



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_07_2018

Monday, May 07, 2018 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 07, 2018 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - April 16, 2018

Documents: [APC Minutes - April 16, 2018](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS

1801-PUD-01

Davis PUD

West side of Ditch Road, between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan and Illustrative Plan](#) | [Exhibit 4: Architectural Character Exhibits](#) | [Exhibit 5: Amenities Plan and Character Exhibits](#) | [Exhibit 6: Buffer Exhibits](#) | [Exhibit 7: Proposed Ord. 17-52](#) | [Exhibit 8: Redlined Ordinance 17-52 \(text only\)](#) | [Exhibit 9: Side-by-side Concept Plan Comparison Exhibit](#) | [Exhibit 10: Petitioner's Narrative](#) | [Exhibit 11: Neighbor Meeting](#)

[Summary](#) | [Exhibit 12: Petitioner's Response to Issue List](#) | [Exhibit 13: Petitioner's Comprehensive Plan Analysis](#) | [Exhibit 14: Public Comments \(UPDATED: 05/07/18 @ 5:30 PM\)](#) | [Commitments Concerning Use and Development of Real Estate \(Draft\)](#)

PUBLIC HEARING ITEMS

1803-PUD-08 [PUBLIC HEARING]

Wheeler Landing PUD District

Northwest Corner of SR 32 and Wheeler Road

Wheeler Farms LLC by Church, Church, Hittle and Antrim Law requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 18-04](#) | [Exhibit 5: Grand Park Sports Campus Concept](#) | [Exhibit 6: Public Comment](#)

1805-ODP-07 & 1805-SPP-07 [PUBLIC HEARING]

IMMI Campus

18881 IMMI Way

Anthony Properties LP by Weihe Engineers requests Overall Development Plan and Primary Plat review for two (2) commercial lots on approximately 39 acres +/- in the EI: Enclosed Industrial and LB: Local Business Districts.

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

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

1805-ODP-08 & 1805-SPP-08 [PUBLIC HEARING]

Landing at Monon Marketplace

Southwest Corner of US 31 and SR 32

Edgerock Development, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest PUD District.

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

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

1805-ODP-09 & 1805-SPP-09 [PUBLIC HEARING]

Setters Manor

14710 Inez Setters Lane

Davis Building Group, LLC by Stoeppelwerth and Associates, Inc. requests Primary Plat and Overall Development Plan approval of 12 lots on 5.53 acres +/- in the SF3: Single-Family Medium Density Zoning District.

(Planner: Matt Pleasant - MPleasant@westfield.in.gov)

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

CONTINUED ITEMS

1803-ODP-03 & 1803-SPP-03 [CONTINUED]

Springmill Trails

Northwest Corner of State Road 32 and Dartown Road

Weihe Engineers requests Primary Plat and Overall Development Plan approval of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.

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

1706-ODP-05 & 1706-SPP-05 [CONTINUED}

Birdies

632 East State Road 32

Ted Gelov by Fritz Engineering Services, LLC requests Overall Development Plan and Primary Plat review for a miniature golf course and 7,330 square-foot restaurant on 3.429 acres +/- in the Oak Ridge Pointe PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Minutes of the April 16, 2018 APC Meeting*Presented for approval: May 7, 2018*

Page 1 of 4

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 16, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, and Dave Schmitz.

Members Absent: Robert Smith, Scott Willis, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Matt Pleasant, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger, City Attorney.

APPROVAL OF MINUTES:

Motion: Approve April 2, 2018 Meeting Minutes as presented.

Motion: Hoover; Second: Kelleher. Motion passed. Vote: 6-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No items for approval.

ITEMS OF BUSINESS**1804-ODP-05 &
1804-SPP-05****Northwind Subdivision**

Northeast Corner of 161st Street and Towne Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.

(Planner: Matt Pleasant ▪ MPleasant@westfield.in.gov)

Pleasant overviewed the Northwind petition: request for an Overall Development Plan and Primary Plat approval of 87 single-family residential lots on 55.5 acres +/- within the Westchester PUD District.

Motion: Approve 1804-ODP-05 & 1804-SPP-05 with the following condition:

All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Schmitz; second, Maue. Motion passed. Vote: 6-0.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Minutes of the April 16, 2018 APC Meeting*Presented for approval: May 7, 2018*

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**1804-ODP-06 &
1804-SPP-06****Westchester Subdivision***East of Towne Road and South of 156th Street*

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.

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

Ernest overviewed the Westchester petition: request for an Overall Development Plan and Primary Plat approval of 169 single-family residential lots on 98.9 acres +/- within the Westchester PUD District.

Jon Dobosiewicz, with Nelson and Frankenberger on behalf of the petitioner, made a brief presentation highlighting the changes to the proposal.

Kelleher asked if the trails around the pond would be formal trails.

- Dobosiewicz responded yes, they will be asphalt.

Motion: Approve 1804-ODP-06 & 1804-SPP-06 with the following condition:

All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; second, Schmitz. Motion passed. Vote: 6-0.

PUBLIC HEARING ITEMS**1805-PUD-10****[PUBLIC HEARING]****Junction PUD Amendment***17600 Shamrock Boulevard*

Riverview Health requests an amendment to the Junction PUD District to modify the sign standards.

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

Ernest presented an overview for this request for an amendment to the Junction PUD District to modify the sign standards.

Public Hearing for 1805-PUD-10 opened at 7:11 p.m.

Mic Mead, Oak Road; commented that Riverview visibility of mechanical on the roof and exterior differs from the commitments made.

Public Hearing for 1805-PUD-10 closed at 7:13 p.m.

Horkay inquired about the issue brought up during public comments.

- Todd responded that the mechanical room is visible but doesn't show on the rendering.

Motion: Forward 1805-PUD-10 to the City Council with a favorable recommendation.

Motion: Horkay; second, Maue. Motion passed. Vote: 6-0.

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Minutes of the April 16, 2018 APC Meeting*Presented for approval: May 7, 2018*

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1804-ZOA-01

[PUBLIC HEARING]

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various standards within Article 6.17 (Sign Standards) of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Brian Zaiger gave an overview of the request for an approval of an ordinance to amend various standards within Article 6.17 (Sign Standards) of the Westfield-Washington Township Unified Development Ordinance.

Public Hearing for 1804-ZOA-01 opened at 7:17 p.m.

Linda Nass, 1122 East 161st Street with for 161st Street Neighbors, Oak Road; asked two questions : 1) Is it still applicable that a PUD can include verbiage that would not line up with sign ordinances and even all the new amendments? 2) Are PUD's, in effect prior the September 2014 UDO and prior to these amendments, held to what was in effect at the time the PUD was adopted and/or the verbiage of the PUD? She submitted written comments.

Marla Ailor, 1602 East 203rd Street; stated she opposed changing any portion of the UDO regarding political signs. She submitted written comments.

Mic Mead, Oak Road; stated concerns about the public's knowledge of the right of way boundaries.

Public Hearing for 18-ZOA-01 closed at 7:24 p.m.

Zaiger responded this ordinance has nothing to do with political signs in the right of way; or signs within the right of way. This ordinance is to bring sign standards into State of Indiana compliance.

Motion: Forward 18-ZOA-01 to the City Council with a favorable recommendation.

Motion: Horkay; second, Graham. Motion passed. Vote: 6-0.

CONTINUED ITEMS**1803-ODP-03 &
1803-SPP-03**

[CONTINUED]

Springmill Trails*Northwest Corner of SR 32 and Ditch Road*

Weihe Engineers requests Primary Plat and Overall Development Plan review of 20 Blocks on 155 acres +/- in the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

1801-PUD-01

[CONTINUED]

Davis PUD*West side of Ditch Road between 156th Street and 161st Street*

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

1706-ODP-05 &**Birdies**

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Presented for approval: May7, 2018

Page 4 of 4

1706-SPP-05
[CONTINUED]

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

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Maue. Motion passed. Vote: 6-0.

The meeting adjourned at 7:34 p.m.

Randell Graham, President

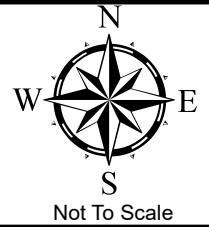
Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

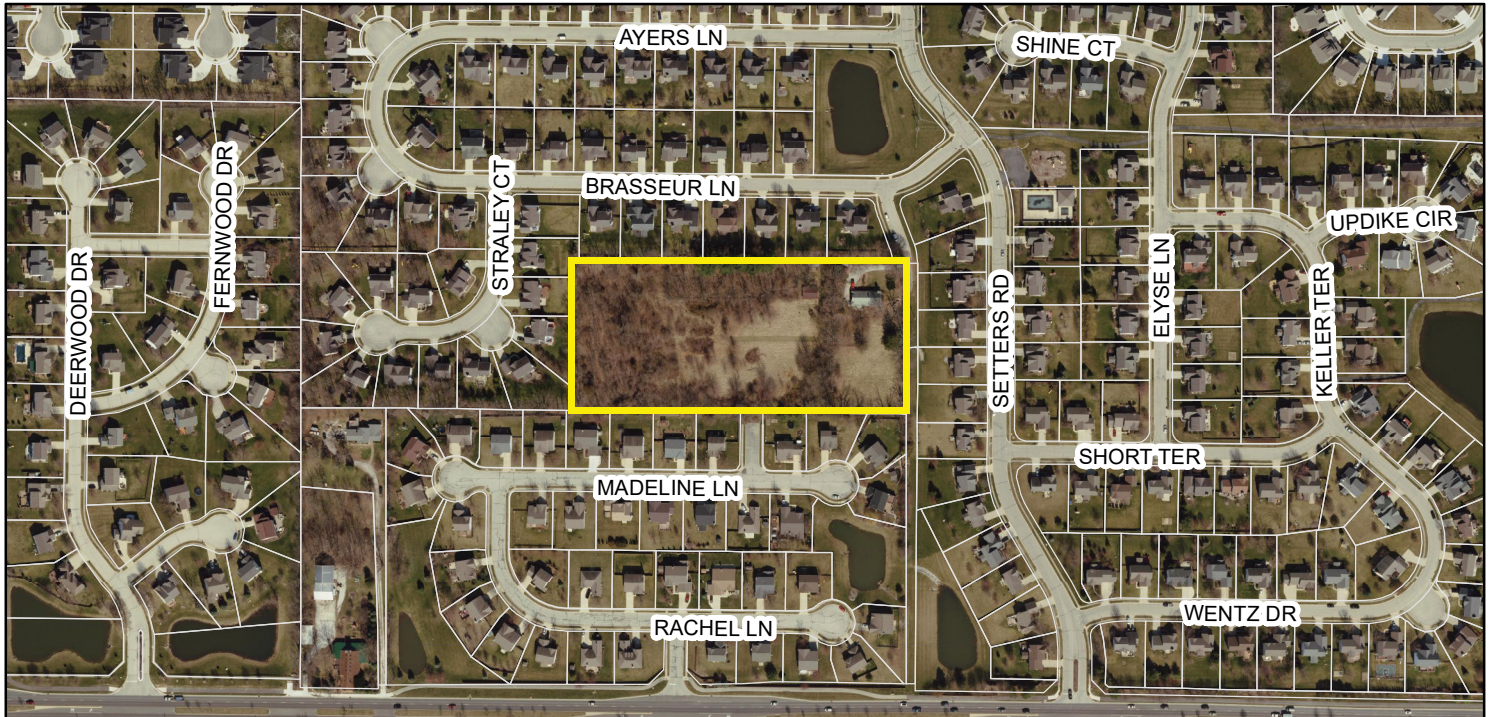
Property Location Map

1805-SPP-09 & 1805-ODP-09

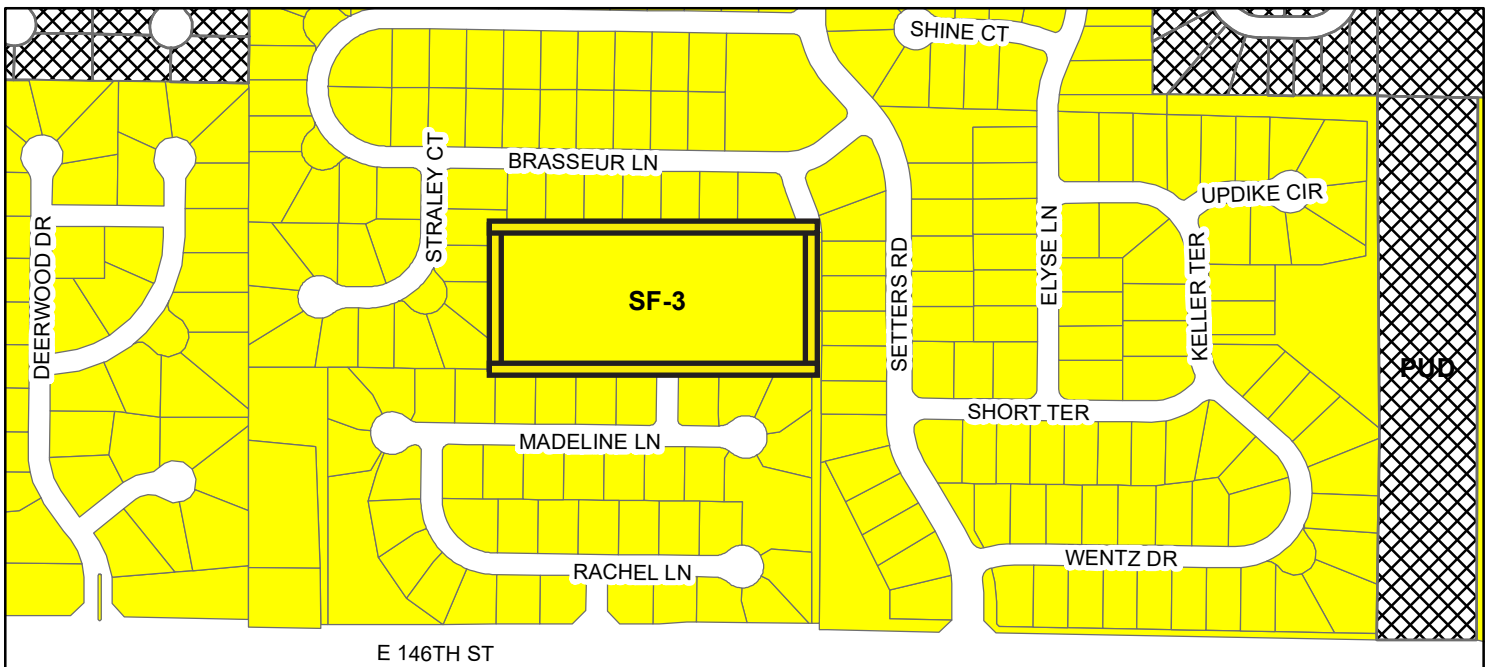
Setters Manor



Aerial Location Map



Zoning Map



Legend





INEZ SETTERS LANE

ERICA LANE

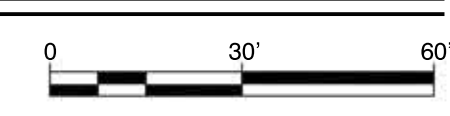
DRY DETENTION

ERICA LANE

Setters Manor

SETTERS MANOR

WESTFIELD, IN
MARCH, 2018



THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
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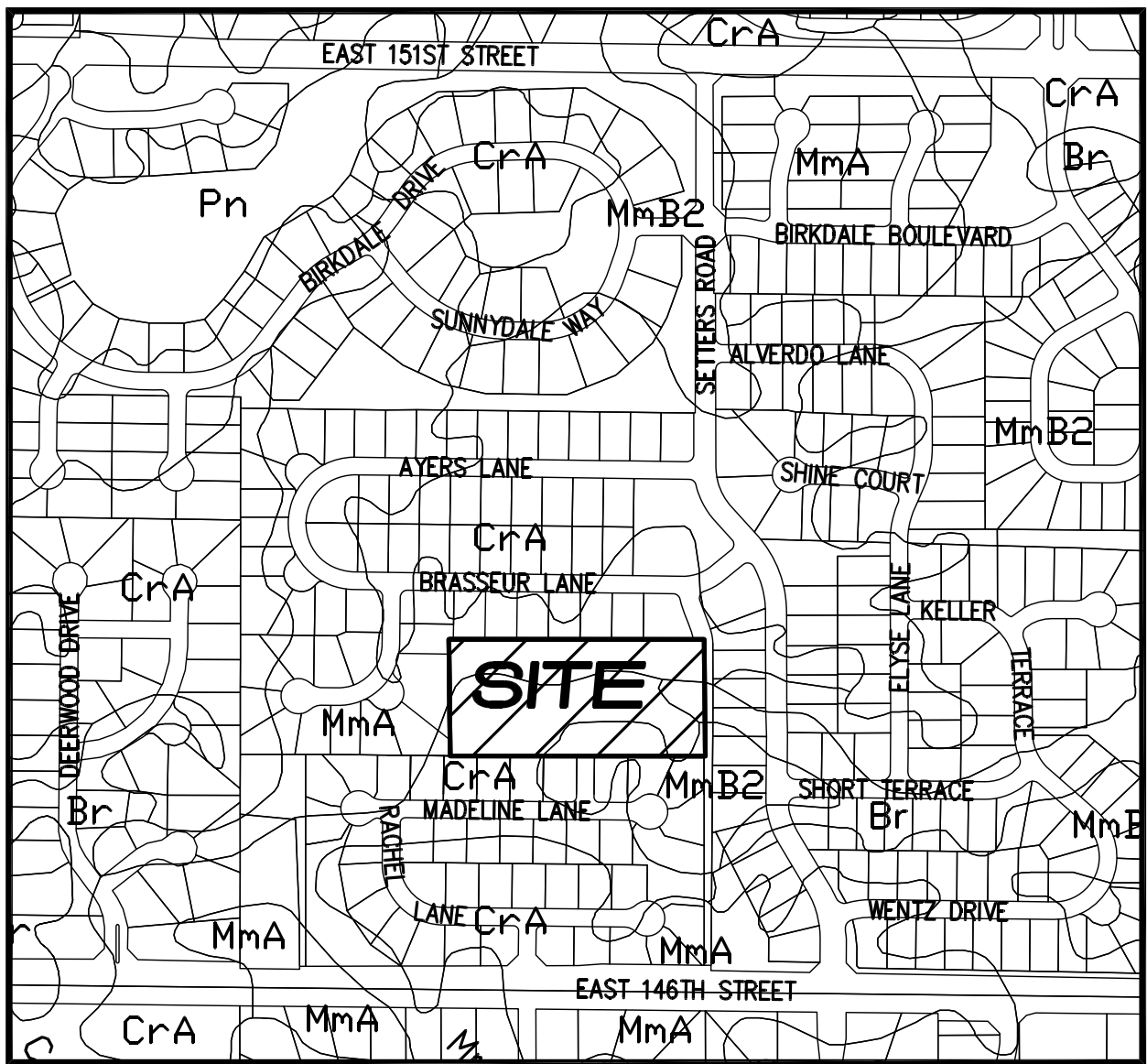
PRIMARY PLAT SETTERS MANOR

WESTFIELD, INDIANA
ZONING - SF3

SUBDIVISION MONUMENTATION

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUM WELD", A 5/8" DIA. ALUMINUM ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "S & A INC. FIRM # 0008" AND HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



SOILS MAP
SCALE: 1"=500'
MmA, CrA, MmB2, Br

A Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East, located in Fall Creek Township, Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 39 seconds West along the East line thereof 663.56 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 59 minutes 36 seconds West 726.00 feet; thence North 00 degrees 37 minutes 39 seconds West 331.76 feet; thence South 89 degrees 57 minutes 41 seconds East 726.00 feet; thence South 00 degrees 37 minutes 39 seconds East 331.36 feet to the place of beginning, containing 5.53 acres, more or less.

This description was created without the benefit of an accurate boundary survey and is subject to change.

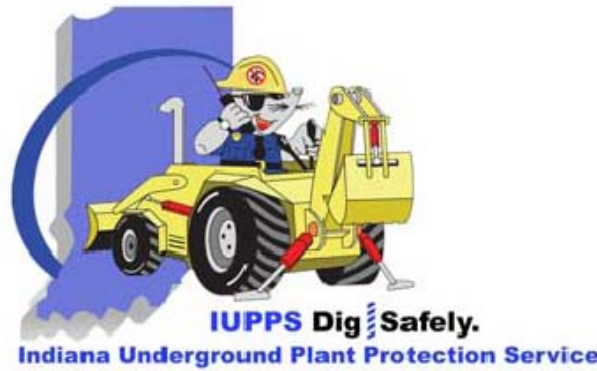
Setter's Run
Section One
Inst. No. 9609626869
P.C. No. 1, Slide No. 684

PROJECT SUMMARY - SF3 ZONING

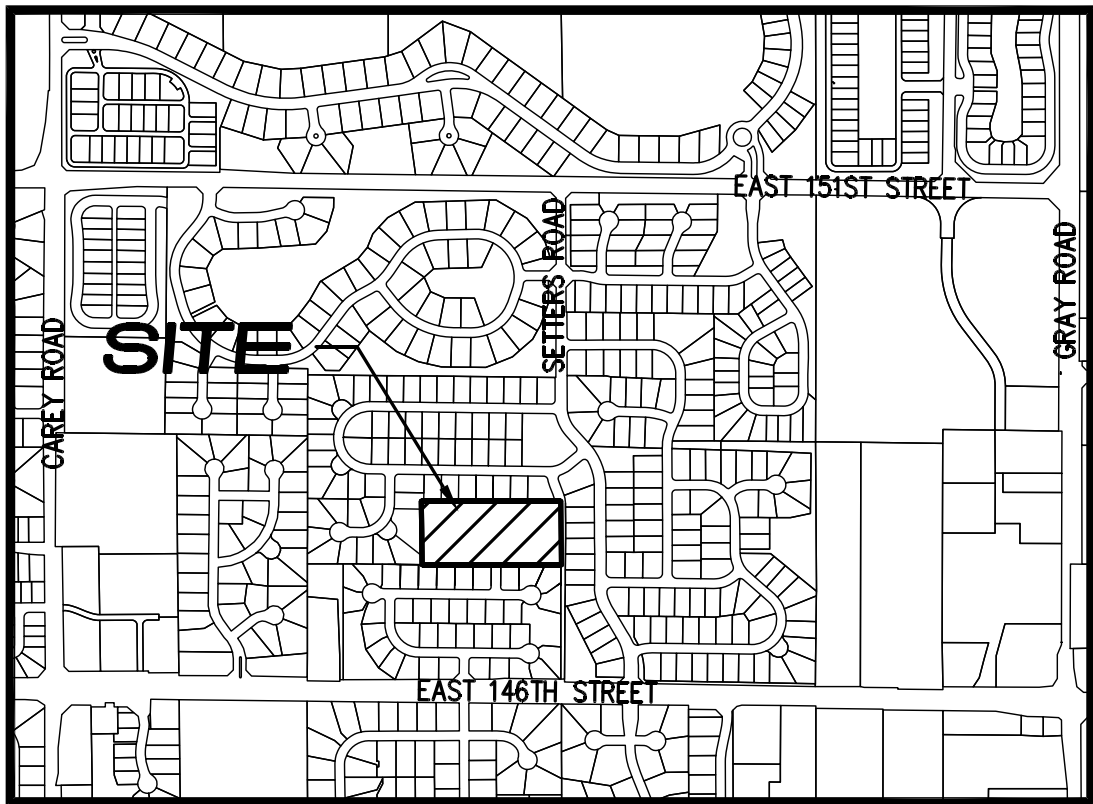
TOTAL SITE AREA	5.526 Ac.±
TOTAL UNITS	12 UNITS
DENSITY	2.17 U/A
MIN. LOT WIDTH	80'
MIN. LOT AREA	12,000 sq.ft.
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	30'

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
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CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.
Call before you dig.



LOCATION MAP
SCALE: 1"=1000'

GRAPHIC SCALE
50' 0' 25' 50'
(IN FEET)
1" = 50 FT

Brian W Carinn J Delahunty
Parcel: #08-10-17-00-04-009.000

Christian M & Summer Fenn
Parcel: #08-10-17-00-04-010.000

Daniel & Beth A Uselmann
Parcel: #08-10-17-00-04-011.000

Bradley P & Cynthia D Shannon
Parcel: #08-10-17-00-04-012.000

Jon R Ferently
Parcel: #08-10-17-00-04-007.000

Timothy K Dudgee
Parcel: #08-10-17-00-04-006.000

Aron W & Rebecca E Godard
Parcel: #08-10-17-00-04-005.000

Mike F Caron
Parcel: #08-10-17-00-04-004.000

John & Yvonne Holt
Parcel: #08-10-17-00-04-003.000

Brianne N & Brian A Dole
Parcel: #08-10-17-00-04-002.000

Richard D & Linda M Wakefield
Parcel: #08-10-17-00-04-001.000

Eric & Lemita Steele
Parcel: #08-10-17-00-05-025.000

Evan J & Evelyn J Wercenthien
Parcel: #08-10-17-00-05-026.000

Nadia & Alex Khotky
Parcel: #08-10-17-00-05-027.000

Laura D Robbins
Parcel: #08-10-17-00-05-028.000

Oleg & Oksana Berezhina
Parcel: #08-10-17-00-05-029.000

Collis Lucas
Parcel: #08-10-17-00-05-030.000

Eric W & Mindy J Bland
Parcel: #08-10-17-00-05-031.000

INDEX

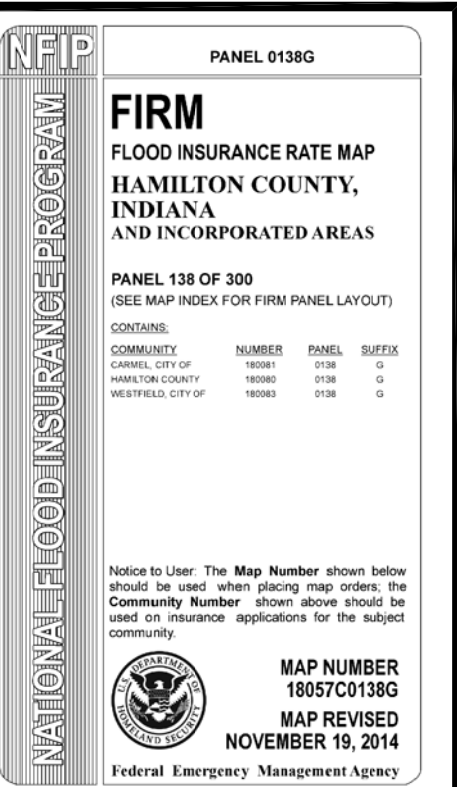
SHT.	DESCRIPTION
C001	COVER SHEET
C100	PRIMARY PLAT
C101	DEVELOPMENT PLAN

REVISIONS

SHT.	DESCRIPTION



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0138G DATED NOVEMBER 19, 2014
SCALE: 1"=500'

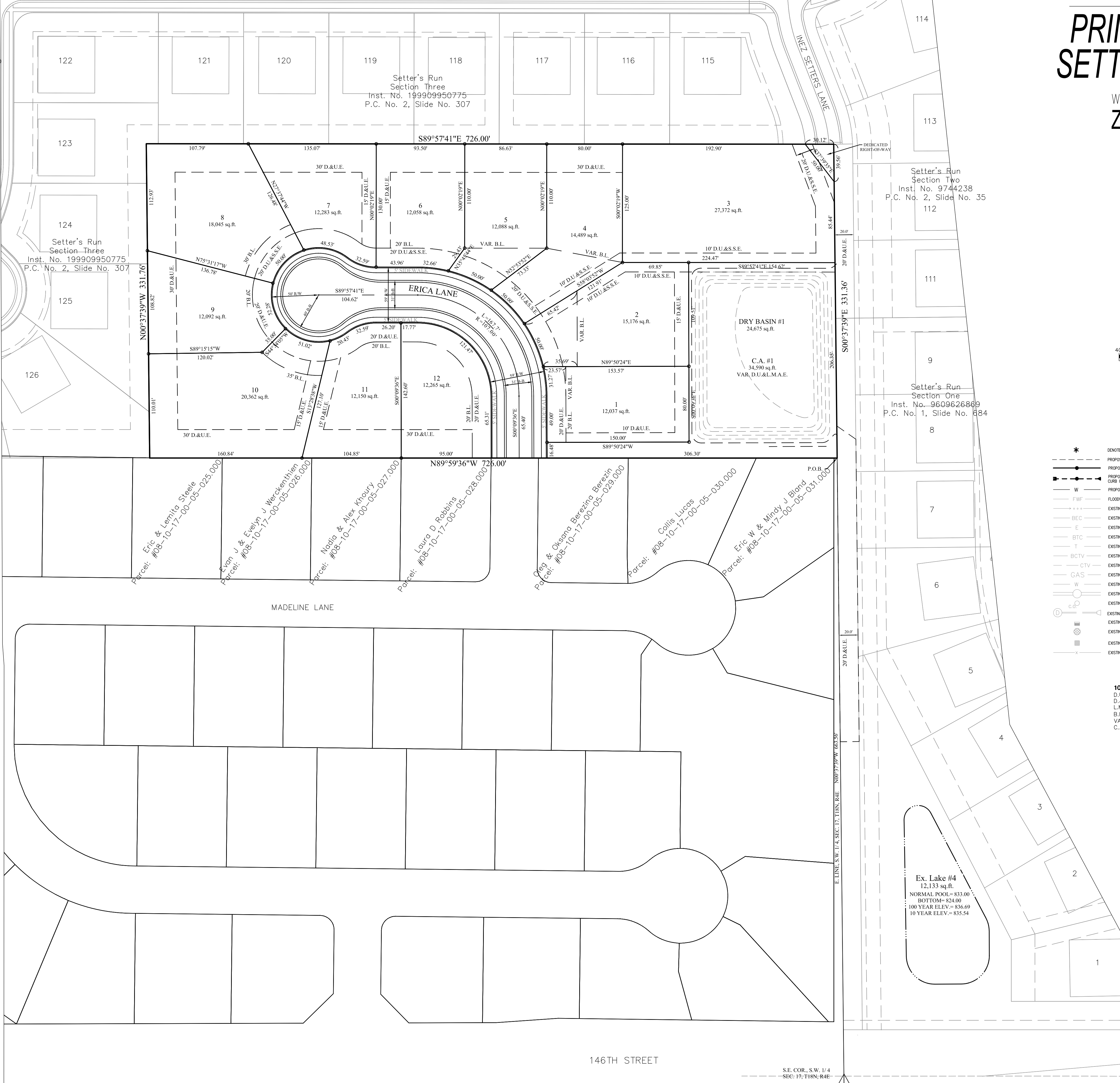


D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
03/30/18
DATE



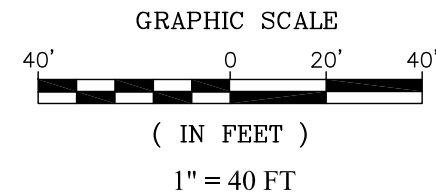
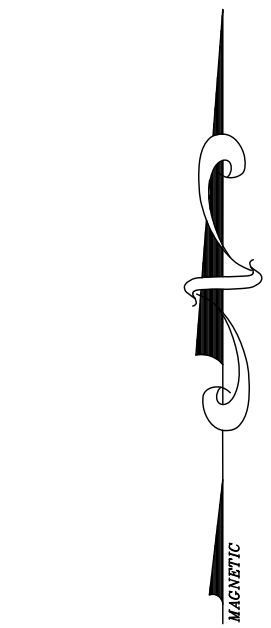
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
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DEVELOPED BY:
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CONTACT: BRAD DAVIS



PRIMARY PLAT SETTERS MANOR

WESTFIELD, INDIANA
ZONING - SF3



LEGEND

- * DENOTES HANDICAP RAMPS
 - PROPOSED SUB SURFACE DRAIN
 - PROPOSED SEWER LINE, MANHOLE
 - PROPOSED STORM SEWER LINE, CURB INLET, MANHOLE & END SECTION
 - W PROPOSED WATER LINE
 - F.W.F. FLOODWAY FRINGE
 - EXISTING FLOW LINE
 - BEC EXISTING BURIED ELECTRIC LINE
 - E EXISTING OVERHEAD ELECTRIC LINES
 - BTC EXISTING BURIED TELEPHONE LINE
 - T EXISTING TELEPHONE LINE
 - BCTV EXISTING BURIED CABLE T.V. LINE
 - CTV EXISTING CABLE T.V. LINE
 - GAS EXISTING GAS LINE
 - W EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE, MANHOLE
 - c.o. EXISTING SANITARY CLEANSUIT
 - EXISTING STORM SEWER LINE, MANHOLE & ENDSECTION
 - EXISTING CURB INLET
 - EXISTING BEEHIVE OR ROUND INLET
 - EXISTING SQUARE FLAT INLET
 - x EXISTING FENCE LINE
 - P.W.P. EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - E.T. EXISTING ELECT. TRANSFORMER
 - E.P. EXISTING ELECT. PEDESTAL
 - E.M. EXISTING ELECT. METER
 - EXISTING CUY WIRE
 - T.P. EXISTING TELEPHONE POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING CABLE T.V. POLE
 - EXISTING CABLE T.V. PEDESTAL
 - EXISTING TRAFFIC SIGNAL POLE
 - EXISTING TRAFFIC MANHOLE
 - EXISTING TRAFFIC CONTROL BOX
 - T.C.B. EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - W.B. EXISTING MAILBOX
- 10 LOT NUMBER
D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
B.L. BUILDING LINE
VAR. VARIABLE
C.A. COMMON AREA

PROJECT SUMMARY - SF3 ZONING

TOTAL SITE AREA	5,526 Ac.±
TOTAL UNITS	12 UNITS
DENSITY	2.17 U/A
MIN. LOT WIDTH	80'
MIN. LOT AREA	12,000 sq.ft.
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	30'

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/30/18

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

SETTERS MANOR

DRAWN BY: JDA

CHECKED BY: GDK

SHEET NO. C100

S & A JOB NO. 81695DAV

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

REVISIONS

DATE

MARK

BY

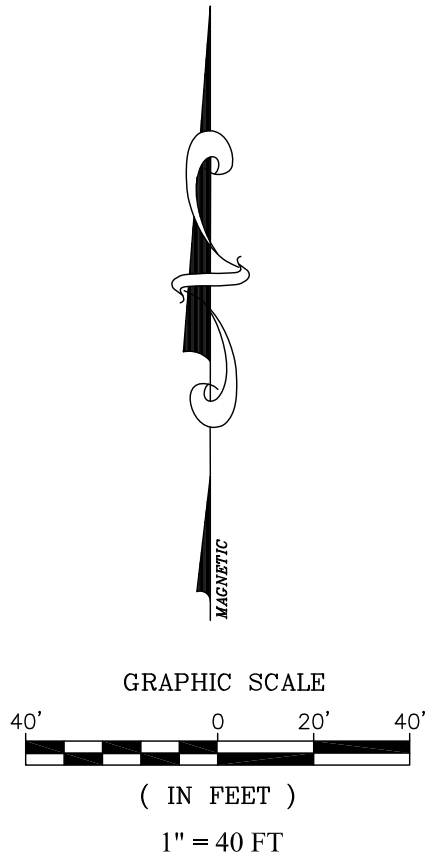
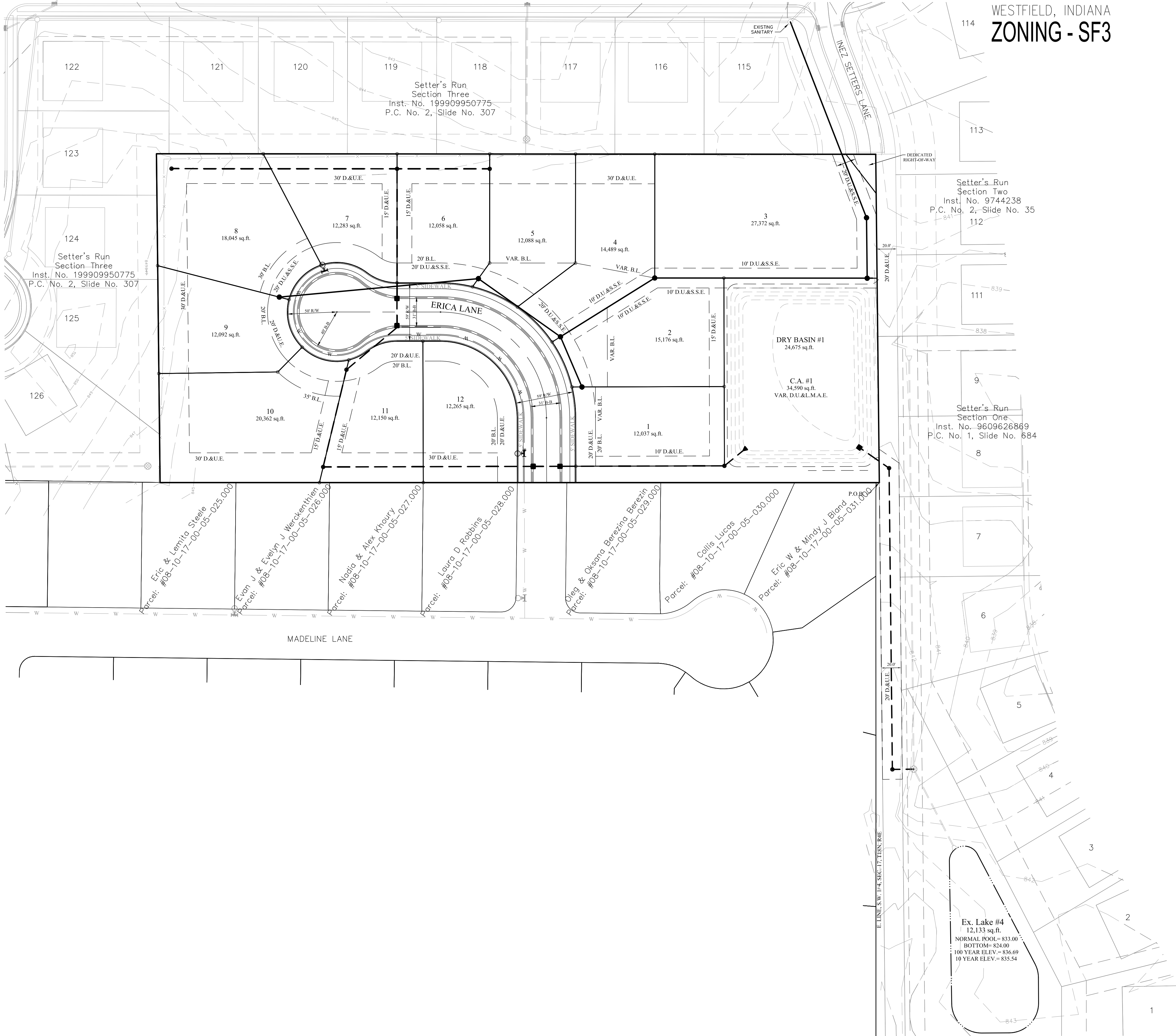
S:\81695DAV\DWG\CI00 - Primary Plat.dwg, 3/29/2018 4:18:31 PM, gkritz 13

THIS INSTRUMENT PREPARED BY:
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7965 EAST 106TH STREET
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PRIMARY PLAT SETTERS MANOR

WESTFIELD, INDIANA
ZONING - SF3



LEGEND

- * DENOTES HANDICAP RAMPS
 - PROPOSED SUB SURFACE DRAIN
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 - EXISTING BEEHIVE OR ROUND INLET
 - EXISTING SQUARE FLAT INLET
 - x --- EXISTING FENCE LINE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING ELECT. TRANSFORMER
 - EXISTING ELECT. PEDESTAL
 - EXISTING ELECT. METER
 - EXISTING GUY WIRE
 - EXISTING TELEPHONE POLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING CABLE T.V. POLE
 - EXISTING CABLE T.V. PEDESTAL
 - EXISTING TRAFFIC SIGNAL POLE
 - EXISTING TRAFFIC MANHOLE
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING MAILBOX
- 10 D.U.&S.E.
D.&U.E.
L.M.A.E.
B.L.
VAR.
C.A.
- LOT NUMBER
DRAINAGE UTILITY & SANITARY SEWER EASEMENT
DRAINAGE & UTILITY EASEMENT
LANDSCAPE MAINTENANCE ACCESS EASEMENT
BUILDING LINE
VARIABLE
COMMON AREA

PROJECT SUMMARY - SF3 ZONING

TOTAL SITE AREA	5,526 Ac.±
TOTAL UNITS	12 UNITS
DENSITY	2.17 U/A
MIN. LOT WIDTH	80'
MIN. LOT AREA	12,000 sq.ft.
MIN. LOT FRONTAGE	50'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	30'

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
03/30/18
CERTIFIED: [Signature]

DATE
MARK
REVISIONS
BY

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

DEVELOPMENT PLAN
SETTERS MANOR

DRAWN BY: JDA
CHECKED BY: GDK
SHEET NO. C101
S & A JOB NO. 81695DAV

WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

LEGEND

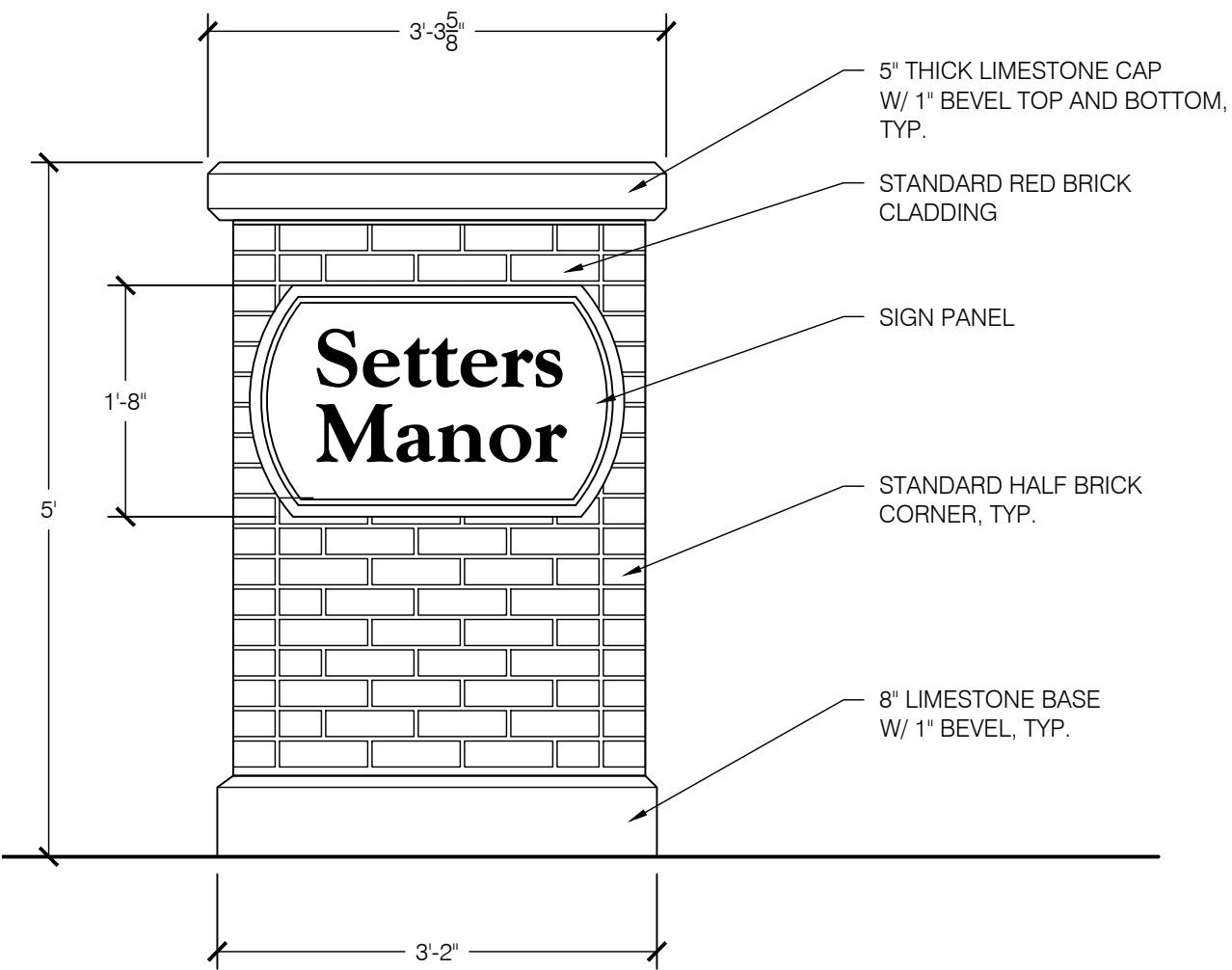
SYMBOL	DESCRIPTION	4 AG (SY)	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED		
(ST)	STREET TREE REQUIREMENTS		
(OS)	OPEN SPACE PLANTING REQUIREMENTS		

REQUIREMENTS

(ST)	STREET TREE REQUIREMENTS
	1 TREE PER 50' OF FRONTAGE REQUIRED TREES 50' O.C. PROVIDED ALONG FRONTAGE 16 TREES PROVIDED
(OS)	OPEN SPACE PLANTING REQUIREMENTS
	1 TREE PER 1 ACRE OF OPEN SPACE 0.79 ACRES OF OPEN SPACE PROVIDED : 10 TREES REQUIRED 10 TREES PROVIDED

SHEET L1.01 PLANT SCHEDULE

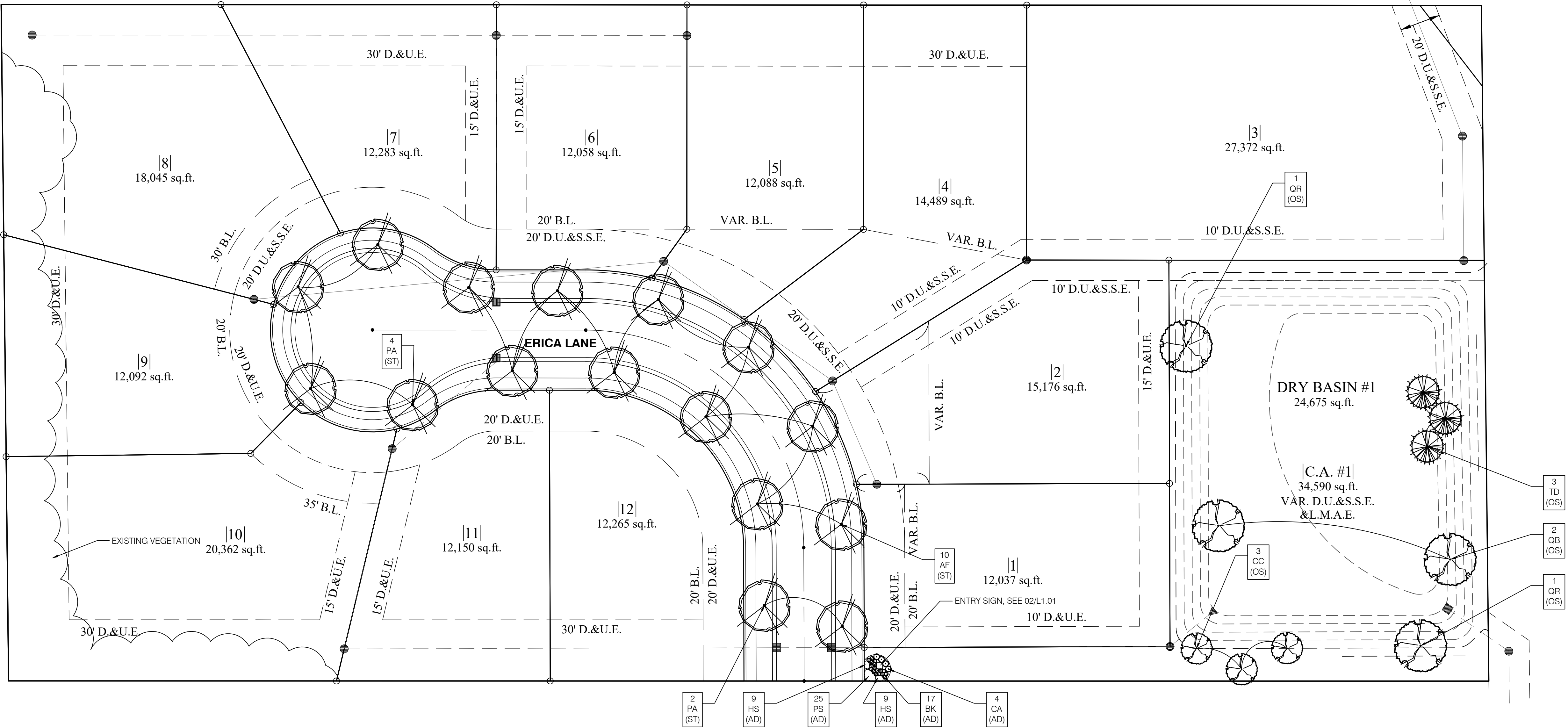
KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AF	10	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE FREEMAN MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
BK	17	BUXUS KOREANA 'GREEN GEM' GREEN GEM BOXWOOD	18" TALL	AS SHOWN	FULL TO BASE
CA	4	CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#1	AS SHOWN	
CC	3	CERCIS CANADENSIS EASTERN REDBUD	6' CLUMP	AS SHOWN	MULTI-STEM, 3 STEM MIN.
HS	18	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO GOLDEN DAYLILY	#1	12" O.C.	TRIANGULAR PLANT SPACING
PA	6	PLATANUS X ACERIFOLIA 'EXCLAMATION' EXCLAMATION! LONDON PLANETREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
PS	25	PHLOX SUBULATA 'BLUE EMERALD' BLUE EMERALD CREEPING PHLOX	#1	12" O.C.	TRIANGULAR PLANT SPACING
QB	2	QUERCUS BICOLOR SWAMP WHITE OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
QR	2	QUERCUS RUBRA NORTHERN RED OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
TD	3	TAXODIUM DISTICHUM BALD CYPRESS	6' TALL	AS SHOWN	FULL, STRONG CENTRAL LEADER



02

SETTERS MANOR
ENTRY COLUMN ELEVATION

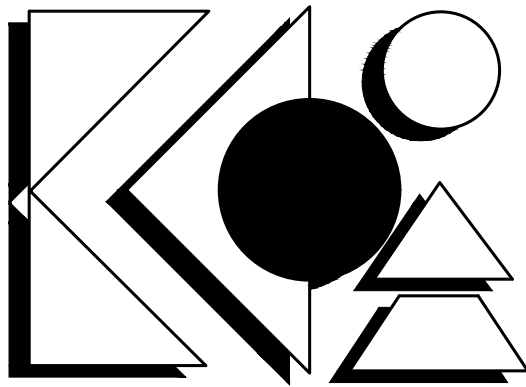
L1.01 3/4" = 1'-0"



01

SETTERS MANOR
SITE LANDSCAPE PLAN

L1.01 1" = 30'-0"



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landscape architecture
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212 West 10th Street - Suite A-290
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317-955-9155 - Fax 317-955-9455

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NOT FOR CONSTRUCTION

CERTIFICATION

SETTERS MANOR

14710 INEZ SETTERS LANE

WESTFIELD, IN

SITE LANDSCAPE PLAN

PROJECT: KPA-18511

DRAWN: DM

CHECKED: KKP/JML

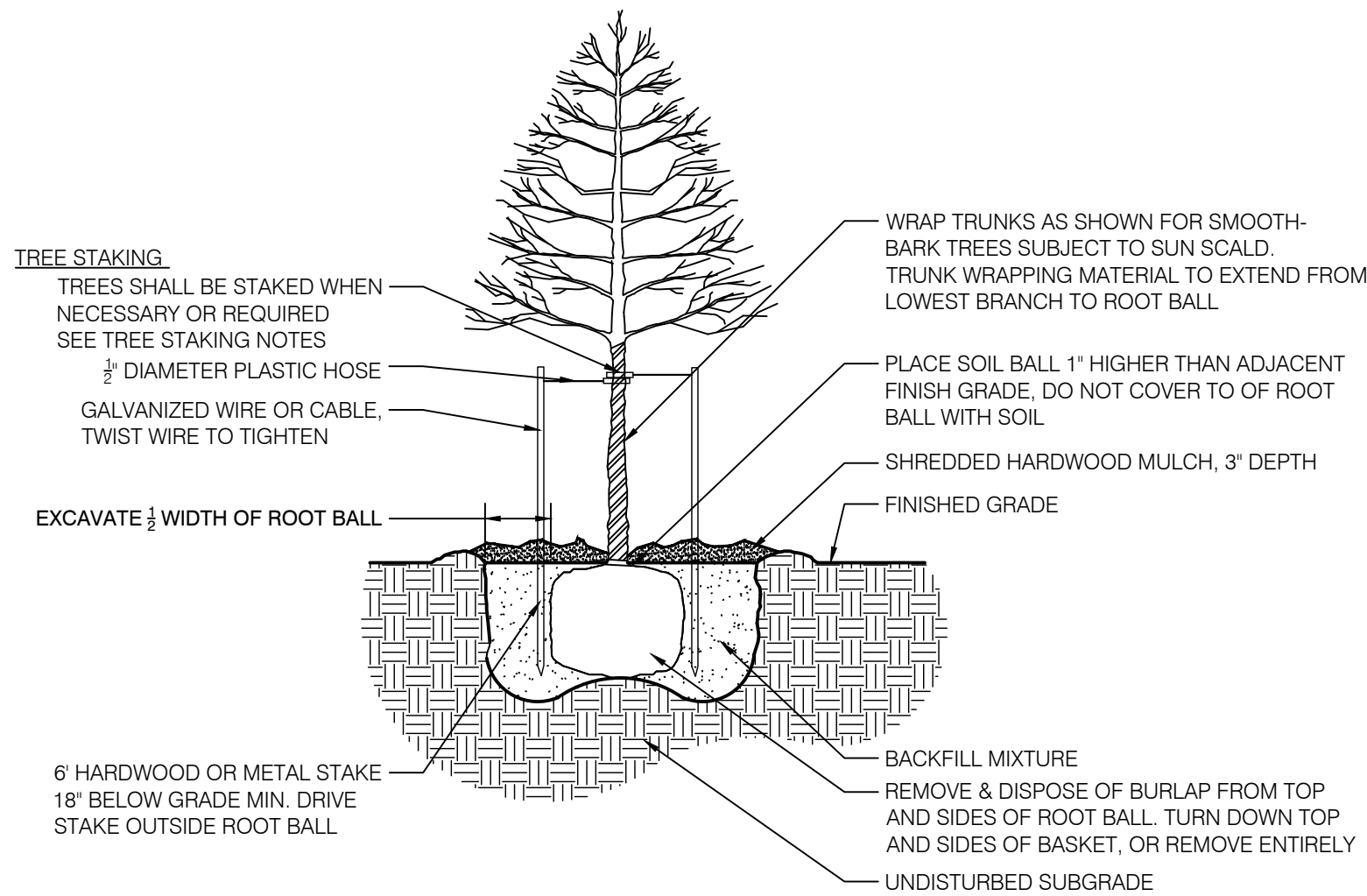
SCALE: AS SHOWN

ISSUE DATE: 03/29/2018

REVISION:

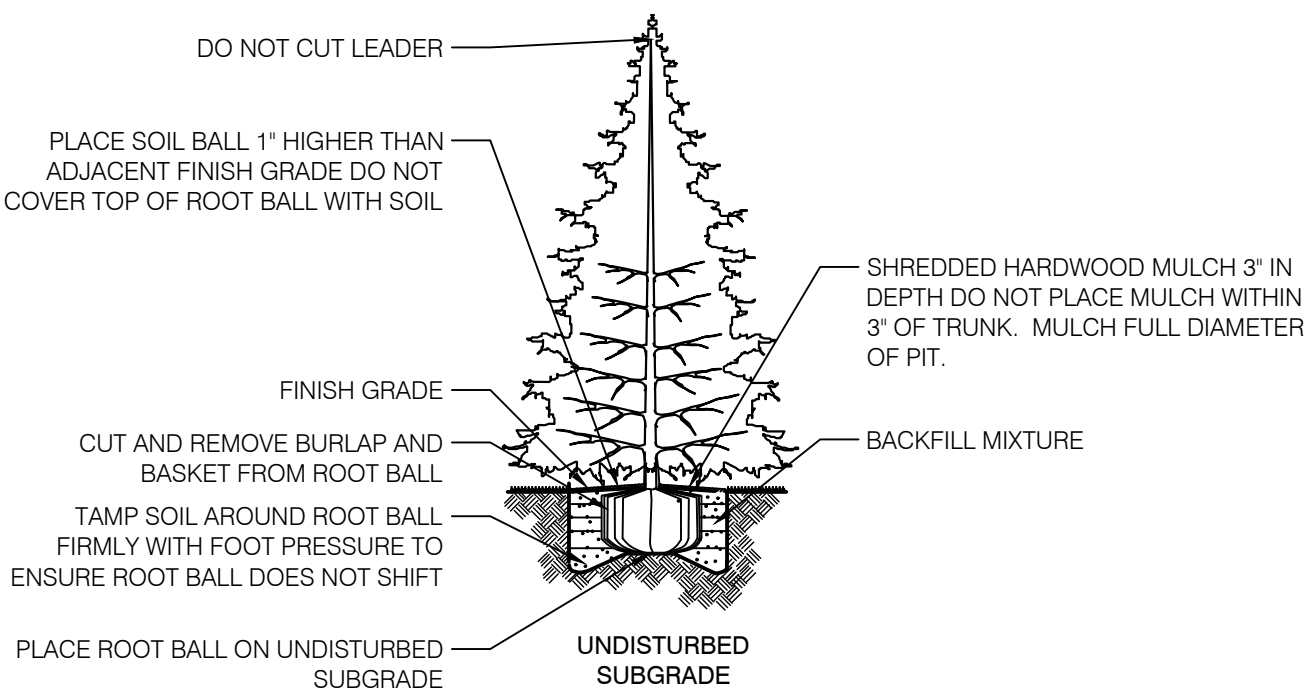
SITE LANDSCAPE PLAN

L1.01



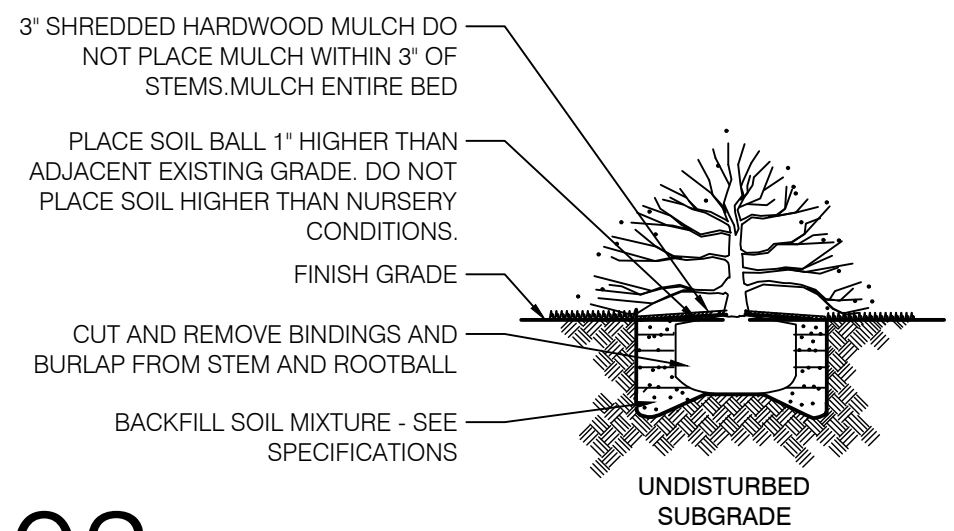
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

PLANTING DETAIL - NOT TO SCALE

NOTES

GENERAL NOTES:

- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED PRIOR TO INSTALLATION.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIFTED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL. SCARIFY SOIL TO DEPTH OF 3 +/- INCHES PRIOR TO APPLICATION.
- ALL LAWS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

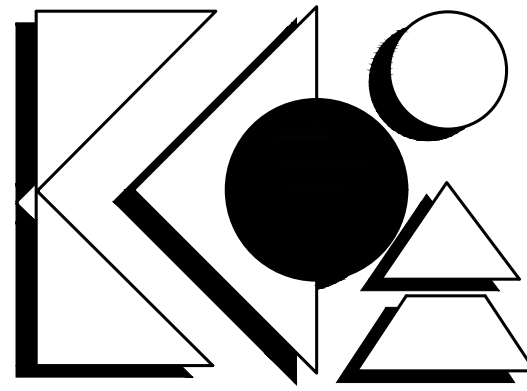
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED STERILIZED TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA. CONTRACTOR SHALL FULLY EXCAVATE ANY PLANTING AREA THAT IS DISTURBED AND REPLACE WITH APPROVED TOPSOIL.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5' OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



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PRELIMINARY
NOT FOR CONSTRUCTION

CERTIFICATION

SETTERS MANOR

14710 INEZ SETTERS LANE

WESTFIELD, IN

DETAILS AND NOTES

PROJECT: KPA-18511
DRAWN: DM
CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 03/29/2018
REVISION:

DETAILS AND NOTES

L1.01



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 7, 2018
1805-ODP-08 & 1805-SPP-08

Petition Number: 1805-ODP-08 & 1805-SPP-08
Project Name: Landing at Monon Marketplace
Subject Site Address: Southwest corner of US 31 and SR 32
Petitioner: Edgerock Development, LLC
Representative: Onpointe Land Matters, LLC
Request: Overall Development Plan and Primary Plat review of 3 lots on 9.16 acres +/- in the Gateway Southwest Planned Unit Development (PUD) District.
Current Zoning: Gateway Southwest PUD District
Current Land Use: Vacant
Approximate Acreage: 9.16 acres +/-
Property History: 1504-PUD-06 (Gateway Southwest PUD Ord. 15-08) (07/06/15)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 7, 2018 meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 9.16 acres +/- and is at the southwest corner of US 31 and State Road 32 (see **Exhibit 2**). The Property is currently zoned the Gateway Southwest PUD District. Adjacent properties to the west and south are zoned EI: Enclosed Industrial District. State Road 32 is adjacent to the north of the Property and US 31 is adjacent to the east of the Property.



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

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

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

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.

Comment: Please see Comment 39.

- 12) Legend and notes.



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

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

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

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.

- 21) Proposed name of the development.



- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

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

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

- 31) Location and dimensions of all existing structures and paved areas.

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

- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).



- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- 36) Identify buildings proposed for demolition.

Comment: Please see Comment 31.

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

GATEWAY SOUTHWEST PUD STANDARDS (Gateway Southwest PUD: Ordinance 15-08)

The plans comply with Chapter 4.16 of the UDO and Ordinance 15-08: Gateway Southwest PUD except for those items with comments identified as outstanding below:

SECTION 6 – General Regulations

- 39) Minimum Building Setback Lines

- | | |
|--|------------|
| a) From State Road 32: | 30 Feet |
| b) From Westfield Business Park Court: | No Minimum |
| c) From All Other Property Lines: | No Minimum |

SECTION 7 – Development Standards

- 40) Buffer Yard Standards



- a) Shall not apply

41) Site Access and Circulation

- a) The Pedestrian Accessibility Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as representative drawing designed to capture the intended pedestrian connectivity and pathways to be constructed in the District. The Vehicular Flow Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a proposed traffic flow pattern intended to create a safe and convenient vehicular movement in the District.

42) U.S. Highway 31 Overlay District

- a) Shall not apply to the Gateway Southwest PUD District.

43) State Highway 32 Overlay District

- a) Shall apply to the Gateway Southwest PUD District, unless otherwise modified by this Ordinance.
- i) The Trail Corridor may not be able to be located adjacent to State Road 32 because of Westfield Business Park Court. The route and location of the Trail Corridor shall be determined by the Director at the time of Primary Plat.

Comment: Please see Comment 29.

District Standards

- | | |
|---------------------------|------------|
| 44) Minimum Lot Area: | No Minimum |
| 45) Minimum Lot Frontage: | 80 Feet |
| 46) Minimum Lot Width: | No Minimum |

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

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

- 47) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.



48) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Please see Comments 43 and 44.

49) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

51) Accessory Use and Building Standards (Article 6.1)

52) Architectural Standards (Article 6.3)

53) Building Standards (Article 6.4)

54) Fence Standards (Article 6.5)

55) Height Standards (Article 6.6)

56) Landscaping Standards (Article 6.8)

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



57) Lighting Standards (Article 6.9)

58) Lot Standards (Article 6.10)

Comment: Please see District Standards.

59) Outside Storage and Display (Article 6.12)

60) Parking and Loading Standards (Article 6.14)

61) Performance Standards (Article 6.15)

62) Setback Standards (Article 6.16)

Comment: Please see Comment 39.

63) Sign Standards (Article 6.17)

64) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Rounded Property Corners: In the case of rounded Lot Lines, the distances shall be measured from the point at which the Right-of-way lines would intersect if they were not to have been rounded at the corner.

DESIGN STANDARDS (Chapter 8 of UDO)

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

65) Block Standards (Article 8.1)



66) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD, HCSO and utility companies to address outstanding issues.

67) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

68) Open Space and Amenity Standards (Article 8.6)

69) Pedestrian Network Standards (Article 8.7)

Comment: Please see Comment 29.

70) Storm Water Standards (Article 8.8)

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

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

72) Street Light Standards (Article 8.10)

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

73) Street Sign Standards (Article 8.11)

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

74) Surety Standards (Article 8.12)

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

75) Utility Standards (Article 8.13)

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

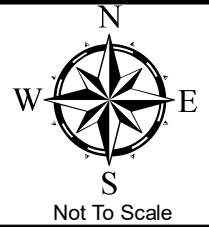


DEPARTMENT COMMENTS

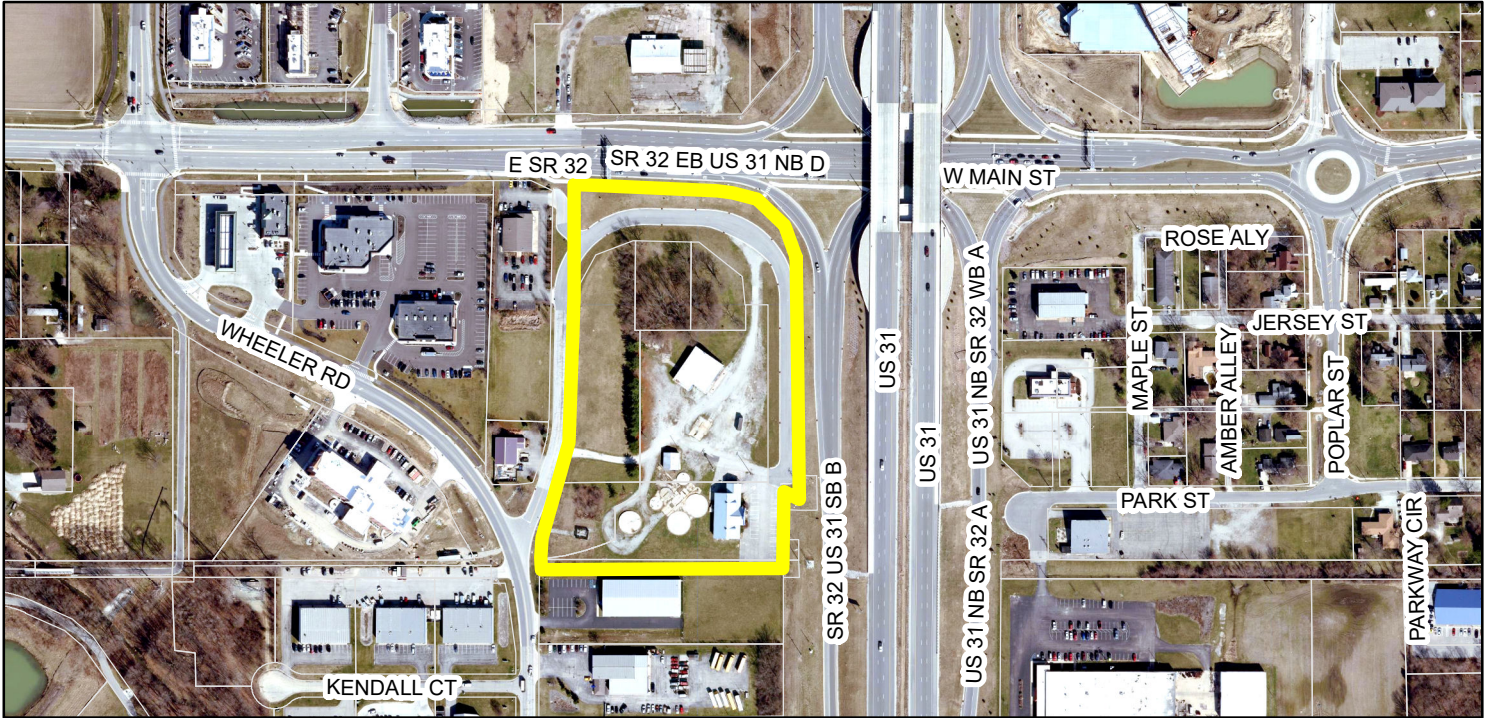
- 1) Action: Hold a public hearing at the May 7, 2018, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



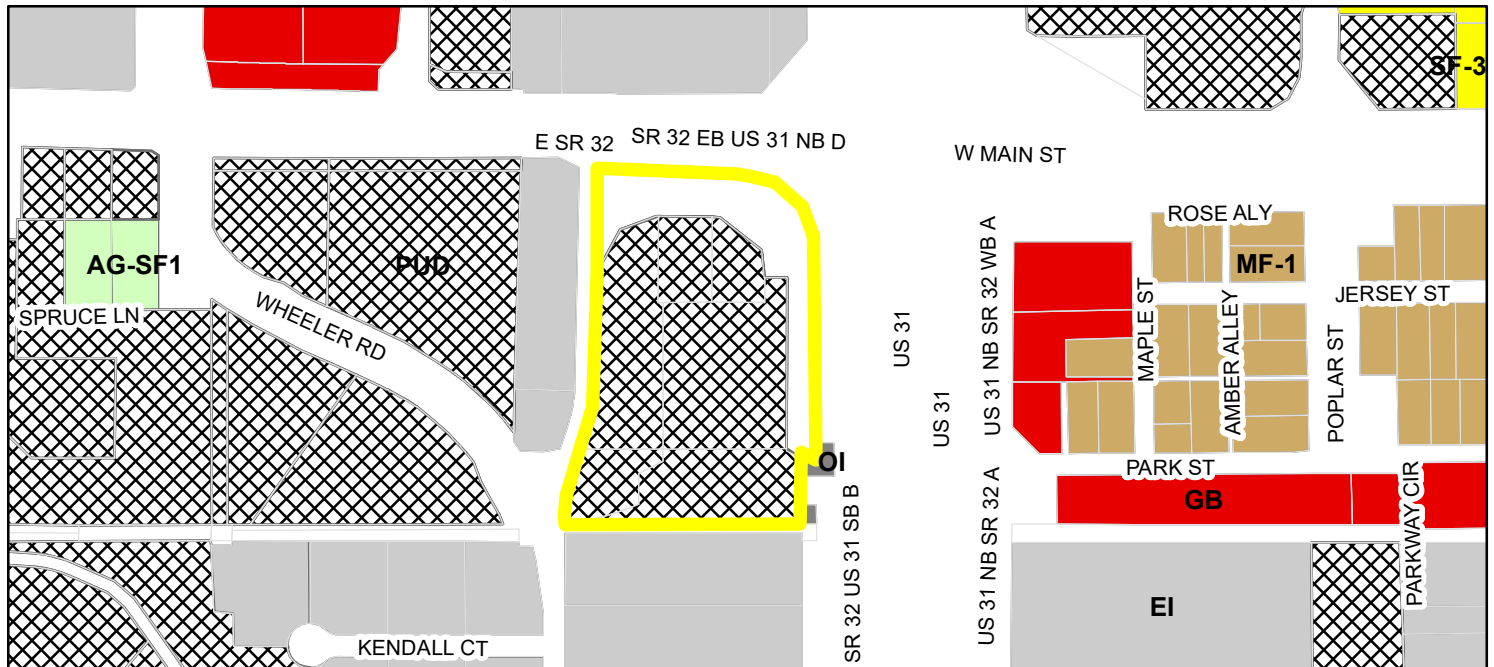
Property Location Map
Landing at Monon Marketplace
Overall Development Plan & Primary Plat
1805-ODP-08 & 1805-SPP-08



Aerial Location Map



Zoning Map



Parcel	GB (General Business)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)

TOTAL ACREAGE - 9.16 Acres
OF LOTS - 1
DENSITY - 0.11 Lots/acre
OPEN SPACE - 0.97 Acres
LAKE AREA - 0.97 Acres
ZONING - PUD

<u>SURVEYOR:</u>	<u>ENGINEER:</u>
BRIAN RISMILLER, PS	ANDREW R. TAYLOR
SEA GROUP, LLC.	KIMLEY-HORN & ASSOCIATES, INC.
494 GRADLE DRIVE	250 EAST 96TH STREET, SUITE 580
CARMEL, IN 46032	INDIANAPOLIS, IN 46240
317-844-3333	317-218-9560

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	PRIMARY PLAT
3	DEVELOPMENT PLAN
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	LANDSCAPE PLAN

ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	McKINNEY, KEITH C & TERRI L TRUSTEES OF McKINNEY REVOCABLE LIVING TRUST	COMMERCIAL
2	HARRIS, THOMAS A & LYNN J	COMMERCIAL
3	WESTFIELD HAMPTON HOTEL LLC	HOTEL
4	PAL PROPERTIES ONE LLC	COMMERCIAL
5	CSX TRANSPORTATION, INC.	VACANT LOT
6	McCLURE STORE #58, LLC.	VACANT LOT
7	CSX TRANSPORTATION, INC.	VACANT LOT
8	CITY OF WESTFIELD	VACANT LOT
9	JACKSON, JEFFREY S & TIMOTHY L. SHAW	COMMERCIAL
10	HARDEES FOOD SYSTEMS INC.	COMMERCIAL
11	HARDEES FOOD SYSTEMS INC.	COMMERCIAL
12	DLM, GJ LLC	COMMERCIAL

(NOT TO SCALE)

S.R. 32/ E. MAIN ST.

WHEELER RD

WESTFIELD BUSINESS PARK CT

US 31

KENDALL C.

MAPLE ST

1 2 3 4 5 6 7 8 9 10 11 12

NORTH

[illegible]

TECHNICAL ADVISORY COMMITTEE MEMBERS				
SERVICE/JURISDICTION	COMPANY/DEPARTMENT	ADDRESS	PHONE NUMBER	CONTACT
ECONOMIC AND COMMUNITY DEVELOPMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT	2728 E. 171ST STREET WESTFIELD, IN 46074	317-804-3170	KEVIN TODD
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	GARRY HARLING
G.I.S.	WESTFIELD G.I.S.	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	LEANE KMETZ
PUBLIC WORKS	WESTFIELD PUBLIC WORKS DEPARTMENT	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	JEREMY LOLLAR PHIL SUNDLING
PRE-CONSTRUCTION	WESTFIELD PRE-CONSTRUCTION	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
STORM WATER	WESTFIELD STORM WATER	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3100	MIKE MORGAN WES ROOD
SCHOOL	WESTFIELD-WASHINGTON SCHOOL CORPORATION	322 W. MAIN STREET WESTFIELD, IN 46074	317-867-8045	JON MONTALONE
STATE ROADWAY	INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT	2152 W. STATE ROAD 28 TIPTON, IN 46072	317-402-1823	SANDRA LANDRUM
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060	317-776-8495	GREG HOYES
COUNTY ROADWAY	HAMILTON COUNTY HIGHWAY DEPARTMENT	1700 S. 10TH STREET NOBLESVILLE, IN 46060	317-773-7770	DAVE LUCAS
COUNTY HEALTH	HAMILTON COUNTY HEALTH DEPARTMENT	18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060	317-776-8500	LARRY BEARD
WATER/SANITARY SEWER	CITIZENS WESTFIELD	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-917-5294	MITCH HOUSE
ENERGY/POWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-927-4538	CHRIS L. KEHL
ENERGY/POWER	DUKE ENERGY (NOBLESVILLE OFFICE)	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEL OFFICE)	16475 SOUTH PARK DRIVE WESTFIELD, IN 46074	317-896-6711	TRENT GODSEY
ENERGY/POWER	DUKE ENERGY: ASSET PROTECTION	WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201	812-375-2021	GARY S. McNAMEE
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213 317-733-3232	TROY YACKLE MARK WOOD
GAS	INDIANA GAS / VECTREN	P.O. BOX 1700 NOBLESVILLE, IN 46061	317-776-5550	CHAD MILLER
GAS	MARATHON PIPELINE, LLC.	10722 E. C.R. 300 N INDIANAPOLIS, IN 46234	317-291-9460x1233	DAN JONES
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEY ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELLECOMMUNICATIONS	COMCAST CABLE	5330 E. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EAR SMALL, JR.
TELLECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	1902 S. EAST STREET INDIANAPOLIS, IN 46225	317-916-2708	DEWAYNE HAMILTON
TELLECOMMUNICATIONS	BRIGHT HOUSE NETWORKS	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218	317-713-3899	J.D. TRUEBLOOD
TELLECOMMUNICATIONS	FRONTIER COMMUNICATION	20905 HAGUE ROAD NOBLESVILLE, IN 46060	317-984-9010	STEVE COSTLOW
TELLECOMMUNICATIONS	AT&T	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268	317-252-4275	BRIAN WENTE
TELLECOMMUNICATIONS	ZAYO GROUP	5200 E. 64H STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELLECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636 317-771-7223	BRUCE SPECK KEITH HAMM
TELLECOMMUNICATIONS	METRONET	330 E. MAIN STREET WESTFIELD, IN 46074	317-465-1046	CHRIS BLUTO

32

CrA

Br

Or

CrA

0 100 Feet

Site Map only not to scale at this scale.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	B/D	2.6	27.1%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	5.0	52.3%
Or	Orthents		2.0	20.6%
Totals for Area of Interest			9.6	100.0%

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, AND ORTHENTS ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOFABRIC WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

A PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS WEST (STATE PLANE BEARING) ALONG THE NORTH LINE THEREOF A DISTANCE OF 451.29 FEET (GOING THRU A REBAR IN CONCRETE DISTANT 79.87 FEET WEST OF SAID NORTHEAST CORNER) TO THE EAST LINE OF A 50 FOOT ROADWAY DEDICATION, RECORDED AS INSTRUMENT NUMBER 9119718 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, THE FOLLOWING 6 COURSES ARE ALONG THE EAST LINE THEREOF; (1) THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 98.56 FEET TO THE POINT OF BEGINNING; (2) THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 483.97 FEET TO A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 350.00 FEET AND A RADIUS POINT WHICH BEARS NORTH 88 DEGREES 57 MINUTES 31 SECONDS WEST; (3) THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 105.95 FEET TO A POINT WHICH BEARS SOUTH 71 DEGREES 36 MINUTES 53 SECONDS EAST FROM THE RADIUS POINT; (4) THENCE SOUTH 18 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 145.00 FEET TO A POINT OF BEGINNING, HAVING A RADIUS OF 275.00 FEET AND A RADIUS POINT WHICH BEARS SOUTH 11 DEGREES 36 MINUTES 56 SECONDS EAST; (5) THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 88.61 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 55 MINUTES 21 SECONDS WEST FROM THE RADIUS POINT; (6) THENCE SOUTH 00 DEGREES 00 MINUTES 21 SECONDS WEST A DISTANCE OF 26.91 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD (40 FEET WIDE); THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 564.29 FEET TO THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF US 31; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 696.21 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 47 SECONDS WEST ALONG THE SOUTHWESTERLY LINE THEREOF TO THE STATE OF INDIANA (45.00 FEET WIDE); THENCE IN A DEED TO THE STATE OF INDIANA, RECORDED AS INSTRUMENT NUMBER 2010415579, A DISTANCE OF 175.64 FEET; THE FOLLOWING 2 COURSES ARE ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY AS DESCRIBED IN DEEDS TO THE STATE OF INDIANA, RECORDED AS INSTRUMENT NUMBERS 2013048152, 2013025385 AND 2013006319; (1) THENCE NORTH 88 DEGREES 37 MINUTES 16 SECONDS WEST A DISTANCE OF 194.70 FEET; (2) THENCE NORTH 83 DEGREES 17 MINUTES 54 SECONDS WEST A DISTANCE OF 147.33 FEET TO THE POINT OF BEGINNING, CONTAINING 9.16 ACRES, MORE OR LESS.

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
2. THERE ARE NO PRIVATE STREETS PROPOSED WITH THIS DEVELOPMENT.
3. ALL STREET TREES (IF REQUIRED) ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
4. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
5. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service

Call 811 
before you dig

TITLE SHEET

LANDING AT MONON MARKETPLACE

ORIGINAL ISSUE:
03/30/2018
KHA PROJECT NO
170020001

SHEET NUMBER

Drawing name: K:\INDOBE\170020000_EdgeRock-Landing at Monon Marketplace_Westfield_IN\2 Design\CADD\PlanSheets\170020000.PP.2-3.PRIMARY PLAT-DEVELOPMENT PLAN.dwg Apr 27, 2018 11:45am by: lmsawyer
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE

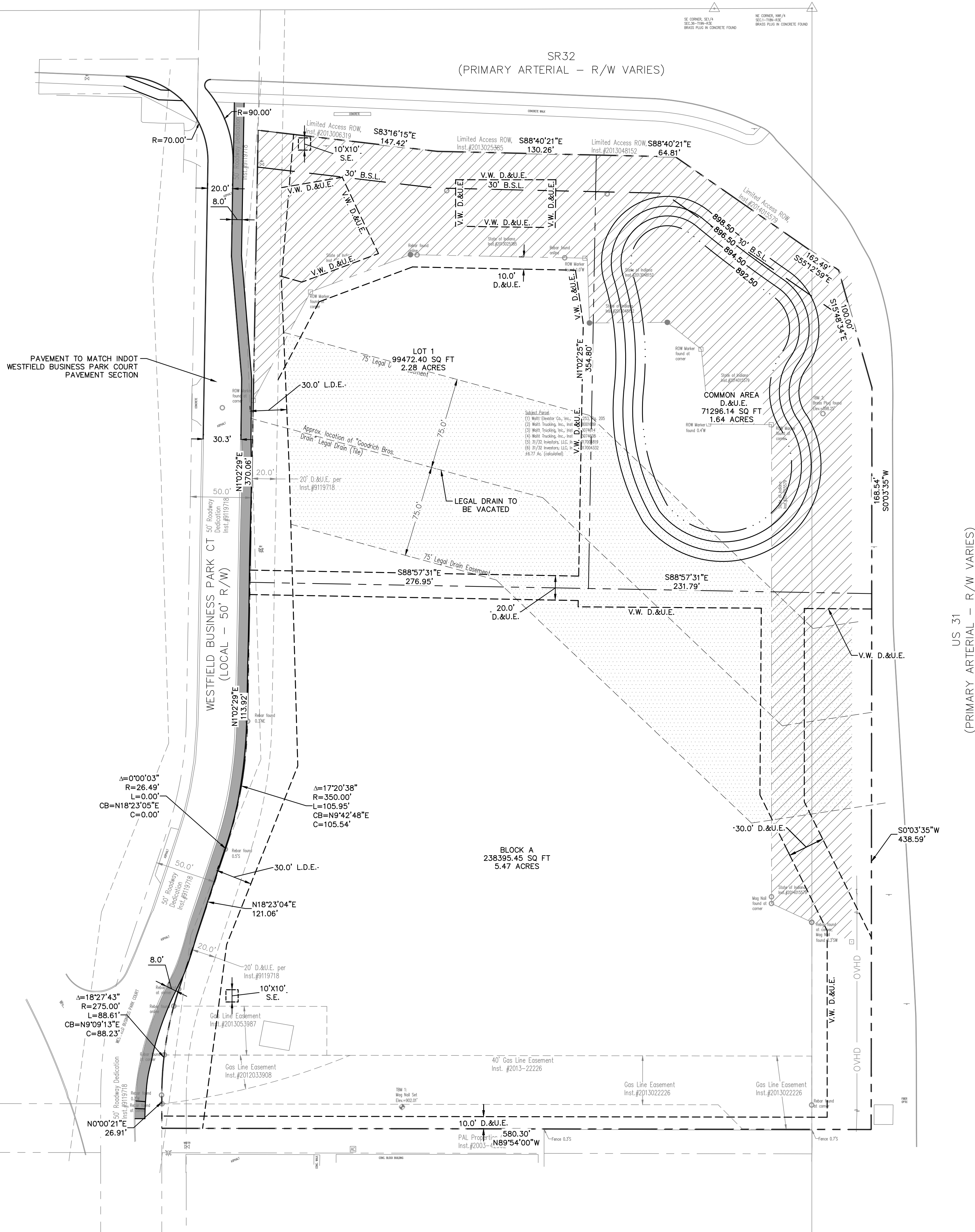
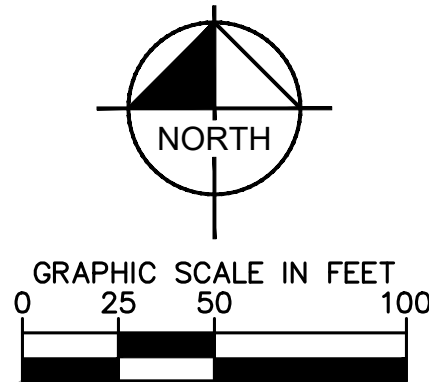
TOTAL ACREAGE - 9.16 Acres
OF LOTS - 1
DENSITY - 0.11 Lots/acre
OPEN SPACE - 0.97 Acres
LAKE AREA - 0.97 Acres
ZONING - PUD

SURVEYOR:
BRIAN RISMILLER, PS
SEA GROUP, LLC,
494 GRADLE DRIVE
CARMEL, IN 46032
317-844-3333

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

LANDING AT MONON MARKETPLACE PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD



EXISTING LEGEND

	SURVEY MONUMENT
●	EX. GAS LINE
○	EX. OVERHEAD ELECTRIC
△	EX. FIBER OPTIC
—	EX. UNDERGROUND ELECTRIC
—	EX. COMMUNICATION LINE
—	EX. WATER LINE
—	EX. STORM SEWER
—	EX. SANITARY SEWER

PROPOSED LEGEND

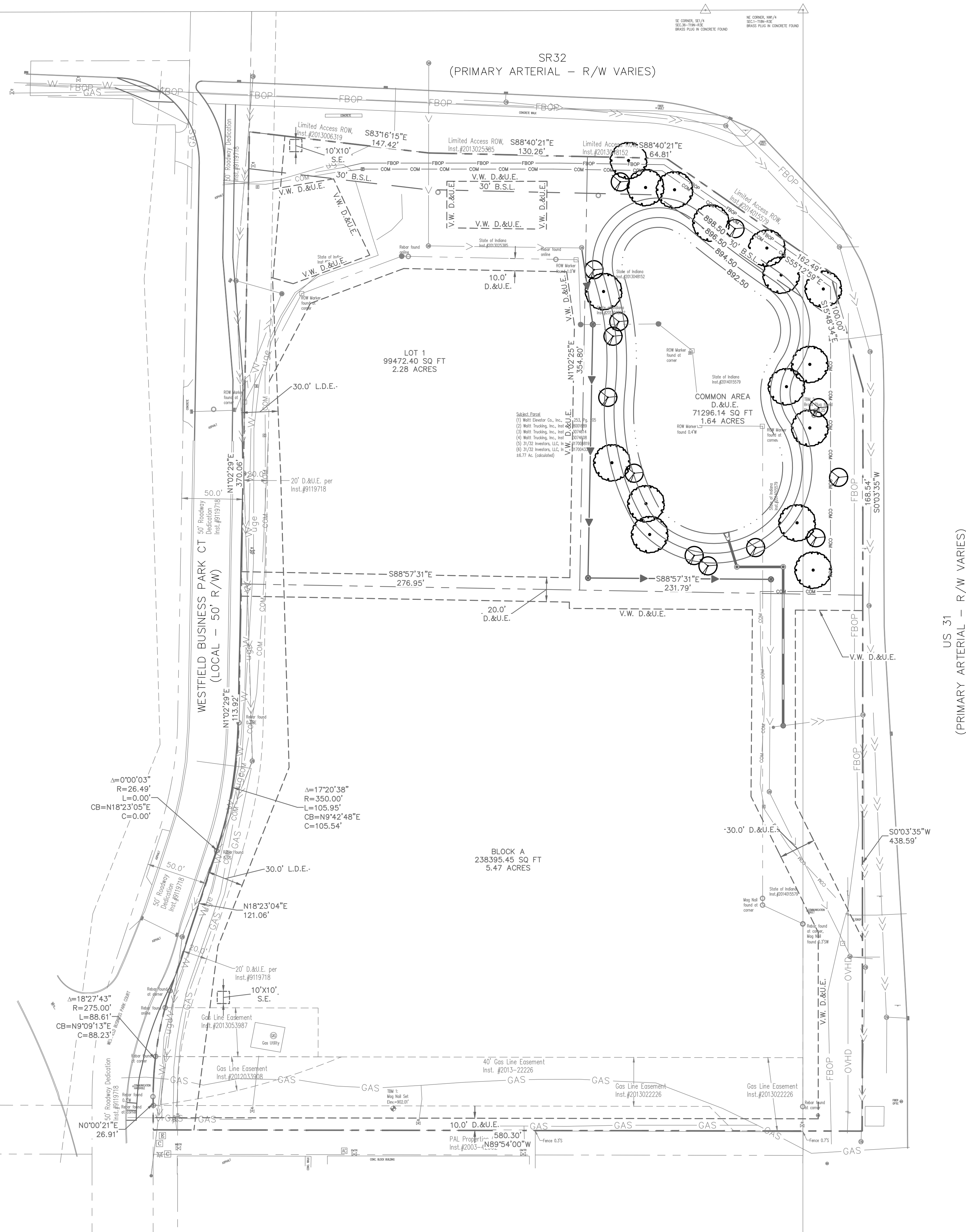
S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
—	POND NORMAL POOL
—	OVERALL LANDING AT MONON MARKETPLACE BOUNDARY
—	PROPOSED EASEMENT
—	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
—	LEGAL DRAIN EASEMENT TO BE VACATED
—	PROPOSED COM. LINE
—	PROPOSED FIBER OPTIC LINE
—	PROPOSED STORM SEWER
—	PROPOSED SANITARY SEWER
—	PROPOSED 8' PATH

SCALE: AS NOTED	DESIGNED BY: LJS	DRAWN BY: LJS	CHECKED BY: ART	REVISED PER TAC COMMENTS	DATE	BY
PRIMARY PLAT						
LANDING AT MONON MARKETPLACE						
ORIGINAL ISSUE: 03/30/2018 KHA PROJECT NO. 170020001 SHEET NUMBER						
2						

SITE DATA TABLE	
TOTAL ACREAGE	9.16 Acres
# OF LOTS	1
DENSITY	0.11 Lots/acre
OPEN SPACE	0.97 Acres
LAKE AREA	0.97 Acres
ZONING	PUD

OWNER/SUBDIVIDER:
R. BIRCH DALTON
EDGEROCK DEVELOPMENT, LLC.
555 E. MAIN STREET
WESTFIELD, IN 46074
317-979-0538

LANDING AT MONON MARKETPLACE
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD



BOTANICAL NAME	COMMON NAME	SIZE
Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.0" caliper
Cercis canadensis 'Flame'	Flame Eastern Redbud	2.0" caliper
Acer campestre 'Queen Elizabeth'	Queen Elizabeth Hedge Maple	2.5" caliper
Acer rubrum 'October Glory' TM	October Glory Red Maple	2.5" caliper
Cladrastis kentukea	Yellowwood	2.5" caliper
Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" caliper
Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honeylocust	2.5" caliper
Liriodendron tulipifera	Tuliptree	2.5" caliper
Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2.0" caliper
Quercus bicolor	Swamp White Oak	2.0" caliper
Quercus imbricaria	Shingle Oak	2.5" caliper
Quercus muehlenbergii	Chinkapin Oak	2.5" caliper
Quercus rubra	Northern Red Oak	2.5" caliper
Ulmus parviflora 'Frontier'	Frontier Elm	2.5" caliper

5	SHEET NUMBER	KHA PROJECT NO. 170020001	ORIGINAL ISSUE: 03/30/2018	LANDSCAPE PLAN	 EDGE ROCK DEVELOPMENT		SCALE: AS NOTED DESIGNED BY: LOS DRAWN BY: LOS CHECKED BY: ART	Kimley»Horn 250 E 9TH STREET, SUITE 500 INDIANAPOLIS, IN 46240 TEL: 317.634.2000 WWW.KIMLEY-HORN.COM	REVISIONS	04/27/18	ART
	No.									DATE	BY

Property Location Map

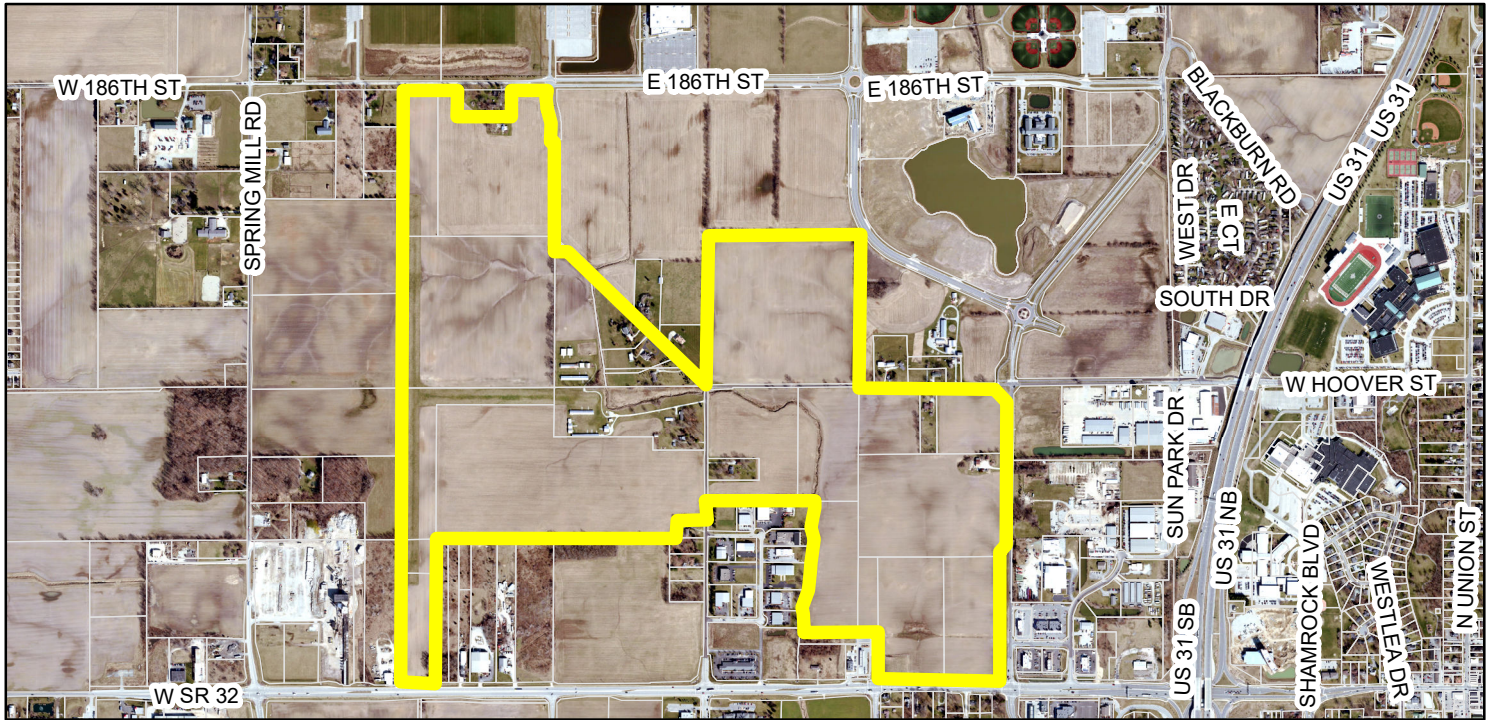
Wheeler Landing PUD District

Planned Unit Development

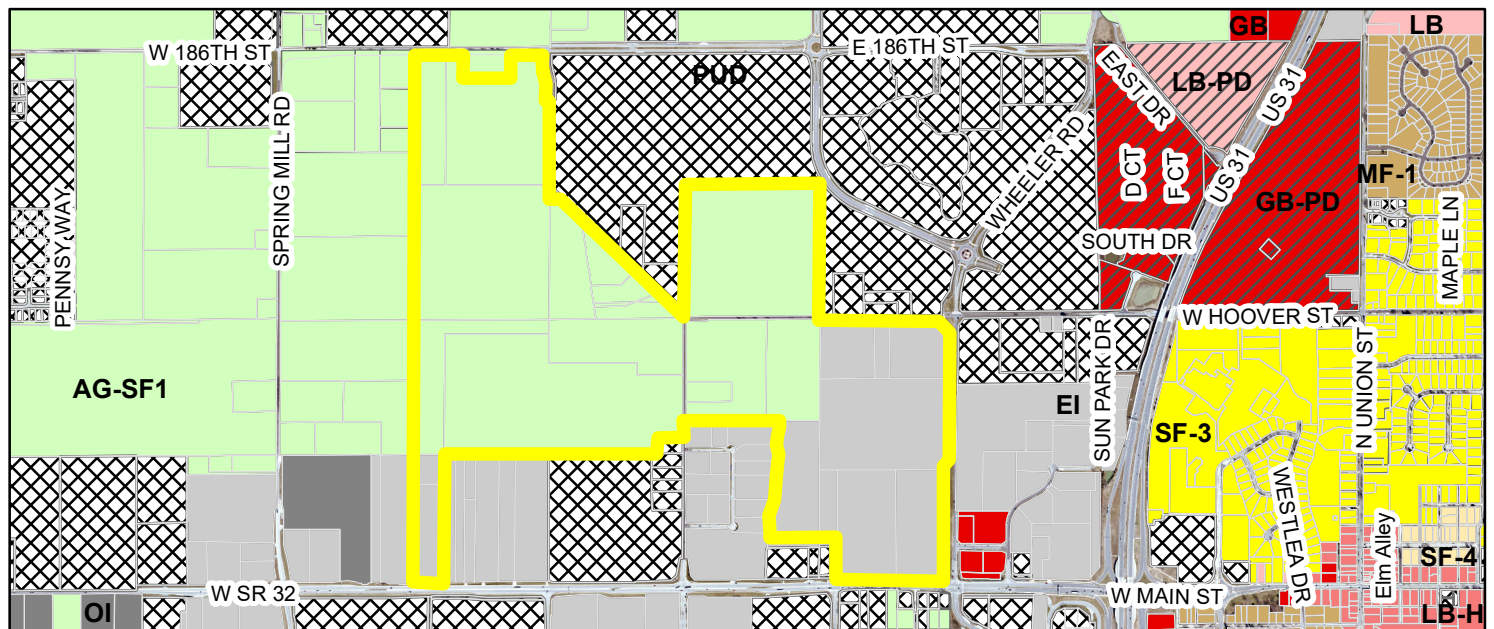
1803-PUD-08



Aerial Location Map



Zoning Map

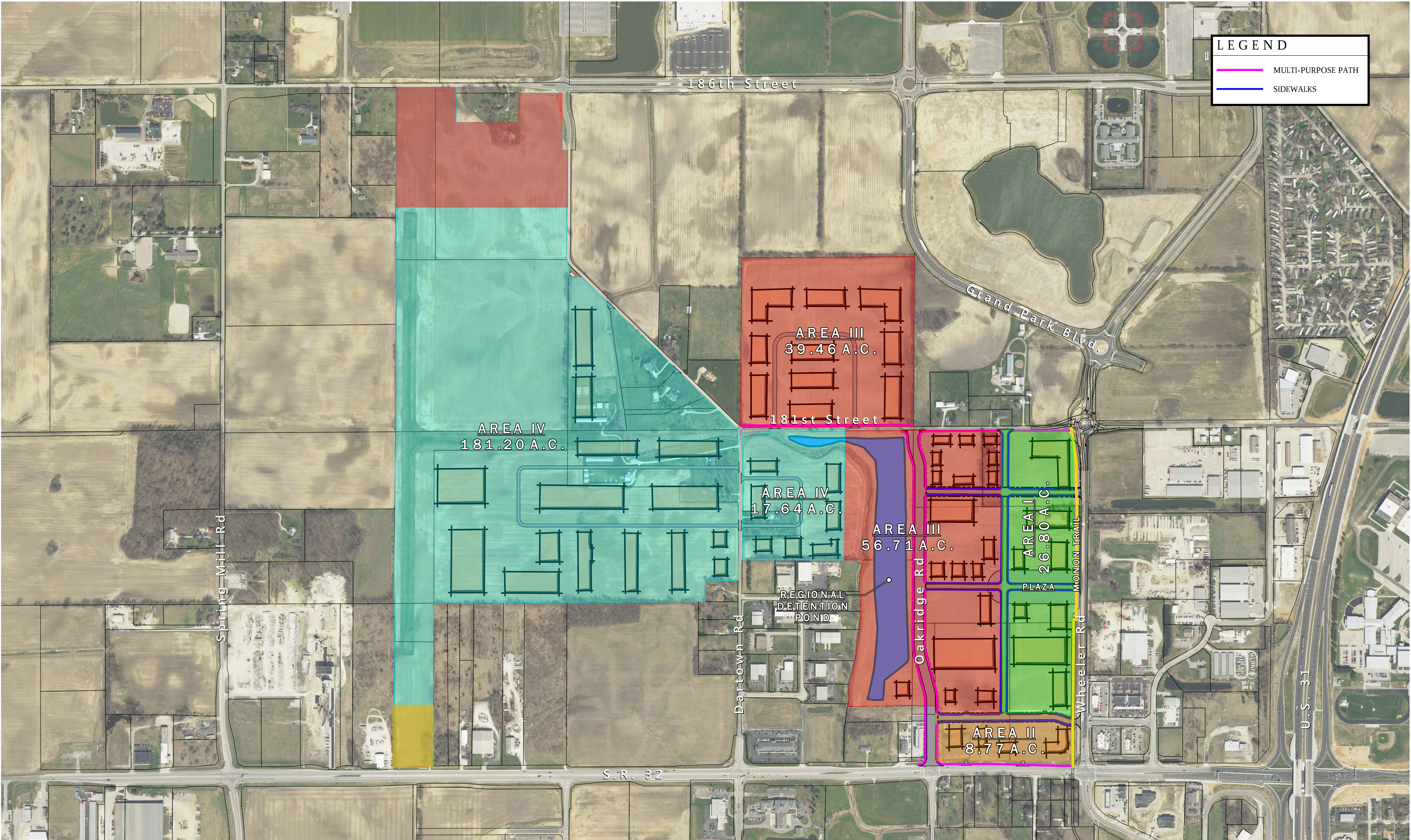


 Parcel	 LB-H (Local Business - Historical)
Zoning - All	 LB-PD (Local Business - Planned Development)
Zoning	 MF-1 (Multiple Family - 1)
 AG-SF1 (Agriculture - Single Family - 1)	 OI (Open Industrial)
 EI (Enclosed Industrial)	 PUD (Planned Unit Development)
 GB (General Business)	 SF-3 (Single Family - 3)
 GB-PD (General Business - Planned Development)	 SF-4 (Single Family - 4)
 LB (Local Business)	

LEGEND

MULTI-PURPOSE PATH

SIDEWALKS



0'

300'

SCALE: 1" = 300'

N

March 20, 2018

Land Use Exhibit

Westfield, Indiana

AMERICAN

STRUCTUREPOINT

INC.

2017.00711

Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit C Architectural Character Imagery



Exhibit D Wall Scape Conceptual Character Imagery



Exhibit D Wall Scape Conceptual Character Imagery



Exhibit D Murals Conceptual Character Imagery



Exhibit D Murals Conceptual Character Imagery



Exhibit D Murals Conceptual Character Imagery



ORDINANCE NUMBER 18-04

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 **WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT**, the "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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1803-PUD-08**), 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. 1803-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 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 "**Wheeler Landing Planned Unit Development 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 Multi-story Parking Garage: A structure consisting of multiple stories, either above ground or sub-surface, used for the temporary storage of motorized vehicles.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into four (4) subareas, as depicted on the Concept Plan and labeled as Area I, Area II, Area III and Area IV (individually or collectively, the "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

- 5.1 **Additional Uses:** The following additional uses shall be permitted:
 - A. Area I and III

- a. Dwelling, Multi-family (rental or owned) as part of any mixed-use building or as standalone structures.
 - b. Assisted Living Facility.
 - c. Nursing Home.
 - d. Hospice.
 - e. Bed and Breakfast.
 - f. Educational Institution with dormitory accommodations.
- B. Area III
 - a. Gasoline Service Station as an accessory use to a larger retail user.
- C. Area IV
 - a. Engineering, research and testing laboratories.
 - b. Retail, Special Handling.
 - c. Veterinary Hospital, large animal.
 - d. Kennel.
 - e. Industry, light.
 - f. Industry, medium.
 - g. Self Storage Facility. However this use shall not be permitted within the boundaries of the State Highway 32 Overlay District.
 - h. Warehousing and distribution operations (indoor storage).
 - i. Wholesalers (inside storage).
 - j. Educational Institution with dormitory accommodations.
 - k. Wireless communication facilities (Special Exception)
 - l. Airport.
- D. All Areas
 - a. Agricultural Use
 - b. Park, public or private

5.2 Existing Residential Uses in the District: The following site development standards shall apply to all Areas within the District.

- A. Authority to Continue. Where, at the time of adoption of an ordinance, lawful residential uses of land which exist and would not be permitted by the regulations imposed by the Ordinance, may be continued so long as they remain otherwise lawful, subject to the following provisions.
- B. Enlargement/Improvement of Existing Residential Structure. Such nonconforming uses may be enlarged or increased to occupy a greater area of land than was occupied at the effective date of the Ordinance so long as such improvements do not result in an increase of the value of the structure by more than 50% of the pre-improvement value.
- C. Moving a Residential Structure. No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the rezone.

- D. Termination by Discontinuance or Abandonment of Use. If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.
- E. New Construction of Residential Buildings. The only new structures that shall be permitted shall be clearly accessory to the existing residential use of the property and shall adhere to the standards for Accessory Structures as outlined in the Unified Development Ordinance.
- F. Damage or Destruction. Should such nonconforming residential structures be destroyed or damaged by any means, then the home may be reconstructed in a manner equal to the fair market value of the building immediately prior to the damage.
- G. Underlying Standards. Any residential improvements inside the District shall adhere to the underlying developmental standards of the SF-1 (Single-Family Large Lot) district.

5.3 Prohibited Uses: The following uses shall be explicitly prohibited:

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

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 Real Estate, except as otherwise modified below.

6.1 Area I and II Development Standards:

- A. Front Yard Setback (Area I): 0 feet
- B. Front Yard Setback (Area II): 10 feet
- C. Side Yard Setback (internal to District): 0 feet
- D. Side Yard Setback (abutting District perimeter): 10 feet
- E. Maximum Building Height: 75 feet
- F. Minimum Distance Between Buildings (Area I): 0 feet
- G. Minimum Distance Between Buildings (Area II): 15 feet
- H. Minimum Lot Frontage (Area I): 20 feet

6.2 Area III and IV Development Standards:

- A. Front Yard Setback: 25 feet
- B. Side Yard Setback (internal to District): 0 feet
- C. Side Yard Setback (abutting District perimeter): 20 feet
- D. Maximum Building Height: 75 feet
- E. Minimum Distance Between Buildings: 15 feet

6.3 Multi-family Residential: Shall be limited to sixty (60) acres within the District.

- A. Maximum Density: Fifty (50) Dwelling Units per gross acre
- B. Minimum Density: Ten (10) Dwelling Units per gross acre
- C. Maximum Dwelling Units per Structure: One hundred (100)
- D. Maximum Number of Multi-family Dwelling Units in the District: Seven hundred and fifty (750)
- E. Minimum Building Setback Lines:
 - 1. Front Yard (Area I): zero (0) feet
 - 2. Front Yard (Area III): ten (10) feet
 - 3. Side Yard (Area I): zero (0) feet
 - 4. Side Yard (Area III): ten (10) feet
 - 5. Rear Yard: ten (10) feet
- F. Project Perimeter Setback: Shall not apply to the perimeter bound by Wheeler Road/the Monon Trail, Tournament Trail, or Oak Ridge Road.
- G. Maximum Building Height: Seventy-five (75) feet
- H. Minimum Distance Between Buildings: zero (0) feet

Section 7. Overlay Districts. The standards of Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall apply to the development of Area II of the Real Estate with the following exceptions:

- A. The Minimum Gross Floor Area shall be four thousand (4000) square feet. Provided however that freestanding bank uses shall not be required to meet this standard. There shall be no more than one (1) freestanding bank user within Area II.
- B. The Minimum Gross Floor Area shall also include the square footage of all pergolas, outdoor seating and hardscaped amenities up to one thousand (1000) square feet.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Areas I, II and III shall have a thematic consistency conveyed through the architecture, signage, lighting and building materials.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail.
- 8.2 Article 6.3 Architectural Standards: Article 6.3(E) Architectural Standards of the Unified Development Ordinance shall apply to Multi-family Dwellings and Industrial uses. The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District.
- 8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Detention and Retention Areas (Article 6.8(I)(1)(c)). Shall apply to regional detention or retention basins unless otherwise approved by the Director of Public Works.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)&(2)). Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Plantings in other areas may be grouped to provide and preserve sight lines to users within the District. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail.
- C. Parking Area Landscaping (Article 6.8(0)). If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(0)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(0)(1)) requirements.

8.4 Article 6.17 Sign Standards: shall apply, except as modified below.

- A. Individual Nonresidential Signs (Article 6.17(H)(1)). Shall apply however, Projecting Signs shall be permitted in Areas I and III.
- B. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). The Nonresidential Center proposed for Areas I, II, and III shall be permitted three (3) Monument Signs. The Monument Signs shall be located along the Nonresidential Center's frontage on State Highway 32, Oak Ridge Road and Wheeler Road.
- C. Center In-Line Tenant Signage (Article 6.17(J)(5)(a)). Shall apply except as modified by the following: tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's side Building Façade and tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's rear Building Façade in Areas I, II and III. In order to capture the increase to the sign area allocation for the rear building façade from one (1) square foot of signage for each linear foot of rear building façade to two (2) square feet of signage for each linear foot of rear building façade the tenant must install signage on both the front and rear building facades.
- D. Outlot Signage (Article 6.17(J)(8)(a)). Shall apply except as modified by the following: All Outlots of nonresidential centers shall be permitted one (1) monument sign per Outlot so long as it is no more than four (4)

feet in height and complies with all sight line requirements in the Unified Development Ordinance.

- E. Murals, painted on or applied to a wall of a Building, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.
 - a. If a mural is illuminated, indirect lighting shall be used.
 - b. A maximum of ten (10) murals are permitted.
- F. Wall Scape Signs are contained in frame system assemblies, are flush mounted to the exterior Building skin, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.
 - a. The wall scape sign may depict or advertise community, city and other on and off premise events, or not for profit businesses. The sign within the frame may change from time to time without the need to obtain additional signage permits. In no event shall a Wall Scape sign advertise the business or user located within the building on which the wall scape sign is attached.
 - b. If a wall scape sign is illuminated, indirect lighting shall be used.
 - c. A wall scape sign shall be permitted a maximum Sign Area of two hundred (200) square feet.
 - d. A maximum of three (3) wall scape signs are permitted.

8.5 Multi-story Parking Garage Standards.

- A. Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
- B. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
- C. If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
- D. If any part of the Multi-story Parking Garage building abuts Wheeler Road the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.

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

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

Section 11. **Subdivision.** The standards of Chapter 10 Processes and Permits shall apply to the development of the Real Estate.

Section 12. **Public Art.** Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety approved by the Plan Commission.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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 18-04** was delivered to the Mayor of Westfield on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-04**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 18-04**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: _____

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: _____

EXHIBIT A
Real Estate (Legal Description)
Warranty deeds on file with the Department

Wheeler Farms LLC Parcels

08-05-35-00-00-009.000
08-05-35-00-00-010.000
08-05-35-00-00-012.000
08-05-36-00-00-046.000
08-05-36-00-00-048.000
08-05-36-00-00-045.000
08-05-35-00-00-013.004
08-05-36-00-00-044.000
08-05-36-00-00-042.000
08-05-36-00-00-041.000

Westfield Airport LLC Parcels

08-05-35-00-00-003.001
08-05-35-00-00-004.000
08-05-35-00-00-006.000
08-05-35-00-00-023.000
08-05-35-00-00-022.000
08-05-35-00-00-028.002
08-05-35-00-00-028.000

Leslie S Wheeler Revocable Trust Parcel – 0 Dartown Road

08-05-35-00-00-022.001

Andrew and Marcia Wheeler Parcel - 18206 Kinsey Ave

08-05-35-00-00-006.001

Charles Wheeler Parcel - 18110 Kinsey Ave

08-05-35-00-00-006.003
08-05-35-00-00-006.102

Maddox Parcel - 801 E 181st St

08-05-36-00-00-047.000

Wood Family Farm Parcel – 0 W 186th St

08-05-35-00-00-003.000

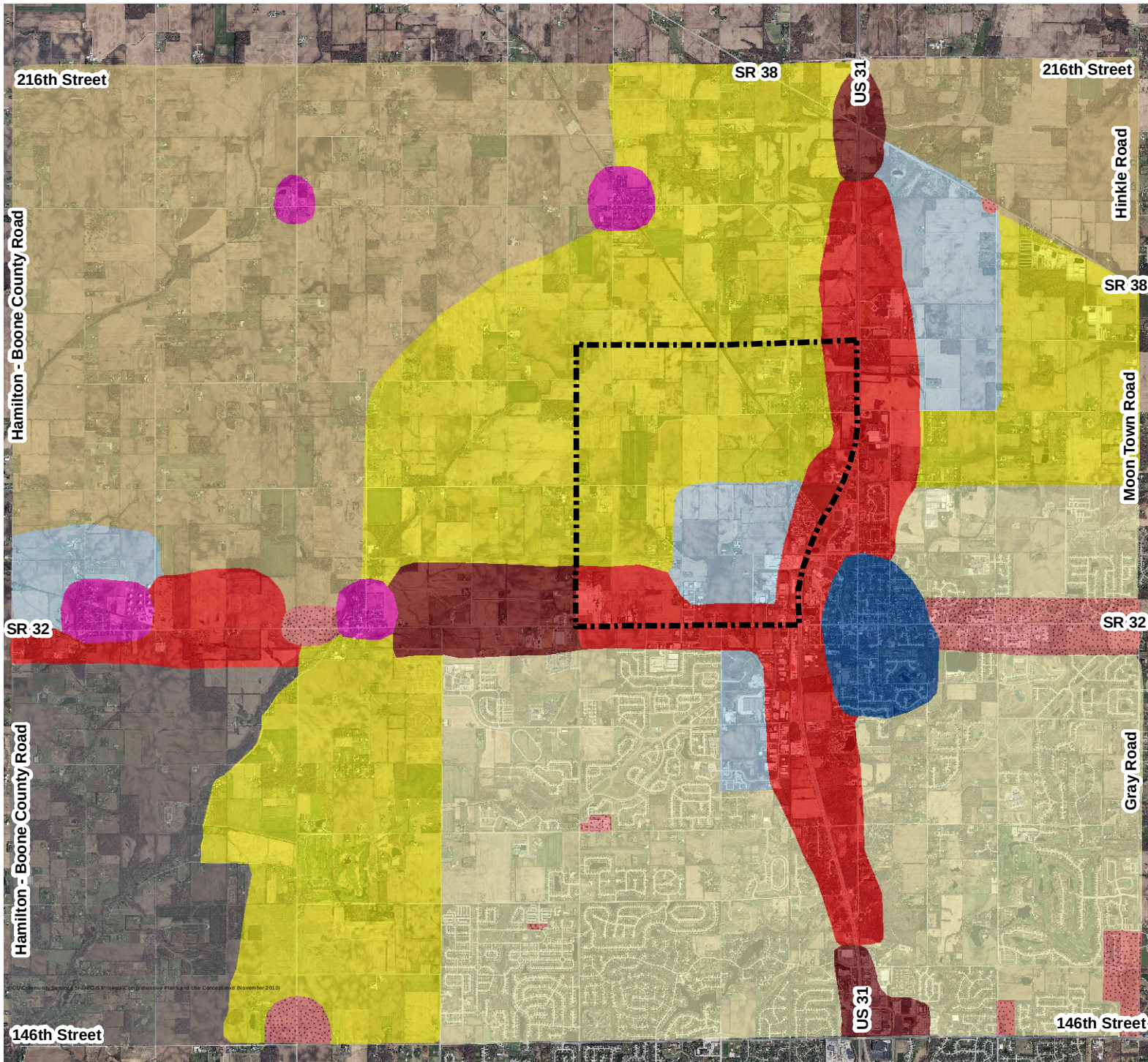
Sill Parcel - 18150 Kinsey Ave

08-05-35-00-00-006.002
08-05-35-00-00-006.103

Wallace Parcel - 17939 Dartown Rd

08-05-35-00-00-011.000

EXHIBIT B
Concept Plan (Use Block Diagram)



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 7, 2018
1801-PUD-01
Exhibit 1

Docket Number: 1801-PUD-01 (Ordinance No. 17-52)

Petitioner: Estridge Homes by 11th Street Development (the “Petitioner”)

Request: A change in zoning of approximately 80 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Davis PUD District.

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

Current Land Use: Undeveloped / Residential / Agriculture

Acreage: 80 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Illustrative Plan
4. Architectural Character Exhibits
5. Amenities Plan and Character Exhibits
6. Buffer Exhibits
7. Proposed Ord. 17-52 (Davis PUD)
8. Redlined Ord. 17-52
9. Side-by-side Concept Plan Comparison Exhibit
10. Petitioner’s Narrative
11. Neighbor Meeting Summary
12. Petitioner’s Response to Issue List
13. Petitioner’s Comprehensive Plan Analysis
14. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 11, 2017, City Council meeting. The public hearing for this petition was held at the January 16, 2018, Advisory Plan Commission (the “Plan Commission”) meeting.

The Petitioner held a neighborhood meeting on January 10, 2017, for neighbors and other interested parties. A summary of that meeting was provided by the Petitioner and is included as **Exhibit 11.**

PROJECT OVERVIEW

Location: This subject property is approximately eighty (80) acres in size and is located on the west side of Ditch Road between 156th Street and 161st Street (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include the Harmony PUD to the south, West Rail PUD to the east, as well as large lot residential and agricultural properties to the east, north, and west.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the “Davis PUD” that would allow for single-family residential development. The proposed PUD Ordinance establishes five (5) areas for the development of the Property, as generally illustrated on the Concept Plan (see **Exhibit 3**). A maximum of 125 dwellings would be permitted.

Bulk and Density Standards: As stated in the Project Description section above, the proposed PUD Ordinance establishes five (5) areas for the development of the Property, and includes a unique set of standards for each area. Those standards are further described below in tables that are grouped by the proposed underlying zoning district.

Underlying Zoning SF3: The table below outlines the lot standards for Areas A and B, as compared to the UDO’s requirements for the SF3: Single-Family Medium Density District.

	AREA A	AREA B	UDO (SF3)
Min. Lot Area	7,150 SF	10,500 SF	12,000 SF
Average Lot Area	8,100 SF	12,400 SF	No equivalent standard
Min. Lot Width	55’	75’	80’
Min. Lot Frontage	30’	40’	50’
Min. Front Yard Setback	10’	20’	20’
Min. Side Yard Setback	5’	5’	10’
Min. Rear Yard Setback	20’	20’	30’
Max. Building Height	2 stories	2 stories	25’
Min. Living Area (Total)			
One Story	2,000 SF*	2,000 SF	1,200 SF
Two Story	2,200 SF	2,400 SF	800 SF (ground floor)
Max. Number of Dwellings	42	36	No equivalent standard
* Up to 11 of the lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF			

Underlying Zoning SF2: The table below outlines the lot standards for Areas C and D, as compared to the UDO's requirements for lots in subdivision within the SF2: Single-Family Low Density District (the proposed underlying zoning district for those areas).

	AREA C	AREA D	UDO (SF2)
Min. Lot Area	13,300 SF	14,700 SF	15,000 SF
Average Lot Area	14,000 SF	20,000 SF	No equivalent standard
Min. Lot Width	95'	105'	100'
Min. Lot Frontage	50'	50'	50'
Min. Front Yard Setback	20'	20'	30'
Min. Side Yard Setback	5'	10'	12'
Min. Rear Yard Setback	20'	20'	30'
Max. Building Height	2 stories	2 stories	2 ½ stories
Min. Living Area (Total)			
One Story	2,400 SF	2,600 SF	1,200 SF
Two Story	2,800 SF	3,000 SF	800 SF (ground floor)
Max. Number of Dwellings	23	21	No equivalent standard

Underlying Zoning AG-SF1: The table below outlines the lot standards for Area E, as compared to the UDO's requirements for the AG-SF1: Agriculture / Single-Family Rural District (the proposed underlying zoning district for the area).

	AREA E	UDO (AG-SF1)
Min. Lot Area	43,560 SF (1 acre)	3 acres
Average Lot Area	43,560 SF (1 acre)	No equivalent standard
Min. Lot Width	200'	100'
Min. Lot Frontage	100'	250'
Min. Front Yard Setback	45'	100'
Min. Side Yard Setback	20'	30'
Min. Rear Yard Setback	40'	30'
Max. Building Height	2 stories	2 ½ stories
Min. Living Area (Total)		
One Story	3,000 SF	1,350 SF
Two Story	3,500 SF	800 SF (ground floor)
Max. Number of Dwellings	3	No equivalent standard

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO’s single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address garages; roof pitches and overhangs; prohibited building materials; windows; basements; additional architectural requirements for individual elevations; corner breaks; and driveways. The PUD Ordinance also incorporates an Architectural Character Exhibit (see **Exhibit 4**) that is “designed to capture the intended architecture of Dwellings to be constructed...”

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO’s landscaping standards, with the following exceptions:

Restricted Open Space Buffer: The proposed PUD Ordinance establishes a Restricted Open Space Buffer (ROSB) 60’ in width, along the west property line; and restricts the height of any structures built within that area. The ROSB would be permitted to be located on private lots, and landscaping requirements are outlined in the Buffer Yard Standards of the proposed PUD Ordinance, further described below.

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	UDO requirement (Lots over 8,000 SF)
Shade Trees	2	4
Ornamental/Evergreen Trees	1	2
Shrubs	10	4

External Street Frontage Landscaping: Would apply, except along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

Buffer Yard Requirements: As proposed, the Buffer Yard along the western property line will be divided into two (2) sections. The southern half of the buffer, labeled as “Buffer A” on the second page of **Exhibit 6**, is proposed to be 40’ in width and contain eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. The northern half of the buffer, labeled as “Buffer B” on the same exhibit, is proposed as a reforestation area a minimum of 45’ in width and includes additional size and spacing requirements for the plantings placed in that area. Additionally, the Buffer Yard would be permitted to be located on private lots and no mound or berm is proposed.

Design Standards: As proposed, the PUD Ordinance establishes alternative Design Standards from those contained in the UDO. These standards are briefly highlighted below.

Open Space/Amenities: As proposed, the UDO standards for open space would apply. Additionally, the proposed PUD Ordinance includes a minimum open space requirement of 27%, and requires the open space and amenities to be developed as generally depicted in the Amenities Plan and Character Exhibits (see **Exhibit 5**).

Street and Right-of-Way Standards: The proposed PUD Ordinance would require a street to be stubbed to the west; however, it would not require the stub to be constructed until the property to the west is developed. Additionally, the proposed PUD Ordinance increases the Maximum Cul-de-sac Length to 700 feet, and allows the lots in Area E to be accessed directly off of 161st Street.

Changes since the Public Hearing

Since the public hearing, the Petitioner has made several changes to the proposed ordinance. First, the number of areas in the district was increased from two (2) to five (5), with three (3) underlying zoning districts; and Average Lot Area and Maximum Number of Dwellings Permitted were added for each of the areas. Second, additional architectural standards were added. These standards are related to garages, roofs, chimneys, windows, basements, and additional architectural requirements for individual elevations. Third, Buffer Yard requirements were added to the proposed PUD Ordinance including the language regarding the Restricted Open Space Buffer. Lastly, some Street and Right-of-Way Standards were added to the Proposed PUD Ordinance. These standards include delaying the construction of the street stub to the west, increasing the minimum cul-de-sac length, and permitting additional access point along 161st Street to serve the lots in Area E.

COMPREHENSIVE PLAN

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

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations

should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

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

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the January 16, 2018, 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 December 11, 2017, City Council meeting.

DEPARTMENT COMMENTS

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



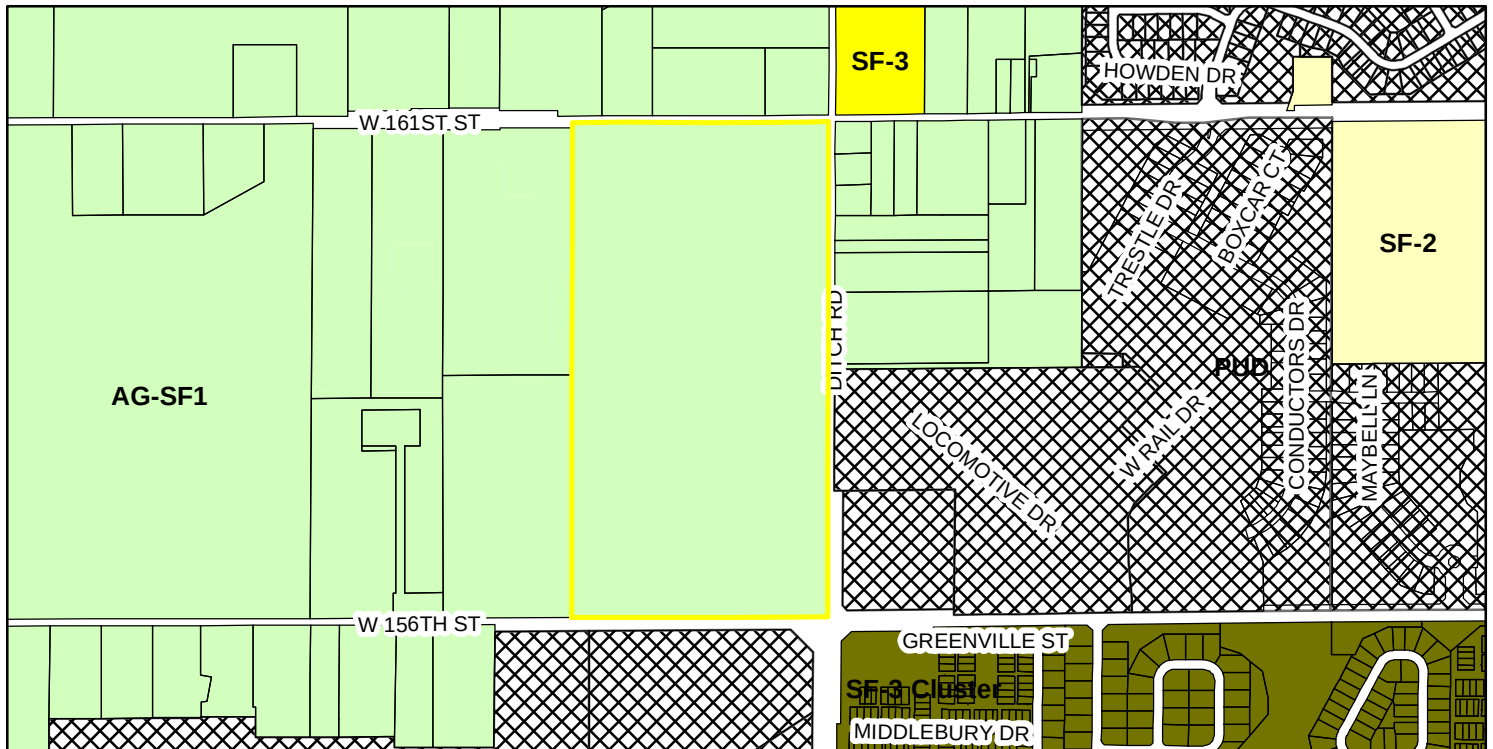
Property Location Map
Davis Planned Unit Development (PUD) District
1801-PUD-01



Aerial Location Map



Zoning Map



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

EXHIBIT B
CONCEPT PLAN

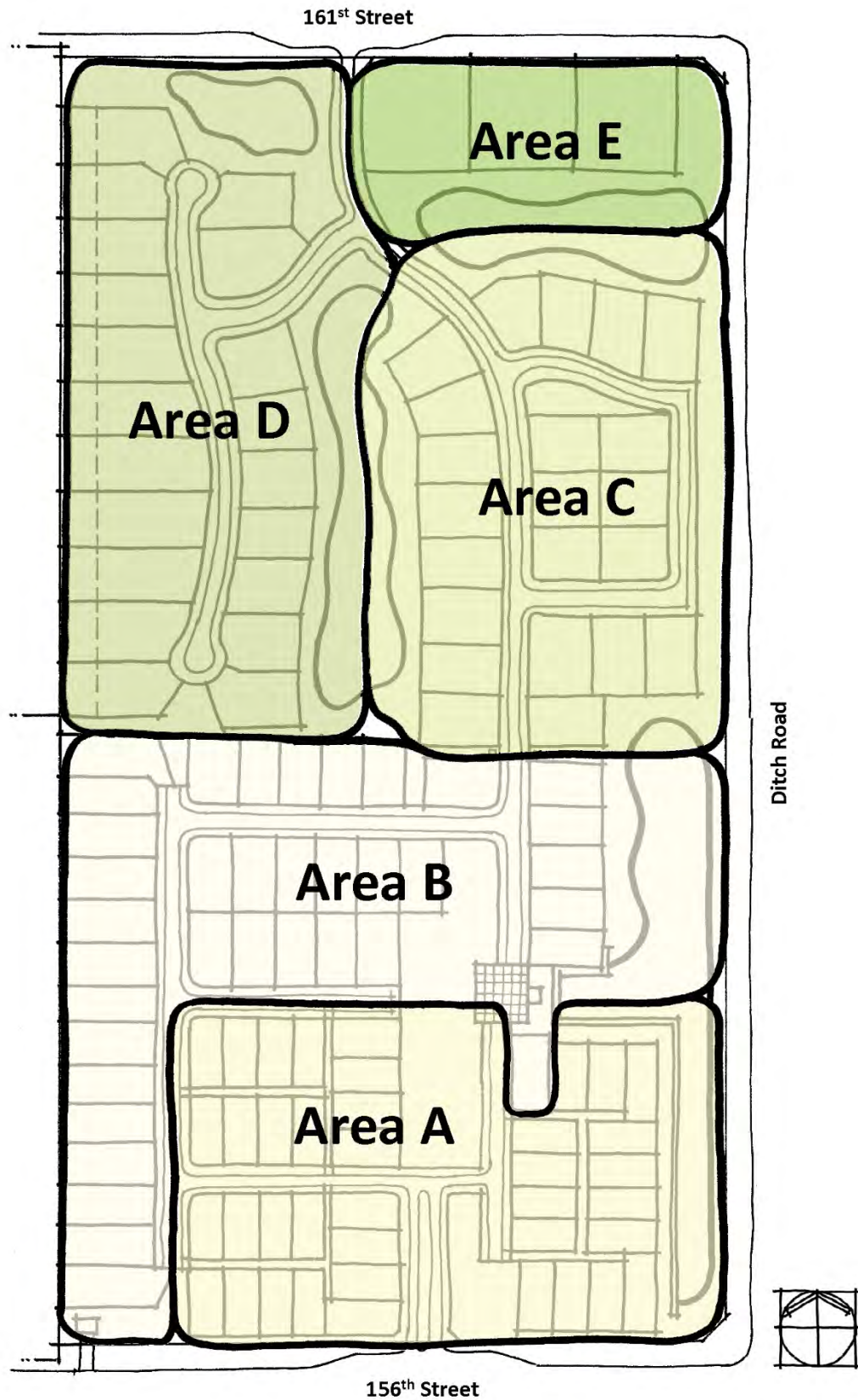


EXHIBIT B
ILLUSTRATIVE PLAN

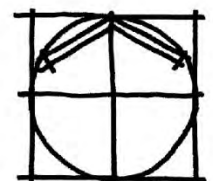


EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA B



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS



EXHIBIT D **AMENITIES PLAN AND CHARACTER EXHIBITS**

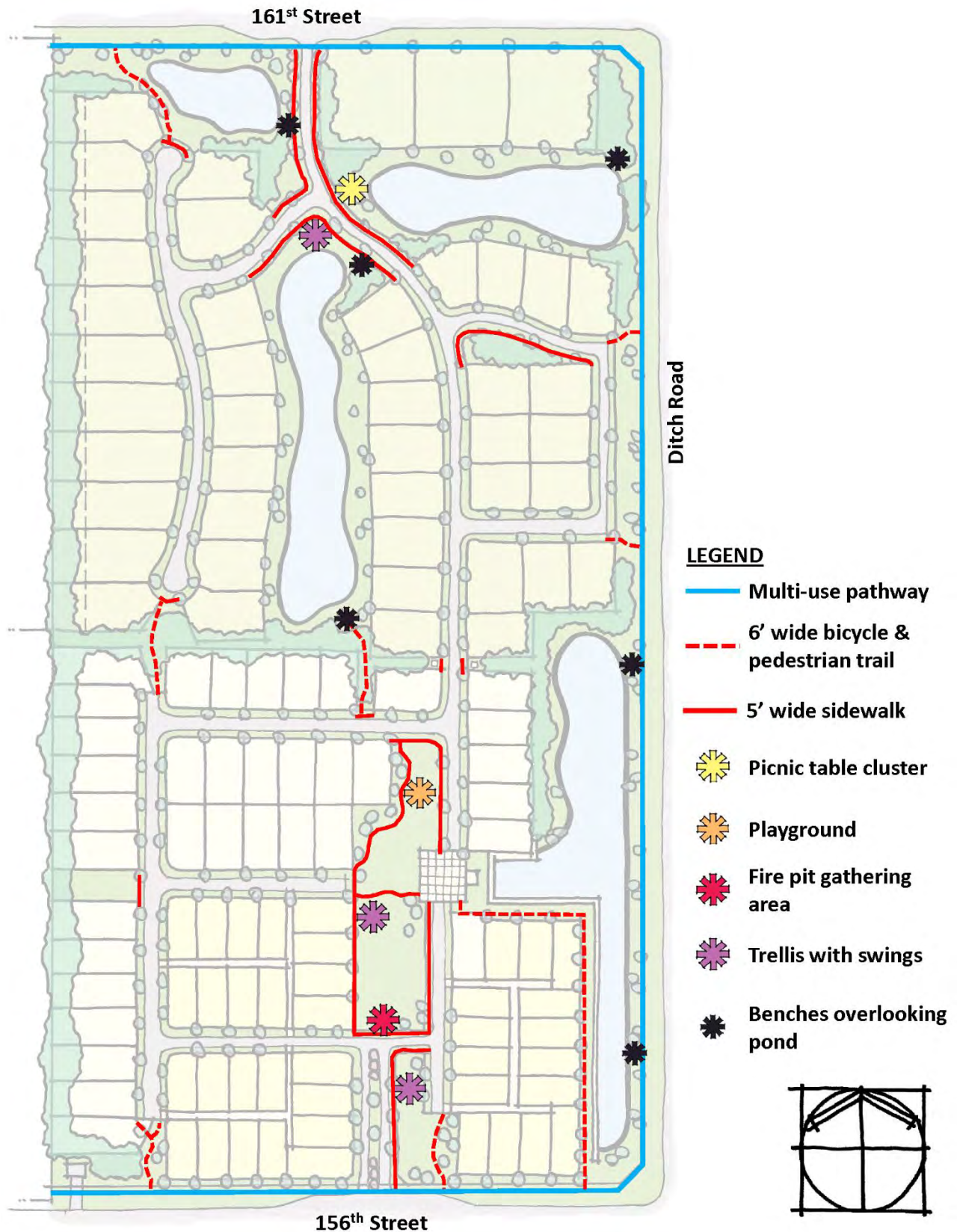


EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS



EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS



EXHIBIT E
RESTRICTED OPEN SPACE BUFFER



The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

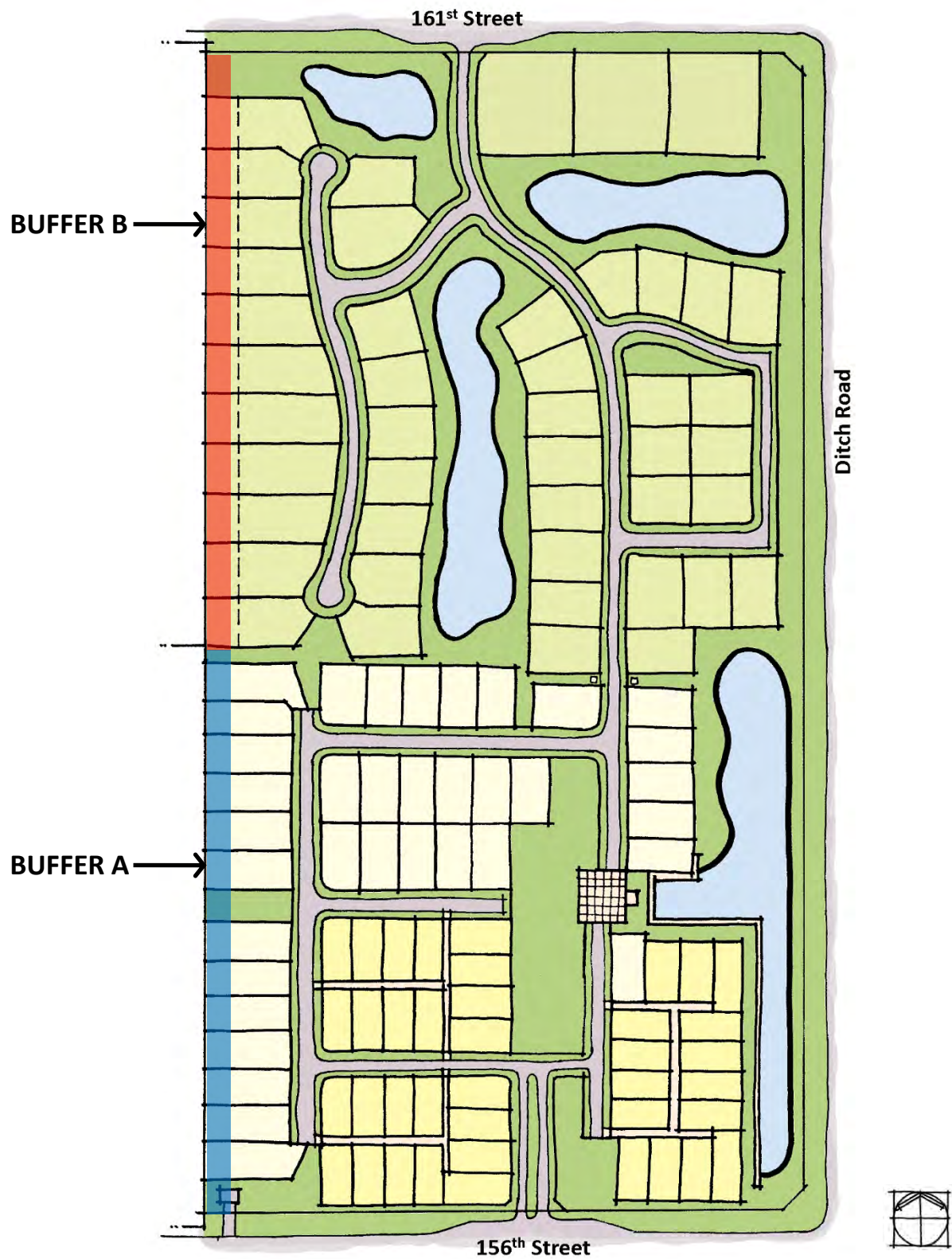
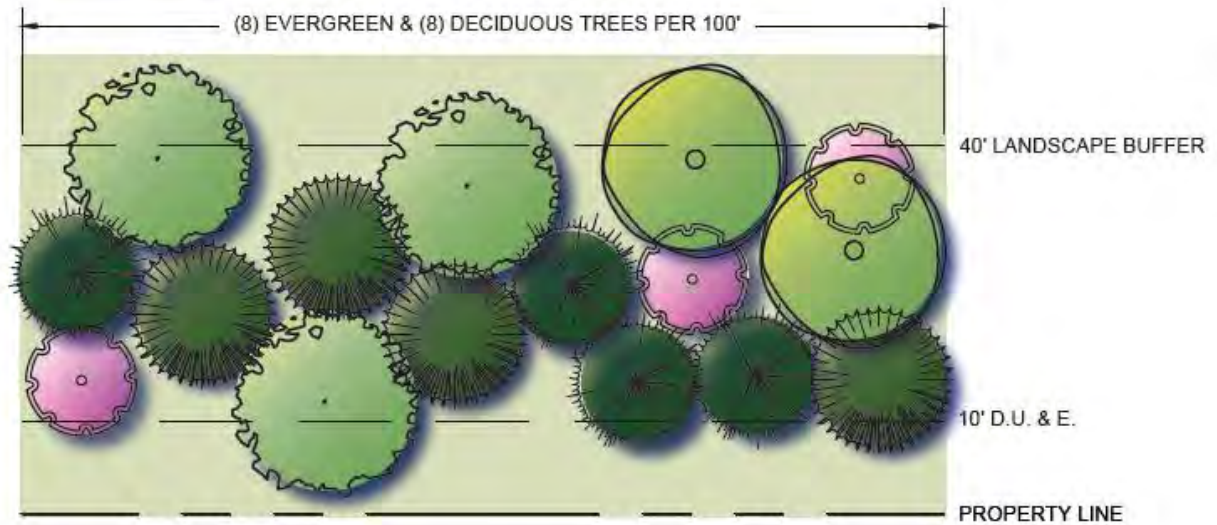


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A

DAVIS PROPERTY



KOTSANOS PROPERTY

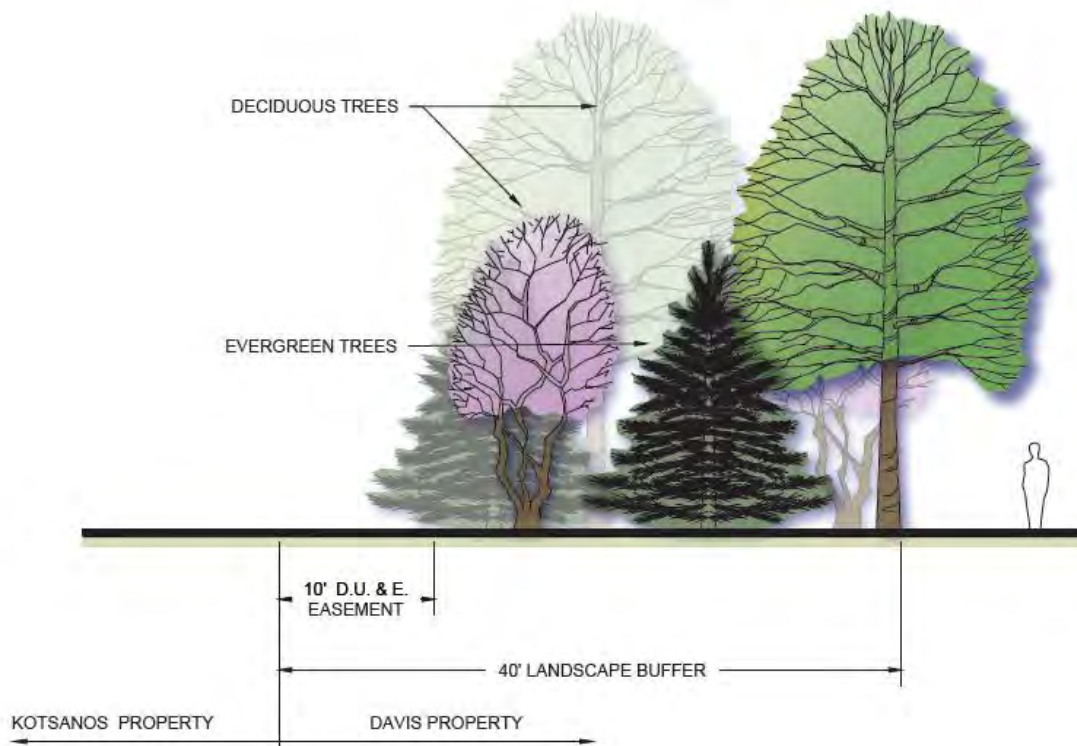


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER B

ORDINANCE NUMBER 17-52

Davis PUD Ordinance

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

This is a Planned Unit Development Ordinance (to be known as the “**DAVIS 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. 1801-PUD-01), 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. 1801-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate as a Planned Unit Development District to be known as the “**Davis PUD District**” (the “District”).

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

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

- 2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.
- 2.3 Average Lot Area. A numerical value representing the mean area of a group of lots that vary in size. The Average Lot Area shall be calculated using all lots within an Area as illustrated on the District Plan. Compliance with the Average Lot Area requirement shall be determined at the Primary Plat. Secondary Plats shall be in substantial conformance with the lot sizes shown on the Primary Plat.

Section 3. **Concept Plan and Illustrative Plan.** The Concept Plan and Illustrative Plan, attached hereto as Exhibit B, are 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 and Illustrative Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District:

- Within Area A shall be the SF3 Single-Family Medium Density District,
- Within Area B shall be the SF3 Single-Family Medium Density District,
- Within Area C shall be the SF2 Single-Family Low Density District,
- Within Area D shall be the SF 2 Single-Family Low Density District, and
- Within Area E shall be AG-SF1-I: Agriculture/Single-Family Westfield District.

Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District,

as set forth above, shall apply.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one hundred twenty-five (125). The maximum number of Dwellings permitted by Area is noted in the table below.

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.

Standard	Area A Lots	Area B Lots	Area C Lots	Area D Lots	Area E Lots
Minimum Lot Area	7,150 SF	10,500 SF	13,300 SF	14,700 SF	43,560 SF
Average Lot Area	8,100 SF	12,400 SF	14,000 SF	20,000 SF	43,560 SF
Minimum Lot Width	55'	75'	95'	105'	200'
Minimum Lot Frontage	30'	40'	50'	50'	100'
Min. Building Setback Lines					
Front Yard	10'	20'	20'	20'	45'
Side Yard	5'	5'	5'	10'	20'
Rear Yard	20'	20'	20'	20'	40'
Maximum Building Height	2 stories	2 stories	2 stories	2 stories	2 stories
Min. Living Area (Total)					
One-Story Dwellings	2,000 SF ⁽¹⁾	2,000 SF	2,400 SF	2,600 SF	3,000 SF
Two-Story Dwellings	2,200 SF	2,400 SF	2,800 SF	3,000 SF	3,500 SF
Maximum Number of Dwellings Permitted	42	36	23	21	3

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF.

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

- 7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:
- A. **Streetscape Diversity:** The Architectural Character Exhibits, as attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District.

- B. **Garage Composition and Orientation:** All Dwellings shall have a minimum two (2) car attached garage. No more than 25 Dwellings within the District may have only front-load garages.
- i. Within Area A, garages shall be rear-load garages accessed by an alley.
 - ii. Within Area B, a minimum of 11 Dwellings shall have side-load or courtyard-load garages. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed a minimum of two (2) feet behind the plane of the other garage doors.
 - iii. Within Area C, Area D, and Area E, all Dwellings shall have a minimum two-car side-load attached garage. Additional garage bays may be front-loaded if the garage door is recessed a minimum of ten (10) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling.
 - iv. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.
- C. Additional Architectural Standards: The following shall apply to all Dwellings unless otherwise noted:
- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - ii. Roof Requirements:
 - a) Roof Pitch: The primary roof of the Dwelling shall have a minimum pitch of 6/12. Side-to-side gables on Front Building Facades shall have a minimum pitch of 10/12. Side-to-side gables on Rear Building Facades shall have a minimum pitch of 8/12. Ancillary roof pitches for shed-roof dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.

- b) Ridgelines: Within Area A and Area B, all Dwellings shall have a minimum of three (3) ridgelines. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) ridgelines. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches with gables shall count as a ridgeline.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited. When located on an exterior wall, chimneys shall be constructed with a brick or stone finish.
- iv. Windows:
 - a) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of five and one half (5 ½”) inches in width.
 - b) Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet in size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.
 - c) Window grills shall be required on all windows.
 - d) A door shall meet the requirements of one window. 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.
- v. Basements: Basements shall not be required in Area A and Area B. Basements shall be required on a minimum of 12 Dwellings within Area C. Basements shall be required for all Dwellings in Area D and Area E.
- vi. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.
 - b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

- c) Roof design featuring a hip roof; dormers; a reverse gable; a shed roof accent; or two (2) or more roof planes.
 - d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.
- vii. Side Building Façade Requirements: Side Building Façades shall contain the following architectural elements on the Side Building Façade.
- a) A one-story Dwelling shall have a minimum of two (2) windows.
 - b) A two-story Dwelling shall have a minimum of three (3) windows.
 - c) Brick, stone, or cedar shake on the Front Building Façade at the corner shall wrap the corner and extend on the Side Building Façade a minimum of four (4) feet beyond the corner.
 - d) If masonry materials are used on the Front Building Façade, masonry materials a minimum of 36 inches in height the entire length of the Side Building Façade shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.
 - e) Architectural detailing on the Side Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second-floor levels), and dormers consistent with their application on the Front Building Elevation.
- viii. Rear Building Façade Requirements: Rear Building Façades shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from these requirements.
- a) Each Dwelling shall have a minimum of three (3) windows on the Rear Building Façade.
 - b) Each Rear Building Façade shall have an architectural plane breaks of at least two (2) feet of relief at two (2) or more points. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 18 inches of relief.

- c) If masonry materials are used on the Side Building Façade, masonry materials a minimum of thirty-six (36) inches in height the entire length of the Rear Building Façade shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.
- d) Architectural detailing on the Rear Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.
- e) If masonry materials are used on the Rear Building Façade, masonry materials shall be used on the exposed basement walls of Dwellings with look-out basements and walk-out basements. A look-out basement is defined as a basement where the finish grade of the lot meets the Dwelling below the bottom elevation of a basement window. Basement windows utilizing window wells do not qualify as look-out basements.
- ix. Corner Breaks: Within Area A and Area B, all Dwellings shall have a minimum of three (3) corner breaks on the Front Building Facade and the Rear Building Facade. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) corner breaks on the Front Building Facade and the Rear Building Facade. The exterior corners of a covered porch, the outermost corners of the Dwelling, and a projection with a height of no less than six (6) feet shall count toward this requirement.
- x. Driveways: All driveways shall be concrete.

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

- A. Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on **Exhibit E** a Restricted Open Space Buffer (ROSB) shall be provided.
 - i. The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.
 - ii. The ROSB may be located within private Lots.
 - iii. No structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet. Lot owners may add additional landscaping within the ROSB.

- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.
- i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.
 - ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- C. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.
- D. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.
- i. Along the western property line of the Real Estate landscape buffers shall be provided where indicated on **Exhibit F**. The portion of the buffer depicted as Buffer A shall be a minimum of 40 feet wide and planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. The plantings may be distributed throughout the buffer. The portion of the buffer depicted as Buffer B shall be a reforestation area a minimum of 45 feet wide and planted with a variety of native deciduous trees as follows:
 - a) Trees Sizes at Installation: At the time of installation, 25% of the trees shall be a minimum of 1½" in caliper, 50% of the trees shall be whips a minimum of five (5) feet tall, and 25% of the trees shall be three (3) gallon container stock, or equal.
 - b) Tree Spacing: Trees shall be spaced an average of nine (9) feet on center with an average of nine (9) feet between rows. Tree locations may be adjusted slightly to soften the triangular spaced grid to create a more naturalistic appearing tree spacing.
 - c) Trees shall be installed with tree protectors.
 - d) Signs denoting "Reforestation Easement" shall be installed at approximately 200-foot intervals.
 - ii. No berm nor mounding shall be required within the perimeter buffer yard.
 - iii. The perimeter buffer yard may be located within private Lots.
 - iv. Lot owners may add additional landscaping within the perimeter buffer yard.

However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works, except utility poles shall be permitted within the dedicated rights-of-way as long as they are (i) located outside of the Obstruction Free Zone defined within the City of Westfield Construction Standards and Specifications, and (ii) located as to not interfere with any proposed sidewalk or trail.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

- A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- B. Passive Amenities: Open Space including trails shall be provided for passive recreation opportunities, as generally depicted on the Amenities Plan in **Exhibit D.** Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space.
- C. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on **Exhibit D.** The Amenity Elements shall be provided within the area depicted on the Amenities Plan. Alternative locations within the Open Space area may be approved by the Director.
- D. Minimum Open Space Requirement: A minimum of 27% of the gross acreage of the site shall be protected as Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, except as modified below:

- A. Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops.

- B. Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet.
- C. Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on **Exhibit B**, each Lot shall be permitted to have one (1) direct access point by driveway to 161st Street. If there is a Corner Lot within Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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: Bryan D. Stumpf

I hereby certify that **ORDINANCE 17-52** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-52**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 17-52**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan and Illustrative Plan
Exhibit C	Architectural Character Exhibits
Exhibit D	Amenities Plan and Character Exhibits
Exhibit E	Restricted Open Space Buffer
Exhibit F	Landscape Buffer Yard Planting

EXHIBIT A
REAL ESTATE

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North,
Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

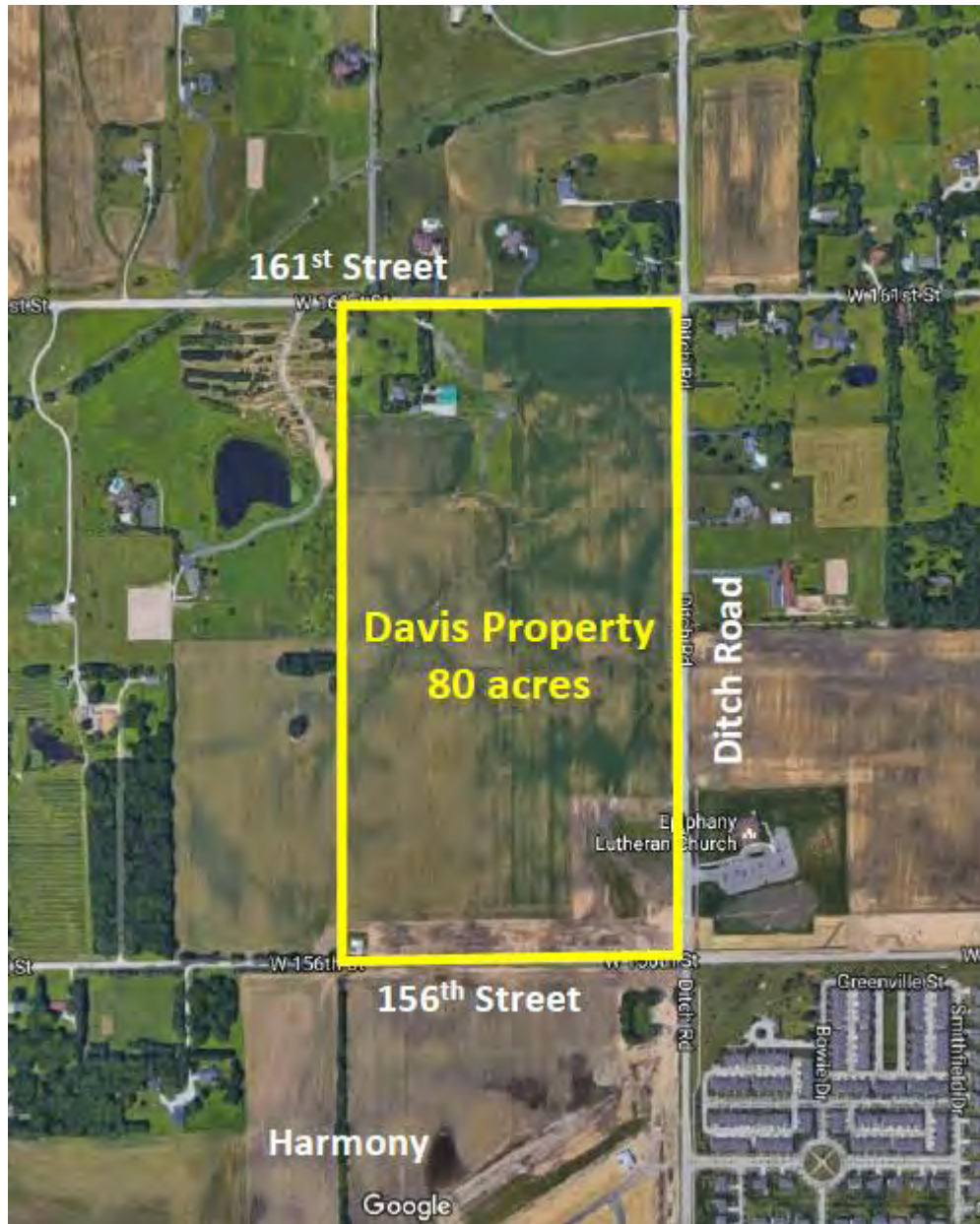


EXHIBIT B
CONCEPT PLAN

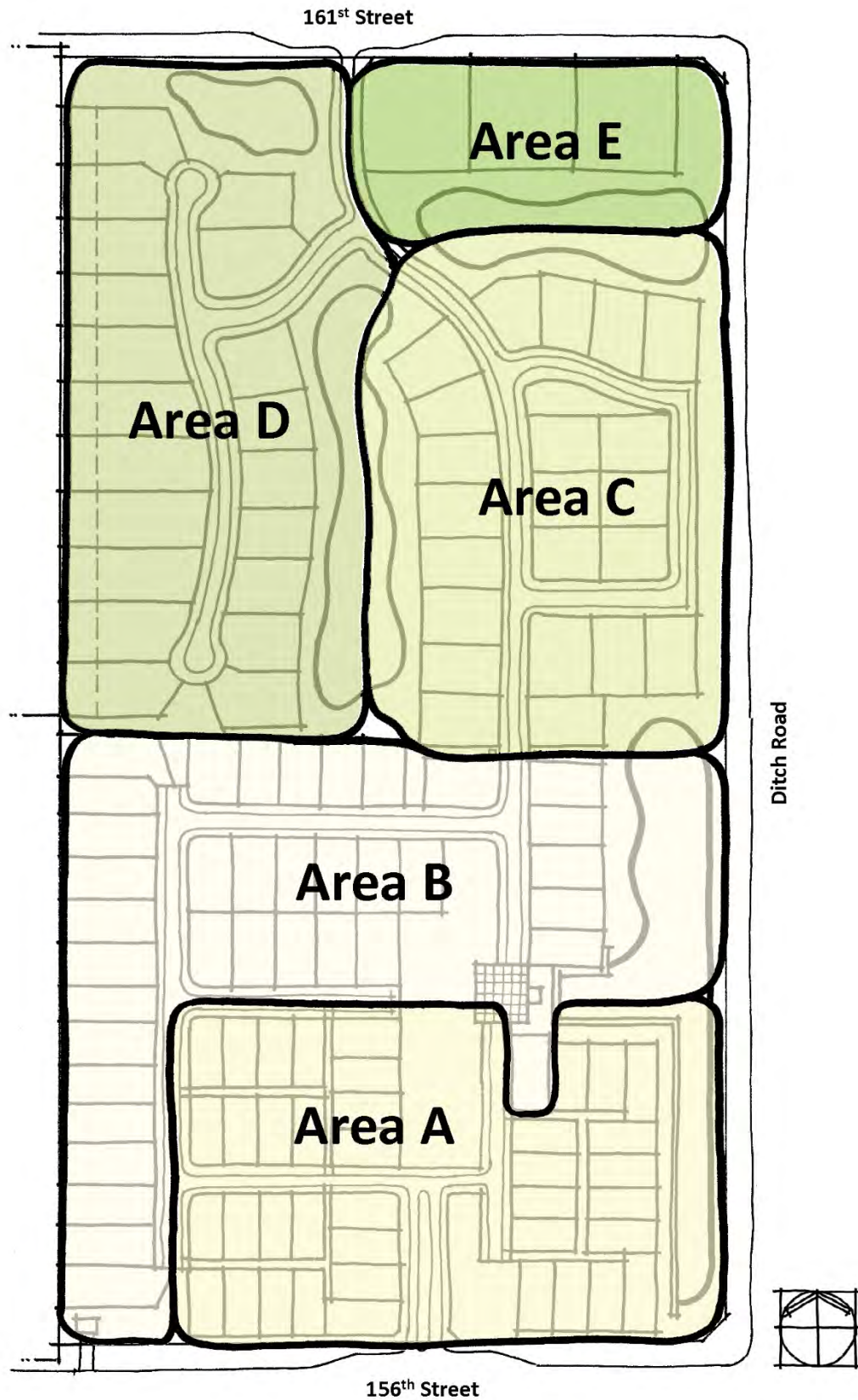


EXHIBIT B
ILLUSTRATIVE PLAN

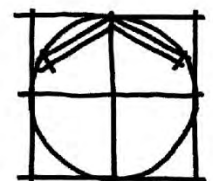


EXHIBIT C
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EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS



EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS



EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

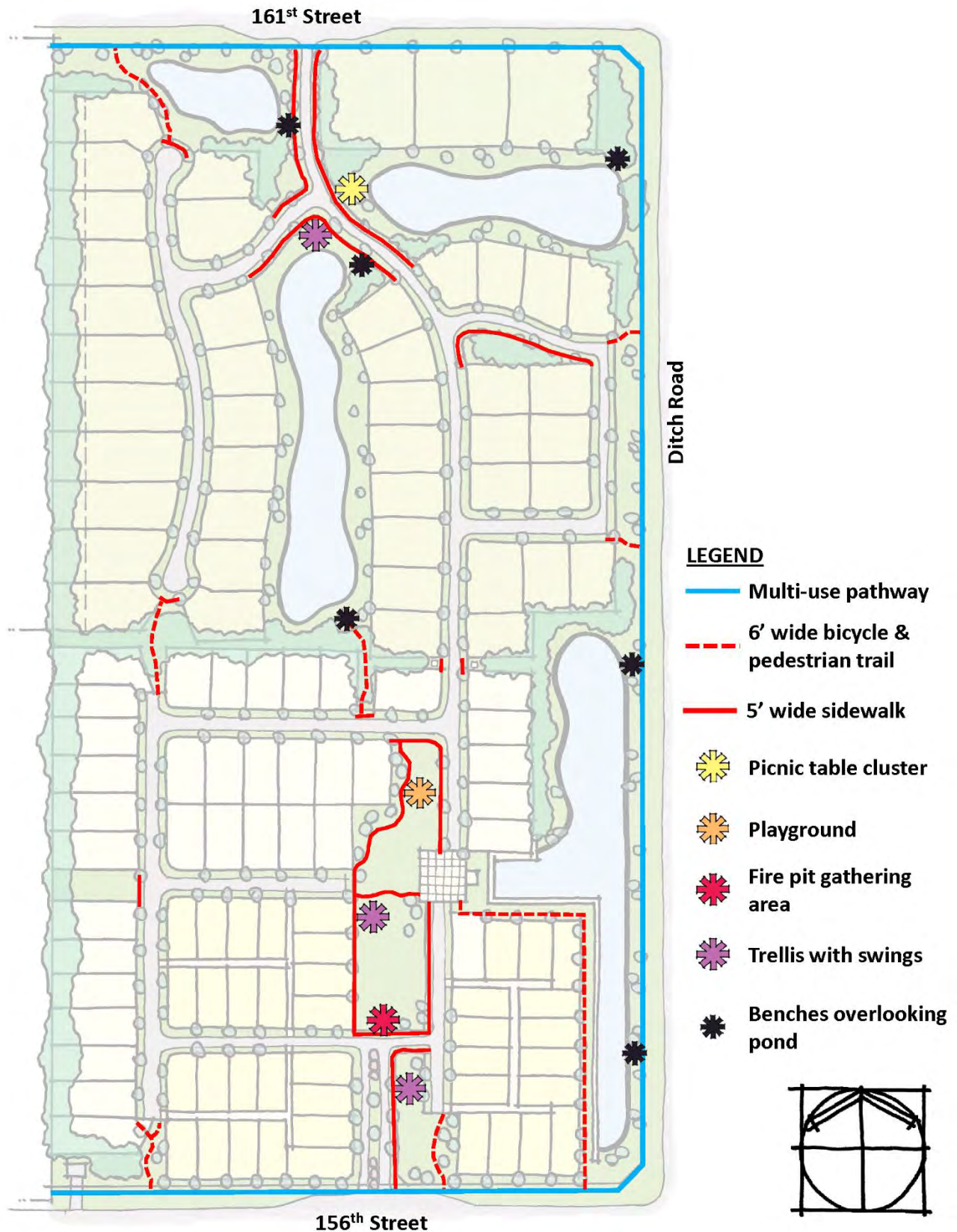


EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS



EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS



EXHIBIT E
RESTRICTED OPEN SPACE BUFFER



The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

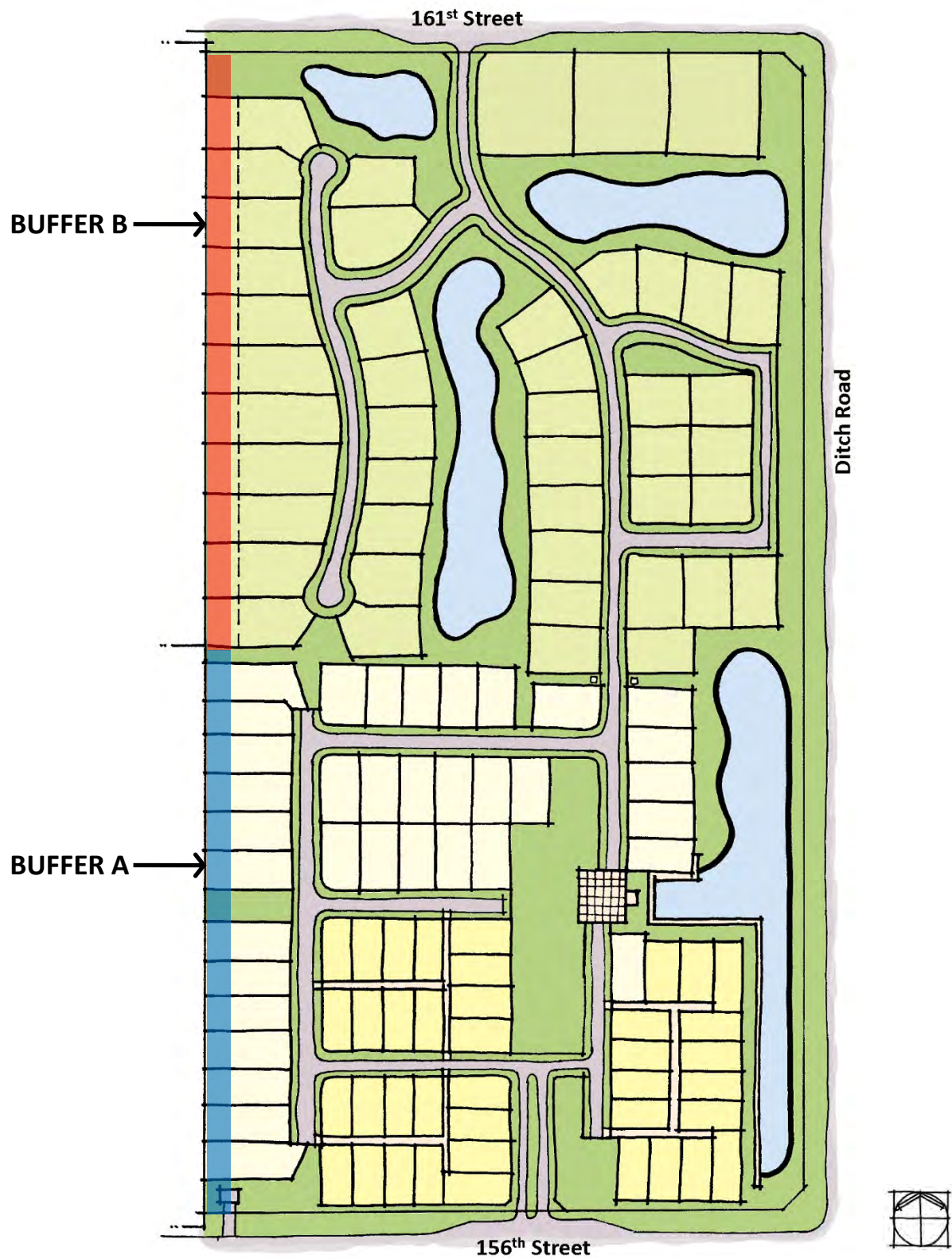
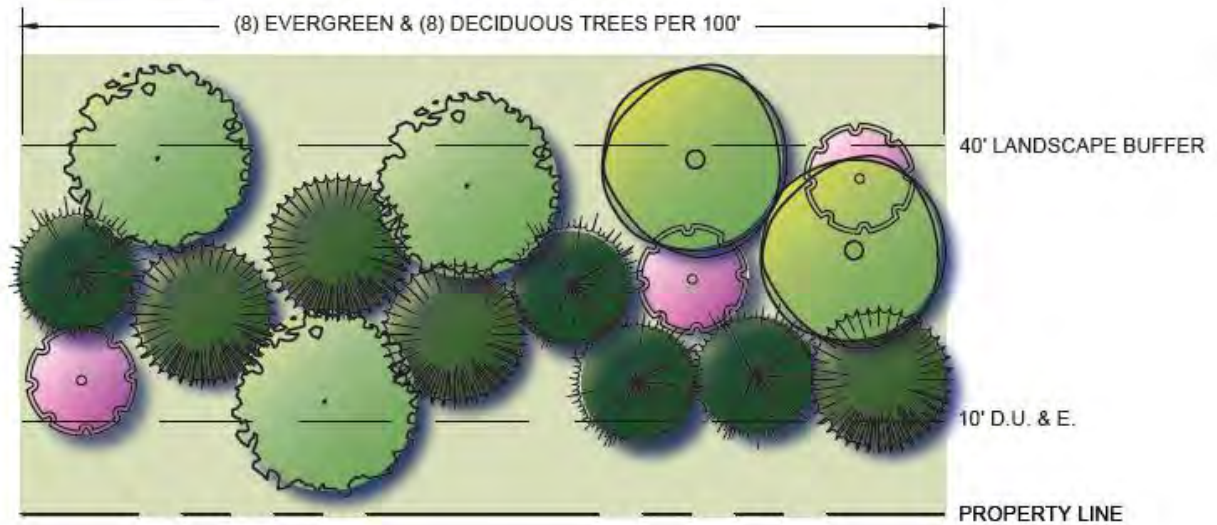


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A

DAVIS PROPERTY



KOTSANOS PROPERTY

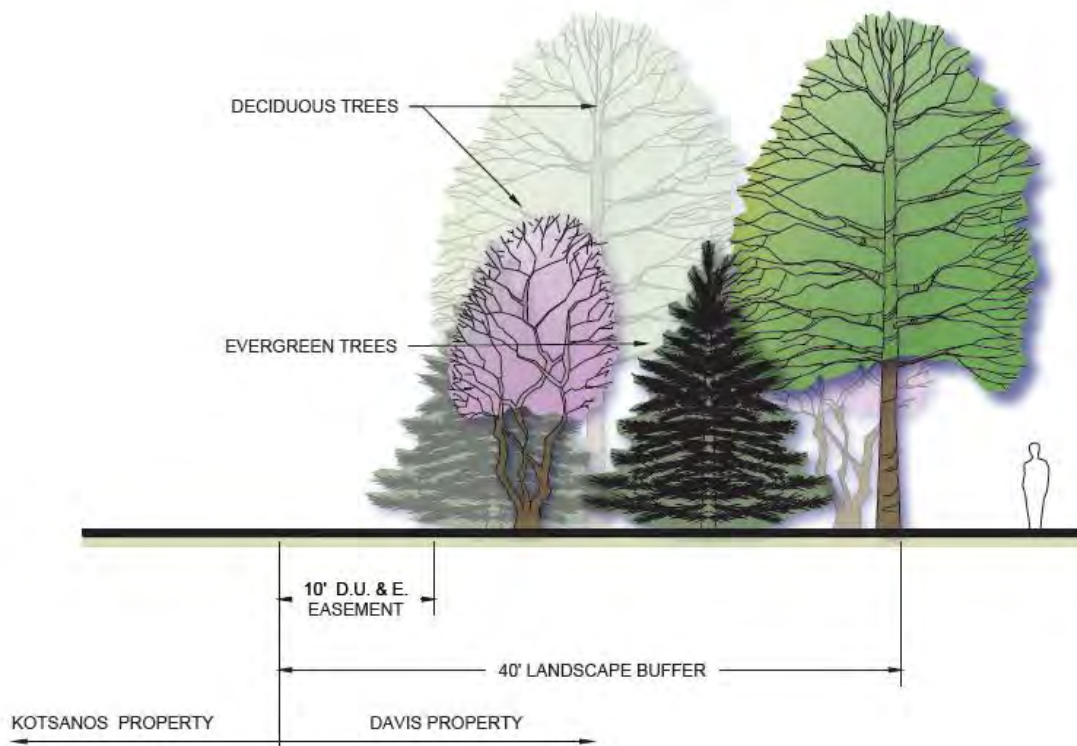


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER B

PREVIOUS

Davis PUD District

EXHIBIT B CONCEPT PLAN

Davis Property Exhibit B - Concept Plan

31 October 2017



CURRENT

Davis PUD District

EXHIBIT B ILLUSTRATIVE PLAN





NARRATIVE

Davis Planned Unit Development

11th Street Development is applying to the City of Westfield for rezone approval for an 80 acre parcel referred to as the Davis Planned Unit Development. It will consist of 145 lots of mixed residential use in two primary lot sizes. The Davis property is located on the west side of Ditch Road between 156th Street and 161st Street. All designs for the project will meet City of Westfield Standards unless otherwise approved in the Davis Planned Unit Development Ordinance.

Neighbor Meeting Notes

Project Name: Davis Planned Unit Development (Waterford)
Ordinance No.: 1801-PUD-01
Date: 10 January 2018
Location: Harmony Club, 1414 W. 151st Street, Westfield, Indiana
Attendees: Paul Estridge, Jr., Clint Mitchell, and Roger Foster – Estridge Homes
Bryan Stumpf – 11th Street Development
Pam Howard – City of Westfield
See **Exhibit A** Sign-in Sheet
Minutes By: Bryan D. Stumpf, PLA, AICP

Paul Estridge and Bryan Stumpf provided an overview of the proposed neighborhood.

NEIGHBOR COMMENTS AND QUESTIONS:

1. What are the lot sizes?
Response: The minimum lots sizes for the collections are 70'x140' and 90'x140', but the lots may be up to 100' wide and over 200' deep.
2. What is the density of the of the proposed neighborhood?
Response: It is substantially lower than other developments in the area. Waterford has a density of 1.8 DU/acre. The densities in Harmony and Centennial are 2.9 and 2.5, respectively.
3. Where are homes like those shown in the pictures being built.
Response: They are being built in Flat Fork in Fishers.
4. Do you have 360° views of the homes?
Response: Not tonight, but we can provide them.
5. What is the buffer from the back of the lots to the DuBois property?
Response: Thirty feet. Suzy stated that was not enough. Paul is glad to work with Suzy to make improvements. Suzy wants to ensure the buffer is well defined so residents do not encroach. Rural residents need more buffer due to livestock.
6. The Comp Plan says to decrease density to the north and west. This looks really dense. Any consideration to more greenspace?
Response: This plan does provide the transition in the density recommended by the Comp Plan. The open space provided is twice that required in the base zoning district.
7. Any thought to a third tier of higher-priced lots?
Response: We always look for our neighborhoods to be successful. The market for homes at price points \$750,000 to \$1,000,000+ is very soft.
8. This looks out of place: an island of high density. Why not create a subdivision of 3-acre lots. That type of subdivision does not exist.

Response: It is out of place with other developments in the area. It is much less dense. A three-acre lot subdivision is not economically feasible.

9. The Comp Plan also encourages conservation subdivisions. Can't you make the numbers work with more greenspace?

Response: No, the price points of a conservation subdivision would be too high.

10. Comment: Westfield set the bar too low many years ago and developers have taken advantage of it.

11. Comment: Twenty-five years ago I was told this area would never change.

12. Comment: You only talk about the market and not having a development that fails. That doesn't address our concerns. This development is a failure to the existing neighbors.

13. Comment: We moved here to be in the country.

14. Why is this not being developed like Oak Hollow at Bridgewater?

Response: Such a development would not work here. There is already a large supply of higher end home lots in Westfield.

15. Are the residents buying the landscape buffers within easements located in the rear of the lots?

Response: Yes. They can add more landscaping, but they cannot build within the landscape easement.

16. Can you bury the utility lines along Ditch Road?

Response: That is not what is typically required by the utility companies, but we will ask them.

17. Did you approach Kotsanos (abutting property to the west) about including his property in your development?

Response: No. The Davis property is sufficient for the neighborhood.

18. Will there be a roundabout at 161st Street and Ditch Road?

Response: Yes, the City is expected to construct roundabouts at the 161st Street and 156th Street intersections. The City's Thoroughfare Plan generally calls for roundabouts at the major intersections throughout the city.

19. Can you look at providing more land for a roundabout at 161st Street to offset the impact to the properties on the other corners of that intersection?

Response: Yes, we can look at that.

20. Comment: I expect developers to contact the most affected adjoiners directly.

21. Comment: Where are you connecting to the water utility? City water is desired on the east side of Ditch Road.

Sign In

DAVIS PROPERTY

10 Jan 2018

Name

Email

Cindy Sochar
Suzanne DuBois
Stacy Hall
Mindy Martin
TERRY WILDS
SAWDY WILDS
TED MESH
Weldon H. Leimer
Dick Levins
Don Ackerson
SCOTT FREI
Steve Hoover
Jim [unclear]
Beth Armstrong
Cherie Cook
David Clark
Mike & Katy Kaylor
Robert Winicki
JOE EDWARDS
Judy Crandall
Denny Kemmer
Patty Kemmer

ISSUES RAISED REGARDING THE DAVIS PUD PROPOSAL

The list below includes issues that were raised during the January 16, 2018, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Is the proposed transition in density appropriate for the area?

Response: Yes. According to the Comprehensive Plan, throughout the New Suburban District as a whole, residential densities should decrease as you move north from 146th Street, south from State Road 32, and west from Ditch Road in order to blend with the Rural Southwest district to the west. This decrease in density is realized in the design of Evergreen, the community designed for the Davis property. Densities in Evergreen decrease as you move north and west. The smallest lots in Evergreen (7,150 s.f. minimum) are in the southern portion of the site and the largest lots (one acre minimum) about 161st Street on the north end of the site. Densities decrease transitioning through districts within the site.

District	Density	
Area E	0.43 DU/ac	Northernmost portion of site
Area D	1.09 DU/ac	
Area C	1.27 DU/ac	
Area B	1.84 DU/ac	Southernmost portion of site
Area A	2.18 DU/ac	

Moving east to west, in the southern half of the site densities drop from 2.18 DU/acre to 1.84 DU/acre. In the northern half of the site, densities drop from 1.27 DU/acre to 1.09 DU/acre as you move from east to west.

2. Is the site designed to retain its natural topography?

Response: Yes, the design of the community follows the topography of the site. The southern portion of the site is flat. A more grid-like pattern is used in this half of the site. The northern portion of the site has more topography. The roadways and ponds have been located based upon the topography with the roads following the higher elevations and the ponds following the lower elevations on the site.

3. Are the buffers and open space provided adequate and in line with the comprehensive plan?

Response: Yes. A 40' wide landscape buffer is being provided along the western property line. This buffer is being planted at twice the rate required by the Unified Development Ordinance (UDO). This planting is illustrated in Exhibit F of the PUD ordinance.

Additionally, there is a 60' wide Restricted Open Space Buffer being placed upon the northern half of the west property line (see Exhibit E of the PUD ordinance). This buffer provides additional separation between the lots and adjoining property. It also restricts uses within the buffer. With the exception of fences, no structures taller than 18 inches are permitted within the Restricted Open Space Buffer. Owners may plant additional landscaping within the buffer, but may not decrease the amount of landscaping within the buffer. Any changes within the buffer require approval of the Homeowners Association.

One-third (33%) of the net acreage of Evergreen is dedicated open space. This is well above the requirements of the base zoning in the PUD (12%) and higher than the open space provided in adjacent communities. Both Harmony and Centennial provide 25% open space. Net acreage is defined as the acreage of the site after dedicating rights-of-way for Ditch Road, 156th Street, and 161st Street.

4. Can the quality of the proposed homes be improved?

Response: Yes, the quality of the homes is very high. These are semi-custom and custom homes with prices ranging from \$550,000 to over \$1,000,000. The square footages for the homes in all districts have been increased. Architectural detailing from front elevation is carried around all four sides of the home. These standards have been incorporated in text and images within the PUD ordinance.

5. How can safety hazards on adjoining rural properties be mitigated?

Response: The hazardous property abuts the northwest portion of Evergreen. The existing fence on the property line between the two sites will remain. A 40' landscape buffer is provided adjacent to property line. It is planted at twice the rate required by the UDO. The evergreen trees planted next to the hazardous property will be clustered against the western side of the buffer to create a dense screen. Additionally, a 60' Restricted Open Space Buffer applies along the property line. This creates an even wider buffer. Finally, lots in this area have been made deeper. The combination of the Restricted Open Space Buffer and deeper lots shifts the location of activities on the lots away from the western property line.

6. Can the text of the ordinance be firmed up to ensure the end product matches what is being presented, even in the event of a change in the developer?

Response: Yes. Additional text, maps, and images have been incorporated into the PUD ordinance to better capture the standards for the community.

7. Are the proposed reductions in landscaping standards necessary and appropriate?

Response: Yes. In order to create a community design where 1/3 of the site is protected open space lots sizes were reduced and the lots were clustered. Requiring the same amount of planting on smaller lots does not allow the necessary and appropriate spacing for the proper health and growth of the plants. Instead, these plantings will occur within the abundant open space on the site.

8. Can the size of the proposed homes and lots be increased?

Response: The sizes of the homes and the lots have been increased. This is illustrated on the Development Standards table in Section 6 of the PUD ordinance.

9. Can buffers be better defined to ensure they are not utilized as part of a yard?

Response: The buffers have been located within common areas, except for the buffer in the northern half of the western property line. In this location, a more stringent 60' wide Restricted Open Space buffer is being require. The details of this buffer are found in the PUD ordinance and the responses above.

10. Can existing trees be preserved?

Response: The site is used for rowcrop agriculture. The few existing trees along the western property line will be protected and utilized toward reforestation efforts on the site.

11. Does this proposal meet the intent of the comprehensive plan for this area?

Response: Yes. As anticipated in the Comprehensive Plan, the large parcel agricultural uses within the New Suburban district are converting to residential neighborhoods. Evergreen transitions density, incorporates high-quality architecture, and provides a variety of lifestyle options as desired by the Comprehensive Plan.

12. Can the market absorb additional homes of this quality and price point?

Response: Yes. While there is an abundance of lots below the \$500,000 price point and above the \$1,000,000 price point, there is an opportunity in the marketplace to provide high quality homes with a price range of \$550,000 to \$750,000.

13. Does this development put undue impact on the schools?

Response: No. Given the demographics of the buyers within Evergreen and the duration in the completion of the build-out of the neighborhood, Evergreen will not create undue impacts on the schools.

14. How does this development fit in context with surrounding properties?

Response: Evergreen fits in well with the context of its neighbors. The southern portion of the site features alley-loaded homes and densities similar to, but less dense than Harmony. The northern portion of the site features larger lots and larger buffers next to existing rural neighbors. Homes along the perimeter have been turned outward so they face the existing public streets.

15. Can pedestrian connectivity with surrounding neighborhoods be increased?

Response: Evergreen is an interconnected neighborhood with sidewalks and trails. These trails provide connections to existing and future neighborhoods adjacent to the site.

16. How will the added traffic from this development impact the surrounding streets?

Response: There will be no significant impact of traffic from Evergreen to the surrounding streets. Entrance improvements will provide safe access in and out of the neighborhood. The neighborhood will also contribute right-of-way to existing roadways and pay road impact fees to fund road improvements in the area.

17. Can perimeter lots be oriented to face the external streets?

Response: Yes, the community has been completely redesigned so the homes are oriented toward the external streets. While the sides of a few lots are oriented toward the external streets, these are the rare exceptions. None of the homes back up to the external streets.

18. Are the amenities provided adequate for the number of lots?

Response: Yes. At the suggestion of the neighbors, we have changed the amenities being offered in the neighborhood. We have removed the swimming pool. Instead, a series of amenities focused on connected neighbors throughout the abundant open space on the site are provided. These gather spaces include a picnic area, a playground, a community fire pit, trellises with porch swings, and benches with vistas of the ponds.

Davis PUD Comprehensive Plan Analysis

Prepared by Bryan Stumpf, AICP, RLA, 11th Street Development
25 March 2018



Development Policies applicable in the New Suburban District

1. Ensure that new development occurs in a way that is contiguous with existing development.

Comment: The site is contiguous with existing development to the south and east.

2. Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.

Comment: Sanitary sewer is located on the site. Water service is at the edge of the property. The site will be improved with paved streets, curbs, gutters, and sidewalks.

3. Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.

Comment: The site is designed so back yards are not adjacent to collector or arterial streets.

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.

Comment: Architectural diversity is key to the design of the neighborhood. There are five areas of the neighborhood, each with different lot sizes, setbacks, and garage orientation requirements. The architectural styles are diverse yet complementary so the neighborhood as a whole is cohesive and in context with its surroundings.

5. Encourage a diverse range of home styles in individual subdivisions, using innovative architecture or a character appropriate to Westfield.

Comment: As mentioned in #4 above, there is great architectural diversity throughout the neighborhood. Furthermore, within each district, there are requirements for enhanced architectural detailing for certain lots identified on the Illustrative Plan. This ensures homes with higher visibility have greater architectural detailing. For example, a corner lot requires additional architectural detailing for the side of the building facing the street.

6. Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan.

Comment: The wide range of housing lifestyles being offered within Evergreen makes the neighborhood attractive to a wide variety of future homeowners. The homes will be attractive to singles, move-up families, and active adult empty nesters. The high price points of the homes complement more affordable price points found elsewhere in Westfield.

7. Emphasize connectivity between subdivisions and avoid creating isolated islands of development.

Comment: Perimeter pathways connect to the existing developments and trail systems to the south and east while providing future trail connections to the north. No internal street stub is provided to the west. The abutting parcels are large rural tracts unlikely to develop as major subdivisions. A street stub to the property is not desired by these rural owners.

8. Ensure proper land use transitions between dissimilar types of residential development.

Comment: The density decreases as you move north through the site. The Harmony neighborhood which abuts the site to the south has a density of 2.99 DU/acre. The density transitions through Evergreen are as follows:

<u>Area</u>	<u>Density</u>	
Area E	0.42	North (abutting 161 st Street)
Area D	1.15	
Area C	1.35	
Area B	1.84	
Area A	2.33	South (abutting 156 th Street)

9. Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.

Comment: not applicable

10. Use open space, parks, and less intensive land uses as buffers in appropriate circumstances.

Comment: Buffering, open space, and less intensive land uses are used around the perimeter of the site. Where lots do not front the perimeter streets, a buffer a minimum of 60' deep is provided. Along the western property line, a minimum of 60' wide buffer is provided with buffer planting density twice that required by the UDO. Furthermore, lots abutting the western property line in Area D range from 200' to 280' in depth to shift the homes further away from the property line.

11. Preserve existing older structures when possible.

Comment: There are no significant older structures on the site.

12. Permit new development only where the transportation network is sufficient for the added traffic volumes.

Comment: The transportation network is sufficient for the proposed level of development. The development will contribute road impact fees to help pay for future transportation improvements in the community. In addition, nearly seven acres of land is being dedicated for future rights-of-way along Ditch Road, 156th Street, and 161st Street.

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.)

Comment: The neighborhood design is a hybrid of traditional neighborhood design and conventional subdivision design based on the context of the surrounding properties. Open space is maximized by using narrower lots to the site as a transition from Harmony. Five different lot types are provided within Evergreen ranging from narrow, alley-load lots to one-acre custom home sites. These five options serve multiple markets from singles to move-up families to active adult empty nesters.

14. Encourage quality and usable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.

Comment: Usable open space is provided throughout the neighborhood. Street connectivity, bicycle and pedestrian paths, benches for quiet reflection, a playground for children, trellises with swings, and a community gathering area with a fire pit are provided. There is also a central park for hosting community-wide events.

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.

Comment: Internally, common area walks, walkways around ponds, and live-end connections on cul-de-sacs create great pedestrian and bicycle circulation throughout the neighborhood. Perimeter pathways along perimeter roadways connect the neighborhood to the broader community.

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.

Comment: There are no steep slopes or other natural limitations on the site. The neighborhood design works in harmony with the existing topography.

17. Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.

Comment: The proposed site design is innovative in its mix of subdivision design types. The southern portion of the site follows traditional neighborhood design principles (TND) to be in context with the Harmony TND abutting the site to the south. The design style of the neighborhood transitions to the north using a more organic layout of larger lots located on streets working with the existing topography of the site.

18. Require appropriate transitions and buffers between neighborhoods, particularly those of differing character and 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).

Comment: Where Area B abuts the western property line, the UDO requires a 40' wide buffer planted with four shade trees, four evergreen trees, and 10 shrubs per 100 lineal feet. In the Evergreen PUD ordinance, this buffer is 60' wide planted with eight shade trees and eight evergreen trees per 100 lineal feet. Where Area D abuts the western property line, the UDO requires a 30'

wide buffer planted with three shade trees, three evergreen trees, and 10 shrubs per 100 lineal feet. In the Evergreen PUD ordinance, this buffer is 60' wide planted with eight shade trees and eight evergreen trees per 100 lineal feet. Furthermore, the planting in this buffer is concentrated to a 30' wide area within the buffer to create an opaque barrier. The existing fence along the property line will remain. There are no shrubs or berms in the buffer at the request of the neighbors.

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).

Comment: The neighborhood has been designed with the natural topography of the site. Ponds have been oversized and use a naturalistic design to make them amenities for the neighborhood. Homes have been arranged around the open space to maximize their exposure to the open space. Over 82% of the homes within Evergreen abut open space or are across the street from open space.

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.

Comment: Architectural diversity is key to the neighborhood. Front-load garages are minimized. They are prohibited within Area A. Within Area B, no more than 70% of the homes may have front-load garages. Where they do occur, they must be recessed at least two feet behind the front plane of the home. Within Areas C, D, and E, two-car side-load garages are required. Front-load garages within these areas are only permitted as a third-car garage and they must be recessed ten feet behind the front plane of the home. The architectural examples committed to within the Evergreen PUD reduce design and material repetition through a wide range of architectural styles. No homes back up to existing public streets and only three homes have sides within 100 feet of an existing public street.

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

Comment: Entries to Evergreen will have acceleration and deceleration lanes. The neighborhood will also contribute road impact fees for community-wide transportation improvements. Internally, streets have been designed for connectivity, but use turns and indirect routes to keep vehicular traffic speeds low.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 7, 2018
1805-ODP-09 & 1805-SPP-09

Petition Number: 1805-ODP-09 & 1805-SPP-09

Subject Site Address: Generally 14710 Inez Setters Lane

Petitioner: Davis Building Group, LLC

Representative: Stoeppelwerth and Associates, Inc.

Request: Overall Development Plan and Primary Plat review of 12 lots named Setters Manor within 5.53 acres +/- included in the SF3: Single-Family Medium Density zoning district.

Current Zoning: SF3: Single-Family Medium Density

Current Land Use: Residential

Approximate Acreage: 5.53 acres+/-

Exhibits:

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

Staff Reviewer: Matt Pleasant, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat 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 is scheduled for its required public hearing at the May 7, 2018 Advisory Plan Commission meeting.

BACKGROUND

The Property is zoned SF3: Single-Family Medium Density and is currently a residence. The surrounding subdivisions that include Setters Place and Setters Run were approved in 1995.

The petition was reviewed by the Technical Advisory Committee at its April 24, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 7, 2018, meeting.



PROJECT OVERVIEW

Location: The 5.53 acres +/- site includes real estate generally located at 14710 Inez Setters Lane (see **Exhibit 2**). The property is surrounded by two completed subdivisions under the SF3 zoning named "Setters Run" and "Setters Place."

The Petitioner proposes to create 12 lots under the current zoning on the property. The new subdivision will be named "Setters Manor" connecting to Setters Place via Erica Lane.

Primary Plat Standards (Article 10.12(J) of UDO)

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is exploring all options for sewer line paths.

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



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

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

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

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

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

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

- 23) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building



envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

- 24) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 25) Address and legal description of the property.
- 26) Boundary lines of the property including all dimensions.
- 27) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 28) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 29) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 33) Location and dimensions of all existing structures and paved areas.
- 34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 35) Location of all Floodplain areas within the boundaries of the property.
- 36) Names of legal ditches and streams on or adjacent to the site.
- 37) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.



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

DISTRICT STANDARDS (Chapter 4 of the UDO)

The plans comply with Chapter 4.7 of the UDO except for those items identified as outstanding below:

- 42) Minimum Lot Area: 12,000sqft
- 43) Minimum Lot Frontage: 50'
- 44) Minimum Building Setback Lines:
 - a) Front Yard: 20'
 - b) Side Yard: 10'
 - c) Rear Yard: 30'
- 45) Minimum Lot Width: 80'
- 46) Maximum Building Height: 25'
- 47) Minimum Living Area (Ground Floor):
 - a) Single Story: 1,200sqft
 - b) Two-Story: 800sqft
 - c) 1 ½ Story: 8000sqft

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with Chapter 6 of the UDO except for those items identified as outstanding below:

- 48) Architectural Standards
- 49) Landscaping Standards (Article 6.8 of UDO and Section 7 of PUD)
 - a) Detention and Retention Areas



.79 Acres of CA (CA#1)		
	Required	Provided
10 Trees per Acre	8	10

- b) Street Trees
- c) Lot Landscaping Requirements
- d) Buffer Yard Requirements

50) Lighting Standards

51) Lot Standards

52) Setback Standards

53) Sign Standards

54) Vision Clearance Standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with Chapter 8 of the UDO except for those items identified as outstanding below:

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

58) Monument and Marker Standards (Article 8.5)

Comment: Petitioner will be comply once updated plans are submitted showing the proper locations of the monuments and markers.

59) Open Space and Amenity Standards (Article 8.6 and Section 9 of PUD)

60) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards

Comment: Petitioner will be comply once updated plans are submitted showing the location of path connecting adjacent subdivisions.

- b) Perimeter/External Pedestrian Network Standards

61) Storm Water Standards (Article 8.8)

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

63) Street Light Standards (Article 8.10)



Comment: Petitioner will be comply once updated plans are submitted showing the location of streetlights.

64) Street Sign Standards (Article 8.11)

65) Surety Standards (Article 8.12)

66) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the May 7, 2018, APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov.

Property Location Map

IMMI

18881 IMMI Way

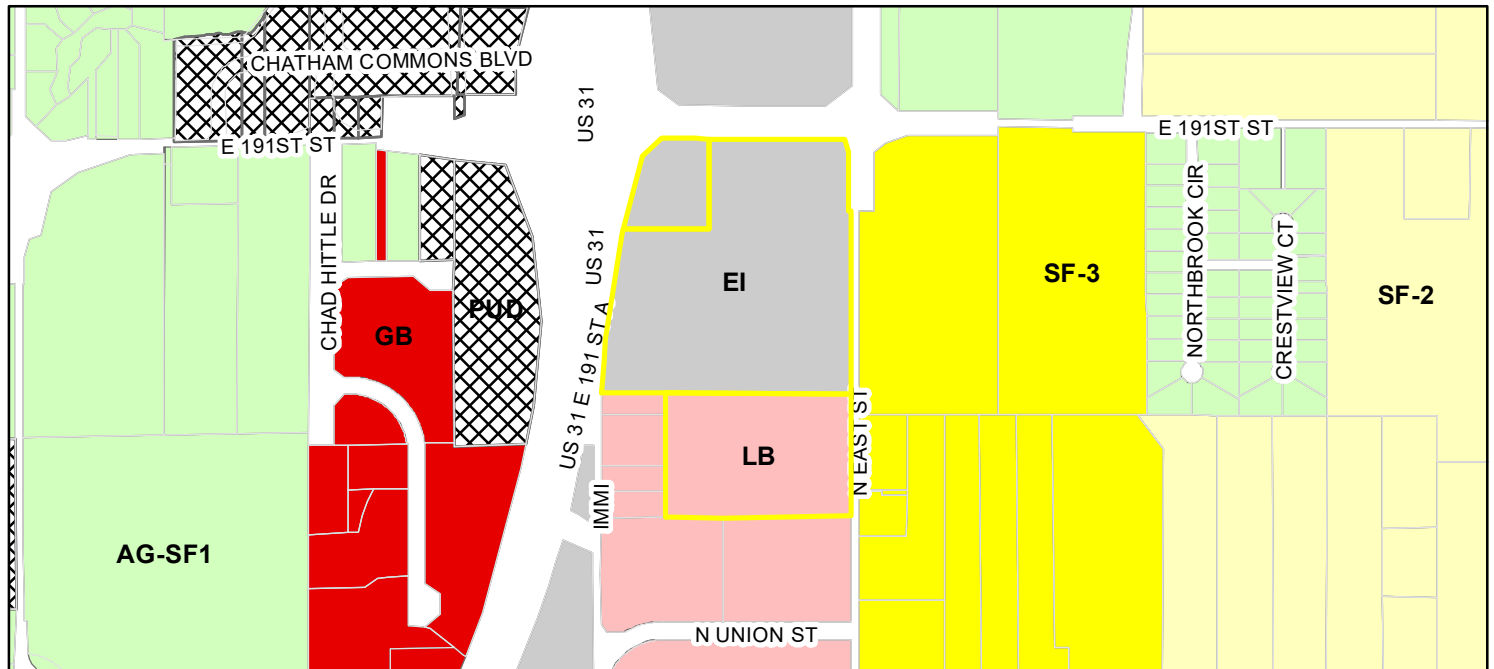
Not To Scale

Aerial Location Map

 Site



Zoning Map



Legend

-  Parcel
-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  GB (General Business)
-  LB (Local Business)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)
-  SF-3 (Single Family - 3)



PRIMARY PLAT & OVERALL
DEVELOPMENT PLAN - IMMI CAMPUS

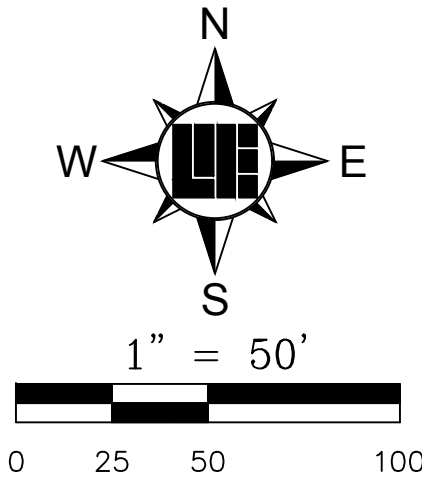
LAND DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST (BASIS OF BEARINGS) ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 500.89 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS EAST 74.79 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA WITH THE EAST LINE OF LAND DESCRIBED IN DEED RECORD 297, PAGE 764 (OFFICE OF THE RECORDER) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST ON AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 621.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE SOUTH 15 DEGREES 54 MINUTES 15 SECONDS EAST ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE 58.68 FEET; THENCE CONTINUING ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST 271.69 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST 30.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF-QUARTER SECTION; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 846.28 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-044563 (OFFICE OF THE RECORDER); THENCE CONTINUING SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ON AND ALONG SAID EAST LINE 568.17 FEET TO THE NORTHEAST CORNER OF THE LAND OF NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014-050892 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 32 MINUTES 01 SECONDS WEST ON AND ALONG SAID NORTH LINE 580.51 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 1998-021037 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 41 MINUTES 08 SECONDS WEST ON AND ALONG SAID NORTH LINE 295.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 02 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 567.49 FEET TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-044563 (OFFICE OF THE RECORDER); THENCE NORTH 89 DEGREES 37 MINUTES 35 SECONDS WEST ON AND ALONG SAID SOUTH LINE 274.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD 31; THENCE NORTH 00 DEGREES 12 MINUTES 44 SECONDS EAST 150.68 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD 31, TO THE EASTERLY RIGHT-OF-WAY LINE OF (NEW) STATE ROAD 31 AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE ON AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 05 DEGREES 17 MINUTES 27 SECONDS EAST 102.44 FEET; THENCE 2) NORTH 08 DEGREES 44 MINUTES 51 SECONDS EAST 489.44 FEET; THENCE 3) NORTH 17 DEGREES 32 MINUTES 03 SECONDS EAST 53.75 FEET; THENCE 4) NORTH 14 MINUTES 37 MINUTES 05 SECONDS EAST 310.70 FEET; THENCE 5) NORTH 46 DEGREES 45 MINUTES 04 SECONDS EAST 119.03 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 191ST STREET AS DESCRIBED IN INSTRUMENT NUMBER 2014-010926 (OFFICE OF THE RECORDER); THENCE ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES: 1) NORTH 88 DEGREES 17 MINUTES 06 SECONDS EAST 150.08 FEET; THENCE 2) SOUTH 85 DEGREES 02 MINUTES 32 SECONDS EAST 60.21 FEET; THENCE 3) SOUTH 89 DEGREES 48 MINUTES 21 SECONDS EAST 4.00 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES, MORE OR LESS.

LEGEND

- | | | | |
|---------|-----------------------------|-----|------------------------|
| FO | UNDERGROUND FIBER OPTIC | F | FIRE HYDRANT |
| SAW | EXISTING SANITARY | WM | WATER METER |
| UG | UNDERGROUND GAS | WV | WATER VALVE |
| UW | UNDERGROUND WATER | GA | GUY ANCHOR |
| OHU | OVERHEAD UTILITY | UP | UTILITY POLE |
| E | UNDERGROUND ELECTRIC | SSM | SANITARY SEWER MANHOLE |
| BF | BOARD FENCE | P | POST |
| FF | FARM FENCE | S | SIGN |
| FL | FLOW LINE | B | BOLLARD |
| IC | INDEX CONTOUR | SM | STORM MANHOLE |
| IC2 | INTERMEDIATE CONTOUR | CI | CURB INLET |
| IPF | IRON PIN FOUND/SET (IPF) | SI | SQUARE INLET |
| PK | PK OR MAG NAIL FOUND/SET | RI | ROUND INLET |
| AD | ALUMINUM DISK | SM2 | STORM MANHOLE |
| CMP | CORRUGATED METAL PIPE | | |
| RCP | REINFORCED CONCRETE PIPE | | |
| BSL | BUILDING SETBACK LINE | | |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT | | |



This instrument prepared for:

ANTHONY PROPERTIES, L.P.
18881 IMMI WAY
WESTFIELD, IN 46074
PHONE: 317-876-8215

NORTH WESTFIELD
DEVELOPMENTS, LLC
PER INST. #2014-050892

This instrument prepared by: Joseph Trtan, P.S.

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

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

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

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

LEGEND

	UNDERGROUND FIBER OPTIC		FIRE HYDRANT
	EXISTING SANITARY		WATER METER
	UNDERGROUND GAS		WATER VALVE
	UNDERGROUND WATER		GUY ANCHOR
	OVERHEAD UTILITY		UTILITY POLE
	UNDERGROUND ELECTRIC		SANITARY SEWER MANHOLE
	BOARD FENCE		POST
	FARM FENCE		SIGN
	FLOW LINE		BOLLARD
	INDEX CONTOUR		STORM MANHOLE
	INTERMEDIATE CONTOUR		CURB INLET
	IRON PIN FOUND/SET (IPF)		SQUARE INLET
	PK OR MAG NAIL FOUND/SET		ROUND INLET
	ALUMINUM DISK		STORM MANHOLE
	GAS VALVE		
	CORRUGATED METAL PIPE		
	REINFORCED CONCRETE PIPE		
	BUILDING SETBACK LINE		
	DRAINAGE & UTILITY EASEMENT		



This instrument prepared by: Joseph Trtan, P.S.



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

SHEET 2 OF 2



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 7, 2018
1803-PUD-08

Petition Number: 1803-PUD-08

Project Name: Wheeler Landing PUD District

Subject Site Address: Northwest corner of State Road 32 and Wheeler Road (the "Property")

Petitioner: Wheeler Farms LLC

Representative: Eric Douthit of Church, Church, Hittle and Antrim Law

Request: Requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture, Vacant

Approximate Acreage: 321 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 18-04
5. Grand Park Sports Campus Concept

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the April 9, 2018 City Council meeting. The petitioner held a neighborhood meeting on April 11, 2018. The petition will receive a public hearing at the May 7, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located at the northwest corner of State Road 32 and Wheeler Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Wheeler Landing PUD District (Ordinance 18-04, *pending*). The proposed PUD Ordinance establishes the GB: General Business as the Underlying Zoning District.



Permitted Uses: The proposed PUD Ordinance defaults to the uses of the Underlying Zoning of the GB: General Business District and adds the following uses:

Area I: Multi-Family Dwelling, Assisted Living Facility, Nursing Home, Hospice, Bed and Breakfast and Educational Institution with dormitory accommodations.

Area III: Multi-Family Dwelling, Assisted Living Facility, Nursing Home, Hospice, Bed and Breakfast, Educational Institution with dormitory accommodations and Gasoline Service Station.

Area IV: Engineering, research and testing laboratories, Retail Special Handling, Veterinary Hospital large animal, Kennel, Industry light, Industry medium, Self Storage Facility, Warehousing and distribution operations, Wholesalers, Educational Institutions with dormitory accommodations, Wireless Communication facilities and Airport.

Areas: Agricultural use and Park public or private.

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

Areas I, II, III, and IV:

	Area I	Area II	Area III	Area IV	GB: General Business
District Standards					
Front Yard	0 ft	10 ft	25 ft		60 ft
Side Yard	0 ft; 10 ft abutting area perimeter		0 ft; 20 ft abutting area perimeter		20 ft
Rear Yard	20 ft	20 ft	20 ft	20 ft	20 ft
Max. Building Height	75 ft				60 ft
Min. Distance Between Buildings	0 ft	15 ft			N/A
Min. Lot Frontage	20 ft	80 ft	80 ft	80 ft	80 ft



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 7, 2018
1803-PUD-08

Multi-Family Residential:

	Area I	Area III	MF1: Multi-Family Low Density	MF2: Multi-Family Medium Density
District Standards				
Max. Density	50 Dwelling Units per gross acre		6 Dwelling Units per acre	10 Dwelling Units per acre
Min. Density	10 Dwelling Units per gross acre		N/A	N/A
Max. Dwelling Units (per structure)	100		48; per project/district	10
Max. Dwelling Units (for entire project)	750			150; per project/district
Min. Front Yard	0 ft	10 ft	20 ft	30 ft
Min. Side Yard	0 ft	10 ft	20 ft	12 ft
Min. Rear Yard	10 ft		20 ft	20 ft
Project Perimeter Setback	Shall not apply to perimeter bound by Wheeler Road, Monon Trail, Tournament Trail and Oak Ridge Road		N/A	No structure shall be erected above the projected 1:3 Proximity Slope line from the perimeter of the project
Max. Building Height	75 ft		35 ft	45 ft
Min. Distance Between Buildings	0 ft		20 ft	20 ft

Overlay Districts: The proposed PUD Ordinance defaults to the standards of the State Highway 32 Overlay District with the following exceptions:

Minimum Gross Floor Area: 4000 SF; no minimum for freestanding bank uses. There shall be no more than one (1) freestanding bank use in Area II. Up to 1000 SF of Minimum Gross Floor Area may include pergolas, outdoor seating and hardscaped amenities.

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



Accessory Buildings: The proposed ordinance defaults to the UDO's Accessory Use and Building Standards, except screening of receptacles and loading areas within Areas I and II are allowed to be located within the Established Front Yard along Tournament Trail.

Architecture: The proposed ordinance defaults to the UDO's Architectural Standards for Multi-family Dwellings and Industrial uses. The proposed ordinance also defaults to the UDO's State Highway 32 Overlay District Architectural Standards for all other uses.

Landscaping: The proposed ordinance defaults to the UDO's Landscaping Standards except that the External Street Frontage Landscaping Standards for properties abutting Wheeler Road and the Monon Trail are modified to utilize hardscapes, planters, tree wells, and pedestrian furniture. Additionally, Perimeter Parking Area Landscaping have been modified for shared parking situations.

Signs: The proposed ordinance defaults to the UDO's Sign Standards except as otherwise modified below:

- Projecting Signs shall be permitted in Areas I and III.
- Areas I, II and III shall be permitted up to three (3) Monument Signs.
- Center In-Line Tenant Signage shall be allocated two (2) SF of signage for each linear foot of tenant's side Building Façade and rear Building Façade in Areas I, II and III.
- Outlot signage shall be permitted one (1) Monument Sign per Outlot; no more than four (4) feet in height.
- Murals shall be permitted and may be illuminated only with indirect light. There shall be no more than ten (10) murals total for the entire project and are not considered Wall Signs.
- Wall Scape Signs depicting community, City, not-for-profit, and other on or off premise events shall be permitted.

Multi-story Parking Garages: The proposal includes architectural and design standards for Multi-story Parking Garages. Garages abutting Wheeler Road shall be designed for permitted business uses on the first floor of the structure.

Public Art: The PUD Ordinance encourages public art throughout the development. Further, public art is required as a component for any Development Plan encompassing an area larger than ten (10) acres. A public art component may include murals, mosaics, sculptures, fountains or water features, etc.

Additional Comments: Staff is working with the petitioner and it is anticipated that revisions will be made to the proposed PUD Ordinance (Ord. 18-04) before the next Plan Commission meeting.



COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 5**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

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 May 7, 2018, 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 April 9, 2018, Council meeting.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the May 7, 2018, 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 Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

ORDINANCE NUMBER 17-~~XX~~52

Davis PUD Ordinance

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

This is a Planned Unit Development Ordinance (to be known as the “**DAVIS 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. ~~17XX1801~~-PUD-~~XX01~~), 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. ~~17XX1801~~-PUD-~~XX01~~** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate as a Planned Unit Development District to be known as the “**Davis PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this

Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.

1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

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

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

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

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.

2.3 Average Lot Area. A numerical value representing the mean area of a group of lots that vary in size. The Average Lot Area shall be calculated using all lots within an Area as illustrated on the District Plan. Compliance with the Average Lot Area requirement shall be determined at the Primary Plat. Secondary Plats shall be in substantial conformance with the lot sizes shown on the Primary Plat.

Section 3. **Concept Plan- and Illustrative Plan.** The Concept Plan and Illustrative Plan, attached hereto as Exhibit B, ~~isare~~ 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- and Illustrative Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District:

- Within Area A shall be the SF3 Single-Family Medium Density District-;
- Within Area B shall be the SF3 Single-Family Medium Density District,
- Within Area C shall be the SF2 Single-Family Low Density District,
- Within Area D shall be the SF 2 Single-Family Low Density District, and
- Within Area E shall be AG-SF1-I: Agriculture/Single-Family Westfield District.

Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred ~~forty-five (145)~~twenty-five (125). The maximum number of Dwellings permitted by Area is noted in the table below.

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.

Standard	Area A Lots	Area B Lots	Area C Lots	Area D Lots	Area E Lots
Minimum Lot Area	12,600 <u>7,150 SF</u>	9,800 <u>10,500</u> SF	<u>13,300 SF</u>	<u>14,700 SF</u>	<u>43,560 SF</u>
<u>Average Lot Area</u>	<u>8,100 SF</u>	<u>12,400 SF</u>	<u>14,000 SF</u>	<u>20,000 SF</u>	<u>43,560 SF</u>
Minimum Lot Width	90' <u>55'</u>	70' <u>75'</u>	<u>95'</u>	<u>105'</u>	<u>200'</u>
Minimum Lot Frontage	50' <u>30'</u>	40'	<u>50'</u>	<u>50'</u>	<u>100'</u>
Minimum <u>Min.</u> Building Setback Lines					
Front Yard	<u>10'</u>	20'	20'	<u>20'</u>	<u>45'</u>
Side Yard	5'	5'	<u>5'</u>	<u>10'</u>	<u>20'</u>
Rear Yard	20'	20'	<u>20'</u>	<u>20'</u>	<u>40'</u>
Maximum Building Height	2 stories	2 stories	<u>2 stories</u>	<u>2 stories</u>	<u>2 stories</u>
Minimum <u>Min.</u> Living Area (Total)					
One- Story Dwellings	2,000 SF ⁽¹⁾	1,800 <u>2,000</u> SF	<u>2,400 SF</u>	<u>2,600 SF</u>	<u>3,000 SF</u>
Two- Story Dwellings	2,300 <u>200</u> SF	2,200 <u>400</u> SF	<u>2,800 SF</u>	<u>3,000 SF</u>	<u>3,500 SF</u>
<u>Maximum Number of Dwellings Permitted</u>	<u>42</u>	<u>36</u>	<u>23</u>	<u>21</u>	<u>3</u>

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF.

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

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:
- A. Streetscape Diversity: The Architectural Character Exhibits, as attached hereto as Exhibit C, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the

intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District.

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

~~i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.~~

~~B. ii. Garage Composition and Orientation:~~

~~a) All Dwellings shall have a minimum two (2) car attached garage. No more than 25 Dwellings within the District may have only front-load garages.~~

~~i. Within Area A, garages shall be rear-load garages accessed by an alley.~~

~~ii. Within Area B, a minimum of 11 Dwellings shall have side-load or courtyard-load garages. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed a minimum of two (2) feet behind the plane of the other garage doors.~~

~~iii. b) Front—Within Area C, Area D, and Area E, all Dwellings shall have a minimum two-car side-load attached garage. Additional garage bays may be front-loaded if the garage door is recessed a minimum of ten (10) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling.~~

~~iv. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.~~

C. Additional Architectural Standards: The following shall apply to all Dwellings unless otherwise noted:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Roof Requirements:

- a) Roof Pitch: The primary roof of the Dwelling shall have a minimum pitch of 6/12. Side-to-side gables on Front Building Facades shall have a minimum pitch of 10/12. Side-to-side gables on Rear Building Facades shall have a minimum pitch of 8/12. Ancillary roof pitches for shed-roof dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.
- b) Ridgelines: Within Area A and Area B, all Dwellings shall have a minimum of three (3) ridgelines. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) ridgelines. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches with gables shall count as a ridgeline.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited. When located on an exterior wall, chimneys shall be constructed with a brick or stone finish.
- iv. Windows:
 - a) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum- (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of ~~four (4)~~ five and one half (5 ½") inches in width.
 - ~~✱~~b) Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet in size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.
 - c) Window grills shall be required on all windows.
 - d) A door shall meet the requirements of one window. 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.
- v. Basements: Basements shall not be required in Area A and Area B. Basements shall be required on a minimum of 12 Dwellings within Area C. Basements shall be required for all Dwellings in Area, D and Area E.
- vi. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.
- b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- c) Roof design featuring a hip roof; dormers ~~(a minimum of two (2) dormers);~~ a reverse gable; a shed roof accent; or two (2) or more roof planes.
- d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

~~viii. Side Building Façade Requirements: Each Dwelling shall have a minimum of two (2) windows on each Side Building Façade:~~

~~vii. Side Building Façade Requirements for Corner Lots: Side Building Façades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.~~

- a) A one-story Dwelling shall have a minimum of two (2) windows.
- b) A two-story Dwelling shall have a minimum of three (3) windows.
- c) ~~Masonry Materials~~ Brick, stone, or cedar shake on the Front Building Façade at the corner shall wrap the corner and extend on the Side Building Façade a minimum of thirty-six (4) feet beyond the corner.
- d) If masonry materials are used on the Front Building Façade, masonry materials a minimum of 36) inches in height the entire length of the Side Building Façade- shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.

~~C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of Lots 1-20 and 91-105 as illustrated on the Concept Plan shall contain one of the following if the rear façade is within 200 feet of the ROW of the External Street:~~

- ~~i. A sunroom (minimum of sixty-four (64) square feet);~~
- ~~ii. A covered porch (minimum of ninety (90) square feet in area); or c)~~
Architectural detailing on the Side Building Façade shall be similar in

character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second-floor levels), and dormers consistent with their application on the Front Building Elevation.

viii. Rear Building Façade Requirements: Rear Building Façades shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from these requirements.

a) Each Dwelling shall have a minimum of three (3) windows on the Rear Building Façade.

b) Each Rear Building Façade shall have an architectural plane breaks of at least two (2) feet of relief at two (2) or more points. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 18 inches of relief.

c) If masonry materials are used on the Side Building Façade, masonry

~~iii. Masonry~~ materials a minimum of thirty-six (36) inches in height ~~on the entire length of the Rear and Side Building Façades.~~ Building Façade shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.

d) Architectural detailing on the Rear Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

e) If masonry materials are used on the Rear Building Façade, masonry materials shall be used on the exposed basement walls of Dwellings with look-out basements and walk-out basements. A look-out basement is defined as a basement where the finish grade of the lot meets the Dwelling below the bottom elevation of a basement window. Basement windows utilizing window wells do not qualify as look-out basements.

ix. Corner Breaks: Within Area A and Area B, all Dwellings shall have a minimum of three (3) corner breaks on the Front Building Façade and the Rear Building Façade. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) corner breaks on the Front Building Façade and the Rear Building Façade. The exterior corners of a covered porch, the outermost

corners of the Dwelling, and a projection with a height of no less than six (6) feet shall count toward this requirement.

x. Driveways: All driveways shall be concrete.

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

AA. Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on **Exhibit E** a Restricted Open Space Buffer (ROSB) shall be provided.

i. The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.

ii. The ROSB may be located within private Lots.

iii. No structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet. Lot owners may add additional landscaping within the ROSB.

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

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

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

BC. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

D. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

i. Along the western property line of the Real Estate landscape buffers shall be provided where indicated on **Exhibit F**. The portion of the buffer depicted as Buffer A shall be a minimum of 40 feet wide and planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. The plantings may be distributed throughout the buffer. The portion of the buffer depicted as Buffer B shall be a reforestation area a minimum of 45 feet wide and planted with a variety of native deciduous trees as follows:

a) Trees Sizes at Installation: At the time of installation, 25% of the trees shall be a minimum of 1½” in caliper, 50% of the trees shall be whips a minimum of five (5) feet tall, and 25% of the trees shall be three (3) gallon container stock, or equal.

b) Tree Spacing: Trees shall be spaced an average of nine (9) feet on center with an average of nine (9) feet between rows. Tree locations may be adjusted slightly to soften the triangular spaced grid to create a more naturalistic appearing tree spacing.

c) Trees shall be installed with tree protectors.

d) Signs denoting “Reforestation Easement” shall be installed at approximately 200-foot intervals.

ii. No berm nor mounding shall be required within the perimeter buffer yard.

iii. The perimeter buffer yard may be located within private Lots.

iv. Lot owners may add additional landscaping within the perimeter buffer yard. However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works. ~~Article 8.7.D.1 shall apply except that no pedestrian pathway shall be required along 166th Street where existing trees are being preserved.~~, except utility poles shall be permitted within the dedicated rights-of-way as long as they are (i) located outside of the Obstruction Free Zone defined within the City of Westfield Construction Standards and Specifications, and (ii) located as to not interfere with any proposed sidewalk or trail.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

B. Passive Amenities: Open ~~space~~Space including trails shall be provided for passive recreation opportunities, as generally depicted on the ~~Concept~~Amenities Plan.

C. ~~Recreation Center:~~ A recreation center, in **Exhibit D**. Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally depicted on ~~Exhibit D~~ shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space.

C. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on **Exhibit D**. The Amenity Elements shall be provided within the area depicted on the ~~Concept~~Amenities Plan. ~~An alternative recreation center location~~Alternative locations within the Open Space area may be approved by the Director.

D. Minimum Open Space Requirement: A minimum of 27% of the gross acreage of the site shall be protected as Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, except as modified below:

A. Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops.

B. Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet.

C. Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on **Exhibit B**, each Lot shall be permitted to have one (1) direct access point by driveway to 161st Street. If there is a Corner Lot within Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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: Bryan D. Stumpf

I hereby certify that **ORDINANCE 17—~~51~~52** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17—~~51~~52**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17—~~51~~52**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

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



Petition Number: 1805-SPP-07, 1805-ODP-07

Subject Site Address: 1881 IMMI Way (the “Property”)

Petitioner: Anthony Properties LP by Weihe Engineers, Inc. (the “Petitioner”)

Request: The Petitioner requests Primary Plat and Overall Development Plan review for the IMMI Campus

Current Zoning: EI: Enclosed Industrial and LB: Local Business

Current Land Use: Commercial, Industrial, & Vacant

Approximate Acreage: 39 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The original site plan for the IMMI Campus was approved in 1985 (85-AP-3). Platting was not required for commercial properties at that time.

PROJECT OVERVIEW

The 39 acre +/- site is located at 1881 IMMI Way near at the southeast corner of the intersection of US Highway 31 and E. 191st Street (**Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (ODP) for the IMMI campus (see **Exhibit 3**). At the time of Construction of the IMMI campus, platting commercial properties was not required.

The applicable zoning district for the entire site is both EI: Enclosed Industrial (Lot 1 and Block A) and LB: Local Business (Lot 2 and Block B).

There is no new development proposed on the ODP. Rather, approval of a Primary Plat is contingent upon the approval of an ODP prior to or contemporaneous with said Primary Plat. As such, the ODP being considered shows only existing buildings and infrastructure.



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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Immi Way is currently being shown as 'Imma Way'. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: All existing structures on the Property were built prior to the adoption of the most recent Westfield-Washington Township Thoroughfare Plan. While East Street is currently classified as a 'Secondary Arterial', prior to the Thoroughfare Plan's adoption, East Street was classified as a 'Collector'. For Enclosed Industrial zoned properties, the setback requirement along secondary arterials is 100 feet while the setback requirement along collectors is 40 feet. For this reason, the existing buildings shown on the Primary Plat and Overall Development Plan may no longer adhere to the current standards. As such, these standards are deemed legal, nonconforming per Article 9.5 of the UDO.

Comment: The submitted plans have some setback labeling revisions needed. Staff will confirm compliance prior to this item being docketed for final APC consideration.



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

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

The plans comply.

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



- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the May 7, 2018 APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. _____ and _____.

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

WHEREAS, the Developer filed a petition under Docket Number 1801-PUD-01 with the Plan Commission and City Council to rezone the property described in Exhibit A which is attached hereto and incorporated herein by reference (the “Real Estate”) from AG-SF1: Agriculture / Single Family Rural District to the Davis Planned Unit Development Ordinance (the “Davis PUD”);

WHEREAS, the Developer is requesting the Council to consider approval of the Davis PUD subject to the following commitments (“Commitments”);

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

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

1. Developer: Estridge Development Management, LLC, shall be the Developer until such time as it transfers, or assigns, in writing its rights as Developer. Such rights may be transferred by the Developer, in its sole discretion, in whole or in part, but only by written instrument signed by the Developer. A copy of any executed transfer shall be provided to the Department.
2. Conditions, Covenants, and Restrictions. The Developer shall prepare Conditions, Covenants, and Restrictions (“CCR’s”), applicable and binding to the Real Estate. The CCR’s shall include the following provisions:
 - a. Developer Consent: A written consent by the Developer or its assigns shall accompany any permit or approval request pertaining to the Real Estate by a homebuilder, user, owner, or tenant. Permits or approvals may include, but are not limited to:
 - i. Improvement Location Permit for any improvements within the Real Estate;
 - ii. Sign permit for any signs within the Real Estate;
 - iii. Building permits for any Buildings within the Real Estate;
 - iv. Development Plan, or Primary or Secondary Plat approvals for any part of the Real Estate; and

- v. Any text amendment or other requests for variations to the terms and conditions of the Davis PUD.
- b. Architectural Review Board Approval: A letter of support for construction or modification of a structure from the Homeowners Association Architectural Review Board shall accompany any building permit or development plan application to the City for the construction or modification of a structure. Such letter shall also specify its approval for compliance with any standard set forth by the Davis PUD that requires Architectural Review Board approval.
- c. Architectural Standards Board Approval: Changes to the architectural standards contained within the Davis PUD shall be approved in writing by a vote of a majority of the members of the Architectural Standards Board prior to the Developer submitting a PUD district ordinance amendment application to the City.
- d. Restricted Open Space Buffer Standards: No structures taller than 18 inches shall be permitted within the Restricted Open Space Buffer (the “ROSB”), except for fences which may be permitted to a maximum height of six (6) feet. Lot owners may add additional landscaping within the ROSB. Approval of any modifications within the ROSB shall be approved by the Architectural Review Board prior to installation. Under no circumstances shall the landscaping within the ROSB be less than required in the Davis PUD.
- e. Restricted Open Space Buffer Maintenance: The ROSB may be located within private lots. When located on private lots, the lot owner shall be responsible for maintaining the landscaping in the portion of the ROSB within their lot. This includes irrigation, weeding, fertilizing, pruning, mowing and other required maintenance to keep the plant material in healthy growing condition. When present, dead or dying plant material shall be replaced with specimens in good, healthy, growing condition. Should the lot owner not maintain the ROSB landscaping as required, the Homeowners Association shall have the right to enter the property and take corrective measures to restore the landscaping to the condition required by the Davis PUD.

Section 2. Definitions.

1. Architectural Standards Board. An architectural review board consisting of a three (3) members to be comprised of: (i) the Developer; (ii) a resident of Washington Township, as appointed by the Trustee of Washington Township, and (iii) a member of the Plan Commission, as appointed by the Council.
2. Council. The Common Council of the City of Westfield, Hamilton County, Indiana.

3. Department. The Economic and Community Development Department of the City of Westfield.
4. Developer. Estridge Development Management Company, LLC, and its successors and assigns.
5. Plan Commission. The Westfield-Washington Township Advisory Plan Commission.
6. Restricted Open Space Buffer. An open space buffer along a portion of the western property line of the Real Estate as defined in the Davis PUD.
7. Trustee of Washington Township. The Trustee of Washington Township, Hamilton County, Indiana.
8. Washington Township. Washington Township, Hamilton County, Indiana.

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

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

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

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

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

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, Estridge Development Management Company, LLC
has caused these Commitments to be executed as of the dates identified below.

“Developer”

Estridge Development Management Company, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared
_____ (name), as _____ (title) of Estridge Development
Management, LLC, who acknowledged the execution and the foregoing Commitments
Concerning Use and Development of Real Estate this ____ day of _____, 2018 for and
on behalf of said entity.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

This instrument prepared by Bryan D. Stumpf, 11th Street Development, LLC, 7378 N 550 E, Lebanon,
IN 46052.

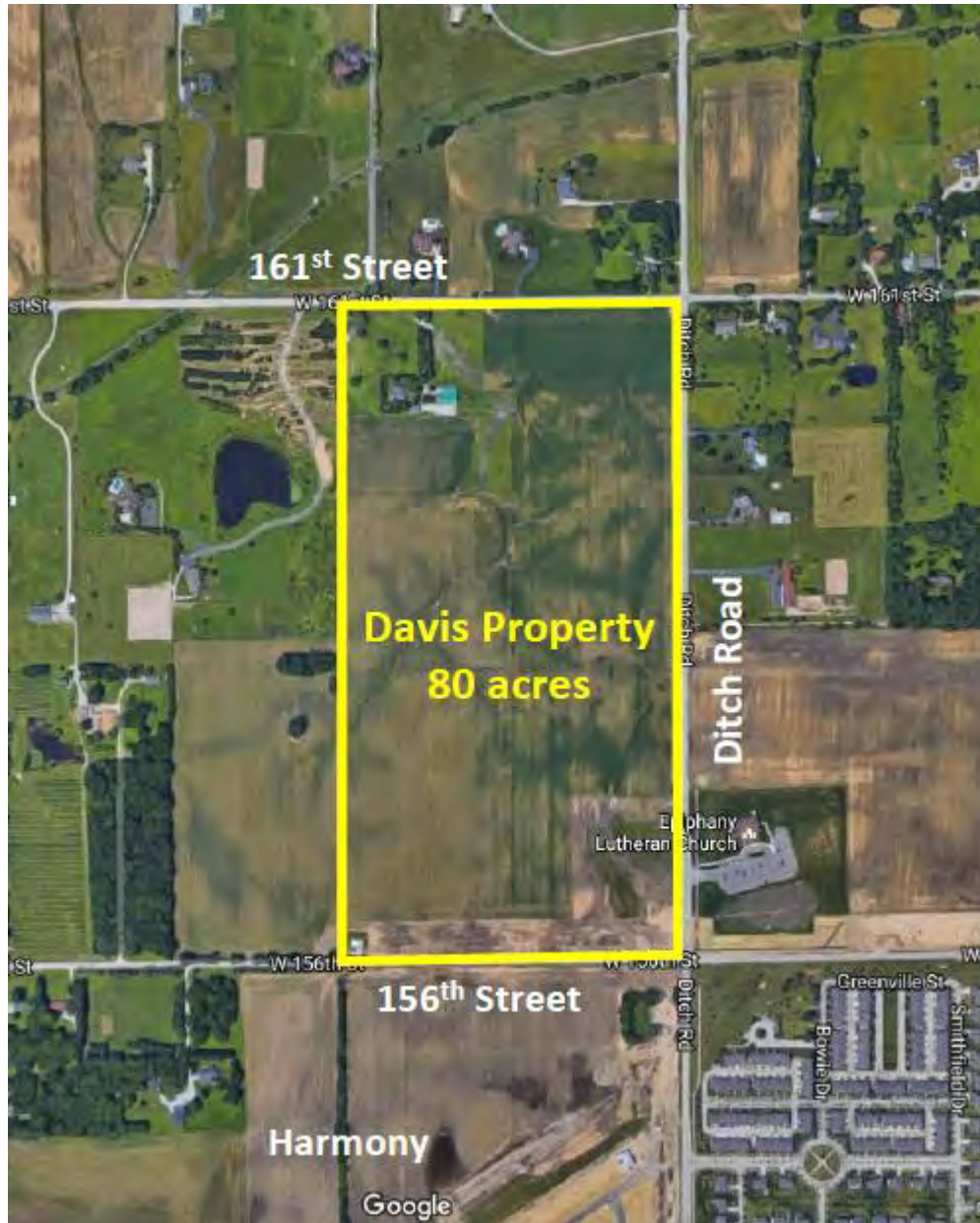
Return to: Estridge Development Management, LLC, 12965 Old Meridian Street, Carmel, IN 46032.

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

Exhibit A

(LEGAL DESCRIPTION)

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North,
Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.



WRITTEN PUBLIC COMMENTS

Docket Number: 1803-PUD-08
Petitioner: Wheeler Farms LLC
Request: Petitioner requests a change in zoning of 321 acres +/- from the AG-SF1 and EI Districts to the Wheeler Landing Planned Unit Development (PUD) District.

Enclosed Attachments:

May 07, 2018 Public Hearing

1. Dalton, Birch	555 E. Main Street	(05/07/18)
------------------	--------------------	------------

Dear APC board Members,

I plan to speak tonight at the Wheeler Public Hearing, While EdgeRock have interest in multiple properties on 32 (See attachment), and Grand Park, I will be attempting to use the 3 minutes allotted.

I have 2 areas of concerns.

1) Traffic plan / Study and factoring in the heavy traffic uses the the PUD is requesting factored into what is already approved to the North of site (Grand Park) and the heavy traffic flow during Grand Park events.

a) The Wheeler road and 32 intersection is the key to Westbound flow and left turn to allow visitors to go South to Hampton Inn and other business needing a turn lane that allows several cars.

b) The proximity of Tournament Trail road to corner already has it issues, adding full service cuts on Wheeler vs forcing project traffic to go to the new Oakridge will add volume to an over burdened road now.

I have discussed the traffic plan with City engineering and it is being refined internally, but I would suggest the APC be informed and have a full understanding of the proposed plan. Then as other developers have been asked to do, a full traffic study that takes into account any proposed cut onto existing streets. We don't want to have a Keystone and 96th (Heading East) situation

Attached is a rough idea of how we can create a 5 finger North South system over time to help spread the traffic over several areas. Using Spring Mill to the West, Austria Pine, Dartown, Oakridge, and Wheeler in a coordinated effort with Land owners to the North to spread Grand Park traffic over a wider area heading South will achieve our goal of gathering the tourism dollar for our hotels, restaurants, retail, and downtown Grand Junction. We run the risk of pushing people to 191st street which sends people to 31 and out of town vs spending money here.

2) Uses

I have heard the following statement "We (the government) don't regulate the market" I would civilly and respectfully disagree with this as taxation policy, overlay plans, zoning, etc all regulate in some fashion. The APC does in fact have the ability to regulate many aspects of a development and a community. This is one of those big ones that will impact the City forever.

a) We don't want to have 32 being like West highway 36 with 10 of the same use. In good times it will appear to work, but in the inevitable down turn of our economy. The 2 to 4 of the 10 go dark and it does not work.

b) Apartments being added to existing large over hang of approved units. EdgeRock has an interest in 1100 approved units in Westfield, which is part of about 3000 approved but not built. We have approximately 1700 built and running in the high 90% of occupancy at a medium rent per square foot of \$ 1.08, which is a the lowest SF rate in our area next to Carmel, Noblesville, Fishers. There is a over hang on the market now, so continually adding zoned unit capacity creates an impediment to the market. Combine this with higher costs of construction, rising interest rates, and maturing industry cycle for multi family units, it

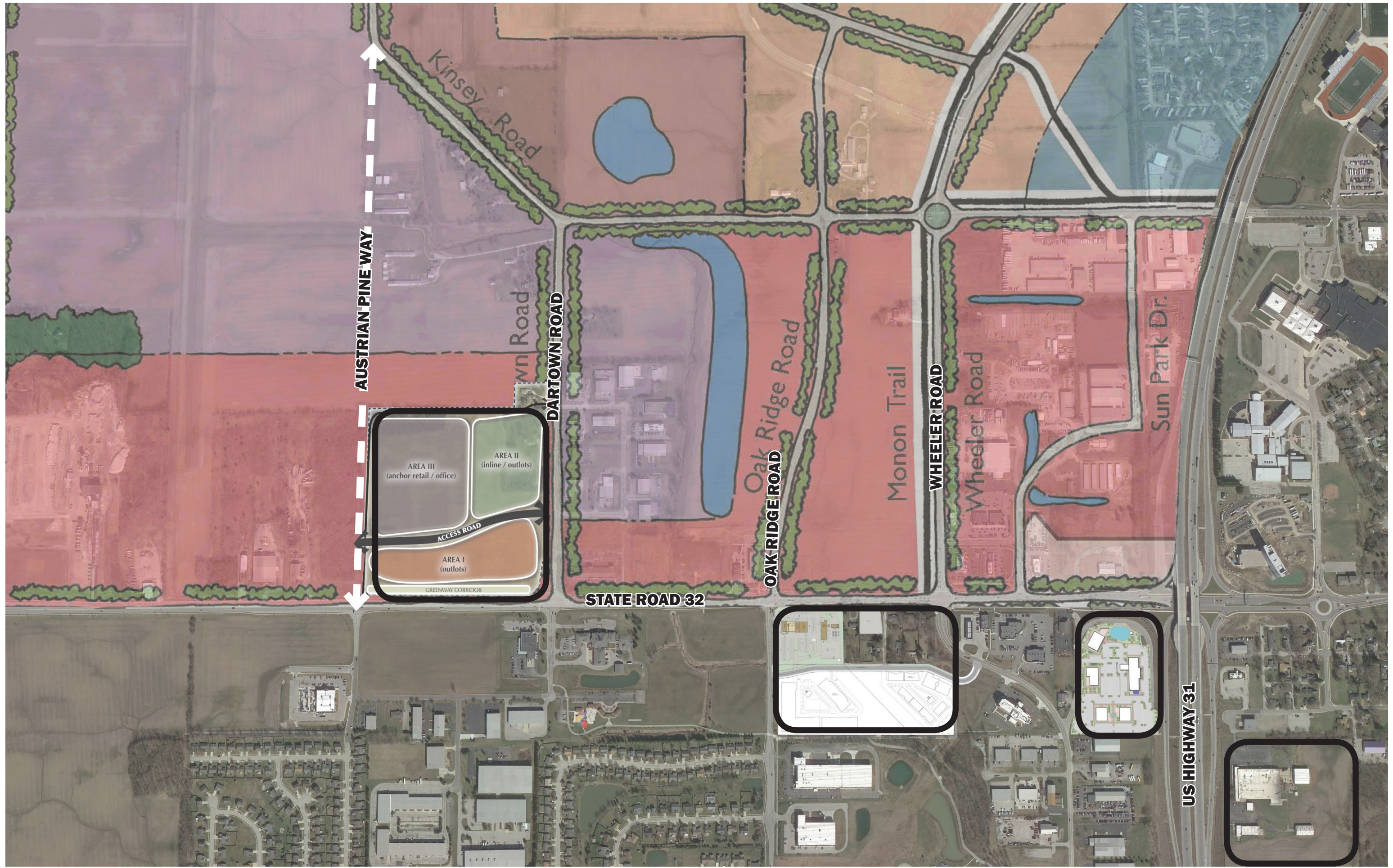
acutally slows AV growth vs growing it. I would ask the APC to consider this as the body works on the PUD request.

I have good experience with the APC, I trust the APC and our system, and I thank you for listening to my comments.

Thank you

Birch

EdgeRock Development, LLC
R. Birch Dalton
555 E. Main Street
Westfield, IN 46074
317-979-0538



AUSTRIAN PINE WAY

Kinsey Road

Dartown Road

DARTOWN ROAD

OAK RIDGE ROAD

Oak Ridge Road

Monon Trail

WHEELER ROAD

Wheeler Road

Sun Park Dr.

US HIGHWAY 31

AREA III
(anchor retail / office)

AREA II
(inline / outlots)

ACCESS ROAD

AREA I
(outlots)

GREENWAY CORRIDOR

STATE ROAD 32



Kevin M. Todd, AICP

From: cdavis83@indy.rr.com
Sent: Monday, May 7, 2018 5:29 PM
To: APC; Council Members
Subject: Davis PUD

My name is Charles Davis and I'm part owner of this property along with my siblings. Our family has been part of this community for 80 years and I still farm this area. The Davis family have been in the area longer than any remonstrance residence. We have be good corporate citizens all these years and why are we being denied the right to do with our land what we want.

This development by Estridge has been well thought out and within the guidelines of the Comprehensive Plan. This is a high quality development and multiple changes have been made to this PUD from the community feedback and architecture is represented in full display and submitted as part of it. There will be utilities on site. Many Westfield companies and small business will benefit from this.

Development has been marching to the north since the mid 80's one parcel after another.

If the city does nothing we become stagnant with no growth, which means no advancement for water and sewage, no road improvements, no opportunities for schools to grow. At meetings that we go to, the landowners continually say that they want water and sewage to their homes but what they don't realize that in order to pay for that they also need communities such as this to accommodate it.

Why can't we have development in this area? Does this area have a special zip code? We get tax statements twice a year from Hamilton County and we don't see anything marked on those statements indicating that this area is special, restricted, or endangered in any way. We don't like paying taxes but have done so for 80 years. Taxes is what supports the schools, city, roads improvements, etc.

Change is inevitable unless you live in the past, time moves on. This is no longer a sleepy community wake up and let's move forward.

The emails that you are getting from the remonstrators lack many of the items noted in most of their communication. This is not an AV issue, this is not an architectural issue, this is not a density issue. This is just a group of people that are fighting to deny the right of a land owner and a Home builder of doing what the comprehensive plans call for.

This is not a conservancy district. This is an area in which the comprehensive plan calls for residential growth.

I ask that the APC and City Council approve this.

Charles Davis

Kevin M. Todd, AICP

From: Nancy Davis <davisn137@gmail.com>
Sent: Monday, May 7, 2018 5:26 PM
To: APC; Council Members
Subject: Davis PUD

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

There are individuals in this area who are trying to stop development because they don't want it. I will be honest, when these Individuals started buying acreage for their homes, we, the farmers that remained weren't thrilled for them to start building in the area but, this was their property and they should be able to do whatever they wanted to do as it was the farmers who sold it. No one told them that they could or couldn't build or what type of house to build. Now we are asking for the respect to do the same. This isn't their land so why are they trying to direct what is done to it and what it looks like. Also some of these individuals are the same people who complain about my brother farming the area. They don't like the noise and the dust and are once again trying to dictate what can be done on this land. What they don't understand is that a farmer doesn't punch a clock to start at 8am and quit at 5pm. Sometimes they don't quit until 2 or 3 in the morning because of an oncoming rain. You've heard the saying "Make hay while the sun shines". That is farmers do. They work day and night sometimes to get the job done.

We have been working with Estridge for over a year on this project. Everything that they have done with this semi-custom home project has been well thought out and designed to meet the Comp Plan. The density decreases going north of 146th and east of Ditch, which is less dense than the subdivisions to the south, southeast and east. This is a high quality development with ample buffering. Along with this, the golf course will have more local residents to play golf.

With this will also come a new tax base to help support the city, schools, and road improvements, etc. This is not a conservancy district. The comprehensive plan calls for residential.

I would ask that you send this through to the City Council with a positive recommendation and that the City Council approve this.

Nancy Davis

Kevin M. Todd, AICP

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Monday, May 7, 2018 5:07 PM
To: APC
Subject: DAVIS PDU

Good afternoon. My name is Beverly Davis Emmert and i and my siblings own this property and it has been in the family for 80 or so years. With still trying to farm, which has become harder to get equipment from one place to another. The family has decided to sell to The Estridge group. They are a well known builder around this area. They are a high quality development , providing ample buffer space which has been changed multiple times per feedback from neighbors. It follows the Comprehensive Plan also. There is a group that are tying to deny us, the land owners, of our right as land owners to move forward with this plan. Please vote YES to allow the DAVIS PDU to move forward.

Thank you.

Beverly Davis Emmert

Kevin M. Todd, AICP

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Monday, May 7, 2018 5:01 PM
To: APC; Council Members
Cc: Carol Whitson
Subject: Davis PUD

Mr. Mayor, APC Members, Westfield City Council members,

I am one of the co-owners of the 80-acre Davis property. Our family has owned this property since the 1930's.

I support all the changes that Paul Estridge and his group have made since the original proposal in January of this year, changes that resulted from community feedback. The homes that Mr. Estridge is proposing are higher priced homes with beautiful landscape buffers on the perimeter of the property. The value of the homes proposed in this PUD are of much greater value than several of the surrounding PUD's that are currently being built and PUD's that have been approved like the golf course. It will even help the golf course in bring more residents to the area to support it.

This proposed PUD is in an area that the comprehensive plan has reserved for residential homes. This is not a conservancy issue that some opponents are suggesting.

I urge you to approve the Davis PUD.

Thank you.

Carol Davis Whitson

Kevin M. Todd, AICP

From: craftiemom1 <craftiemom1@yahoo.com>
Sent: Monday, May 7, 2018 4:39 PM
To: APC
Subject: Davis PDU

Good afternoon. My name is Beverly Davis Emmert and I want to express how much we need for this UPD to pass tonight. We have owned this property for 80 years as you may already know. With everything around the area in construction it has become very hard to move farm machinery through traffic to another area to farm. I really wait for a farming accident to happen. PLEASE PLEASE vote Yes to pass the DAVIS PDU..

THANK YOU

BEVERLY EMMERT

Sent from my Verizon, Samsung Galaxy smartphone

Kevin M. Todd, AICP

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, May 7, 2018 4:39 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: davis PUD

To Whom it May Concern,

I will keep this short. I am writing today against this PUD. There are many reasons but I will just name a couple. There are **6 developments** within a mile already being built and around **1,500 lots** under construction just on the west side of the city. The written standards in the PUD do not support what the community is being told to expect.

I know you all have heard many more in emails from other concerned citizens so I will not continue with more. I hope that you will take into consideration the number of developments already in the works in this city and just stop approving more neighborhoods.

Thanks

Stacy Hall

Kevin M. Todd, AICP

From: Nicky McConnell <nickymcc3@gmail.com>
Sent: Monday, May 7, 2018 4:23 PM
To: APC
Subject: New Estridge Development-Please vote yes

Dear Planning Commission Members,

I am a 10 year resident of Westfield, and have lived in an Estridge home. I have had a chance to learn more about the community they are planning to build, and I welcome it to our city. I would urge you to forward this PUD to our city council with a positive recommendation. Thank you for all that you do to improve our city!

Respectively,

Nicky McConnell

Kevin M. Todd, AICP

From: justin kottkamp <jakottkamp@yahoo.com>
Sent: Monday, May 7, 2018 4:19 PM
To: APC
Subject: Estridge Homes New Development - Please Forward a Positive Recommendation to Council

Dear Commission Members,

Good afternoon. My wife and I are current Westfield residence, and greatly appreciate all the hard work that our planning commission does for our community. The Davis PUD is clearly a great choice for Westfield, why in the world would we not allow \$500,000-\$700,000 homes? Please do not allow a small minority local neighbors to influence you. The utilities are on site. The infrastructure is ample and this will be a great community for Westfield.

Respectfully,

Justin and Lacey Kottkamp

Kevin M. Todd, AICP

From: Nick Davis <nadavis14@yahoo.com>
Sent: Monday, May 7, 2018 4:03 PM
To: APC
Subject: [SPAM] Vote Yes for Estridge Neighborhood

To Whom it May Concern:

I have been made aware of another outstanding development proposed for the land in the northwest corner of 161st and Ditch Road. As a Westfield resident (within 1 mile) and small business owner I would urge you to vote to approve the development proposed by Paul Estridge and his team. You have probably received another email from my brother and business partner, Dan Davis, and I would like to reiterate what he mentioned in his email, that we have no relation or connection to the Davis family that currently owns this ground. Thank you for your time and diligence in making Westfield such a great place to live.

Best Regards,

Nick Davis

Kevin M. Todd, AICP

From: Daniel Davis <dedavis7@gmail.com>
Sent: Monday, May 7, 2018 3:43 PM
To: APC
Subject: To whom it may concern - Please vote yes!

To whom it may concern, I am a local business owner in Westfield and am very excited about the great new projects that have been approved in Westfield. I would like to ask you to please forward the Davis PUD to the city council with a positive recommendation. Unfortunately, I am sure you will hear from several residents who will distort the facts and tell you this plan is not a quality development. On the contrary, if Westfield does not have room for half million dollar houses something is wrong! I am not a member of the Davis family who owns this ground. I am just a local businessman that appreciates good quality development and responsible growth.

Respectfully,

Daniel E Davis

Kevin M. Todd, AICP

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, May 7, 2018 3:42 PM
To: Andy Cook
Cc: Council Members; APC; Pamela Howard
Subject: Re: Davis PUD

Mr. Cook,

The neighborhood has several areas of concern with this development. First and foremost, I believe the neighborhood is concerned by the lack of appropriate buffering. Our comprehensive plan stresses the importance of properly buffering existing uses from new development of a different character. In this particular situation, where new suburban development meets existing rural uses, the comp plan encourages the use of natural buffers involving "reforestation" of natural vegetation. The comp plan defines reforestation buffers as follows (emphasis mine): "A buffer, **typically 100 feet or more in width**, that is planted in native trees, shrubs, and grasses that provide privacy and serve as animal habitats. Reforestation buffers typically are **low- or no-maintenance areas** containing a mix of species **providing a natural look to the landscape**." Maintaining the rural look and feel of the area is an important piece of protecting the adjoining property values and the enjoyment of current neighborhood residents.

The proposed "restricted open space buffer" in the Davis PUD compares unfavorably to the standards captioned above and those recently approved nearby. The buffer is not tailored to creating a natural-looking landscape and does not preserve the rural look and feel of the neighborhood. Consider the following:

- The proposed buffer width is 60' rather than 100'. This is narrower than the 100' average width provided at Liberty Ridge and the 65' width provided to golf course adjoiners at Westchester.
- The included commitments require landowners to maintain the buffer by "weeding, fertilizing, pruning, mowing", which will prevent the buffer from maturing into a natural looking woodland and reduce its screening potential.
- The proposed buffer may reside on private lots rather than dedicated land, which is a very unusual arrangement for housing developments in Westfield. The HOA will own & maintain the buffer lots at Centennial, Harmony, West Rail, Liberty Ridge, Bent Creek, etc...
- The portion of the buffer residing on private lots is also counted towards open space standards. As discussed in my original email, this violates the UDO and has not been permitted for any other development that I'm aware of.

Adding to the concerns about buffering are the limited amount of useable open space being provided, architectural standards that seem to sell the neighborhood & taxpayers short, and a density that far exceeds the adjoining lots along Ditch & 161st. In short, the community does not understand why the standards are so low for this development. We should be managing growth to maximize its positive impacts and minimize its negative impacts. That doesn't seem to be happening here.

Sincerely,

Greg Moyer

On Sun, May 6, 2018 at 11:13 AM, Andy Cook <acook@westfield.in.gov> wrote:

I am trying to discern what has been promised but not delivered and what is plainly not desired.

Mayor Andy Cook

Andy Cook | Mayor

Administration | [2728 East 171st Street | Westfield, IN 46074](#)
acook@westfield.in.gov | 317-804-1003



On May 5, 2018, at 10:27 PM, Greg <moyer43@gmail.com> wrote:

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. This PUD is not yet up to Westfield's standards, although improvements have been made. Please give this development an unfavorable recommendation if the following deficiencies cannot be worked out.

Violates the UDO --- The UDO's definition of open space says that open space does not include "any area of land included on a Lot used for another primary use such as residential or commercial." The "restricted open space buffer" resides on lots with a residential primary use. Thus, no portion of these lots can be counted as open space. The HOA will not own this land. Nor will other residents be able to freely access this land. The buffer yard is not an amenity for the community as a whole. Allowing the portion of the "restricted open space buffer" that resides on residential lots to count as open space would violate the UDO and ignore the intent of the comprehensive plan's open space policy.

Lack of Usable Open Space --- Usable open space should be increased. Too much of the open space consists of either narrow strips of land required for buffers & easements or retention ponds required for drainage. These areas provide only limited opportunity for active or passive recreation. Furthermore, the neighborhood agreed to the removal of the pool amenity proposed in the original plan with the understanding that it would be replaced by a large open space with reforestation, trails, etc. The pool was removed but no viable open space with similar recreational value was added to replace it. This leaves a development with similar homes and lots as those found in Harmony or Liberty Ridge but without access to comparable amenities. If open space is going to be the primary amenity offered by this development, then the location and configuration of the open space should be a primary design consideration; not an afterthought based on land unusable for residential lots.

Reforestation Buffers Lack Long-Term Management Goals --- Reforestation buffers are an important part of the comprehensive plan's design objectives for the southwest. Let's get them right and establish a strong benchmark. The developer should be recognized for including a reforestation buffer. However, the PUD fails to commit to managing the buffer towards the natural conditions called for by the comprehensive plan. The buffer should be managed towards a dense treeline with undergrowth allowed to develop over time for visual screening and wildlife habitat. At a minimum, an easement that meets the UDO's standards for tree preservation easements should be placed on the buffer once the required trees are established. As currently written, the PUD appears to leave it to the individual lot owners to decide what the character of the "reforestation" will be.

Thank you for reading.

Sincerely,

Greg Moyer
[15001 Shelborne Rd](#)

Kevin M. Todd, AICP

From: Matt Lutz <matt@mattsoldme.com>
Sent: Monday, May 7, 2018 2:59 PM
To: APC
Subject: Davis PUD proposal

To Whom It May Concern,

I have lived in Westfield since 1999 and have practiced real estate in Westfield and surrounding areas since 2001.

Over the years, I have watched as our community has blossomed into the flourishing community it is today.

I recall the years when nobody wanted to come to Westfield.

I could not get my clients to come north of 146th for the life of me.

The years when at any given time my neighborhood had 8,10,12 homes on the market at any given time.
But thankfully times have changed.

Now, the clients don't want to look at Carmel in many cases.

Today, in my subdivision? ZERO available!

**I went to show a home a few days ago and there 4 appointments at the same time.
People are lining up to invest in and live in Westfield!**

Why?

Grand Park.

Schools.

Sense of community.

Diversity in housing opportunities

The decisions the APC makes has a lot to do with the latter.

Westfield continues to grow and I appreciate your keen eyes on responsible growth.

I also appreciate your eye on the details of the growth in tonight's and future applications.

I ask you to keep the following in mind with today's and future applications.

Like the Davis family, these families have owned these larger tracts for 40,50, 80,100 years, and had the belief and understanding that one day development would come.

That one day, they would be fools not to sell to the developers when urban growth finally reached in to the cornfields north of the Marion/Hamilton County lines.

For those who moved out to those barren parts 15-20 years ago wanting to get away from it all and today are wanting to stop progress...we must ask, who are they to try to stop the plans these families put in place decades up decades ago for their future generations. Simply because they underestimated how long it would take until growth caught up to where they chose to build.

I tell my clients, if you don't want homes behind you or a recycling center, shopping center, airport or cemetery within a mile of your home, don't buy where there is vacant land nearby.

As for tonight's vote. Earlier I mentioned people investing in Westfield.

It continues everyday and today we have one of our own wanting to invest heavily in Westfield - again!

Tonight I ask that you invest in Westfield's own.

Paul Estridge and Estridge Development who wish to bring another beautiful Estridge development to Westfield.

Please VOTE YES on the Davis PUD proposal before you tonight.

Thank you for your time and consideration.

Respectfully,

Matt

Matt Lutz

REALTOR/Broker

ERA Real Estate Links

Cell/Direct: 317-439-5444

E-Mail: matt@mattsoldme.com

Indiana Real Estate Broker License # RB14027047

ERA Real Estate Links

4630 Lisborn Drive

Carmel, IN 46033

Main Office: 317-805-7360

Kevin M. Todd, AICP

From: Michael DiMascio <michaeldimascio@frontier.com>
Sent: Monday, May 7, 2018 2:42 PM
To: APC
Subject: No to the Davis PUD proposal

APC board,

We believe that the Davis PUD is not acceptable in this area. It's DENSITY IS HIGHER and the PRICE POINTS MUCH LOWER compared to the current area homes. The architectural plans are vague, should be clearly defined and meet the quality agreed to with local homeowners. The written standards do not support the visual renderings of the homes. This PUD will hurt local home values and that is NOT acceptable. The home builder should be specified and guaranteed with a contract. The COMPREHENSIVE PLAN is completely DISREGARDED for this PUD and that is unacceptable.

There are so many more items of issue and it all indicates that Davis PUD is trying to push through a cheap product to maximize profit in this beautiful area of Westfield. Not acceptable.

Please VOTE NO to this plan.

Regards,
Mike DiMascio
Brandee Easterday
Samara Thornburg
17028 Towne Rd
Westfield

Kevin M. Todd, AICP

From: Julie Jones <julie.jones@talktotucker.com>
Sent: Monday, May 7, 2018 1:18 PM
To: Andy Cook; APC; Council Members; Pamela Howard
Subject: Proposed Pud at 161st st

My concern with this project outside of the obvious fact that these homes will probably be at a lower price point. It has come to my attention as Someone that lives in Estridge an community and as a realtor that, Estridge is starting to have some money issues again. I'm worried this would be a neighborhood project that would get approved and then Estridge sell it to someone like Davis homes which are of lower quality an lower price point compared to most of the homes in the area This would significantly affect our property values.

I think the question before the city allows Estridge who is not a member of the builders Association of greater Indianapolis, to get involved in any more neighborhoods that they show proof of cash flow and funding for these projects and get a guarantee that these are not just sold off to pay off previous debts. This would significantly affect our property values. I think the question before the city allows Estridge who is not a member of the builders Association of greater Indianapolis, to get involved in any more neighborhoods that they show proof of cash flow and funding for these projects and get a guarantee that these are not just to pay off previous debts.

There have been numerous complaints against the contractors that have been used in these neighborhoods including my own. We have lived in our home for two years and know that there are still people struggling to get issues taken care of. Instead of taking care of the home owners of the existing homes, Paul has chosen to just start one new neighborhood after another stranding homeowners to fend for themselves with defects and deficiencies.

I think that the contribution to the community is just a bribe. I do not consider Estridge to be a valuable partner to this community.

--

Julie Jones
FC Tucker Company Inc.
10 N. First St.
Zionsville,IN 46077
317-414-2099

I do not send wiring instructions for real estate transactions via email. Please contact the title company handling your transaction by telephone or in person for the correct wiring instructions. Please do not convey your financial information via email to me, and contact me via telephone regarding any suspicious or inconsistent communications.

Kevin M. Todd, AICP

From: Sarah Watkins <sarahwatkins99@gmail.com>
Sent: Monday, May 7, 2018 12:33 PM
To: APC
Subject: Against Davis PUD

Sarah and Gary Watkins
2191 W 166th Street

We are against the Davis PUD, for many reasons.

We are in favor of the comprehensive plan and do not feel this PUD is even close to what is in the comprehensive plan. Below are a few items that are extremely bothersome to us and feel they can be worked out and should be if this is to move forward. We recently worked out many concerns we had with Westchester Development as we were adjoiners to that neighborhood. The developer was willing to work with us, so it can be done.

- Buffering for Dubois residence is the new home owners' backyards. **No dedicated buffer to this residence.** This doesn't even meet the AGSF1 unified development ordinance.
- No custom homes. This area is surrounded by custom homes of all types and we should stop dropping in production housing in corn fields.
- Already 1,500 lots under construction on west side and 6 neighborhoods under construction within 1 mile of this parcel
- Very vague four sided architecture
- The written standards DO NOT support the pictures of the homes
- There are no viable amenities on this plan. The pool has been taken out
- Much too dense for this parcel.
- The "trails" can be grass. This sounds very questionable
- Virtually zero useable open space - they state 27% in PUD because they are counting all the water and people's backyards--Why are we still allowing developers to do this?!

Finally, Our schools are full. How many times do residents need to express this? People want you to slow it down! Please, listen to the community.

Thank you for your time and service,
Sarah and Gary Watkins

Kevin M. Todd, AICP

From: Kelly House <kelly2.house@gmail.com>
Sent: Monday, May 7, 2018 12:21 PM
To: APC
Subject: Please Vote Yes for Davis PUD

The Davis PUD is clearly a great Choice for the City of Westfield! After reviewing the PUD I can see that it far exceeds the Comprehensive plans and brings homes to the community that will be between \$500,000 to \$700,000 in total price. Why would we not want these homes in our community. As a resident I ask that you please vote yes for the Davis PUD.

Thanks,
Kelly

Kevin M. Todd, AICP

From: Richard Passman <rpasman@indy.rr.com>
Sent: Monday, May 7, 2018 12:08 PM
To: APC; Andy Cook; Council Members; Pamela Howard
Subject: Please read in prep for tonight's APC meeting re: Davis PUD

Subject:

1801-PUD-01 [CONTINUED]

Davis PUD

West side of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres

Advisory Plan Commission,

I attended the public meeting hosted by the developer, at least one of the public APC meetings where this PUD was presented for public comment, reviewed the revised plan, and have read many of the comments from my neighbors.

I ask that you vote not to recommend approval of the PUD as proposed. The developer's public presentation and the written standards (requirements) don't match. The written standards and the revised plan view may meet minimum legal requirements but should not be approved for this location based on the guidance in the Comprehensive Plan for this transition area to rural. The buffering is not acceptable, and there is insignificant useable open space – this is very important in developments that are built in this the transition from residential (high housing density and less open space) to rural (lots of open space).

- Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the lots already available on west side)
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Density of homes is too high for this transition area to rural – the parcel is surrounded by many existing homes on large properties – this PUD should have fewer homes, more usable open space and larger lots

A better proposal could improve property values for existing residents and make the area even more appealing; this one does just the opposite.

Rather than quickly destroying the rural appeal of this unique area of Westfield by letting developers create a random patchwork of dense housing on every parcel that becomes available, please insist on a higher level of creativity that results in an area that Westfield will still be proud of 20 – 30 years from now.

This specific proposal should not be approved. We can do much better for Westfield.

Richard Passman

151st St & Shelborne Rd

Kevin M. Todd, AICP

From: dub164@aol.com
Sent: Monday, May 7, 2018 11:37 AM
To: APC; Andy Cook; Council Members
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com; leah.severson@gmail.com; sarahwatkins99@gmail.com; khymbaugh@yahoo.com; cookhouse3841@comcast.net; denny.kemmer@cit.com; rosslaft@hotmail.com; acornw@frontier.com
Subject: Fwd: 5 APC Criteria

Five criteria that should be considered for the vote on the Davis PUD and why it fails to meet these...

5 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;

- Open Space should increase and density decrease. (Total Green Space that is owned by the HOA? - Total open space owned by the HOA including green space, retention ponds and road buffering?) The properties in this area have over 95% green space, West Rail has approx. 30%, Centennial has approx. 30%, Liberty Ridge has 29%) Harmony is low but let's not keep repeating the same mistakes.
- Everyone out here is .33 units per acre or lower. Density is way too high
- Strongly encourage majority side load garages - How many of homes in PUD have front load garages
- No cookie cutter neighborhoods repeating the same designs - architecture standards can be met by most production builders with 60% of homes possibly 1800-2000 square foot ranch homes similar to Pulte's Enclave. Please look up average price point for these, \$206,990-\$309,000 as validated by MIBOR. This devalues the homes our neighbors have invested in. Each neighborhood should have its own unique feel and designs. This PUD fails miserably here.
- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price ?. This development is not in context with this area.
- Buffering-non-existent!!

(2) current conditions and the character of current structures and uses in each district;

- This area currently has over 90 residents ON large acre properties. 19 of these properties have horses or livestock. All residents enjoy the rural lifestyle that they wanted and invested in having in this part of Westfield.
- Where do people go in Westfield for a rural lifestyle that is proudly featured on the city calendar this year? If the comprehensive plan isn't followed, where is it safe to invest in this city for those wanting a rural lifestyle?

(3) the most desirable use for which the land in each district is adapted;

- This area is in close proximity Carmel to the south and Zionsville to the west. Both cities are commanding higher home prices. Westfield is the next in line but this PUD squanders the potential for high AV that this area could demand.
- Additionally, this is a new suburban area that was supposed to feature conservation subdivisions and rural subdivisions. This is a lost opportunity if this PUD is approved.

(4) the conservation of property values throughout the jurisdiction; and

- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price ?. This development is not in context with this area.
- Obviously, if people have invested in large properties, having 1.8 homes per acre next to them, devalues their property. It's out of context.
- Additionally, all homes in this area are designed with 4 sided architecture. The homes in this PUD have minimal architectural diversity and many flat sides.

(5) responsible development and growth.

- 1,500 lots are currently under construction west of US31 between 146th Street and SR32. These 1,300 are at the same price point as this proposed PUD based upon architecture and square footage requirements and is estimated from market research to be a 9 year supply.
- 1,350 more lots are rezoned and available for a developer to start a neighborhood
- Yes, that's 2,650 lots already rezoned and half of those for sale right now just on the west side..
- This PUD does not demonstrate responsible development and growth. The average starting price could be \$206,990 which is below the \$375,000 target given by the schools as needed to support the school needs.
- Our Intermediate, Middle and High Schools are at capacity. Adding more students only makes the current problems worse.
- Mayor Cook has stated recently in the Current that Westfield needs quality development, not quantity. This PUD is obviously quantity not quality for Westfield. The APC and City Council need to say no thank you. We'll wait for a QUALITY development for this extremely desirable location.

Kevin M. Todd, AICP

From: mindy martin <mindy.martin@att.net>
Sent: Monday, May 7, 2018 11:32 AM
To: APC; Andy Cook
Subject: Davis PUD

Westfield Officials,

I am not for the Davis PUD. This is still not a plan that fits into what is already existing in the country (New Suburban Area). I don't think any citizen of Westfield is happy about having to waste their time with a housing plan that clearly isn't acceptable. When are the developers going to get this??

Mindy Martin

Kevin M. Todd, AICP

From: Ross Laufert <rosslaufert@hotmail.com>
Sent: Monday, May 7, 2018 11:08 AM
To: Council Members; APC; Andy Cook; Pamela Howard; Kristen Burkman; tinalaufert@sbcglobal.net
Subject: Fw: NEED LETTERS AGAINST Davis PUD - Monday Night Vote at 7:00 p.m.

Please vote against any proposal that does not meet Westfield's , our UDO or our comprehensive plan standards. Please do not give preferential treatment to Estridge because he gave money to Westfield's Legacy Fund.

Please vote **not in favor of the Davis PUD**.

Best Regards,
Ross and Tina Laufert

MAY 5, 2018 — On Monday night May 7th at 7:00 p.m., the APC will be giving a recommendation regarding another irresponsible development proposed at 161st Street and Ditch Road. Why is this so irresponsible? It doesn't meet the base financial requirements stated by the mayor to support our infrastructure and public safety. It doesn't meet base financial requirements as stated by the school. So who ends up paying for these homes? You do! It also doesn't meet many of the requirements of the Unified Development Ordinance (the city's baseline standards for new homes) and fails almost all criteria of the city's comprehensive plan for the southwest portion of the city. Why is this even being considered?

The Estridge Company is the petitioner and has a history of development in the city. Some of you may have seen the donation from the Estridge Foundation to the Legacy Fund to help Westfield organizations. We assume everyone agrees that it is extremely thoughtful and generous of the Estridge Foundation to help Westfield, but this donation should have NO bearing on this new neighborhood proposal that would reap millions in profit for the Estridge Company. With these facts in mind, we also assume that this donation will have no bearing on the city's ability to separate the generosity of a family foundation and campaign contributions from the decision making process of a rezone that must be made in the best interest of Westfield tax payers and children.

We need your support and voice once again! Please tell your city leaders that you are against this Irresponsible Development titled Davis PUD. They were elected by you to represent your voice. It's our community and we live here! Your letters DO make a huge difference. Please email your thoughts by Monday, May 7th. Thank you so much for your continued support!!

From: Kristen Burkman
Sent: Friday, May 4, 2018 10:35 AM
Subject: NEED LETTERS AGAINST Davis PUD - Monday Night Vote at 7:00 p.m.
Here is the link to the PUD and agenda.

<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=5851>

Dear Neighbors,

The Davis PUD is going to vote Monday night, May 7th at 7:00 p.m. during the APC meeting. WE NEED LETTERS PLEASE! The bottom line, they've changed very little. It still has a multitude of problems which are listed below. This is not a viable development for our neighborhood.

You may have seen in the Current last week that Paul Estridge's Family Foundation made a large donation to Westfield Endowment fund through the Legacy Fund. The Estridge Foundation was set up in 2007. Here's the link to the article.

<http://youarecurrent.com/2018/04/22/city-estridge-family-announce-westfield-endowment-fund/>

We assume everyone agrees that it is extremely thoughtful of the Estridge Foundation to help Westfield, and that it should have no bearing on this development proposal that would reap millions in profit for the Estridge Company. The facts regarding this development proposal are as follows: it violates the city's Unified Development Ordinance on many levels (this should be the baseline for entry in many instances), violates the city's comprehensive plan for the Southwest New Suburban on almost all levels and doesn't hit the city's reported assessed value needs of \$350,000 per home average given the written standards. With these facts in mind, we also assume that this donation will have no bearing on the city's ability to separate the generosity of a family foundation from the decision making process of a rezone that must be made in the best interest of Westfield tax payers and children.

Please email your letters by Sunday if possible so they can be read. Also, please put me on copy or just send a quick email letting me know that you sent a letter. We had an instance where letters were not reaching the APC and we want to make sure this is not happening again. The letters are EXTREMELY IMPORTANT. Even a quick email stating you don't support this is enough.

As always, your dedication to saving this part of Westfield is greatly appreciated!! I can't thank you enough.

Thanks,
Kristen

councilmembers@westfield.in.gov
apc@westfield.in.gov
acook@westfield.in.gov
phoward@westfield.in.gov

Here's a quick summary of the problems you can use for your letter:

- Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the lots already available on west side)
- 62% can be 1800-2000 square foot ranch homes - we have enough inventory of this on the west side.
- No custom homes
- Only 60% of homes face the road and we've requested 100%
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Very similar architectural standards on Davis PUD available in all other neighborhoods
- Buffering for Dubois residence is the new home owners' backyards. **No dedicated buffer to this residence.** This doesn't even meet the AGSF1 unified development ordinance for buffering which is 30 feet. Other neighbors are receiving 65-100 feet of dedicated buffer.
- Density 1.6 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel. (Golf course is at .75)
- Very vague four sided architecture - they are willing to wrap some brick around the corner and put 18" or 36" brick around on the homes with brick but NOTHING says any home has to have brick. Also, if front has stone or siding, there are NO solid requirements for how the rest of the house will look. It's written vaguely for a reason.
- PUD is written to be highly likely to be flipped to a production builder. No where is the developer or builder stated.
- No written guarantee of builders - very likely this is being flipped to other builders
- The written standards DO NOT support the pictures of the homes - don't be fooled - remember the written standards are all that matter
- Virtually zero useable open space - they state 27% in PUD because they are counting all the water and people's backyards. This is not permissible and is ludicrous.
- They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's backyards. It's so unbelievable. Basically there are no viable amenities on this plan.
- The "trails" can be grass. This sounds very questionable.

- Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc.
- These PUD standards do not meet the \$375,000 minimum home price for the infrastructure/school target to support the police/fire and schools.
- PUBLIC SAFETY CONCERN: City has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31.
- The schools are still overflowing and approving something like this would say this city administration does not care about the kids in this community. They need a chance to catch up.
- Ditch Road is a mess and is deteriorating given all the traffic and construction equipment.
- Doesn't make financial sense - this PUD with the written standards and 125 homes could net \$33,000,000 in AV while a custom home plan with about 70 homes could net over \$55,000,000 in AV for the city per year. Less homes, more AV - let's wait for a MUCH BETTER plan!

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)

*29% open space with open grass to play and run and 40% when combined with the church open space.

*Dedicated playground not to be confused with residents' backyards

*Pool

*Interesting bike trails around a wetland

*Black fence and rural landscape

*Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

*Custom Home Presence

*Variety of 3 builders with no one builder building more than 50%

*Nice open space park with playground not in residents' backyards

*30% open space with open grass to play on southern parcel

*First ever conservation subdivision on golf course with estimated 65% open space

*Density on golf course .75

* 65 feet buffer for golf course direct adjoiners

*Pool access

*4 sided architecture on all homes

*Architectural Board to guarantee home designs and builders

Kevin M. Todd, AICP

From: Kate Snedeker <kate@katesnedcomm.com>
Sent: Monday, May 7, 2018 10:22 AM
To: APC
Subject: In Support - Davis PUD

Monday, May 7, 2018

To the Members of Westfield's Advisory Plan Commission,
My name is Kate Snedeker, and my husband and I have lived in Village Farms for 14 years. I'm a member of Westfield's Board of Public Works & Safety. I'm disappointed that yet again, a project has come under attack that clearly fits the requirements of the City's comprehensive plan. The Davis Property proposal is a high-quality development with high-end homes and beautiful landscaping. Estridge is a local company, that employs local people, and few have done more to benefit Westfield than Paul Estridge. He is an outstanding and reliable corporate citizen, whose employees and family have donated their time and talent to community causes, along with gifting millions of dollars to organizations in our area.

Further, you need look only as far as across Ditch Road at Centennial, or south to Harmony, to see the quality of the properties and the value in having Estridge communities in Westfield.

I'm also disappointed that once again, developers have taken great strides to meet and accommodate remonstrators with changes to their plan, only to be met with an unending list of increasing demands. Accommodations are made, yet it is never enough to appease. If we turn down projects by solid and reputable business people, projects that check all the boxes of the City's comprehensive plan, then why would developers continue to come to Westfield? If we want to turn down such projects then we should re-visit the comprehensive plan and not unduly penalize developers who are bringing worthwhile projects that fit what we have laid out.

I ask you to honor the rights of the landowner, who has likewise been a long-time area resident with deep roots. I urge you to support the Davis Property Development.

Sincerely,

Kate Snedeker
121 Amkey Way
Kate Healey Snedeker, APR
Kate Snedeker Communications
kate@katesnedcomm.com
317.258.3748

Kevin M. Todd, AICP

From: John & Laura Donaldson <jolapher@aol.com>
Sent: Monday, May 7, 2018 10:21 AM
To: Council Members; APC; Andy Cook
Subject: Davis PUD

The is the exactly the example of irresponsible development that everyone is against! It doesn't come close to supporting our infrastructure, schools, or public safety. It also fails most of the criteria for the comp. plan for this area. STOP approving plans that not only cost ME money bust also devalue my home!

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Kevin M. Todd, AICP

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, May 7, 2018 10:08 AM
To: APC; Andy Cook; Council Members
Cc: Jesse Pohlman; Steve Hoover; Ginny Kelleher; Matthew S. Skelton, Esq., AICP
Subject: Strongly Against the Davis PUD

Dear Honorable Mayor, City Council Members, and Planning Commission,

I will tell you to begin with that I am angry; so I am sorry if this email is not in the best taste. I mean no disrespect to anyone and this email is not directed to everyone. You know who you are. I was so proud to be a resident of Westfield last year when Mayor Cook came out and said that the Pulte PUD was not right for Westfield at this time. Yes, I was proud of the Mayor and the members that voted against that PUD and who had listened to the local residents. **YOU ALL MADE ME PROUD TO LIVE HERE.** I really felt, Westfield was moving in the right direction.

But today, I am wondering why I have to spend my time to beg you not to support another irresponsible development PUD. You all know that the Davis PUD is wrong and doesn't fit at all with the Comprehensive Plan and the Westfield environment. Why would it even be on the agenda? Send them back. Please, enough is enough. I will not go into all the details about what is wrong with this PUD, there are many more people who have done an excellent job on that and I support them 100%. If you all read it, you also know what is wrong, so I won't reiterate.

Instead, I will again just tell you about how this irresponsible development is affecting me as a taxpayer (more and more tax dollars). All day long, I hear the banging of the huge construction trucks dumping their loads and banging their tailgates. Beep, beep, beep all day long as I try to work outside in the peace and quiet. But peace and quiet doesn't exist over here anymore. The huge construction trucks speed down this small street and someday soon, **someone is going to get hurt by their ignoring traffic limits.** My cows, dogs, and chickens are constantly in a state of fear with all the loud noises and speeding traffic.

Another issue from my recent experience with the **Westfield Building Inspectors**, I am not sure they can keep with up all of the construction going on and may be missing important building violations. I had 3/4 of my house rebuilt in 2016 and now I am dealing with a leaking roof, water pouring in through windows, not enough insulation in the attic, and poor construction everywhere. This was a custom home, that was inspected by Westfield Building Inspectors (whom I trusted to make sure I would have a livable home) but now I have had to hire a lawyer because of all the problems and the builder out of Zionsville wouldn't respond. The Westfield inspectors never caught all this stuff that wasn't right. I had to hire my own inspector to inspect a house that is just over 1 1/2 years old.

Yes, I am angry and wondering why, **WHY**, is Westfield in such a hurry to tear down trees, take away open space, and build substandard homes on some of the last remaining open areas in the city? This is absurd. History will not be kind to those in charge during this time of irresponsible development and catering to the developers and not the families and school children who already live here and pay taxes. I am not sure I understand the urgency to move against what the majority of tax paying citizens in this area want. We do not want this dense development and how many times do we have to stand up and say it. As I said in previous messages, there is a market for mini-farms in this area. That could

be a source of revenue, if your bottom line is just \$\$\$\$\$. Why can't we ask these developers to build on minimum of 5 - 10 acre lots in this area?

I also have heard that because owners of the property may have made some hefty donations to the City of Westfield, it may be hard for our leaders to say no to this PUD. But, you know that you must vote against this PUD. In the words of Mayor Cook, "it is not right for Westfield at this time".

Sorry that I can't be at the meeting tonight as I would like to really know who votes for or against the citizens of Westfield and who would rather vote for the big builders/developers. Remember, my anger is not directed to all of you but those that are putting the developers before the majority of tax paying citizens.

Thanks for your time.

Karen Hymbaugh
2929 W 159th St.

Kevin M. Todd, AICP

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, May 7, 2018 9:13 AM
To: Andy Cook; APC; Council Members; Pamela Howard
Subject: Re: Davis PUD

On Sat, May 5, 2018 at 12:53 PM lisabeth armstrong <lisabetharmstrong84@gmail.com> wrote:

Dear Council members, Mayor,

My interest in writing to you today to ask for a “no” vote for the Davis PUD is simple: I am dedicated to saving Westfield. While that may sound dramatic, it is, unfortunately, because of irresponsible developments, like this one, that Westfield needs to be saved. Our city officials are responsible for doing what is good for the city, not individuals.

This PUD is just another example on a grand scale, of a developer wanting to push a plan through that is good for them, but not good for the city. There are a host of violations, most importantly the City’s UDO and the Comprehensive Plan for SW New Suburban, not to mention the written home value standards.

On a personal level (and because potentially it’s what will happen to the Davis PUD), Bent Creek was supposed to be a beautiful custom home development when it surprisingly, in a hushed deal, became a Pulte/Drees development. That was my Grandfather’s land, then my father’s, who sold it to Carriger and Caito in 2005. In September of 2017 they sold it to Pulte. What were to be \$750,000 custom homes are now starting at \$350,000, none of them custom. What a missed opportunity! On top of that, Pulte’s contractors, with reckless abandon, destroyed the tile system that is linked to our property, so now we have flooding, and trespassed onto our property and demolished fencing and trees, all of which have yet to be replaced. This is the reality of irresponsible development!

The Davis PUD has all of the makings for another fraudulent plan. What you see is not what you get. Other examples of this duplicity are Viking Meadows and West Rail. Bent Creek is a spoiler for what could have been a beautiful development.

It is discouraging, honestly, that as a citizen of Westfield since 1980, I now, for the past three years, have to spend so much valuable time fighting this irresponsible development and the deception, and trickery and corrupt practices, amongst officials and developers, that have emerged along the way. SAD!

Respectfully,

Lisabeth Armstrong

Kevin M. Todd, AICP

From: Brent Thompson <teamthompson6@gmail.com>
Sent: Monday, May 7, 2018 8:38 AM
To: APC
Subject: Estridge proposal for David PUD

I would like to pass along my concern as a Westfield citizen.

If the following are actually legitimate I would request the proposal be denied.

1. It doesn't meet the base financial requirements stated by the mayor to support our infrastructure and public safety.
2. It doesn't meet base financial requirements as stated by the school.
3. It also doesn't meet many of the requirements of the Unified Development Ordinance UDO (the city's baseline standards for new homes) and fails almost all criteria of the city's comprehensive plan for the southwest portion of the city

Thank you for your time and consideration.

Brent Thompson

Kevin M. Todd, AICP

From: Bruce O <osborne.bruce@gmail.com>
Sent: Monday, May 7, 2018 8:07 AM
To: Council Members; APC
Subject: Davis PUD - Against as it is written

Hello,

Please record my comments AGAINST the Davis PUD that will be presented tonight as it is written.

I am a resident of this area of Westfield and believe the council is erring on the side of expediency to approve some of the developments that have been entertained that are not in line with the Comprehensive Plan--both in letter or intent. The mix of rural and dense housing is inevitable, but to do so without the buffering, written architectural commitments, and regard for the balance with existing residents (schools, services, density) is inappropriate.

Please let me encourage you as you fulfill your charge of office. We are grateful for your service.

Bruce Osborne.

Kevin M. Todd, AICP

From: Cook Family <cookhouse3841@comcast.net>
Sent: Monday, May 7, 2018 7:57 AM
To: APC; Council Members; Pamela Howard; Andy Cook
Subject: Davis PUD

Good morning,

After reviewing the minimal changes to the Davis PUD our original concerns remain the same:

- Per the Comprehensive Plan: "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 properities, equestrian uses and artisan farms. 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 context-sensitive." 125 lots on 80 acres is not in context to the large-lot residential that is surrounding this on 3 of the 4 sides.
- Architectural minimums need to be increased in order to hit the \$520,000-\$700,000 price range Paul Estridge quoted at the neighbor meeting and the last APC meeting. Based on his revised square footage minimums (potential for 62% of these homes to be 2000 square foot ranch homes), the math still doesn't make sense. While we welcome a higher price point on the west side, the character exhibits seem to be the same product they are already building in Harmony with a few new elevations. One just needs to look to Viking Meadows or Bent Creek, the PUD detail did not support the conceptual for the area and the lowest standard is built. While the pictures look pretty, the details of the PUD are all that matter and the 2 don't match up!
- Buffering still needs to be enhanced on the east, west and north sides.
- 27% open space, which includes the back yards of the homes along Ditch. West Rail has 37% not including residential back yards. This should be the absolute minimum for this parcel.
- Schools are already at capacity, with improvements/additions not complete until 2020.

Thank you for your time,

Derek and Cherie Cook

5/7/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

I must say we are very disappointed again in this revised proposed PUD. I attended a neighborhood meeting which Estridge held and where they indicated all the fine homes and amenities which would be incorporated into this development, instead we have more of the cookie cutter homes that are being built East of Ditch Road.

Small lots, very little if any buffering to protect neighbors from these new developments, no custom homes, high density, The homes are small, with few amenities. We need more housing options with more amenities. We would like to see homes in the \$750,000 range with larger lots and more buffering. These homes won't even cover the cost to our schools, police and fire. Westfield already has enough of this type of homes being built.

This development as now planned does not meet the comprehensive plan for Westfield, has inadequate buffering, has high density, and few amenities.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Kevin M. Todd, AICP

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, May 7, 2018 5:14 AM
To: APC; Council Members; Andy Cook; Pamela Howard; Danielle Tolan
Subject: DAVIS PUD - Please Vote No

Dear APC, Council and Mr. Mayor,

It's hard to imagine that a PUD can be this far off from meeting our city's UDO, Comprehensive Plan and the city's infrastructure/public safety home value targets but that's what you have before you this evening for a recommendation.

The Facts:

1. Not one Westfield citizen (except those benefitting financially) has supported this development.
2. Over 60% of the homes can be 1800-2000 sq. feet ranch homes with siding on all sides
3. The buffer for the long term rural property owners is resident's back yards. In other words, there is no buffer. (this doesn't meet the UDO or the Comprehensive Plan)
4. NO CUSTOM HOMES
5. No Viable Amenities - Virtually no useable open space and the amenities are benches and fire pits located in people's backyards - look at the plan
6. Density of 1.6 per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel. (Golf course is at .75)
7. Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the 1,500 lots already available on west side)
8. 6 Neighborhoods are under construction within 2 miles of this parcel
9. The written standards DO NOT support the pictures of the homes
10. The language of Estridge being the developer until such time when they sell it is very concerning.
 11. Architecture standards are vague and will be easily manipulated to the lowest common factor
 - o Doesn't make financial sense - this PUD with the written standards and 125 homes could net \$33,000,000 in AV while a custom home plan with about 70 homes could net over \$55,000,000 in AV for the city per year. Less homes, more AV - let's wait for a MUCH BETTER plan!
12. Many, many comprehensive plan violations -buffering (there is no buffering), lifestyle degradation (yes, for adjoining and everyone in this neighborhood), devaluing of adjoining properties (a neighbor on 161st Street just sold her home and her realtor estimated they lost \$100,000 on the sale of the home due to the development problems in this area - this is a real family and a real outcome for them financially) , not in context (current homeowners all have custom homes in this area, density too high (1.6 is much too dense)

Any of the above facts could stand alone as a reason to give this a negative recommendation but the fact that it is a plethora of reasons, brings us to the fact that once again, Westfield is being disrespected by the development community. Why would any developer present something with standards this low in this area?

This is a gateway parcel that should reap very high AV dollars for this city. People are very disappointed about what has happened at Bent Creek and they should be. Everyone thought this parcel would get \$121,500,000 (162 homes times \$750,000) in AV with Langston doing custom homes. Now it's Pulte and it's probably half of that at \$64,800,000.

The homes in this area are custom homes and there are NO OTHER CUSTOM HOME OPTIONS on the west side. Anything but custom homes on the parcels in this core area including the Davis parcel is irresponsible development.

We (defined as the entire community) believe this is a special area. Even people that don't live out here see the value in having an area like this. No one wants it destroyed. Approving this PUD will destroy the area - there is no doubt and people don't forget.

Thank you for your time and consideration.

Respectfully Submitted,
Kristen Burkman

Just for reference:

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

- Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)
- *29% open space with open grass to play and run and 40% when combined with the church open space.
 - *Dedicated playground not to be confused with residents' backyards
 - *Pool
 - *Interesting bike trails around a wetland
 - *Black fence and rural landscape
 - *Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

- *Custom Home Presence
- *Variety of 3 builders with no one builder building more than 50%
- *Nice open space park with playground not in residents' backyards
- *30% open space with open grass to play on southern parcel
- *First ever conservation subdivision on golf course with estimated 65% open space
- *Density on golf course .75
- * 65 feet buffer for golf course direct adjoiners
- *Pool access
- *4 sided architecture on all homes
- *Architectural Board to guarantee home designs and builders

Kevin M. Todd, AICP

From: Woodard, Jennifer B <JBWoodar@ascension.org>
Sent: Sunday, May 6, 2018 7:48 PM
To: APC
Subject: Please Vote Yes for Davis PUD

All,

Thank you for all that each of you do for this city! I would like to ask you to please vote Yes for this new community in Westfield. I have looked at the PUD that has been submitted and believe this will be a great addition to the area. The homes will be valued over \$500,000. Please do not let a handful of Anti-development people prevent you from allowing a beautiful community to be built in an area that the comprehensive plan calls for.

Jenny Woodard

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Kevin M. Todd, AICP

From: Tracy P <netherfield101@gmail.com>
Sent: Sunday, May 6, 2018 3:58 PM
To: APC; Council Members; Andy Cook
Subject: Estridge Proposal for Davis PUD
Attachments: 0503182022.jpg

Dear Elected Officials:

Here we are AGAIN.

The Estridge proposal for the Davis PUD does not meet the UDO. It doesn't satisfy the Comp Plan, AND it does not meet the level of AV necessary for infrastructure support which was clearly state by the MAYOR. It's a non-starter. Done. We asked for more. We have plenty of this going on already in this immediate area.

I am aware of the donation from the Estridge Foundation to the Legacy Fund to help Westfield organization. Of course, that is extremely thoughtful and generous of the Estridge Foundation to help Westfield, but this donation should have NO bearing on this new neighborhood proposal. And of course, this donation should have no bearing on the city's ability to separate the generosity of a family foundation (and campaign contributions) from the decision making process of a rezone that **must be made in the best interest of Westfield tax payers and children, who trust and rely on their elected officials to stand for those who are already invested in and supporting Westfield.**

In all these years of writing letters about these matters, it never ceases to amaze me that we have to struggle so consistently for something so crucial to a successful city, as strong development standards, consideration of existing residents, and HIGH standards. It seems like any city official would want these things...why do we need to beg for it??

The Mayor himself said we need \$375,000 AV, not market price or listing price, to support the overflowing schools. I just got the AV on my own property. It is far below what I would list it at for sale. SO, if we need \$375,000 as AV, we need market prices in the \$500s. I am including a lovely picture of the new Pulte model home, at Bent Creek. The models are always the show places, right? Well, here's one:

I especially LOVE that one little window in that acre of siding, on the east side...in the model home. :(We went through the PUD process with Jim Langston. He was great. We were so relieved to be getting a development like Oak Manor. Well, we didn't. The prices on the signs out front of Bent Creek are far below what was promised to us at the hearings. NOTHING stops Estridge from selling this PUD to the highest bidder.

I have begged. I have pleaded. I have used logic. I have written to you many, many times, always asking for the same thing. The same thing that you should already be asking for without provocation--HIGH STANDARDS. Any new development has to counter-balance what is already happening!

If that is the best that Estridge can come up with for that property, then say, "Next!" There will be no shortage of developers. Everyone knows that the for sale sign is out in Westfield

DO THE RIGHT THING FOR THE CITIZENS WHO ARE ALREADY HERE---not the ones yet to come.

As always,

TRACY Pielemeier

Kevin M. Todd, AICP

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Sunday, May 6, 2018 3:11 PM
To: APC
Cc: Council Members; Matthew S. Skelton, Esq., AICP; Pamela Howard; Andy Cook
Subject: Davis PUD

Members of the APC,

I am writing after reviewing the latest version of this PUD. I will attempt to be brief and highlight the issues of concern.

Despite repeated statements that the homes in this development would be in the \$600-\$800,000 range, the language of the PUD still says emphatically otherwise. Most of the lot sizes and square footage in the southern half are way too small to get near this price point. Architectural standards don't get there either. If a portion or all of this gets flipped to say, Pulte, or another production builder, literally 60% of this development could be the same as Enclave in Viking Meadows. The only thing that protects Westfield in these PUD's is the language— if it isn't there, we are once again vulnerable ala Viking Meadows and Bent Creek. Westfield has suffered this before and there is no excuse to let it happen again. The issue of the language and the risk it poses to Westfield alone demands a NO vote.

As pointed out in Pam Howard's report, this PUD fails to meet the standards of the UDO on several points. It clearly violates the Comprehensive Plan in terms of having more green space, significant buffering to long term large parcel owners and being context sensitive. Fails on all counts. Retention ponds count as green space— really?? The utter nonsense of the Restricted Open Space Buffers is insulting and laughable— counting it as green space is deceitful. The lot owners can put in fire pits, swimming pools and a six foot fence. No one else has access or use— that's not green space and it sure as hell isn't a buffer to the parcels to the west. This project severely degrades the property values of the DuBois and Kotsanos' properties. Liberty Ridge had 100 foot buffers and Westridge 65 ft with significant planting. Fails again.

Paul Estridge is capable of building high end neighborhoods. Oak Park and Oxford Homes on Michigan Road are two current examples. If the language of the PUD supported a development like Oxford Homes this proposal would be a slam dunk. Despite having multiple opportunities to change the language to meet the promises and the picture exhibits, Estridge has failed to make meaningful changes. He has sent a message of what the real intent is with this project. Westfield needs to send him a message. The Davis PUD deserves a resounding NO vote.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Kevin M. Todd, AICP

From: s Gillim <bufogil@gmail.com>
Sent: Sunday, May 6, 2018 1:11 PM
To: Council Members; APC; Andy Cook
Subject: Re: Davis PUD

Thank you Mayor Cook, Mr Lehman and Mr Ake for your response to my email. When I drive by the area on 156th and Ditch I see the Centennial neighborhood on the southeast side. . The land on the northeast side is a church and the land on the south west side is another PUD where houses are currently under construction. The northwest is the proposed Davis PUD. Does the City of Westfield still own a portion of one of those parcels? I think one of the reasons citizens of Westfield worry when they see so much construction so fast is that taxpayers are faced with continuing referendums to increase property taxes to help pay for growth in schools. We all want good schools and generally taxpayers will vote to approve such things. But when citizens perceive city leaders are doing little to manage growth, they begin to think the requests for increases are irresponsible. Thank you, Mr Lehman for your commitment to advocate for current citizens when deciding to approve PUDs. People who live in rural areas and on farms have a much greater need for buffering when subdivisions are planned adjacent to their property. Maximizing natural open space near these neighbors would help demonstrate that commitment.

Thanks again for your quick responses and consideration.

Sincerely
Sarah Gillim

On Sat, May 5, 2018 at 7:24 AM, s Gillim <bufogil@gmail.com> wrote:

Dear City Council, Planning Commission and Mayor Cook

I am writing to voice my concern about the Davis PUD which is soon to come before Council. This PUD is adding more homes to an area of Westfield already bursting with construction. I am concerned because I don't think we have the infrastructure on the west side of town to support all this development. I was told that Westfield at one point planned to build another fire station around 156th and Ditch but this land was sold. With the 1500 homes currently under construction in this area I am worried the city will struggle to provide fire and police services as well as accommodate the children that must enter our already overflowing public schools.

This is a traditionally rural portion of Westfield so building density should be lower. Buffer zones next to adjacent property owners should be extensive since the proposed development abuts farms. It appears from the concept map that the buffer zones for some areas include yards rather than true open space. Natural open space, not lawns, is very important for water quality, noise reduction, aesthetic appeal and peace and safety among neighbors especially in areas that are rural.

Please do not approve the Davis PUD as it is currently written. It is not in the best interests of Westfield and its current residents.

Thank you

Sincerely

Sarah Gillim
16505 Little Eagle Creek Ave
Westfield, IN 46074

Kevin M. Todd, AICP

From: Greg <moyer43@gmail.com>
Sent: Saturday, May 5, 2018 10:27 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. This PUD is not yet up to Westfield's standards, although improvements have been made. Please give this development an unfavorable recommendation if the following deficiencies cannot be worked out.

Violates the UDO --- The UDO's definition of open space says that open space does not include "any area of land included on a Lot used for another primary use such as residential or commercial." The "restricted open space buffer" resides on lots with a residential primary use. Thus, no portion of these lots can be counted as open space. The HOA will not own this land. Nor will other residents be able to freely access this land. The buffer yard is not an amenity for the community as a whole. Allowing the portion of the "restricted open space buffer" that resides on residential lots to count as open space would violate the UDO and ignore the intent of the comprehensive plan's open space policy.

Lack of Usable Open Space --- Usable open space should be increased. Too much of the open space consists of either narrow strips of land required for buffers & easements or retention ponds required for drainage. These areas provide only limited opportunity for active or passive recreation. Furthermore, the neighborhood agreed to the removal of the pool amenity proposed in the original plan with the understanding that it would be replaced by a large open space with reforestation, trails, etc. The pool was removed but no viable open space with similar recreational value was added to replace it. This leaves a development with similar homes and lots as those found in Harmony or Liberty Ridge but without access to comparable amenities. If open space is going to be the primary amenity offered by this development, then the location and configuration of the open space should be a primary design consideration; not an afterthought based on land unusable for residential lots.

Reforestation Buffers Lack Long-Term Management Goals --- Reforestation buffers are an important part of the comprehensive plan's design objectives for the southwest. Let's get them right and establish a strong benchmark. The developer should be recognized for including a reforestation buffer. However, the PUD fails to commit to managing the buffer towards the natural conditions called for by the comprehensive plan. The buffer should be managed towards a dense treeline with undergrowth allowed to develop over time for visual screening and wildlife habitat. At a minimum, an easement that meets the UDO's standards for tree preservation easements should be placed on the buffer once the required trees are established. As currently written, the PUD appears to leave it to the individual lot owners to decide what the character of the "reforestation" will be.

Thank you for reading.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Kevin M. Todd, AICP

From: Leah Severson <leah.severson@gmail.com>
Sent: Saturday, May 5, 2018 3:41 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Davis PUD

Hello,

I wanted to go on record as stating that my husband and I are opposed to the Davis PUD. We need to make responsible decisions about the growth of our community and it is our belief that the current council is not considering the long-term impact of these developments, especially on our school system.

Sincerely,

Leah Severson

Kevin M. Todd, AICP

From: dub164@aol.com
Sent: Saturday, May 5, 2018 10:09 AM
To: APC; Andy Cook; councilmembers@westfield.in.gov
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com; sarahwatkins99@gmail.com; leah.severson@gmail.com; cookhouse3841@comcast.net; denny.kemmer@cit.com; lisabetharmstrong84@gmail.com; khymbaugh@yahoo.com; jd@aol.com
Subject: Davis PUD

Lady and Gentlemen,

Thank you for your commitment to our community and your valuable time. Once again we have a situation where changes, even minor, are being made to this PUD today, the Friday before the meeting as a result of a citizen from the community identifying a potential issue. I asked about grass trails and Pam reached out to the developer who knew this was a potential issue, (but was hoping no one would notice) so they changed it to "make it better". We allow such a level of sloppiness!! This can't be made better enough!! This is no way to run a planning organization and creates an undue burden on staff, yourselves, and the community with the last minute band-aids. Recently the Estridge family made some large donations to various community foundations. As the community is grateful for their generosity it appears they receive special treatment as a result.

The Davis PUD is not acceptable... again. Minimal changes have been made to the ordinance and the concept plan. The plan does not meet our UDO standards, (please refer to table developed by Pam Howard where almost every line item fails to meet our standards), does not meet the Comprehensive Plan for the area, (fails in buffering, transition, density, architectural standards, open space, etc.), and the language does not support the pretty pictures. The proposed development allows for the potential for 62% 1800-2000 square foot ranch homes. The Pulte Enclave product could likely meet the standards included in writing. There is no commitment that Paul Estridge will build in this neighborhood just as there was no commitment that he would build in West Rail, (previously Centennial North) which is now Beazer. Example after example of not getting what we thought was going to be constructed proliferates this area, Viking Meadows, (character exhibits show custom product but this is Pulte), Bent Creek, (character exhibits show custom but this is Pulte and Drees), West Rail, (Beazer). Stop the madness!!!

The comprehensive plan states that buffers and transitions will be critical so as to not negatively impact the long term residents. I have lived here for nearly twenty years and I am getting no guaranteed buffer. The lots that border my eastern property line abut my property with no common area buffering outside of their lots. This does not even meet the 30 feet requirement for AGSF-1. They can construct patios and fire pits nearly up to my fence line. There is also a drainage/utility easement that may be placed along my border that would not permit the planting of any trees within the easement making the reforestation buffer unavailable should drainage be required, (highly likely to prevent flooding into our tree nursery). The specifications for the reforestation buffer are an absolute joke and allow the developer to spend minimal dollars, three gallon trees and five foot whips run about \$10 to \$15 each.

As a reminder we are operating a tree nursery with large equipment and require the buffer for safety reasons as well as lifestyle protection not to mention the devaluing of my property that will occur. I have heard Paul mention how far off current structures are located in proximity to our eastern border. However, remember my property is not static and I may wish to build on our eastern border. I should receive the same consideration as the developer for the value of my parcel and future potential.

The location of the open space is a question for the developer. Our UDO definition of Open Space states "Open Space does not include medians in Rights-of-way or any area of land included on a Lot used for another primary use such as residential or commercial." In review of the concept plan the only green space appears to be lots and retention ponds. They are claiming 27% open space but there is no validation. If they do not comply with the 27% standard they are setting then they will need to revise the plan to create additional open space, or apply for a PUD amendment to reduce the amount of open space required. Given our history they will likely apply for an amendment and we will discover something less than 27% open space outside of people's yards and retention ponds.

Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc. This parcel is surrounded by rural residents that have density of .33 or less. This is no transition to the "core equestrian and hobby farms" noted in our comprehensive plan as a long term vision for the area. The homes proposed are not in context to what surrounds the area as well with limited creativity with the architecture. Simply more of the same cookie cutter details we have everywhere in this quadrant. We have such an opportunity for our community to gain a higher AV from this parcel with a product that we don't already have ample supply of in this area.

Very vague four sided architecture - they are willing to wrap some brick around the corner and put 18" or 36" brick around on the homes with brick but NOTHING says any home has to have brick. Also, if front has stone or siding, there are NO solid requirements for how the rest of the house will look. It's written vaguely for a reason. PUD is written to be highly likely to be flipped to a production builder. No where is the developer or builder stated. No written guarantee of builders - very likely this is being flipped to other builders. The written standards DO NOT support the pictures of the homes - don't be fooled - remember the written standards are all that matter. Also, at one point the developer agreed to an architectural review board similar to the recently approved Westchester but this is no longer included, why?

This proposed PUD doesn't make financial sense - this PUD with the written standards and 125 homes could net \$33,000,000 in AV while a custom home plan with about 70 homes could net over \$55,000,000 in AV for the city per year. Less homes, more AV - let's wait for a MUCH BETTER plan! Please vote NO for our community.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-867-3691

Kevin M. Todd, AICP

From: s Gillim <bufogil@gmail.com>
Sent: Saturday, May 5, 2018 7:24 AM
To: Council Members; APC; Andy Cook
Subject: Davis PUD

Dear City Council, Planning Commission and Mayor Cook

I am writing to voice my concern about the Davis PUD which is soon to come before Council. This PUD is adding more homes to an area of Westfield already bursting with construction. I am concerned because I don't think we have the infrastructure on the west side of town to support all this development. I was told that Westfield at one point planned to build another fire station around 156th and Ditch but this land was sold. With the 1500 homes currently under construction in this area I am worried the city will struggle to provide fire and police services as well as accommodate the children that must enter our already overflowing public schools.

This is a traditionally rural portion of Westfield so building density should be lower. Buffer zones next to adjacent property owners should be extensive since the proposed development abuts farms. It appears from the concept map that the buffer zones for some areas include yards rather than true open space. Natural open space, not lawns, is very important for water quality, noise reduction, aesthetic appeal and peace and safety among neighbors especially in areas that are rural.

Please do not approve the Davis PUD as it is currently written. It is not in the best interests of Westfield and its current residents.

Thank you

Sincerely

Sarah Gillim
16505 Little Eagle Creek Ave
Westfield, IN 46074

Kevin M. Todd, AICP

From: Sandra Wilds <swilds@wildshc.com>
Sent: Friday, May 4, 2018 9:38 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Cc: rkburkman@gmail.com; dub164@aol.com; Terry Wilds
Subject: Estridge PUD Davis Property

To those serving Westfield residents:

We are once again sending you our concerns regarding the Estridge PUD for the Davis property. As with other PUDs that have come before this one the current residents of Westfield and especially those of us being surrounded by new subdivisions request that you honor your verbal commitments to retain the quality of life and support the recommendations of the Westfield Comprehensive Plan.

We are aware of the donations made by the Estridge corporation and Estridge office personal from the top to the bottom of the Estridge office to support several of our elected officials and we commend Mr. and Mrs. Estridge's donation to the Westfield Foundation. We are also mindful that these actions can and may sometimes sway our leaders' to support Mr. Estridge regardless if his PUD does not meet the goals for development in this area of Westfield.

It is unfortunate that we "lay" members of our city have become the ones to insist that developers are held to their verbal commitments and to support maintaining the characteristics that make Westfield an attractive place to live.

Likewise, it is unfortunate that as concerned residents and non-elected officials it is we who must consistently take time from our careers and home life to meet with our City leaders and to repeatedly petition you to be conscientious and hold developers to the published standards in the past you supported.

We don't need to once again list for you all of the ways the Eastridge's Davis PUD does not support the Comprehensive Plan or does not match what Mr. Estridge stated publicly in multiple meetings with residents. No, we just need to remind you that you too are residents of this City and your actions speak volumes about how you value Westfield's way of life and those of us who are long term residents.

Terry and Sandy Wilds
15919 Ditch Rd.
Westfield, IN
Homeowners since 1981

Pamela Howard

From: dub164@aol.com
Sent: Tuesday, April 10, 2018 8:07 AM
To: Andy Cook; Council Members; APC; danielle@washingtontownship-hc.us; Pamela Howard
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com; longlane@frontier.com; sarahwatkins99@gmail.com; swilds@wildshc.com; acornw@frontier.com; leah.severson@gmail.com
Subject: Fwd:Davis PUD

To All,

I want to touch base with you regarding the Estridge/Davis PUD. It's become obvious that this PUD process is becoming strikingly similar to the Pulte/Woodwind process. This has me gravely concerned for not only my property but for all Westfield citizens.

It is clear that Estridge probably didn't have enough votes for a favorable recommendation so they were advised by someone to delay the APC meeting. Why?

Let's go back to the introduction of this PUD when it was the exact same as the Chance PUD. No one thought the Chance PUD was worthy of review so it was withdrawn. However, given the deceptive pictures and verbal presentation, the Estridge PUD was kept alive. As reasonable neighbors, we worked with Estridge and Kristen even did a land plan. In return, we (you as a City Council and us as neighbors/citizens) have been treated disrespectfully with a PUD that fails both the UDO and Comprehensive Plan on so many levels. Pam Howard should be commended for her analysis that provides a table with the shortfalls with the UDO. Why do we entertain anything that does not meet or exceed the UDO. This should be game over.

The reason I'm contacting you is that information has come to us from multiple sources that 2 members of the City Council are sponsoring this PUD, Jim Ake and Steve Hoover. They are "helping" Estridge make changes with what appears to be a goal of getting this PUD approved. This is not only disrespectful to all citizens in this community who have pleaded with this administration to STOP APPROVING DEVELOPMENTS, but in my opinion, this behavior has reached the point of being unethical. Why would elected officials who are elected to represent the people's voice be abetting a developer and a flawed PUD that not one tax paying, non financially benefitting citizen has supported? I'd like to have answers.

Also, please advise if there is an ethics review board within the city that this can be elevated to for review? I will look forward to your response because what is happening here is inexplicable and we have many people asking for answers.

Suzy DuBois

Pamela Howard

From: Adam Bristol <abristol04@yahoo.com>
Sent: Friday, March 30, 2018 7:35 PM
To: APC
Subject: Irresponsible Development

To whom this may concern,

The city of Westfield is beautiful and has grown into an awesome place to live, but we need to be careful.

We are at a crossroads as a city. We can either preserve what we have and make it even better by upgrading our current infrastructure or we take the path to becoming more like Fishers through irresponsible development.

Fishers is a great place to visit and is a nice town, but I would never live there. It has become a congested, over developed, and over populated city. They have developed every nook and cranny of that city. Please take a few minutes of your time to look at a development grid map of fishers. It is truly depressing. I do not envy those residents, nor do I want to become like them.

I am not completely opposed to development, but please be better about picking and choosing development sites that are already saturated with neighborhoods like the areas surrounding, Ditch and 161st/156th. Zionsville is very aware of irresponsible development, and does a good job keeping the status quo. We should be taking a page out of their book on this issue. Thank you for your time.

Regards,

Adam Bristol

Pamela Howard

From: G B <mbrown.slb@gmail.com>
Sent: Friday, March 30, 2018 7:12 PM
To: APC

Monday night, April 2nd, the APC will be voting on another neighborhood called the DAVIS PUD on the west side of Westfield, to add to the 1500 lots already available to build upon. (Additionally, 6 neighborhoods are under construction within 1 mile of this proposed development.)

We are against this project. Your group should not continue to approve new developments that are overcrowding the schools, impacting the roads and straining our public safety. They want to do this while everyone is out of town on Spring Break. Unbelievable!!

There have been several neighborhood meetings with Paul Estridge, Jr. regarding this PUD where he has made quite a few promises, that are not supported in the written details of this proposal. More than likely, this PUD will be flipped to a production builder once it is approved.

I was kind of hopeful that Mr. Estridge would bring some real creativity to this project and plan some higher end homes, since they are not being built on the SW side--only on the north and east. BUT, it looks like this is just another mid-level, boring plan with only front side detail, no neighborhood pool, and using backyards to count as buffers with the existing rural neighbors. BLECH!

Pamela Howard

From: John & Laura Donaldson <jolapher@aol.com>
Sent: Friday, March 30, 2018 6:50 AM
To: APC
Subject: Davis PUD 4/2

There is nothing about this proposal that is right for the west side of Westfield. There are already SIX neighborhoods under construction within a mile of this proposal. This mid level, cookie cutter proposal is an insult to our city and only adds burden to our schools, roads, and public safety. These types of developments are destroying the west side country charm and our property values. This is the wrong direction. We need to start thinking about increasing property values to support the basic city operations.

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Pamela Howard

From: dub164@aol.com
Sent: Friday, March 30, 2018 10:25 AM
To: APC; Pamela Howard; Council Members
Cc: bvannatta@indy.rr.com; rkburkman@gmail.com
Subject: Davis PUD

To All,

Here we go again. The Monday of spring break and the day after Easter, Happy holidays. This is incredible!! Not only has Estridge made no effort to address the issues with the Davis PUD but he actually has made it worse. The overall assessment of the PUD is that it fails to meet the UDO and the Comp plan on any level. Pam has done a nice job pointing out the shortfalls at in her table showing the short falls with the UDO.

The PUD reads that the developer can put in duplexes in this area. What happen to a decrease in density as you move north of 146th and west of Ditch?

As you review the PUD please note that in section 7 (B) all garages will be alley load and homes in 2/3 of area B will have front load garages. I feel like a broken record but our comp plan discourages front load garages.

In section 7 (C) they have roof pitches of 6/12 and yet the pictures show higher pitches. However, once again ignore the pretty pictures because they can build what is in the PUD.

On pages 8 and 9 they continue to show the buffer yard as someone's back yard and they count this in their open space numbers. Are we really going to allow this? I have been given no considerate buffer!!!! Where is the protection for your long term residents and tax paying citizens?

There is no commitment to high architecture standards. This PUD is written in such a way as to flip this to a low end production builder and just put more of the same in this area!!! Don't let this happen. Don't devalue my property and my lifestyle!!

I do not have any additional time to spend on this review as I am trying to plan for the Easter holiday for my family. This is not an appropriate development for the area, nor is it in support of our UDO or Comp Plan. Please do not send this through with a favorable review.

Suzy DuBois
T.M.T., Inc.
317-867-3691

Pamela Howard

From: Robert Goodlett <isobassbike@gmail.com>
Sent: Friday, March 30, 2018 12:24 PM
To: Council Members; APC; Andy Cook
Subject: DAVIS PUD

Enough is enough. We cannot continue to approve new developments that are overcrowding the schools, impacting the roads and straining our public safety. There are 1500 lots already available to build upon.

There have been several neighborhood meetings with Paul Estridge, Jr. regarding this PUD where he has made quite a few promises, that are not supported in the written details of this proposal. More than likely, this PUD will be flipped to a production builder once it is approved.

--

Robert Goodlett
Assistant Principal Contrabassist
Indianapolis Symphony Orchestra
QUATTRO STRING ACADEMY
Mobile Phone - 317.414.8190
SKYPE - isobassbike

"Never mistake activity for achievement" - John Wooden

3/31/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

I must say we are very disappointed in this proposed PUD. I attended a neighborhood meeting which Estridge held and where they indicated all the fine homes and amenities which would be incorporated into this development, instead we have more of the cookie cutter homes that are being built East of Ditch Road.

We continue to see building plans with homes being built on small lots, and very little if any buffering to protect neighbors from these new developments. The homes are small, with few amenities. We need more housing options with more amenities. We would like to see homes in the \$750,000 range with larger lots and more buffering. These homes won't even cover the cost to our schools, police and fire. Westfield already has enough of this type of homes being built.

This development as now planned does not meet the comprehensive plan for Westfield, has inadequate buffering, has high density, and few amenities.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Friday, March 30, 2018 8:21 PM
To: Council Members; APC; Andy Cook; phoward@westfieldin.gov
Subject: Davis PUD

Westfield Officials,

I am against the Davis PUD for obvious reasons. This parcel of property is suppose to be a transitioning point with the unwanted and unneeded housing developments in this already saturated town. Of course the developers are going to try to get the most for their money and write the PUD's in a way that benefits themselves. Just the same as how they request the meeting dates to be at a holiday or like this meeting, holiday and spring break so that the most of the citizens of this town are unable to attend. The Westfield officials should not OK this to happen if they had the peoples best interest in mind.

As stated before this property and the other properties along Ditch Rd. are suppose to be a transitioning point to go from very dense housing on the East side of Ditch Rd. to less dense on the West side and gradually have larger lots as it moves farther North and West. This is one thing that I think has been agreed upon out of the Comprehensive Plan. I'm not really sure why the officials don't make it more clear to the developers that making their lots a miniscule of a fraction bigger than the neighboring housing additions isn't really what everyone is talking about. Why are the developers even let to submit a plan that is so far off from what it should be for this area? I have been to the meetings and have heard certain officials say the lots need to be bigger because they need to be more in context with what is already established in this country setting area. Also that the buffering needs to be adequate so as to try to separate the additions from the country properties. Especially when the lots are adjacent to the already established larger country properties. It doesn't seem as though these developers want to listen and just try to wear you down to get you to just 'ok' it to get it off your desk. I realize this area is labeled "The New Suburban Area" and there is going to be growth but that doesn't mean it isn't the country at this moment in time and I along with many, many other citizens of this town would like for everyone to realize that. Whatever the officials approve to happen on this parcel is going to end up being the standard for this area. Lets please keep our standards high! Once YOU town officials approve all of the additions that want to flood into this country area,

#1 It won't be the country any more- that will be destroyed.

#2 Everyone who lives in this area will have to completely change their way of life or be pushed to move because they didn't move to this area to be in or next to a housing addition unless the developers are forced to provide the right type of plan that will actually fit into the country and properly buffer the neighbors.

#3 I hate to see what the deteriorating roads and already overcrowded schools will look like then.

Speaking of schools. . . the children are the ones that are suffering from this growth. The schools are already overcrowded the way it is and I don't see a solution to that by rapidly adding dense housing additions. The Davis PUD standards do not meet the \$375,000.00 minimum home price to support the schools/ infrastructure/ police and fire, unlike what Mr. Estridge had proposed to begin with. There are many other additions that are already approved that haven't even been built yet on the west side of 31. Shouldn't the schools/ infrastructure/ police and fire have a chance to catch up?

The way this PUD is written the builder could hand this property to someone else and it could end up not being anything what the developer proposed in the first place. What they have proposed is completely ridiculous. They are not standing up to what they had said at their neighbor meetings or at the APC meeting. The lots all need to be bigger. . .not just three of them. There isn't adequate buffering for the already established country properties. There isn't enough open space and I'm not so sure that they haven't used back yards and ponds to come up with the figure they have for open space as well as their figure for buffering. Pretty sure that's not aloud. They have shared pictures of the amenities that may be used, fire pits and benches. Although we know there will not be the nice open space and trees in the background like these pictures show with this too dense housing plan.

The Davis PUD is not a PUD that will benefit any aspect of the town or the neighboring properties. It should not be considered for approval with all of the many problems that exist in the PUD. It should also not be considered for approval because of the complete disrespect for this beautiful country area, neighbors and the citizens of this town.

Mindy Martin
1839 West 166th St.
Westfield, IN. 46074

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Friday, March 30, 2018 7:39 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. Please give this development an unfavorable recommendation if the following deficiencies cannot be worked out.

Buffering --- The proposed buffers remain inadequate. The proposed buffers lack the tree density required for reforestation, do not commit to managing towards natural conditions, and do not commit to trees with a minimum height and/or caliper sufficient to provide screening at the time of installation.

The comprehensive plan for this area clearly states a preference for reforestation buffers intended to achieve natural conditions. For a reasonable definition of reforestation buffers, please refer to the text of the [Towne Road Crossing](#) and [Westgate](#) PUD districts. Both were approved around the same time as the comprehensive plan. Both districts specify that reforestation buffers include plantings on a grid with 10' between trees in a row and 11' between rows. For a 40' wide buffer, this would correspond to at least 30 trees per 100' of buffer (3 rows x 10 trees per row). The proposed buffer, with only 8 trees per 100 feet, is obviously far short of this standard.

Not compatible with UDO --- The PUD attempts to use the rear of lots within area D to meet the buffering standards, the minimum lot standards, *and* the open space standards. The petitioner would like to have their cake and eat it too. Unfortunately, the UDO's definition of open space says that open space does not include "any area of land included on a Lot used for another primary use such as residential or commercial." The "restricted open space buffer" use is clearly subordinate to the primary residential use of these lots and it cannot be counted as open space. The HOA will not own this land. Nor will other residents be able to freely access this land. This buffer yard is not an amenity for the community as a whole. Allowing the portion of the "restricted open space buffer" that resides on individual lots to count as both open space and part of a private residential lot would pervert the UDO and violate the intent of the comprehensive plan's open space policy. There is no compelling reason to do so.

Lack of Usable Open Space / Amenities --- There is a considerable lack of *usable* open space throughout the plan. Usable open space and/or lot sizes should be increased. Too much of the open space consists of either narrow strips of land required for buffers & easements or retention ponds required for drainage. If open space is going to be the primary amenity offered by this development, then the location and configuration of the open space should be a primary design consideration and not an afterthought based on land unusable for residential lots. Furthermore, the neighborhood agreed to the removal of the pool amenity with the understanding that it would be replaced by a large open space with reforestation, trails, etc. The pool was removed but no viable open space with similar recreational value was added to replace it. The amenities near areas A & B are particularly lacking. Consider the following:

- These are small lots similar to what we see in Harmony & Liberty Ridge, yet they will have not have similar pool or community center access.
- There is no description of the playground in the PUD. No commitment to either a minimum square footage or an equipment list.
- These lots are located at the southern end of the parcel while the majority of the open space is concentrated within the northern portion.
- While lots at the northern end of the development may be large enough to support backyard play structures or in-ground pools, the lots within areas A & B are too small to provide recreational value.
- While a fire pit is a great amenity and would otherwise be in context with the neighborhood, it should not be located in the midst of the densest portion of the development. The smoke from fires will need room to dissipate before it drifts through the yards and windows of nearby residents. Fire pits are typically used after dark by groups of people. The noise generated will be a nuisance those who own homes bordering on this common area.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Pamela Howard

From: Richard Passman <rpassman@indy.rr.com>
Sent: Monday, April 2, 2018 12:54 PM
To: APC; Andy Cook; Council Members; Pamela Howard
Subject: Please read in prep for tonight's APC meeting re: Davis PUD

Subject:

1801-PUD-01 [CONTINUED]

Davis PUD

West side of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres

Advisory Plan Commission,

I attended the public meeting hosted by the developer, at least one of the public APC meetings where this PUD was presented for public comment, reviewed the revised plan, and have read many of the comments from my neighbors.

I ask that you vote not to recommend approval of the PUD as proposed. It is far from acceptable, based on the guidance in the Comprehensive Plan for this transition area to rural. The proposal appears to provide a variety of lot sizes, but also to pack as many homes on the parcel as possible. If we agree to this developer's approach, this treasured area will become a patchwork of "get rich quick scheme" housing developments, ruining the character and appeal of this unique area.

The developer's public presentation and the written standards (requirements) don't match. The written standards and the revised plan view may meet minimum legal requirements but should not be approved for this location.

- Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the lots already available on west side)
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Density of homes is too high for this transition area to rural – the parcel is surrounded by many existing homes on large properties – this PUD should have fewer homes, more usable open space and larger lots

A better proposal could improve property values for existing residents and make the area even more appealing; this one does just the opposite.

Rather than quickly destroying the rural appeal of this unique area of Westfield by letting developers create a random patchwork of dense housing on every parcel that becomes available, please insist on a higher level of creativity that results in an area that Westfield will still be proud of 20 – 30 years from now.

This specific proposal should not be approved. We can do much better for Westfield.

Richard Passman

151st St & Shelborne Rd

Pamela Howard

From: Patty Smith <pattyano881@icloud.com>
Sent: Friday, March 30, 2018 4:01 PM
To: APC
Subject: No more PUD

We are already too crowed now and you want to start another one I say no Thank you Patty Smith

Sent from my iPhone

Pamela Howard

From: Team Thompson <teamthompson6@icloud.com>
Sent: Thursday, March 29, 2018 5:04 PM
To: APC
Subject: Davis PUD

Please consider not approving additional development for the David PUD.

As a citizen of Westfield, I am all for growing and developing, but not the way it is being done now.

Respectfully,

Brent Thompson

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, February 5, 2018 12:22 PM
To: Council Members; APC; Andy Cook; Danielle Tolan
Cc: T.M.T., Incorporated; Bruce Van Natta
Subject: Update on Davis Parcel Discussions
Attachments: IMG_2223.JPG; SWAmenityideas.docx; Estridge.pptx

Dear APC, City Council, Mayor Cook and Township Trustee Tolan -

As you know, there is a current PUD proposal on the Davis property at 161st/156th and Ditch Road. I wanted to take a moment to update everyone on the discussions between Estridge and the neighbors. Two weeks ago, a few of the adjoiners/neighbors were invited by Estridge to meet and discuss this project. We very much appreciated the conversation and the willingness to work together.

The meeting was an exchange of updates to the PUD and to hear the desires of the neighbors. The neighbors desire is to have 2-4 acre parcels with custom homes much like Woodshire on the east side. Our understanding is the Woodshire neighborhood is highly desirable when homes go on the market and would be a perfect fit for this area. The developer desires smaller lots and smaller square footage housing per the PUD. However, Estridge listened to the concerns and we know they are very capable of larger lot/custom developments as is currently available at Oxford Woods in Zionsville - 5 miles to the west of this parcel and Oak Park Estates - five miles to the east of this parcel. Please find attached a PowerPoint of the homes already built in these neighborhoods. Additionally, the IBJ published an article today that highlights the historically high demand right now for these types of homes. Here is the link to this article.

https://www.ibj.com/articles/67334-high-end-homes-enjoy-golden-sales-year?utm_source=eight-at-8&utm_medium=newsletter&utm_campaign=2018-02-05

During the original Wood Wind review, I worked on parcel neighborhood layouts that combined the vision of the group statements to show how the parcels could look. Many felt this was a useful tool so I've done this for the Davis parcel. This layout which is attached was given to Estridge during this meeting and also given to adjoiners to review. While I can't speak for all the adjoiners, after thoroughly reading the comprehensive plan, working with many of you, and understanding the vision of the neighbors, this layout combines many of these elements in an attempt to reach common ground between 3 acre lots and .20 acre lots. The layout I've presented is a good faith effort by the neighborhood to work with this developer and would introduce housing and lot sizes not available anywhere else on the west side. It also introduces an amenity offering and open space usage not seen elsewhere in the community. Just to be perfectly transparent, this is not a low ball. I find that to be a waste of resources for all involved. My intention is to try to be fair to everyone.

Summary of Neighbor's Good Faith Effort:





1. All Homes face the roads: 156th Street, 161st Street, Ditch Road
2. Topography and Trees are preserved as much as possible
3. All side load garages
4. The Meridian and Architectural Gallery Homes (shown above) - 100% Custom - (4-sided architecture) <https://estridge.com/page.php?title=Custom%20Homes>
5. Thoughtful buffering to adjoiner – doesn't include backyards
6. See Included Layout for lot sizes and density – this shows a transition from .38 acre lots to 1.2 acre lots as you move north and west
7. Architectural Board – approves any new builder or home designs
 - a. Members: Developer, APC Member and Appointee by Township Trustee
8. Rural Lifestyle Amenities (ideas shown on attached document)
9. Density .9 per acre with 72 total homes on 80 acres
10. Keeps the 120 feet setback from the roads with trees

Summary of this Parcel:

- 75% of this parcel is surrounded by long term rural neighbors and a church
- These homes sites range in size from 3 acres to 30 acres
- Most properties have values ranging from \$650,000 - \$2,000,000.
- All of the rural neighbors have CUSTOM homes.
- 5 properties either adjoining or within line of sight are horse farms
- 1 property within line of sight has alpacas
- 3 properties adjoining or within line of sight have businesses that are contributing financially to the city beyond their property taxes.
- 25% of this parcel is across the street from Harmony
- The owners of this land are 5 Davis siblings who own 16 acres each and do not live on the property that they've inherited nor do they have children attending our schools.

We sincerely appreciate the Estridge Company reaching out to neighbors to work with us. It is critical in this juncture of the city's history that any land under consideration for rezone must have a land plan that is incredibly special. **This Davis parcel is the gateway to the New Suburban Southwest and nothing short of exceptional should be considered.** With over 1,500 lots now approved/under construction within 2 miles of

this parcel, if this plan doesn't bring something not already available to the community while following the comprehensive plan for this area, it's the definition of irresponsible development.

There are thousands of acres of land already rezoned that can be purchased by Pulte and others to build upon. This is going to become very apparent tonight at the APC when the citizens in Oak Manor are educated on the many, many potential apartments/homes that can be built on parcels already rezoned and could grow the population to an estimated 60,000 people without rezoning another parcel. (This number is an estimate based on the housing inventory.) For this reason, I'm sure we all agree that new rezones need careful and thoughtful consideration.

One other concern has emerged for the New Southwest Suburban area where I would appreciate clarification. Based on comments at the Estridge meeting, it appears that the land owned by the city for a new fire station seems to be part of the Harmony neighborhood now. If this is true, can someone please follow-up with me on where the new proposed fire station location to service all these homes on the west side is? Thanks so much!

We sincerely appreciate the opportunity given to the Westfield citizens to share our voices regarding decisions that directly impact our property values and rural lifestyles. I was helping my son study for a test about the Constitution over the weekend and was reminded of Popular Sovereignty: The principle that the people are the only source for all governmental power. The government rules through leaders elected by the people to represent the people.

The neighbors will be meeting with Estridge on Wednesday to see the revisions that they've made to the plan. It is our very desired hope, that the plan follows the comprehensive plan and is a special, unique neighborhood concept. We feel they could be an outstanding partner for this parcel and look forward to seeing their revisions.

However, if the revisions reflect a plan that looks like what is already available on the 1,500 lots currently under construction on the west side, we'll be engaging the entire community in this conversation. It will be important for them to have the opportunity to share how the residential development strategy in this community is impacting their lives, the lives of their children, their property values and their personal safety.

If anyone has questions regarding the layout, I'm more than happy to discuss. Please just let me know. Thank you again for all the time and energy that's been invested in preserving the beauty, uniqueness and rural lifestyles of the southwest corridor!

Best Regards,
Kristen Burkman

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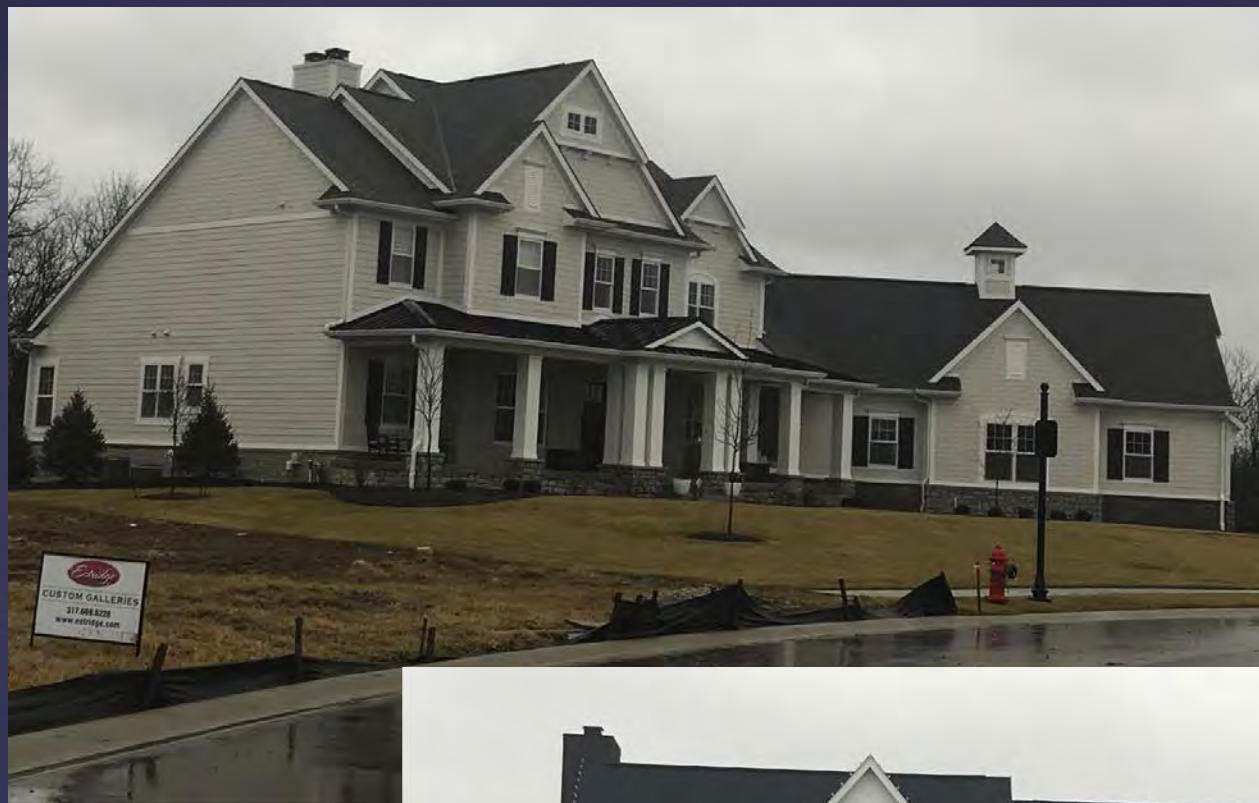
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Oxford Woods

Davis Property

of Lots

Color

Size

18



.9-1.2 acres

25



.6-.8

29



.38-.45



Vision for Davis Parcel:

1. All Homes face the roads: 156th Street, 161st Street, Ditch Road
2. Topography and Trees are preserved as much as possible
3. All side load garages
4. The Meridian and Architectural Gallery Homes (4-sided architecture)
5. Thoughtful buffering to adjoiner – doesn't include backyards
6. See Included Layout for lot sizes and density – this shows a transition from .38 acre lots to 1.2 acre lots
7. Architectural Board – approves any new builder or home designs
 - a. Members: Developer, APC Member and Appointee by Township Trustee
8. Rural Lifestyle Amenities (ideas shown below)

Amenities:

Nature Playscape Area



Fire Pits and Frisbee Golf in open space



Integrated Bike Trails, Benches, Picnic Tables around feature pond and throughout open space



Pamela Howard

From: dub164@aol.com
Sent: Friday, February 9, 2018 11:29 AM
To: APC; Council Members; Andy Cook
Subject: Re: Follow-up Notes from Davis Parcel Meeting

To all,

I wanted to keep you posted as to the recent output from the Estridge neighbor meeting. Below are the notes that were provided to the developer. Please let me know if any questions or comments.

-
Hi Roger -

Thank you again for organizing the meeting on Wednesday and engaging us in the process regarding the proposal for the Davis Parcel. We sincerely appreciate your efforts!

We wanted to summarize the positives we saw in the revisions and also highlight the areas that we believe still need improvement. We verbalized these during the meeting but wanted to get it recorded so we are all on the same page.

Great Progress:

- 161st Street with 3 - 1 acre lots and water/landscape treatments
- Creative use to remedy the water problem at 156th & Ditch with the retaining wall and walkway
- Front facing most homes along 156th Street and 161st Street
- It looks like some homes are front facing along Ditch but would like clarification on how many
- Doubling the landscape tree planting in the 30 feet buffer & eliminating shrubs along western border
- Adding additional 10 feet of reforestation buffer beyond the 30 feet buffer along Dubois residence
- All custom homes in northern section

Still Needs Attention:

- Density/Number of Homes needs to decrease more. As I mentioned the golf course is at .75 density and this is the core of this area. I believe you were at 1.5. We'd like to see bigger lots (.8 - 1.2 acre) along the entire western border and across from the rural residences on Ditch. These are large rural properties that need that type of transition and context treatment.
- Buffer treatment along the western border (Dubois Residence) - would like to see additional 20 feet of reforestation in resident's yards for a total 30 feet reforestation along with the 30 feet already committed as a spruce tree buffer. This not only protects the integrity of the Dubois residence and business but would be a selling feature on those lots. Just FYI - the precedent was set for 100 feet of buffer treatment at Liberty Ridge and that parcel also operates a business.
- Open space does not appear to be 30% on land plan - could someone send us the analysis on this? More "useable" open space appears to be needed. There is a block of 6 - 10 homes in the middle of the southern portion that could be removed to create more open space.
- Amenities/Rural Lifestyle - this appears no where on the current plan. Bike trails/walking paths (except for the walkway around pond at 156th and Ditch) are not present in this plan. Other amenities such as wooded areas with fire pits, picnic tables, etc. are not shown. Would appreciate seeing connectivity throughout the parcel to the walkway around the retention area at 156th & Ditch.
- In general, seeing character exhibits of all homes and the documentation to substantiate these homes in the PUD is needed.
- Lastly, we'd like to understand who the builders are in this development on all sections and the strategy to separate into two neighborhoods.

We are passionate about the preservation of this area and appropriate development being a part of the overall vision. Many people have worked on this vision for the southwest corridor and feel that any new development out here needs to be within the

vision and filling a market void in the area. From the beginning, we invested time with the Estridge company because we feel you could be an outstanding partner in this endeavor.

However, in the spirit of transparency, I will share with you that many citizens in this area and in this community do not want to see another parcel rezoned right now because of the crisis at our schools and the burden on the roads and public safety. There are 1500 lots available or soon to be available within 2 miles of this parcel.

Right now, while there are items that we are thrilled about - custom to the north, larger lots to the north, the creative walkway at 156th and Ditch - the southern portion of this plan looks like the same old thing available on the other 1,500 lots.

We would appreciate another meeting before you file to discuss these items. We'd like to include Dr. Van Natta, Mrs. DuBois and myself with your key players. Our neighborhood and community would love to have something innovative, unique, and market driven in this area. We all feel your company is up to the task.

Please reach out if you have any questions and if another meeting is possible.

Thanks,
Kristen Burkman

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Thursday, March 29, 2018 10:12 AM
To: Andy Cook; APC; Council Members; Pamela Howard; Danielle Tolan
Subject: Davis PUD - A Definite NO - Let's Think VISION

Dear APC, City Council and Mr. Mayor,

There are a number of reasons the submitted Estridge PUD for the Davis parcel is incredibly below the comprehensive plan requirements, market potential, contextual architectural standards, and UDO requirements. I'll list those below for your reference which will clearly demonstrate that this PUD is clearly a NO.

There are times when it is helpful to retrace history in order to move forward in the right direction for a city. I believe Westfield is at a critical juncture and decisions being made right now will have long term impacts for many years to come.

Three years ago, a group came together when it became apparent that developers were hungry to optimize their profits in the south west corridor of Westfield. This group included: Chuck Lehman, Cindy Spoljaric, Steve Hoover, Danielle Tolan, Ken Kingshill, Ginny Kelleher, Bruce VanNatta, Suzy DuBois and Kristen Burkman. Mr. Skelton was very generous to add support from the Planning and Development Department. This group drafted an addendum to the comprehensive plan for this area to further define the already approved context of the comprehensive plan. This document was not new ideas, just deeper explanations of the approved text. I'm attaching a link to this document because I believe, it's really important to look at this VISION. This document is about vision. Mayor Cook recently said he wanted the city to consider progressive development.

Definition of Progressive: favoring or advocating [progress](#), change, improvement, or reform, as opposed to wishing to maintain things as they are.

This Conservancy Addendum is the definition of progressive development. The Davis PUD is maintaining things as they are and quite frankly even worse. Please take a moment to look at this document.

http://www.westfield.in.gov/egov/documents/1454017196_36598.pdf

People in this community understand what this area should be. That's why the remonstrance on these substandard PUDs is so strong. Citizens like Noah Herron starting a wildly successful winery, Bruce and Alison VanNatta starting an incredible blackberry farm, Karen Hymbaugh hosting senior citizen therapy field trips on her farm, Tracy Pielemeier producing champion honey, and many more understand the vision for the area. These people are living it and Westfield citizens are benefitting because of it. This isn't just about the people living here, it's about the entire community.

The reason I've chosen to write my letter as a reminder of the VISION is because THE TIME IS NOW. I believe everyone from the citizens to the Mayor to the Council to the APC were blindsided three years ago by the vengeance deployed from the development community and land investors regarding this area of Westfield. It is extremely clear that this is a coveted area across the border from Carmel and Zionsville. What happens here will impact the legacy of the city. It's so unique from any other part of Westfield. We are all much wiser now so it's time to embrace and enforce the vision of the Comprehensive Plan.

I truly believe how every parcel in the SW New Suburban and SW Rural is developed from here on out in this area determines the legacy. It determines if in 20 years people drive through here and think that a forward thinking group of government officials had a vision for an area that optimized the city's AV while maintaining the rural charm or does it look like a mess of high density housing shoved among the horse farms leaving people to wonder who was in charge when this happened. Trust me the shadows of Viking Meadows loom still today and will continue to do so.

The voters of this community do not want another "maintaining the same or worse" development approved. If this isn't incredibly clear, please talk to families in this community like I do. It's the main topic everywhere I go.

Below are the multitude of problems with this PUD but I do want to highlight just a few that should immediately bring a NO vote:

1. We have no idea who the builders will be for this project (extremely concerning)
2. Language is written to flip this PUD
3. Buffer for DuBois residence doesn't meet UDO of 30 feet which as previously stated 30 feet isn't enough for this parcel (This is how I interpret the illustration they reference in addition to the language that it can be a part of residents' backyards)
4. They did add an Architectural Board as requested by neighbors but want the City Council to appoint the APC member. This is a conflict of interest given the Council has ultimate voting power. The Township Trustee should appoint the APC member given that this office doesn't have a vote.
5. Underlying zoning of SF3 that includes all approved uses could mean half the parcel is duplexes.
6. Underlying zoning of SF2 and the lots are not a minimum of 15,000. Is this permissible?
7. No Custom Homes
8. How did they figure 31% open space on this PUD?

As always, our neighborhood thanks you for the time and energy you've all dedicated to keeping this area of Westfield special. This is a gateway parcel and this PUD isn't close to being progressive, financially optimizing or within the parameters of the comprehensive plan.

Happy Easter to you and your families!

Thanks,
Kristen Burkman

- Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the lots already available on west side)
- No custom homes
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily see this happening.
- Buffering for Dubois residence is 60 feet of neighbors' backyards. No dedicated buffer to this residence. This doesn't even meet the AGSF1 ordinance for buffering.
- Density 1.6 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel.
- No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads
- PUD is written to be highly likely to be flipped to a production builder. In section 2.3 Master Developer: Estridge Development Management LLC until such time as it transfers, or assigns, in writing its rights as Master Development. . .

- No written guarantee of builders - very likely this is being flipped to other builders
- Character exhibits are not supported in writing - remember the written standards are all that matter
- Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards. This is not permissible and is ludicrous.
- They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's backyards. It's so unbelievable. Basically there are no viable amenities on this plan.
- Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc.
- These PUD standards do not meet the \$375,000 minimum home price for the infrastructure/school target to support the police/fire and schools.
- PUBLIC SAFETY CONCERN: City has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31.
- The schools are still overflowing and approving something like this would say this city administration does not care about the kids in this community. They need a chance to catch up.
- Ditch Road is a mess and is deteriorating given all the traffic and construction equipment.

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)

- *29% open space with open grass to play and run and 40% when combined with the church open space.
- *Dedicated playground not to be confused with residents' backyards
- *Pool
- *Interesting bike trails around a wetland
- *Black fence and rural landscape
- *Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

- *Custom Home Presence
- *Variety of 3 builders with no one builder building more than 50%
- *Nice open space park with playground not in residents' backyards
- *30% open space with open grass to play on southern parcel
- *First ever conservation subdivision on golf course with estimated 65% open space
- *Density on golf course .75
- *Projected 65 feet buffer for golf course direct joiners
- *Pool access
- *4 sided architecture on all homes
- *Architectural Board to guarantee home designs and builders

Pamela Howard

From: cdavis83@indy.rr.com
Sent: Wednesday, January 17, 2018 3:54 PM
To: APC; Cindy Spoljaric; Jim Ake; Joe Edwards; Chuck Lehman; Steve Hoover; Robert Horkay; Mark Keen
Subject: Davis PUD

APC & Council Members

My name is Charles Davis and I'm part owner of this property along with my siblings. Our family has been part of this community for 80 years and I still farm this area.

Development has been marching to the north since the mid 80's one parcel after another.

If the city does nothing we become stagnant with no growth, which means no advancement for water and sewage, no road improvements, no opportunities for schools to grow, and no public golf. At meetings that we go to, the landowners continually say that they want water and sewage to their homes but what they don't realize that in order to pay for that they also need communities such as this to accommodate it.

Why can't we have development in this area? Does this area have a special zip code? We get tax statements twice a year from Hamilton County and we don't see anything marked on those statements indicating that this area is special, restricted, or endangered in any way. We don't like paying taxes but have done so for 80 years. Taxes is what supports the schools, city, roads improvements, etc.

This development by Estridge has been well thought out and within the guidelines of the Comprehensive Plan.

Change is inevitable unless you live in the past, time moves on. This is no longer a sleepy community wake up and let's move forward.

Charles Davis

Pamela Howard

From: Nancy Davis <davisn137@gmail.com>
Sent: Wednesday, January 17, 2018 4:11 PM
To: APC; Jim Ake; Chuck Lehman; Steve Hoover; Robert Horkay; Mark Keen; Cindy Spoljaric; Joe Edwards
Subject: Davis PUD

APC and City Council Members

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

There are individuals in this area who are trying to stop development in this area because they don't want it. I will be honest, when these Individuals started buying acreage for their homes, we, the farmers that remained weren't thrilled for them to start building in the area but, this was their property and they should be able to do whatever they wanted to do as it was the farmers who sold it. No one told them that they could or couldn't build or what type of house to build. Now we are asking the same respect to do the same. This isn't their land so why are they trying to direct what is done to it and what it looks like.

We have been working with Estridge for over a year on this project. Everything that they have done with this semi-custom home project has been well thought out and designed to meet the Comp Plan. The density decreases going north of 146th and east of Ditch, 1.8 units per acre which is less dense than the subdivisions to the south, southeast and east. The open space provided is twice that is required in the base zoning district. The homes in this area will be priced between 550K and 750K with a diversity of architecture. The north part of this PUD will be family homes and the south part will be empty nesters so the empty nesters will have no children to send to school.

With this will also come a new tax base to help support the city, schools, and road improvements, etc.

I would ask that you send this through to the City Council with a positive recommendation.

Nancy Davis

Pamela Howard

From: John & Laura Donaldson <jolapher@aol.com>
Sent: Tuesday, February 27, 2018 5:10 PM
To: APC; Andy Cook; Pamela Howard
Subject: next APC meeting

I see the Estridge proposal for Ditch and 156th street is on the agenda for the next APC meeting. First of all, how can an appropriate vote be done when 2 or 3 members won't be present? This is not proper constituent representation. Secondly, this proposal has absolutely NOTHING that should be approved! ... Homes not in the range to support schools or public safety, sub par architectural standards, too high density, no protection for sale to a high production builder, buffering issues, no usable open space, no amenities, and many other concerns. This is detrimental to the value of the adjoining and nearby properties! There are already SIX neighborhoods within 1 mile of this proposal and at least 1500 lots under construction. Everything about this proposal is detrimental to our schools, public safety, and infrastructure. Take a breath and stop letting developers decide the direction of this city!

Concerned Constituent,
Laura Donaldson

Pamela Howard

From: Mary Ann Hale <maryannhale@yahoo.com>
Sent: Tuesday, February 27, 2018 9:20 PM
To: Council Members; APC; Andy Cook; Pamela Howard
Subject: Stop Estridge Davis PUD at Ditch & 156th

Westfield needs high value homes to fund schools and public safety expenses. NOT \$300K or less cookie cutter developments! We need business, not more residential density to support.

The below summary is from a neighbor and I agree.

Mary Ann Hale
15767 Viking Lair Rd.
Westfield, IN 46074

Here's a quick summary of what Estridge would like to jam through... PUD allows 100% front load garages Proposed standards would allow \$200,000-\$300,000 homes to be built (because we don't have enough of those being built already!) And of course, the Developer can sell the PUD to another developer at any time, without any approval by anyone...see below: DID YOU KNOW THAT BENT CREEK is going to be building homes at \$200K LESS than was proposed at all the city meetings?? DID YOU KNOW THERE ARE already 1,500 lots under construction on west side? And that there are already 6 neighborhoods under construction with 1 mile of this parcel? Nothing new is being proposed...same architectural standards on Davis PUD as is already available in all other neighborhoods Here's an item of interest: Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily this happening. Even after much discussion and meetings...the proposed buffering for Dubois tree-farm/residence uses 10 feet of back yards of residents plus 30 feet of substandard tree plantings (!) Density 1.56 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel. No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads (Isn't that great??!) PUD is written to be highly likely to be flipped to a production builder No written guarantee of builders No architectural board to guarantee builders or character exhibits Character exhibits are not supported in writing - remember the written standards are all that matter Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards--not sure how that works. This is not permissible and is ludicrous. They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's back yards. It's so unbelievable. Basically there are no viable amenities on this plan. They did put in 3 - 1 acre lots along 161st Street but given the standards and the fact that they pictured 122 lots but want approval for 125 lots, it is highly likely these will become smaller. Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc. These PUD standards do not meet the \$375,000 minimum home price for the infrastructure/school target to support the police/fire and schools. Oh, and by the way: PUBLIC SAFETY CONCERN: Westfield has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31. And of course, the schools are still overflowing and approving something like this would say this city

administration does not care about the kids in this community. They need a chance to catch up. Ditch Road is a mess with pot holes and is deteriorating given all the traffic and construction equipment. So, I'm not sure there is an upside here. It is financially much better for the city to get some custom homes built. Tax revenue is higher, better for schools, AND there is a demand for such a product. But it will take some restraint by city government to hold out for a much better proposal.

Pamela Howard

From: Karen H <khymbaugh@yahoo.com>
Sent: Thursday, March 29, 2018 3:20 PM
To: APC; Andy Cook; Jesse Pohlman; Council Members; Ginny Kelleher; Matthew S. Skelton, Esq., AICP; Steve Hoover; Cari Hahn; Cindy Spoljaric; Kevin M. Todd, AICP; Pamela Howard
Cc: Karen Hymbaugh
Subject: Against the current Estridge DAVIS PUD

Dear Mayor Cook, City Council Member, and Planning Committee,

It looks like I am again stumped as to why the Westfield City leaders are again entertaining a PUD that is not right for Westfield. I continue to wonder why you are not holding out for what Westfield deserves, which is much better than the current Davis PUD. There is a tremendous market for 5 - 10 acre mini-farms in central Indiana and you are ignoring how this could be so beneficial for our city.

There are so many neighborhoods under construction within just a mile of this parcel. Also, there are already more than 1500 lots under construction. How many more do you need? How can our current infrastructure support this? I can't believe how horrible the drive from Town Road to the Kroger on 161st looks. Not to mention, everything is so blah. Look at the cruddy homes going up next to the school. Who would want to live in those and now this developer just wants more of the same?

I understand that Estridge Development Company has made some promises but please, we have all heard this before. Promises, promises, and then let's make a change here and there and everything looks like a production line. Also, the zoning of SF3 would allow multiple family homes and this is just not right for this area. Put those down town but not out in the country. I won't even get into the lack of this PUD meeting architectural standards. It seems like it is all hit and miss these days, some PUDs are creative and try to at least pretend they might do something nice for the building standards, and then you have this one which is just like every postage stamp neighborhood in the new construction areas.

Where is the open space? Where are the out door, community amenities? Please, please, let us at least have some of the high quality standards for building that Carmel, Zionsville, and even Fishers is having now. Westfield is starting to look like the dumping ground for the poor quality builders. This area of town should have at least 5 acre minimum lots. What is proposed is too dense with close to 2 units per acre.

What about the schools and other public safety concerns? Wasn't there supposed to be a fire station in this area to serve the West side? Have you noticed how the roads on this side of town are deteriorating from all the heavy construction traffic?

Please, why can't we start entertaining some PUDs that Westfield deserves? More 5 - 10 acre lots, with beautiful landscaping and mini-farms and horse farms.

Please help keep Westfield a nice place to live and not just back to back houses so that the developers get rich.

Thanks again for letting me voice my opinion. And, as always, I invite any and all of you out to my little Red Wing Farm so that you can see what we could be promoting in this area. I will give you a dozen fresh eggs too.

All the best,
Karen Hymbaugh
2929 W 159th Street

To: Westfield Plan Commission Members

Cc: Westfield Mayor, Andy Cook

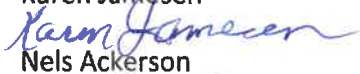
Westfield City Council Members

This letter is in support of the Davis/Estridge development project. The Davis family, owners of this property, are lifelong residents of this Westfield community. Their farm is no longer in a location conducive to traditional farming and they have depended on the Comprehensive Plan approved by Westfield to develop their land. Their proposal is consistent with this plan. We urge the city to support the plan which they approved and landowners depend on.

As long term owners of over 200 acres of nearby land in a community that we care about, we believe the quality of this proposal will be an asset to the community and to nearby residents and land owners. This proposal has exceeded requirements in providing high quality residential homes with limited density, a high percentage of open space, and buffering.

We appreciate your serious consideration for approval of this proposal.

Karen Jamesen



Nels Ackerson



Pamela Howard

From: Ross Laufert <rosslaufert@hotmail.com>
Sent: Wednesday, March 28, 2018 3:06 PM
To: APC; Andy Cook; Council Members; Pamela Howard
Cc: Kristen Burkman; tinalaufert@sbcglobal.net
Subject: DAVIS PUD Going to APC Monday Night

We are against development that does not meet our Westfield UDO and comprehensive plan We are also against developers that disrespect our people and our standards.

Please vote no for this plan.

Best Regards,
Ross and Tina Laufert

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Wednesday, March 28, 2018 10:46 AM
Subject: DAVIS PUD Going to APC Monday Night - NEED LETTERS

Dear Neighbors -

The Davis PUD is going for a recommendation next Monday, April 2nd at 7:00 pm. I apologize for the timing of this but of course have no control over it. It is purposeful and disrespectful to our neighborhood and the entire Westfield community to allow a developer to come forward for a vote on more new construction the day after Easter and during Spring Break. However, that's the hand we are dealt once again. The PUD will be posted later in the week with the APC agenda if you want to wait and view it before sending your letter.

I know many of you will be out of town and are very busy but please take 5 minutes, use the bullets below and **SEND AN EMAIL to the APC, Council and Mayor against this proposal.**

There is not a public hearing - all we need are letters and lots of them. It's a long email but it's broken into three components:

1. Problems with the PUD when considering the comprehensive plan, UDO, and market conditions
2. Summary of verbal commitments that Estridge made during meetings vs. reality of what's written in PUD
3. Summary of attributes at Liberty Ridge and Westchester - this PUD has none of these

Please use whatever you find most impactful. Send letters by Sunday.

Happy Easter to you all and as always thanks so much for your time and efforts!!!!

Kristen

councilmembers@westfield.in.gov

Here's a quick summary of the problems you can use for your letter:

- Standards would allow \$200,000-\$300,000 homes to be built (same price point as many of the lots already available on west side)
- No custom homes
- Already 1,500 lots under construction on west side
- Already 6 neighborhoods under construction within 1 mile of this parcel
- Same architectural standards on Davis PUD available in all other neighborhoods
- Underlying zoning is SF3 which would allow DUPLEXES with an amendment. Look at southeast corner on the layout and you can easily see this happening.
- Buffering for Dubois residence is 60 feet of neighbors' backyards. No dedicated buffer to this residence. This doesn't even meet the AGSF1 ordinance for buffering.
- Density 1.6 units per acre - Parcel is surrounded by 75% long term rural residents with density of .33 and less. Much too dense for this parcel.
- No four sided architecture - standards are the façade on front with plain sides and backs except for a few that border roads
- PUD is written to be highly likely to be flipped to a production builder. In section 2.3 Master Developer: Estridge Development Management LLC until such time as it transfers, or assigns, in writing its rights as Master Development. . .
- No written guarantee of builders - very likely this is being flipped to other builders
- Character exhibits are not supported in writing - remember the written standards are all that matter
- Virtually zero useable open space - they state 31% in PUD because they are counting all the water and people's backyards. This is not permissible and is ludicrous.
- They took out the pool which we said was fine if they instead developed a large open space with Frisbee golf, reforestation, fire pit gathering areas, picnic tables, bike trails so they took out the pool and scattered a few benches in people's back yards. It's so unbelievable. Basically there are no viable amenities on this plan.
- Many, many comprehensive plan violations - buffering, lifestyle degradation, devaluing of adjoining properties, not in context, density concerns, etc.
- These PUD standards do not meet the \$375,000 minimum home price for the infrastructure/school target to support the police/fire and schools.
- PUBLIC SAFETY CONCERN: City has sold the land at 156th and Ditch that was earmarked for a fire station to serve all these homes on the west side. Now, there is no land to build a new fire station and only one fire station west of 31.
- The schools are still overflowing and approving something like this would say this city administration does not care about the kids in this community. They need a chance to catch up.
- Ditch Road is a mess and is deteriorating given all the traffic and construction equipment. You may know of other problems as well.

Summary of Meetings with Estridge:

Verbal Commitments made by Estridge at Neighbor Meetings that are not in PUD

- **Estridge:** All architecture will be four-sided like is committed in the Westchester PUD. We understand the concern. Also said this at the Public Hearing to APC and showed pictures. **Reality:** No commitments are made for 100% 4-sided architecture. There are a few side/rear architecture commitments for homes with road views.
- **Estridge:** Every home will be side load garages. **Reality:** 100 of the 125 have rear or side load.
- **Estridge:** They see a market void in the \$600,000 - \$800,000 home prices for this area so that's what they'd like to target. Stated this at public hearing as well. **Reality:** Written standards would allow \$200,000 - \$300,000 homes to be built on every lot.
- **Estridge:** They had a pool amenity on the plan and the neighbors said they could remove this and replace it with rural/outdoor amenities. The neighbor recommendation was a large open space with reforestation and bike trails, Frisbee golf, fire pit gathering areas, picnic tables, and benches. Estridge said they loved these ideas and the pool would cost \$600,000 to put in so they could reallocate the money to these ideas. **Reality:** They took out the pool, didn't add any open space, the sparse bike trails are an afterthought with no connectivity and they put some benches and a fire pit gathering literally in people's back yards. They put the \$600,000 back in their pocket.
- **Estridge:** They offered the DuBois residence 60 feet of buffer of the residents' backyards - doesn't even meet the UDO of 30 dedicated feet. Liberty Ridge averages 100 feet and the neighbors at Westchester have agreed to 65 feet of buffer, mounding, a fence and heavy landscaping.. **Reality:** This is incredibly disrespectful. We all know that you can't guarantee a back yard as a buffer.

- **Neighbors:** The density is too high. 75% of the parcel is surrounded by neighbors on 3 - 30 acres. A total of 125 homes at 1.6 density is the current PUD. As a comparison, Wood Wind is at .75 density. **Reality:** Estridge hasn't given on this at all. All developers know they have to take out a few houses which is what they did.
- **Neighbors:** Requested all rural adjoiners have 1 acre lots across the street or adjoining. **Reality:** Estridge put in 3 - 1 acre lots along 161st Street. First major concern: the Ditch Road adjoiners and the Dubois residence did not receive this. Second major concern is the standards don't support that these 1 acre lots will stay. One amendment will change this when Estridge says no one wants to build on those one acre lots because what is around it isn't in context.

Comparing Westchester and Liberty Ridge to Davis PUD. Davis PUD has none of these!!

Liberty Ridge: (keep in mind this adjoins commercial and multi-family and helped finance a church)

*29% open space with open grass to play and run and 40% when combined with the church open space.

*Dedicated playground not to be confused with residents' backyards

*Pool

*Interesting bike trails around a wetland

*Black fence and rural landscape

*Average 100 feet buffer to rural neighbor (ranges from 30-240 feet)

Westchester: (is helping stabilize and maintain Westfield's only public golf course)

*Custom Home Presence

*Variety of 3 builders with no one builder building more than 50%

*Nice open space park with playground not in residents' backyards

*30% open space with open grass to play on southern parcel

*First ever conservation subdivision on golf course with estimated 65% open space

*Density on golf course .75

*Projected 65 feet buffer for golf course direct adjoiners

*Pool access

*4 sided architecture on all homes

*Architectural Board to guarantee home designs and builders

Pamela Howard

From: Tracy P <netherfield101@gmail.com>
Sent: Saturday, January 20, 2018 10:39 AM
To: APC; Council Members; Andy Cook
Subject: Davis and Chance PUD's

APC Members:

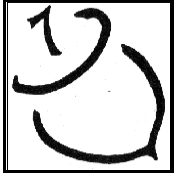
I wanted to let you know how much I appreciate the atmosphere at last week's APC meeting. I really felt like there has been a change in how developers are approaching and in how the commission is viewing things. In the past, I have always felt completely hopeless, really--like the public hearings are just an annoyance that you have to endure. And perhaps the mass of remonstrants have finally made the point that this City needs to make very wise choices and pay close attention...but I felt like there was a different attitude coming back from your board, and I appreciate it.

I want to also say that anyone who thinks "the schools are doing fine," must not have a child in the school system anytime recently. I do not speak for the school system, obviously, but I am a schoolbus driver. WWS bought 8 new buses last year, and they aren't enough. I drive through several unfinished neighborhoods, and we continue to add stops all the time. All these developers like to say "Empty Nester" and "Active Adult" homes, implying that there won't be an added child load to the school system....that is a load of horse hockey. Those code words for small house, will not stop small families from coming north to what they hear are great schools. And flooded schools are not going to stay great. Real "empty nesters" are all moving south--don't kid yourself! :)

I also noticed that Mr. David Compton came in to listen as the Chance proposal was being given....interesting. Perhaps the new plan is for Pulte to snap up PUD's once they are approved, rather than put themselves out there for the process. In that case, do us all a favor and make those PUD's airtight. If the north side of Westfield can have gorgeous custom homes, why can't the west side?? Let me reiterate: The Bent Creek homes are now listing for \$200K LESS than was proposed and promised with Langston....and they are being built by PULTE.

PLEASE keep up the good fight.

Tom and Tracy Pielemeier



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

Advance Planning Council Members
Mayor Cook

3.28.18

I have just discovered that Estridge Corp wishes to propose the Davis property development Monday night. Once again, short notice disrespects us all. This is what I have come to expect from Estridge and other developers.

So I will, once again, attempt to convey my convictions that this development is not good for Westfield. My neighbors and I met with Estridge and others on two occasions to work out changes and help find common ground. We came away from those meetings thinking it might be the best we can get, as long as the changes proposed were implemented. Since the Councils do not seem to recognize their constituent's desire for a rural district that will retain its (relatively) large parcel character, one cannot be sure how these things will go. But the development as discussed was probably worthy of our collective support.

Apparently, the recent submittals to the APC have absolutely none of the details that were agreed upon at these meetings. The meetings were a complete hoax, used by Estridge for whatever sad purpose, I do not know. A complete waste of time and effort. Extremely disrespectful and proves his ongoing untrustworthiness. He even went so far as to chide my apparent distrust of the "poor developer" with some remarks feigning injury. Now we see why the distrust, and why it runs deeply. This is not a man to trust. Not a man to partner with in a progressive community. We are not desperate.

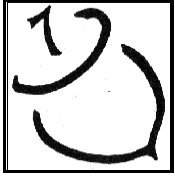
If you wish a description of the items he agreed to, I would be happy to furnish one. You will not recognize it, if you have looked at what he is proposing for Monday night.

So, we are, once again, faced with another lackluster, cookie cutter, repetitive neighborhood that does nothing but enrich Estridge (or other developer since he can dump this one another if he wishes). It will not contribute to the schools or tax base, but instead will burden all taxpayers in the form of increases as requested frequently by the schools. It is unfair to transfer this responsibility to the schools, win or loose. To make them the 'bad' guy.

Once again, I will explain that there are already so many houses, neighborhoods under the blade to come online, that this will certainly only add to the glut. To the sprawl. To the further mediocrity of development occurring under the tenure of City officials.

Anything on the Davis property needs to be 4 sided architecture. The houses need to face their neighbors – not turn their back to the community at large – on both 161st and Ditch Road.

We need a guarantee of builders, preferably custom builders, as Junior had agreed to.



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

We need to have development that will easily support the schools and other community assets.

The entire proposal needs to be brought up to comprehensive plan standards, especially including the context of the area surrounding Davis.

I am angry. I met with the man with an open mind, cynicism and prejudice set aside. I was lied to. Not just a little bit, but in an organized and very deliberate manner. We were all lied to. I matter little in the larger picture, but this is not a person to be dealt with, other than dismissed.

I have spent a good part of my 35 years in Westfield arguing that we are in the catbird seat. We can set a high bar and meet the standards we want as a community. The development will come, that we can prepare and reap the benefits of that preparation.

However, none of that was done, and the bar was set low, development is rampant and functionally completely unplanned. This community will struggle in the near future to understand why the island neighborhoods, walled off to everyone else. Why the Downtown is ignored and wallowing while fast food joints clutter the new roads - built for the citizens or the restaurants? Why the school standards are going to drop. Why there are as many as 30 dump trucks per hour rumbling thru the center of the City. Why the roads are so poor, and will never be adequate, always behind, never ahead of the curve of this pace of development.

So again, I ask that Mr Estridge be declined on many counts. I would also ask that he is asked to stop wasting your time and mine with these types of ridiculous proposals. We are better than this, are we not?

Sincerely,

David R Sochar
Cynthia R Sochar

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Sunday, February 25, 2018 7:18 PM
To: APC; Council Members; Andy Cook; Matt Skelton
Subject: Davis PUD
Attachments: PastedGraphic-1.pdf; Untitled attachment 00048.html

Dear Westfield Officials,

I am writing in regards to the Davis PUD. I truly believe that Ditch Road north of 156th is a line in the sand. You all are aware that there has been essentially no custom development in the western part of Westfield. This parcel could be ideal, given its location/proximity to the larger properties and to the golf course, for some type of custom development. Something really special could be done with this. Instead, with the language of this PUD, it is at best Harmony North--and looking closely at the language, the southern part could easily become The Enclave by Pulte.

I met with Paul and his team three weeks ago. I want to share with you that Paul and his team all complained that they get absolutely no direction out of Westfield. They said they and other developers would like nothing better than to have a rule book from Westfield for guidance--but instead they get nothing. They say they get this direction from Carmel ("they tell us what screws to use"), Zionsville and even Noblesville— but get no guidance from Westfield.

Paul has repeatedly said that he wants to build houses in the \$600-800K range for this, but the language in the PUD isn't even close. The lots are too small— should be 20,000 sq ft minimum, and increase in size as they move north and west. Also, the square footage requirements for the homes are way too small. Paul is building custom homes in Zionsville that are 4000-5000 sq ft.(see below) Why isn't he offering these for this parcel?? Many of the exhibits he uses in the Davis PUD are from his Springmill Collection which are in the \$400K range. The PUD states that the master developer can sell all or part of this(2.3). This PUD is ripe to be sold-- most likely to Pulte—who's been on a tear buying up PUDs— and who can be counted on to build to the lowest standard of the language— just as they are doing in Bent Creek, Tamarack and elsewhere.

There are so many problems with the language of this PUD that it is hard to know where to start. The original version was the exact same language as the recently pulled Chance parcel— identical. Subsequently, some typical window dressing language was added—none of it substantive. Clearly there is no 360 degree architecture which was promised at the neighborhood meetings. The buffer to the DuBois property is a joke. The density up against the Konsantos property is way too high as well, with inadequate buffering, which will clearly devalue their 20 acre parcel. The use of Restricted Open Space Buffers (ROSB)(7.2A) is insulting and a con game. First of all, Liberty Ridge had 100 foot buffers; Westchester has 65 ft— both without involving any private lots. High density going against these larger properties must have this at a minimum. The PUD says: ROSB's "may be located within private Lots"!! Estridge is double dipping here. He uses private lots for buffer and counts it as green space as well! Lot owners can put a fire pit and patio on these ROSBs. Have a party and be able to throw beer cans across the fence onto the adjoining properties. Completely unacceptable. The language for landscaping within the "buffer" is ridiculously minimal(7.2E). In the reforestation language up to 75% of the required evergreen trees may be substituted with shade trees?!? A casual glance at the site plan reveals virtually no true green space— mostly retention ponds and ROSB's. Pathetic and unacceptable.

This proposal flies in the face of the intentions of the Comp Plan for this area. It should be no more than SF2 as are Bent Creek and Maple Ridge. The Comp Plan calls for decreasing density, better transitions and buffers to

protect existing stable rural uses and to maintain property values. This plan grossly devalues the area and the adjoining properties' value. It opens the barn door for future developers to claim: he did it, why can't we? I have heard that there is sympathy for Paul that he can't make money without this density. Not our problem. Let someone else figure it out. Estridge's development business is just that— a business. Westfield has absolutely no fiduciary responsibility to facilitate an unacceptable development in his interest. Similarly I have heard sympathy for the Davis family to receive top dollar for their property. We must realize that real estate is an investment, just like the stock market. There are no guarantees of value or liquidity. No one guarantees my 401K and Westfield has no fiduciary responsibility to assure the sale of the Davis parcel. The majority of that clan has bailed out of Westfield. They have no interest in the community. They simply want to cash out at top dollar. Not our problem. They will ultimately sell the parcel at a significant return. They need a developer with vision to do what is called for in this area and offer something that meets the needs of the community. We— Westfield-- need the balance of adding custom development on the west side that is context sensitive.

Paul wanted direction. I think its time we gave him some. My suggestion is to advise him to withdraw this. Then, lay out guidelines of what minimal requirements are expected to assure the promised home size/price points are achieved, larger lot sizes--significantly larger, better landscaped buffers, more true green space, etc. In essence we need to tell him he needs to build Oxford Woods on this parcel. He's doing it in Zionsville, he can do it here. If this goes through as currently configured I'm afraid the proverbial fecal matter is about to hit the fan.

In the end, its all about the language of the PUD. The submitted language makes the community extremely vulnerable. If approved this development will significantly devalue existing long term residents property values— the very people who are committed to this community for the long haul. Furthermore it will squander an opportunity to create something special in this area— something that can serve as another attraction for major businesses looking to relocate. Lets not screw this up.

Thank you for your attention.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181



Oxford Woods
\$500K-\$1M



Pamela Howard

From: Sandra Wilds <swilds@wildshc.com>
Sent: Wednesday, February 28, 2018 9:24 PM
To: Council Members; Andy Cook; Pamela Howard; APC
Cc: Terry Wilds
Subject: - Davis PUD

Re: Concerns regarding the Davis PUD

We are once again hoping to convey in writing our deep concerns and disappointment with the PUD submitted by Estridge for the property located on the SW corner of 161st and Ditch Roads. Our family has lived at 15919 Ditch Rd. for 37 years, choosing to build in “rural” Westfield because we wanted a lifestyle unavailable in Carmel, Zionsville or Noblesville. We have been proud citizens watching the growth of our community as other families like ours made the choice to live in what Westfield offered versus what the surrounding cities could offer.

In good faith and diligence we have attended the public hearings to voice our concerns and we have also taken time from our workdays to meet with Estridge Developers. Unfortunately while Mr. Estridge has verbalized his understanding of our and our neighbors concerns about the density and style of the homes proposed the PUD that is submitted does not reflect his verbal agreement with our concerns. After reviewing the PUD which Mr. Estridge is submitting for approval it is very apparent that what he stated in the neighborhood meetings was merely said to appease the attendees with no honest or sincere intent to incorporate any changes to the PUD.

The proposed PUD is unacceptable and we are requesting that the PUD be rejected. Westfield deserves to have developers acknowledge the desirability of our City and we need to expect them to not only listen to our concerns but agree to build housing that is highly desirable and offers something more than what is readily available.

We understand that the Davis family can rightfully sell their property and we have long believed the time would come for their farm to be developed into homesites but, we have also continued to believe that this area would be developed with consideration to the current residents input and the guidelines proposed in the Comprehensive Plan. May I also note that members of the Davis family were involved in the drafting of the Comprehensive Plan and are well aware of the views of their neighboring homeowners with regard to density and types of homesteads desired in this area.

We are hopeful that as the leaders of Westfield you will listen to our concerns and understand why we are alarmed and fearful that “Westfield” may continue to permit unchecked growth in the form of mass produced homes versus choosing to save the limited acreage left in Westfield to offer a quality of life that cannot be replaced once it is gone. We are more than willing to meet to further discuss our concerns with City leaders and hope you take our concerns seriously.

Sincerely,

Terry and Sandy Wilds

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Tuesday, January 16, 2018 2:54 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis and Chance/Chapman PUDs

Dear APC, City Councilors and Mr. Mayor,

Tonight, two more developments have begun through the city's development process in the southwest corridor of Westfield. These two parcels, Davis and Chance/Chapman, are gateway parcels into the New Suburban Southwest. They both border Ditch Road which is the beginning of this area. When people drive down 161st Street at Ditch Road, they note the horse farms, alpacas, orchards, nursery, and open space due to long term stable rural residents.

This is why these parcels must be viewed strategically by the city. They are surrounded by large home sites and custom homes. The assessed value opportunity on these parcels is sky high and the opportunity to offer custom homes, which is a desperate market void on the west side, is the best use of this land. The homes need to be on larger acre lots or in a conservation neighborhood format. Westchester will have the first example in the city of a conservation neighborhood on the main golf course section. A conservation neighborhood clusters homes on smaller lots with vast open space around them.

These two PUDs exhibit the following problems:

- Don't meet the comprehensive plan
- Lack adequate open space
- Have insulting buffers against horse farms
- Lack architecture standards that support character exhibits and don't guarantee 4-sided architecture
- Add to the 1,500 lots under construction within 2 miles of these parcels
- Chance/Chapman doesn't have any amenities for residents
- Davis amenities are not guaranteed and can be changed with Director's approval
- They don't optimize this location or create interesting neighborhoods not already happening two miles away

We now have 1,500 lots under construction or soon to be within 2 miles of these parcels. These proposals are basically the same thing as Harmony, Viking Meadows, Wilshire, and West Rail.

The precedent has been set in this area for homes to face the roadways. Neither of these plans do this. The open space near 146th Street in Liberty Ridge and Section A of Westchester have 30%. This is supposed to increase as it moves to the core which is 161st Street. The open space on the golf course is approximately 65% so that happened. The architecture standards in these PUDs do not include taking the predominant feature (brick, stone, etc.) and carrying it to all 4 sides as was just approved at Westchester.

The buffering in this area is of an utmost critical nature because there are three horse farms abutting these parcels. These long term rural residents cannot have children wandering over to the horses and causing them a liability problem. The buffering in both plans is inadequate.

I'm confused when it became the norm to propose neighborhoods with tiny lots, basically no open space for active play and no amenities. If this is what people want, I'd appreciate seeing the market data to support this.

Westfield does not need more of the same and that's exactly what is before you tonight. A fresh, interesting and unique approach to development is needed and this area of Westfield literally rolls out the red carpet for this to happen. Let's not squander a high assessed value guarantee. Let's be the leaders of a new and dynamic approach that elevates and optimizes a strategic opportunity for the city of Westfield.

Best Regards,
Kristen Burkman

*Ms. Howard - Please place this letter as a remonstrance against both the Davis and Chance PUDs. Many thanks!

Pamela Howard

From: Judy Crandall <hoosier824jc@gmail.com>
Sent: Tuesday, January 16, 2018 11:00 AM
To: APC
Subject: Davis PUD (Waterford)

Dear Mayor, APC Members and City Council Members,

Thank you and I greatly appreciate the significant amount of time and effort the members are spending on this proposal for the Davis PUD (Waterford).

My name is Judy Davis Crandall and part owner in this property. Our family has been part of this community for over 80 years and we continue farm, pay taxes and be a part of this community. Due to the growth in this area which is part of the New Suburban Southwest as per the Comprehensive Plan it is become increasing difficult to farm this property. We would like the opportunity as farmers and landowners to sell our property as everyone else has had up until this point. I hope everyone understands that if you have purchased property in this area you have purchased it from farmers such as us and you would not be here without this opportunity.

I believe Paul Estridge is a man of great integrity, character, capability, reputation and a respected developer. He has made every effort to comply with the Comprehensive Plan, APC members, City Council and neighbors of this community. This project is not a cookie cutter project; it is a semi custom home project. It is one that has been well thought through in the design and architecture. It is our understanding that the Comprehensive Plan is not law but rather it is intended to serve as a guide in making land use decisions. It is there to ensure that development occurs in a way that is contiguous with development in the area. Our property is bordered on all sides with Harmony, Centennial, West Rail, and Derby Ridge. In close proximity is Liberty Ridge, Bent Creek, Central Christian Church and now with the approval of Westchester and the introduction with the Chance PUD. We understand as per the Comprehensive Plan that density is supposed to get less dense the farther west of Ditch, North of 146th and south of state road 32.

Other things to consider is the fact that overcrowding in schools keep coming up. The school system has provided input through TAC meetings and it has raised no issues. Also, the fact is that a little under half of these homes proposed in this area are "empty nesters". So there will no children going into the school system.

Please keep in mind, where are all the teachers, firemen, police officers and other residents going to find affordable housing? We don't need million dollar homes in this area; there is nothing to support it as some people want you to believe.

People are also talking about traffic on 161st street. There is no entrance to this neighborhood on 161st. If anything they will use Ditch or 156th mostly.

Please send this proposal on to the City Council with a positive recommendation.

Thank you for your time.

Judy Crandall

15124 Kampen Circle

Carmel, In 46033
the Westfield area where we pay taxes to Westfield, utilities, etc

(our address is Carmel but we are in

Pamela Howard

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Tuesday, January 16, 2018 12:21 PM
To: APC
Subject: Davis PUD

Dear APC Members:

I oppose the Davis PUD for the same reasons that the Tamarack PUD was rejected two years ago. Extending Harmony to the north simply is not a good fit for the area. This land is surrounded on three sides by large estate lots with custom homes. The Comprehensive Plan clearly states that as we move west from Ditch Road and north from 146th Street, density should decrease and lot sizes should increase. This was to preserve the character of the area. Harmony is appropriate between 146th Street and 156th Street, but it needs to stop there. It does not complement the character of the area between 156th and 166th Streets.

If you are inclined to move this PUD forward, please require larger lot sizes and that lots on Ditch Road and 161st street face the streets rather than back up to them. This will have the additional beneficial effect of reducing the number of lots that can be located on the parcel, thereby reducing density.

Thank you for your consideration.

Ken Kingshill

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 11:14 AM
To: Council Members; Andy Cook; APC; phoward@westfieldin.gov
Subject: Waterford PUD

Officials of Westfield,

I am not for the Waterford PUD on the Davis's land. It does not in any way fit into the properties that are already in this area. It shows no sign of the housing becoming less dense or being in context with what is already in this area as the Comprehensive Plan states. The Comp. Plan does state that. This PUD also does not have adequate buffering to the RURAL neighbors that it would impact. There is suppose to be a transition from the city to the country and this plan does not at all meet those standards. This plan has many faults besides what I've just stated and should not be considered for approval to ruin the country.

Mindy Martin
1839 W 166 St.
Westfield IN. 46074
mindy.martin@att.net

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 12:07 PM
To: Council Members; Andy Cook; APC
Subject: Waterford PUD

Town officials,

I am not for the Waterford PUD. It is not in any way a plan that needs to be put in the country. Especially with how the Comprehensive Plan states that it is completely wrong for this area.

Nate Martin
1839 W 166 St
Westfield IN 46074

Pamela Howard

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Tuesday, January 16, 2018 10:30 AM
To: APC; Pamela Howard; Andy Cook; Council Members
Subject: Chance & Davis PUD

Advisory Plan Commission,

Our neighborhood is tired of developers submitting the same recipes to cook up bland "cookie cutter" subdivisions over and over. The Chance & Davis PUDs are not context-sensitive with the neighborhood. Development in this area should be designed around protected greenspace rather than aim for the bare minimum needed to bargain for approval.

Please work with the developers to reduce the density, increase open space, and preserve the natural areas that make this area of Westfield unique.

Sincerely,

Rebecca Moyer
Rural Southwest Resident

Pamela Howard

From: Richard Passman <rpasman@indy.rr.com>
Sent: Tuesday, January 16, 2018 11:09 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Comments that apply to 2 Agenda items for APC meeting tonight

Westfield-Washington Advisory Plan Commission Members

I live at 151st & Shelborne Road.

I recently attended the public meeting where the plans for Waterford were presented (at 161 & Ditch road). I understand there is another PUD for 166 and Ditch. The Waterford plan appeared to have very nice homes, but it put as many of these homes as possible onto the site. It was designed to look great when you were inside the development, but it was not clear what it would look like from the outside looking in, because we only saw a plan view. All the homes faced the inside; backs of all homes facing out. It appeared to me that every possible square foot was either retention ponds or lots. Buffer areas were planned, but not detailed at that time. **Please delay approval of these two proposals. The pattern that I have seen, is that the first proposal is one that is best for the developer, and that they improve the proposal only after the APC and the public insist on changes / improvements.**

I am very concerned by the rapid pace of development in the this area (SW quadrant). There are already developments under construction or planned seemingly everywhere, as I drive NE toward Westfield. I believe this area is attractive because it has a rural atmosphere, but that rural atmosphere will be lost forever if we don't enforce the transition from dense housing developments to rural farms. Developments in this area (where these two are proposed) really should embody a noticeable transition to lower density. The developer compares his development to Centennial to show that it is lower density, but being slightly lower density than Centennial I not enough. Refer to Autumn Woods Drive, south of 146th st, just west of Ditch as an example. That lower density type of development would make a reasonable transition to the existing small rural farms and 3 plus acre home sites that currently define this area. We were told that if they increase open area, then the lot size reduces – that is because they want to keep the same large number of homes per site. These “transition” developments must have a significantly reduced home density, otherwise, they simply continue the typical home development pattern right through the rural area.

Thank you,

Richard Passman

Pamela Howard

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Tuesday, January 16, 2018 10:02 AM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Cindy Spoljaric
Subject: Davis PUD, APC meeting January 16, 2018

APC members, Mayor Cook, Westfield City Council Members,

My name is Carol Davis Whitson and I am one of the co-owners of the 80 acre Davis PUD which is west of Ditch Road, between 156th and 161st Streets. Our family has been in the area over 80 years.

1. Paul Estridge and his team have carefully planned this development to meet the guidelines of the Westfield Comprehensive Plan.
2. In this PUD, the lot square footage is greater than those of the existing and planned PUD's to the east, west, north and south of the 80 acres.
3. The density is also less than the surrounding neighborhood PUD's.
4. The city of Westfield will be receiving tax money from the homes that will be sold and occupied in this PUD over the next several years which the city will use for roads, schools, utilities, etc. for Westfield's benefit.

Please approve this PUD.

Thank you.

Carol Davis Whitson

Pamela Howard

From: Terry Wilds <terry@tpcmech.com>
Sent: Tuesday, January 16, 2018 10:59 AM
To: acook@iwestfield.in.gov
Cc: Pamela Howard; gkelleher@westfield.in.gov; cwoodard@westfiels.in.gov; Bob Smith; swillis@westfield.in.gov; amaue@westfield.in.gov
Subject: FW: David PUD - Chapman Parcels
Attachments: IMG_2994.jpg; IMG_2995.jpg; IMG_2964.jpg; IMG_2962.jpg

See attached and below, thank you, having email issues this a.m.
Thank you.

Terry L. Wilds
President
Tank and Piping Contractors, Inc.
P.O. Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com



From: Terry Wilds
Sent: Tuesday, January 16, 2018 10:26 AM
To: councilmembers@westfield.in.gov
Cc: acook@westfield.in.gov
Subject: David PUD - Chapman Parcels

First of all, thank you for your time .

Building at 15919 Ditch Road in 1981 was a great decision for my family. The school system was not in great shape , my oldest daughter who entered the 1st grade in 1983 had more than ½ her class mates on the Federal / State school lunch program.

We didn't see or hear a snow plow till about 1985. That night in 85, we heard a terrible noise coming down the chip and tar road. It was actually a large grader plowing the road , the drifts were 2-4 feet high. It was like seeing Santa for the first time.

If it wouldn't have been for the Davis family clearing the ALL roads in order to feed and tend to their livestock, I'm not sure exactly what everyone would have done then, and after that.

Last night we heard a snow plow go up and down Ditch Road about 4 times. I thought he may have been lost. But times have changed and certainly for the better.

The Davis family have a great piece of property and there can be a much better development built. The so called high end Estridge development lacks many of the requirements as previously set forth in the Comprehensive Plan for the area.

I have attached several pictures that are from the Harmony project, the backs of the homes are facing Ditch Road about 120 foot of the roadway. Is this what you what to see in our area ? Our area along with every piece of dirt left in Westfield is worth more than fabricated housing.

Why is the East side of U.S. 31 , held to a higher standard. You chosen people along with the Mayor, need to DEMAND more and not less.

Estridge is backed by finical investors whom do not live in our area. They live in Carmel or Zionsville and they want nothing built in their areas that look like the proposed homes. **This is about a return on THEIR investment..**

Paul Estridge spoke about having 4 sided stone and architure, but the proposed PUD calls for nothing. We/ us/you are only going to get what you stick them with. I'm a contractor as well, it's the mentality of most contractors, push, push, and promise. Then, do what you want when passed.

When I showed Paul Estridge the pictures of these homes that face Ditch and what they look like. His comment was, where are these taken from, they don't look good at all. EXACTLY my point.

That's what I'm saying, hold them accountable, there's only so much dirt and water left. It's worth a lot, and it demands quality built projects that want to keep families in the area.

We have lived there when there was nothing, why should I toy with the idea of moving ? Because I don't want to look at substandard houses . Cheap construction that's looks great for the first couple years, but not for the LONG haul.

In 1981 we were a small town. You had to drive to do anything or to get to a mall. I hate the Carmel attitude, but let's act like were them some what and demand more not less. We have a lot to be proud of.

In closing I'm a poor typist and writer, But there's something I tell people each week at least 2-3 times in conversations. Building in Westfield and sending my 3 children to Westfield schools, was a blessing and the best thing that could have ever happened to my family, and we believe that.

There was a day when Westfield couldn't beat any school at ANY sport, girls or boys. Look how far we have come... Please don't go backwards. Strive for the best.

Thank you.

Terry L.Wilds
President
Tank and Piping Contractors, Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com











Pamela Howard

From: tracey.aiken@gmail.com
Sent: Tuesday, January 16, 2018 6:39 AM
To: APC
Subject: Stop irresponsible developments

Please vote NO to these two new developments, Davis and Chance tonight.
Thank you,
Tracey Aiken

Sent from my iPhone

Pamela Howard

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, January 15, 2018 4:37 PM
To: APC
Cc: Jim Ake; Chuck Lehman
Subject: Davis and Chapman parcels proposed PUDs

Dear Council members,

I attended the neighborhood meeting at Harmony last Wednesday. I am opposed to the PUDs being proposed, on the Davis and Chapman parcels, because they are developments that are not context-sensitive to adjoining long term residential properties. These PUDs do not reflect guidelines of the Comprehensive Plan as it is described for the Southwest New Suburban area. Concerns are density is too high, open space is negligible, little to no transition with minimal buffers, landscape and architectural standards are well below average pricepoints and natural buffers are not reflected, just to name a few.

This developer needs to be held to a much higher standard, using more of the Conserancy approach that embraces the Comprehensive Plan. The architectural standards described by the developer at the meeting are not even reflected in the PUDs, so-called green space in the plan shown actually overlapped the back yards of lots and at the meeting there was no mention of the Chapman parcel PUD, yet we see that it's also on your agenda for Tuesday.

Seriously, there is SO much development going on right now and SO much more being proposed, it's being shoved down our throats! All in the same area! Someone said at the meeting, "could you just take your developments north of 32 where there's all kinds of room and leave us alone?!" It's like a massive land grab, one which is quickly changing the landscape from farms and rural settings to lit up parking lots and crowded neighborhoods that have taken away our "sense of place".

The APC and the Town Council need to agree to communicate better and remember who they're serving and why. Last week's debacle was so stinging of disrespect and manipulation no one can trust the "process" anymore. I can keep on writing these letters, but I don't trust the process. SAD

Sincerely,
Lisabeth Armstrong

Pamela Howard

From: Cook Family <cookhouse3841@comcast.net>
Sent: Monday, January 15, 2018 8:52 PM
To: APC; Council Members; Pamela Howard; Andy Cook
Subject: Davis PUD

Good evening,

We have the following concerns after attending the neighbor meeting and reviewing the PUD online:

- Per the Comprehensive Plan: "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 properities, equestrian uses and artisan farms. 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 context-sensitive." 145 lots on 80 acres is not in context to the large-lot residential that is surrounding this on 3 of the 4 sides.
- Architectural minimums need to be increased in order to hit the \$520,000-\$700,000 price range Paul Estridge quoted. 1800-2000 square minimums would mean \$375 plus/square foot based on his quoted home prices. The math doesn't make sense. While we welcome a higher price point on the west side, the character exhibits seem to be the same product they are already building in Harmony with a few new elevations. One just needs to look to Viking Meadows or Bent Creek, the PUD detail did not support the conceptual for the area and the lowest standard is built.
- Buffering needs to be enhanced on the east, west and north sides.
- 25% open space, which includes the back yards of the homes along Ditch. West Rail has 37% not including residential back yards. This should be the absolute minimum for this parcel.
- Schools are already at capacity, with improvements/additions not complete until 2020.

Thank you for your time,

Derek and Cherie Cook

Pamela Howard

From: John Daly <john@golitkodaly.com>
Sent: Monday, January 15, 2018 2:19 PM
To: APC
Subject: Davis & Chapman

Dear Board Members:

Sorry to have to keep objecting but it seems like the developers always submit an awful plan in the hopes that making it less awful means that it will be acceptable. Here are a few of our least favorite things as noted by Conservancy members:

***Comprehensive Plan Issues:**

- Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.

- Not context sensitive to long term residential properties.

- Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

- Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same.

- Encourage quality and useable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

- Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

- Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

- Encourage diversity in lot sizes and lot layout-more of the same...

***Buffering:** (major issue on east, west and north sides of project)

- creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-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-IS NOT REFLECTED IN PLAN.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the \$700,000 range and this would be a step up from the existing Harmony neighborhood. Most of the character exhibits provided are currently houses built in Harmony. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, \$375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work!!

***The Bulk and Density Standards** are below those identified in the UDO for SF3 in many areas.

***The Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to.

Really not much land left in Westfield. Please get it right.

Thank You.

John P. Daly

15936 Little Eagle Creek Avenue

Westfield Indiana, 46074

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

Pamela Howard

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Monday, January 15, 2018 10:31 PM
To: APC
Cc: Mark Keen; Chuck Lehman; Robert Horkay; Steve Hoover; Cspolijaric@westfield.in.gov; Joe Edwards; Jim Ake
Subject: 1801-PUD-01 [PUBLIC HEARING] Davis PUD - Letter of Support - January 16 APC meeting

Honorable Advisory Plan Commission,

I am writing in support of the above development on the agenda January 16, 2018.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Also part owner of two other properties in Hamilton county. Our family has been in the area for over 80 years. We have seen significant changes in that time-frame and have benefited through access to shopping, improved schools, roads, healthcare, recreation, and general quality of life. I am the third generation to own the property in our family and benefit from the land and these changes. All of these changes are from increased population and increased development that brings people to the community that we enjoy and all want to see prosper.

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

1. The proposed development is planning homes at the upper end of area home prices and positively impacts property values in the area.
2. The same home values positively impact property tax income to the community to enable further investment in schools, and infrastructure. I am a proud graduate of Westfield High School as is my father and my 5 siblings
3. Density for the project is less than other development either planned or already in the area now.

Thank you for the opportunity to communicate my support.

Respectfully



Joe Davis

Pamela Howard

From: John Davis <johnjdavis52@gmail.com>
Sent: Monday, January 15, 2018 5:56 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD - in support

To all the APC members and City council members.

I'm in support of the Davis PUD that's up for review this date 1/16/2018. I hope this (Davis) PUD has a favorable conclusion like the Westchester PUD did last week.

John Davis

15515 Towne Road

Westfield, IN 4074-9678

Pamela Howard

From: dub164@aol.com
Sent: Sunday, January 14, 2018 9:59 AM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Fwd: Davis Farms PUD/Waterford

To all,

Thank you once again for your continued support and consideration. I apologize for the length of my e-mail but it is important to be as thorough as possible with this process. After my initial review of the Davis PUD, (located at 161st and Ditch) also known as Waterford I wanted to communicate several issues I have identified.

First and foremost I think it is important to refer to the Comprehensive Plan for the area. It says the following:

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**. 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.

***Comprehensive Plan Issues:**

- Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
- Not context sensitive to long term residential properties.
- Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.
- Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same and there is little to no language to support the higher end architecture.
- Encourage quality and usable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move

west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same...

-Rural subdivisions and conservation subdivisions are encouraged in this area-NO EFFORT HAS BEEN MADE IN THIS PLAN TO PURSUE THIS REQUIREMENT.

***Buffering:** (major issue on east, west and north sides of project)

-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS, there is no transition to the large rural residences that surround this parcel.

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-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-IS NOT REFLECTED IN PLAN.

Please recognize that we own the majority of the western border of this project. We are running a tree nursery business on our property which is our livelihood. Large dangerous equipment is frequently in the nursery involved with the care, planting, and digging activities with the trees. As a result there are also large open holes throughout the property from the removal of nursery stock. We have livestock on our property which requires special buffer considerations as well. We have a two acre pond which is an attractive nuisance and creates additional liability with neighboring properties. This must all be thought through prior to any development plan being approved for the area. These items create a dangerous situation with the adjoining neighborhood and require a more significant and thoughtful buffer than the proposed 30 foot buffer along the backs of homes.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the \$700,000 range and this would be a step up from the existing Harmony neighborhood. He indicated that there was a recognized market for the higher priced homes on this side of Westfield. Most of the character exhibits provided are currently houses built in Harmony which have an average sale price well below \$700,000. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, \$375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work and the detail does not support the verbal commitments. We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to. The same could potentially occur with this PUD in its current state.

***The Bulk and Density Standards:**

-are below those identified in the UDO for SF3 in many areas.

-The proposed density is not transitional and does not meet the open space standards in the area. West Rail to the east has 37% open space. The open space number needs to increase as you move west as per the comprehensive plan.

-This density does not fit this area. The plan has too many lots included at 145 and simply offers more of the same product in the area with the current detail.

***The Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

This builder/developer is capable of much better. We need to start holding these folks to a higher standard for the benefit of our community and for the protection of our property values. Thank you for your ongoing support. We are Westfield and we are worth it! Let's raise the bar.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-867-3691

Pamela Howard

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Monday, January 15, 2018 3:33 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD -01

First let me start off by saying that I hope everyone had a blessed Christmas and a great start to the new year.

My name is Bevrly Davis Emmert and I was born and raised her in Westfield Indiana. I have seen Westfield change a lot over the 59 years .

I have seen the old Library close and a new one takes its place. One stop light town to several stop lights. A new High School and I can go on and

on. I was raised on Springmill road, this used to be hardly ever used. An out of the way road with houses counting maybe 10 to hundreds around

there now. And the shopping Center on 161st and Springill that turned out to be the best thing now for that area.

It has all been progress right and mind blowing now. I believe that this is really inevitable , but people now days have heard of Westfild Indiana, with

out having to say just north of Carmel. I am proud to be called a Westfield resident, this city is fibrant and full of life around on all sides of Westfield.

I ask you to please vote yes for this Davis PUD -01.

I bellieve that this will is a good combination of still being in the country to a city life with all emineties , shopping, school ,gas station very close to

everyone and very useful with a great priceline to many individuals.

And to conclude I want to thank each and everyone of you for taking your time to read this letter and serve on the city council.

Thank you

Beverly Davis Emmert

Pamela Howard

From: Adam Goodnight <agoodnig@umail.iu.edu>
Sent: Tuesday, January 16, 2018 9:19 AM
To: Andy Cook; APC; Council Members
Subject: Chance and Davis Developments

All,

I personally do not think Westfield needs anymore residential development at this time in this particular area. The should remain fairly rural to not impact the quality of life of those who moved here years ago. However, I would like to make the following comments on the two proposed neighborhoods being reviewed tonight. For the Davis PUD, I believe all of the lots should be required to be larger as those noted in lots 69-145 to decrease density. Ideally, they would be as large as possible to encourage open space and decrease density significantly as noted by "new suburban." I think they could increase them significantly while still allowing it to make financial sense. Again, set the bar higher as you move further west, not more of the same. As for the Chance PUD, again, lot sizes should be increased to minimize density according to the plan, especially since they will likely acquire the property west of this parcel at some point and add even more housing. I would also like to see all of the trees on the northwest corner remain untouched, which could be done without changing the plan too much (it would also decrease homes by about 12-15 as well while still providing some wooded lots. This would also help the transition to the current "rural" setting.

Thank you,

1801-PUD-01 [PUBLIC HEARING]

Davis PUD

West side of Ditch Road between 156th Street and 161st Street

Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 17-52](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7: Neighbor Meeting Summary](#)

1801-PUD-02 [PUBLIC HEARING]

Chance PUD

Southwest Corner of Ditch Road and 166th Street

Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 17-53](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7: Neighbor Meeting Summary](#)

Pamela Howard

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 15, 2018 11:53 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis PUD

To Whom it May Concern,

I am writing opposed to this PUD. Although I appreciate the higher level of architecture, there needs to be better buffering with the rural neighbors and larger lot sizes. This is just an extension of the harmony neighborhood to the south.

Thank you,
Stacy Hall

1/16/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

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 Davis which are built on small lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small with few amenities. We need more housing options with more amenities. We would like to see homes in the \$750,000 range with larger lots and more buffering. Who is going to pay that price for a home on a 14,000 sq. ft. lot. Westfield already has enough of this type of homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the comprehensive plan for Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 15, 2018 11:47 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. As stated on page 8 in the comprehensive plan, 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. Chief among these elements are the significant natural areas and open space found in Westfield – Washington Township. As you review new development proposal, please keep in mind the importance of preserving the natural areas and open space found in Westfield.

Buffering

The width and content of the buffers currently in the PUD fail to preserve the property values of the adjoining large lot residences. Buffer width should be increased to at least 50 feet. Reforestation buffers should be used to achieve a natural looking environment and preserve the neighborhood's character. Consider the following:

- The comprehensive plan emphasizes the importance of buffers and states a preference for reforestation buffers in this area. Refer to the following:
 - o Page 42 --- "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)."
 - o Page 41 --- "Ensure proper land use transitions between dissimilar types of residential development."
 - o Page 11 --- "It is important that existing uses, especially residences, be properly buffered from new development that has a different character."
 - o Page 12 --- "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."
- Note that Bent Creek provides a 50' buffer with the existing residence to the north and locates substantial open space along the property line shared with the residence to the west. Derby Ridge includes a minimum rear yard setback of 50' along the northern property line and commits to tree preservation easements along shared property lines. Westchester includes commitments to considerably increase buffering beyond what is required by the UDO, Liberty Ridge provides a substantial reforestation buffer with the adjacent residence (100' ?).
- Beyond helping preserve the neighborhood's character, reforestation buffers are essential for maintaining the diversity & abundance of wildlife that the current residents value. Scientific studies ([example](#)) have found that "Abundance and richness of development-sensitive species were lowest in greenway segments containing more managed area." Planners can facilitate conservation of development-sensitive species by limiting the mowed and landscaped surfaces adjacent to new development. Please encourage buffers and open space that promote a natural habitat.

Density

The current PUD proposes a density of 1.8 DUA. Given that the comprehensive plan calls for density to be reduced as development moves west of Ditch Road, the density of the Davis PUD should fall below the the 1.7 DUA approved for the West Rail PUD located immediately east. Density should be reduced with the intent of blending towards the lower densities recently approved to the west (Westchester @ 1.1 DUA and Bent Creek @ 1.2 DUA).

Open Space

Open space and/or lot sizes should be increased. Much of the 25% open space provided in the current proposal consists of right-of-ways located along external streets. This type of open space offers no recreational value and is not usable by the residents. The comprehensive plan calls for open space to 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." Furthermore, the proposed 25% benchmarks poorly against nearby developments: West Rail 30% and Westchester 30% + golf course. Open space should increase as development moves west of Ditch Road.

Architecture

The character exhibits included with the PUD shows 13 homes. Only 2 of the homes show front-load garages. Is the developer committing to no more than 15% front-load garages? If not, what % of front-load garages is the developer committing to? In addition, the character exhibits show a number of architectural features. What aspects of the character exhibits does the Director feel are essential to the designs? Would non-masonry homes *without* a change in dominant exterior material be consistent with the intended architecture to be constructed in the District? Would garage entries without additional enhancements such as the windows and pergolas shown on the concept plan be consistent with the intended architecture? Only 2 of the homes in the exhibit are single-story --- does this represent a commitment to no more than 15% single story residences? Too often we have found that we only get what is committed to in writing. Please encourage the developer to provide more precise language to ensure that the character exhibits are an accurate depiction of what will be built.

Lack of Context with Existing Neighborhood

The existing residences that adjoin the PUD are rural in character. These clusters of large lot residences provide a more open, natural feel than the typical suburban setting. The comprehensive plan stresses that new development should work within this context --- not try to change it. As stated on page 40, "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." The proposed PUD fails to adapt the development to the setting. Multiple neighborhood meetings, several rounds of public comment, and months of APC meetings have made it clear that development in this area should provide for the transition between residential and rural environments in a way that does not adversely affect the surrounding landscape's character. There are a number of opportunities for improvement:

- Commit to a landscaping plan that is natural looking and in context with area.
 - For example, West Rail provides wildflower meadows and prairie plantings for passive recreation opportunities.
- Commit to completing any compensatory mitigation for wetland impacts within the PUD (on-site rather than off-site compensation).
 - Comprehensive Plan, page 19 --- "Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space." & "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed."
- Create connections between open spaces to preserve views and provide wildlife corridors.
 - Comprehensive Plan, page 19 --- "Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties."
- Utilize undisturbed open space as buffering.
- Create vegetated buffers along existing streams and proposed drainage swales.
- Require Dark Sky friendly lighting, meaning lighting standards that minimize glare while reducing light trespass.

Failure to Preserve Natural Features

On page 19, the Comprehensive Plan calls for new development to "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed." Note that the current proposal fails to preserve the stream located at the northwestern corner of the Davis parcel. This stream is visible on-site and identified on [Westfield's flex map](#). The USGS National Map and Hydrography data set show this stream continuing into the uncropped area that extends to the south.

In conclusion, please encourage the petitioner to introduce reforestation buffers, reduce density, increase open space, and preserve the natural features found on the parcel.

Thank you,

Greg Moyer

15001 Shelborne Rd

Pamela Howard

From: Stephen Stafford <staffordhouse92@att.net>
Sent: Monday, January 15, 2018 3:29 PM
To: Council Members; Andy Cook; APC; Kevin M. Todd, AICP; Jesse Pohlman
Subject: Davis and Chapman Parcels

Dear Mayor, council members, & APC board members:

There is documented evidence that Westfield's Comprehensive Plan was to address the unique, rural Southwest New Suburban area. The agreed on notion was keep the area open and rural. Those planned intentions focus on a diverse **MIX** of residential properties, open space, equestrian uses, and special niche farms. That MIX is fast becoming a word only.

Our neighborhood is like the earth in Stephen King's story, *Langoliers*. The story is about the earth being eaten up by some kind of alien, insatiable force that cannot be controlled. The result is complete destruction of the land as people know it.

Westfield is actually living the story. Developers are set on destroying what we thought Westfield would be when we moved here. Worse than that, many of our elected officials seem too weak to live by the standards we, the people who elected them, want to maintain. While there are several councilors and board members who are not afraid to stand up and demand better developments, there are those who cannot (or is it will not) see the result of having limits put on development.

We encourage you to ensure, by holding to high standards and comprehensive planning, that Westfield does not become overbuilt and ugly. We do believe you are aware of the problems posed by the currently proposed northward expansion along Ditch Road. If you don't, then that's even more of a problem. Residents look to you for wise consideration of all PUDs. If you are aware, then the problem is one of motivation. Are you willing to stick your community's need for high standards?

We urge you to vote against the proposed plan for the Davis PUD. More than likely, the developer expects to continue chewing up land and use the Chapman parcel for an equally dense, poorly buffered development.

If Westfield is to continue to be a great place to live, you must keep the development the bar high. Otherwise, present and future residents will be running from the *Langoliers*.

Thank you,
Cynthia & Steve Stafford

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 15, 2018 9:15 PM
To: APC
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Pamela Howard
Subject: Davis and Chance PUDs

Dear APC members,

I am writing to express my views on the Davis and Chance PUD's coming before you Tuesday, January 16, 2018.

The Comp Plan gets cited by developers to justify what they are presenting. I believe the actual language regarding the Southwest New Suburban area is pretty clear:

"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**."

"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."

Both the Davis PUD and Chance PUD have insufficient green space and are overly dense. The developer attempts to count "landscape easements" on the back of lots as green space and buffer. This is ridiculously unfair and is flat out cheating. Additionally, while the developer claims the homes in the Davis PUD will be \$700K, the architectural language in the PUD in no way supports this. Same with Chance. Fronts of homes should face the roads as was just done in the Westchester and Liberty Ridge PUD's.

Mr. Estridge was prepared to build million plus dollar homes on the Simon golf course property. Why can't he offer an innovative custom product on the Davis parcel? There are no custom neighborhoods west of 31. Why not offer something novel for Westfield— perhaps a custom neighborhood with a central equestrian center? Estridge is clearly capable of this. Estridge claimed at the neighbor meeting that the market was "soft" for \$750K to \$1 Million homes, but he was ready to build them in Carmel. Chatham has to keep holding lotteries for their lots, the demand is so high. His marketing claims seem to change with his desired product.

Finally, the buffering for the DuBois property is woefully inadequate. A reforestation buffer of a minimum of 100 feet should be required. Anything less will seriously impact the DuBois property value. Additionally a lesser buffer would violate the Comp Plan and common sense transition from high density to low density, rural properties.

Westfield can't simply can't approve each and every development request for every parcel in this area— especially if they continue to be so dense, with minimal green space and improper context. The bar needs to be very high to receive approval. These proposals don't come close. Please reject these proposed PUD's.

Sincerely,

**Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074**

317-442-4181