adjacent graphic.

The proposed amendment now defaults to the UDO's External Street Frontage Landscaping Requirements as noted below.



1. External Frontage Landscaping / Landscape Buffer:

	PUD Ordinance Buffer A	PUD Ordinance Buffer B	Amendment Defaults to UDO's External Street Frontage Landscaping ¹³
Minimum Width	20 feet	10 feet	10 feet
Evergreen Trees	1.5 per 30 feet	1 per 30 feet	3 per 100 feet
Shade Trees	-	-	
Ornamental Trees	-	-	2 per 100 feet
Shrubs	5 evergreen per 30 feet	5 evergreen per 30 feet	25 per 100 feet

¹² Section 2.2. of the Harmony PUD Ordinance provides that uses permitted in the LB District are permitted. Article 13.1(B) of the UDO provides uses are either permitted, not permitted or a Special Exception. As a Special Exception use in the LB District, a Gasoline Service Station is determined to not be a permitted use.

¹³ Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

2. **Area C (Gasoline Service Station):** In addition to the above, the amendment proposes to modify the south property line of Area C (along old 146th Street) as follows:

	PUD Ordinance Buffer A	Amendment Defaults to UDO's External Street Frontage Landscaping ¹⁴
Minimum Width	20 feet	10 feet*
Evergreen Trees	1.5 per 30 feet	3 per 100 feet**
Shade Trees	-	
Ornamental Trees	-	2 per 100 feet**
Shrubs	5 evergreen per 30 feet	25 per 100 feet**
Screen Wall	-	proposed in lieu of otherwise applicable plantings

*Amendment allows the width to be reduced by permitting sidewalks and drive aisles to encroach into the landscaping area.

**Amendment allows plantings to be located within the adjacent right-of-way. The adjacent right-of-way is the jurisdiction of Hamilton County. As a result, the Department recommends language be added that plantings are permitted within the adjacent right-of-way "subject to approval by the County".

Sign Standards: The PUD Ordinance defaults to the UDO for the applicable sign standards. The proposed amendment addresses the Gasoline Service Station proposed within Area C, which by definition, would qualify as an Outlot¹⁵ thus would not be permitted to have individual ground signs. Due to the non-contiguous nature of Area C from the remainder of the Nonresidential Center¹⁶, the proposed amendment specifies that signage for Area C would be permitted and regulated as an Individual Nonresidential Use¹⁷.

In addition, to complement the "village design theme", the proposed ordinance restricts wall signs within Area B to only be externally lit with decorative lighting. This restriction would not apply to Area C (Get Go).

Architectural Standards: The PUD Ordinance adopts the UDO's Architectural Design Requirements of the State Highway 32 Overlay District to apply to the commercial uses of the Mixed Use District. The proposed amendment originally incorporated the CVS and GetGo franchised designs to replace and supersede the otherwise applicable architectural standards.

¹⁴ Article 6.8(M)(2) of the UDO provides that this requirement may be credited when perimeter parking area landscaping requirements overlap external street frontage landscaping (located within 20 feet of the right-of-way).

¹⁵ Chapter 12 of the UDO defines "Outlot" as "[a] Lot within a Nonresidential Center that typically abuts a Street on one Lot Line and either a Street or other vehicular access (i.e. Private Street) shared with other Lots within the Nonresidential Center on another Lot Line."

¹⁶ Chapter 12 of the UDO defines "Nonresidential Center" as "[a] building or combination of buildings containing three (3) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale."

¹⁷ Chapter 12 of the UDO defines "Nonresidential Use, Individual" as "[a]ny building or combination of buildings with a single tenant, store, service establishment, office or other permitted nonresidential use and not part of a Nonresidential Center."

Since the public hearing, the petitioner has submitted revised CVS and GetGO elevations in response to the public hearing comments that spoke in regard to residents wanting to see a more “village” architectural theme for buildings within the Commercial Area.

The proposed amendment provides that the CVS and GetGo buildings “shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit”, as revised.

Illustrative Character Exhibit – CVS: The detailed development plan (1606-DDP-20) for the proposed CVS has been reviewed in accordance with the currently applicable architectural standards (see corresponding Department Report for 1606-DDP-20). The Illustrative Character Exhibit does not comply with, and would generally modify the standards for: building materials (Masonry Materials); building façade offsets.

Illustrative Character Exhibit – GetGo: The Illustrative Character Exhibit does not comply with, and appears to generally modify the standards for: building façade offsets; four-sided architecture (specifically the proposed right and rear elevations). The original Illustrative Character Exhibit depicts outdoor storage/display items; however, these would be subject to Article 6.12(C) Outside Storage and Display of the UDO, which requires screening.

Village Design Theme: In response to public hearing comments, the revised ordinance proposes that all other buildings within the Commercial Area be required to be of a “village design theme”. In coordination with the Department, the petitioner’s proposed ordinance incorporates a reference to the Defined Architectural Styles that apply to Harmony’s single-family homes to establish the “village design theme” applicable to the Commercial Area.

Comprehensive Plan: As summarized in the original zoning of the PUD District, the Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as “New Suburban”.

PROCEDURAL

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

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.

PUBLIC HEARING COMMENTS

The written comments that were submitted in response to the petition as presented at the June 6, 2016, public hearing, are included with the August 1, 2016, Plan Commission meeting agenda ([link here](#)). The public comments presented at the public hearing are summarized in the Plan Commission's minutes of the June 6, 2016, meeting ([link here](#)).

Since the public hearing, the Plan Commission permitted additional public comment at the August 1, 2016, meeting in response to revisions proposed by the petitioner. The written comments that were submitted in response to those revisions presented on August 1, 2016, are also included with the August 1, 2016, Plan Commission meeting agenda ([link here](#)).

A summary of the concerns raised in response to the revisions presented on August 1, 2016, meeting is included at **Exhibit 7** (the "List of Issues / Comments"). The petitioner's response to the List of Issues / Comments is included at **Exhibit 8**.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the Council (1606-PUD-07 / Ord. No. 16-12).**
2. If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at (317) 402-4380 or jpohlman@westfield.in.gov.

PROJECT DATA	
PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED
LAND INFORMATION	
LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAGON EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

DRIVE THRU ALLOWED	PERMITTED
24 - HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD 100 PROVIDED: (530' x 10') 10 EVERGREEN TREES 10 SHRUB: 10 SHRUB, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (604' ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
---------------------	---

	RIGHT IN / RIGHT OUT ENTRANCES.
LINES OF SITE	UNOBSTRUCTED
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

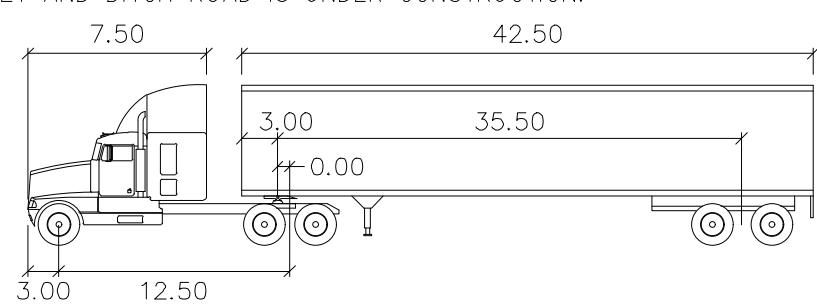
SITE AREA	1.92 ACRES ± (83,598 S.F.)	HEAVY DUTY ASPHALT	4,017 S.Y. ±
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)	LIGHT DUTY ASPHALT	1,280 S.Y. ±
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)	CURB	1,589 L.F. ±
MAXIMUM IMPERVIOUS AREA	N/A	SIDEWALK	765 L.F. ±
BUILDING AREA	12,900 S.F.	OUT / C/FI CEMENTS	2,500 C.Y. IMPORT
BUILDING DENSITY	12,900 S.F. (BLDG)	ASPHALT PATH	435 S.Y. ±
	83,598 S.F. (RLOT)	CURB AND GUTTER	1,065 L.F. ±
	± 15%	RIGHT OF WAY ASPHALT	1153 S.Y. ±
MAXIMUM BUILDING DENSITY	N/A		

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	±1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND GUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

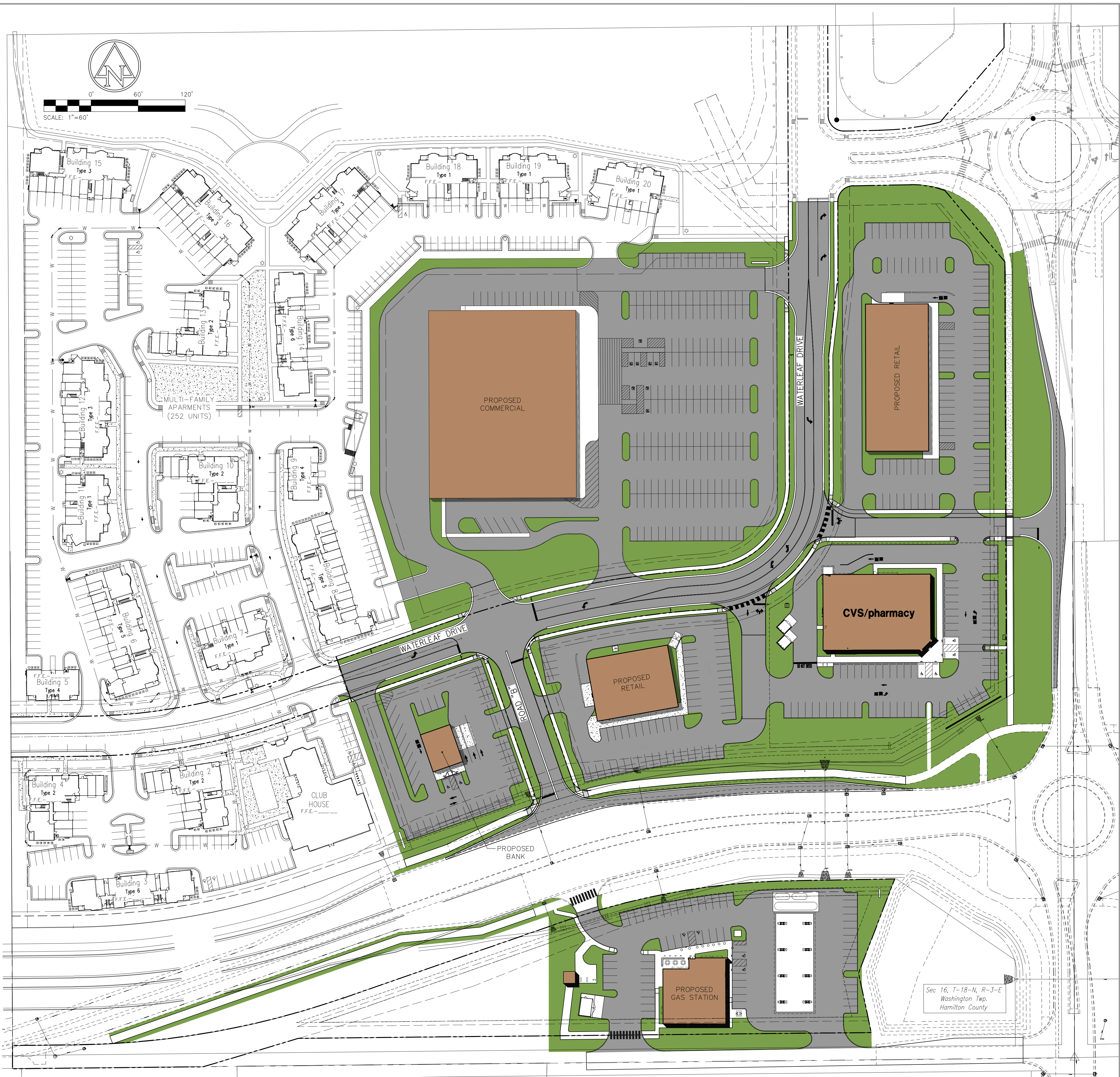
	DIRECTIONAL ARROWS, PAINTED WHITE		HEAVY-DUTY ASPHALT PAVEMENT
	WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE		RIGHT-OF-WAY ASPHALT PAVEMENT CONCRETE PAVEMENT / SIDEWALK
	ADA ACCESSIBLE PARKING SPACE		CONCRETE TRANSFORMER PAD
	ORNAMENTAL TREE		SHADE TREE
	EVERGREEN TREE		

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD, BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS' AND HIGHWAY DEPARTMENT.

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.
4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.



WB-50	feet			ACCEPTABLE GRADES:
Tractor Width	: 8.00	Lock to Lock Time	: 6.0	ENTRANCE 7%
Trailer Width	: 8.50	Steering Angle	: 17.7	UNLOADING TRUCK 4%
Tractor Track	: 8.00	Articulating Angle	: 70.0	HANDICAP PATH < 2%
Trailer Track	: 8.50			PARKING 1 1/2-5%



CVS
pharmacy

12,900 TYPE-A-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD

WESTFIELD, INDIANA

PROJECT TYPE

DEAL TYPE:
CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

REVISIONS:

PLANNING MGR: AR

DRAWING BY: RCB\PE

DATE: 07/21/201

JOB NUMBER: 2015.01305

TITLE:

SCHEMATIC SITE PLAN

SHEET NUMBER:

SK-2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



FRONT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (STREET FRONTAGE)
SCALE: 1/8" = 1'-0"

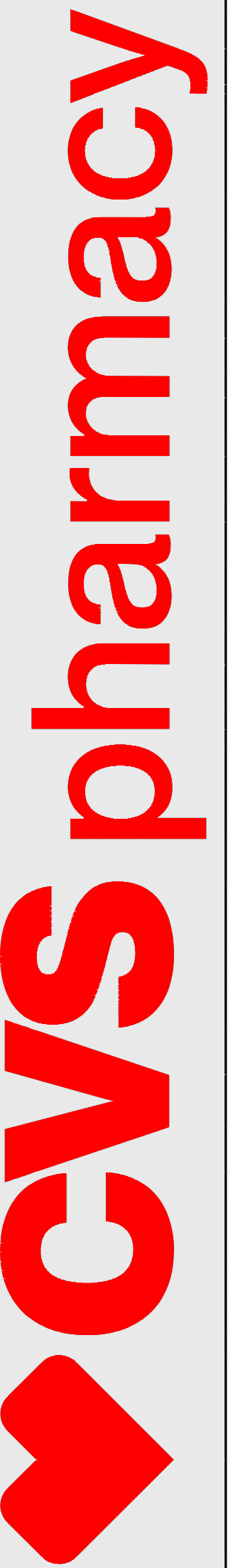


REAR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (3RD SIDE ARCHITECTURE)
SCALE: 1/8" = 1'-0"

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

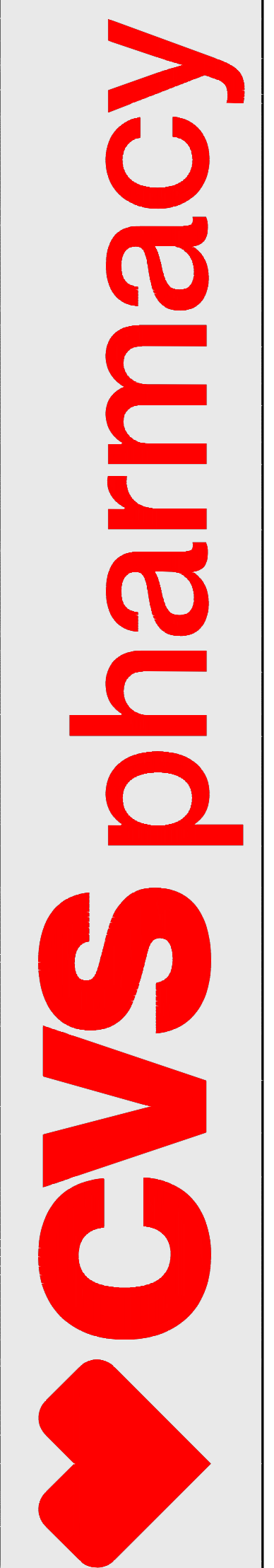
CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN





ORDINANCE CHART

Zoning: PUD Harmony_Mixed Use District

Per PUD requirements

BUFFERS

Requirement:

East: No Buffers required
West: No Buffers required
North: Landscape Buffer B; 10' width;
1 evergreen tree + 5 evergreen shrubs/ 30 lf
South: Landscape Buffer A; 20' width;
1.5 evergreen trees + 5 evergreen shrubs/ 30 lf

Required:

North: 461 l.f.; 15 evergreen trees + 77 evergreen shrubs
South: 525 l.f.; 21 evergreen trees + 69 evergreen shrubs

Provided:

North: 15 evergreen trees + 77 evergreen shrubs
South: 150 l.f. of screen wall + 14 evergreen trees + 58 evergreen shrubs

PER UDO REQUIREMENTS

GENERAL SCREENING

Heating and Cooling: Completely screened from view
Dumpster and Loading Areas: 6' high opaque wall.

STREET TREES: By Overall Development

MINIMUM LOT LANDSCAPING REQUIREMENTS: 2.61 acres

Requirement: 10 Shade Trees + 10 Ornamental or Evergreen + 25 Shrubs/acre
Required: 27 Shade Trees + 27 Ornamental/Evergreen Trees + 66 Shrubs
Provided: 27 Shade Trees + 38 Ornamental/Evergreen Trees + 324 Shrubs

FOUNDATION PLANTINGS

Requirement:

Front Facades: 1 shrub or ornamental tree/12 l.f.
Side and Rear: Break up walls with plantings every 40 l.f.

Required:

Front Facades: 80 l.f.; 7 ornamental trees or shrubs
Side and Rear: 234 l.f.; 5 areas of plantings

Provided:

Front Facades: 12 shrubs
Side and Rear: West and South Facade broken with plantings

MONUMENT SIGNS

Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign
Required: Unknown at this time.
Provided: 220 s.f. of planting bed

INTERIOR PARKING = 64 spaces/30,346 sf

Requirement: 10% in islands; 1 Tree + 4 Shrubs per island.
Required: 3,035 s.f. of islands.
Provided: 3,054 s.f. in 12 islands; 11 trees (2 trees provided elsewhere on site to accommodate Utilities) + 57 shrubs

PERIMETER PARKING: 363 l.f.

Requirement: 1 Tree/30 lf + 1 Shrub/3 lf parking area
Required:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 146 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

Provided:

East: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North: 16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

GENERAL LANDSCAPE & PLANTING NOTES

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



HATCH LEGEND



Areas to receive Lawn



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



12 S Main St, Ste 200 | Fortville, IN 46040
317-495-6900 | www.context-design.com

**GETGO
HARMONY**



CERTIFIED BY

ISSUANCE INDEX

DATE:

07-21-2016

PROJECT PHASE:

REVISION SCHEDULE

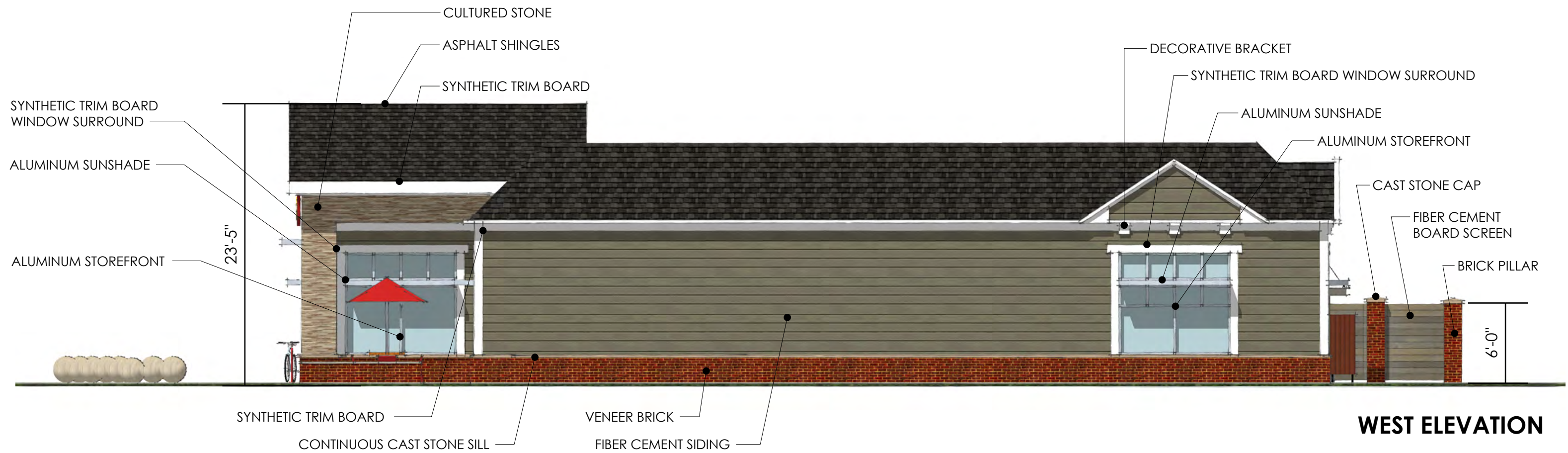
NO.	DESCRIPTION	DATE

Project Number 2015.01305

PLANTING PLAN

C700





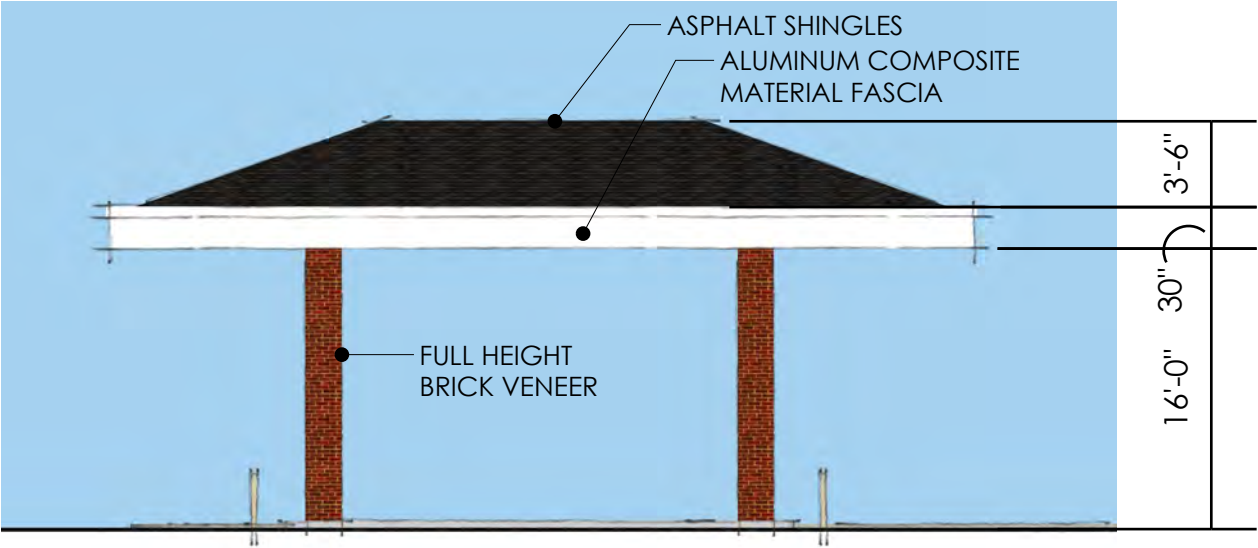
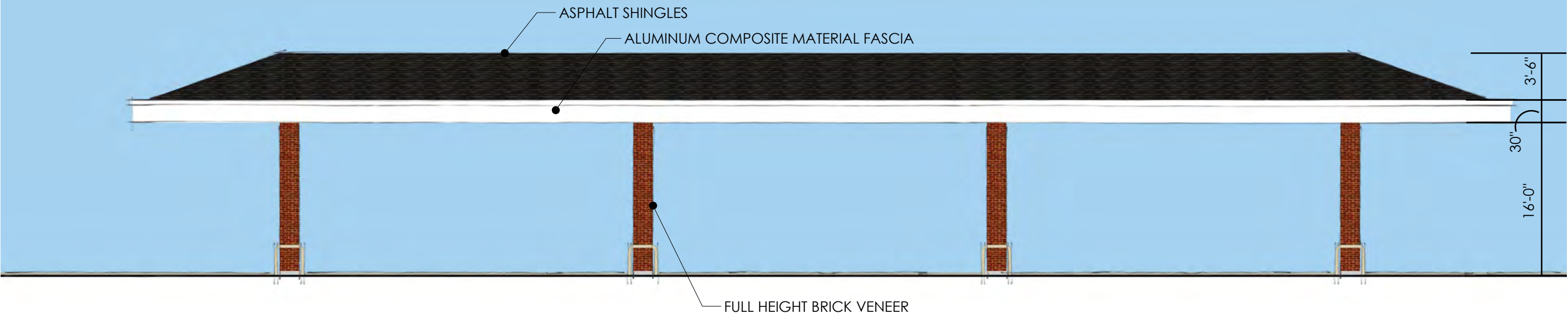




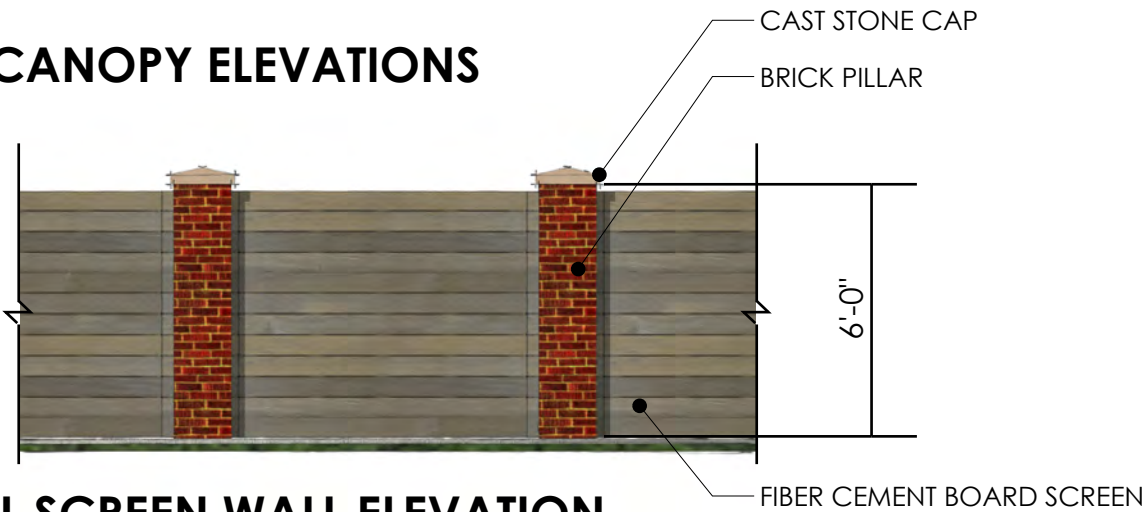




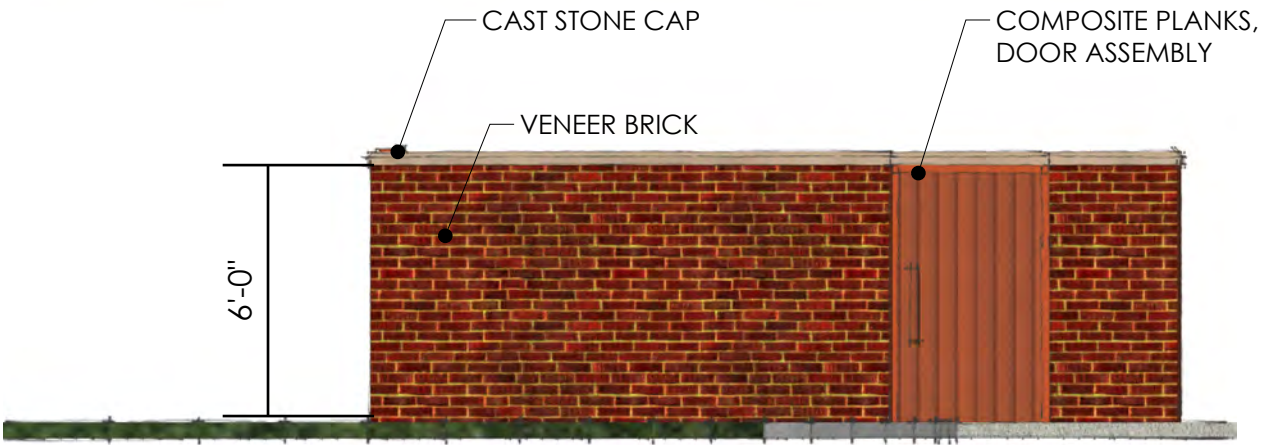
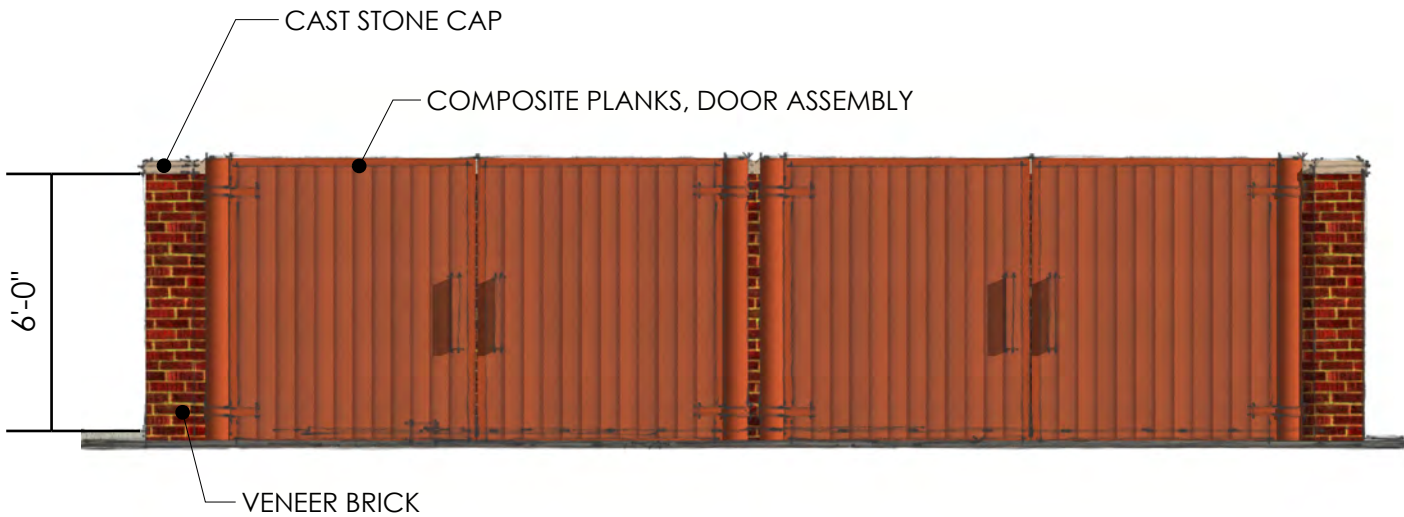




FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION



TRASH ENCLOSURE ELEVATIONS

Jesse Pohlman

From: Jon Dobosiewicz <jond@nf-law.com>
Sent: Monday, September 5, 2016 4:46 PM
To: Jesse Pohlman
Cc: Jim Shinaver; Steve Hoover (stevehoover1@gmail.com)
Subject: Harmony PUD Amendment

Importance: High

Jesse,

I just placed two files in your drop box. One is a set of updated images and the other is an updated PUD Amendment ordinance. We made additional revisions based on discussions with Steve Hoover and added material notes and the requested fence segment to the GetGo elevations.

The Updated images include the following:

1. Replaced CVS elevation modifying the column and roof design (tapered columns and additional roof elements like the images we submitted Friday August 26),
2. Replaced CVS perspectives with images consistent with updated elevations.
3. GetGo – Only change to the elevation sheets was calling out the building materials.
4. No changes to the GetGo perspectives.

The updated ordinance includes only the following:

1. The updated images noted above.
2. Removal of the words “in Area B” to Section 6.B so that the external lighting applies to all wall signs and not just Area B.

Please post both for use at the meeting Tuesday evening and let me know if you need an additional red line. I will call Steve on Tuesday to let him know that the revised information is posted for our use at the meeting. Also please copy Steve Hoover when the files are uploaded to the agenda.

A couple of additional items have been requested over the weekend. If we can get responses to those we will bring paper copies to the meeting.

I will let you know if any further changes are made in advance to the meeting tomorrow night.

Thanks,

Jon

Jon C. Dobosiewicz, Land Use Professional
Nelson & Frankenger, 550 Congressional Blvd, Suite 210, Carmel, Indiana 46032
Phone (317) 844-0106, ext 133 / Fax (317) 846-8782 / Cell (317) 428-8393 / Email jon@nf-law.com

ORDINANCE NUMBER 16-12

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY 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. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1606-PUD-07**), requesting an amendment to the Harmony 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. 1606-PUD-07** 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 Harmony 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 Harmony 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 Harmony 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 Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony 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 Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.3 Concept Plan, Area C (GetGo): The plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Area C (GetGo) Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan with respect to Area C of the Mixed Use District of the Harmony PUD Ordinance. If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan.

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. Fast Food Restaurants shall be prohibited on the Real Estate.
 - B. The provisions of Section 2.2.B of the Harmony PUD Ordinance shall be deleted.
 - C. One (1) Gasoline Service Station shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 A.M. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the “Town

West Station”) with hours between twelve midnight and 5:00 A.M. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours as the hours permitted for the Towne West Station.

4.2 Minimum Building Setback Lines: Section 2.3(B)(3) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. Front Yard:

- i. Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)
- ii. Area C South Property Line: 10 feet

B. Side and Rear Yards (Interior to Mixed Use District): 0 feet

Section 5. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.

A. The Mixed-Use District shall comply with the UDO’s External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

- i. Sidewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way subject to approval by the County Highway Department, provided the site is developed in substantial compliance with the Area C (GetGo) Concept Plan and the required plantings are otherwise provided.
- ii. The screen wall adjacent to the drive aisle, as illustrated on the Area C (GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle.

B. Amendments to a landscape plan approved as part of an Overall Development Plan for the Real Estate may be approved as part of a Lot or Block’s Detailed Development Plan.

Section 6. **Sign Standards.** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Gasoline Service Station Use: A Gasoline Service Station shall be permitted signs in accordance with the UDO for an Individual Non-

Residential Use.

- B. Wall Signs: All wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

Section 7. **Architectural Design Standards.** Section 2.3(A)(1) of the Harmony PUD Ordinance shall apply to the development of the Real Estate. In addition, Buildings shall utilize a “Village Design Theme”, as follows:

- 7.1 Defined Architectural Design: A Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:
 - A. Window design (e.g., enhanced trim, pane size and type) and alignment/location;
 - B. Building massing (pedestrian scaled with façade projections and recessions);
 - C. Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
 - D. Large roof overhangs that are primarily pitched and not flat;
 - E. Enhanced cornice treatment;
 - F. Enhanced and inviting entryways with pedestrian cover and “porch like” treatment (e.g., inclusion of columns with masonry bases);
 - G. Variety of building materials, patterns and colors;
 - H. Emphasized trim at corner breaks, around windows and within gables; and
 - I. Enhanced foundation plantings and planters to soften building facades.
- 7.2 Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.
- 7.3 Conflicting Standards: It is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards set forth in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn’t

comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.

[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-**[REDACTED] was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-**[REDACTED]
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-**[REDACTED]
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

Harmony PUD - 2016 Mixed Use District TA 090216

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan – Area C (GetGo)
- Exhibit C Illustrative Character Exhibit – GetGo
- Exhibit D Illustrative Character Exhibit - CVS

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN – AREA C (GETGO)
(Page 1 of 1)

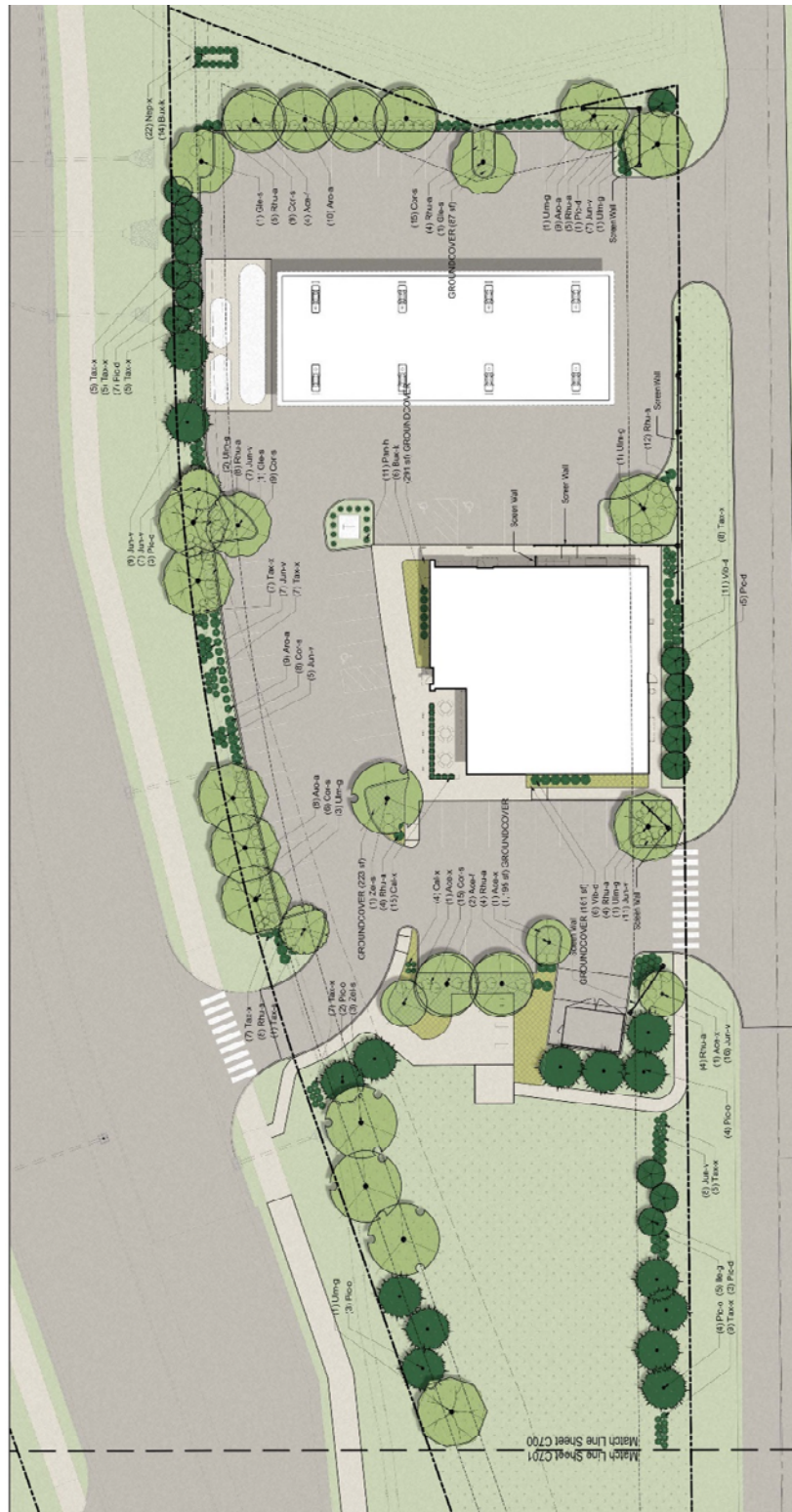


EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBIT - GETGO

(Page 1 of 4)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 2 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 1

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 2

25 August, 2016

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 3 of 4)



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 3

25 August, 2016



Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 4

25 August, 2016

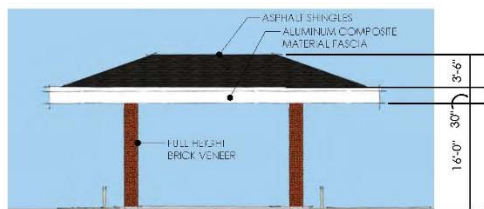
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
(Page 4 of 4)



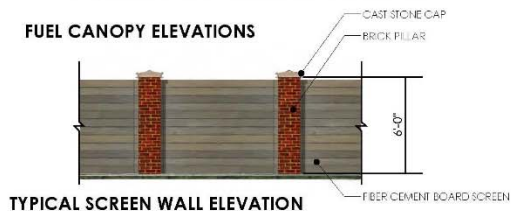
Giant Eagle GetGo - Harmony, IN

PERSPECTIVE 5

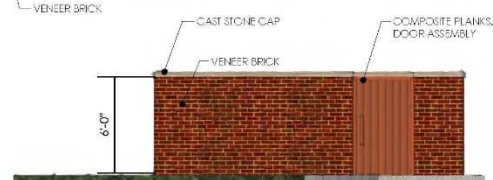
25 August, 2016



FUEL CANOPY ELEVATIONS



Giant Eagle GetGo - Harmony, IN



TRASH ENCLOSURE ELEVATIONS

1 September, 2016

EXHIBIT D



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 2 of 3)



BUILDING PERSPECTIVE
VIEW FROM NORTH EAST CORNER OF SITE, LOOKING SOUTH WEST

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 3 of 3)



BUILDING PERSPECTIVE
VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

Daine Crabtree

From: Kevin Kujawa <kevinkujawa1@gmail.com>
Sent: Friday, September 2, 2016 12:41 PM
To: APC
Subject: docket number 1609-PUD-17

Per the above referenced discussion item for adding pool to backyard with 15 feet of clearnace, I am supportive. I am a Viking Meadows resident at 15560 Shining Spring Drive.

Kevin and Dana Kujawa

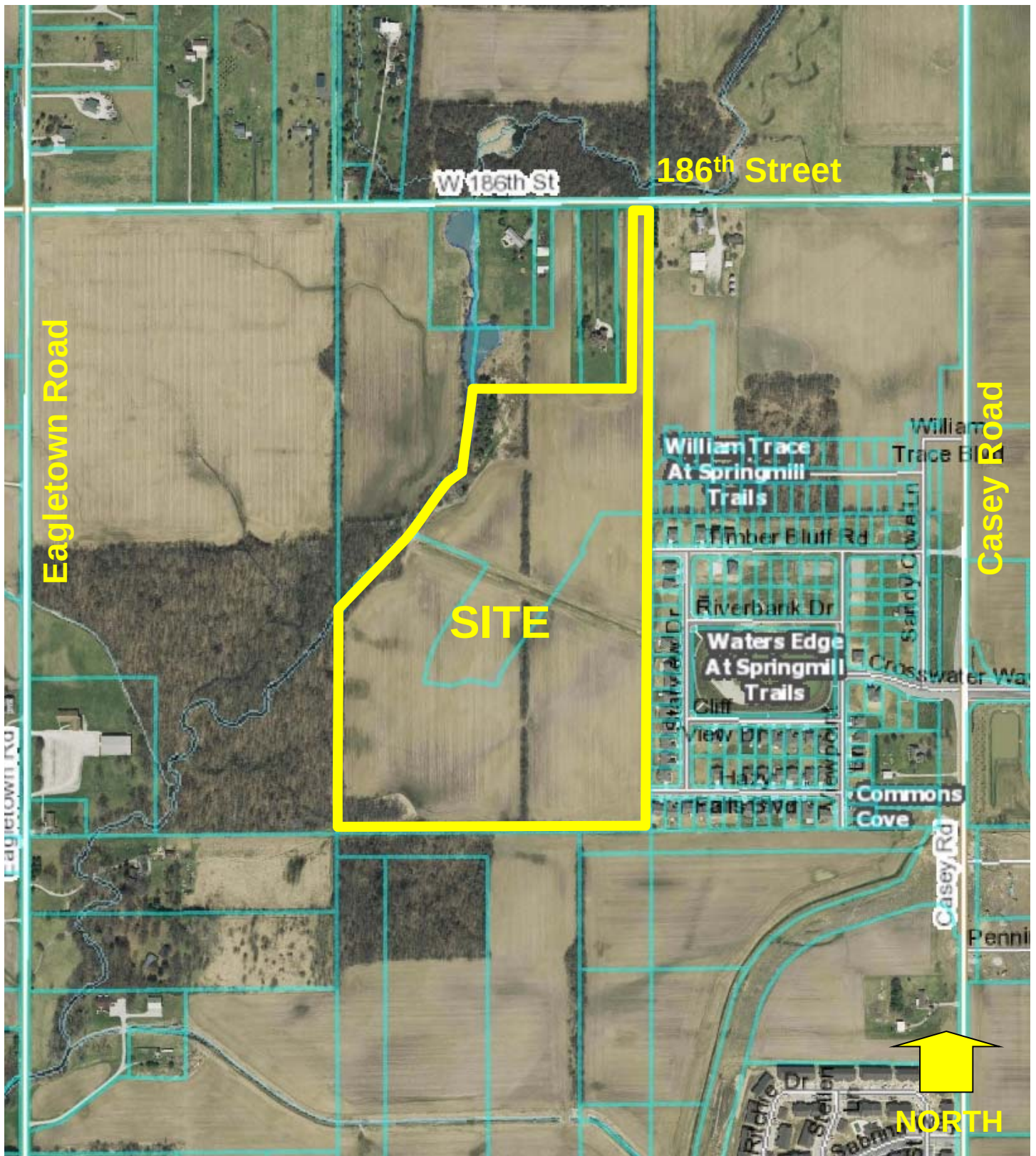
Daine Crabtree

To: Jennifer Miller
Subject: RE: 1609-PUD-17

From: Jeremy Sebens [<mailto:jeremy.sebens@yahoo.com>]
Sent: Monday, September 5, 2016 10:09 PM
To: Communications <communications@westfield.in.gov>
Subject: 1609-PUD-17

I live in Lot 31 and my backyard backs up directly to Lot 29. I think the larger concern here is the safety for the neighborhood children. There are over 25 kids between the two surrounding cul-de-sacs and most are under the age of 12. I feel that the residents should have known when picking which lot they wanted to build on that this was not a lot that would support a pool and large concrete patio. Of all of the lots in the neighborhood this is the worst one to put a large structure like this on. This neighborhood is very family friendly and filled with children. We built in here because we wanted our children to be able to run around freely and not have to worry about them falling into a pool. If the setback is moved from 25' to 15' and then there is a fence put up, will this allow enough room for the easement? With the way that lots 28, 29, 30, and 31 are positioned I don't think that this is a good idea and should not be approved. If this is approved I think it should be in writing that they must get a fence for the safety of our surrounding children. I understand that these residents have a strong passion for a pool but should the rest of us live with constant concern while our children are outside because of it?

Jeremy Sebens
Lot 31



**Springmill Trails PUD – Waters Edge Amendment
Site Location Map / Aerial Photograph**

Plot Date: Nov 10, 2015
Plot Time: 4:06pm
File Name: T:\Rudy Tavares\From Desktop 9-4-15\Waters Edge (CIVIL\Plans)\Dev Plan Base.dwg, Layout: Overall Dev Plan 1
By: TERRA-Gary Murray

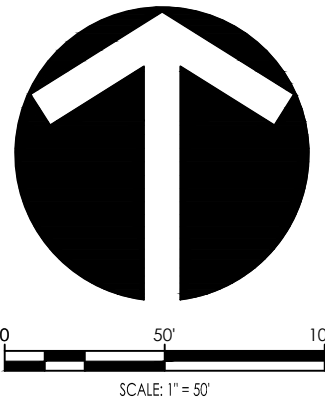
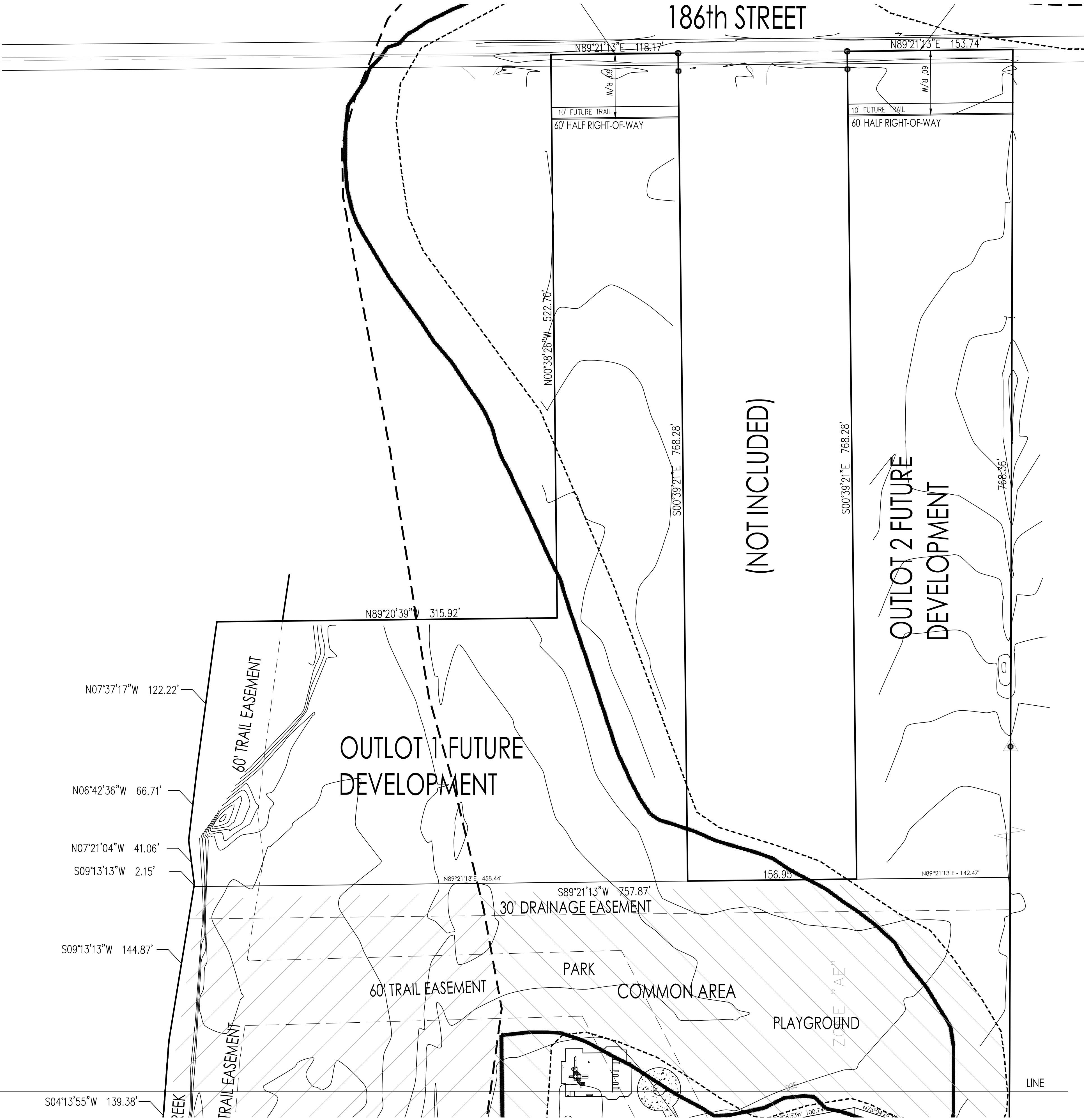
WATERS EDGE WEST OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

LAND DESCRIPTION:

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 39 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain; thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 05 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.





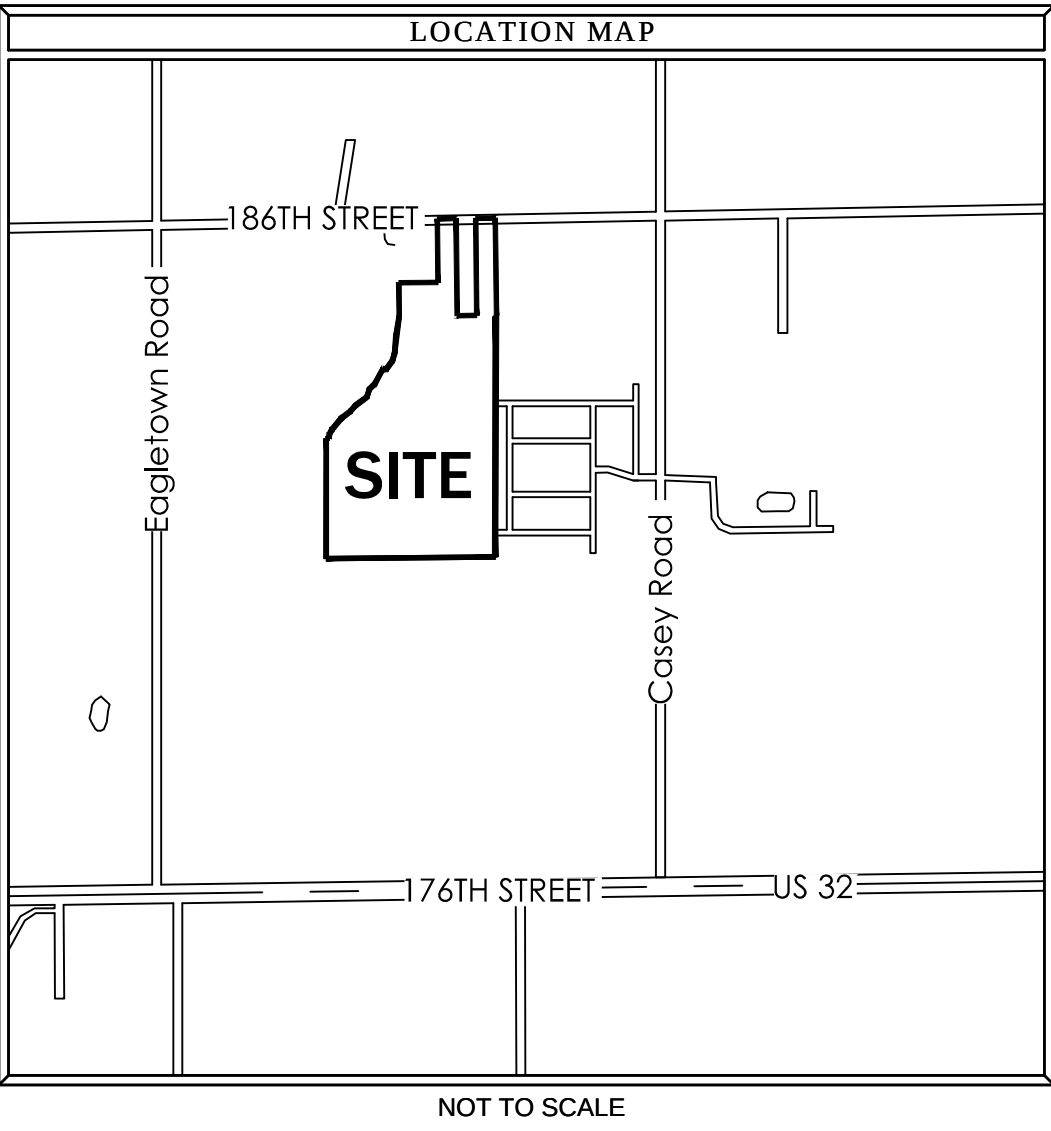
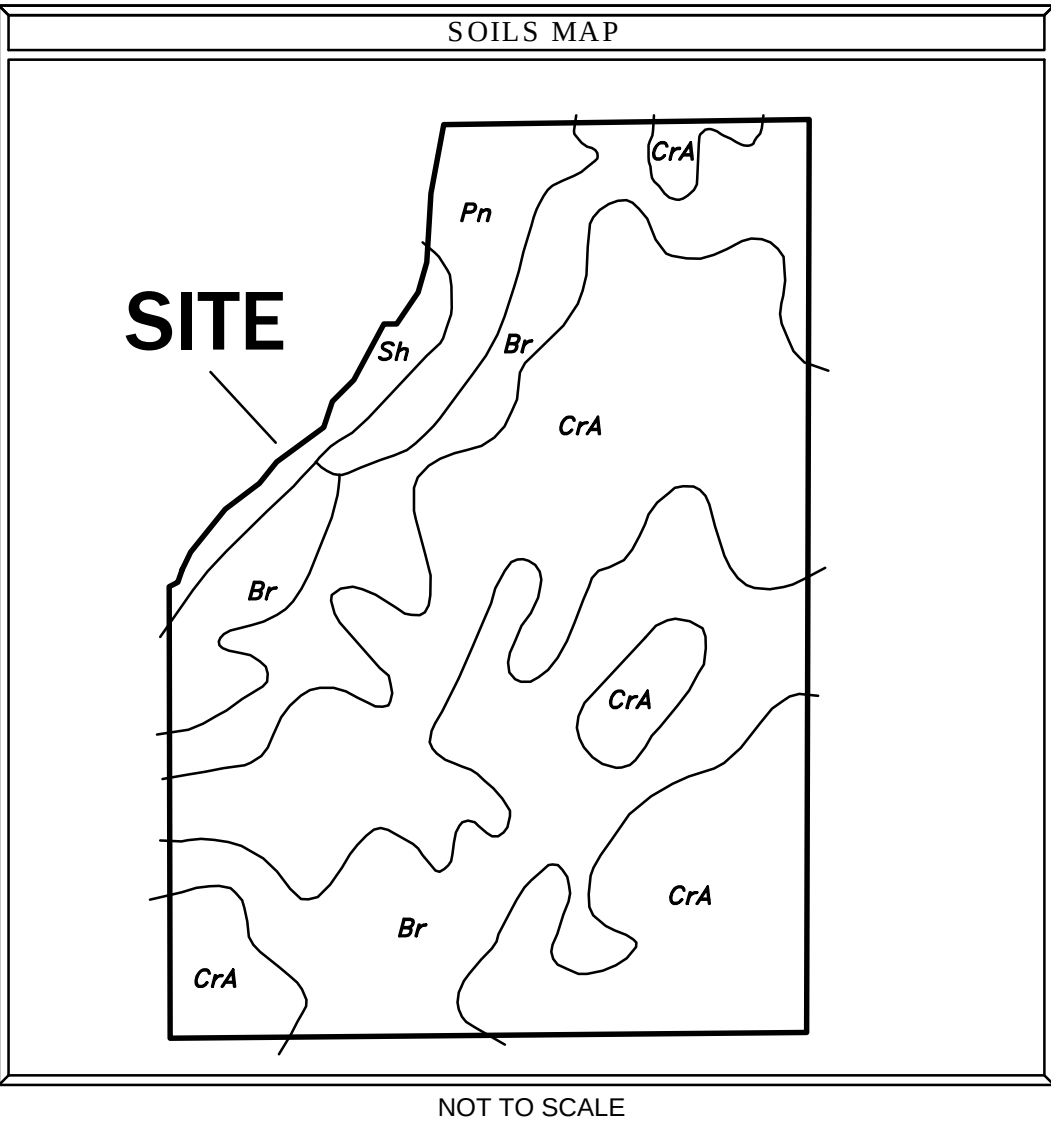
LEGEND

- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
- 5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
- 4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
- S. & L.E. SIGN & LANDSCAPE EASEMENT
- D. & U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. EXCLUSIVE SANITARY SEWER EASEMENT
- L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- * LOW PRESSURE GRINDER LOT
- A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

TYPE "X"

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN



GARY E. MURRAY
REGISTERED
No. 9300348
STATE OF INDIANA
PROFESSIONAL ENGINEER
DATE: OCTOBER 12, 2015

NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Westfield, Indiana 46074
3225 Poplar Avenue, Suite 133
Indianapolis, Indiana 46241
P: 317.999.1216
F: 317.663.3049
www.TERRASiteDev.com

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:	DATE	BY	DESCRIPTION
1	10-12-15	GEM	ADDITION WESTFIELD COMMENTS

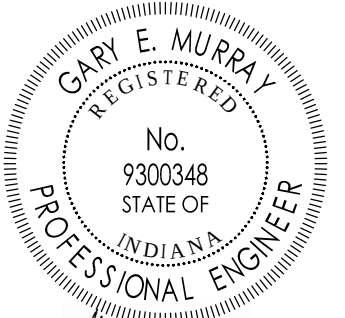
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DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan

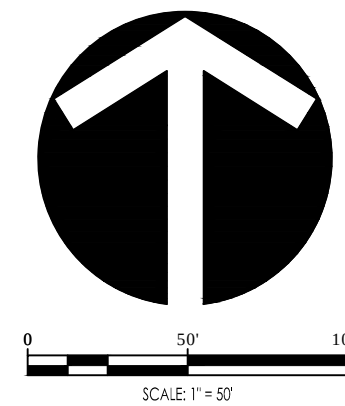
SHEET #:
1
of 3

WATERS EDGE WEST
OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



- LEGEND**
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"TERRA FIRM #0113"
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED
"TERRA FIRM #0113"
 - 4"x4" x36" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS
 - SIGN & LANDSCAPE EASEMENT
 - DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - EXCLUSIVE SANITARY SEWER EASEMENT
 - L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - LOW PRESSURE GRINDER LOT
 - A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SW-CR-01



PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

NORTH
1307 W. 161st Street
Westfield, Indiana 46074

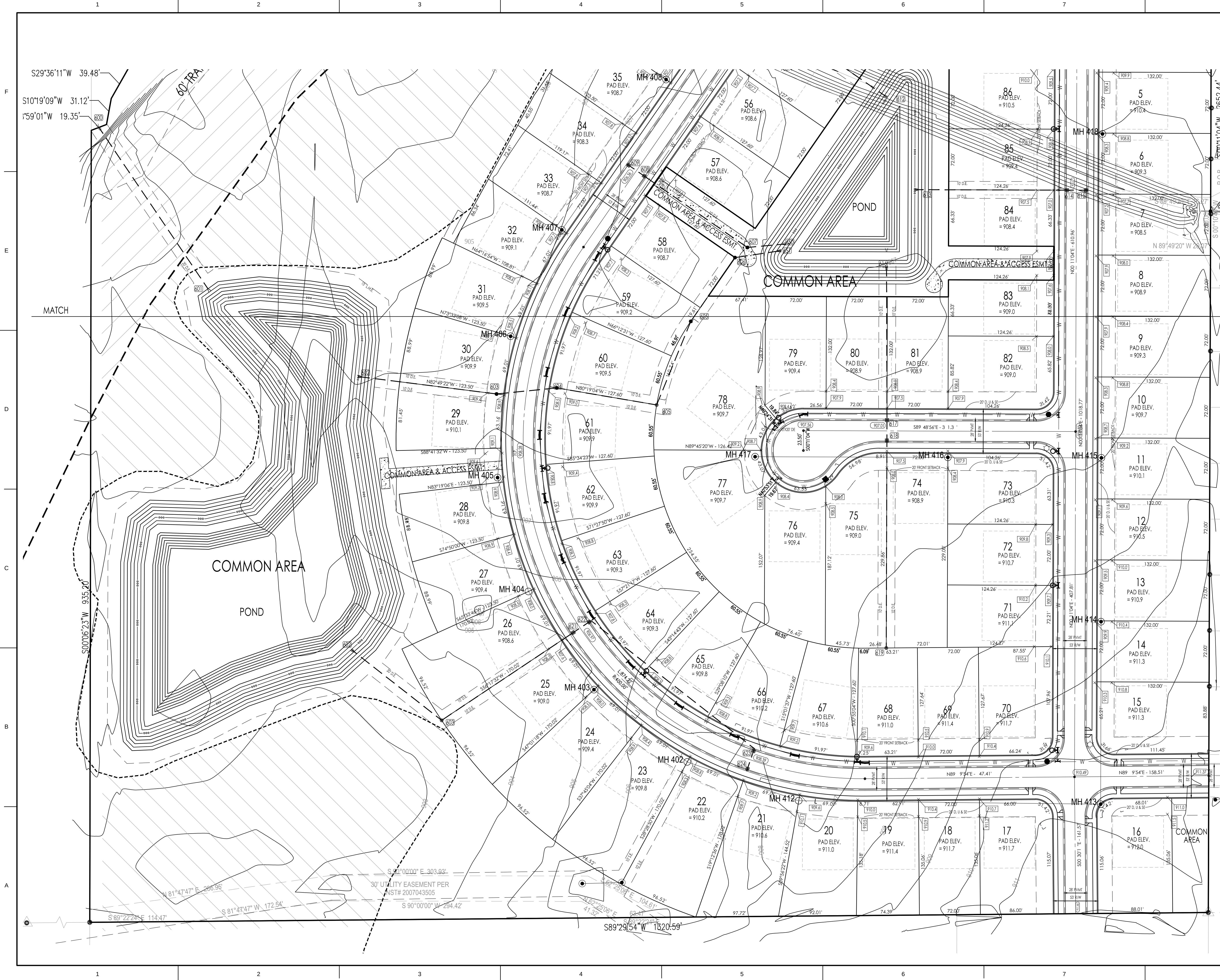
SOUTH
Purdue Technology Center of
Indiana
3225 Spaulding Drive, Suite 133
Indianapolis, Indiana 46241
P: 317.399.1216
F: 317.663.3049
www.TERRAsidev.com

Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:	DATE	BY	DESCRIPTION

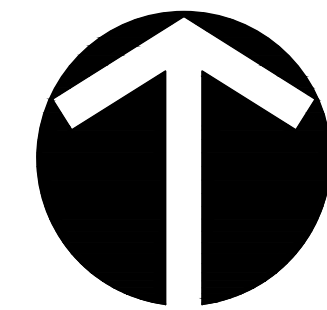
DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan
SHEET #: 2
of 3



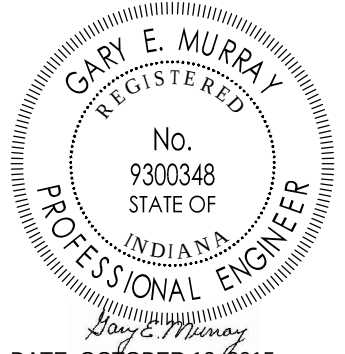
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 - EXCLUSIVE SANITARY SEWER EASEMENT
 - LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - LOW PRESSURE GRINDER LOT
 - A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
- S. & L.E.
D. & U.E.
D.E.
S.E.
L.E., M. & A.E.
FBSL
00000
TYPE 'X'



PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
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Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:	DATE	BY	DESCRIPTION
	11-14-15	CSM	ADDRESS WESTFIELD COMMENTS

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM

SHEET TITLE:
Overall Development Plan

SHEET #:
3
of 3

Water's Edge West

Westfield, IN

Overall Landscape Plan

Scale 1" = 60'-0"
November 10, 2015

Prepared for:
M/I Homes of Indiana
8500 Keystone Crossing, Ste. 590
Indianapolis, IN 46240

PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Residential District 2
LANDSCAPE CALCULATIONS (88 Lots)
Landscape Required by Builder
Front Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHRUBS - 6/LOT = 528 SHRUBS
Side Yard Requirements
SHRUBS - 8/LOT = 704 SHRUBS
Rear Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHADE TREES = 77 TREES - Traded for Common Area trees
TOTAL SHADE TREES = 253 TREES
TOTAL SHRUBS = 1,232 SHRUBS

Landscape Required by Developer
Street Trees each lot
STREET SHADE TREES = 192 TREES
Common Areas and Perimeter Plantings
SHADE TREES = 83 TREES
ORNAMENTAL/EVERGREENS = 352 TREES
SHRUBS = 176 SHRUBS
TOTAL SHADE TREES = 275 TREES
TOTAL ORNAMENTAL/EVERGREENS = 352 TREES
TOTAL SHRUBS = 176 SHRUBS

FINAL TOTALS REQUIRED:
SHADE TREES - 6 TREES PER UNIT = 528 REQUIRED TREES
ORNAMENTAL/EVERGREEN TREES - 4 TREES PER UNIT = 352 REQUIRED TREES
SHRUBS - 16 SHRUBS PER DWELLING UNIT = 1,408 REQUIRED SHRUBS

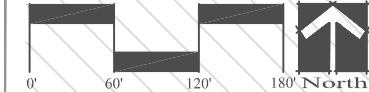
LANDSCAPE NOTES:

All Street trees are to match the current City of Westfield Master Tree List.
Street trees shall not be within four (4) feet of any pavement.
There shall be no trees within ten (10) feet of any storm sewer, including SSD.
Builder shall add one (1) additional shade tree per lot, in order to comply with the minimum on-site landscaping requirements in Section 8.2 of Ordinance 11-19.

OPEN SPACE BREAKDOWN

Floodplain - 17.71 Acres 50% of which is permitted to count toward open space 8.85 acres
Pond 1 - 1.54 Acres
Pond 2 - 3.26 Acres
Area East of Lot 16 - .13 Acres
Total Open Space 13.78 Acres, Total Site Area 55.85 Acres
Percentage of Open Space - 24.67%

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.959.2201 fax. 317.959.2200
email: starttofinish@tds.net
web: landscapingbystarttofinish.com



20' LANDSCAPE BUFFER

WRITTEN PUBLIC COMMENT

Docket Number: 1510-DDP-17
Petitioner: Crown Castle
Request: Development Plan approval of a new wireless communication service facility.

Enclosed Attachments:

1. John DuBois (08/15/16) Information received from speaker during Public Hearing on September 15, 2016.
2. Suzy DuBois (09/05/16) Letter

51969

STATE OF INDIANA) IN THE HAMILTON COURT NO. _____
HAMILTON COUNTY)SS: CAUSE NO. 29001 1511 MI 9308

CROWN CASTLE TOWERS 06-2 LLC,)
Petitioner,)
vs.)
CITY OF WESTFIELD, BOARD OF)
ZONING APPEALS, and certain named)
Remonstrators,)
Respondents.)

TAMMY BAITZ
CLERK
HAMILTON COUNTY COURTS

NOV 12 PM 3:27

SUMMONS

TO: John DuBois
1719 West 161st Street
Westfield, IN 46074

You have been sued by the person named "Petitioner" in the Court stated above.

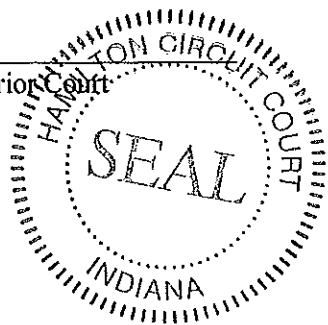
The nature of the action against you is stated in the Verified Petition for Judicial Review, which is attached to this document. It also states the demand that the Petitioner has made and wants from you.

You must answer the Verified Petition for Judicial Review in writing, by you or your attorney, within twenty (20) days, commencing the day after you receive this summons, or judgment will be entered against you for what the Petitioner has demanded. You have twenty-three (23) days to answer if this summons was received by mail; such Answer must be made in Court.

The following manner of service of this Summons is hereby designated: **SHERIFF**
NOV 12 2015

DATED: _____

Tammy Baitz
CLERK, Hamilton Circuit and Superior Court
CLERK OF COURTS



Matthew M. Price, #17507-49
Scott R. Leisz, #11243-49
Bingham Greenebaum Doll LLP
2700 Market Tower
10 W. Market Street
Indianapolis, IN 46204-4900
mprice@bgdlegal.com
sleisz@bgdlegal.com
Telephone: 317-635-8900
Facsimile: 317-236-9907
Attorneys for Petitioner

Received
12/16/15 PM.

51968

STATE OF INDIANA) IN THE HAMILTON COURT NO. _____
HAMILTON COUNTY))SS: CAUSE NO. 29001 1511 MI 9308

CROWN CASTLE TOWERS 06-2 LLC,)
Petitioner,)
vs.)
CITY OF WESTFIELD, BOARD OF)
ZONING APPEALS, and certain named)
Remonstrators,)
Respondents.)

TAMMY BAITZ
CLERK
HAMILTON COUNTY COURTS

NOV 12 PM 3:27

SUMMONS

TO: Suzy DuBois
1719 West 161st Street
Westfield, IN 46074

You have been sued by the person named "Petitioner" in the Court stated above.

The nature of the action against you is stated in the Verified Petition for Judicial Review, which is attached to this document. It also states the demand that the Petitioner has made and wants from you.

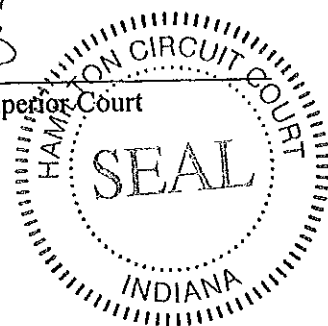
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DATED: NOV 12 2015

Tammy Baitz
CLERK, Hamilton Circuit and Superior Court

Matthew M. Price, #17507-49
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Bingham Greenebaum Doll LLP
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10 W. Market Street
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mprice@bgdlegal.com
sleisz@bgdlegal.com
Telephone: 317-635-8900
Facsimile: 317-236-9907
Attorneys for Petitioner



To: Kevin Todd

From: Suzy DuBois

Petition Number:1510-DDP-17

Subject Site Address:16414 Towne Road

Petitioner:Crown Castle

Kevin,

As you are aware my husband and I both spoke out against the proposed installation of this cell tower in our area in their original BZA meeting. There were three others who remonstrated as well. The BZA listened to our testimony and denied the original approval.

Crown Castle Tower named each of us in a lawsuit as well as the BZA and City of Westfield. We were required to respond within 21 days after being served with our lawsuit paperwork that was delivered by a sheriffs deputy. Whether this was an intimidation strategy on the part of Crown Castle Towers is up for debate but it was certainly intimidating for each of us to receive the news we had been sued for speaking at a public meeting.

It should be noted that after seeking independent council, they researched the notification laws in the State of Indiana. The research showed that this is the only incident since the inception of the law that remonstrators have been notified in this fashion. This sends a chilling message to our citizens that if they chose to speak at a public meeting they may be sued. Obviously this is not occurring anywhere else in Indiana. This was so news worthy that the Indianapolis Star and Channel Six requested to cover the story.

Crown Castle Tower felt it was necessary to give us notice to the point where we were named in a lawsuit. However, when this item was returned to the BZA for additional consideration not one of us was notified. Even though we had been sued and spent thousands of dollars defending our position and the decision of

the BZA no one felt it important to contact us. Furthermore, none of our legal documentation prepared by our attorney was provided to the BZA membership. I would have provided the documentation for their review had we been alerted to the follow up proceedings. Our citizens deserve more respect in consideration than what is being shown to them.

I noticed in the staff report that there were many requirements that were compliant. However, my husband and I still have questions about how this has been proven. Item number ten states, "An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology. "

The question was raised if the tower at Shamrock Springs Elementary had been considered which is less than two miles from the proposed site. At the time of the original BZA proceedings the tower was still under construction. I find the map provided extremely difficult to understand. Can you determine if the Shamrock tower that Crown Castle Tower does not own was considered? If not why?

I read their statement of need. We live within a mile of the proposed site and are currently Verizon clients. We experience no issues with our cell coverage nor our data usage. Where is the proof that this is required? They made a few blanket statements with little to no proof provided. Where are the second and third level questions for these large companies? They should have documentation showing customer complaints and other that should be required prior to a final decision.

The second suggestion made was to consider the water tower on 166th Street. In the past cell phone apparatus has been installed on water towers. This particular tower is owned by the same parcel owner that the new cell tower is proposed for so the revenue stream would go to same land owner. Was the water tower considered? If not why?

The third suggestion was if there clearly is a need in the area could they locate the tower in a less exposed and less visible area. Could they place the tower in the woods by the water tower? Was this considered? If not why?

Another item that was listed on your report was that, "The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment. "

There was also a suggestion that Crown Castle Tower was capable of constructing towers that were more complimentary of given areas. For example in Arizona they may have a tower that looks more like a cactus to fit into the environment better. Was this suggested to Crown Castle Towers by the BZA or others? What have they done to design and blend into the surrounding environment? Has anyone other than our group asked them to reconsider the tower design? If not why?

I think that given our experience that a response is warranted. Can you please answer our questions and get back with us.

Thank you,

Suzy DuBois



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission



WOOD WIND
GOLF CLUB



*We build consumer inspired homes
and communities to make lives better.*



WOOD WIND
GOLF CLUB

Wood Wind Golf Club



- Founded in 1988
- Westfield's only public golf course
- Civic Partner – fundraisers at the course have raised over \$6,000,000
- Junior Golf Programs
- Evans Scholarship Program

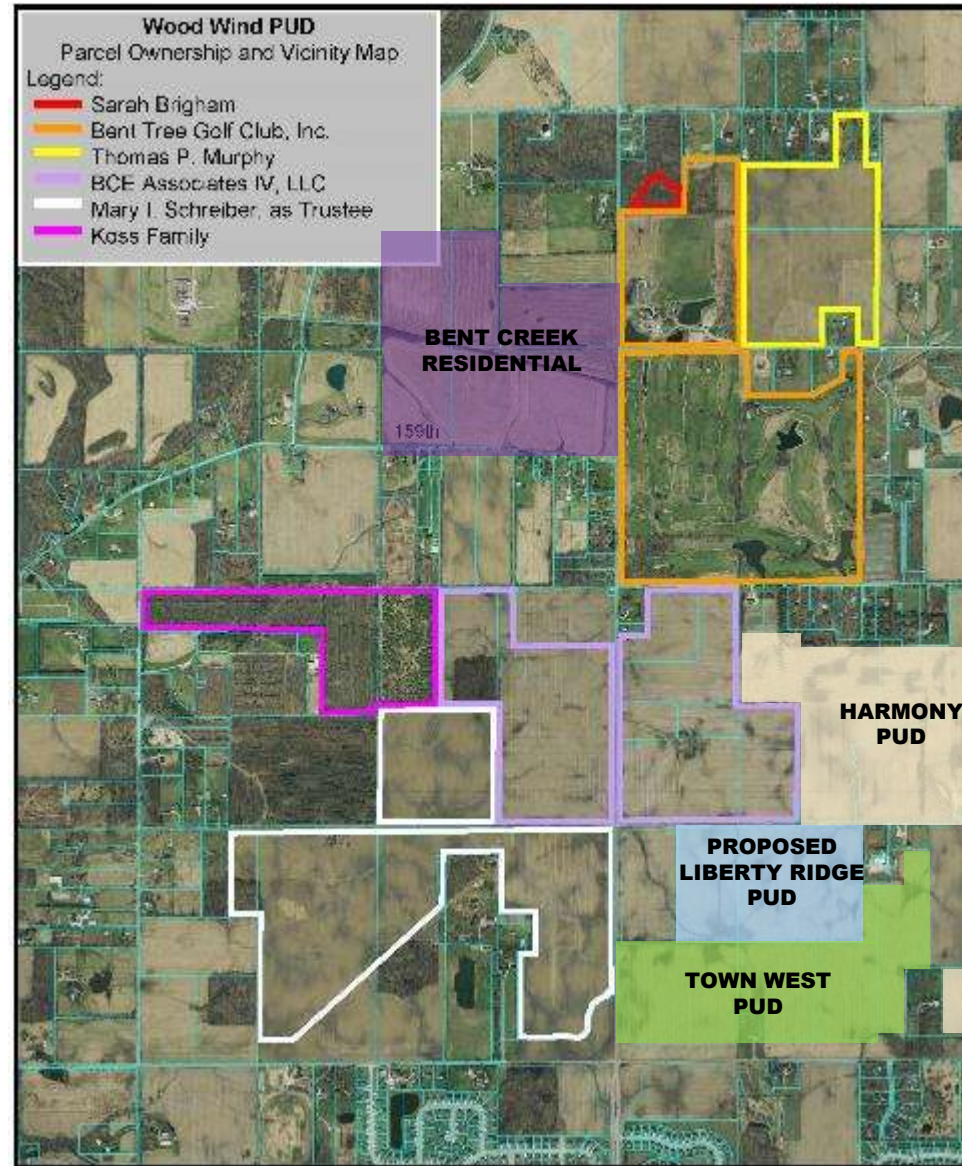
Wood Wind Community



Create an innovative, master planned, highly amenitized community with the Wood Wind Golf Course as the centerpiece.



Wood Wind Parcels



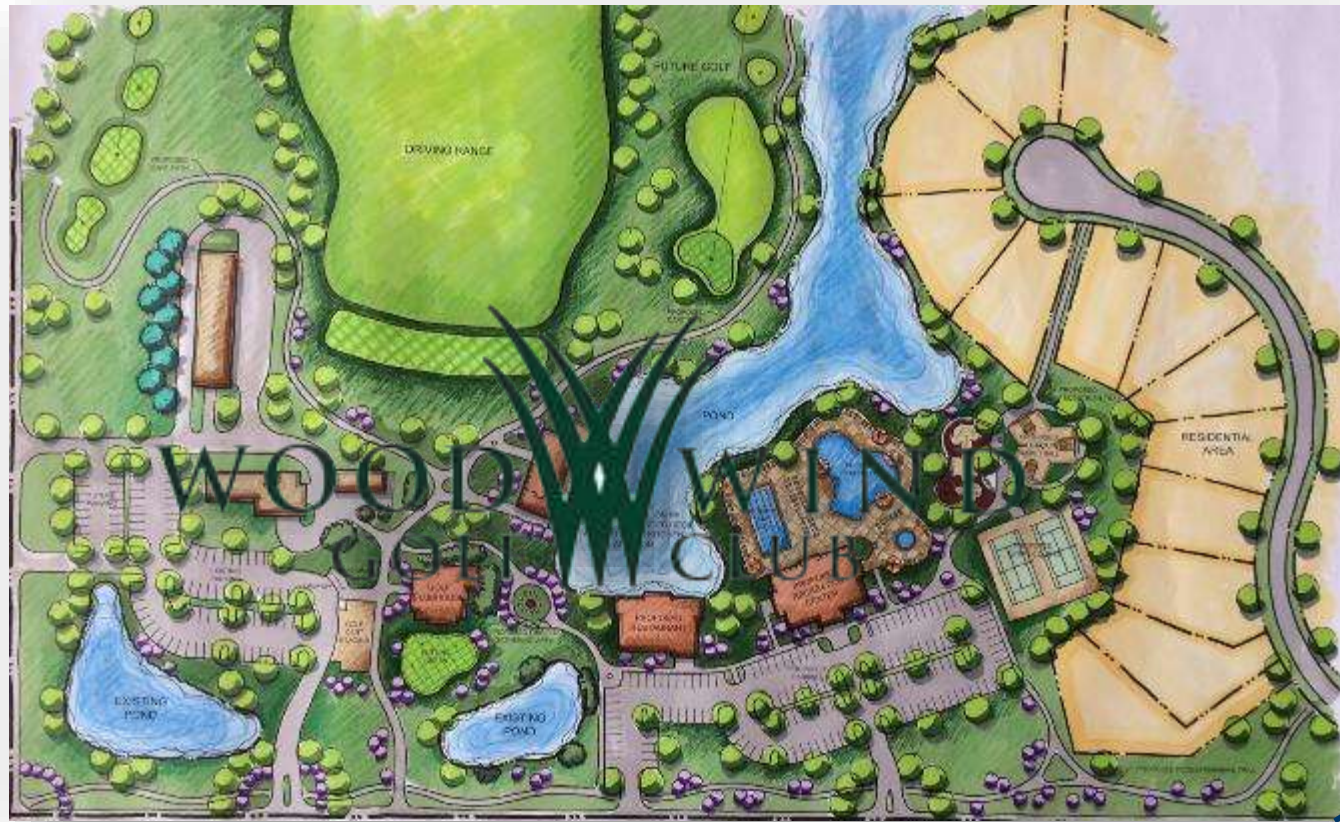
Golf Course Improvements

Wood Wind of Westfield



Golf Course Improvements

Wood Wind of Westfield

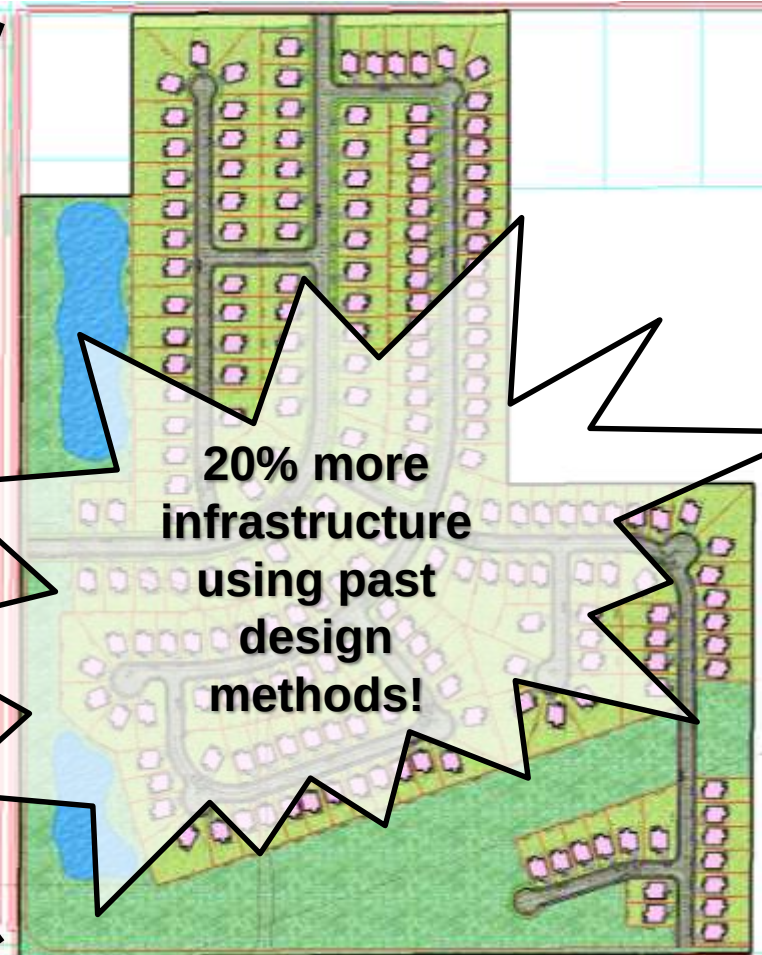


Ten Steps towards sustainable Growth

Goal #1 Reduced Infrastructure



ORIGINAL PLAN
DEVELOPED IN 2014



ORIGINAL PLAN 'Area 3'
Computed: 10,759 linear feet street
207 lots



A Sustainable Approach
Computed: 8,766 linear feet street
207 lots

Ten Steps towards sustainable Growth

Goal #1 Reduced Infrastructure



It's pretty simple:

Less street length =

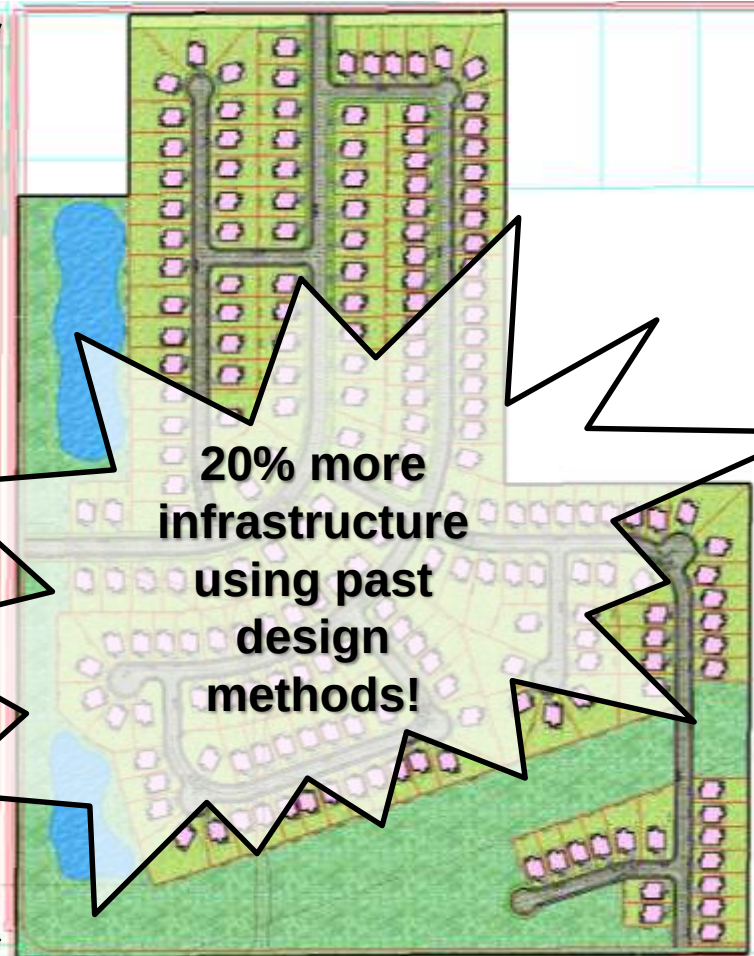
Less infrastructure and
right-of-way acreage =

Larger average lot size.

20% more
infrastructure
using past
design
methods!



ORIGINAL PLAN
PROPOSED IN 2014



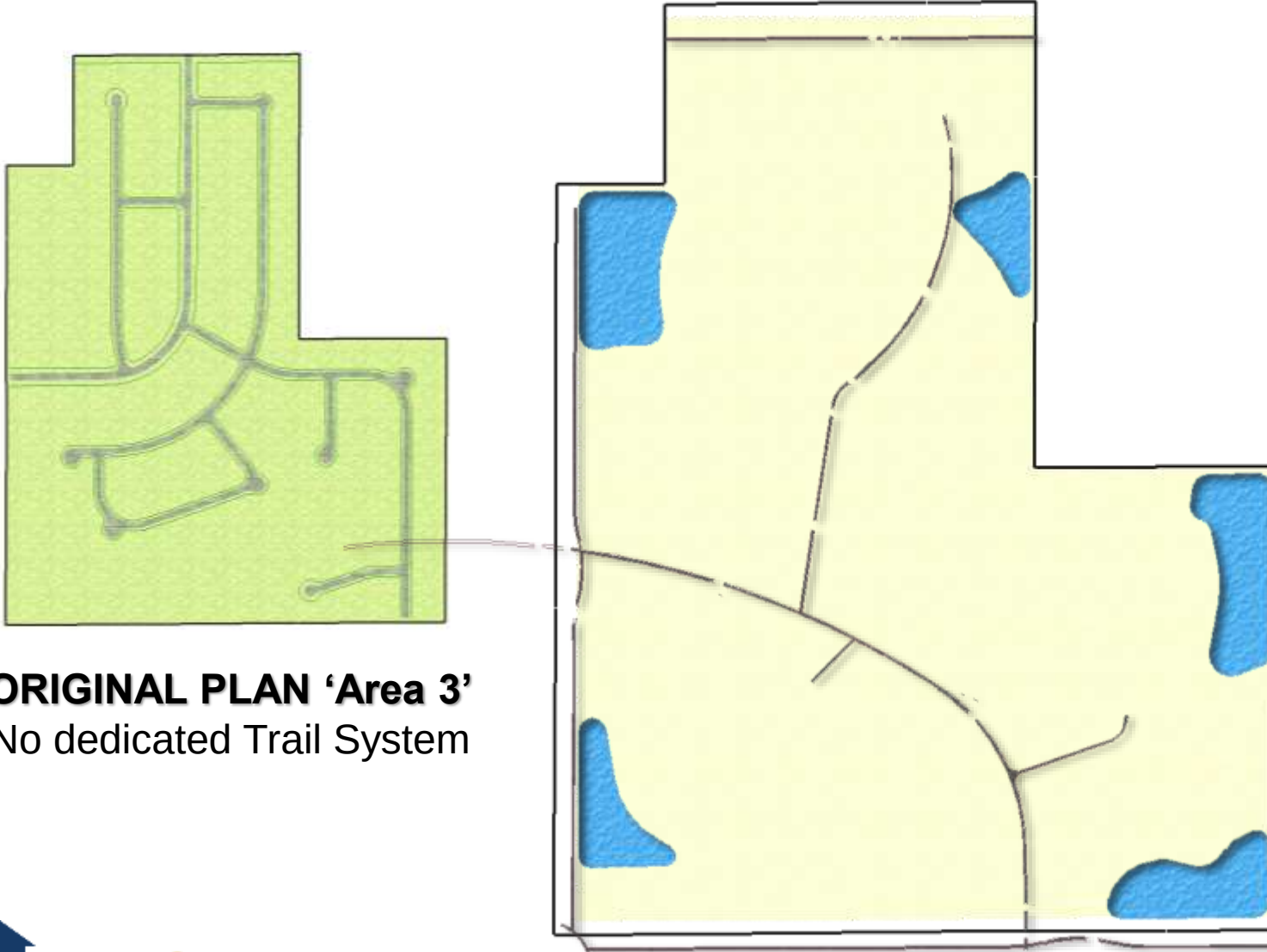
ORIGINAL PLAN 'Area 3'
Computed: 10,759 linear feet street
204 lots



A Sustainable Approach
Computed: 8,766 linear feet street
207 lots

Ten Steps towards sustainable Growth

Step #1 Pedestrian Connectivity: Main Trails



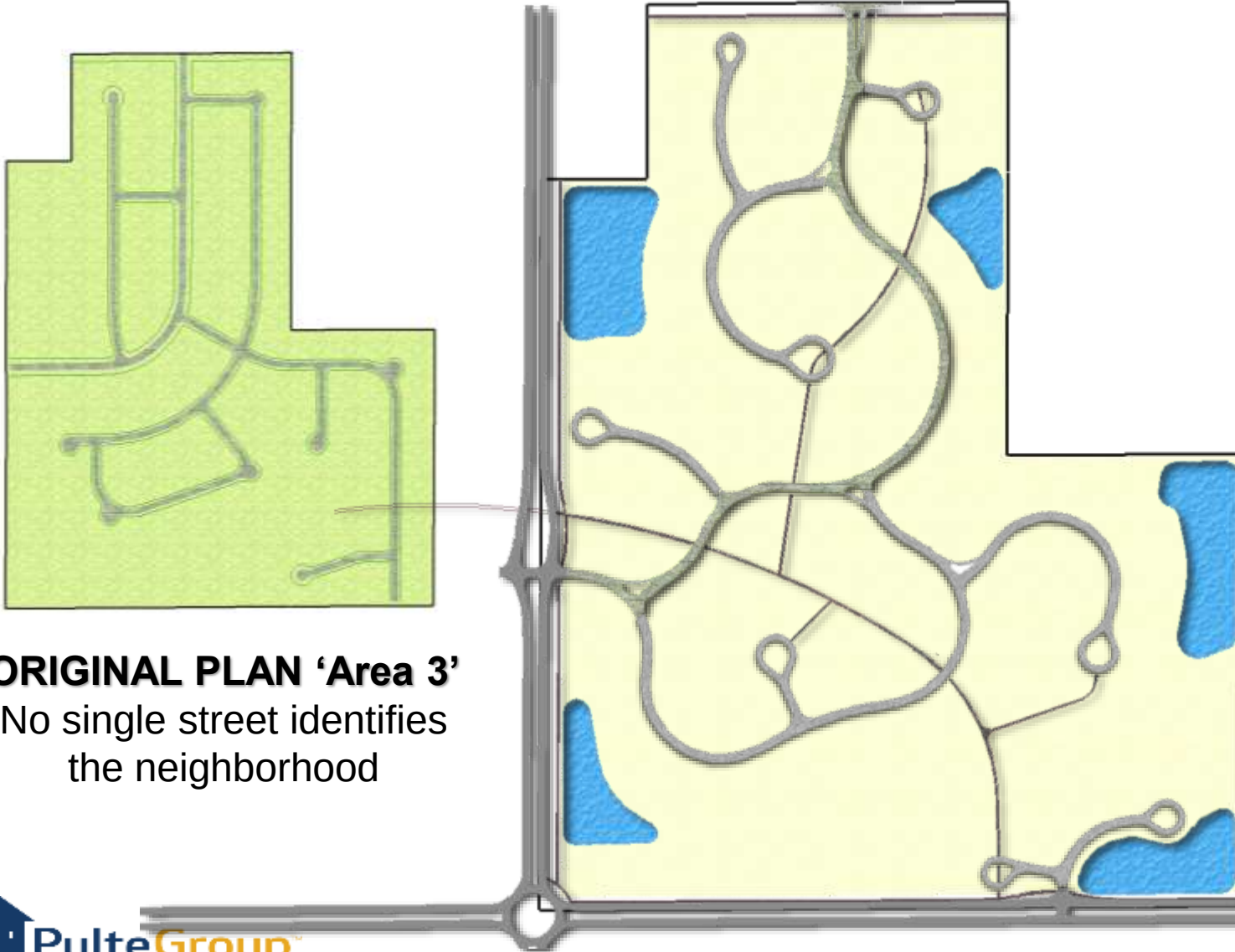
ORIGINAL PLAN 'Area 3'

No dedicated Trail System

After the engineers provided ponding locations, we began the design process with the overall main trail system to assure pedestrian connectivity.

Ten Steps towards sustainable Growth

Step #2 Main Street: Create a neighborhood Identity



ORIGINAL PLAN 'Area 3'

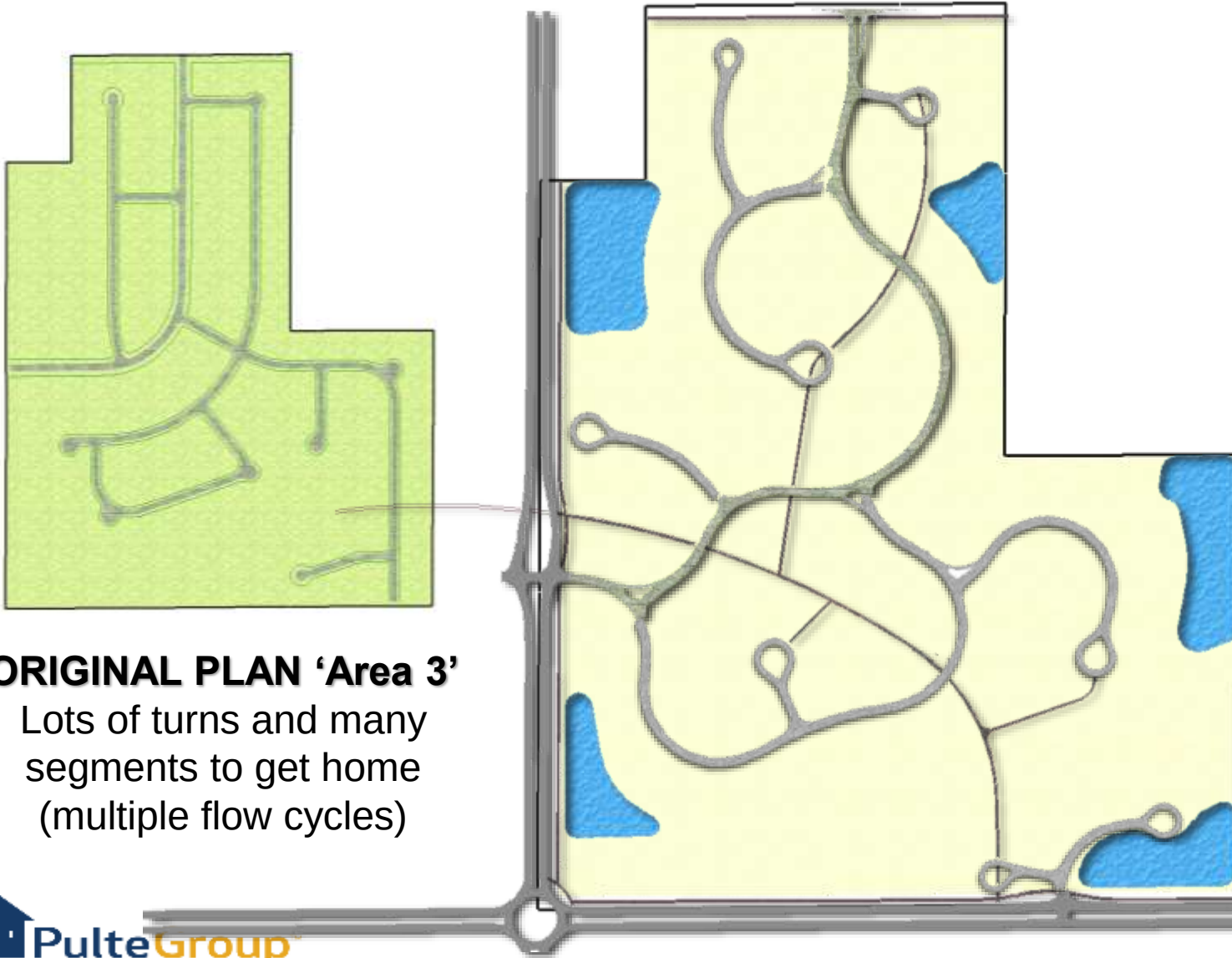
No single street identifies the neighborhood

We then determine which street is the 'Main Street' to create the neighborhood's identity.

Other minor streets feed from this 'Main Neighborhood Street'.

Ten Steps towards sustainable Growth

Step #3 Flow: Streets that reduce Time and Energy



ORIGINAL PLAN 'Area 3'

Lots of turns and many segments to get home (multiple flow cycles)

Normal driving it takes 200' to accelerate to 25MPH, and 200' to stop – this 400' is called a flow cycle.

Distances over 400' reduce both time and energy.

This neighborhood has excellent flow.

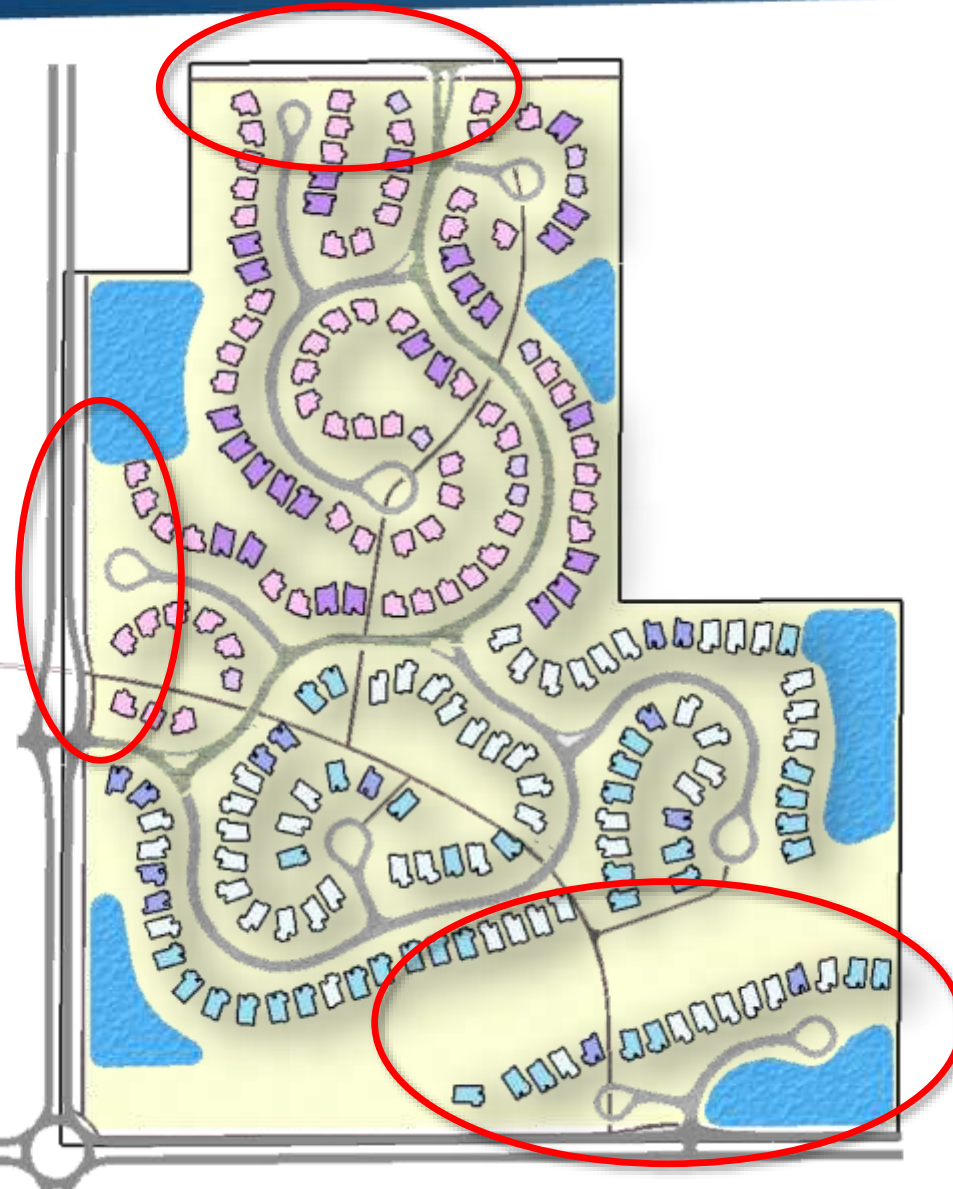
Ten Steps towards sustainable Growth

Step #4 Increase Space: Meandering setbacks eliminate monotony



ORIGINAL PLAN 'Area 3'

First Streets, then lots, then setbacks – all the same – then submit!



Carefully place every home to sculpt a park-like streetscape void of monotony. Each home forms a curve separate of the street pattern.

Showcase home fronts along the perimeter streets where possible!

Ten Steps towards sustainable Growth

Step #4 Increase Space: Meandering Walks add 'Scale' & Elegance.



ORIGINAL PLAN 'Area 3'

Sidewalks monotonously follow streets



The meandering walks invite a stroll over a drive, enhance sense of space through scale and create a unique streetscape that adds sustainable value.

Where walks extend beyond the right-of-way an easement is created

Ten Steps towards sustainable Growth

Step #5 Create Neighborhood Places: Spread Premium Locations.



ORIGINAL PLAN 'Area 3'

Very few homes are along places that are special

Almost every home is located at a spectacular and unique location.

- *Expansive Rear Yards*
- *Expansive Front Yards*
- *Pond View Lots*
- *Cul-De-Sac Park Lots*

Ten Steps towards sustainable Growth

Step #6 Form and function first – Lot lines last!



ORIGINAL PLAN 'Area 3'

Conventional platting –
streets then lots – nothing
else considered



This new era in design
concentrates on efficiency,
livability, curb appeal,
value, and increased
space first – lots come last!

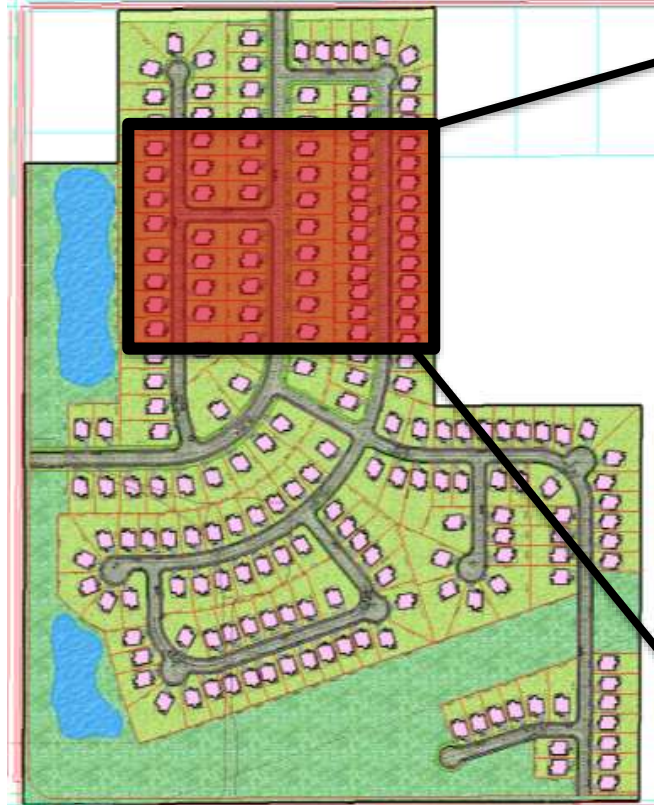
***Isn't about time the
industry take the
attention to the details
needed to create great
places to live? We have!***



Pull Bank: A more Sustainable Approach
ORIGINAL PLAN Area 2
 Pulling away from a premium location spreads that value to more homes
 30% of the lots will not have golf or open space views

Ten Steps towards sustainable Growth

Step #8 Increase views from within homes



PRIOR PLAN 'Area 3'

No increase in space from within the home compared to any other project - anywhere



EVERY HOME 100' front to front – no side views other than into the neighbors home!

Ten Steps towards sustainable Growth

Step #8 Increase views from within homes



A Sustainable Approach – more than a park-like streetscape

A significant increase in space enjoyed from within the home looking out the windows



Ten Steps towards sustainable Growth

Step #9 Elements that significantly increase overall safety



Closed corners –
less line of sight

Pedestrians cross
at intersections

PRIOR PLAN 'Area 3'

Straight streets encourage speeding

30% less
intersections

NO four way
intersections

Pedestrians cross at
safer distances along
most intersections



No abrupt turns
along streets

A Sustainable Approach

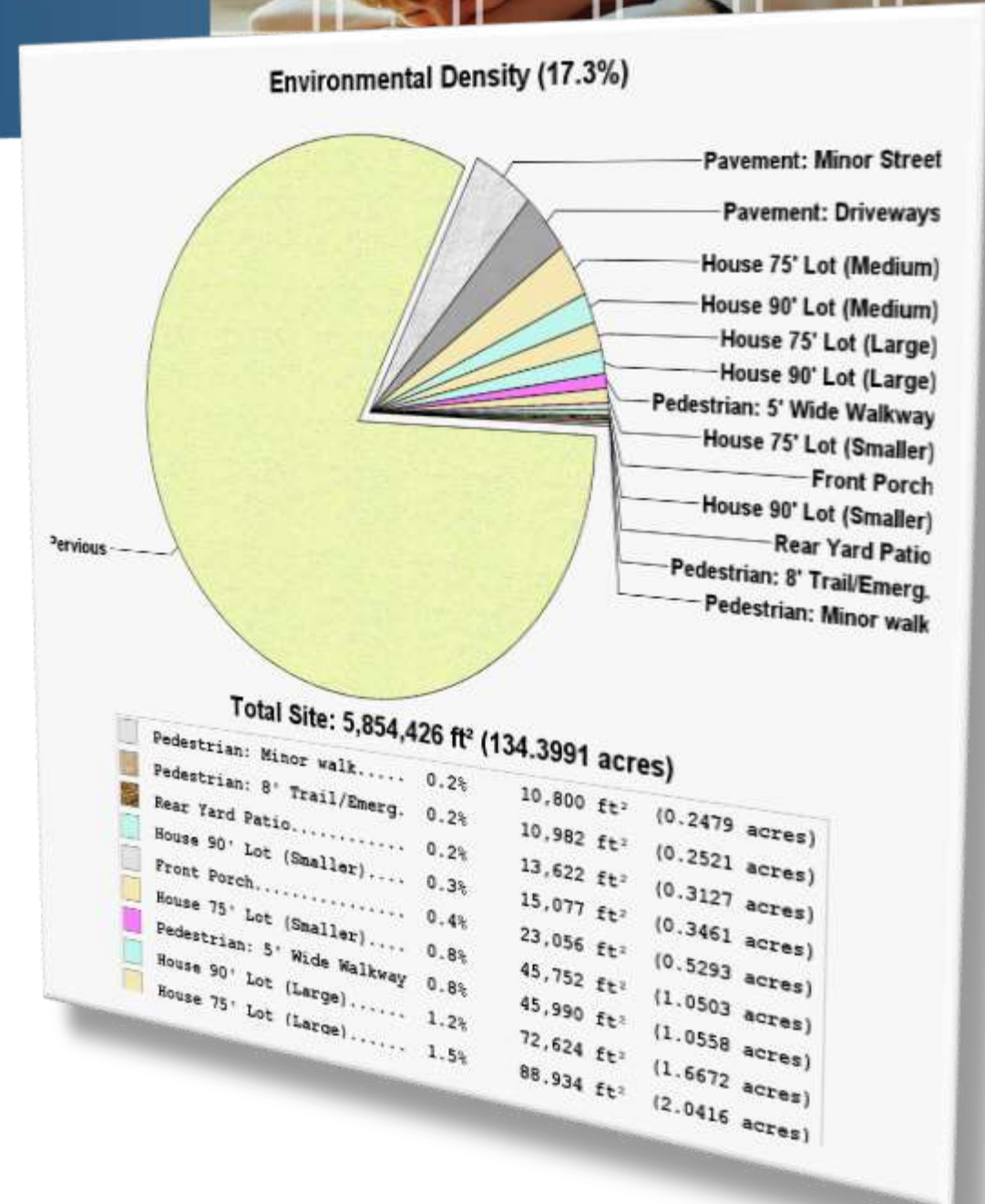
Curved streets naturally calming

Ten Steps towards sustainable Growth

Step #10 Reduce Environmental Impact of Development

A New Sustainable Era of Design

Our design consultants: *HR Green and Rick Harrison Site Design Studio* utilize this new technology to *increase greenspace and reduce paved space.*



Rural Character

Wood Wind of Westfield

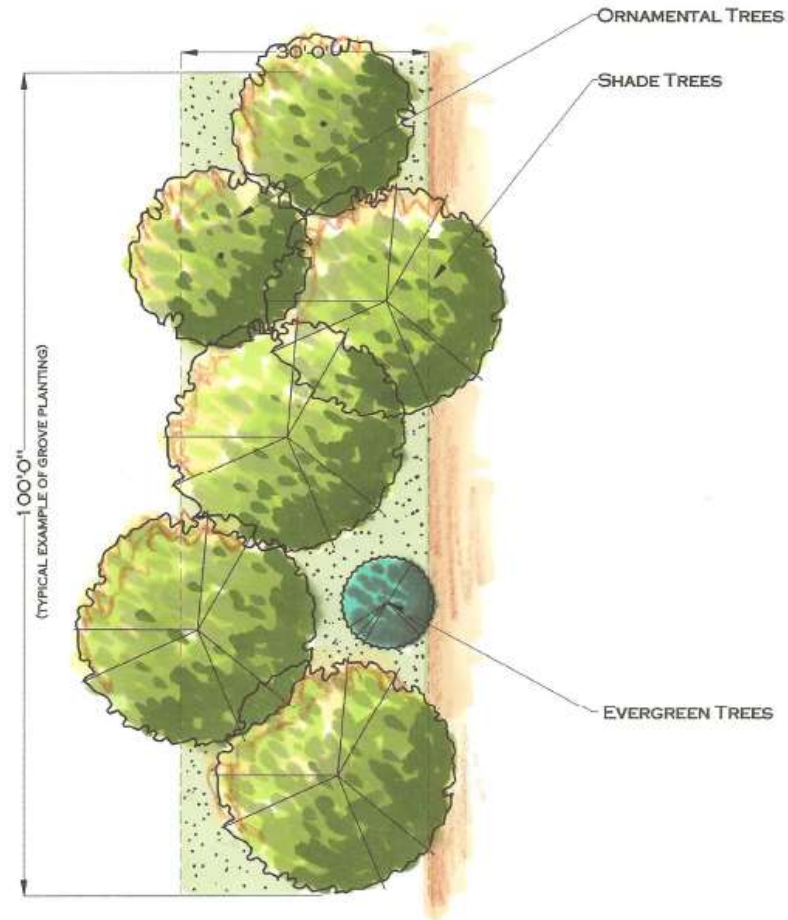


Rural Character

Wood Wind of Westfield



BUFFER B EXAMPLE

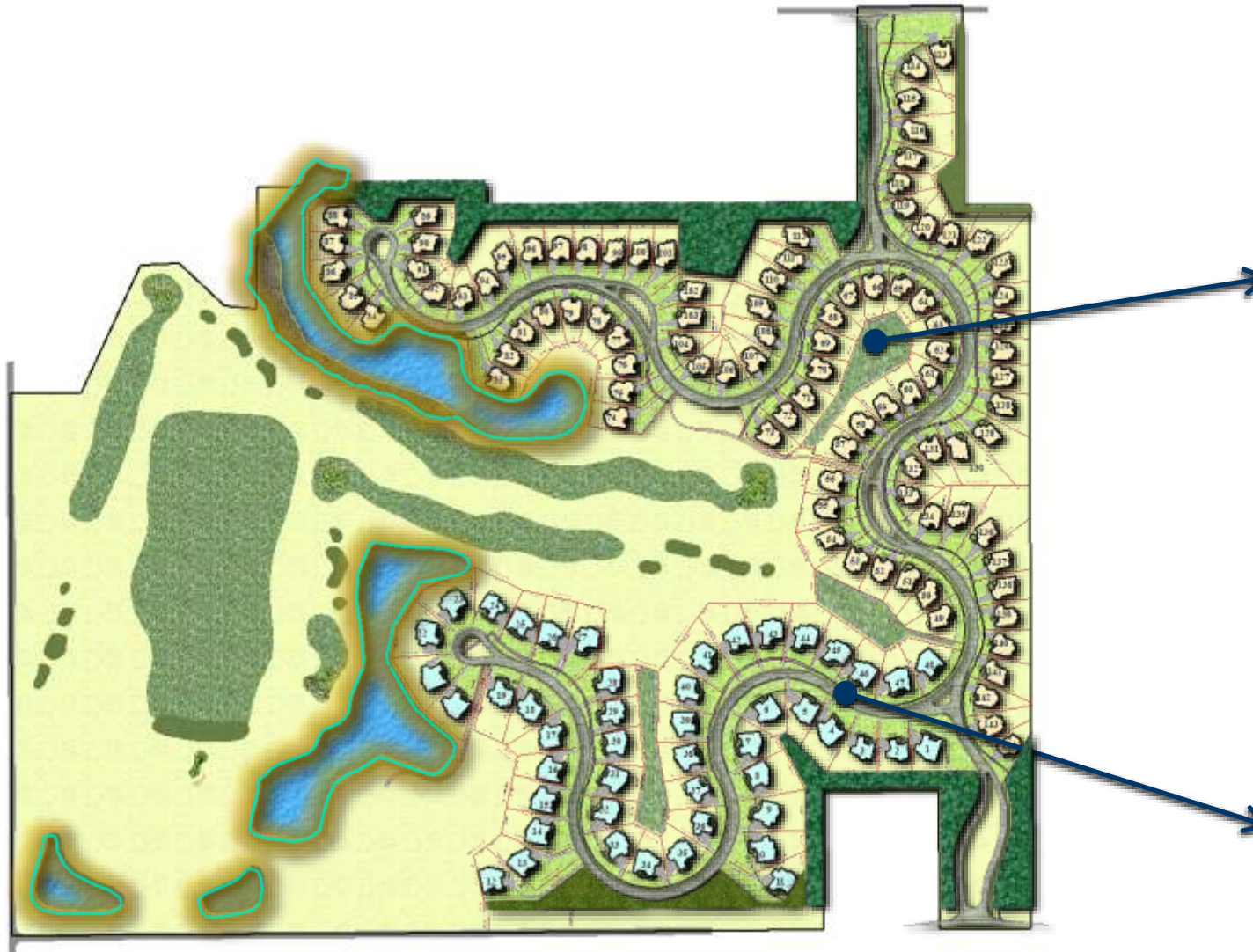


ENTRANCE EXAMPLE



North of 161st

Wood Wind of Westfield



Conventional Lot: $75 \times 130 = 9,750$ sq.ft.
Our Lot Average = 13,075 sq.ft.
= 25% larger!



Conventional Lot: $90 \times 130 = 11,700$ Sq.Ft.
Our Lot Average = 16,634 sq.ft.
= 30% larger!

156th to 161st

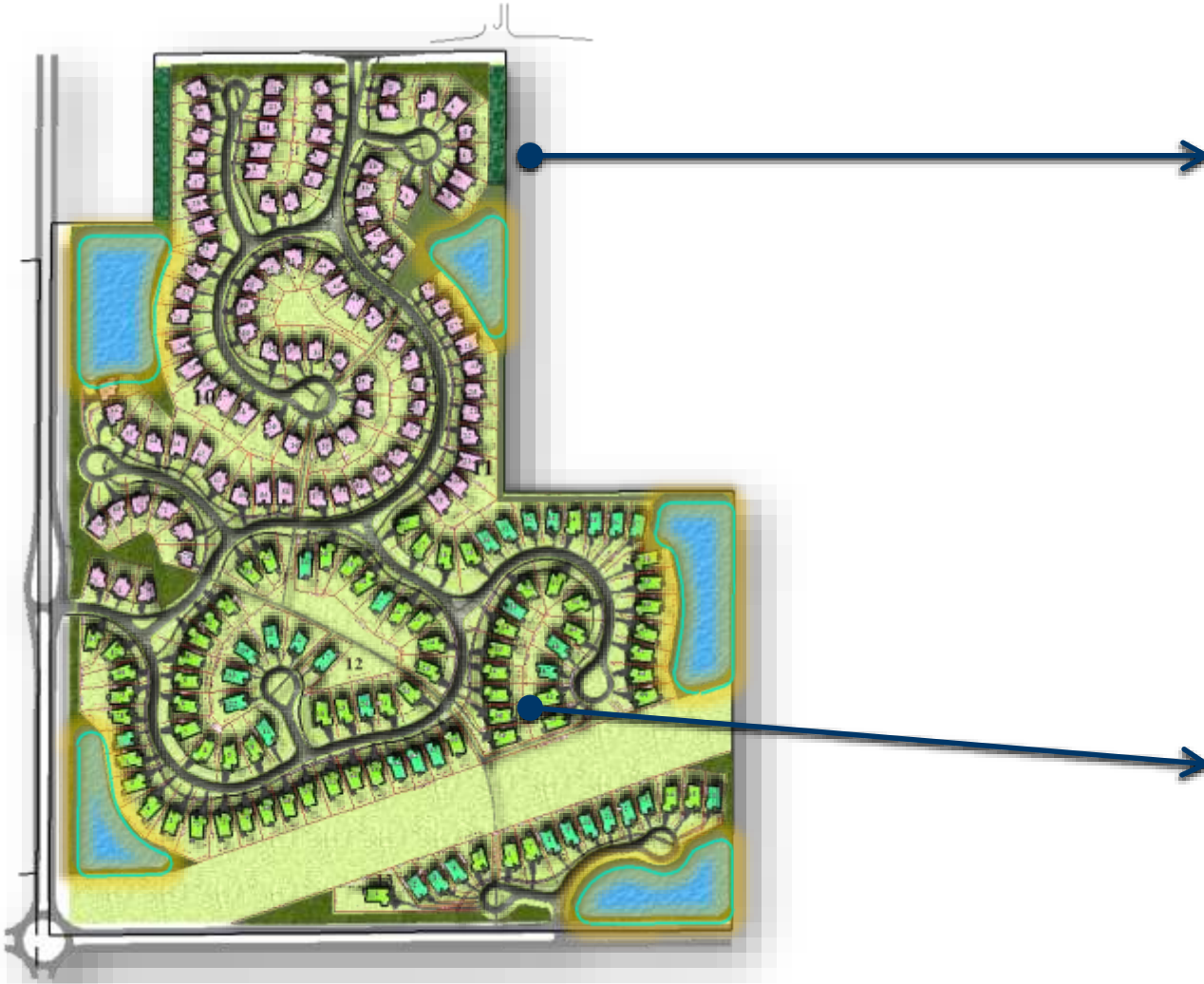
Wood Wind of Westfield



Conventional Lot: $73 \times 130 = 9,490$ sq.ft.
Our Lot Average = 13,113 sq.ft.
= 28% larger!

151st to 156th East of Towne Road

Wood Wind of Westfield



Conventional Lot: $63 \times 125 = 7,875$ sq.ft.
Our Lot Average = 10,833 sq.ft.
= 27% larger!



Conventional Lot: $60 \times 125 = 7,500$ sq.ft.
Our Lot Average = 11,244 sq.ft.
= 33% larger!

North 151st Street /West of Towne

Wood Wind of Westfield



North 151st Street /West of Towne

Wood Wind of Westfield



Conventional Lot: 63/73x125 = 8,500 sq.ft.
Our Lot Average = 12,237 sq.ft.
= 31% larger!



Conventional Lot: 74x125 = 19,250 sq.ft.
Our Lot Average = 12,240 sq.ft.
= 24% larger!



Conventional Lot: 90x130 = 11,700 sq.ft.
Our Lot Average = 16,545 sq.ft.
= 29% larger!



Conventional Lot: 75x130 = 9,750 sq.ft.
Our Lot Average = 12,578 sq.ft.
= 32% larger!

South 151st/West of Towne

Wood Wind of Westfield



Conventional Lot: $75 \times 130 = 9,750$ sq.ft.
Our Lot Average = 13,100 sq.ft.
= 26% larger!



Conventional Lot: $63 \times 125 = 7,875$ sq.ft.
Our Lot Average = 11,102 sq.ft.
= 29% larger!



Conventional Lot: $63/73 \times 125 = 8,500$ sq.ft.
Our Lot Average = 12,332 sq.ft.
= 31% larger!

Rural Character

Wood Wind of Westfield



Wood Wind Community

Overall Context Map



Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.



Wood Wind Community



Create an innovative, master planned, highly amenitized community with the Wood Wind Golf Course as the centerpiece.





IC 36-7-4-504

Comprehensive plan; consideration of policy and pattern

The City Council and Plan Commission shall **give consideration** to the general policy and pattern of development set out in the comprehensive plan.

IC 36-7-4-603

Zoning ordinance; preparation and consideration of proposals

The City Council and Plan Commission shall pay **reasonable regard** to the comprehensive plan.

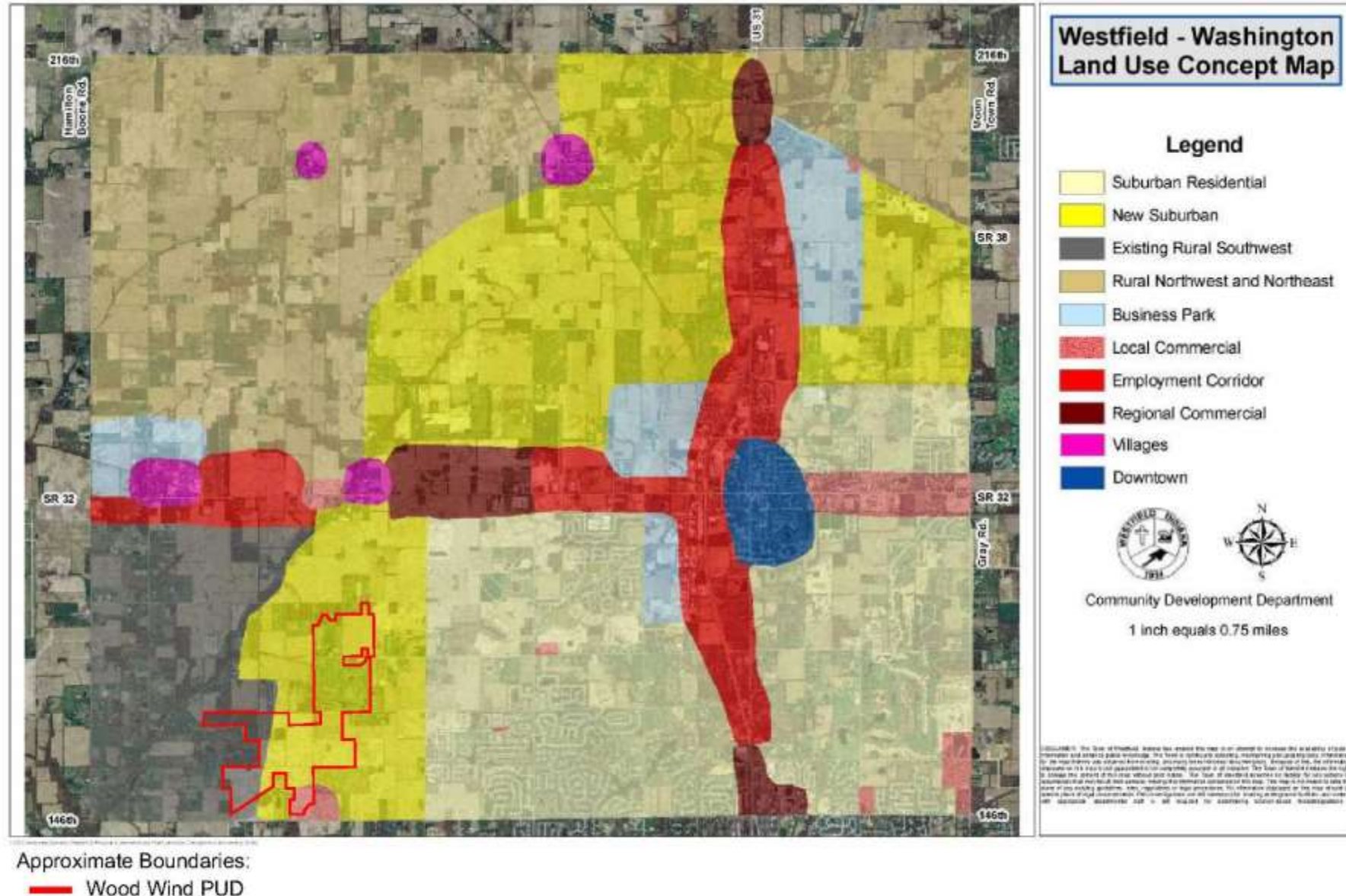
- The Comprehensive Plan is not a part of the Westfield Unified Development Ordinance, and is only one of many factors that the City Council and Plan Commission should consider.
- No development is required or able to meet every one of the recommendations and policies of the Comprehensive Plan.

Comprehensive Plan

Westfield



- Majority of the Wood Wind PUD is within the “New Suburban” Area.
- Small portion in “Existing Rural Southwest”
- We have developed the PUD based primarily upon the policies and recommendations for the “New Suburban” Area based on proximity of the small portion in the “Existing Rural Southwest” Area to 146th Street and majority of the area being in the “New Suburban” Area.



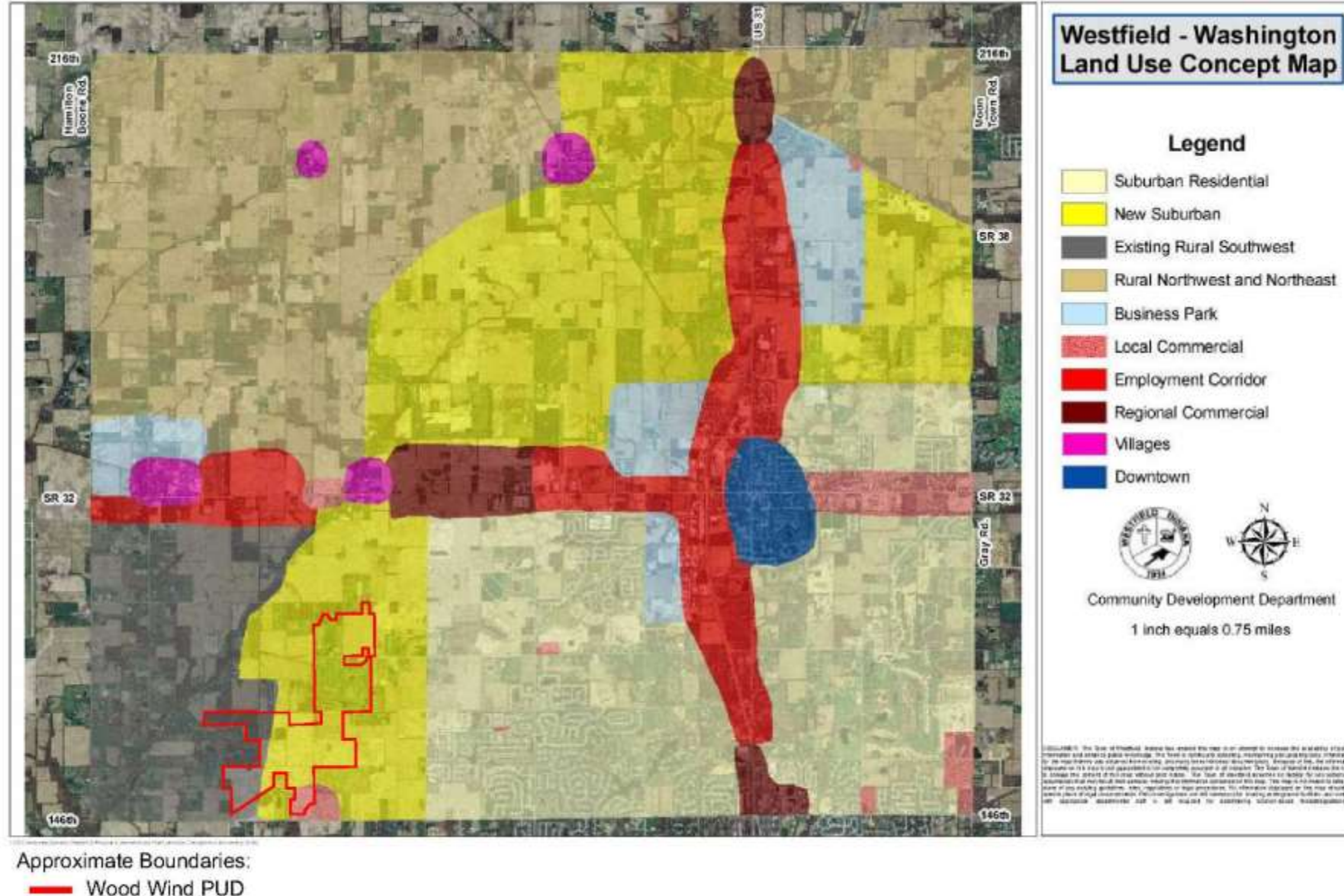
Comprehensive Plan

Westfield



“New Suburban” Background Statements include:

1. Page 38: “...depicts the **future residential growth** of the community.”
2. Page 40: “...expected that over time, the few remaining large agricultural tracts will be **converted to residential development**.”



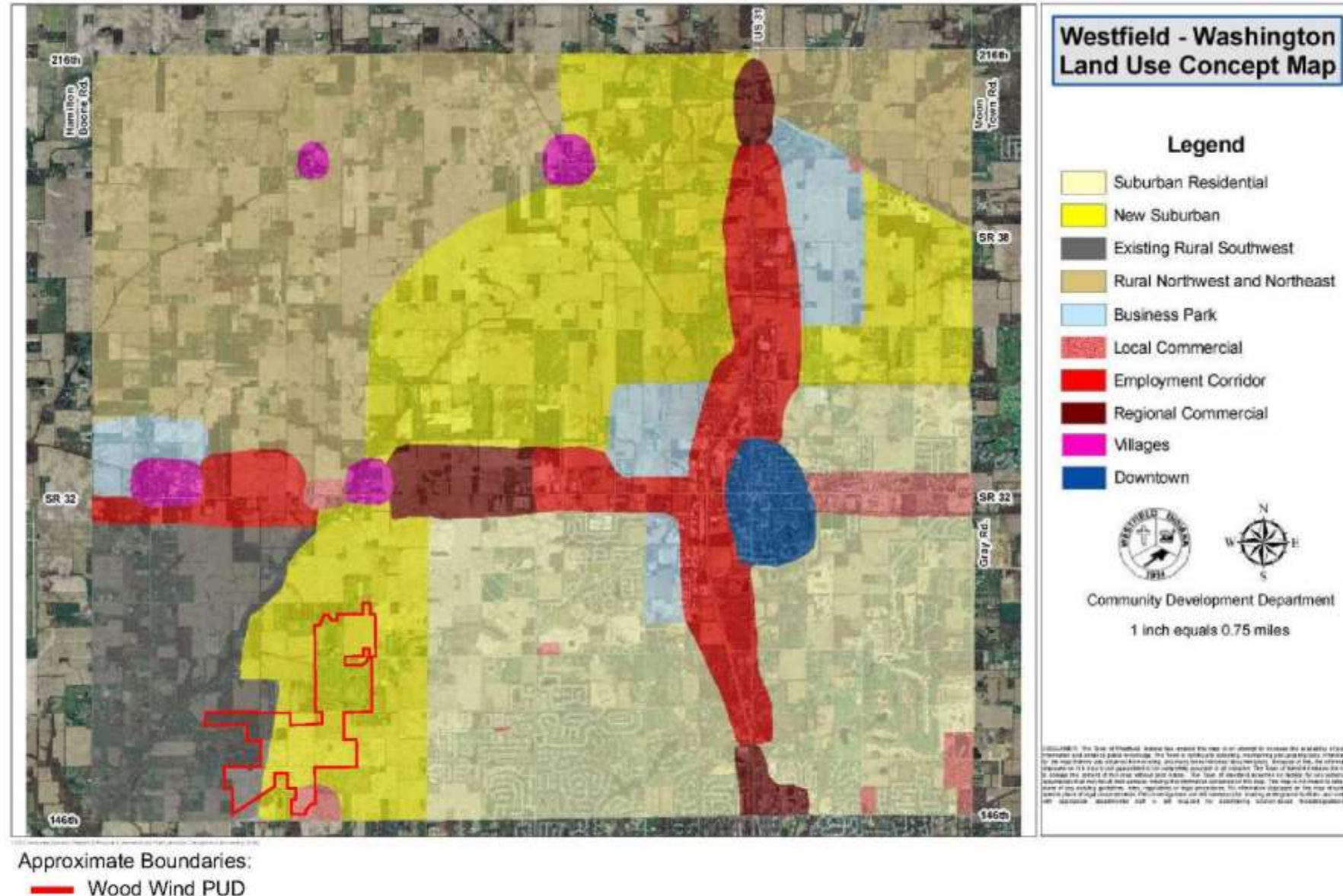
Comprehensive Plan

Westfield



“New Suburban” Background Statements include:

3. Page 38: “...will be **predominantly residential**, including a variety of housing types to serve different family sizes and life situations from entry level to retirement.”
4. Page 38: “...**variety of densities** and a **broad range of housing types** will continue to be the **prevalent development form**.”



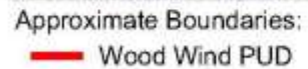


“New Suburban” Development Policies (pages 41 – 43):

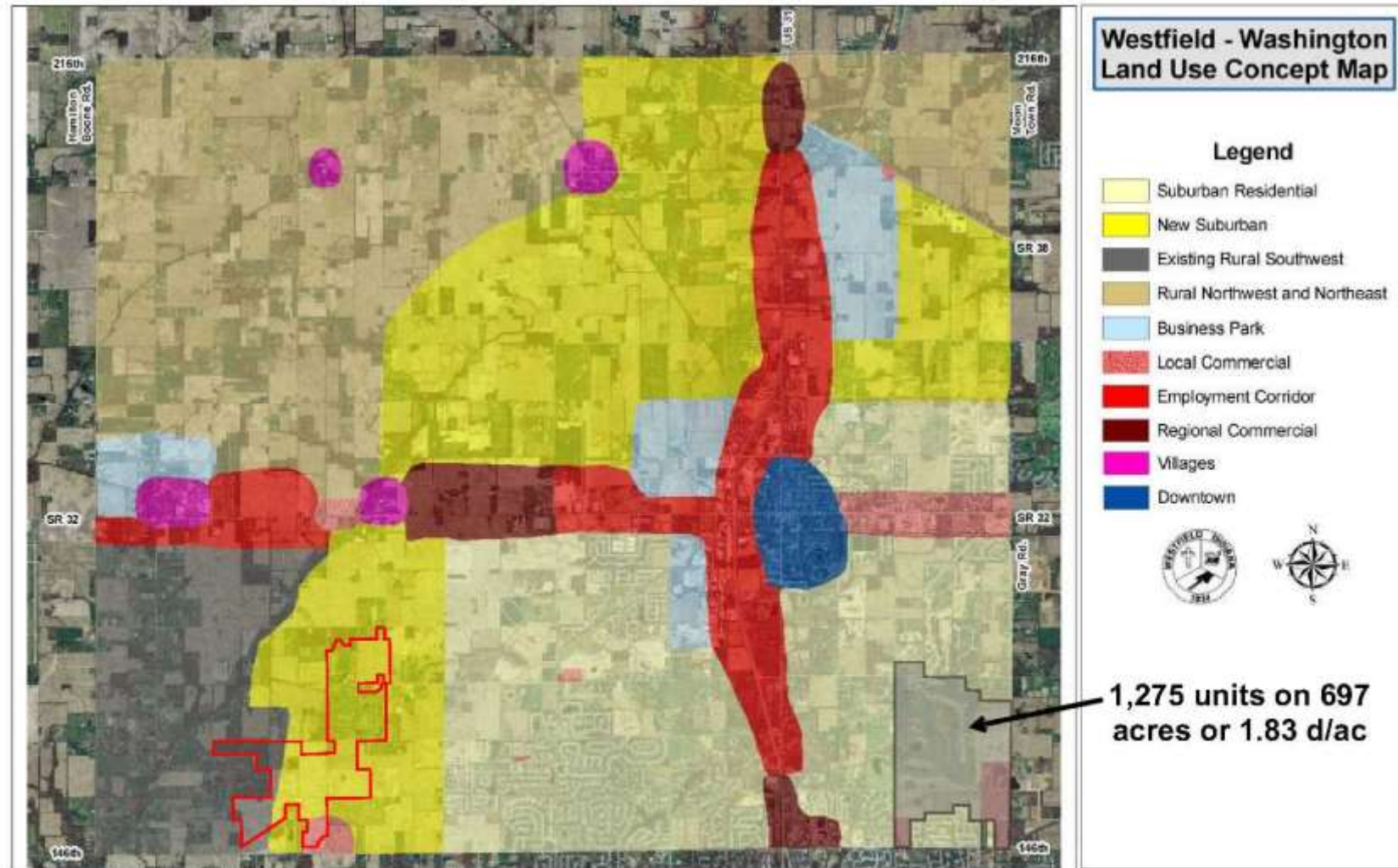
The Comprehensive Plan identifies 21 Development Policies.

We are providing responses to each Development Policy, that can be summarized as follows:

1. **Diversity:** Five different communities that will provide a wide range of housing types and price points to serve different family sizes and life situations.
2. **Connectivity:** Trailways and pathways provide recreational opportunities and save access to adjacent neighborhoods, development amenities, regional paths and the golf course.
3. **Buffering and Transitions:** Street Frontage Landscaping, Exterior Buffer Yards and Common Area treatments provide appropriate buffering to adjacent areas.
4. **Flexible and Creative Design:** The curvilinear design is a departure from traditional neighborhood design, creates a wide range of lot sizes with varying setbacks, is environmentally friendly and provides more efficient vehicular and pedestrian travelways.
5. **Preservation:** There are no natural limitations on development, and Wood Wind Golf Course and its structures will be preserved and enhanced.



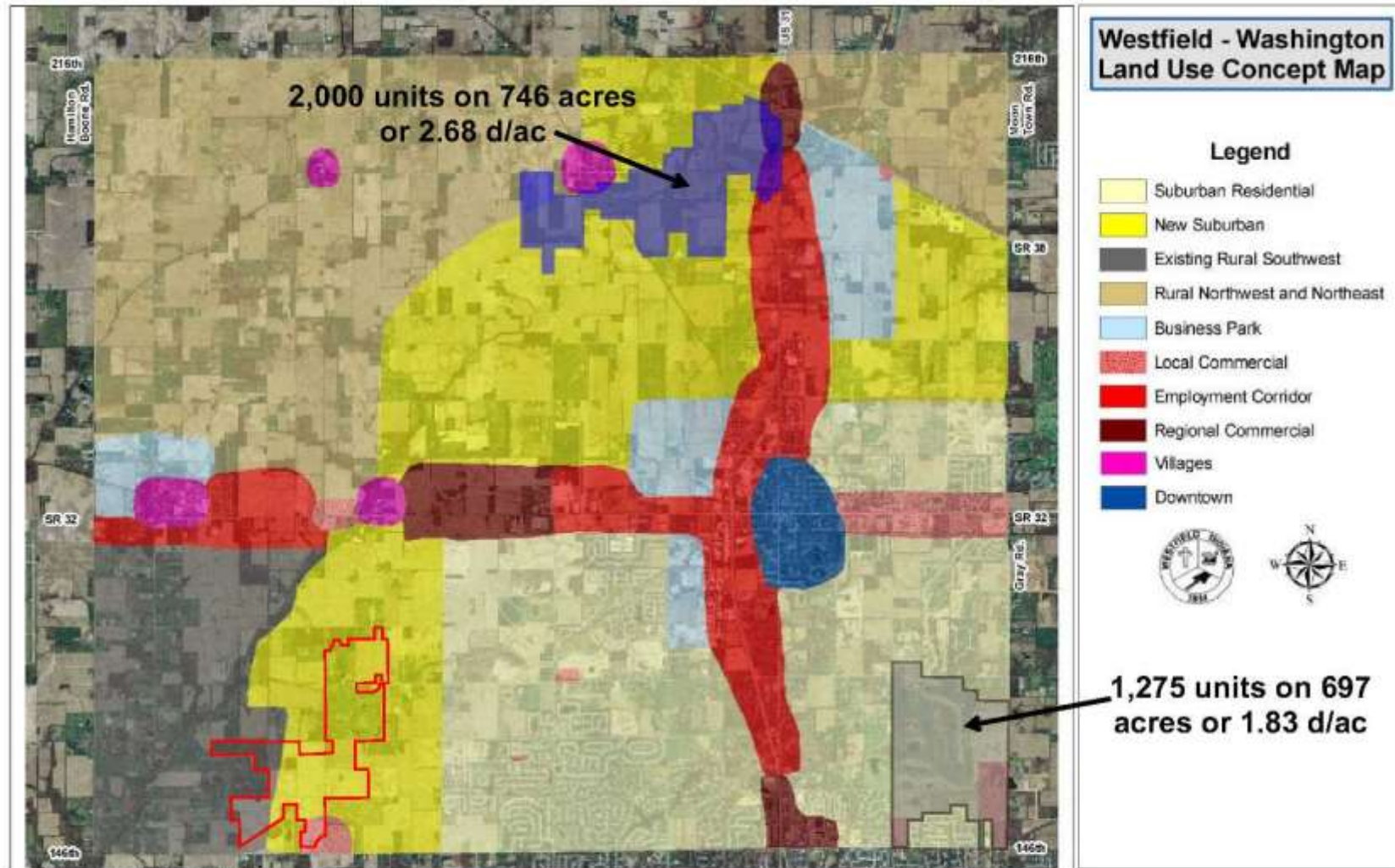
Comparable Westfield PUDs



Approximate Boundaries:

- Wood Wind PUD
- Bridgewater PUD

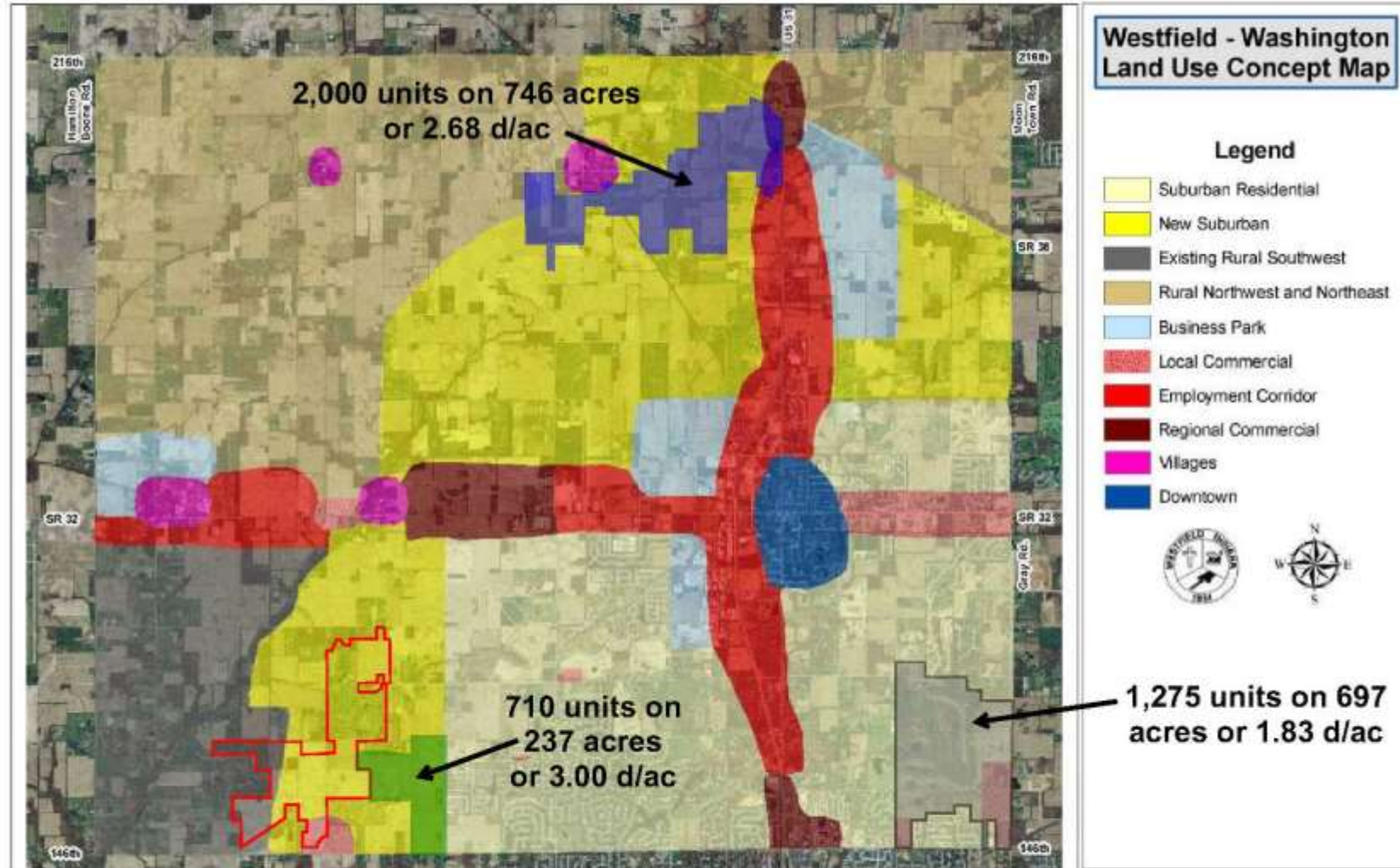
Comparable Westfield PUDs



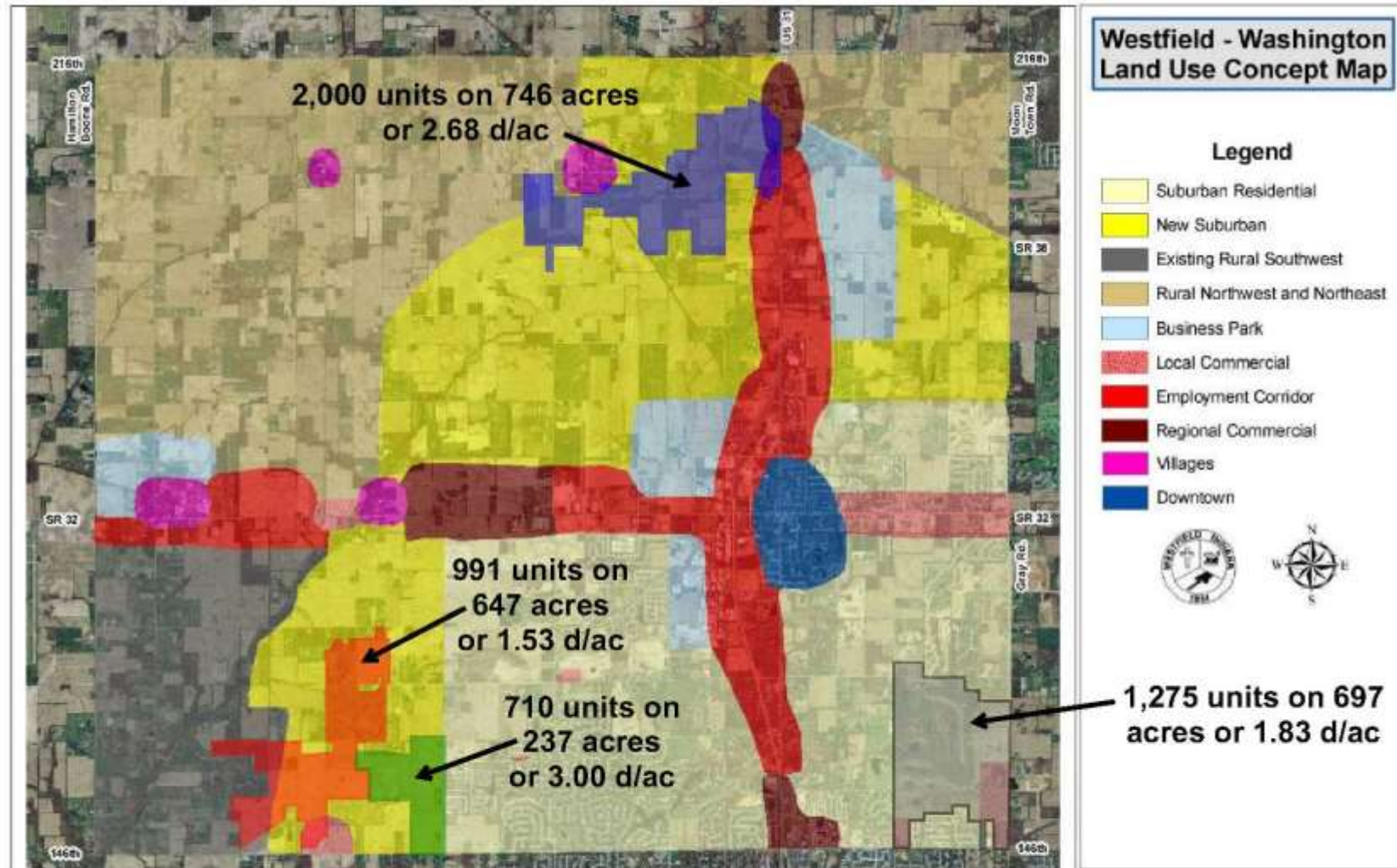
Approximate Boundaries:

- Wood Wind PUD
- Bridgewater PUD
- Chatham Hills PUD

Comparable Westfield PUDs



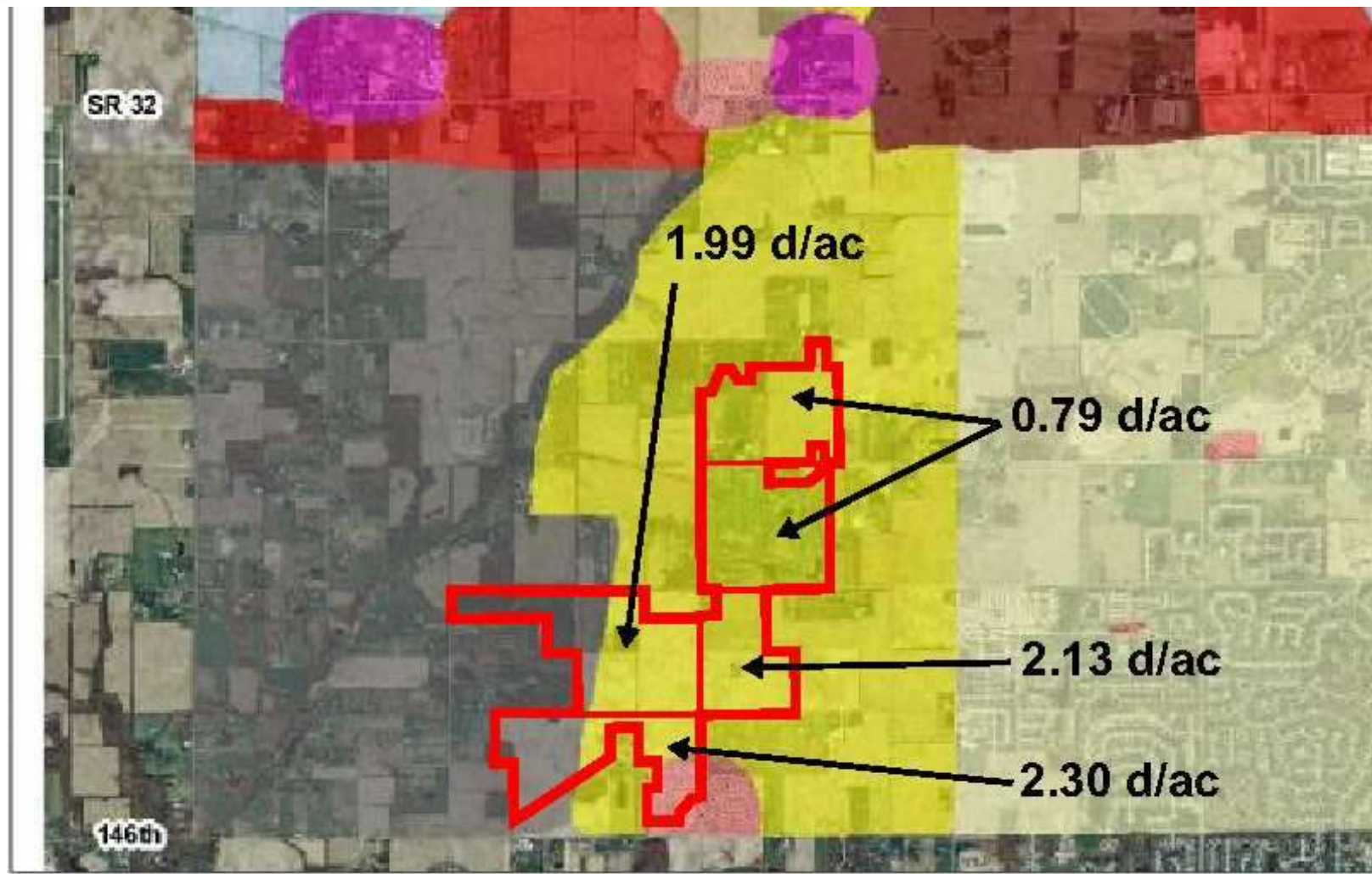
Comparable Westfield PUDs



Approximate Boundaries:

- Wood Wind PUD
- Bridgewater PUD
- Chatham Hills PUD
- Harmony PUD

Comparable Westfield PUDs



Approximate Boundaries:

— Wood Wind PUD



Modifications and amendments to the PUD are contemplated and anticipated. These may include:

- 1. Increasing the widths of buffer yards and modifying the types of plantings.**
- 2. Provide more detail regarding the commercial and multi-family areas.**
- 3. Adding smaller parks or open spaces in the individual communities.**
- 4. Pulte has commissioned a Traffic Impact Study to identify and address traffic concerns related to the Wood Wind PUD.**



In Summary:

- 1. The Westfield Comprehensive Plan contemplates and supports residential growth within the New Suburban Area to provide a variety of housing types to serve different family sizes and life situations from entry level to retirement.**



In Summary:

- 2. The total acreage, number of lots and density of the Wood Wind PUD is less than the total acreage, number of lots and density of the other two private golf course developments located in the Existing and New Suburban Areas.**



In Summary:

- 3. Traffic Impact Fees paid by the Developer will fund required traffic improvements.**



In Summary:

- 4. The Wood Wind PUD is consistent with the goals and recommendations of the Westfield Comprehensive Plan and implements the Development Policies specified in the Westfield Comprehensive Plan for all New Suburban Areas.**



In Summary:

- 5. The Wood Wind PUD provides the Wood Wind Golf Course with the ability to remain open as Westfield's only public golf course and requires the existing golf course to remain as a golf course or open space.**



We look forward to continuing our work with the Mayor, members of the City Council and Plan Commission, the Planning Staff and neighbors to address their concerns.

Thank you for your consideration.



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission



WOOD WIND
GOLF CLUB

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

1. Ensure that new development occurs in a way that it is contiguous with existing development.
 - *New residential developments in the New Suburban Area are generally occurring north of 146th Street and west of Ditch Road. The Wood Wind PUD generally continues this progression pattern, but is strategically located near the Wood Wind Golf Course.*
2. Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.
 - *The Wood Wind PUD will incorporate all of these items.*
3. Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.
 - *The use of the curvilinear subdivision design limits the orientation of rear facades away from exterior frontage streets, and a more rural landscaping buffer is proposed.*
4. 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.
 - *The PUD contains provisions for streetscape diversity, entrance design and diversity in plans, elevations, and color packages.*

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

5. Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
 - *Five (5) different communities are located within the Wood Wind PUD; and each community will have different types and styles of housing opportunities to serve different family sizes and life situations.*
6. Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan.
 - *The wide range of housing styles, sizes and pricing will provide housing opportunities for a wide variety of buyers and allow residents to live their entire “life span” in the Wood Wind PUD.*
7. Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.
 - *The Wood Wind PUD includes connectivity to all areas and surrounding developments through an extensive network of interconnected walkways, pathways and roadways.*
8. Ensure proper land use transitions between dissimilar types of residential development.
 - *The Wood Wind PUD provides for different types of buffers with differing widths and plantings to transition between the five (5) residential areas and adjoining properties with lesser residential development.*

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

9. Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.
 - *The PUD area is not in the vicinity of US 31, SR 32 or SR 38, but does incorporate a multi-family area to serve as a buffer between the retail area and adjacent residential subdivisions. The PUD provisions also provide for buffer yards between the proposed residential areas and existing residential areas.*
10. Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.
 - *The curvilinear design incorporates ponds and yards with varying depths as buffers. The redesigned Wood Wind Golf Course also serves as a significant open space and buffer to adjacent residential development in specific areas.*
11. Preserve existing older structures when possible.
 - *The existing Club House and related buildings of the Golf Course will be preserved and renovated. There are no other significant structures to preserve.*
12. 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.
 - *The Developer will pay approximately Three Million Dollars (\$3,000,000.00) in Traffic Impact Fees; and the Developer is performing a Traffic Impact Study to confirm that the Traffic Impact Fees will fund any required traffic related improvements.*

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

13. 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.).
 - *The curvilinear design creates a wide range of lot sizes with varying setbacks; and the five different residential areas provide for a variety of housing types designed to serve multiple markets.*
14. Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.
 - *The PUD incorporates the preservation of the Wood Wind Golf Course and the development of an extensive network of amenities, walkways, pathways and trails as useable open space.*
15. 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.
 - *The PUD provides for an extensive network of walkways, pathways and trails for use by pedestrians and bicyclists to provide connectivity among its amenities, different neighborhoods and surrounding areas.*

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

16. Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
 - *There are no natural limitations on development in the PUD area.*
17. Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
 - *The curvilinear design of the development centered around the preservation and enhancement of the Wood Wind Golf Course and related facilities represents a creative and innovative approach to securing the stability of Westfield's only public golf course and developing life-span housing in the New Suburban Residential Areas as contemplated by the Comprehensive Plan.*
18. 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).
 - *The Buffer Yard requirements of the PUD adapt a more rural feel and approach to buffering between neighborhoods and adjoiners with differing densities.*

Comprehensive Plan

Westfield



“New Suburban” Development Policies (pages 41 – 43):

19. 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).
 - *The curvilinear design concepts maximize exposure of lots to the golf course, ponds and other green space areas; and lessens the environmental impact of development when compared to typical neighborhood design.*
20. Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.
 - *The curvilinear design, streetscape requirements and development standards of the Wood Wind PUD provide creative and varying setbacks, appropriate street orientation of houses, and a diverse range of housing opportunities.*
21. Encourage roadway improvements that promote safety but do not increase speed.
 - *Traffic improvements will incorporate typical speed calming devices and improvements as approved by the applicable City agencies.*

WRITTEN PUBLIC COMMENTS

Docket Number: 1609-PUD-16

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

Request: Petitioner 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.

Enclosed Attachments:

1. Mattern, Julia	Countryside	(08/26/16)
2. Porzecanski, Ilana & Darrel Timpany	917 E 199 th St	(08/27/16)
3. Sochar, David and Cindy	16116 Ditch Road	(08/29/16)
4. Good, Kristopher	Maple Village	(08/29/16)
5. Gibson, Erin and Rick	2131 W 166th St	(08/30/16)
6. Williams, Melissa and Steve	Centennial	(08/30/16)
7. Billman, Susan and John	14901 Little Eagle Creek Ave	(08/30/16)
8. Pote, Linda	Countryside	(08/31/16)
9. Smith, Denny and Jane	15951 Little Eagle Creek Ave	(08/31/16)
10. Levins, Richard and Sandy	15630 Towne Rd	(09/01/16)
11. Passman, Richard	3510 W 151st St	(09/01/16)
12. Lesniewski, Andrea	Countryside	(09/01/16)
13. O'Connor, J Andrew MD	15201 Shelborne Rd	(09/02/16)
14. Stafford, Stephen & Cynthia	15736 Towne Rd	(09/02/16)
15. Moyer, Greg	15001 Shelborne Rd	(09/02/16)
16. Hymbaugh, Karen	2929 W 159th St	(09/02/16)
17. Beckner, Martin and Renee	15340 Shelborne Rd	(09/02/16)
18. DiMascio, Mike and Thornburg, Brandee and Samara	17028 Towne Rd	(09/02/16)
19. Kingshill, Ken	15606 Towne Rd	(09/02/16)
20. Severson, Todd	2223 W 166th St	(09/02/16)
21. White, Gloria	1510 W 161st St	(09/05/16)
22. Goldman, Jim and Susan	Centennial	(09/05/16)
23. Barrett, M. Stephen	Carriages Homes at Oak Trace	(09/05/16)

24. Kemmer, Dennis and Patricia	1708 W 161st St	(09/05/16)
25. Kotsanos, James and Annetta	0 W 156 th St	(09/06/16)
26. Schaefer, Kristin	Brookside	(09/06/16)
27. DuBois, Suzy	1719 W 161st St	(09/06/16)
Dubois, John	Public Hearing Presentation	(09/06/16)
28. Todd, Dave	4125 W 156th St	(09/06/16)
29. Kartes, Jaimie and Tammy	2002 W 166th St	(09/06/16)
30. Harmeyer, Jennifer Foster and Robert	2222 E 161st St	(09/06/16)
31. Smith, Jalene	Pines of Westfield	(09/06/16)
32. Baker, Karna	1816 W 161st St	(09/06/16)
33. Homann, Kurt and Carol	0 Shelborne Rd	(09/06/16)
34. Davis, Joe	1631 W 161 st St	(09/06/16)
Whitson, Carol Davis		
Davis, Jim		
35. Levinsohn, John	0 W 159th St	(09/06/16)
36. Miner, Karen	Merrimac	(09/06/16)
37. Busch, Laurie		(09/06/16)
38. Van Natta, Bruce	1881 W 161st St	(09/06/16)
	Public Hearing Presentation	
39. Laufter, Ross and Tina	2702 W 146th St	(09/06/16)
	Public Hearing Presentation	

Jesse Pohlman

From: juliamattern@comcast.net
Sent: Friday, August 26, 2016 7:15 PM
To: Jesse Pohlman
Subject: Concerns about Pulte Development

Dear Jesse,

I am writing to express my concerns about the proposed development by Pulte on the Southwest corridor of Westfield, near the WoodWind golf course. My husband and I have recently moved to Westfield from Fishers. During our 15 years in Fishers, the town grew considerably and as a result, there were many growing pains, particularly with the schools and community services (police/fire), as well as infrastructure (roads). There has been a sizeable increase in traffic in that area (part of the reason we moved) and many natural areas have been disturbed. It is disheartening to see the same thing starting to happen in Westfield. This area is unique from the other surrounding cities and there is still unspoiled land that needs to be preserved. Already, we are watching Pulte build new developments along 161st Street and seeing them take down trees and fill the space with roads and structures. We fear that the two-lane roads around this area will soon be congested with traffic, much like what we experienced in Fishers.

Clearly, to add the number of houses Pulte is requesting is going to have an enormous effect on that area from an environmental perspective. It would also be heartbreaking to lose such a beautiful property as the golf course, something which needs to be protected against. This development will add students to schools that are already overcrowded and strain our available city fire and police resources. There is already a school referendum upcoming and my guess is that if further developments are allowed, that will only be the beginning of more taxes for everyone.

It feels like this area is being overrun with Pulte developments and it makes me wonder whether the interests of "big money" are being put before those of the city. I urge you to reject Pulte's plan and to consider the long-term, big-picture impact of such developments on the future of Westfield, to better balance economic development and growth with quality of life and preserving the beauty of the environment.

Sincerely,
Julia Mattern

Jesse Pohlman

From: Ilana Porzecanski <iporze@yahoo.com>
Sent: Saturday, August 27, 2016 3:04 PM
To: Jesse Pohlman
Subject: Against continued Westfield developments

RE: Public Hearing Tues, Sept 6, 2016

Dear Mr. Pohlman:

We are writing this letter to make you aware that we are against continued approval and development of new subdivisions in Westfield. They are popping up without regard the the capacity of the schools, capacity of the police/fire departments and the capacity the roads.

There is no comprehensive plan to ensure that the growth of the public services complements the growth in housing. There is no plan in place to ensure the roads can handle the increased capacity of cars. There is no plan for preserving the green spaces and creating more parks for the increased population.

Most people who live in Westfield do so because of its good schools and small town feel. Unbridled growth and development will ruin it. We don't want to see Westfield become a field of little boxed houses.

We strongly request that the City of Westfield and the Planning Department put a moritorium on approving additional developments until public input can be obtained and a comprehensive development plan can be made to properly grow Westfield into a city that we would all like to continue to live in.

Yours truly,
Ilana Porzecanski & Darrel Timpany
E 199th St.

Pulte – How Much Is Enough?

8.26.2016

The Pulte Development that is being proposed should be refused on several points.

1. The first point is that the current zoning for most of the parcels is AG-S/F -1 . This is adequate and appropriate for rural land in this district of the Township/City. Since zoning began in 1978, the AG S/F 1 has preserved the rural feel of this area. This is a trait that has been identified as one of the most important things that needs to be preserved as Westfield considers growth. This zoning class has allowed individuals to have 3 acres or more upon which to build and secure a home and a life in Westfield. Many of the families that farmed on AG S/F 1 properties or built homes here did such a nice job that they helped make this an attractive place to live.
2. The Pulte development – or should I say 'Mega Development' is far too large and far too fast. Infrastructure will be taxed, as will the residents. Roads will become inadequate, schools will be more overcrowded, children will be shifted about, creating chaos for already busy families. 1500 houses will mean how many vehicle trips per day? 3,000? 4,000? The roads are already crumbling from the constant flow of tri-axes – how will they handle the further construction traffic for this and then eventual residents? How about the sewer capacity? The water?
3. The Master Plan states that development is to be contiguous to the City. That was the intent when my study group requested it when the Plan was being developed. It was lobbied and altered a bit, but no matter, since it is widely ignored. Today, I ask that it be considered, and ask Pulte to come back with a smaller, more appropriate plan that makes use of the principle of Contiguous Development. This is how cities in Europe have grown for centuries and still preserved the core of the city and the walkable and ridable qualities of their towns. If Westfield continues to plan using contiguous development as a guiding principle, it will assure the commercial center of the City will be revitalized and expanded appropriately for auto, foot and bicycle traffic, ensuring the success and broad use of Junction City Center. The historic Center of the City will thrive, with incentives or coercion needed. The 'sprawl and chain' will happen as planned along 32, but our City will survive in style. Satellite strip malls with their tacky themes and short life spans will not be needed or forced on residents as has happened previously.
4. The Woodwind Golf Course is not guaranteed. This is a bit hard to believe. Lots of lip service, but no guarantee. This community asset is underused. In the first 15 years of its existence, it was busy all the time. Event planners always had catered events going on, with bus traffic and caterers busy

almost everyday at the course. The fact that the owner wants to sell belies the lack of interest in marketing and making the course – the only public course in the area- a busy and profitable community asset. His only interest is short term profit from a sale. A sale to anyone. Imagine how hard it would be to replace this asset should it be desired in the future? I am sure that every Westfield resident will agree that the golf course should be a part of any development in the area, and should never be turned into yet another crowded neighborhood.

5. It is not the job of the City or its residents to make the Township 100% amenable for any – every – development that comes to town. We are the residents. We have invested, pay taxes, volunteer, raise our families and have businesses in this City. We are the City, are we not? When we speak, our representatives should listen, not find reason to explain why what we want may not be what they want. I am a business owner, as are many folks in my neighborhood. If make a wrong decision, I will live with it. I will take responsibility for my decisions about the City also. My representatives will never again tell me that I do not know what is good for me and my neighborhood as they did – several times – during the forced placement of the strip mall at Spring Mill and 161st. That will live forever as the worst development decision leadership ever made.
6. I do not know what these houses that Pulte proposes will be like, but I bet they are mostly starter homes, with the first models representing buildings that are 20% to 40% higher cost than the bulk of what will be built. This forces the least of materials and design and lot sizes so that the neighborhoods will be crowded, driveways and streets with cars in them all the time as families grow. These houses will not age well, as materials design does not predict the material useful life lasting as long as the mortgage. Westfield needs to raise the bar, to get a more diverse population so as to not tax the elementary schools, to make for more interesting residents of different economic means and ages. With this endless parade of 'starter' housing, Westfield will have a difficult time attracting better buildings and better developments. And we will become a desert of sorts, with a single simple typecast resident. Diversity aids the stability, longevity and livability of a community. Universality is not a desirable trait.

At some point enough is enough. That point was reached as we approached a population of 35,000. Current developments – prior to this Pulte proposal – will take that population to near 60,000 as I understand it.
Yes, Enough Is Enough.

David R & Cindy R Sochar
16116 Ditch Road
Westfield, IN 46074

Jesse Pohlman

From: Kristopher Good <addresstokris@gmail.com>
Sent: Monday, August 29, 2016 1:41 PM
To: Jesse Pohlman
Subject: Westfield is over capacity.

Good afternoon,

Bigger is NOT better.

To boost Westfield from 36K to 60K in population would be amazing. But to have 60K population AND amazing at the same time, Westfield needs all of the amenities, infrastructure, public works etc. of a 60K population.

If Westfield keeps growing at the rate that it is currently at, we will not be able to send our kids to school, eat out at restaurants, drive on the roads or enjoy anything about Westfield. We will merely lose property value because of the crime increase, terrible roads, over crowded schools and terrible reputation that Westfield will gain. This area will soon be Lawrence with newer homes.

I cannot imagine that the city government would consider that a positive image.

Grow Westfield, but grow it at a pace that is sustainable. 4 kids per bus seat, 40 kids per class, 10 minutes to turn left ANYWHERE, water/sewer issues, crime rates increasing, this is only a FEW of the items that the city needs to be ahead of the game on BEFORE rapid development.

2 more police stations,
2 more fire departments,
2 more post offices,
More than 2 Kroger grocery stores
4 lane streets (without pot holes)
A few dozen stop lights or a hand full of roundabouts.

This City is not ready for 40K, let alone 60K

Please stop looking to the immediate future (AKA immediate \$\$)

The \$\$ will come ALONG WITH a reputation to sustain revenue flow if it is done right.

Pulte, Arbor & Beazer will be happy to build a problem for a lot of \$ then run to the next city, leaving Westfield to fend for it's self to solve the problem they created.

CONCERNED in Westfield!!!

Kris Good

Jesse Pohlman

From: Erin Gibson <elmgib@aol.com>
Sent: Tuesday, August 30, 2016 3:50 PM
To: Jesse Pohlman
Subject: Pulte Proposed Neighborhood

Hello Jesse,

We wanted to reach out to you as concerned homeowners about the proposed Pulte Development around the Wood Wind Golf Course.

Firstly, we are deeply concerned about the number of homes proposed in this plan!! What are all these homes (and people) going to do to our schools, public services, roads, etc. Pulte shows no concern for these issues.

Secondly, the buffer zones around this development are at best VERY minimal!!!!!! We want to see the buffer zones at least doubled or better before this proposal is considered. We moved to our location on 166th Street 16 years ago. We moved to the "country" for the space, peacefulness, wild life, privacy, and relaxing environment. We, over the years, have expected change, but this development is entirely too close to the existing homes that already exist around us and our neighbors. We, along with our neighbors, expected the City to respect the Conservancy plan. The proposed entrance / exit to the neighborhood from 166th street is unacceptable in our eyes and we are sure that our neighbors would agree.

Thirdly, we don't understand why the City of Westfield has to "sell out" to every developer that comes along?? Stand your ground, set your standards high, and tell these developers what this area stands for. The City of Zionsville isn't full of "track homes"

Westfield and Hamilton County are one of the most desirable areas in the State Of Indiana to build and settle down to raise a family. The City of Westfield should be able to state their expectations to the builders and the builders should follow the plans for the area or bottom line, they aren't approved to build. Pulte says it's all about the black wooden fences, and stone entries to their additions, but bottom line, Pulte is all about the almighty dollar. Let's put as many houses on a postage stamp for the most amount of money is their philosophy.

Fourthly, we truly believe that before this proposal is considered, Westfield should ask Pulte to enter into a contract that states the golf course at Wood Wind will remain a golf course for an extended amount of years (10, 20, etc.) and they cannot destroy the course and build more houses on it. Please stand your ground!! Pulte is a national builder and makes millions and millions and millions of dollars. They can certainly afford to take care and maintain this beautiful course.

Thank you for you time in reading this, and we hope that you take into consideration some of the concerns that we have, as I know our neighbors feel the same way.

Sincerely,

Erin And Rick Gibson
Concerned Westfield Residents

Jesse Pohlman

From: Melissa Noparstak <mnoparstak@yahoo.com>
Sent: Tuesday, August 30, 2016 4:47 PM
To: Jesse Pohlman
Subject: feedback on new pulte neighborhood proposal

Hi Jesse,

Hope you are doing well. I am writing to express my concerns regarding the new Pulte proposal. As with other recent development possibilities, I am disappointed that Westfield is changing so drastically from the community that I chose to move to just two years ago. We moved here to have a good combination of country and suburbs and to provide a good education for our children. The following are my main concerns:

Thank you for your consideration.

Sincerely,
Melissa (and Steve) Williams

- Too many dwellings (1,500) - Impact on your quality of life, schools, roads, public safety
- Not even close to following the Comprehensive Plan for density decreasing and open space on every parcel - not just the golf course
- Golf Course is not a guarantee
- Potential impact on property values

August 30, 2016

RE: Wood Wind Petition

Dear Jesse,

Thanks for allowing us the opportunity to express our views. John and I live on 14901 Little Eagle Creek Ave. We have been residents of Westfield since 1999.

We would like to express a few concerns related to the Wood Wind PUD and are sharing the following thoughts.

We believe the density of the areas not immediately by the golf course to be too high. We have been fortunate that Carmel and Zionsville continue to build value added neighborhoods as the property to the south and west are developed. We challenge Westfield to keep to the same consistent standards. Westfield is in the perfect sweet spot to be able to continue with lower density neighborhoods with high building standards. We understand a mix of housing prices is important but all high density is an issue which is a theme in all of the PUD's being considered.

Keeping assessed value up is equally important. Currently, Westfield has some of the highest school taxes. Even though this is the case, the school has worked to add more tax burden with additional tax referendums. This reflects that our assessed value in the county is too low. Pulte indicated that a 2 bedroom, 2 bath home could be sold with an assessed value of \$325,000. I find this fact hard to accept. The impact to the tax base should be carefully considered. Do not punish the good, long-term residents by allowing higher density homes that are easier to profit off of for the developers.

We also do not understand the multi-family and commercial aspect of the community. Once again, it appears that Westfield has several apartment complexes under consideration. I am not sure that apartment complexes make a community desirable. They have a place, but are more suited to areas that are close to major roads such as by State Road 32 due to the impact to the roads.

This is the same thought with the commercial aspect. We are not trying to say that we do not want it in our backyard but, careful placement of these buildings is critical as is the type. To drive down 146th, which I believe was only to be residential in earlier plans, and see strip center after strip center is not desirable to any of us.

Lastly, we have seen PUD's start with one promise and over time, the promises are replaced with lower standards than agreed upon. This has happened in Westfield with some very expensive neighborhoods where lower priced homes were eventually built. If the price points of these neighborhoods are eventually degraded, when we could already be starting the neighborhood at the lower end, would be problematic.

We moved to Westfield and Little Eagle Creek Avenue as we saw an area that had character that is hard to find in central Indiana. We also want to see our property value increase. We are hopeful that the Town of Westfield will plan for a community that will be desirable for the next 50 years or more. A place that everyone is proud to call home and continues to have a strong sense of community.

Susan and John Billman

14901 Little Eagle Creek Ave

Jesse Pohlman

From: Linda Ly <lindatly@yahoo.com>
Sent: Wednesday, August 31, 2016 9:53 AM
To: Jesse Pohlman
Subject: Overdevelopment of Westfield

Hello,

I'd like to express my concern over the overdevelopment of Westfield. Before allowing any more housing additions, please ensure that we have the infrastructure to have the capacity for all these new lives. Let's keep Westfield as a good place to live. Don't allow for over crowding in schools... 4 kids on one seat bus, children sitting in the aisles.

Please consider the long term growth to make this a good community.

Sincerely,
Concerned Citizen
Linda Pote
17050 Troy Lane,
Westfield, IN 46074

August 30, 2016

Westfield Plan Commission
c/o Mr. Jesse Pohlman
City of Westfield
Westfield, IN 46074

Re: Wood Wind Development Plan
Petitioner: Pulte Homes of Indiana, LLC
Docket No. 1609-PUD-16

Ladies and Gentlemen:

As residents of Westfield, and specifically, residents in close proximity to the development plan proposed by Pulte Homes for Wood Wind Golf Club and acreage in and around the area, we would like to comment on the proposal before the Plan Commission.

The City of Westfield has a Comprehensive Plan that includes the area involved. As residents and property owners, we rely on the Comprehensive Plan as both a guideline and a rulebook for investing in our homes and properties. We have invested in our properties based on that Plan. However, the proposal offered for the Wood Wind Development Plan by Pulte Homes does not meet the terms and requirements stated in the Comprehensive Plan. Until such plan adheres to the Comprehensive Plan in both letter and spirit, we would not be in favor of approval of the proposed development plan by the petitioner. Regardless of the scope and specifics of the proposed PUD, the intent of the Comprehensive Plan was to provide a backbone structure for all landowners to make reasonable decisions as to investments in their property. If the PUD as a whole circumvents the intent and specific guidelines of the Comprehensive Plan, it is only reasonable for a property owner in the vicinity of the PUD to be sufficiently concerned for the value of their own property.

We are grateful that Pulte Homes has reached out to the community for input. We are hopeful that they will continue to do so; and additionally, that they will modify their current plan to be in compliance with the Comprehensive Plan.

It goes without saying that developments will come to Westfield, and specifically to the area in and around Wood Wind Golf Club. As property owners in the area, we absolutely depend on our elected and appointed officials to go by the rules in place. Our concerns for our schools, and our roads, and our City supported health and safety services are heartfelt and real. Bypassing the underlying rules with a PUD that meets neither the intent nor letter of the law as provided in the Comprehensive Plan is a backdoor to uncontrolled development that simply doesn't meet the existing standards in place. Unfortunately, it will also give a very unfair economic disadvantage to existing developments, such as Bent Creek, and will drive off great custom builders and developers who have followed the Comprehensive Plan in their submissions and subsequent approvals before the Plan Commission.

The people representing Pulte Homes of Indiana, LLC have to date acted in good faith, and we trust they will be building beautiful, Comprehensive Plan appropriate homes for our future neighbors and friends. Indeed, some of us might someday own one of the homes in discussion. But it is patently unfair to those of us already residing in the community, including the developers with approved subdivisions, to be held to one standard, and the developers of a PUD to be held to a different standard.

We would respectfully request that the Westfield Plan Commission withhold their approval of any PUD until such time as it can be documented that the PUD in discussion is in compliance with the Comprehensive Plan in place.

Kindest regards,

Denny & Jane Smith
15951 Little Eagle Creek Avenue
Westfield, IN 46074

9/1//2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy, have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

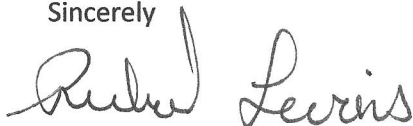
We continue to see building plans like Pulte Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the effect on the local schools and roads?

Towne Road and the adjoining roads are already overloaded, cars pass our house going well over the posted speed limit. The roads are also used by hundreds of bikers every week. Accidents and fatalities have occurred and will continue. Wood Wind will just add to the congestion.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

A handwritten signature in cursive script that reads "Richard Levins". The signature is written in dark ink and is positioned to the right of the word "Sincerely".

Richard Levins

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]

On Sep 1, 2016, at 8:05 AM, "rpassman@indy.rr.com" <rpassman@indy.rr.com> wrote:

City Council,

Please review the attachment pertaining to the Pulte development PUD for Wind wood.

I am unable to attend the 9/6/16 meeting, but want to share with you my concerns. Bottom line, I think the proposal needs another iteration to address some key issues. I am not clear about the houses themselves. There is a color code, and the lot sizes / house footprints vary in the PUD, but it is not clear what that means. This is another thing that needs further review / clarification.

Thank you for your consideration,

Richard Passman

<Counter to Pulte Proposal pdf 160831.pdf>

From: Steve Hoover [mailto:shoover@westfield.in.gov]

Sent: Thursday, September 1, 2016 10:55 PM

To: rpassman@indy.rr.com

Cc: Council Members <CouncilMembers@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Re: Prep for 9/6/16 meeting re: Pulte proposed PUD Wind Wood

Richard, thanks for your very detailed analysis of the comp plan as it compares to the present Pulte proposal. It will be helpful as this moves through the process.

I do wish to note however, that your references to streets on the comp plan (your page 9) appear to be incorrect. What you refer to as Towne Rd is actually Shelborne and what you refer to as Springmill is actually Towne Rd.

Thanks again,

Steve Hoover

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]

Sent: Friday, September 2, 2016 6:46 AM

To: Steve Hoover <shoover@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>

Subject: RE: Prep for 9/6/16 meeting re: Pulte proposed PUD Wind Wood

Steve,

Thank you very much. You are right about Towne Road – sorry for my error on that – I was sure until I zoomed out & used the neighborhood road features to help confirm. This has an impact on the point I make about over-reach, so that should come off the table. But Shelborne road is further west than you are thinking – I'll cover that below. That line I thought was Towne, and you thought was Shelborne must just be a fence row. Please bear with me on what follows, it is worth the little bit of time it takes:

Please compare google maps view to the Comp Plan carefully. I was very careful in this aspect because I live on Shelborne Rd. The resolution is not great, but use the Little Eagle Creek Tree line feature which is visible. See where it intersects 146th St. See where it intersects US 32. Get the sense of scale, & compare to Google Maps for the same intersections. Then follow the tree line of the creek / Eagle Creek Ave, going North from 146th St. Find the place (little jog) where the tree line of Little Eagle Creek turns almost due East – coming up from the south. **On a south to north line, it is almost, but a little less than mid way between 146th and US 32 . This is critical.**

This is at 159th St, and you can see that on the Comp Plan & Google Maps. 159th St runs East from Little Eagle Creek / Eagle Creek Ave & that is visible on the Comp plan. **Use that due east jog at 159th St feature as reference on the Comp Plan.** Confirm again on Google Maps.

You will see that Shelborne Rd intersects the tree line of Little Eagle Creek / Eagle Creek Ave a little bit **West** of the due eastern jog feature we are using as reference. **Measured on a S to N line, between US 32 & 146th Street, Shelborne road intersects Little Eagle Creek / Eagle Creek Ave a little less than half the distance to US32. This is key.**

If other people need help getting oriented on the Comp Plan (like I did), please use these two e-mail texts to help them. I'll copy the Council members too so they can see what we are discussing – it is an important point.

So, my over-reach point needs to come off the table – I accept that. Also, my horror to find out there is a local commercial area planned at Towne and 146th St, - I have to accept that too, because it is in the Comprehensive plan. Please take that into consideration, but the rest of the points, I think are still valid. I really think we should avoid apartments and high density housing west of Towne Road though. It is such an abrupt change - much attention to transition / buffers needed.

I would revise my pages accordingly, but I cannot due to another commitment. Please help cover for me on this with the others as needed. Jesse can include this in the record I hope, since I can't fix my slides.

Thank you very much,

Richard Passman

Opposition to Pulte proposal for Wood Wind PUD

Richard Passman

8/30/16

Prerequisite for the Community of Westfield before seriously considering the Pulte Proposal

Given the housing development that has been completed in the past 3 years, and the housing development **already** approved as of 8/29/16:

What is the plan for **elementary schools, middle schools, high schools, school buses & the bus hub** – does the current plan provide the infrastructure capacity & **number of teachers** needed?

Will school administration or sports facilities need to increase as well?

What is Westfield's plan for **fire and police** – does Westfield's current plan provide the manpower & equipment needed?

What is Westfield's plan for **roads and other infrastructure needs** – does the current plan cover everything that will be needed?

Is there a plan / budget for new community use parks (suggestion: similar to Cool Creek) - where?

Are the costs for all this expansion well covered by the tax revenue that has been and will be generated?

Are there budget gaps (considering the above) that will require cutting costs, or raising taxes?

Only if all the planning and projected budgets are in good shape, should the Pulte plan for **another** 1000 homes even be considered at this time.

If the prerequisites listed above are satisfied, then the following slides should be included in the consideration of the Pulte Plan.

This is fundamental:

The comprehensive plan represents the collective voice of Westfield regarding development in our communities.

Two basic paths forward:

1. Ignore the voices of Westfield residents and all the motives for making a comprehensive plan.
2. Or follow the guidelines in the comprehensive plan.

Some appealing features & some opportunities

The Pulte proposal has some good features:

- The curvilinear roadways are a nice approach.
- The bike path through the development is a nice feature, although it could be enhanced into a great feature.
- The plan does a good job in orienting the fronts of homes toward the main roads.
- The approach of using “horse farm” type fencing will help it fit with the rural area.
- The plan includes buffers – but as highlighted in a following slide, many areas need more.
- There is some open / greenspace area – although not nearly enough outside the golf course portion.
- In many areas, the plan uses park-like green space between a currently planned buffer, and the homes along the main roads. Using a similar approach everywhere the development borders an existing property owner would address the buffer deficiency highlighted in a later slide.

Guidelines in the Comprehensive plan regarding development in the SW New Suburban area:

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

Ensure proper land use transitions between dissimilar types of residential development.

Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.

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).

These are highlighted here to provide context for related comments that follow

Roads –The worst thing possible would be the divided boulevards as Pulte depicts in their plan

- The Pulte plan shows both Towne and 151st St as expansive divided 2 lane boulevards similar to Shelborne road south of 141th street or 136th street at Springmill. This is costly, unnecessary, and devalues current homes.
- 151st St only extends between Shelborne and at Ditch roads. Although it might look elegant in the Pulte plan, divided road does not make sense here.
- A check of the Thoroughfare Plan confirmed that this misrepresents what Hamilton County intended for 151st St in this area.
- In addition, the author asks that Westfield does **not** make the same mistake as Carmel: Divided 2 lane **boulevards require a very wide swath of land – this takes out existing residences' plantings and a large portion of their yards. This would devalue existing property dramatically.** The other horrible outcome, is that if cars are following a trash pickup truck, a person with car trouble, or if police pull someone over, traffic has no way to get around the obstruction.



The author focused on the most Southwest portion of the Pulte proposed PUD to highlight deviations from the Comprehensive Plan. Many of the author's points apply to other areas of the plan as well.

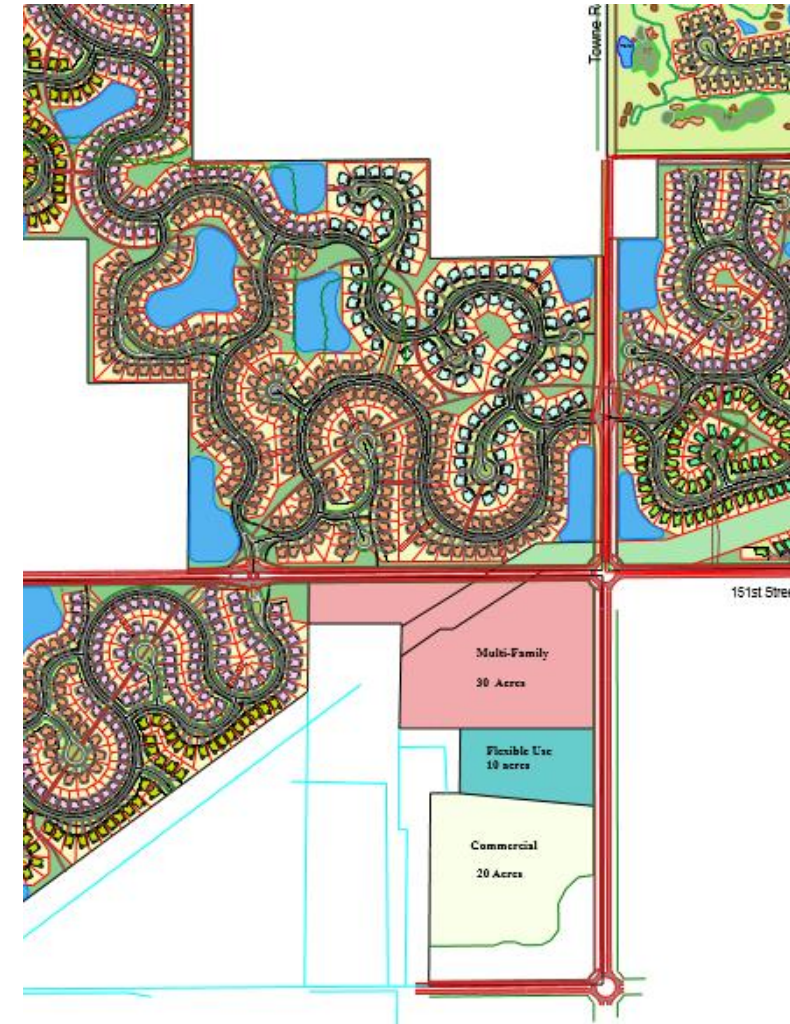
Figure below shows only one small portion of Pulte's expansive development plan

The Pulte proposal largely ignores the guidelines outlined in the comprehensive plan.

Some glaring differences from the comprehensive plan:

- It does not offer nearly enough green space in SW New Suburban areas (except for the area which includes the golf course). The most SW area (Existing Rural) has almost none.
- It does not reduce housing density as the neighborhoods extend west within the SW New Suburban zone.
- The neighborhoods proposed in "Existing Rural" are even higher density than Pulte proposes in "SW New Suburban".
- The plan includes commercial and apartments in the Existing Rural zone.
- Buffers are inadequate for existing residents in both the SW New Suburban and SW Existing Rural areas.

Pulte is not in business to make greenspace. They are in business to develop large areas and to sell houses. One might expect their first proposal to be in **their** best interest – see if it flies – why not?



Pulte proposal **overreaches** into “Existing Rural” area

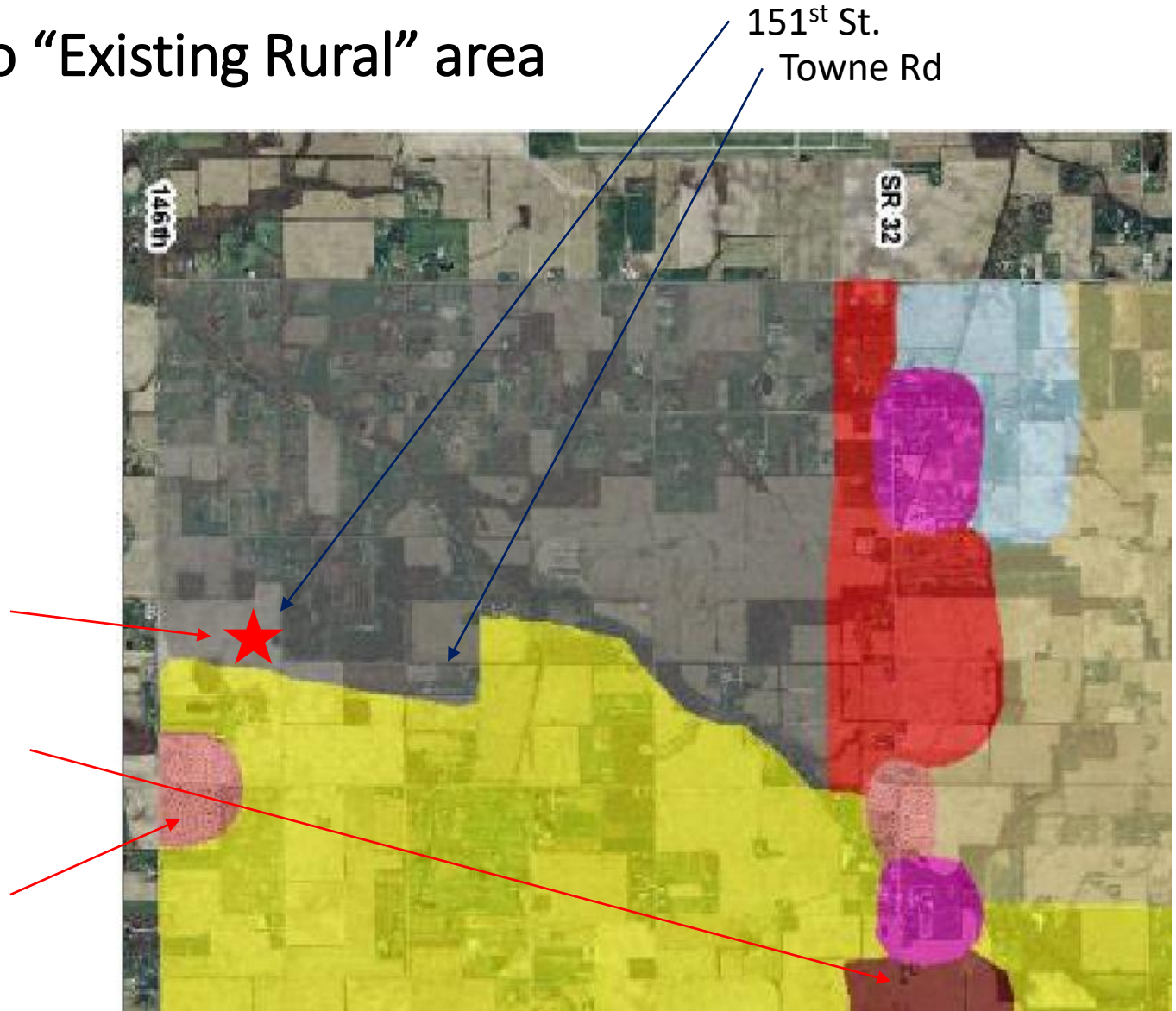
Comprehensive plan shows “SW New Suburban” (yellow) ending **east** of Towne Road at 151st St.

Pulte proposal includes wide swaths of dense neighborhoods in “Existing Rural” zone (gray)

Pulte proposal includes both commercial and Apartments west of Towne Rd in the Existing Rural zone

Commercial is intended for the brown area along US 32 (bottom of figure).

A “local commercial” zone is designated in pink at Springmill and 146th St.



This figure taken from current Comprehensive plan (2007)

Just West of Towne Rd

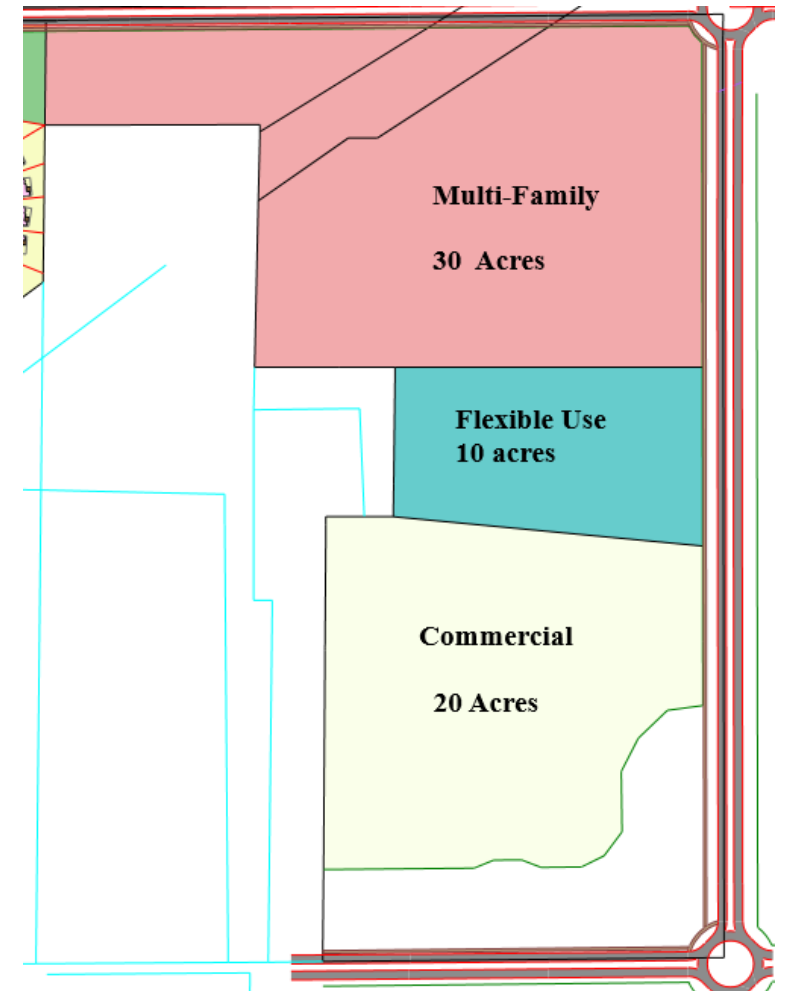
This portion of the Pulte Plan West of Towne road **should not be approved.**

This is clearly expanding commercial, flexible use, and high density housing into an area intended for a low density, rural life style.

Westfield has already approved 4 apartment developments between Towne and Ditch roads, 2 in the SW New Suburban area! What??

Draw the line on this at Towne Road – enough is enough!

If you accept the argument that it fits because nearby there is a commercial area, or an apartment building, then you may as well throw out the comprehensive plan.



Westfield respects that many people want to live in a rural environment instead of a housing development. Westfield supports these residents, and values the diversity of home environment choices in our communities.

Example of typical Existing Rural properties

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

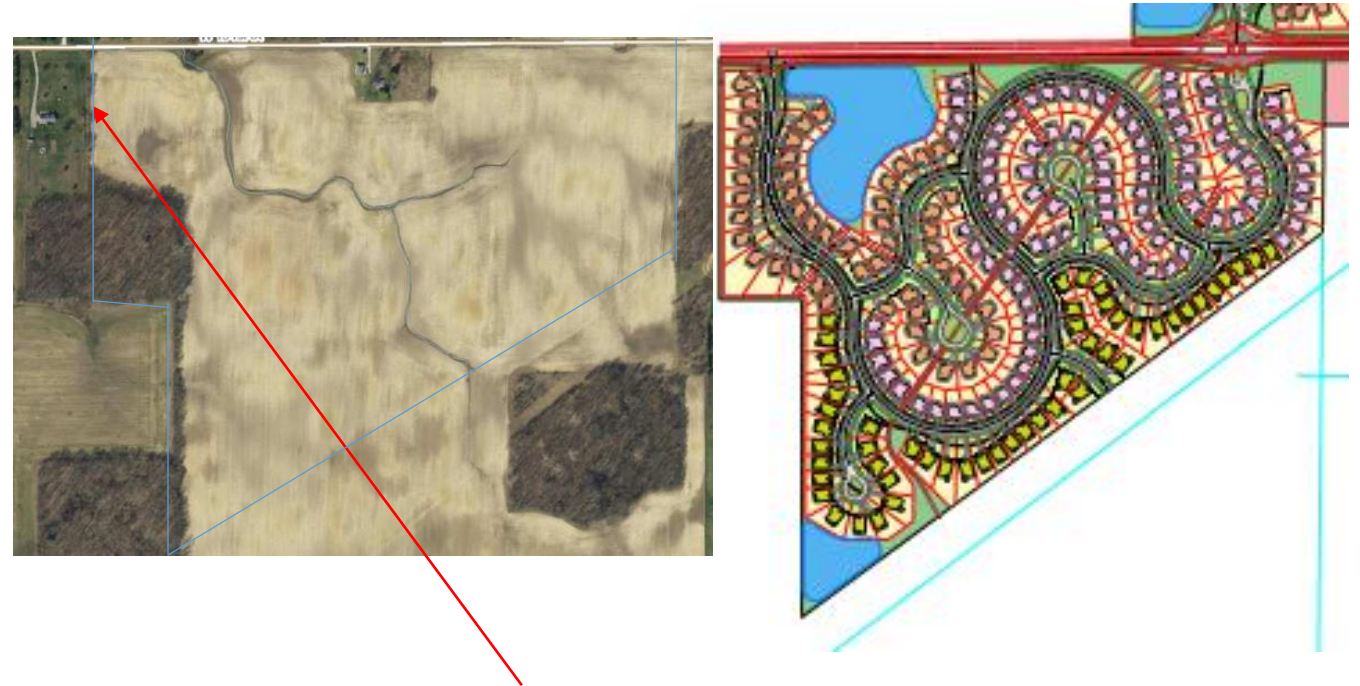


Forcing high density housing, apartments and commercial business into the Existing Rural area would be devastating to residents who selected this area, and negatively impact property values

Buffers – to minimize impact to existing residents

This is just one tiny example

From the comprehensive plan: The key for this (SW rural) area will be land use **transitions and buffers** that accommodate suburban development in such a way ... so as not to negatively affect the quality of life of long term rural residents.



Woefully inadequate buffer - The Pulte plan locates a row of tightly packed homes, with their back yards facing an existing SW Rural home on 7 acres. When this existing home owner steps outside and looks east, he will be looking at the backs of 10 Pulte homes running the length of his property. The plan for this adjacent area to his east has approximately 17 homes on the same foot print as his property.

In this specific example, an appropriate buffer would be to leave the stand of trees and eliminate all the homes planned for the west side of the retention pond.

Inadequate buffers are a problem everywhere the development impinges on an existing property.

Zoom in previous slide image for additional detail

From the comprehensive plan:
Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.

The proposed Pulte development (at this location) contains one of the very few remaining stands of mature hardwoods. Per the comprehensive plan, a responsible development would preserve this natural feature, perhaps in conjunction with a bike path. However, **the Pulte plan removes every tree** to accommodate more homes.



The guidance for useable open space is mostly ignored in the Pulte proposal

From the comprehensive plan:
Require open space in all new developments. **Open spaces should consist of usable areas or valuable natural areas.** Open space should not consist only of land that is left over in the site plan review process.

The open spaces in the proposed neighborhoods that are detached from the golf course, consist of several small retention ponds.

This approach renders the small fraction of open space almost useless. The smallest retention ponds will be considered by many people to be an eyesore, and only increase the risk of a toddler drowning.

The author suggests that if a retention pond approach is used, instead of many small ponds, make a few large ones so the water could be used for fishing or paddle boats.

Example photos show the current open, rural character of this area

From the comprehensive plan: Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. ... **the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.**



Where is the usable green space?

Bike path simply runs between homes – combine this feature with green space.

Could anyone squeeze in one more house on this layout?

This area has one of the highest housing densities, no useable green space, is planned to be next to apartment buildings, and it is offered in the Existing Rural zone!



Housing density

From the comprehensive plan:

... ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.

... every effort should be made to encourage uses that preserve this open character. ... no more than one unit per three acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. **Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions ...**

This figure was clipped from the Pulte plan showing what **should** be the lowest housing density in their plan – Pulte’s most SW developed area – it is in the “Existing Rural” zone



In Conclusion:

- The voice of the Westfield community is captured in the Comprehensive Plan, expressing that new development of “Southwest New Suburban” and “Southwest Existing Rural”, should preserve the characteristics and lifestyle which currently exist. Parts of the Pulte proposal are in obvious conflict with this rural area.
- High density housing, apartments, flexible use, and commercial buildings should not be allowed to expand into what remains of the SW Existing Rural area.
- The Pulte proposal incorporates some aspects of Westfield’s Comprehensive Plan. But, largely does not conform to the Plan guidelines; it has some features in conflict with what the Westfield Community wants as their future.
- We would invite the Pulte representatives to put forth a proposal that fits well with Westfield’s Comprehensive Plan, and show that they are the right developer to work with, in the “Southwest New Suburban” and “SW Existing Rural” areas of Westfield.

Jesse Pohlman

From: Andrea Lesniewski <a.lesniewski6@gmail.com>
Sent: Thursday, September 1, 2016 12:18 PM
To: Jesse Pohlman
Subject: Against Woodwind Development/Pulte Plan

Hello, my name is Andrea Lesniewski and I live at 16752 Lakeville Crossing in Countryside.

My husband and I moved to Westfield in 2003. At the time we had a 2-year-old son and a 2-month-old daughter. We were so very excited to move to Westfield where there was still that small town feel but there was room to grow. Lots has changed in our town and in my family since then!

My husband and I still live in the same house in Countryside but now we have four kids! I currently have a freshman, a middle schooler, an intermediate student and the last one at Oak Trace Elementary. Yes, I have one in each school for the next two years! As a result, I have eyes and ears at the four schools and I can tell you the majority of the people I hear from are getting very nervous about the amount of homes being built in the city. What are we going to do with all of these people? Not only do we not have the infrastructure to support this growth, but we are also losing our small town feel for which so many people have moved here.

One of my biggest concerns with the infrastructure is the school buses. We currently have three different buses, drivers, routes and pick-up/drop-off times in my home. The only thing they all have in common is how overcrowded each bus is! My children are sitting three to a seat...which is probably fine on the elementary bus but is not fine on the other two buses. The kids simply do not fit! So...the kids are sitting on the floor. ON THE FLOOR! I realize that the district recently purchased buses. I was very excited to hear this...then I found out that they only bought two buses. I feel like this is putting two stitches in a wound that really needs ten. My middle/intermediate kids were lucky, one of the new buses took one stop off of their route. My kids have reported there are now a few seats with kids sitting two to a seat but the majority of them still have three. When these houses are done being built in the neighborhoods that have already started, how will these kids get to school? Is there money in the budget for more buses? If Pulte builds this huge neighborhood at Woodwind...what will we do then? The bus problem is just one concern we have with the growing number of homes. Once the buses get the kids to school...where are we going to put them?

I understand the benefits of responsible development but we've reached a point of too much, too fast. When do we say stop?

Thank you very much for taking the time to read my letter.
Andrea Lesniewski

From: Andy O'Connor [mailto:jandrewoconnor@gmail.com]
Sent: Thursday, September 1, 2016 8:03 PM
To: Daine Crabtree <dcrabtree@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Regarding Pulte and 1609-PUD-16

Esteemed Westfield Advisory Plan Commission

I write you to voice my concerned objection to the proposed Pulte housing edition in the area near my rural home in Westfield. The docket number in question is **1609-PUD-16**.

I purchased my land in Westfield in 2012 because my wife and I were charmed by Westfield and all it has to offer. We knew Westfield to be a smart and exciting town with superior schools and access to great shopping and entertainment, and we knew Westfield to be a place that was friendly to rural living. In particular, we wanted to escape from the overcooked suburban landscape in Carmel that had been our home for years. So, we built our dream home and nestled it among similarly lovely houses with great neighbors, all of us happily living a country lifestyle near one of "America's Best Small Towns".

Now, sadly, I fear that a housing developer which has no interest in our community is unleashing plans to take advantage of my favorite town and the people in it. This plan would disrupt the rural lifestyle that so many people here enjoy. It would threaten our infrastructure and bring increased traffic to country roads not designed for such travel. Further, and perhaps most importantly, I believe it would diminish the appeal that Westfield has by tarnishing the very things that make it so desirable.

My young family and I moved to Westfield and built a quiet house in the country because we knew the true character of this community. My neighbors and I take care of our land and we take care of each other. This is the Westfield that people think of when our town's name is mentioned. And it is this Westfield that my Carmel friends think of when they tell me they envy my choice to live in this beautiful rural environment. Naturally, our town needs urban, suburban, and rural environments. I do not argue this point, and I do not argue with anyone who chooses to live in a large suburban neighborhood. But Pulte hopes to capitalize on our enticing reputation by indiscriminately developing rural land into unnaturally-suburban spaces, irrespective of the existing, proper, and purposeful boundaries of these areas.

In your deliberations, I ask that you consider not just my opinion and the disappointment that may come to my neighbors and me, but also the obvious ultimate effects that would befall a charming town like ours if it abandons its most alluring features. Let us not squander the characteristics that make us special, and let us not become the victims of our allure.

Respectfully,

J Andrew O'Connor MD

15201 Shelborne Rd Westfield

Stephen & Cynthia Stafford

15736 Towne Road
Westfield, IN 46074

September 1, 2016

Westfield City Council
Westfield City Council and Advisory Plan Commission
City of Westfield
130 Penn Street
Westfield, IN 46074

Dear Council and Commission Members:

Well, here we go again! A major, residential land developer has submitted a plan to you for a curvilinear development design that doesn't fit with stated specifications of 1) the comprehensive plan, 2) current conditions and the character of current structures and uses in our rural district, 3) the most desirable use for which the land in our district is adapted, nor 4) the conservation of property values throughout the jurisdiction. Worst of all, the proposal in no way represents responsible development and growth.

The developer does not guarantee that Wood Wind Golf Course will be protected in the future. The argument has surfaced that the golf course may not survive anyway, so why not build homes on and around it? Perhaps the question should be: has the City of Westfield promoted the golf course as a vital city asset and amenity? For example, why not make golf cart paths available to walkers when the course is closed for golf? That type of promotion is a creative way to bring attention to Wood Wind's beauty and benefit to residents; thus, bring more people to the area.

When are you, our elected officials, going to take a strong stand against this type of rampant and invasive proposal? We reject the idea that we are to accept the "new reality" of houses on almost every square foot of Westfield. The reason for the current Pulte development is the oldest of realities: money.

Greenspaces like Wood Wind are documented resources for the public good and individual health; simply ask those who developed the Monon Trail or the city leaders in Carmel, for instance. When large greenspaces are destroyed, they cannot be replaced, rebuilt, or restored. Do you really want to be responsible for permanently obliterating an already invaluable community asset?

Please keep the comprehensive plan in place and vote to preserve unique and irreplaceable community assets.

Sincerely,

Steve and Cynthia Stafford

TO: Westfield Advisory Plan Commission
FROM: Greg Moyer
SUBJ: Wood Wind Planned Unit Development (PUD) District
DATE: September 2, 2016

When my wife and I purchased our home in 2013, we made immediate investments to improve the character of our land. We planted well over 200 native trees purchased from the DNR. We spent (& continue to spend) time and money replacing our lawn with native grasses and forbs. Throughout this time, we have trusted that the comprehensive plan will help protect our investment and preserve the rural life we chose. The plan established an agreed-upon vision for preserving the area's rural use and feel. The current Wood Wind PUD proposal clearly fails to satisfy the plan's vision in several key areas:

Lack of proper land use transitions

The first, and most obvious area where the current proposal falls short, is a lack of proper land use transitions. The proposed density and addition of commercial use leaves no room for an orderly transition from suburban to rural land uses. Development in this area should emphasize the interconnection between new development and existing uses. Special consideration should be given to protecting natural features and incorporating common open space in order to mitigate the impact of development on current residents. Lot size and open space should increase as the development moves west from existing developments on Ditch Road. Substantial reforestation buffers should be added in addition to making a concerted effort to preserve currently wooded lots.

Lack of consistency with recent zoning decisions

Residents who built homes along Shelborne Road in the last few years were asked to comply with the city's comprehensive plan. They built on lots greater than 3 acres. They were required to include substantial setbacks. They preserved trees along the street to screen their homes. Several parcels of the proposed development are within a few hundred feet of these recently built homes and contain the same dense pine habitat.

Even recently built homes near the golf course comply with the 0.33 homes per acre guidance contained in the comprehensive plan:

- 1929 W 156th, 3 acres, built in 2012
- 1933 W 156th, 3 acres, built in 2011

- 2101 W 161st, 3 acres, built in 2014
- 1924 W 161st, 3 acres, built in 2008

Approving substantially higher densities would not be consistent with these recent development decisions. The Wood Wind PUD lies within the same designated area under the comprehensive plan: Existing Rural Southwest. Why should developers be granted an exception to far exceed the 0.33 homes per acre guidance? Have any individuals asked for and received a similar exception? Spot zoning would create conflict where none should exist.

No clear consideration for the preservation of Little Eagle Creek

It appears that drainage of the development itself is all that has been considered. A development of this size will alter the volume and path of water flowing into Little Eagle Creek. The drainage of the land across the agricultural ground, through the woods along Shelborne, and into the creek is readily apparent from satellite views. Furthermore, the development will reduce the amount of rain water allowed to soak into the soil. Ground water recharge is essential to protect the private wells of current residents. A broader approach and more study are needed to protect the watershed.

Failure to preserve Little Eagle Creek Avenue as a scenic by-way

The roads in this area are immensely popular with bicyclists on the Little Eagle Creek Loop. The loop offers a peaceful ride with low traffic density and beautiful views of a diverse landscape. Even without the benefit of a traffic study, it is clear that adding 1,000 homes to this area will increase traffic substantially. This will reduce the viability of the bike loop. It will also make running and dog walking on narrow roads more dangerous for the current residents.

Failure to locate house lots so as to respect natural features

Development in this area should attempt to locate homes in ways that preserve the open feel and scenic views. The concept plan presented at the August 8th council meeting does little to respect natural features. The following design elements make this clear:

- The development along Shelborne Road would remove a large portion of the dense pine forest currently found there. This would substantially alter one of the most serene stretches of the bike loop. If the posted signage is correct, this parcel receives reduced property taxes as part of the DNR's classified forest program. Replacing the forest with a housing development is not consistent with good stewardship of the land.

- The views of open space at 159th Street and Little Eagle Creek Avenue will transition to views of suburban backyards. Homes should be set back much further from the road so as to preserve the open feel in that area.
- The development would mask and obscure the rolling hills found at Wood Wind and along 161st street. Homes should be situated so that current residents, prospective residents, and those traveling through the area can enjoy the natural topography.

Saving Wood Wind

The golf course is a valuable recreational asset that attracts visitors to Westfield. We should take reasonable steps to save the course. Damaging the credibility of the comprehensive plan in order to save the course seems too high of price to pay.

The course should be viable without additional homes or HOA fees. The city's population has more than doubled since the course was constructed. This increase in customer base has helped the course become one of the busiest courses in central Indiana (30,000 rounds annually). It is not clear why it has failed to prosper under these favorable conditions.

A third party review of the golf course's finances, business plan and long-term viability should be conducted. This would help ensure that one of the central goals of the Wood Wind PUD proposal would be met. It would also help identify other paths for saving the course.

In conclusion, it is clear that there are many issues that need to be resolved before the Wood Wind development can move forward. The beauty of this area is what attracted us to Westfield. Neither Carmel nor Zionsville can offer anything comparable. The open feel and natural beauty of the area will ensure that it remains a desirable place to live. Thank you for this opportunity to provide input.

Sincerely,

Greg Moyer
15001 Shelborne Rd
Westfield, IN 46074

September 1, 2016

Reference: Wood Wind Development/Pulte Plan

Dear Westfield Advisory Plan Commission,

I received a certified letter this week from Ice Miller about the continued over development in Westfield – specifically their request to rezone approximately 731+ acres along Towne Road. This will directly impact me and my way of life. This area is zoned agriculture and they want to change the zoning. Please, please consider the future of this area and what your decisions today will mean forever. You must put a stop to this rezoning and support responsible development and growth in Westfield.

The last time I spoke at one of your planning meetings, the good-old-boy Advisory Plan Commission snickered when I mentioned that Westfield is headed for slum conditions. As I mentioned, I have lived and travelled to more than 50 countries. Does anyone else on the commission have that experience? I have travelled and worked in some of the worst slums in the world (Mumbai slums for example). Has anyone on the commission done that? As an expert epidemiologist in communicable and non-communicable diseases, I have worked and published with some of the most world-renowned, public health experts at Centers for Disease Control (CDC) and the World Health Organization (WHO) for more than 30 years. That is what I do -- I study health problems and the environmental factors that lead to morbidity and mortality. I have studied and reported on infectious disease (polio, vaccine preventable diseases, HIV, etc.,) and non-infectious health problems including alcohol and drug abuse, fetal alcohol syndrome, domestic violence, suicide, etc.,. So, I do know what I am talking about and would be happy to give you my CV or provide references from CDC or WHO.

My definition of a slum is a heavily populated urban formal or informal settlement characterized by substandard housing and squalor.

Are you aware that Westfield has one section 8 housing location and two tax credit locations? The tax credit program, also known as the "federal low-income housing tax credit program" or simply LIHTC, is a popular "affordable" housing program that has been around since 1987. Unlike most housing programs that are administered by HUD, the tax credit program is administered by the IRS, in coordination with state housing finance agencies across the country. Landlords who participate in the program get to claim tax credits for 10 years for their tax credit properties in return for renting at least some of their apartments to low-income tenants at a restricted rent. Listed below is just a few examples of what we are already dealing with:

- Valley Farms on Union Street has 92 units,
- Commons at Spring Mill has 72 units at Maple Knoll,
- Casey Acres Apartments on Casey Rd. north of highway 32 has 252 units;
 - 40 units are still available and the apartment management group is actively advertising in Gary, Marion, Muncie and other impoverished communities,
 - Three people in Casey Acres Apartments have **over dosed** since the beginning of the year. One of these over dose victims was buried utilizing Township Trustee funding,
 - Casey Acres Apartments has utilized the entire third quarter relief fund from our Township Trustee office in just the last 30 days.
- Casey Acres Apartments and these other properties have created a significant drain on public safety and other local resources,
- According to our Township Trustee 20% of our current population receive some type of government financial aid. That means one in five people are getting tax-supported assistance.

Does the planning commission realize that there are currently four additional apartments already approved for the Conservancy area? This is already an additional 1,734 units. Please also consider the following when you are reviewing the Pulte proposal.

- Our unified development ordinance says that the Multifamily 1 complexes should not be within .75 miles of one another. The proposed Pulte apartment complex of 425 units is within .75 miles of the Town West 480 unit approved apartment complex and clearly violates our Unified Development Ordinance.
- Although it is tempting to approve additional apartments because of the 2% tax collection and the ability to TIF the apartments and divert the taxes to other community needs (e.g., pay bills for Grand Park), consider the long term consequences of what you are doing and the negative impact for our entire community.

I request that you please consider the comprehensive plan and do the right thing to support responsible development and growth in Westfield. Believe me, I have witnessed firsthand the consequences if we don't.

Sincerely,

Karen Hymbaugh
2929 W 159th Street
Westfield, Indiana 46074

Jesse Pohlman

From: mbeckner@americanestateplanners.com
Sent: Friday, September 2, 2016 11:34 AM
To: Jesse Pohlman
Subject: Re: Woodwind PUD-Sept 6 Hearing

Jesse Pohlman

Senior Planner

Thanks, for the information yesterday as to whether the proposed Wood Wind PUD would extend over to Shelborne Road. Now that I have examined the details on your website it appears that approval of this PUD would have a dramatic effect on the residents along Shelborne between 146 Street and Little Eagle. It appears that in using the sliver of real estate owned by my neighbor, Koss, would allow a tremendous amount of vehicular traffic to enter and exit on Shelborne Road right in front of my property.

As you are aware Shelborne between 151 and Little Eagle is a very narrow road that has a one lane bridge adjacent to my property. Along this road are large tracts and farmland. Many bike riders use this road because of the quiet nature and natural beauty of this stretch of road. As a resident and a taxpayer of Westfield I would strongly object to allowing this PUD to extend over to Shelborne.

Most of my neighbors were not even aware that Shelborne would be affected by this extremely large PUD. All publicity has indicated everything would be east of Shelborne. Allowing the extension into Shelborne would require a complete widened road with a new bridge over the creek at 151. Also, a significant amount of traffic exiting from this subdivision onto this Shelborne at rush Hour would cause a traffic jam at the four way stop at the intersection with 146.

Therefore, we voice our opposition to this PUD for all of the reasons cited by the Neighbor Meeting and specifically the use of the Koss property to involve Shelborne Road as a part of this PUD. We purchased this real estate 10 years ago specifically for the quiet, rural nature and large open tracts of real estate. The approval of this PUD as proposed would jeopardize the value of our property as well as to all the landowners along Shelborne between 146 and Little Eagle Ave.

Please bring this opposition to the attention of the Advisory Plan Commission prior to the September 6 hearing. Thank you for your immediate attention.

Martin Beckner and Renee Beckner

15340 Shelborne Rd, Westfield, In 46074 cell 317-217-9911

Mike DiMascio
Brandee Thornburg
Samara Thornburg
17028 Towne Rd
Westfield, Indiana

To: Jesse Pohlman
Date: Friday, September 2, 2016

We moved into Westfield in 2013, purchasing a beautiful home built in 1978 by long-time residents Kent and Nadine Eikenberry. We had to compete with 5 other offers received with 2 days of its listing! Why? Because not only are the house and its property beautiful, but the surrounding area exhibits so much natural beauty. Little Eagle Creek and its tributaries and watershed area have created incredible natural beauty in the area that includes and surrounds the Wood Wind golf course.

As residents, we have been spending a lot of money on home and property improvements: White vinyl picket fence - \$15,000, replacing old siding with new James Hardie fiber-cement siding - \$20,000 (and going on right now), replacing windows and doors, improving insulation, professional lawn and tree services and planting of many new trees - \$10,000. Soon will be a new roof - \$15,000. This is a lot of money for us! We didn't inherit a big farm with hundreds or thousands of acres like many big landowners did. We are doing this because it is beautiful around here, we plan to stay here, and we feel it will become even more beautiful with the proper development that honors the **Westfield-Washington Township Comprehensive Plan** and follows its guidance.

The Comprehensive Plan plays a major role in protecting our property values and the beauty and lives of Westfield. It sets parameters that we as loving residents want for all future development proposals. The current Wood Wind PUD proposal by Pulte does not comply with several key components of the Comprehensive Plan, and will quite likely hurt existing property values all around the area. The proposed homes and multi-family dwellings are much denser than the Comprehensive Plan designates, and they are of lower quality construction and design than the homes in the area. Our daughter Samara attends the Westfield school system. How will this impact the school infrastructure? Safety is also a huge issue on Towne Rd with many bicyclists and joggers already being run off the roads, if not run over. We do all three run and bike on this road.

We understand that great opportunities exist for developers in this area (how many "What's happening here?" signs are out there?). We understand that Wood Wind Golf Course could benefit from a well-designed and well-constructed residential neighborhood surrounding and integrated into it. Profit maximization is usually at odds with the Comprehensive Plan and with the health and value of Westfield, so caution and time is always warranted. We cannot stand by and let massive, high density, monotonous, profit-maximized construction of economy homes undeserving of the area hurt the value of our home and our hard work improving it.

Please stand with us and work with Pulte for higher level of design and construction, buffering and landscaping, and less density!

This project is massive. Let's make sure we take time evaluating this, and let's expect more than the weak home designs and construction that Pulte has proposed. Pulte CAN do much better!

Sincerely, Mike DiMascio, Brandee Thornburg, and Samara Thornburg

To: Advisory Plan Commission and City Council Members

From: Ken Kingshill

Date: September 2, 2016

Re: Wood Wind PUD

Thank you for the opportunity to express my thoughts regarding the Wood Wind PUD.

My wife and I have lived at 15606 Towne Road since April, 1997. Our property is the southernmost residential parcel on the west side of Towne Road at the intersection of Towne and 156th Street. We moved to Westfield from Southern California and were not familiar with the pace of development in Hamilton County at that time. When we bought our home, we estimated that the corn fields abutting our property to the south would develop within five years. So with that mindset, we feel like we have been playing with “house money” for the last 15 years.

I appreciate having had the opportunity to meet privately with Dave Compton of Pulte Homes twice in the past six months regarding this development.

Here are my thoughts:

1. **The Golf Course.** Preservation of the golf course is the paramount issue. I appreciate Pulte’s commitment to maintaining the viability of the golf course. Please be sure that the PUD language adequately preserves the land that is currently the golf course (and all new golf course land) as such for perpetuity. This is the cornerstone of the entire development. In fact, I believe that Pulte counts the golf course as part of their open space. If for some reason the golf course as a business no longer becomes viable, please ensure that the golf course land remains open space.
2. **Density.** Many of my neighbors in the general area are concerned about density and I do not disagree with them. They correctly cite the Comprehensive Plan’s recommendation that density gradually decreases west of Ditch Road and north of 146th Street. We did not do a great job of following that recommendation with Harmony. I think density is an issue that needs to be considered (understanding that Pulte states that they need a certain number of units in order to make the Golf Course viable.)
3. **Curvilinear Street Layout.** Finally a developer/builder has listened to our pleas to greatly reduce the number of homes that back up to our public thoroughfares! The curvilinear street design as currently depicted in the concept plan reduces the number of backyards directly facing the major streets in the area. Please ensure that the PUD language is strong enough to require the depicted layout. Too often we have approved a PUD partly based on an illustrative concept plan that then is hardly followed once building commences (example: Springmill Trails PUD).

4. **Building Materials, Architectural Design, and Lot Standards.** Please ensure that the PUD language requires quality building materials and architectural design and lot standards that will result in the homes actually built falling within the values that Pulte promises.
5. I would like to request that the speed limit on Towne Road be reduced. If this development is approved as proposed, traffic on Towne will clearly increase. Motorists are currently driving 55+ mph with the posted 45 mph limit.

In conclusion, I feel that this development is a viable opportunity to save the golf course for the entire community. While the sheer magnitude of the proposal is a shock to many people who live in the area and is arguably counter to the recommendations of the current Comprehensive Plan, and therefore needs some work, it might be the best viable solution.

A NOTE ABOUT THE COMPREHENSIVE PLAN: I was a member of the Southwest Quadrant Committee that provided input and helped to draft the portion of the Comprehensive Plan that is pertinent to this proposal. We routinely had 80+ people at our meetings discussing our wishes for the Southwest portion of Washington Township. This included people who had an interest in developing the area. I specifically remember Nels Ackerson, Caito & Carrigan, and the family who owned the land that was eventually rezoned as the Westgate PUD (Drees Homes) all attending and providing input at the meetings. I bring this to your attention because these people influenced the eventual outcome in such a way that probably tempered the true desires of the residents in the area. Without the input of these developers and landowners protecting their specific interests, the language of the Comprehensive Plan would likely have been even more restrictive in this area than it is. Again, this is just to give you some background and legislative intent with regard to the relevant portions of the Comprehensive Plan.

From: TS [mailto:seversons@sbcglobal.net]
Sent: Friday, September 2, 2016 3:24 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Gigantic Pulte Development

Hello,

My name is Todd Severson.

I live on property directly adjacent to the proposed massive Pulte development around Wood Wind.

While I would rather not have 15 generic houses in my back yard as opposed to the beautiful trees I have now, there is a bigger issue.

The issue is what Westfield is becoming. You see I can move and get rid of Westfield from my life, but I care about the city and it's future.

You see people moved to Westfield. They did not move to Fishers.

People moved here to have something different. A smaller town, with open spaces and smaller schools.

Westfield is on the road to becoming Fishers, with overcrowding, clogged traffic, and huge schools, and generic national home builder subdivisions as far as the eye can see.

The vast majority of citizens don't want that.

We need leaders with vision and fortitude to do something different. To say no to the massive cookie cutter subdivisions that are just like every other suburb around Indy.

Westfield has a chance to set the bar for development here and nationally by doing something different. By saying no to massive cookie cutter subdivisions and yes to open spaces, farm fields left to farm, and controlled development with larger lots and bigger homes with less impact on traffic and schools.

Why can't this city be the standard bearer for suburban development? Why cant we have true "out of the box" thinking for our future? Why cant we just say NO to developers who want to put up the same thing as Carmel, Fishers, Brownsburg, Avon, the list goes on and on?

Why do we have to succumb to the old line that you cant stop growth? Why cant we?

With the current style of development approvals, you might as well call Westfield, West Fishers or North Carmel, because there will be no difference in the towns.

I hope the city takes the citizens feelings about this huge matter into account. I hope the city isnt so hamstrung by failing parks and big ticket projects that it thinks it needs huge developments just to survive.

My hope is Westfield in 10 years is looked upon as the standard bearer for suburban development not only in Indiana but that we do things so differently that we are nationally known as the city that was truly visionary in it's growth.

Thank you,

Todd Severson
2223 W 166th St
Westfield, IN
317 777 1216

Jesse Pohlman

From: Gloria White <gwhite2@aol.com>
Sent: Friday, September 2, 2016 7:02 PM
To: Jesse Pohlman
Cc: Kristen Burkman
Subject: Woodwind/Pulte development

Jesse,

I would like to share how frustrated I am that the city leaders continue to focus on residential mass dense building vs commercial building expansion in Westfield. At the meeting on Tuesday will the city be able to share the economic benefits to the residents of adding approximately 5,000 people...what will be the NET economic benefit for the existing residents of Westfield. While new homes may slightly increase property tax revenue, the infrastructure will not sustain that level of new residents aka roads, sewer systems, public safety, schools (I understand our existing schools are already at capacity), not to mention you can hardly find parking at the Kroger at 161st St and Springmill, today...

It doesn't appear the city leaders are considering what lower level homes and apartments do to the property values of existing homes in the area. I'm pretty sure there are no plans to put these type of homes/development near Bridgewater where the mayor and other city/county leaders live. Their surrounding neighborhoods to Bridgewater are at \$375,000 and up...

I think it's VERY important that the city leaders clearly articulate the economic benefit to this area being developed for residents of Westfield, including the costs to build out the infrastructure, impact to existing property taxes, public safety etc.

How about the city leaders think about bringing more commercial building which does increase the city tax revenue and jobs for the residents of Westfield!! Then build residential areas that compliment the surrounding topography, not vinyl villages and apartments, just to clear.

Any development should benefit all the residents of Westfield...not just the people who own the land, develop the land and most importantly it should not benefit the elected city leaders. I can't make the numbers work for this development to benefit the residents of Westfield. As I mentioned above, clearly articulate to us how this benefits all residents of Westfield.

Thanks.

Gloria

Jesse Pohlman

From: Susan Goldman <skgoldman53@gmail.com>
Sent: Saturday, September 3, 2016 3:31 PM
To: Jesse Pohlman
Subject: Citizen concerns

Dear Mr Pohlman,

I am writing as a very concerned citizen of this rapidly expanding community.

It became abundantly clear today that the desired development to take Westfield to 60,00 homes does not seem to be taking our current infrastructure into account. With the Grand Park soccer tournament, the restaurants were severely overcrowded with no parking available. Not to mention the ability to navigate local streets.

We have a wonderful school system that is at capacity. One of the council people commented that the teachers will just have to deal with it! The teachers are amazing, commitment people who work with limited resources. Attitudes like that among Westfield leadership will lead to diminished education in this community that has been highly rated in that area.

The Westfield leadership appears to be financially oriented and not quality of life or citizen oriented. It is staggering to me that citizens were sued for expressing an opinion at an open meeting and then not protected by Westfield. Additionally disappointing is that Westfield caved in to a big utility instead of telling them that they could put their cell tower in the vicinity of the water tower on 166th st., which is already a utility area!
This would not have happened in Carmel or Zionsville.

Harmony residents who built in a new neighborhood understanding one thing are now facing the bait and switch to a 24hr convenience store with associated all night lighted and who knows what characters in the middle of the night. They trusted the plan that was in place and are now faced with their investments threatened by a council that seems to cave in very easily.

Now Pulte with his cookie cutter houses and apts! 156 is already a series of potholes! Of course the golf course will have to go due to the greedy developers who control this city!
They should pay for the new infrastructure instead of passing it on to citizens @ \$15/monthly!
You should know that this is the reputation that Westfield leadership has acquired! Many closed door meetings.
Beware before you ruin this community!

One last point is that we do not have the police/fire manpower to do the needed job at this point. People in this area speed constantly; run yield signs at roundabouts and seldom come to a full stop at a stop sign except in Village Farms. For some reason, that community has ongoing police enforcement. Perhaps one of the Westfield leaders lives there.

Please consider the quality of life of the current citizens and have some foresight and planning for the educational needs and infrastructure.

We moved here seven years ago and have been sad to see the direction that the current leadership has taken development.

Jim and Susan Goldman

Sent from my iPhone

Jesse Pohlman

From: M Stephen Barrett <forecharity@earthlink.net>
Sent: Monday, September 5, 2016 2:31 PM
To: APC; Jesse Pohlman
Subject: Wood Wind of Westfield proposal

Importance: High

Dear Mr. Pohlman and members of the Advisory Plan Commission,

Thank you for the opportunity to add my comments to those already submitted as part of the Public Comment regarding the Pulte proposal to develop a major project entitled Wood Wind of Westfield. Due to the scale, scope, and potential impact on the community, difficult decisions must be made regarding this proposal, and I appreciate the challenge before you.

I am a proud resident of Westfield, and was drawn to this issue during the consideration of the George Sweet proposal to turn Wood Wind into a housing development. I, along with several of my golfing friends, strenuously opposed that proposal because of its detrimental impact on one of this community's great assets. Although I am writing this letter as an individual, I know that my fellow golfers at Wood Wind are desirous of finding a workable option that allows Wood Wind to remain open and prosper.

Accordingly, with certain concerns, I am firmly in support of the Pulte proposal and hope that you will forward a favorable recommendation to the City Council that allows Pulte to move forward with certain modifications to the proposal.

Although the golf course has been my primary focus, it has been fascinating to read both the 2007 Master Plan and the concerns of those who oppose parts or all of the Pulte proposal. Certain points of concern seem perfectly reasonable. The density of housing in several sections does seem to be greater than advised in the Master Plan, and I hope that adjustments can be made to decrease the overall density levels. This would be especially pertinent to those smaller tracts that are in the areas that are currently designated as Existing Rural Southwest. Another legitimate concern is the impact on infrastructure. Clearly, improvements to roadways will have to be made to accommodate the increased traffic volumes that would be generated should the project be approved. The impact on sewage and stormwater is also an important consideration.

Where I find myself most at odds with those who oppose the proposal is that they seem to envision a Westfield that will remain static and unchanged for decades to come. It is of no surprise that Westfield has grown dramatically over the past 25 years, and that it will likely continue to grow rapidly in the coming years. Accordingly, it is my presumption that city staff, the APC, the City Council, and the School Board are all in various stages of assessment and planning for ways to best deal with this growth. While I have no direct knowledge of the School Board's plans, the fact that Westfield chose to fund a special census leads me to believe that the City is serious about developing and implementing sound policies to deal with this growth.

I also find it ironic that, while opponents of the Pulte proposal accuse the company of vast over-reach and violation of the 2007 Master Plan, the basic thrust of the so-called Conservancy Plan calls for the takeover of a vastly greater amount of land that would deny many property owners their legal rights, as well as overturning the guidelines for an area that is largely designated as New Suburban, not Rural. To be frank, I find the concept of dedicating the six square mile area that the Conservancy is targeting into an enclave that only those wealthy enough to afford to purchase a three acre tract to be anathema and contrary to the goals outlined in the Master Plan which call for "a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents."

After reading the Master Plan, I realized that one of my initial hopes, i.e. keeping the large commercial tract to a minimum, had already been addressed and was contrary to my personal preferences. I would prefer little to no commercial development along 146th. Since the Plan clearly has designated the intersection of 146th and Towne to be a commercial corner, I hope that the City will prevent further commercial incursions at other intersections along 146th.

Finally, I hope that the APC and the City Council will address the issue of green space, buffers and transitions. It does appear that the goal of lowering the density of the project could provide for more green spaces than the ponds described in the Pulte plan. It could also provide for improved buffers and transitions throughout the project.

Thank you for the opportunity to address my concerns and perspectives to the Advisory Plan Commission.

M. Stephen Barrett
16355 Meadowlands Lane
Cell: 214-693-6394

September 5, 2016

Having been residents of rural Westfield since 1995 (total population 6,505) we have seen a lot of changes in our area. New neighborhoods, new schools, new businesses. Among others, one thing we have not seen is corresponding change in travel ways. The streets are still as narrow as they were in 1995. Not much in the way of sidewalks either. Here it is 2016 with a Westfield population tipping slightly over 30,000 residents, still with 1990's era farm roadways. With adding the proposed, extremely dense development near western 156th, 161st, and 166th streets, one can readily imagine the heavy burden about to be placed on our already strained roads. What will be done to alleviate this invitation to danger?

As stated above, the current roadway system is only one among other issues affected by over-concentrated development. With the proposed sharp rise in new residents in the subject area, naturally there will be a sharp rise in new children, children that of course will have to enroll in school. Do our current schools have available space to absorb the influx? Are we sure? Do we have enough teachers to properly educate the children? Are we sure? Right now, the only logical answer is "We have to be sure".

Another new issue becomes apparent with new residents----who will protect them? Are our police and firefighters staffed to meet the influx? 1995 was a safe year. 2016 and beyond must be just as safe.

Roads, education, safety, protection. These must be addressed first before large scale growth. Alternatively, we ensure that proposed growth is adequately absorbed by these four (4) necessities.

Intense development must be met with corresponding infrastructures. Solving problems after they occur will not work. Solutions must be presented for anticipated issues so they do not develop into problems--given the issues cited above, addressing them after the fact is a very precarious position to be in for all involved.

Sincerely,

Dennis J. and Patricia A. Kemmer

1708 West 161st Street

Westfield, Indiana

Jesse Pohlman

From: James & Annetta Kotsanos <jagapk@yahoo.com>
Sent: Tuesday, September 6, 2016 4:41 AM
To: Jesse Pohlman; APC
Cc: David Compton; Nancy
Subject: Support for Development

Dear Mr. Pohlman and Council members,

We have owned our 20 acre parcel of land on the north side of 156th Street just west of Ditch Road in Westfield IN since 1999. We are supportive of the plans put forward by the Pulte Group to develop Wood Wind Golf Course. We oppose having additional restrictions, such as those being proposed by the Conservancy Group, placed on us.

Sincerely,
James and Annetta Kotsanos
jagapk@yahoo.com

Sent from my iPhone

Jesse Pohlman

From: kristin Schaefer <kristinschaefer@hotmail.com>
Sent: Tuesday, September 6, 2016 10:12 AM
To: Jesse Pohlman
Subject: Proposed Pulte development

Members of the Council,

I have been a resident of Westfield since 2004. I care deeply about this community and am incredibly concerned about the direction it is headed in. I have five kids, four of which are in Westfield schools. The schools are over crowded and class sizes are huge. Once you lose your schools good reputation housing values will drop as well. I am concerned about the amount of low priced housing in our community. We have truly become a community of "vinyl villages." I live on the east side of Westfield across from Bridgewater and am appalled when I drive on the west side of town. The infrastructure cannot sustain this growth as well. I'm incredibly concerned about the number of apartment buildings going up as well. They make look new and updated now but what will the clientele be like in them in 10-20 years, how will that affect our schools? We can do better. We only have one chance to plan our community, let's do this right. Let's put thought and intention into our plan. Please DO NOT put anymore apartments in our community. Please slow the growth. Please be more intentional and more "picky" about retail and housing that is going in. Lastly, we do not need to be a town the size of Fishers or Carmel. We can be more like a Zionsville. Smaller and quaint. I'm Embarrassed of our towns reputation when I talk with friends in surrounding communities. We can do better Westfield. What is the intention? What is the desire for our community and schools in the next ten years? I urge you all to please be intentional and thoughtful when planning our community.

Thank you for your time,
Kristin Schaefer
Mother of 5
Brookside resident

Sent from my iPhone

To: Jesse Pohlman, Council, APC

From: Suzy DuBois

To All,

I am notorious for my long and thorough correspondence and this will not disappoint. Hopefully you will embrace your role in this process and read it through to its completion. Unfortunately the three minutes permitted in our public hearing process does not allow for thorough explanation or discussion of the issues a large rezone project brings to light for an area. This is clearly a flaw in our current process.

According to recent research on land owners rights it indicates that the overall strategy of objecting to a proposed change in zoning is to get educated on zoning laws, band with other neighbors and interested people, and make sure the objections are heard at the public hearing with a detailed administrative record. We have done this.

The zoning change cannot grant a special privilege to the land requesting the adjustment to their zoning. The land under consideration is currently zoned AGSF-1 which is three acres per home site with a required road frontage provision. The residents in this area have met this requirement and have adhered to this rule. There are several recently constructed homes that are all built on three acres or more so this option is still viable in the market. You will likely hear public testimony supporting this fact. Based upon the vision established in the Comprehensive Plan not supporting high density housing for this area,(details in packet), the interpretation that these land owners would be receiving a significant special privilege if this was approved is present. In the Comprehensive Plan it says, "cluster higher-density development in areas that abut industrial, commercial, or other higher density areas".

The next step in the process includes thoroughly examining whether the change in use from granting the re-zone will alter the essential character of the neighborhood. Furthermore, if the change in use will negatively affect the neighborhood's property values. We have interviewed a realtor who currently has a listing in the area who indicated this will negatively impact property values in the area. We will be providing a presentation on the existing homes and demonstrating that what is being proposed is not within context to the surrounding homes. There is also a strong potential to negatively impact the lifestyles of the stakeholders who live in this region.

Does the change in zoning pose a threat to the health and safety of the neighborhood. There was a strong concern expressed at the recent neighbor meeting that the roads in this area will not be safe with additional housing and construction in the region and require improvements prior to the commencement of construction. There have been multiple fatalities on Town Road over the past few

years. The additional traffic will significantly impact the level of safety for drivers and cyclists in the area.

The extensiveness of the scale of the project should be considered. This project coupled with those already approved for this area have the potential to add 30% additional people to our city's population. The elimination of significant greenspace is also extremely impactful. This PUD decision will have far reaching consequences for our entire community and may create an undue burden on current residents.

It also should be considered if the denial of the rezone places an inordinate economic burden on the applicant. The ownership of the properties that are included in this proposal is predominately from the land investment community. Land investment like any investment is speculative. There is no guarantee that any parcel will be rezoned. Each and every property owner should consider the Comprehensive Plan for the area and make investments based upon that plan. The citizens of The Conservancy have made significant investments in their properties based upon the plan. No one should be permitted to disregard the plan for their own personal gains.

The final item listed is whether the change is a desired change by the neighborhood. The majority of the neighborhood would like to see the continuation of the golf course but not at the expense of their lifestyle, property values, and with total ignorance to the Comprehensive Plan developed by the people of this community.

Don't be short sighted with this major decision by blatantly disregarding the Comprehensive Plan and further alienating your tax paying citizens. Where is your accountability to following the Comprehensive Plan coupled with the Unified Development Ordinance? Where is your commitment to the people in this community? Many people have been actively working to preserve the vision established in the Comprehensive Plan. We received "support" prior to the election. Let's see you demonstrate support for your citizens and follow our community plan.

Thank you for your consideration,

Suzy DuBois

Advisory Plan Commission Meeting
September 6, 2016

Why the
Wood Wind Development PUD is

WRONG

For Westfield

Please find attached data presented this evening that clearly illustrates that this submitted PUD does not meet the 5 criteria needed for a zoning change, does not meet the comprehensive plan, does not meet the UDO in many areas, does not guarantee the golf course, and is not right for Westfield.

Over 700 citizens are speaking loudly against this plan and unbridled development in this community via a signed petition which is attached.

APC Decision Factors:

The zoning ordinance items that require consideration says in sec. 603 that in preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

(1) COMPREHENSIVE PLAN

Presenter: Sarah Watkins

Source: 2007 Westfield Comprehensive Plan

Please note: Sentences throughout document that are *italicized* are direct statements from Comprehensive Plan.

New Suburban South West:

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 SR 32, north from 146th Street, and west from Ditch Road, **the density should decrease and open space should increase**. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. The key for this area will be land **use transitions and buffers** that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so **as not to negatively affect the quality of life of long term rural residents**.

Areas of Concern:

1. This residential development should be context-sensitive:

- *Current conditions and the character of current structures and uses in each district should be considered in any rezone.*
- *Create design standards for new buildings to ensure consistency with the character of the area.*
 - The homes in this area are predominately custom homes
 - The homes have unique architectural elements and the front elevations face the public roadway.
 - The current average home price along 161st Street is \$800,000
 - Homes being proposed in The Pulte plan along 161st Street \$324,000 - \$414,000
 - Homes set back from the road is contextual to the area

2. As development moves south of SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase:

- The density does not decrease anywhere throughout this plan and the open space is very minimal.
- The golf course cannot be counted as green space in this plan for two reasons:

- The neighborhood will not own the course or have access to play the course without paying
- The golf course will become a private business because Pulte's intent is to sell the course
- Open space is an area where children can throw a Frisbee and run freely. *"Recognize 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 primary design consideration in the development process, not an afterthought based on a determination of unusable land."*

3. Key for this area will be land use transitions and buffers:

- *"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. Between new suburban and more rural neighborhoods, use larger lots and increased open space."*
- The plan has some buffering but is not consistent throughout the plan. The UDO states a minimum of 30 feet against AGSF1 residents. This plan does not provide that to all rural residents. The Conservancy Addendum recommends a minimum of 50 feet which is appropriate for this area.
- There are no transitions to rural residents and in fact the plan transitions to be denser as it moves west. The underlying zoning for the single family homes is SF-4 across the entire project. *"Cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas."*

4. Not to negatively affect the quality of life of long term rural residents.

- *"New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts."*
- Current residents chose to live in this area, invest in their properties based upon the Comprehensive Plan, and selected a rural lifestyle. Many people have livestock, hobby farms, and local businesses. This type of development will decrease their property values and negatively impact their rural lifestyle.
- New development should be permitted only where the transportation network is sufficient for added traffic volumes. The roads are a major concern in this area. They are already busy and a number of fatalities have occurred on Towne Road. The addition of this many houses will cause the roads to not be sustainable especially over the next few years creating a significant public safety issue for current residents.

5. *"The town has expressed particular interest in innovative subdivision controls that will produce less sterile, more creative neighborhood designs. The concept of Conservation subdivisions, pioneered by Randal Arendt, should be incorporated..."*

- Rick Harrison, land planner from Pulte has made his career getting high density subdivisions approved for large developers. This curvilinear design is not new or innovative.
- The curvilinear requirement is present in the City of Carmel's Comprehensive Plan.
- Pulte has used this concept in nearby neighborhoods such as Saddle Creek and it provides nothing special in comparison to other subdivisions.

(2) CURRENT CONDITIONS AND THE CHARACTER OF THE CURRENT STRUCTURES AND USES IN EACH DISTRICT

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: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

* Please also refer to Conservancy Video - Presented by: Suzy DuBois



(3) THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED

Presented by: Rick Burkman

Tonight I'm covering the 3rd criteria used for evaluating a proposed zoning change. It Requires: "The most desirable use for which the land in each district is adapted."

The most desirable strategic use for the New Suburban South West is to maintain the larger residential home sites and here's why.

First let's take a moment and examine the strategies of our two closest neighbors:

Starting with West Carmel. The current comprehensive plan for west Carmel reads. . . This area is for people who desire a larger residential lot, enjoy secluded living, prefer living integrally with nature and require minimal city conveniences.

Sounds very similar to Westfield's current Comprehensive Plan for the area being discussed tonight.

Now, let's look at our neighbor to the west – Zionsville. Just 2 miles down the road is Willow Ridge where they have \$1 million plus homes on 1-4 acre lots.

Why are our close neighbors, Carmel and Zionsville, getting these highly desirable, high assessed value neighborhoods? **LOCATION, LOCATION, LOCATION.** Like Westfield these neighbors are close to the interstate, convenient to the airport and downtown and all in a beautiful setting. Why doesn't Westfield want a piece of this pie?

Let's get to the bottom line. How do you best utilize one acre? You can build 3 \$200,000 homes or 1 - \$600,000 home. So, why is a \$600,000 home better than 3 \$200,000 homes on one acre? It's not assessed value because those are the same.

Of course - It's the cost. The \$600,000 home carries only 1/3 the burden on schools, roads and public safety.

In closing, this isn't about creating a new market. It's about welcoming a market that's just across the street. This Suburban South West area of Westfield is in a picturesque, prime location with incredible upside potential. **To the City Leaders and Citizens of Westfield, let's not squander this valuable west side asset.**

(4) THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION;

Presented by Dr. Bruce VanNatta

2007 Comprehensive Plan

- ◆ Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents.
- ◆ ...encourage variety and diversity in housing while maintaining a distinct style or character and avoid the appearance of cookie cutter subdivisions.
- ◆ Density is to decrease east of Ditch Road
- ◆ New development should be context sensitive.

CURRENT INVENTORY - West of 31



CURRENT HOMES IN NEW SUBURBAN SOUTH WEST:



Record Demand for High End Development:

Pulte claims that the market doesn't want more high end housing citing that most \$1M homes sit on the market a while. While this fact is true—it applies to used homes. The mortgage companies report record demand for new home construction at the high dollar end. Chatham Hills has to conduct lotteries for their lots for new homes, many of which will be well over \$1 million.

"As of the end of May, buyers had closed on 188 homes in Carmel, Fishers, Noblesville, Westfield and Zionsville that cost at least \$500,000, according to data from Propertylinx."
Source: IBJ June 2014

Golf Course – Not a Country Club Model – Not Even Part of the Neighborhood

Pulte wants to compare their plan for Woodwind to Bridgewater and Chatham Hills which is both ridiculous and disingenuous. Those communities retain their golf courses and the homes are extremely high end with significant green space throughout the development. Pulte is using, temporarily, the green space of the golf course but admits that they will sell it and have no intention of managing it.

The plan for social memberships to help support the golf course is a good one, however it costs Pulte very little. They carry the note at low interest rates for a few years and collect profit from the course. In return, they get the green space credit for it as part of their development to justify significant density surrounding the course. Then they sell it off with no responsibility for its future.

Pulte Has Much More to Offer:

Hamilton County Pulte Neighborhoods:

- Hamilton Proper: \$580-625,000
- Woods at Shelborne: \$560-757,480
- Village of West Clay: \$434-780,000
- The Woods at Lion Creek: \$741,000-1,072,280

Village of West Clay: \$724,990



Village of West Clay: \$572,990



Woods at Shelbourne: \$579,990



Woods at Shelbourne: \$559,000



The Woods at Lion's Creek: \$1,000,000



The Woods at Lion's Creek: \$832,000



Pulte Doesn't Bring Their Best to Westfield:

Pulte is clearly capable of producing higher end products, however they make more money for their corporation when they have less expensive homes and high density. This shouldn't be about what's best for Pulte, but what's good for Westfield.

Golf Course is Classic Bait and Switch Scheme:

Pulte is using the temporary ownership of the golf course to justify significant density, but they aren't retaining the golf course— it's a clever but classic bait and switch. They get the density they want and Westfield gets stuck with the significant burden on infrastructure.

"Indeed, home-building activity throughout central Indiana has increased in 13 of the last 16 months, BAGI reported in May. In Hamilton County, single-family permit filings were up 15 percent in April, compared to the same month last year." Source: IBJ June 2014

If Pulte can bring contextual architecture and price points to Carmel, Fishers and Zionsville, they can do it in Westfield!

(5) RESPONSIBLE DEVELOPMENT & GROWTH

Presented by: John DuBois

This Plan is NOT Responsible Growth or Development:

Key Points Housing Inventory/Current Conditions:

- According to Nick Verhoff, Business Manager for Westfield Schools and Ken Alexander, previous Director of Public Works they need at least \$375,000 of assessed property value to cover the costs for students attending our schools and also in order to support the infrastructure costs for roads and other public works requirements.
- Housing inventory conducted by citizens has 33 neighborhoods between 146th north to 32, west of 31 and east of Town Rd. Of the 33 neighborhoods there are only seven that offer an average sale price of \$375,000 or above. What is important as well is that of the 8,282 homes in this area only 901 meet or exceed the necessary AV target. That is less than 11% of the homes.
- We have 18 neighborhoods under construction on this side of 31 south of 32.
- Comprehensive Plan 2007: "Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected." Based upon our housing inventory we are failing miserably at this area.
- Under the Fiscal Impact Methodology section of our 2007 Comprehensive Plan, which has to be considered in a rezone process says, "policies call for new development to pay its own way rather than place extra financial burden on taxpayers".

-We recently implemented a public safety tax because we are not covering our public safety costs.

-We have a school referendum that is being voted on in November and part of the reason is that we have not focused appropriately on the assessed values of our community homes.

-20% of our current population is receiving aid from the government as per our Township Trustee.

- We have almost 2,000 homes approved that have not broke ground and six apartment complexes with approximately 2,820 apartments. This could easily add over 10,000 people to our current total population of 36,000+.
- We need to focus on a more diverse housing offering with special attention paid to the potential assessed value. If we don't we are going to create an undue tax burden on our citizens who live here and pay taxes.

Westfield Neighborhoods

West of Highway 31, East of Town Rd., North of 146th St., and South of Highway 32

***Red highlight denotes currently under construction**

Neighborhood	Pricing	Builder	# Homes	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750	Epcon	44	
Sonoma	From \$130,000-\$150,000	Arbor Homes	200	Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000	Dura	64	
Quail Ridge	\$138,000-\$173,000	Crossman	429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90	Under Construction
The Oaks	From the \$160,000's	Pratt	68	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman		Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	ASP \$301,000	Multiple/Pulte	255	Under Construction
Viking Meadows-Enclave	From \$206,990 ASP \$309,000	Pulte	128	Under construction
Westfield Farms	Median list \$209,900	Ryland/Trinity	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's ASP \$295,000	Beazer	178	Under construction
Beacon Pointe	Median list \$232,450	Ryland	104	Built in 1992
Viking Meadows-Blue Grass	ASP \$311,000	Pulte	126	
*Viking Meadows-Meadowlands	ASP \$384,000	Pulte	161	Sold out but still under construction

Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Centennial	Median \$284,900	Estridge	1,197	
*Harmony	\$275,000- \$450,000	Estridge & David Weekly	980 (SFD&Attached)	Under Construction
*Viking Meadows- Manors	From \$319,990 ASP \$399,000	Pulte	46	Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
*Derby Ridge	From \$350,000's ASP \$450,000	Fisher Homes	82	Under construction
*Viking Meadows- Two Gates	From \$351,990 ASP \$486,000	Pulte	43	Under construction
*Drees-Village Farms	Starting at \$414,700 ASP is \$580,000	Drees	18	Under construction
Springmill Park		Ryland	64	Under construction
Bainbridge		Custom	15	
*Viking Meadows- Valley View	\$1,000,000+	Custom	33	Under construction
Viking Meadow- Retreat on the Monon	?	Pulte Town Homes	86	Under construction
Rezoned/Approved: West Rail/Willshire		Beazer/?	269	Under Construction
Springmill Station			300 MFD	
Town West			570	SFD & MFD
Westgate			1012	SFD& MFD
Akerson Farms			1136	SFD & MFD
Bent Creek	\$400,000	Custom SF-2	168	

This information was validated and updated with the assistance of BAGI 4/18/2016

*** Denotes that average sales price meets or exceeds necessary Accessed Value of \$375,000 for Schools and Public Works Department**

Submitted PUD is Incomplete, Fails to Meet Basic UDO Requirements, Doesn't Follow Comprehensive Plan, Doesn't Guarantee Golf Course

Presented by: Tracy Peilemeirer

The last Master Plan was adopted in 2007, after a large and expensive survey the Town hired Ball State to do. Extensive questionnaires asked citizens about the values they wanted, and did not want. Small town feel, rural character, development contiguous to the existing town, no sprawl, no mega developments, very limited use of PUDs, etc.

As for development and change, The land in question is all zoned for larger lots - 3 acres or more. This land is 100% developable. And I am fine with that, as are many others. But most production builders want fast and easy. "Stack 'em deep and sell 'em cheap." But there are other successful approaches. Up at 206th St., Chatham Hills has sold their large-lot, very exclusive custom home lots so fast, THEY HAD TO HAVE A LOTTERY!

It isn't our responsibility to insure developers get these extreme zoning changes for their profit. Think of the very special communities that have held their standards high: Carmel, CA, Nantucket, Aspen, Hilton Head, even Zionsville, and other communities that are known for demanding requirements. Developers will jump through whatever hoops are demanded.

This proposal is just one. It isn't the right one or the best one. It isn't even the best Pulte has to offer, although the developer should never be a consideration with regard to a PUD, since the PUD once in place can be sold to anyone. The UDO, Unified Development Ordinance tells us what is the standard Criteria for a PUD:

A PUD District shall comply with the provision of this Ordinance. 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. (Um, nope. This one doesn't do that.)
2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD District. (Nope. The design and density are the same throughout the project. No transitional pieces. SF-4 zoning everywhere with little to no open space other than the golf course, which isn't deed restricted—so could change.)
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. (Um, no again. The level of inconsideration to long term rural

residents is embarrassing. The residents here have followed the rules of development, and this design undermines that and will negatively impact their quality of life.)

4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space. (No, again. There is no tree preservation plan as encouraged in our UDO. In fact they are planning to cut down over 1,000 trees. And other than the golf course which is a business that kids and dogs cannot play on, and that can be sold, the only green/open space appears to be retention ponds, utility and road easements)

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. (Nope. No thoughtfulness to the environment, the character of the area, the conservation of the region at any level)

6. Promote architecture that complements the surroundings. (Proposed housing is not in context to surrounding housing. This builder is capable of providing much more. Also don't be taken in by pretty pictures, read details in PUD because this is what they will deliver. Remember what happened at Viking Meadows when Pulte purchased the ground. What was supposed to be a custom neighborhood quickly declined to something much less.)

7. Counteract urban monotony and congestion on streets. (there are currently 18 neighborhoods under construction in this section of town with six apartment complexes and over 1,700 additional homes approved that could start construction tomorrow)

The UDO tells us what the PUD must do. This proposal fails on each point. This area can bring great results. Let them bring a design that will complement and enrich our city. There is absolutely no rush. Our police, fire and schools are barely keeping up as it is now. Try, try again.

Already 4 Apartments Approved in New Suburban South West WE HAVE ENOUGH APARTMENTS!

Presenter: Karen Hymbaugh – Expert Epidemiologist in Communicable and Non-Communicable Diseases, Employed by the Center of Disease Control and World Health Organization

Are you aware that Westfield has one section 8 housing location and two tax credit locations? The tax credit program, also known as the "federal low-income housing tax credit program" or simply LIHTC, is a popular "affordable" housing program that has been around since 1987. Unlike most housing programs that are administered by HUD, the tax credit program is administered by the IRS, in coordination with state housing finance agencies across the country. Landlords who participate in the program get to claim tax credits for 10 years for their tax credit properties in return for renting at least some of their apartments to low-income tenants at a restricted rent. Listed below are just a few examples of what we are already dealing with:

- Valley Farms on Union Street has 92 units,
- Commons at Spring Mill has 72 units at Maple Knoll,
- Casey Acres Apartments on Casey Rd. north of highway 32 has 252 units;
 - 40 units are still available and the apartment management group is actively advertising in Gary, Marion, Muncie and other impoverished communities,
 - Three people in Casey Acres Apartments have over dosed since the beginning of the year. One of these over dose victims was buried utilizing Township Trustee funding,
 - Casey Acres Apartments has utilized the entire third quarter relief fund from our Township Trustee office in just the last 30 days.
- Casey Acres Apartments and these other properties have created a significant drain on public safety and other local resources,
- According to our Township Trustee 20% of our current population receive some type of government financial aid. That means one in five people are getting tax-supported assistance.

Does the planning commission realize that there are currently four additional apartments already approved for the Conservancy area? This is already an additional 1,734 units. Please also consider the followiug when you are reviewing the Pulte proposal.

- Our unified development ordinance says that the Multifamily 1 complexes should not be within .75 miles of one another. The proposed Pulte apartment complex of 425 units is within .75 miles of the Town West 480 unit approved apartment complex and clearly violates our Unified Development Ordinance.
- Although it is tempting to approve additional apartments because of the 2% tax collection and the ability to TIF the apartments and divert the taxes to other community needs (e.g., pay bills for Grand Park), consider the long term consequences of what you are doing and the negative impact for our entire community.

I request that you please consider the comprehensive plan and do the right thing to support responsible development and growth in Westfield. Believe me, I have witnessed firsthand the consequences if we don't.

Tree Preservation Does Not Exist in this Plan:

Presented by: Mindy Martin

I would like to discuss tree preservation and the lack thereof in the Pulte Plan. I would like to read a few items from our city's UDO section on Tree Preservation.

-The regulations specified herein are intended to promote the health, attractiveness, and safety of the community, foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community, and

ENCOURAGES THE PRESERVATION OF NATURAL AREAS

-Developers shall take RESPONSIBLE MEASURES to design and locate proposed buildings and related infrastructure in a manner that minimized the destruction of significant tree specimens.

-Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs.

Most cities have tree preservation requirements because trees deliver significant benefits.

-Did you know that the net cooling effect of a young tree is equivalent to 10 room size air conditioners operating at 20 hours a day?

-One acre of forest absorbs 6 tons of carbon dioxide and puts out 4 tons of oxygen. This is enough to meet the annual needs of 18 people.

-Trees can increase a property's value by 20%

-In one study 98% of realtors communicated that mature trees have a strong or moderate impact on the salability of homes.

-A mature tree can have an appraised value of between \$1000 - \$10,000.

And the list goes on about the benefits of trees.

I would like you to know that it is estimated that this Pulte Plan will destroy over 1000 trees many of which are mature fully grown trees. Beside my house I have counted over 100 mature trees that will be destroyed by Pulte.

Why would Pulte want to cut all these trees down? Sadly, the proposed Pulte plan does not follow or support the tree preservation requirements from the UDO.

Trees and other vegetation are suggested as buffering tools in our UDO and Comprehensive Plan. Our UDO requires a 30 foot buffer between our current zoning and the proposed Pulte plan. My neighbor and I received less than the required buffer. This is true in other areas throughout the plan. These developers are guests in our community and should treat residents and our community thoughtfully. This does not appear to be a very thoughtful plan.

I hope that you see the destruction this plan will have on beautiful trees and wildlife habitats in our community. They are beneficial to our health and we have a responsibility as stewards of the environment to protect and preserve them. As a wise man once said,

"We do not inherit the earth from our ancestors; we borrow it from our children."

THIS IS THE TRUTH ABOUT THE GOLF INDUSTRY

Presented by: Leah Severson

First Problem: This PUD doesn't guarantee the golf course stays. It is not deed restricted.

Second Problem: While those trying to sell the golf course would like to paint a gloom and doom picture for all of you, let's look at some facts for the industry.

Pete Bevacqua – CEO of PGA America

- Rounds played were up in 2015 for the first time since 2012 increasing approximately 2%
- 2.2 Million people started playing golf last year (record number 2.4 million at the peak of Tiger Wood's popularity)
- PGA Junior League Golf for youth under 13 has increased 233% since 2013

Tim Finchem – PGA Tour Commissioner

- Youth playing the game has increased by 20% from 2.5 million in 2010 to 3 million in 2015. An estimated 6.3 millennials play and they are playing often, an average of nearly 15 rounds per year.
- For the 2014-15 FedExCup season, television ratings for our tournaments were up 22% with more than 105 million people in the U.S. tuning to our broadcasts.

Source: The State of the Golf Industry in 2016

By: Darren Heitner

Written: May 8, 2016

Other Ways to Solve Golf Course Issue:

Each new home built in our community pays a park impact fee of \$1,309 per home in accordance to Ordinance 12-31.

By just taking the projects in process or just breaking ground on the west side within 5 miles of the golf course, the city will collect approximately \$1.7 million.

Should the city consider buying the golf course to secure this amenity for citizens for years to come? It should definitely be considered and there are funds being generated by new construction for this exact purpose – city parks.

Westfield has an Amateur Sports Capital Plan. Within this plan it states that Westfield will have recreational opportunities for all ages. A golf course is the perfect solution.

Westfield should be looking at the present and future for their competitive edge in attracting people to the community. Carmel, Noblesville, and Zionsville all have city golf courses. Shouldn't Westfield have one too?

In Summary

This Plan Isn't Right for Westfield . . . Please Bring Us One That Is!

Presented by: Kristen Burkman

This is obviously a complex situation facing our community and requires in depth analysis and careful consideration. But let's review what we've heard tonight.

Two groups and two very differing agendas. One group backs this plan for obvious reasons – to maximize profits for themselves and leave Westfield behind. The other group opposes the plan because they've already invested to live here and plan to stay here.

The bottom line is this – the plan presented tonight is not right for Westfield. It doesn't follow the comprehensive plan for this area. Density is way too high; the open space outside of the golf course is negligible. The architecture isn't in context and the buffers and transitions don't even meet the city's UDO. The proposed use of the land is not the most desirable – just look at our neighbors. This plan will undoubtedly devalue existing residents' properties. It is not responsible development and growth. Most of the projected price points presented in this plan are over saturated in Westfield and do not even meet the infrastructure target. And the icing on the cake is the golf course isn't even guaranteed to stay.

Why is this plan so far off? There really is no excuse. We've hosted a number of sessions with the development community to share and discuss the comprehensive plan. The petitioner at one point exclaimed, "I get it, we need to bring our "A" game to this area." You know what, he did bring his A Game – Unfortunately, it's an A Game for Pulte Corporation not the citizens of Westfield.

But here's the great news. Westfield has enough rezones to grow from 36,000 to 60,000. So it's time to get very astute in the evaluation of new development in Westfield. Developers are guests in our community and should bring enriching projects that are sustainable long after they leave.

It goes without saying, we all want the golf course to stay. This plan is the first solution presented. It's not the only solution and it's definitely not the best solution. We must not fall victim to a game that uses the golf course as a pawn for profits.

In closing, as the voice of concerned citizens throughout Westfield, we challenge the petitioner to go back to the drawing board. They are very capable of delivering a plan that embraces the ideals of the comprehensive plan and is respectful to this area, its residents and all citizens of Westfield. **That is most certainly the type of plan you as elected and appointed officials should demand and absolutely the type of plan the citizens of Westfield deserve!**

Over 700 Signatures - Stop Rampant Development in Westfield

Petition Name	City
Lisabeth Armstrong	Westfield
Suzy DuBois	Westfield
Laurence Armstrong	Zionsville
Carole Boleman	Carmel
James Armstrong	Indianapolis
Cherie Cook	Westfield
Samuel Armstrong	Zionsville
Leigh and Peter Dykema	Zionsville
Henry Armstrong	Westfield
Richard M. Shilts	Elizabethtown
Stacy Hall	Westfield
Pamela Wilson	Noblesville
Nancy Starke	Zionsville
Dean Shilts	Indianapolis
Kristen Burkman	Westfield
Edward Laurson	Denver
John Daly	Westfield
Tammy Kartes	Westfield
Brandy Dravet	Westfield
Molly Cummings	Westfield
Mibs McCarthy	Carmel Valley
Warren Cummings	Westfield
Nicole Holland	Greenwood
Joe McCarthy	Carmel Valley
Joe McCarthy	Westfield
Karen Hymbaugh	Westfield
Dan Hinel	Westfield
Malea Firestone	Westfield
Janet Pillsbury	Westfield
Tanya Miles	Westfield
Jeff Rodgers	Carmel
April Maki	Westfield
wade hall	Westfield
Jaime Snyder	Lebanon
Judith Culver	Westfield
Deborah Hajek	Westfield
Kari Rajer	Westfield
Milton Hatfield	Carmel
Noelle Dahl	Westfield
Megan Knight	Carmel
Abby Albright	Westfield
James Knight	Carmel
Bridget Kizer	Zionsville
Riley Pingleton	Westfield
Jennifer Sparano	Westfield
Amy Armstrong	Zionsville
Jeff Wilson	Westfield
Chris Redwine	Westfield
Randall Wilson	Noblesville
Sherri Effinger	Westfield
Jennifer Foster	Westfield
Desiree Lambert	Westfield
Susie and Randy Tatum	Westfield
Travis Ryan	Westfield
Erin Gibson	Westfield
Jessica Maicke	Westfield

Tabitha Licklider	Westfield
Alison Wessel	Westfield
Aimee Foster	Zionsville
Donna Curry	Westfield
Julia Gasaway	Westfield
Jennifer Mayberry	Westfield
Michelle Papacek	Westfield
Regina King	Westfield
Jerry Grink	Indianapolis
Jijun Chen	Westfield
Joanne Daggy	Noblesville
John Sciaudone	Noblesville
Jack Hiatt	Westfield
Stephanie Rodgers	Carmel
Erin Zidzik	Sheridan
Todd Severson	Westfield
Adrienne Maynard	Westfield
Mary Heredos	Westfield
Laurie Meder	Westfield
Amanda Hanavan	Westfield
Jennifer Buck	Westfield
Brian Young	Westfield
Kevin Iefevre	Westfield
Paul Zawadzki	Westfield
DeLayne Lefevre	Westfield
Brandy Struble	Westfield
Heidi Cash	Westfield
Wanda Hague	Westfield
Erin Kim	Westfield
Cathy van matre	Sheridan
Laura Riggle	Westfield
David Petroni	Westfield
Joe Strawmyer	Carmel
Armando Tandy	Westfield
Dawn Knight	Zionsville
Alexis Derbique	Noblesville
Kelly Chapman	Westfield
Dan Schweibold	Westfield
Kate Benson	Carmel
Rebecca Longmire	Westfield
Brittany Colling	Westfield
Rachel Gallienne	Westfield
Ayesha Aiken	Westfield
Samantha Jones	Westfield
David Sochar	Westfield
Marissa Sindelar	Westfield
Christy Jennings	Noblesville
Tracey Hiatt	Westfield
Jennifer Stier	Westfield
Lori Moss	Westfield
Paula Shannon-Your	Westfield
April Hedgecraft	Westfield
Elizabeth Hahn	Carmel
Sharon Kotnik	Zionsville
Jacob Robinson	Boston
Stan Sekula	Westfield
Kayla Chizum	Westfield

Michelle Hammes	Westfield
Jennifer Milewski	Carmel
Michele Fairchok	Pendleton
David Todd	Zionsville
Theresa Kemp	Westfield
Jayne Wasserstrom	Westfield
Brian Meador	Westfield
Sonja Burkley	Westfield
Tim Beam	Westfield
Robert Ortiz	San Francisco
Denny Kemmer	Westfield
Danny Koester	Westfield
Justin Graue	Westfield
Matthew Sedor	Westfield
Jennifer Taylor	Westfield
Susan Dobbs	Westfield
Robyn Roberts	Westfield
Jacob Majors	Westfield
Kim Eldred	Westfield
Vicki Strohm	Westfield
DANIELLE POLLARD	Westfield
Adrienne Morelli	Westfield
Andrea Beale	Noblesville
Karla Frei	Westfield
James Sylvia	Westfield
Damon Dieckmeyer	Westfield
Richard Pfeiffer	Westfield
Richard Cain	Carmel
Lisa Rooney	Westfield
Amanda Horner	Westfield
Brandee Thornburg	Westfield
Brent Todd	Westfield
Barbara Meyer	Zionsville
Deborah Lawrence	Westfield
Madyson Ward	Indianapolis
Rob King	Westfield
Rachel Krueckeberg	Roann
Jennifer Schieffer	Westfield
William Wall	Westfield
David Mcfall	Noblesville
Chris Peltonen	Westfield
Mary Klinkose	Westfield
Michael McCulloch	Westfield
Andrew Bouse	Westfield
Jenna Little	Westfield
Stephenie Franco	Westfield
Koby Vest	Westfield
Theresa Owens	Carmel
Robert Behring	Westfield
Richard Levins	Westfield
Bonnie Robinson	Carmel
Kirby Jewett	Westfield
Nicole Heflin	Carmel
Magaly Gonzalez	Westfield
Julie Henson	Westfield
Kara Snyder	Noblesville
Sarah Watkins	Westfield
Vincent Smith	Westfield
John Scott	Westfield

Sunshine Staalenbur	Westfield
Erica Hoover	Noblesville
Cherith Carpenter	Westfield
Sarah Defendis	Westfield
Gretchen Wettschur	Westfield
Barbara Edwards	Westfield
Camilo Andrades	Westfield
Justin Litherland	Noblesville
Wanda Moran	Westfield
Molly Baker	Westfield
Kristin Vance	Westfield
Traci Meador	Westfield
Kristopher Good	Westfield
Richard Glanzman	Indianapolis
Becky Rinehart	Westfield
Linda Gray	Westfield
Cindy Skeoch	Westfield
Gary Gardner	Westfield
Alexys Sena	Westfield
John Slaney	Westfield
Arman Amirhamzeh	Westfield
Carolyn Haney	Westfield
Vince Billafana	Westfield
Sharon Blanding	Noblesville
Erica Strahm	Carmel
Anna Gerschoffer	Westfield
Adrienne Smith	Noblesville
Meagan Todd	Westfield
Kim M	Noblesville
Staci Neuhausel	Westfield
Lynda Lansdell	Noblesville
Sarah Kniesly	Westfield
Renee Butts	Sheridan
Brad Todd	Westfield
Beth Weingart	Carmel
Michael Kobrowski	Westfield
Eric Baker	Carmel
Erica Askren	Westfield
Bhagavan Hottengac	Westfield
Laura Medlen	Sheridan
Ashley Fish	Carmel
samantha brassard	Kokomo
Irina Kantar	Westfield
Amber Tilton	Westfield
Ryan Coons	Madison
Heather Boelke	Westfield
Ruby Burris	Westfield
dawn young	Westfield
Ryan Brassard	Westfield
Amy biggs	Carmel
Mitchell Kelm	Pendleton
Libby Aiken	Carmel
Ashley Quick	Westfield
Caleigh Dobson	Westfield
Eric Thompson	Westfield
Josie Myers	Westfield
Brooke Baldwin	Westfield
Carli Wyrick	Sheridan
Ara Wade	Westfield

Alison Hettenbach	Westfield	Heather Good	Westfield
Perry Whan	San Francisco	Erin McQueary	Westfield
Damion Sturdivant	Westfield	S Davos	Westfield
Jennifer Brannies	Westfield	Angela Lehman	Westfield
Mike Hartung	Westfield	Richard McKeldin	Westfield
Jared Passman	Cypress	Shelby Goodnight	Westfield
Mekenzie Canada	Westfield	nate martin	Westfield
Ilana Porzecanski	Westfield	Christina DePasqual	Westfield
Darrel Timpany	Westfield	Brandi Neale	Pendleton
Lori Munoz	Westfield	Debbie Underhill	Westfield
Victoria Reinhold	Roann	Tyler Kane	Westfield
Kristen Balan DiBella	Westfield	Amy Schut	Westfield
Charity Rosandich	Westfield	Aaron Roberts	Westfield
Sunayana Venugopal	Westfield	Samantha Lyons	Westfield
Gwen O'Connor	Carmel	Kelly Brown	Westfield
Danielle Jenkins	Westfield	Jennifer Duncan	Westfield
Tracy Pielemeier	Westfield	Barbara Simonson	Westfield
John Ferentz	Westfield	Lisa Birkbeck	Westfield
Lynn Ratkey	Carmel	Leisa Burke	Westfield
Steve Gerke	Carmel	Stephanie Lewis	Westfield
Andrea Oros	Westfield	Leslie Lee	Westfield
Emily Jefferies	Westfield	Tracey Aiken	Carmel
Lisa Johnson	Westfield	Lawrence Murray	Westfield
Rebecca Ross	Westfield	Sarah Gabriel	Westfield
Lorenzo Salazar	Westfield	Josh Ransford	Westfield
R K	Westfield	Kandice Clevenger	Westfield
Laura Stutzman	Westfield	Lana Greene	Westfield
Heather Bridwell	Noblesville	Marcie Cole	Westfield
Susan Benner	Westfield	C. Smith	Fort Mill
Aaron Crider	Westfield	Joe Dickman	Westfield
Courtney Beam	Westfield	Courtney Cooney	Westfield
susan shaw	Carmel	Jeremy McQueary	Westfield
Megan Decraene	Pendleton	Sarah Mitchell	Westfield
Deena Young	Westfield	Carrie Richey	Carmel
Jill Hunsucker	Westfield	Cathy Waiter	Westfield
Suzanne Mefford	Westfield	William Davis	Lafayette
Diane Gharst	Westfield	Terry Wilds	Westfield
Chad Thompson	Westfield	amy bang	Westfield
Erin Hess	Westfield	Tsegy Wagner	Westfield
Phillip Lewis	Westfield	Daniel Lehn	Westfield
Dennis Jason	Westfield	Richard Baughman	Westfield
Melissa Saddler	Noblesville	Bridget Hatcher	Westfield
Leslie Holleman	Carmel	Robert Hatcher	Westfield
Brenda Jordan	Carmel	Cynthia Ransford	Westfield
Cheryl Cain	Carmel	Mike Pote	Sheridan
Heather Wininger	Westfield	Hilary Wilson	Westfield
Alisha Hunter	Westfield	SEJAL PATEL	Westfield
Alan Virgin	Noblesville	Chris Benz	Westfield
Christina Sorgen	Westfield	Jennifer Sawa	Westfield
Barbara Keyes	Westfield	Bridget Bonham	INDIANAPOLIS
Lynn Eisberg	Westfield	Carrie Larrison	Carmel
Traci King	Westfield	Michelle Schwartz	Orestes
Michele Reynolds	Westfield	Rich Gilbert	Westfield
Cindy Beechler	Westfield	Jennifer Pote	Sheridan
Casey Lehman	Westfield	Marianne Besinger	Sharpsville
Nicole Wallace	Westfield	Bart Besinger	Sheridan
Elaine Steele	Westfield	Jack Bonham	Indianapolis
Michelle Foley	Westfield	Kyle Bonham	Indianapolis
Steven Rayl	Frankfort	Melinda Emgenbroic	Westfield

John Forbes	Carmel
Heather Drozlek	Westfield
Adam Schut	Westfield
Heather Raymond	Westfield
Laura Spadaro	Westfield
Janice Abney	Annapolis
Danielle Lewis	Westfield
Barb Kingma	Westfield
Todd Payne	Westfield
Shannon Cooper	Westfield
Alison Burnett	Westfield
Amy Rybarczyk	Westfield
Amy Peterson	Sheridan
Tricia davis	Westfield
Thomas Armstrong	Westfield
Cynthia Sochar	Westfield
Erick Cavalcanti	Carmel
Elizabeth Neterval	Carmel
Leah Severson	Westfield
Barb Bailey	Westfield
Carrie Nixon	Westfield
theresa kelly	westfield
Amy Payne	Carmel
Twyla Arnold	Westfield
Melissa Brown	Westfield
Johnathan Brown	Westfield
William Stephan	Westfield
Stefani Gretencord	Westfield
Susan Cress	Westfield
Lynn DelDuco	Westfield
Heather Ellis	Westfield
Matthew Branaman	Westfield
Eli Richter	Carmel
Michelle Haas	Springdale
Jenny Cox	Westfield
Susan Beck	Westfield
Elizabeth Bouse	Westfield
Jeff Larrison	Carmel
Jessica Hernandez	Marion
Deborah Picek	Westfield
Tammy DeRue	Westfield
Laura Donaldson	Westfield
Jennelle Hegnauer	Noblesville
Ryan Skipper	Roann
Carol Benell	Westfield
Rhonda Hall	Carmel
Jenny Howe	Westfield
daniel hall	Carmel
Kim Stalter	Westfield
Brittany Dobson	Westfield
Deryl Benz	Westfield
Paige Switalski	Westfield
Kelsey White	Westfield
Taylor Snyder	Noblesville
Karen Meyers	Carmel
Patty Ochoa	Westfield
Renee Gamberg	Bloomington
Jennifer Seward	Westfield
Michelle Dumas	Carmel

Travis Cearlock	Noblesville
Erica Ketcham	Westfield
Jeanne Milan	Westfield
Brian Koning	Carmel
Grace Richter	Carmel
Abby Kovacs	Westfield
Schyler Castaldi	Westfield
Amy Carson	Westfield
Aly Hook	Noblesville
Julia Mattern	Westfield
Gwen Wilson	Westfield
Christina Thomas	Westfield
Dewey Humes	Westfield
Stephanie Smiley	Westfield
Gracia Lane	Carmel
Chloe McGuire	Westfield
Gabriel Lecea	Westfield
Lori Wardlow	Noblesville
Douglas Wilson	Carmel
Jennifer Weber	Westfield
David Bunch	Westfield
Jennifer Ciesialka	Westfield
Kim Davenport	Westfield
Kerri Degenkolb	Westfield
Jerrold Backus	Westfield
Michelle Willis	Carmel
Marcia Goldstein	Westfield
MacKenzie Jones	Fishers
Lindsay Severson	Westfield
Melea Broekers	Westfield
Alisha Fekete	Carmel
Jane Kenney	Carmel
Jennifer Zelik	Westfield
Meghan Siurek	Westfield
Stephanie Griffin	Westfield
Kara Beard	Westfield
Janice Mowry	Carmel
Robert Tipsword	Westfield
Kayla Dorton	Indianapolis
Derek Oehler	Westfield
Stacy Parker	Westfield
RONALD WILLIAMS	WESTFIELD
Carey Wilmes	Sheridan
Amy Morris	Westfield
Sagar Supanekar	Westfield
Kim Plumer	Westfield
Stacy Walters	Westfield
Denise Doran	Westfield
Vicki Blake	Westfield
david connor	san diego
Bhavna Thapar	Noblesville
Amanda Montemer	Westfield
Toni Herron	SHERIDAN
Lena Dixit	Westfield
Rose Johnson	Carmel
Teresa Cepican	Carmel
Rachelle Breaux	Westfield
Jan Miller	Westfield
Trisha Szklarek	Westfield

Lindsey Newton	Westfield
Carrie Farrow	Westfield
Sam Kazmier	Noblesville
Alicia Worthington	Westfield
Nina Huntsinger	Westfield
Mary Tuttle	Westfield
Chrissy Groves	Carmel
gloria bayer	Westfield
Rachel Salapka	Carmel
Todd Cook	Westfield
Emily Kooi	Carmel
Stephanie Wrona	Westfield
Dave Wrona	Westfield
Linda Donovan	Westfield
Katie Marsh	Westfield
Paul Dumas	Carmel
Rhonda Eads	Westfield
Lacey Kottkamp	Noblesville
Jennifer Gustafson	Sheridan
bethann buehler	Carmel
kate nielsen	Indianapolis
Debbie Weaver	Westfield
Anna Tidwell-Vieck	Westfield
Eva Simon	Noblesville
Nicole Bassett	Westfield
Teresa Anderson	Carmel
Heidi Rauch	Westfield
Danijela Cebic	Barrington
Dawn Menard	Westfield
Jillian Menard	Westfield
Stacey Govito	Beaufort
Alexa Helm	Westfield
Deanne Bullman	Indianapolis
Julie Washlock	Westfield
Susan Hall	Westfield
Lynsay Cassidy	Westfield
Kiersten Dilley	Westfield
Ashley Winn	Carmel
Sharon Wininger	Westfield
Hayley Murray	Carmel
Tim Monroe	Westfield
Bradley Boelke	Indianapolis
Alisona Van Natta	Westfield
Gerald Bellows	Westfield
Carl Winkler	Westfield
Jake Scott	Westfield
Adam Goodnight	Westfield
John Sidery	Westfield
Lisa Leahy	Carmel
Chris Williams	Westfield
Sara Masters	Westfield
Jessica Gipe	Westfield
Blake Collinsworth	Westfield
Kathy Dotson	Westfield
Patti Lipetz	Carmel
Gina Bostic	Carmel
Laura Mulligan	Carmel
Terry Decker	Westfield
Stephanie Boffo	Westfield

Andi Watson	Westfield
Leesa Marsh	Noblesville
Diana Kaufman	Westfield
Jennifer Barrows	Indianapolis
Robert Gantt	Westfield
Chris Hammack	Westfield
Jamie Myers	Westfield
Patricia Parsley	Westfield
Tamara Hoffbauer	Indianapolis
Amanda Mitchell	Indianapolis
Jessica Sanders	Westfield
Shelley Walker	Noblesville
Jeremy Joseph	Carmel
Matthew McWhorter	Carmel
Shirley Shearn	Westfield
Terri Garretson	Westfield
Katherine Cole	Westfield
Austin Davidson	Westfield
Reid Markus	Westfield
Chelsea Garland	Westfield
Roberta Schweitzer	Westfield
Terryn Mais	Westfield
Sam Mueller	Westfield
Kipp Koonce	Westfield
Ashley Parrish	Westfield
Katie Haugk	Westfield
Laurie Busch	Carmel
Debra Clement	Westfield
Sue Seitz	Westfield
John Binford	Westfield
Danner Clark	Westfield
Lisa Badger	Carmel
Hilary Scott	Bloomington
Kelly Herring	Carmel
Christine Isaacs	Westfield
Stephanie Bushur	Carmel
Hollie Carey	Sheridan
Suzanne Bilby	Westfield
Toby Carey	Sheridan
Marla Hoover	Carmel
Ryan Blastick	Westfield
Brad Servies	Westfield
Jennifer Lohman	Sheridan
Brad Manbeck	Westfield
Kristy Murphy	Carmel
Amy Henderson	Carmel
Rena Kessler	Noblesville
Margarete Blaas	Westfield
Tierra Maesch	Westfield
Edward Aromi	Westfield
Donna Horvath Eato	Westfield
Carl Eaton	Westfield
Angela Kirkendall	Carmel
Jessica Fross	Noblesville
Joelly Justus	Westfield
Mary Francisco	Westfield
Sandra Garvin	Westfield
Emily Bowen	Carmel
Pam Lorts	Westfield

Laura Monarrez	Westfield
Samuel Kolczak	Carmel
Alli Spangler	Westfield
Kim Capilla	Westfield
Brian Strother	Westfield
Stephenie Gookins	Sheridan
Nathan Flynn	Sheridan
Heather Pirowski	Westfield
Lisa Chubb	Westfield
Emi Smith	Westfield
Meaghan Neman	Westfield
Tracy Bryant	Westfield
Debra Michaels	Westfield
Richard Passman	Westfield
Abigail Dolbeer	Westfield
Tammie Pluchel	Westfield
Jeff Carroll	Fishers
Heather Michelstetter	Westfield
Gary Watkins	Westfield
Jennifer Hoke	Noblesville
Koby Vest	Westfield
Hannah Frei	Westfield
Meg Taggart	Westfield
Melissa Williams	Westfield
Cora Watkins	Westfield
Greg Moyer	Westfield
Jalene Smith	Westfield
David Ritenour	Westfield
Laura Newby	Noblesville
Katyn Sneath	Carmel
Natalie McGrath	Westfield
Sarah Strycker	Westfield
Randy Reitzer	Westfield
Mandy Cooley	Westfield
Marla Ailor	Westfield
Natalie Messmore	Carmel
Amber McClure	Westfield
Linda Pote	Westfield
Dawn Fisher	Westfield
Jason Condon	Westfield
Chera Shaub	Noblesville
Karen Matthews	Westfield
Chelsea Bleck	Westfield
Steve Williams	Indianapolis
Dineale Cross	Westfield
Laura McConaha	Carmel
Jason Oland	Westfield
Scott Frei	Westfield
Kelly Bishop	Noblesville
Matthew Kline	Westfield
Aaron Parker	Westfield
Teresa Hadley	Noblesville
Edward Huntsinger	Westfield
Robert Ciesialka	Westfield
Michele Oakley	Westfield
A G	Westfield
brian ipock	Westfield

Amy DeWitt	Carmel
Michelle Gilbert	Westfield
Kelly Braun	Westfield
Roger Black	Westfield
Sam Standridge	Carmel
Matt Haugk	Westfield
Karin Pineda	Westfield
Marjorie Dawe	Westfield
Kate Ristow	Westfield
Diana Suzo	Westfield
John Suzo	Westfield
Barb Moses	Westfield
Sarah Hutchinson	Westfield
Carrie Kass	Westfield
Kirsti VandeVord	Indianapolis
Cary Strycker	Westfield
Elizabeth Jansen-Mu	Westfield
Emily Reed	Westfield
Andrea Lesniewski	Westfield
Paul Klinker	Westfield
Rick Gibson	Westfield
Chris Lesniewski	Westfield
Teresa Gift	Westfield
Ed Seward	Carmel
Patricia Wiggers	Westfield
Erin Neale	Westfield
Marlo Pilcher	Westfield
Ted Wells	Carmel
Timothy Harvey	Bremerton
Erin Schaffner	Noblesville
Anita Boyer	Westfield
Laura Armstrong	Indianapolis
Andrea Huisden	Paramaribo
Christine Irwin	Carmel
Laura Sanders	Westfield
Monica Mishra	Westfield
Lara Sinclair	Indianapolis
Sheiletha McNeal-Sr	Westfield
Jim & Susan Goldma	Westfield
Kim Tibbets	Westfield
Jucianne Elliott	Westfield
Kristen Hope	Westfield
Julia Wolf	Westfield
Bruce V	Westfield
Kathy Goodnight	Westfield
Scott Sandstrom	Westfield
Sande Frutiger	Westfield
john DuBois	Westfield
Will Armstrong	Indianapolis
Angie Wall	Westfield
Jessie Armstrong	Zionsville
Denise Niec	Westfield
Parker Smitg	Westfield
Mary E Myers	Westfield
Sandy Allen	Carmel
Gary Icenoglr	Westfield
Michelle Young	Westfield

Name	City	Comment
Suzy DuBois	Westfie l	strongly agree with this statement and am very concerned about the issues this is creating community wide!!!
Lisabeth Armstrong	Westfie	Your voice will be heard and help stop out of control development, let's set a precedent!
James Armstrong	Indiana l	grew up in this area and appreciate it's rural lifestyle. City officials need to take a step back and consider the implications of n
Sam Armstrong	ZIONS l	I have lived in Westfield since 1999, before most of the cookie cutter neighborhoods and apartment/town home complexes wer
Pamela Wilson	Nobles l	Please everyone sign to keep Westfield peaceful and beautiful.
Laurence Armstrong	Zionsvil l	Existing landowners/taxpayers are actually subsidizing the extent and pace of sprawl through local, state, which increases to fi
Kristen Burkman	Westfie l	I'm highly concerned about the fast paced development in the community and the affect it's having on my children in the over c
John Daly	Westfie	It's the right thing to do.
Tammy Kartes	Westfie	The proposed PUD does not meet limitations set forth in the Westfield comprehensive plan and would directly affect the lifestyle
Karen Hymbaugh	Westfie l	oppose the uncontrolled development in Westfield. Specifically, this just does not adhere to the original comprehensive plan.
Janet Pilisbury	Westfie	The
Deborah Hajek	Westfie	This pulte development is bad for our schools, our neighborhood, our community, threatens the gulf course and doesn't compl
Milton Hatfield	Carmel	Concerned about golf course
Noelle Dahl	Westfie	As a new resident relocated from out of state a year ago with a small child just entering school we specifically chose Westfield
Riley Pingleton	Westfie l	I'm signing this petition because it's terrible to imagine houses all around our home, cars zooming by our drive in even more at
Amy Armstrong	Indiana	Too much development happening.
Jeff wilson	Westfie	This city's growing too fast. As a previous student and having to deal with the crowded halls, I can't imagine what it's like now e
Aimee Foster	Zionsvil l	Anyone who has visited the area knows it is beautiful ! Little Eagle Creek Avenue being just around the corner is a winding, co
Donna Curry	Westfie	The growth is so rapid and excessive! Why do we need more housing when there is already so much going in already? Will v
Jennifer Mayberry	Westfie	Part of the reason Westfield is so great is the open spaces that remain and our high performing schools. The roads, schools, a
John Sciaudone	Nobles l	I saw what happened in Noblesville due to over-development. So I moved to Westfield.
Jackson Hiatt	Muncie	Because now even my home on grassy branch is in a crowded area :(
Erin Zidzik	Sherida	We just moved away from an over crowded subdivision in the southwest part of Westfield. Traffic, noise, and the loss of the r
Brandy Dravet	Westfie	We chose Westfield because of the rural, undeveloped land. Every morning, we *loved looking out at the rows of crops around
Mandy Hanavan	Westfie	We need green spaces within our community. We need a community golf course. We do NOT want our schools over crowded.
Kevin lefevre	Westfie	The city of Westfield needs to create a comprehensive long term development plan before anymore PUDS are approved.
Paul Zawadzki	Westfie l	I think
Delayne Lefevre	Westfie	Our schools are over crowded; we need to plan for all aspect of residential growth, not just the physical location. Our communi
Brandy Struble	Westfie	My children's busses and classrooms are totally over crowded and enough is enough on adding more homes!!!
Wanda Hague	Westfie	Please don't let these developers destroy our rural community. Protect our land!
Cathy van matre	Sherida	lets preserve some rural area....we are going to turn into Fishers
Laura Riggle	Westfie	Keep our rural areas!!!
Dawn Knight	Zionsvil l	I am worried about the rate of growth in Westfield and its impact on our schools and roads. We need to SLOW it WAY down at
Alexis Derbique	Nobles l	The buses were always very crowded. The school hallways was bad. And traffic since grand park has been made has been ter
Dan Schweibold	Westfie	Sick of track homes ruining great cities.
Brittany Colling	Westfie	Stop the growth. Keep the golf course. Not every piece of land needs buildings.
David Sochar	Westfie	Enough is enough. This is not an appropriate development.
Marissa Sindelar	Westfie	Overcrowding schools negatively effects the education and opportunities for our children.
Andrew Bouse	Westfie l	I have seen both sides of this argument and while I don't like people being told what they can do with their land; There are spe
Stephenie Franco	westfie l	I am affected by this plan and want to help preserve our rural environment. I also have a child in our Westfield Schools and agi
Bonnie Robinson	Carmel l	I live in westfield and it's starting to look like Fishers... nothing but houses and traffic jams. Missing the thoughtful growth .
Magaly Gonzalez	Westfie	We are already over crowded and schools are as well. I moved here for the education and this will hinder our children for gettin
Kara Snyder	Nobles l	Im concerned about our schools and safety issues.

Sarah Watkins
 Vincent Smith
 Perry Whan
 Jennifer Brannies
 Lori Munoz
 charity rosandich
 Sunayana venugopal
 Danielle Jenkins
 John Ferentz
 Lorenzo Salazar
 Laura Stutzman
 Susie and Randy Tatum
 Jessica Maicke
 michelle hannes
 Michele Fairchok
 David Todd
 Denny Kemmer
 Danny Koester II
 Matthew Sedor
 Susan Dobbs
 Kim Eldred
 Bryanna Sena
 Amanda Harris
 Brandee Thornburg
 Barbara Meyer
 Mary Klinkose
 Billy Jean
 Paula Shannon-Young
 April Hedgecraft
 Sharon Kotnik
 Jacob Robinson
 Stan Sekula
 Kayla Chizum
 Sunshine Staalenburg
 Erica Hoover
 Barbara Edwards
 Linda Gray
 Arman Amritamzeh
 Kim M
 Michael Kobrowski
 Eric Baker
 Erica Askren
 Heather Boelke
 dawn young

Westfie Please preserve the land and the beauty that Westfield is known for.

Westfie To rapid development in Westfield can be detrimental. Planning needs to work on current School overcrowding
 San Frz I'm from Westfield and this is important.

Westfie Too many kids already, not enough schools/buses.

Westfie Way too many new subdivisions. We are losing the "rural area" we came here for

westfie I am concerned about public safety, overcrowding in schools and the eventual and inevitable increase in crime. And selfishly, I
 Hillsbor Stop taking away the corn field and horse farms .. Stop this rampage development

Westfie I feel like out buses, schools & roads are already too populated. It is dangerous to leave our subdivision Maple knoll & the neig

Westfie Westfield was voted number one place to live because of how it is. With what it's turning into it will be lucky to be in the top 10.

Westfie Our school system cannot sustain these rapid growth and I'm concerned with crime due to rapid growth, especially from apart

Westfie The schools are great! We moved from Carmel to avoid huge overcrowded schools!

Westfie I believe that we have enough cheap housing additions in Westfield. The Comprehensive Plan puts thought into the building a

Westfie The schools are staring to be overcrowded. My daughter is sitting 3 to a seat on her bus. We are losing our beautiful country

Westfie I am concerned that we are not building the infrastructure to support the population growth

Westfie I want to see a stop to residential development in Westfield. Schools are overcrowded, there's too much traffic and Westfield is

Zionsvil development which is inconsistent with the zoning and long range plan of a community always spells problems for the future of

Westfie Unbelievable that everyone but the city "representatives" can see the inevitable danger in over populating an already choked i

Westfie While I am not necessarily against growth, I think it is being done ass backwards here in Westfield. Infrastructure first so the c

Westfie I have seen what happens when communities overexpand. Builders keep on building until houses sit empty and communities ;

Westfie We intentionally moved to Westfield not CARMEL and we are rapidly becoming Carmel.... way faster than Carmel became Car

Westfie Our schools and roads are too crowded now.

Westfie I want to keep our community safe, and schools from being over crowded. We don't want this to be Carmel Indiana. Keep it We

Westfie I can appreciate Westfield wanting to grow, but it needs to be sustainable growth, not rapid and unplanned. The last 15 years t

Westfie I completely agree the development is getting out of control. Our school systems and infrastructure are not ready for the amou

Zionsvil My address is Zionsville, but I'm actually on the southwest corner of Waahington Twp in Westfield.

Westfie I want to see some farms left. This is why I moved here. ENOUGH!

Indiana Agenda 21 must be stopped at all costs.

Westfie I agree with this view. Westfield is becoming Fishers 2. Our city would be a healthier place to live if we were left with some bre.

Westfie I want to keep our golf course along with help prevent overdevelopment of Westfield

Zionsvil This is just too many homes to maintain the country atmosphere we enjoy. And NO APARTMENTS.

Salem Westfield planners should integrate smart growth and new urbanism principles into development strategy.

Westfie Developin

Westfie We don't need another huge development!

Zionsvil Not sure why it lists Zionsville. As a Westfield resident and neighbor of WW GC, we need to preserve this beautiful property as

Nobles! My kids are in a school that is over crowded, buses over crowded. We do not need more homes, but more businesses

Round I We left a

Westfie We need more schools, not new houses! Leave the country alone.

Westfie I agree 100%. Westfield is growing too fast without appropriate infrastructure such as roads, schools, police officers, fire fighte

Nobles! We moved from Westfield this past November. My son attended the intermediate school, my daughter the high school, and I le

Westfie Carefully managing development more like Carmel or Zionsville is important! Make sure Westfield doesn't become the dump tc

Carmel I've had 4 kids come up through Westfield schools. So far, two of them have for other high schools, due to feeling like they wer

Westfie When my parents moved to Westfield in 1974 and my husband's parents moved here in 1968, they loved this community beca

Westfie I grew up in this part of Westfield and benefitted from the open country feel.

Westfie ENOUGH IS ENOUGH! slow it down. it was a great town when i moved here you are ruining it.

Ryan Brassard
 Amy biggs
 Libby Aiken
 Heather Good
 Erin Mcqueary
 Brandi Neale
 Lisa Birkbeck
 Tracey Aiken
 Lawrence Murray
 michael collins
 C. Smith
 Suzanne Mefford
 Diane Gharst
 Leslie Holleman
 Cheryl Cain
 Christina Sorgen
 Barbara Keyes
 Steven Rayl
 John Forbes
 Adam Schut
 Laura Spadaro
 Janice Abney
 Amy Rybarczyk
 Tricia davis
 Cindy Sochar
 Carrie Nixon
 Terry Wilds
 Bridget Hatcher
 Robert Hatcher
 Cynthia Ransford
 Bridget Bonham
 Michelle Schwartz
 Rich Gilbert
 Jennifer Pote
 Jack Bonham
 Melinda Emgenbroich
 Brian Koning
 Grace Richter
 Schyler Castaldi
 Aly Hook
 Julia Mattem
 Christina Thomas
 Denny Kemmer
 Stephanie Smiley

Kokomc Westfield is loosing its character with the constant building of cookie cutter homes, the stables are dissipating, beautiful homes Carmel Even if the

Carmel I've lived in Westfield for 20 years and what it's turned into in the past 5-10 makes me sick. It's no longer a fun small town where Westfie I don't feel as though we have thought ahead as a community and have a reasonable plan in place for what the development v Nobles Westfield needs to start thinking about infrastructure before trying to keep building. The roads structures etc can't handle the v Pendlet Schools and busses are over crowded!

Westfie Westfield should take the opportunity to preserve this unique landscape. If I wanted to live in another Fishers, I would have jus Carmel I care about the future of Westfield citizens

Westfie I am afraid our public systems, schools and infrastructure are not ready.

Brookly Cook is a joke. Runs the city at a deficit.

Fort Mil We have the same problems with overdevelopment in the Carolinas. Roads, schools, fire departments, etc. --- plus the natural Westfie I teach and classrooms are over crowded!

Westfie I totally

Carmel Stop the growth!!!!

Carmel School and bus overcrowding. Westfield needs a business tax base, not more housing.

Westfie I'm tired of people moving in without the proper infrustrature in place. We keep this up and we will have the same problems as Westfie We need

Franko I

Carmel Don't over stretch your already tapped limited budget. Build within your means, not for the sake of doing So!

Westfie Westfield can not upgrade the infrastructure fast enough to meet the needs of the growing population.

Westfie We moved to Westfield 15 years ago because we loved the quaint small town atmosphere. We made a conscious decision NC Annapo Development should cease due to air purty alone.

Westfie I'm in support of responsible expansion of our community, but the proposed development is reckless and not what the Westfiel Westfie westfield is losing its small town feel. We are considering leaving Westfield because we cannot find a home with 1/2 acre lot or Carmel I am literally sick to dead over how westfields current leadership has apparently completely sold out to any and every develope Nobles! The development in our city is moving way too fast. There isn't enough supporting infrastructure and services to keep up. It's Westfie I am concerned about the home density and the impacts on the traffic and schools. We need to retain our beautiful countrysic Westfie I'm concerned about the classroom sizes and that our education will decline in quality. There are already so many kids that are Westfie mainly for school size and making sure our children are receiving the best they can from our community

Westfie Let's stop trying to be Carmel. Need to keep Westfield uniqueness and affordable taxes to keep the families you have living in INDIAN The problem won't go away & the developers will just keep coming. When do you draw the line?

Orestes I am very concerned about overcrowded schools!

Westfie I am against this housing project until we can successfully establish a plan that will absorb the growth. It appears we have inve Westfie Westfield is getting too big and not controlling the growth. Please control the growth so that our kids do not have to sit on the i Indiana We were long term residents of Westfield and lived in this area of the township. There's so little "country" left and growth has i Westfie I am a concerned Westfield citizen that wants to maintain a quality of education for my kids. Each time my sons 2022 graduati Carmel We have Carmel address but Westfield schools. Very tired of seeing so much growth. It's just government greed! STOP!!!

Carmel We need to consider the environmental and social impacts. Have environmental tests even been done? We also need to cons Westfie I grew up in Westfield and now hardly recognize the area. While I do understand that change is not always a bad thing, I fear s Nobles! I'm signing because I grew up in Westfield and i don't want to see the school systems struggle. Westfield school systems were Fishers I'm concerned about development in this area and it's potential impact on the quality of schools and services, not to mention th Westfie When we decided to move here 12 years ago we loved the country feel with all the horse farms and open farmland. It's almost Westfie Have we forgotten the reason behind the "KIDS FIRST" license plates I see all over Westfield? Where will they learn? Who will Westfie Westfield is a great city, but if it keeps growing without limits then the city will go from great to terrible. Overpopulation is a real

Chloe McGuire
David Bunch
Kerri Degenkolb
Elizabeth Bouse
Deborah Pricek
Ryan Skipper
Rhonda Hall
Brittany Dobson
Taylor Snyder
Renee Gamberg
Jennifer Seward
Nina Huntsinger
Chrissy Groves
gloria bayer
Todd Cook
Emily Kooi
Paul Dumas
Marvin Goldstein
Alisha Fekete
Jennifer Zelik
S Griffin
Janice Mowry
Bob Tipsword
Carey Wilmes
Sagar Supanekar
Toni Herron
Lena Dixit
Teresa Cepican
Jan Miller
Trisha Szklarek
Diana Kaufman
Jennifer Barrows
Jessica Sanders
Matthew McWhorter
Terri Garretson
Rhonda Eads
Lacey Kottkamp
bethann buehler
Debbie Weaver
Teresa Anderson
Heidi Rauch
Dawn Menard
Deanne Bulman
Susan Hall

Westfie I'm signing because of the environmental impact this will have. I also believe that westfield will become over populated and this Westfie Our city is at capacity with our school systems and sports programs and the solution is not building more homes, prior to buildi Westfie I agree that Westfield's growth is outpacing the town's capabilities. We didn't move to Westfield to be part of a giant suburb. V Westfie actions have consequences

Westfie I'm concerned about the schools an d their ability to handle all the extra kids coming into the system. The school in my neighb Roann We need to be more careful about how fast this community grows. To fast and we create a problem that can't be reversed. Jus Carmel This development directly affects my son and his family. Please reconsider adding more people to a community that is already Westfie I've lived in Westfield since 2000 and I'm proud to call it my home. I miss the horse farms that were turned into Viking Meadow: Nobles! It's a problem in noblesville and it makes me sad

Bloomir There is too much growth going on in that area already.

Westfie At some point, growth becomes a detriment not an asset. City leaders need to be wise enough to see that.

Westfie 161st Sterett west of Springmill and Towne Road north of 146th Streets are already dangerous to travel when 2-way traffic me Carmel I'm signing because community is the center and heart of life. We specifically moved to Westfield school district to ensure our Westfie As a 50 year homeowner I am appalled at this administration being so greedy for rapid growth they are unable to handle. Westfie School is crowded enough and kids that need extra resources are going to have less help that they need.

Carmel I believe bigger is not always better.

Carmel .

Westfie As a teacher I'm aware of the negative affects of school overcrowding. Those schools not currently at capacity will soon be with Arvada I want rural areas to stay rural and farms to be farms. The schools are overcrowded and I moved to this area for the quality scr Westfie I want to hear the plan to keep the schools up with the population growth before we keep up growth at this pace.

Westfie Be proactive, not reactive. Put proper education, fire, police, etc. In place before and during growth. It seems to be too much, t Carmel I'm signing this because I want our city officials to consider the impact that the proposed development will have on our school Westfie I have four grandsons in Westfield, and I am concerned about the school situation. We moved from a large Chicago suburb to Nobles! I live

Westfie I an signing because I am concerned about the over crowded schools and the resulting poorer quality of education for my child SHERIL We have to stop cutting down 100 year old trees just for another track house.

Westfie My sons tells me how crowded the high school is already. If there was a proposal to build another high school or add space to Carmel Everywhere you look there is construction and beautiful trees being cut down.. For what, more homes? Too much building is Germar We moved to Westfield in 2008. We chose this town because of the small town out in the country type feel. We had to move ov Westfie Concerned about overcrowding of schools and city's too rapid residential expansion.

Westfie We need to make sure we can support all the growth first so Westfield stays the great city it currently is.

Indiana Westfield is my home town & the environment & wildlife there has suffered.

Westfie Growth needs the infrastructure to support it already in place not playing second fiddle

Carmel The growth in population is not good for the city of Westfield. Look to Fishers to see what Westfield will look in the future. Westfie We have enough residential development already. What we need is nice local shops and restaurants. We gave enough housir Carmel Our schools and buses are too overcrowded as it is. They cannot support any more growth.

Nobles! Our once quiet road and "country" setting is slowly getting surrounded by huge housing developments. Not what we had in mir Carmel I'm saddened by the decline in Westfield. Crime is up. Classes at the high school have 30 kids (Spanish). We don't have enc Westfie I don't want our rural small town city to be like Fishers. I moved here for that reason

Carmel Too many housing additions, too crowded schools, no land left, just too much of everything. This is not the town I have loved Westfie I want Westfield to keep the feel of a smaller, welcoming community, not become the next Carmel.

Westfie 3-4 kids per seat on intermediate school buses. Kids standing in the aisles and kids getting passed by at bus stops because th Indiana Save our environment ! Quit tearing down our trees and crops!

Westfie We have seen what excessive growth can do without being prepared. Crime, congestion, and the inability to keep up. Our sch

Hayley Murray
 Bradley Boelke
 Carl Winkler
 Jake Scott
 Chris Williams
 Patti Lipez
 Sam Kolczak
 Austin Davidson
 Kipp Koonce
 Ashley Parrish
 John Binford
 Hilary Scott
 Kelly Herring
 Stephanie Bushur
 Hollie Carey
 Jennifer Lohman
 Donna Horvath Eaton
 Angela Kirkendall
 Joelly Justus
 Mary Francisco
 Amy DeWitt
 Heather Pirowski
 Emi Smith
 Tracy Bryant
 Richard Passman
 Abigail Dolbeer
 Jeff Carroll
 Meg Taggart
 Melissa Williams
 Cora Watkins
 David Ritenour
 Randy Reitzer
 Maria Ailor
 Natalie Messmore
 Steve Williams
 Jason Oland
 Scott Frei
 Kelly Bishop
 Teresa Hadley
 Edward Huntsinger
 Bob Shushelka
 Marjorie Dawe
 Diana Suzo
 Barbara Moses

Fishers We moved out of Fishers because it became overly crowded. We would hate to see the same thing happen in Westfield.

Indiana Growing up in Westfield and being a member of the 2003 Graduating class, I am constantly shocked as to the amount of growth Westfield We should allow some growth, but in a measured way. We have had several apartment developments with several under construction. We are growing quicker than we can build the resources to protect those citizens.

Westfield There are already too many homes here, the school is getting over crowded, and you are ruining the land Westfield is known for Carmel Too much high density growth.

Carmel People choose to live in westfield because it is not an overcrowded development city like fishers and carmel have become. But Westfield I live in Westfield and I love my city. I'm tired of seeing such beautiful scenic areas being trashed by all these new neighborhoods Westfield Stop builder greed with no consideration for the Community

Westfield Westfield does not have the infrastructure for the increased number of homes and apartment complexes that are being developed Westfield Our schools do not have the space for additional kids this would bring. Want to make sure that Wood Wind golf course stays in Bloomer I was a baby in Westfield, attended kindergarten there. We moved to Sheridan and I grew up there. I love coming back to say I Carmel I am signing because schools and busses are overcrowded and I hate to see only buildings, homes and businesses on every street Carmel I'm signing because I have concerns with the high volume of residential homes being built contributing to over-crowding in our Sherida I believe Westfield is at its max capacity for homes and schools...keep our country life

Westfield My children go to Westfield schools and we live on the edge of Westfield. The developments and overcrowding are becoming. Westfield We need more LOW density housing developments. The city planners are approving too many high density developments when Carmel I'm concerned about the repercussions excess residential development will have on Westfield Schools.

Westfield I'm signing because I don't want my children to have over populated school systems. I was born and raised in California in a small town Westfield Put our kids before greed of money.

Westfield Make it stop!

Westfield Current school system administration is not prepared for this type of growth. I'm encouraged that there's a new superintendent Carmel I'm concerned with school/class sizes with this rapid growth in our community. Our streets and parking lots are already overcrowded Westfield I moved to Westfield because of the small town feel but convenience of so many amenities. How long before our top rated schools Westfield I am concerned that housing development is running far ahead of infrastructure plans and want to see that the current taxes we Fishers I've lived in Westfield for 11 years and it is a completely different city now than it was when I grew up here.

Fishers I am a Real estate agent with a listing located within 1/4 mile of this proposed site. It will hurt home and residential land values Westfield I don't want my beautiful country fields and golf courses to be destroyed and turning into cookie cutter ugly houses.

Westfield To preserve the Westfield I moved to

Westfield We need to cherish the country we have left in Westfield. It's beautiful. We don't want to get rid of all that for more houses.

Westfield I'm a concerned Westfield citizen, not an ambitious Carmel or Fishers resident. Unfettered, irresponsible growth is advantageous Westfield While growth is inevitable, it needs to be done with expansion in mind. Perhaps a levy against new developments to fund expansion Westfield I have serious concerns about the school district keeping up with growth, the current referendum, property taxes and the City's Carmel I'm signing because I am a teacher and a parent, and I care about this impact on our schools and community. I want Westfield Indiana To much too fast.

Westfield With all the growth proposed, I'm concerned that our schools will become even more overcrowded, and congestion and crime will Westfield Westfield

Nobles Pay more attention to the budget and the school system. We need BETTER teachers, less students per classroom, and BETTER Westfield I have seen too much of the country destroyed and wildlife no where to go because of construction!

Westfield Roads are already crowded and in poor shape. All road need to be wider, too much construction on them. Going to need more Westfield if I wanted to live in Carmel or Noblesville, I would have moved there.

Westfield Please

Westfield I care about the quality of our schools.

Westfield I'm not against growth. I just would like it to be done properly. I don't want it rural here. Just lets be smart.

Jesse Pohlman

From: Dave Todd <dtoadnan@aol.com>
Sent: Tuesday, September 6, 2016 12:31 PM
To: Jesse Pohlman
Subject: Wood Wind Development

Westfield City Planners and elected officials
Re: "Pulte Wood Wind Development"

As a 15 year resident of this community I strongly oppose any action resulting in rezoning, and/or zoning variances, which allow for residential development deviating from the existing zoning and comprehensive plan for our area.

It is incumbent on the residents of any community to help regulate development of their surroundings. Deviations from the plans in place almost always result in drastic long term changes which prove to be major shifts in the aesthetics, use, and quality which makes an area attractive in the first place.

We all understand that more money can be made by land owners and developers if high density, cheaper, homes are allowed to be packed in. But the long term results are not what the citizens want, nor what they had their town officials do zoning for in the first place.

Please oppose the Pulte development plan for this area.

Dave Todd
4125 W. 156th St.

Jesse Pohlman

From: tammy kartes <tammysk@me.com>
Sent: Tuesday, September 6, 2016 12:59 PM
To: Jesse Pohlman
Subject: Woodwind/Pulte

Dear Jesse and to whomever else it may concern,

We would like to add our voice of concern to the proposed Pulte development of Woodwind Golf course and surrounding lands. We were members of the committee that developed the Westfield comprehensive plan for our area. During the development of the 20/20 plan we made compromises and concessions, we worked diligently to set standards for development within our area. That is the purpose of the comprehensive plan, as we understood it, a preemptive guide to future development and the developers seeking to build. So, we ask you, why must we always be placed in a defensive mode regarding the land use? Why is it that developers feel they can bully their way in our City and our area with their overreaching developments? This Pulte development does not follow the standards set for our area. We are not completely opposed to development, but any development that is allowed should pass stringent scrutiny and not detract from our neighborhood, but join it, in like kind (this PUD has regulations against growing food gardens!) and with compassion toward those of us who already live here, some for many, many years. Our main issues with this Pulte proposal:

-Density of housing, the density proposed is far beyond what the 20/20 plan allows

-Destruction of trees and natural growth, we have already seen the decline of wild animals over the past several years. The farmers have been systematically clearing fencerows, these corridors are/were used by deer, coyote, migratory songbirds as well as raccoon and opossum to travel from one area to the next. If developer is allowed to clear the forests/old growth trees too that will exacerbate the demise of the native wildlife in our area. Will the Bald Eagle continue to come around? I have a picture of this bird in a tree in my front yard. We should be celebrating the fact that Westfield still has natural wild growth and wildlife, not only seeing these areas as an opportunity for someone outside of our community to make a dollar. They have value of their own to us and future generations.

-The entrance/exit on 166th Street. Seriously? They are proposing 6-7 houses on this small area of land. This completely deviates from building like beside like. We all own and live on acreage, we personally own 6.25 acres, this density directly and negatively encroaches on our neighborhoods' way of living. The look of our neighborhood would be irreversibly altered and could quite possibly have a negative effect on our land values. The street lighting needed would in itself negatively affect us. Also, consider the fact that there are 12 existing homes on W 166th that would be affected by this entrance, every home is unique in style, size, color, landscaping etc...we deserve better than what this proposal, this developer offers.

-Light pollution. Noise pollution. Traffic pollution. Water pollution. Westfield needs a conservation district, and this area is perfect for one, lets work on that first and then consider the right development.

-Land/water pollution. The existing landowners all require private wells for our essential water. The density of this proposal could potentially create ground pollutant problems for us. The amount of lawn chemicals and runoff from a PUD of this density will be huge, are there studies regarding this potential hazard? The buffer size proposed does not come close to what adjoining landowners will need to continue to safely and happily continue the lifestyle they are accustomed to.

-I invite you to google "Pulte reviews" and to read the negative comments concerning their products and service. From coast to coast there are pages upon pages of negative reviews by Pulte homeowners including claims of loan deception/fraud. If I were buying a home I would read the reviews on the builder and I have to say that after doing so, I, personally, would never consider buying a Pulte home. Westfield deserves more, we deserve better. We can do better.

-Does the golf course need to be saved? I don't know, I don't golf, but we do enjoy the quiet setting it provides. I think the bigger question is does the golf course need to be saved with a high density PUD built by a company with a less than great reputation, who misrepresents what they are going to build by offering pictures that do not match the descriptions in the plan proposal? We can do better. We should do better. We owe it to our community to ask for and receive the best that a developer has to offer, not another cookie cutter neighborhood, but a truly unique development that will enhance not only our neighborhood, but the entire city of Westfield. Its time for Westfield to truly embrace the custom home builder and this is the area for that to happen. We need to embrace creativity in our community and it is achievable. I suggest that if someone will purchase a \$400k home on a

beautiful golf course then someone else will purchase a \$700-900k+ custom home with additional green space on a beautiful golf course. The city has the power to decide how our growth will look and I hope that this is not our absolute best.

-We are concerned with the fact that Westfield has not retained any companies that offer salaries to support a Westfield lifestyle. Why can't we be the city where people love to work AND live? We need economic development. Marketing companies, large attorney firms, architecture firms, medical facilities, etc... these types of businesses offer salaried jobs that provide for a standard of living that we should be developing in our city. We should want to be that self sustaining city, we have the access, the land, the infrastructure to accommodate economic growth not just housing growth.

-Every one of my neighbors from Ditch Rd to Town Rd on W 166th Street own their own businesses. Entrepreneurs. Small business owners. We are the type of people you want to retain and build on. We are not just being contrary to all development, we want and deserve development that will enhance our lives, our property values, our school systems, our wildlife, and our environment not developments that detract from them.

Thank you for your time and the opportunity to share our thoughts, Jaimie and Tammy Kartes
2002 W. 166th St.
Westfield, IN 46074
317-867-4511

Jesse Pohlman

From: Jennifer Foster <jennifer@fosteraccounting.com>
Sent: Tuesday, September 6, 2016 1:23 PM
To: Jesse Pohlman
Subject: Town meeting

Mr. Pohlman,

I am addressing you in a letter because due to other obligations, we are unable to attend this evening's meeting.

We have been residents of Westfield for the past 12 years and reside at 2222 E 161st Street. We have three children who have attended Westfield schools throughout their entire education. They are currently in 8th, 9th and 11th grades.

Additionally, I have had my business in Westfield for the past 10 years and employed many Westfield residents throughout that period.

12 years ago, we made the choice to move to Westfield from Fishers because we liked the smaller town feel without the traffic and congestion. There weren't housing additions every couple of miles. The kids could ride their bikes to Cool Creek Park. We didn't worry about crime. Our children could have a quality education with a reasonable teacher to student ratio in a school where they wouldn't be just a number. We could sit in our backyard each evening and enjoy the deer and wildlife that hung out.

Now there are crime postings several times each week. My kids can't even walk across the street to the mailbox without almost being hit (and biking on 161st is out of the question.). We can't get out of our driveway without waiting for a break in traffic. There are more students in their classrooms than ever before and teachers can't spend the time needed to provide instruction. Kids are riding 3-4 per seat on the overcrowded buses (and almost get hit getting off the bus at home.) With the housing developments overtaking our area, the deer have no where left to go and the herd of 10-12 that we would watch in our backyard each evening is now only 3-4 and we only see them sporadically.

The development to our west destroyed a huge wooded area and displaced several species of wildlife and birds as did the destruction of the wooded area southeast of our home. A huge redtail hawk that hunted in that area was so desperate for food last winter that it cleaned out my koi pond (fish are not high on their menu choice list, but since the mice and rodents were driven out of their habitat he had to find something to eat.) I don't blame the hawk for the destruction of my beautiful pond and loss of my VERY EXPENSIVE koi...I blame the developer who bulldozed EVERY tree in the now "Lantern Park" subdivision.

There are three new subdivisions being constructed within a one mile of our house and many more if we stretch to a five mile radius.

Our city (we wish we were still a town) needs to slow down development before our city loses all of the things that made people choose Westfield for themselves and their families. Unfortunately, we are afraid it may already be too late.

Westfield is looking more and more like Fishers, the city we left to relocate to the once wonderful town of Westfield.

Thank you.

Jennifer Foster Harmeyer and Robert Harmeyer

Jesse Pohlman

From: Smith, Jalene <smithj@wws.k12.in.us>
Sent: Tuesday, September 6, 2016 12:58 PM
To: Jesse Pohlman
Subject: Pulte development

The proposed Pulte development in the southwest area of Westfield is a huge concern for me. I am concerned as a homeowner, parent, and teacher in the district. We need to grow responsibly and with a vision for the future in mind. I don't want overcrowded land, roads, and schools.

Please keep Westfield's charm and quality. Westfield is beautiful and unique. I love it here!! (I grew up here, too). Because Westfield is great, I understand it will grow and change. I love Grand Park and Grand Junction. I just want growth/change to be responsible and to make our community better, not worse. The Pulte plan deviates from the Comprehensive plan. I voted for nearly everyone on the current council, and I expect them to communicate the plan that residents want and guide development in accordance with the agreed plan.

Thank you!

Jalene Smith

Jesse Pohlman

From: bakesmk@aol.com
Sent: Tuesday, September 6, 2016 2:17 PM
To: APC
Cc: bakesmk@aol.com
Subject: counsel meeting sept 6th/ Pulty Woodward development

My name is Karna Baker at 1816 West 161st Street
We are west of this proposed development

I continue to be in opposition of this development. I continue to hope for conservation. Respect for wetlands, fence line animal pathways, mature trees that are not replaceable!! Disturbing wetlands, proposing an attempt to reestablish after utilities, infra structure in any aspect, IS THE ruination of that wetland--removing 100 year trees (IE on Town Road) is NOT a RE PLACABLE comparable--- additionally the schools and police and fire do not support this amount of population/density increase.

Conservation is a responsibility that we owe to future generations. A respect of the land, green space, water ways, diversified life style choices "living in the country" This needs to be supported and respected by everyone! You can NOT tear this all down and replace land in any aspect after it is violated by development.

Maybe an equestrian type community--a few homes supporting the conservation of land respecting the water ways, lines of trees--just and idea of compromise--NOT another cookie cutter cluster---like Fishers and Noblesville type density---watch your daily news--roads, schools, community services...strained..

Many of us chose to live in a less dense area or in the country.

Please support these voices that you DO HEAR..

respectfully

Karna Baker

Jesse Pohlman

From: Kurt Homann <khomann@sbcglobal.net>
Sent: Tuesday, September 6, 2016 3:21 PM
To: Jesse Pohlman
Subject: Wood Wind PUD Rezoning -- Docket No. 1609-PUD-16

Mr. Pohlman, your staff provided your email address to me so that I could weigh in on the above-referenced matter -- which is set for public hearing tonight at 7PM. I had planned to attend but now have a conflict and neither my wife, Carol, nor I will be present tonight.

I should add that Carol and I own 34 acres of land on Shelbourne north of 151st street adjacent, in part, to the Koss family land. We did attend a presentation by the Pulte people at the Wood Wind clubhouse last month. We also attended and, and spoke at, a public hearing last February where The Conservancy plan was considered by the Commission.

We are in favor of the requested rezoning. We are aware that the Conservancy movement has people who will speak in opposition. We feel strongly that these people are few in number and the most vocal opponents do not own land in or near the Pulte proposed development. Carol and I have reviewed the Pulte plans and have listened to their presentation and believe that the rezoning should be approved.

Thank you for your consideration.

Kurt R. Homann, Attorney No. 7768-54
Collier Homann, LLC
200 S. Washington St., Suite 200
P.O. Box 838
Crawfordsville, IN 47933
765-362-1099

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Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Tuesday, September 6, 2016 3:39 PM
To: Jesse Pohlman; APC
Subject: Pulte Proposed Wood Wind Development

Greetings,

I am writing to the area planning commission in support of the above proposed development on the APC agenda Sept 6, 2016.

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

I am in support for three reasons.

1. The proposed development saves the Wood Wind Golf course. This is a great asset and preserving this is a win for the area.
2. The proposed density for the development appears to be less houses per acre than Westfield area golf communities which is a positive for preservation of green space.
3. This proposal provides a guideline for development that is in line with the 2007 Comprehensive Plan.

Thank you for the opportunity to communicate my support.

Regards
Joe Davis

Jesse Pohlman

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Tuesday, September 6, 2016 5:01 PM
To: Jesse Pohlman; APC@westfield.inlgov; Bill Whitson
Cc: Carol Whitson
Subject: Wood Wind PUD District

Mayor of Westfield and the Members of the Westfield Town Council:

I am Carol Davis Whitson, one of the co-owners of the 80 acres of V.
John Davis Family Farms at the intersection of Ditch Road and 161st Street.

I support the Wood Wind PUD District to be developed by the Pulte Group. The golf course is a great idea to tie the area together and the proposed homes would secure the existence of the golf course for many years to come. The Wood Wind area is well designed to include green space, and the housing density is low compared to other subdivisions in the surrounding area. With this addition, the tax base for Westfield will increase so that more schools can be built and the infrastructure of roads in the area will be supported. The area will be completed in 10 - 12 years so the schools, roads, etc. can be upgraded over that period of time, not all at once.

Again I am in favor of the Wood Wind PUD District.

Sincerely,

Carol Davis Whitson

--

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

Jesse Pohlman

From: Jim Davis <jim@cshomes.com>
Sent: Tuesday, September 6, 2016 6:37 PM
To: Jesse Pohlman
Cc: David Compton
Subject: Pulte

Jesse

Put my name down for a thumbs up for Dave's plan for the development of Woodwind
My father has owned land at 156th and Town rd for over 30 years. My uncle owned land on spring mill rd just north of 156th and my grandfather owned land at 161 to 156 on Ditch rd
I own just a small portion at 15501 town rd and my brother owns land next door
Westfield is a great city the schools are great, my grandkids go there
We need the revenue that this development will bring to better staff our schools and to enrich our governing body
I know you have a difficult decision to make
Vote your conscience
Best of luck
Keep up the good work
Jim Davis
14846 Victory Court
Carmel Indiana
317-590-3426

Jim Davis | Christopher Scott Homes

736 Hanover Place - Suite 100F | Carmel, IN 46032

Tel: [317.590.3426](tel:317.590.3426) | Fax: [317.257.7855](tel:317.257.7855)

jim@cshomes.com | www.cshomes.com

Jesse Pohlman

From: John Levinsohn <jlevinsohn@levirealty.com>
Sent: Tuesday, September 6, 2016 3:40 PM
To: Jesse Pohlman; APC
Subject: Conservancy

As a longtime property owner in Westfield, I have witnessed significant growth in throughout the city. To date, the officials in Westfield have managed this growth in an efficient manner. I have no reason to believe that they will not continue to do so in the future.

The concept of a conservancy district with 3 acre minimum lot size in the proposed area is ill conceived and based on the desires of very few landowners within the area. Landowners in the affected area overwhelmingly oppose such a drastic measure which would negatively impact land values.

I am in support of Pulte's effort to save the golf course with a carefully planned residential development surrounding the course .

Thank you for the opportunity to voice my opinion.

Respectfully,

John Levinsohn

-----Original Message-----

From: Karen [mailto:kjej4@juno.com]

Sent: Tuesday, September 6, 2016 10:07 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Westfield comm planning

As you decide on the future of the Woodward golf course and surrounding community please know we the people don't want more high density housing in our community.

We don't want to become the next Fishers. We want to become the next Zionsville.

Thank you.

Karen Miner
14618 Henderson Ct
Westfield IN

Jesse Pohlman

From: Laurie Busch <busch_laurie@yahoo.com>
Sent: Tuesday, September 6, 2016 9:10 PM
To: Jesse Pohlman
Subject: Letter

To Whom It May Concern,

My name is Laurie Busch and my family moved to Westfield five years ago from Indianapolis primarily because of the excellent school system. This move added to my husband's commute, but he sacrificed this so that my son could attend a good school. I love living here in Westfield, as it has a wonderful small town feel with so many amenities and one of the best public school systems in the state. When I see articles in national magazines and newspapers listing Westfield as one of the top places to live in the United States, I am not surprised. I can't think of a better place to raise my son.

At first, I was happy to see all the housing developments going in. A sign of progress, I thought. However, it has become apparent to me that Westfield is developing at such a rapid rate that it is putting a strain on our public school system. Enrollment is up by 350 students so far this school year. That is half the size of an elementary school. Some of the affects of this that I've noticed are the following: class sizes have increased; additional teachers, instructional aids, and support personnel have had to be hired; many buses are overcrowded and more students have to walk to bus stops; computer labs have been taken out at the Intermediate School to make room for more classrooms; and additions are being made at two elementary schools. These may be considered minor problems or inconveniences for the schools and families to deal with right now, but will these situations get progressively worse as the population expands even more? My 5th grade son is in a class of 28 right now. More than likely that number will increase as the year progresses. He says that the lunchroom is so crowded that many of the students who go through the long food line have just a few minutes to eat. The outdoor space is also crowded. The high school is at capacity right now as well.

My biggest concern is how the school system is going to cope with these larger and ever increasing classes entering the upper grades in the coming years. The facilities and personnel will have to be expanded and more sacrifices will probably have to be made. I am concerned about how that will that affect the quality of our public education. I respectfully ask you to please take into account the effects of rapid expansion in Westfield on our public schools when you make your decisions.

Sincerely,

Laurie Busch

Sent from my iPad

Woodwind PUD

Westfield APC 9/6/2016

Bruce W. Van Natta

1812 W. 156th St

1881 W. 161st St

2007 Comprehensive Plan:

- ◆ Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents.
- ◆ ...encourage variety and diversity in housing while maintaining a distinct style or character and avoid the appearance of cookie cutter subdivisions.
- ◆ Density is to decrease east of Ditch Road
- ◆ New development should be context sensitive.

CURRENT INVENTORY

West of 31







Context--Current homes in this area:











Pulte claims that the market doesn't want more high end housing citing that most \$1M homes sit on the market a while.

While this fact is true—it applies to used homes. The mortgage companies report record demand for new home construction at the high dollar end.

Chatham Hills has to conduct lotteries for their lots for new homes, many of which will be well over \$1 million.

Pulte wants to compare their plan for
Woodwind to Bridgewater and Chatham
Hills which is both ridiculous and
disingenuous. Those communities retain
their golf courses and the homes are
extremely high end with significant green
space throughout the development. Pulte
is using, temporarily, the green space of
the golf course but admits that they will
sell it and have no intention of managing
it.

The plan for social memberships to help support the golf course is a good one, however it costs Pulte very little. They carry the note at low interest rates for a few years and collect profit from the course. In return, they get the green space credit for it as part of their development to justify significant density surrounding the course. Then they sell it off with no responsibility for it's future.

Hamilton County Pulte Neighborhoods:

- Hamilton Proper: \$580-625,000
- Woods at Shelborne: \$560-757,480
- Village of West Clay: \$434-780,000
- The Woods at Lion Creek: \$741,000-1,072,280

Village of West Clay



\$724,990

Village of West Clay



\$572,990

Village of West Clay



\$433,990

The Woods at Shelborne



\$579,990

The Woods at Shelborne



\$559,990

The Woods at Lion's Creek



\$832,000

The Woods at Lion's Creek



\$925,000

The Woods at Lion's Creek



\$1,072,280

The Woods at Lion's Creek



\$1,000,000

The Woods at Lion's Creek



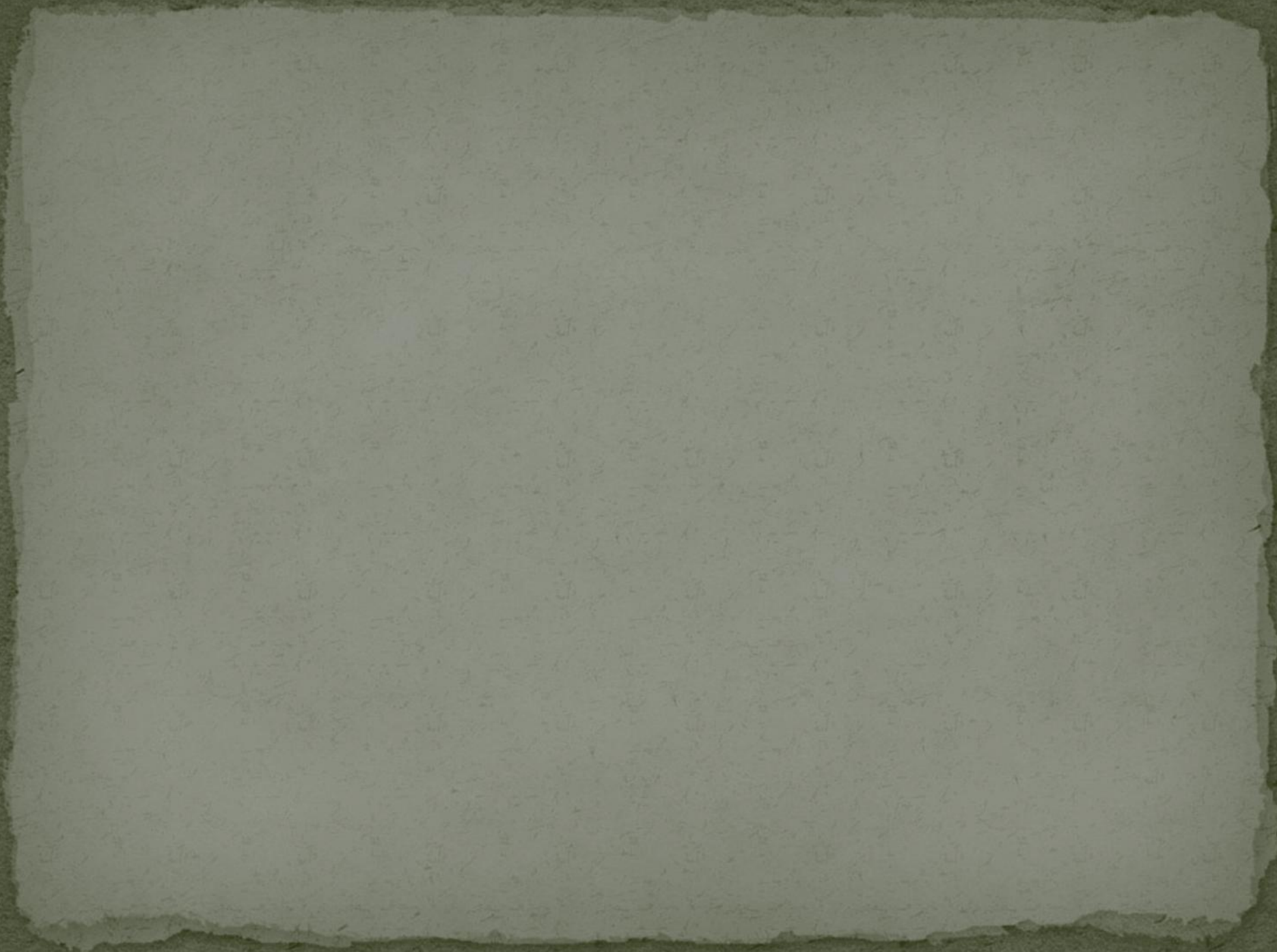
\$741,359

Pulte is clearly capable of producing higher end products, however they make more money for their corporation when they have less expensive homes and high density.

This shouldn't be about what's best for Pulte, but what's good for Westfield.

If Pulte can do it in Carmel,
Fishers and Zionsville,
they can do it in Westfield.





Pulte is using the temporary ownership of the golf course to justify significant density, but they aren't retaining the golf course— it's a clever but classic bait and switch. They get the density they want and Westfield gets stuck with the significant burden on infrastructure.

“Indeed, home-building activity throughout central Indiana has increased in 13 of the last 16 months, BAGI reported in May. In Hamilton County, single-family permit filings were up 15 percent in April, compared to the same month last year.”

IBJ June 2014

“As of the end of May, buyers had closed on 188 homes in Carmel, Fishers, Noblesville, Westfield and Zionsville that cost at least \$500,000, according to data from Propertylinx.”

IBJ June 2014



Home-A-Rama 2016



Chatham Hills





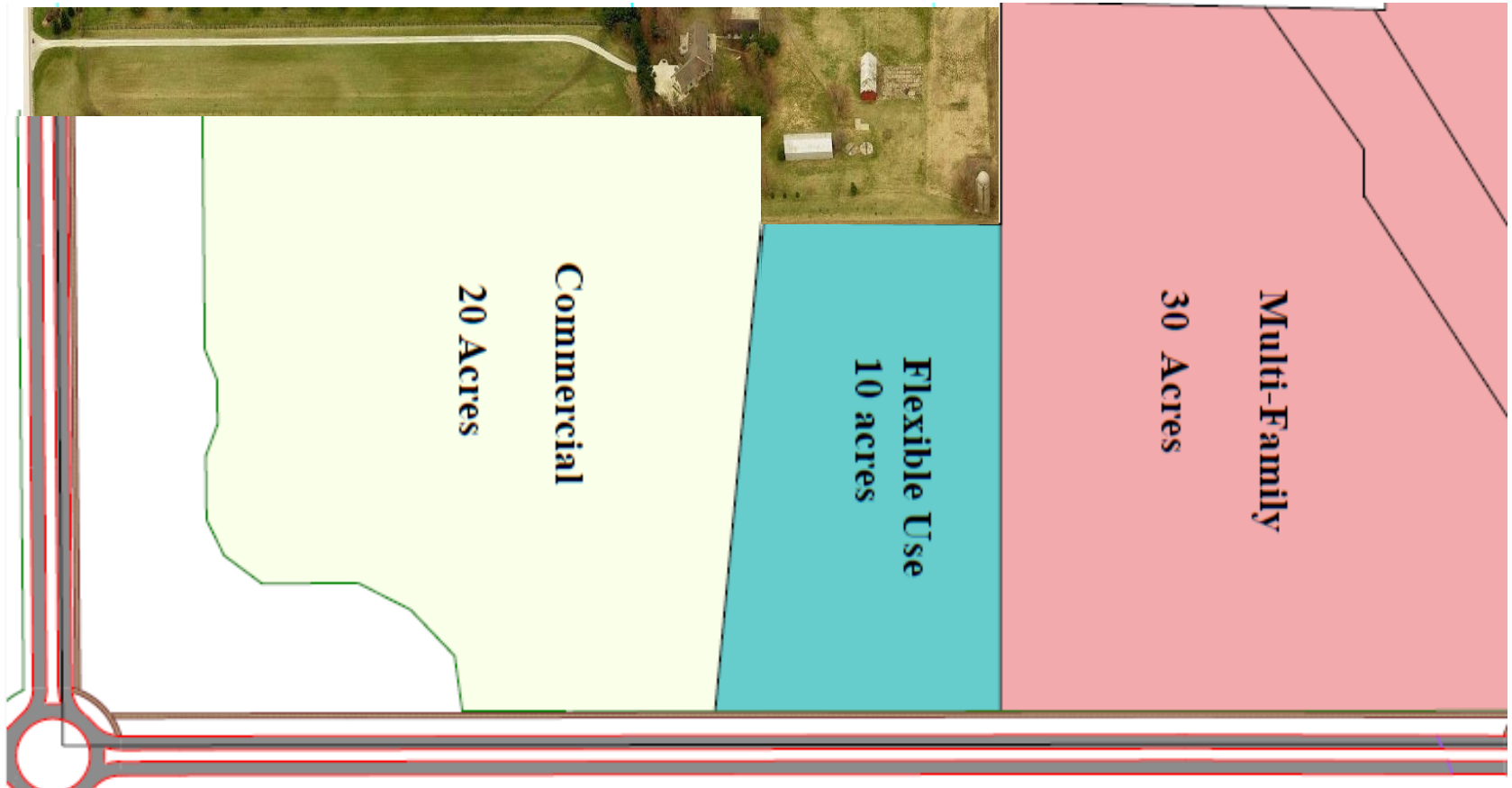
2702 W. 146 St.

Ross and Tina Laufter

- We have owned our 8 acre property since December 2000
- We do not want to back-up or adjoin to commercial property
 - We would like 30'+ buffers with mounds, walls, fences, trees and shrubbery around our property
 - This protects us and prevents people from coming onto our property

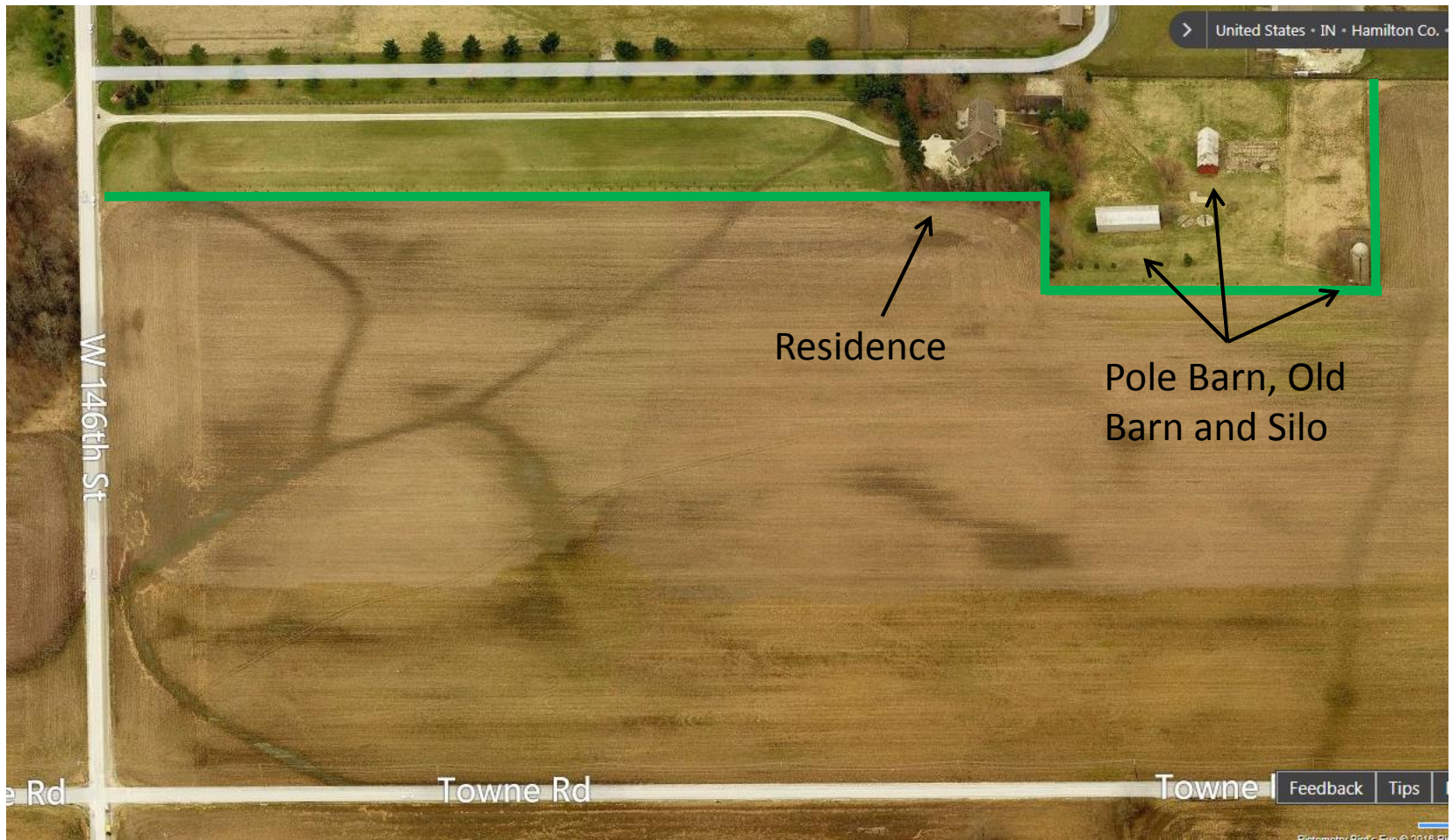
Commercial Overlay

- Very Concerned about...
 - Our Residence is very close to the property line
 - People trespassing and getting hurt in barns or Silo



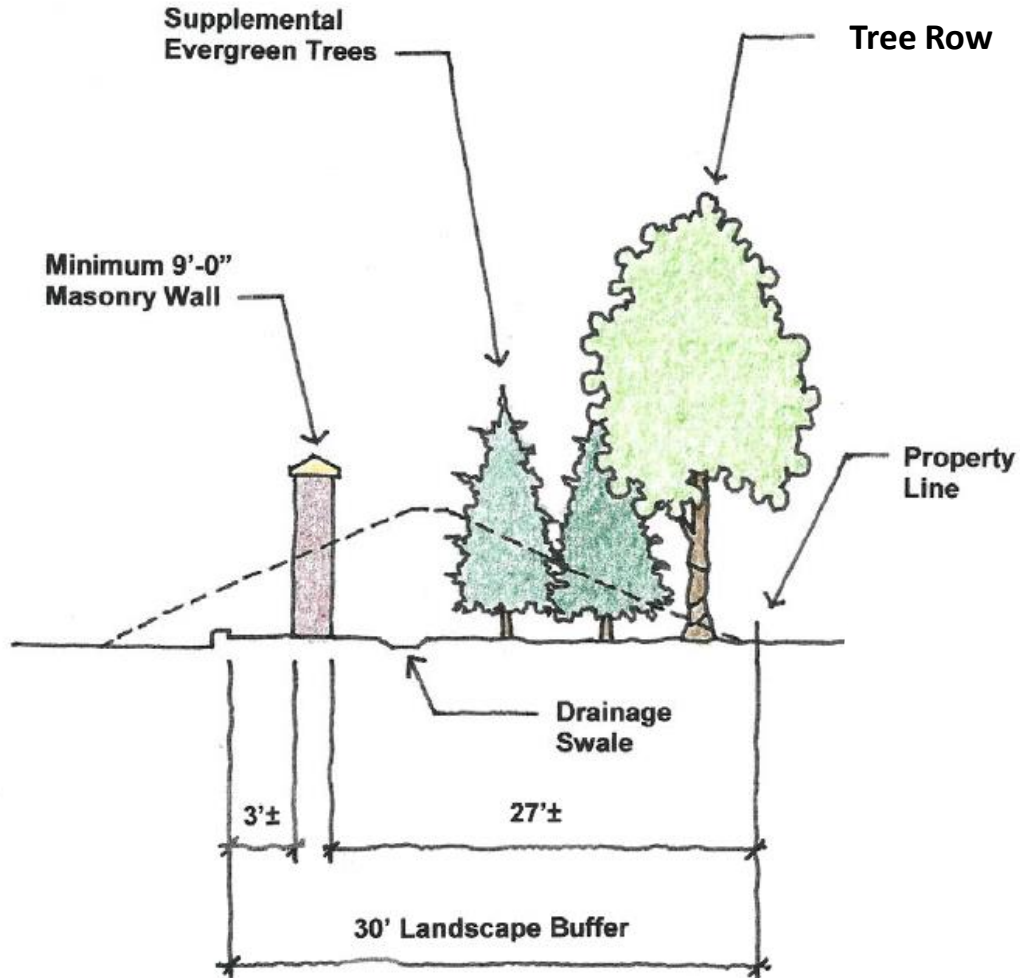
Buffer Proposed

See Green Line



Example Buffer

From Ordinance 13-06



Residence, Old Barn and Pole Barn



Silo



Silo

