



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_20_2017

Monday, March 20, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 20, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - March 6, 2017 (eligible for approval on April 3, 2017)

Documents: [March 6, 2017 APC Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1703-SPP-02 & 1703-ODP-02

Belmont Woods Subdivision

16575 Carey Road

Weekley Homes of Indiana, LLC by Weihe Engineers requests Primary Plat and Overall Development Plan approval of 27 single-family residential lots of 16.56 acres± in the SF-2: Single-Family Low Density District.

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

1609-PUD-16

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 730 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

Documents: [Exhibit 1: Department Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan Comparison Exhibit](#) | [Exhibit 4: Ordinance 16-27](#) | [Exhibit 5: Ord 16-27](#)

[Exhibits](#) | [Exhibit 6: Redlined Ordinance](#) | [Exhibit 7: Summary of Modifications](#) | [Public Comment](#)

PUBLIC HEARINGS

1703-PUD-03 [PUBLIC HEARING]

*Chatham Commons Planned Unit Development (PUD) District
NWC of 191st Street and U.S. 31*

Chatham Hills, LLP by Henke Development Group, LLC requests a change of zoning of 41.04 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Commons Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibits](#) | [Exhibit 5: Chatham Commons PUD Ordinance \(Ord. 17-03\)](#) | [Exhibit 6: Grand Park Land Use Map](#) | [Exhibit 7: Family Sports Capital Addendum](#) | [Exhibit 8: Petitioner's Neighbor Meeting Summary](#) | [Exhibit 9: Public Comments](#) | [For Reference: Trail Map](#) | [For Reference: Hotel Elevations \(color\)](#)

1703-ODP-01 & 1703-SPP-01 [PUBLIC HEARING]

*Chatham Commons
NWC of 191st Street and U.S. 31*

Chatham Hills, LLP by American Structurepoint requests approval of an Overall Development Plan and a Primary Plat for 2 commercial lots on 41.04 acres +/- in the proposed Chatham Commons Planned Unit Development (PUD) District.

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

1703-DDP-03 [PUBLIC HEARING]

*Shelby Gravel, Inc.
17710 Mule Barn Road*

Shelby Gravel, Inc. by Zentz Consulting, LLC requests review of a Detailed Development Plan for a concrete mixing plant on 10 acres± in the OI: Open Industrial District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 20, 2017
1609-PUD-16
Exhibit 1

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

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

Request: A change of zoning of 730 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

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

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

Acreage: 730 acres±

Exhibits:

1. Department Report
2. Location Map (revised)
3. Concept Plan Comparison Exhibit
4. Proposed Ordinance 16-27 (revised)
5. Proposed Ordinance 16-27 Exhibits (revised)
6. Proposed Ordinance (redlined since 01/06/17)
7. Overview of Modifications

Staff Reviewer: Jesse M. Pohlman
Matthew S. Skelton, Director

PETITION HISTORY

August Council Introduction: This petition was introduced at the [August 8, 2016, City Council meeting](#).

August Neighbor Meetings: The petitioner hosted two informational meetings on [August 11, 2016, and August 23, 2016](#), at the Wood Wind Golf Course Pavilion for neighbors and other interested parties (in accordance with Article 10.9(C)(1)(f)).

September Plan Commission Public Hearing: The petition received a public hearing at the [September 6, 2016, Advisory Plan Commission](#) (the "Plan Commission") meeting. At the October 17, 2016, Plan Commission meeting, the Department distributed a summary of the [list of issues and comments](#) that were raised as part of the initial public hearing, and the Department's analysis of the petition in review of the Comprehensive Plan.

October Amended Petition: After the initial public hearing, the petitioner amended its application to include additional real estate (731 acres± to 799 acres±). As a result, the amended application required a new public hearing.

November Plan Commission Meeting: The petitioner presented its [amended application and revisions](#) at the November 9, 2016, Plan Commission meeting, in advance of the additional public hearing. The information presented included:

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

November Plan Commission Public Hearing: The amended petition received a public hearing at [November 21, 2016, meeting](#), Plan Commission meeting. The written comments that were submitted in response to the November 21, 2016, public hearing, are included with the November 21, 2016, Plan Commission meeting agenda ([link here](#)) and public comments presented at the public hearing are summarized in the Plan Commission's minutes ([link here](#)).

January Plan Commission Meeting: Following the November 21, 2016, public hearing, and in working with the Department, the petitioner further revised the ordinance and corresponding exhibits, and presented those revisions to the Plan Commission at its January 17, 2017, meeting ([link here](#)). Plan Commission members provided additional comments regarding the revised ordinance and submitted those comments to the Department following the meeting. A summary of those comments, as well as the petitioner's responses, are included with the February 6, 2017, Plan Commission meeting agenda ([link here](#)). The written comments from the public were updated with additional public comment received leading up to February 6, 2017, Plan Commission meeting ([link here](#)).

The Department reviewed the revised petition and updated the Department's analysis of the petition in [review of the Comprehensive Plan](#), which was distributed at this meeting.

February Plan Commission Meeting: As a result of the additional Plan Commission comments, the petitioner further revised the proposed ordinance. At the February 6, 2017, Plan Commission meeting:

A motion was made to send a favorable recommendation of the petition to the Council with the incorporation of recommended changes. The motion failed (Vote: 4 in favor, 4 opposed (G. Kelleher, T. Smith, D. Schmitz, C. Woodard)).

A subsequent motion was made to send an unfavorable recommendation of the petition to the Council. The motion failed (Vote: 3 in favor, 5 opposed (R. Graham, S. Hoover, R. Horkay, A. Maue, D. Schmitz)).

The failure of the Advisory Plan Commission to adopt a recommendation resulted in the certification of no recommendation.

February Council Meeting: At the February 27, 2017, Council meeting, the petitioner presented revisions to the Council and requested that the Council send the ordinance back to the Plan Commission for consideration of those revisions. At the request of the petitioner, the Council took action to send the ordinance back to the Plan Commission for the Plan Commission's consideration and recommendation of the petitioner's proposed revisions.

March Plan Commission Meeting: As a result of the Council's action, this ordinance is on the March 20, 2017, Plan Commission agenda for the Plan Commission's consideration and recommendation to the Council of the revised ordinance.

PETITION UPDATE

At the request of the petitioner, the Council took action at the February 27, 2017, Council meeting to send the ordinance back to the Plan Commission for the Plan Commission's consideration and recommendation of the revised ordinance.

For the Plan Commission's consideration, the petitioner's revised ordinance and corresponding exhibits are included as **Exhibit 4** and **Exhibit 5**, respectively. A summary by the petitioner of the revisions are included at **Exhibit 7**, and a redline of the revisions at **Exhibit 6**.

The most notable revision is the removal of the proposed commercial and multi-area areas, and the corresponding real estate (reduced from 799 acres± to 730 acres±). An exhibit comparing the Concept Plan presented at the February 6, 2017, Plan Commission meeting to the current version is included at **Exhibit 3**.

PROJECT OVERVIEW

Project Location: The subject properties (collectively, the "property") encompass approximately seven hundred and thirty (730) acres and includes real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony, Towne West), as well as large lot residential and agricultural properties.

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Wood Wind”, that would allow for a mixed-use golf course development. The proposed ordinance, as revised, establishes six (6) subareas for the development of the property (see [Figure 1](#)), which allows for detached single-family residential uses, golf course uses (the existing Wood Wind golf course, including the relocation of four (4) golf holes) and development amenity areas.

The proposed ordinance defaults to the following underlying zoning district for these areas: Area 1 (SF2: Single-Family Low Density District); Area 2 (SF2: Single-Family Low Density District); Area 3 (SF4: Single-Family High Density District); Area 4 East (SF3: Single-Family Medium Density District); Area 4 West (SF1: Single-Family Large Lot District); Area 5 (SF3: Single-Family Medium Density District).

Bulk and Density Standards:

Single-Family Residential: The proposed ordinance establishes a maximum number of 937 single-family lots. The proposed development consists of 730 acres±, which results in a proposed density of 1.38 du/acre± for the single-family areas (see [Figure 2](#)).

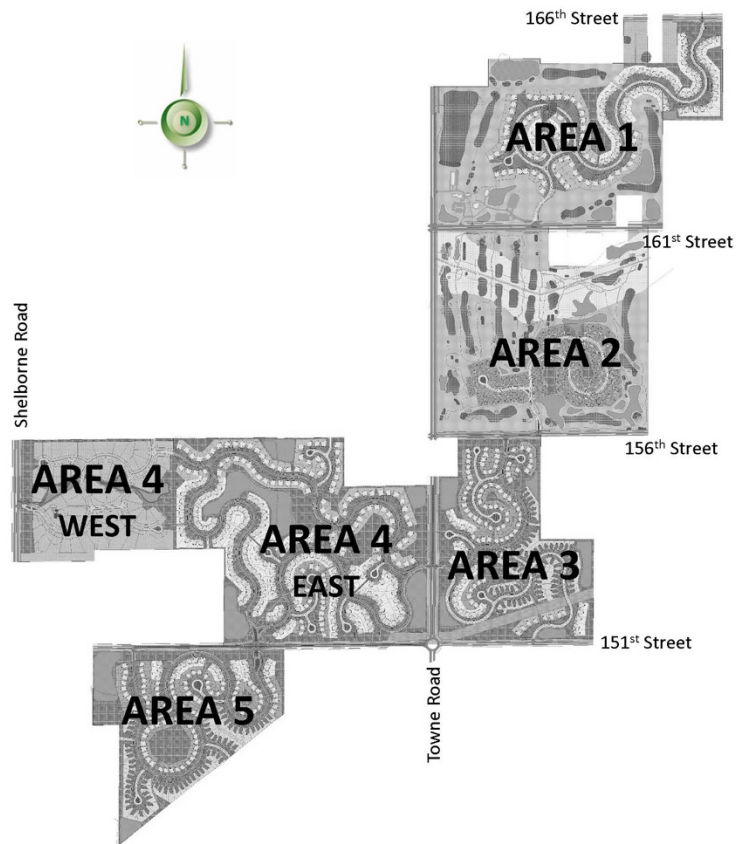


Figure 2: District Areas

Figure 1: Density Exhibit (Petitioner’s Presentation 02/06/17)



The single-family areas include lot standards that range from 60' wide (9,500 sq. ft.) to 100' wide (22,000 sq. ft.). Since originally introduced to the Council, the minimum lot standards have been increased, and the overall density decreased.

Architectural Standards: The proposed ordinance generally defaults to the UDO's architectural standards for the base architectural standards, and incorporates additional requirements as briefly highlighted below.

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

Single-Family Residential: The UDO's architectural standards for single-family homes includes rear and side façade requirements when facing a perimeter street, and it includes streetscape diversity requirements. The proposed ordinance defaults to these standards, and proposes increased standards to the UDO's streetscape diversity requirements, and increased façade standards for corner lots, lots abutting the internal trail system, and for lots abutting the golf course.

In addition, the proposed ordinance incorporates: (1) character images of front elevations "intended to capture the intended quality"; (2) minimum requirements for Masonry Materials throughout the development; (3) restrictions on front loading garages throughout the development; (4) enhancements for garage door treatment; and (5) prohibitions on aluminum and vinyl siding.

Landscaping Standards: The proposed ordinance generally defaults to the UDO's landscaping standards. A brief summary of the proposed modifications is highlighted below. A woodlands analysis has been submitted by Jud Scott (as noted herein) identifying that there are areas with woodland portions that are candidates for preserving. In general, the revised layout appears to incorporate those identified woodlands into proposed open space areas, buffer yards, or wooded lots.

External Street Frontage: The proposed ordinance provides that the golf course and amenity areas are exempt from the external street frontage requirement. The curvilinear design of the proposed development results in fewer rear or side residential facades abutting an external street (compared to the typical suburban design). The proposed landscaping within the ordinance for frontages along the residential areas, that the UDO would otherwise require landscaping, are consistent with the UDO's requirements (with the exception of not requiring a mound (as recommended by the Comprehensive Plan to accommodate the "rural" character) and requiring the incorporation of a black four-board horse fence).

Buffer Yards: The proposed ordinance includes a variety of buffer yard types. The specific design and location of each buffer yard type are intended to provide a buffer sensitive to

the varying contexts of the perimeters of the proposed development. The proposed buffers exceed the requirements of the UDO, and are consistent with the objectives of the Comprehensive Plan, including reforestation requirements.

Tree Preservation: The proposed ordinance incorporates specific requirements for tree preservation within Area 3, Area 4 East and Area 5.

Open Space Standards: The open space is proposed as shown on Exhibit B-4 of the proposed ordinance, as revised (see Figure 3).

Since originally proposed, the proposed ordinance has been revised to increase the minimum open space from 215 acres to 285 acres, an increase of 60 acres.

The minimum open space represents about 39% of the proposed development (285 acres of the 730 acres±). The proposed open space exceeds the minimum ordinance requirements of other recently approved ordinances, which for comparison include: Chatham Hills = 20%; Wilshire = 15%; Scofield Farms = 30%; Liberty Ridge = 29%; West Rail = 30%; Mapleridge = 16%; and Lantern Park = 27%.

The proposed ordinance incorporates specific amenity standards for the primary amenity center, and the corresponding timing to install them. As a result of the public process, additional open space was incorporated that does not include the golf course (Area 3, Area 4, and Area 5). Each single-family area now proposes a minimum range between 21% and 73% of open space.

Infrastructure Standards: The proposed ordinance generally defaults to the City's construction and design standards.

Pedestrian Network Standards: The proposed ordinance incorporates a pedestrian network plan that identifies both the perimeter (consistent with the UDO) and internal pedestrian network system. The proposed pedestrian network includes a combination of eight-foot wide asphalt trails, five-foot wide concrete sidewalks, and six-foot wide concrete sidewalks (for when sidewalks are only on one side of the street).



Figure 3: Open Space Exhibit

Traffic Impact Study: A Traffic Impact Study was required by the City to be conducted as part of the Technical Advisory Committee's review of this petition. In addition to those improvements that would otherwise be required in accordance with the City's Construction Standards as part of a development plan approval, the developer will also be required to make road and intersection improvements in accordance with the recommendations of the Traffic Impact Study.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the property as primarily New Suburban, with areas along the western end as Existing Rural Southwest and areas at the northwest corner of 146th Street and Towne Road as Local Commercial.

The Department performed an analysis of the proposed petition in review of the 2007 Westfield-Washington Township Comprehensive Plan. The initial review was done in review of the petition presented at the first public hearing in September, and then subsequently updated pursuant to the revised petition presented at the January 17, 2017, Plan Commission meeting ([link of review](#)).

This purpose of the analysis is not to be a rigid checklist; rather, the analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

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

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

- 1) A site location map showing the project location and other development projects in the vicinity.
- 2) The name of the development, with the words "Concept Plan".
- 3) Boundary lines and acreage of each land use component.
- 4) Existing easements, including location, width and purpose.
- 5) Existing land use on abutting properties.

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

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

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

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

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

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

Comment: A traffic impact study was prepared and submitted to the City.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REVIEW CRITERIA

In accordance with Article 5.6 of the Unified Development Ordinance:

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

- 1) Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
- 2) Improve the design, character and quality of new developments.
- 3) Encourage a harmonious and appropriate mix of uses.
- 4) Facilitate the adequate and economic provision of streets, utilities and municipal services.

- 5) Preserve the natural environmental and scenic features of the site.
- 6) Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
- 7) Mitigate problems which may be presented by specific site conditions.

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

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

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

- 1) The extent to which the proposed PUD District meets this Ordinance's purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.
- 2) The extent to which the proposed PUD District departs from the underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
- 3) The proposal will not be injurious to the public health, safety, and general welfare.
- 4) The physical design proposed by the PUD District and the extent to which it makes adequate provision for:
 - a) Public services;
 - b) Adequate control over vehicular traffic;
 - c) Protection of designated permanent Open Space; and
 - d) Furthering the amenities of light, air, recreation and visual appeal.

- 5) The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.
- 6) The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.
- 7) The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
- 8) The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The initial public hearing for this petition was held at the September 6, 2016, Plan Commission meeting, and an additional public hearing was held at the November 21, 2016, Plan Commission meeting for the amended application that incorporated additional real estate. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

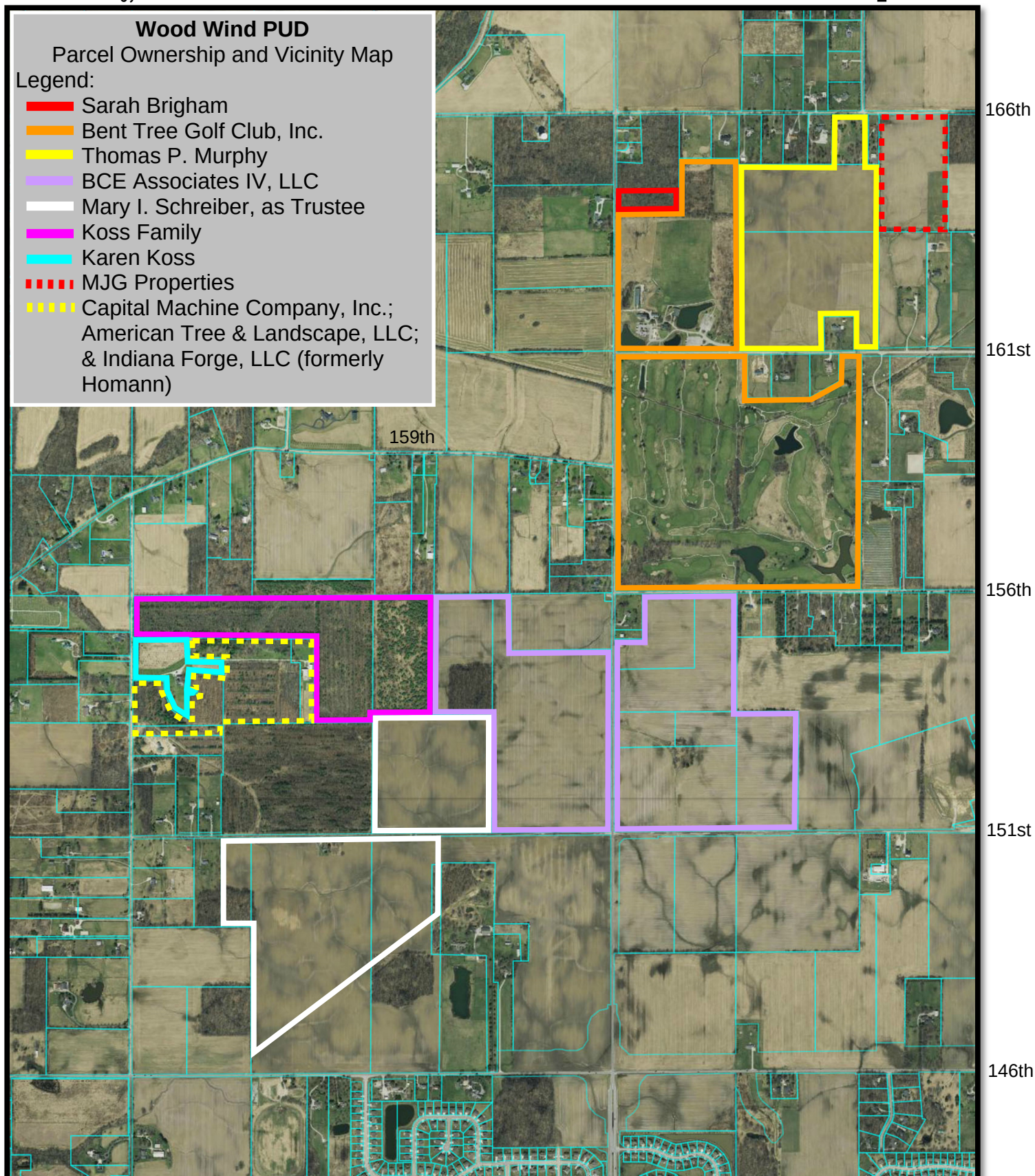
Council Introduction: The petition was introduced at the August 8, 2016, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Consider the revised ordinance (1609-PUD-16 / Ord. 16-27) and forward a recommendation to the Council.
2. If any Plan Commission member has questions prior to the meeting, then please contact Matt Skelton at (317) 508-6288 or mskelton@westfield.in.gov.

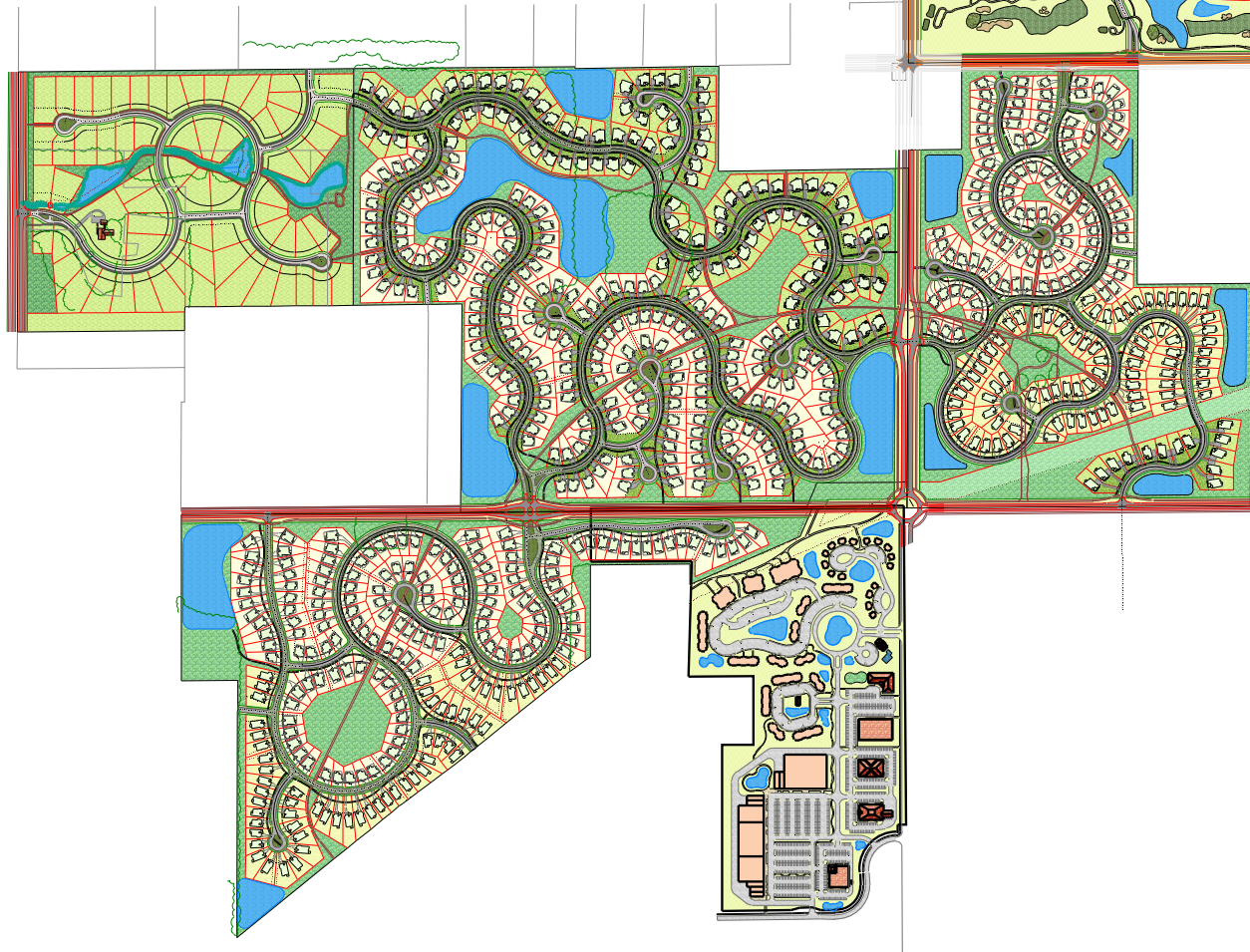


- Sarah Brigham
- Bent Tree Golf Club, Inc.
- Thomas P. Murphy
- BCE Associates IV, LLC
- Mary I. Schreiber, as Trustee
- Koss Family
- Karen Koss
- MJG Properties
- Capital Machine Company, Inc.;
American Tree & Landscape, LLC;
& Indiana Forge, LLC (formerly
Homann)

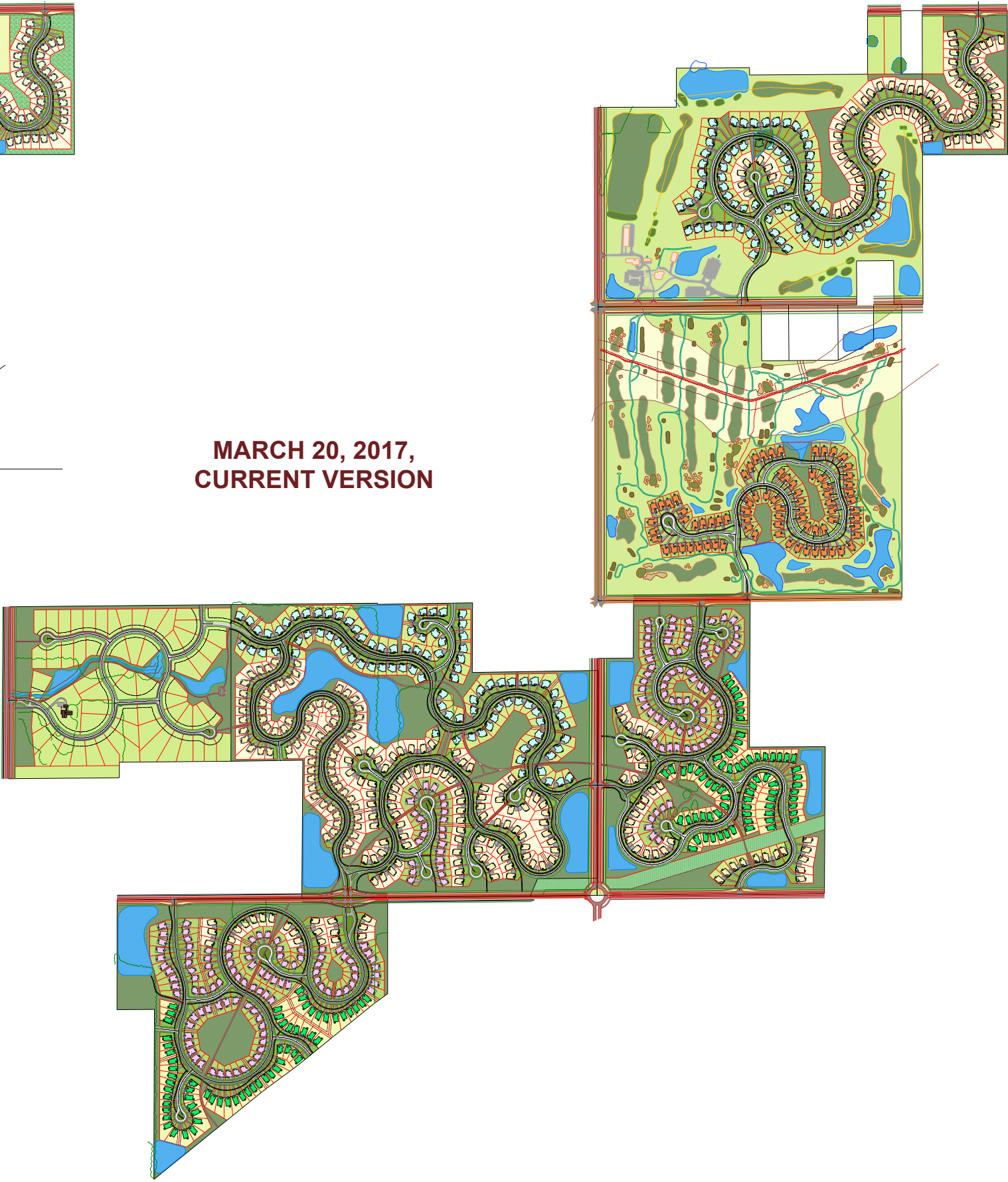


**CONCEPT PLAN
COMPARISON EXHIBIT**
(COMPARING FEBRUARY 6, 2017
VERSION TO CURRENT VERSION)

**FEBRUARY 6, 2017,
PLAN COMMISSION VERSION**



**MARCH 20, 2017,
CURRENT VERSION**



ORDINANCE NUMBER 16-27

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Council on _____, 2017;

WHEREAS, the 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 Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

- 2.1 Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.
- 2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Home Series. The series of home types (e.g., Series A, Series B, Series C, Series D, Series E and Custom Homes) to be built within the District, as identified on the Concept Plan and represented in the Single-Family Character Exhibits.
- 2.6 Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-4: Single Family Open Space** and includes the Wood Wind Golf Course.

- 2.7 Tree Preservation Areas. Those locations identified on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5** as Tree Preservation Areas, and as further regulated herein.
- 2.8 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.10 Wood Wind Home Owners Association: A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.

Section 4. **District Areas.** The District is hereby divided into the following areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5 (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying Zoning District”):

- 5.1 Area 1: SF2: Single-Family Low Density District.
- 5.2 Area 2: SF2: Single Family Low Density District.
- 5.3 Area 3: SF4: Single-Family High Density District.
- 5.4 Area 4 East: SF3: Single-Family Medium Density District.
- 5.5 Area 4 West: SF1: Single Family Large Lot District.
- 5.6 Area 5: SF3: Single Family Medium Density District.

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

- 6.1 **Wood Wind Golf Course:** In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the fiftieth (50th) anniversary of the adoption of this Ordinance.

In addition to the permitted use of the Wood Wind Golf Course as a golf course available to the public for regular play and other Open Space, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur:

- (a) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
- (b) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
- (c) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
- (d) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.
- A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed nine-hundred and thirty-seven (937).
- B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of dwellings on Custom Home Lots.

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

- 8.1 Article 6. 1 Accessory Buildings or Structures: Shall apply, except as modified below:
- A. Maximum Number: There shall be no maximum number of Accessory Buildings for the Wood Wind Golf Course and related operations. New or expanded Accessory Buildings shall be reviewed and approved by the Department as a Development Amenity.
- B. Ancillary Structures: Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Wood Wind Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit. This does not exempt such structures or uses from obtaining permits otherwise required by the State or Fire Marshal.
- 8.2 Article 6.3 Architectural Standards: Shall apply, except as modified below:
- A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply, rather:
- 1) New and/or expanded Wood Wind Golf Course buildings shall be consistent and compatible with the architectural style and building materials depicted in existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls.

- 2) Development Amenity Buildings shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H: Development Amenities Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings.
- B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:
- 1) Application of Varying Percentage Standards. Percentages specified below in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the building permit application for the calculation in question.
 - 2) Character Exhibit: **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
 - 3) Home Series by Area: The Concept Plan identifies a specific Home Series, as labeled and depicted in the Single Family Character Exhibits, proposed to be built on specific Lots in each Area. The specific Home Series built in each Area may be adjusted from that depicted in the Concept Plan as specified below:
 - a) Area 1: Dwellings in Area 1 shall come from the Home Series A and Home Series B. Dwellings from Home Series A may replace any Dwelling from Home Series B.
 - b) Area 2: Dwellings in Area 2 shall come from the Home Series C.

- c) Area 3: Dwellings in Area 3 shall come from the Home Series B, Home Series D and Home Series E. Dwellings from Home Series B may replace any Dwelling from Home Series D and/or Home Series E. Home Series D and Home Series E shall be interchangeable with each other.
 - d) Area 4 East: Dwellings in Area 4 East shall come from the Home Series A, Home Series B and Home Series D. Dwellings from Home Series A may replace any dwelling from Home Series B and/or Home Series D. Dwellings from Home Series B may replace Dwellings from Home Series D.
 - e) Area 5: Dwellings in Area 5 shall come from the Home Series B, Home Series D and Home Series E. Dwellings from Home Series B may replace any Dwelling from Home Series D and/or Home Series E. Home Series D and Home Series E shall be interchangeable with each other.
- 4) Basements: All Dwellings from Home Series A, B and C shall include a basement with a minimum square foot area equal to not less than seventy percent (70%) of the first floor area.
 - 5) Custom Home Lots Character Exhibit: **Exhibit C: Single Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Custom Home Lots in Area 4 West of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed in Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
 - 6) Custom Home Variation: The front facades of any two Dwellings on Custom Home Lots in Area 4 West of the District shall be substantially different.
 - 7) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.

- 8) Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the facade variety code identified in **Exhibit I: Facade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East and 5.
- 9) Corner Lots. Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the street:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and
 - b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.
- 10) Trail Lots. Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the trail:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.)

on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.

- 11) Golf Lots: In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:
- a) Masonry Material a minimum of thirty-six (36) inches in height;
 - b) Pergola with a minimum of 100 square feet;
 - c) A Facade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
 - d) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
 - e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
 - f) Sunroom (minimum of one-hundred and twenty (120) square feet);
 - g) A Facade Projection or Recession in the rear Building Facade that contains a minimum of fifty percent (50%) of Masonry Material;
 - h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Facade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Facade (exclusive of openings and trim);
 - i) A Facade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
 - j) Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

- 12) Side or Rear Façade Requirements: Lots identified as having a Side or Rear Façade Requirement on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each facade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Section 8.2 B. 13., below.
- 13) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:

- a) Four-Sided Masonry: A minimum thirty-six inch (36") tall Masonry Material wrap shall be provided along the entire length of each facade of any Dwelling located on:
- i. A minimum of forty percent (40%) of the total number of Lots in Areas 1, 2, 3, 4 East and 5 combined; and,
 - ii. A minimum of twenty percent (20%) of the Lots in each of the Areas 1, 2, 3, 4 East and 5.

In addition, a minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** shall have a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each facade of any Dwelling, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified above.

- b) Side Building Facades with Gable: All Dwellings with a gable end on the side Building Façade that do not have either: a side loading garage; or, Masonry Material a minimum of thirty six (36) inches tall on the side Building Façade, shall incorporate a minimum of one of the following elements on the side Building Façade which shall be complimentary to elements found on the Front Building Façade, with a variety of these elements being utilized throughout the District:
- i. A change in exterior color separated by trim*;
 - ii. A change in Exterior Material pattern separated by trim*;
 - iii. A change in Exterior Material separated by trim;
 - iv. A gable end architectural detail* (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - v. A minimum of ten (10) square foot gable window;
 - vi. A gable peak with a change in Exterior Material*; or

- vii. A projecting chimney running the full height of the side Building Facade constructed with Masonry Material.

*See **Exhibit J: Gable End Character Exhibit** for depictions of these elements.

c) **Garages and Driveways:**

- i. Garage elevations shall include a variety of design elements to vary the appearance of the garage facade. 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. All dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments**. The non-door facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.

- ii. Dwellings on Lots in all Areas as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than a one (1) car garage door is oriented toward the street.
- iii. Dwellings from Home Series A, Home Series B and all Dwellings on Lots in Area 4 West shall include a minimum three car garage. Dwellings from Home Series C, Home Series D and Home Series E shall include a minimum two car garage.
- iv. Base model Dwellings from Home Series C on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car

garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.

- v. An overall combined total of fifty percent (50%) of the Dwellings in the District shall have non-front loading garages.
- vi. All driveways shall be concrete. Asphalt driveways shall be prohibited.

d) Exterior Building Materials:

- i. Siding: Aluminum and vinyl siding shall be prohibited.
- ii. Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
- iii. Fireplaces: Exterior (projects from Building Facade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

e) Roof Design:

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

- 14) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side Building Facades and the rear Building Facade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Section 8.2 B. 13., above.

- 8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.
- 8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:
- A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
 - 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

- C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
- 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.
 - 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. A minimum of sixty-five percent (65%) of an individual Area's gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Facade of a Dwelling is oriented.
- D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.
- 1) Location: Buffer Yards shall be required in those locations of Areas 1, 2, 3, 4 East, 4 West and 5 as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
 - 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - a) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course,

detention/retention areas, and/or existing woodlands.

- b) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - c) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.
 - d) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15)' and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:
- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.
- F. Tree Preservation: Tree Preservation shall be applicable to those portions of Areas 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5**. Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of each Area where a Tree Preservation Area is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:
- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.
 - d) Removal of dead, hazardous and at risk trees.

- e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
- 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.
 - e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).
 - b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- 4) The following shall be required for all Tree Preservation Areas:
 - a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".

- b) Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

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

- A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

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

- A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
 - 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
 - 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
 - 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by "column" signs substantially similar to **Exhibit F:**

District Monument Sign & Column Entrance Sign Concepts.

The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.

- b) **District Monument Signs:** A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
- c) **Temporary Signage:** The design objectives of Article 6.17 (K)(2) Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.

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

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

- 10.1 **Article 8.1 Block Standards:** Shall not apply.
- 10.2 **Article 8.6 Open Space and Amenity Standards:** Shall apply, except as modified below:
 - A. **Minimum Open Space:** Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-4: Single Family Open Space.**
 - B. **Development Amenity Center and Playgrounds:** A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5: Amenity Area Concepts.**
 - C. **Timing of Installation:** Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
 - 1) **Wood Wind Golf Course:** The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign,

modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.

2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:

a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.

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

D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.

E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibit B-2: Single Family District Layout** shall be owned by the Wood Wind Home Owners Association.

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

A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.

- B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.
- 10.4 Minimum Perimeter Setback Standards: A minimum perimeter setback for rear or side lot lines shall be provided along all perimeter thoroughfares as depicted on **Exhibit B-2: Single Family District Layout**.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

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

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance and on file with the City of Westfield Economic and Community Development Department.

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended 03-06-2017)

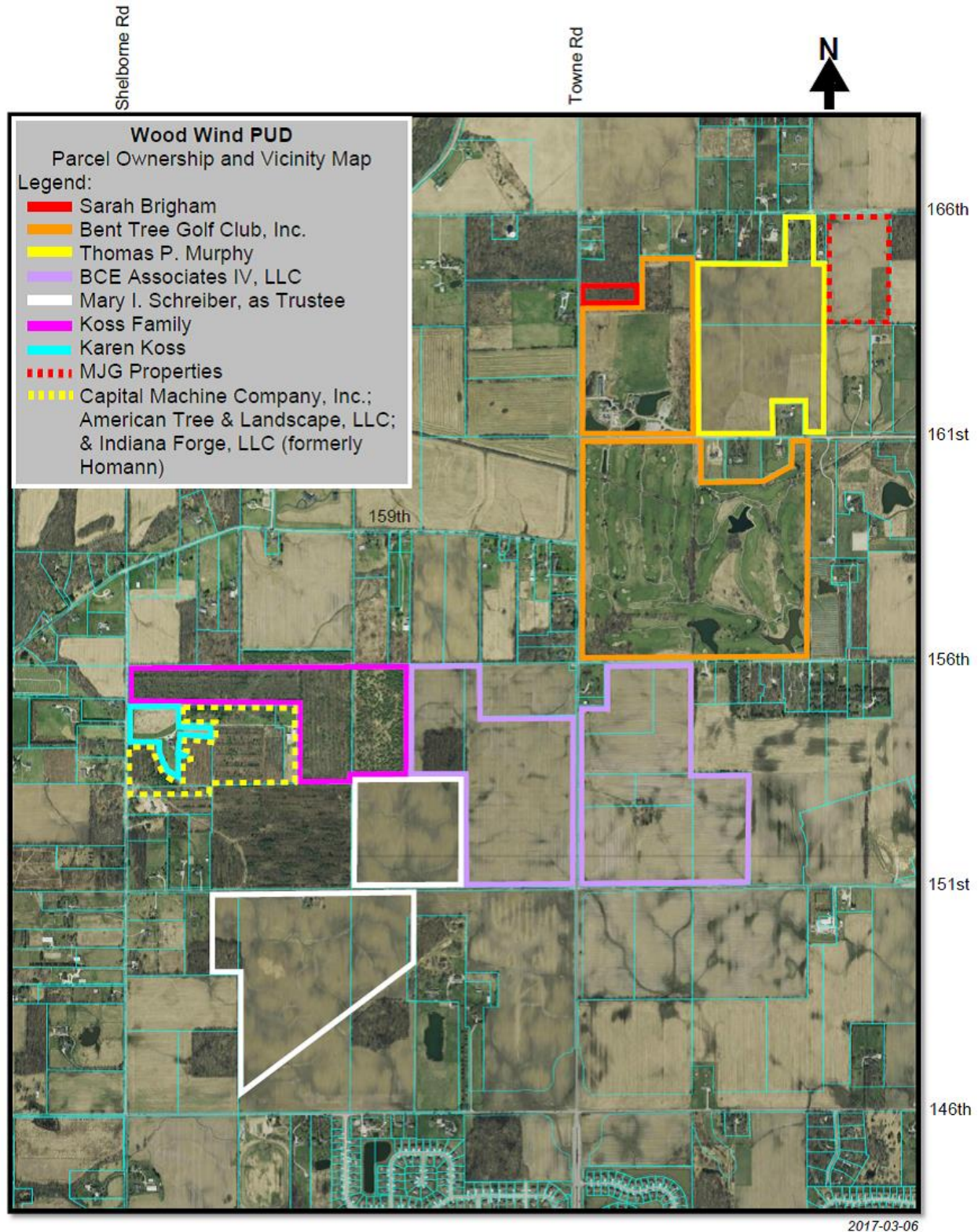


Exhibit A-2: Parcel Ownership List (Amended 03-06-2017)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
MJG Properties LLC P.O. Box 6 Cora, WY 82925	08-09-09-00-00-007.001
Capital Machine Company Inc., American Tree & Landscape LLC & Indiana Forge LLC (formerly Homann parcels) 2801 Roosevelt Avenue Indianapolis, IN 46218	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-001.000

Exhibit A-3: Legal Description (Amended 03-06-2017)**Bent Tree Parcel (from Instrument #2011005626):**

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

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

EXCEPT:

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

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

ALSO EXCEPT:

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

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

Brigham Parcel (Parcel 2 of Instrument #9609647425):

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

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

BCE Parcels (description from survey):

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

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

East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

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

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

degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

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

Murphy Parcels (from Instrument #9909901082):

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

ALSO:

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

EXCEPT:

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

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

SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey revised on 3/3/17):

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

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter, said point also being the POINT OF BEGINNING of this description; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the

West line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence North 00 degrees 03 minutes 15 seconds West along the West line and a Northerly extension thereof a distance of 862.20 feet to a "Mag' nail on the North line of said Southeast Quarter; thence North 89 degrees 26 minutes 39 seconds East along the North line thereof a distance of 553.71 to the POINT OF BEGINNING. Containing 127.853 acres, more or less.

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

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

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Capital Machine Company, Inc., American Tree & Landscape, LLC, and Indiana Forge, LLC (from Instrument #2017002278) (formerly Homann parcels):

PARCEL 1:

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a

rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

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

PARCEL 2:

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

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

Karen Koss Parcel (from Instrument #2016054888):

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11

seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD District

Exhibit Book

Submitted By:

Pulte Homes of Indiana, LLC

Petition No.: 1609-PUD-16

3/10/2017

Wood Wind PUD District Exhibit Book

Table of Contents

Exhibit B: Concept Plans

- Exhibit B-1: Single Family District Areas
- Exhibit B-2: Single Family District Layout
 - Exhibit B-2-A: Single Family District Layout – Area 1
 - Exhibit B-2-B: Single Family District Layout – Area 2
 - Exhibit B-2-C: Single Family District Layout – Area 3
 - Exhibit B-2-D: Single Family District Layout – Area 4
 - Exhibit B-2-E: Single Family District Layout – Area 5
- Exhibit B-3: Single Family District Standards
- Exhibit B-4: Single Family Open Space
- Exhibit B-5: Amenity Area Concepts

Exhibit C: Single-Family Character Exhibits

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

Exhibit D: Streetscape Exhibits

- Exhibit D-1: Perimeter Lots Subject to Architectural Standards
 - Exhibit D-1-A: Perimeter Lots Subject to Architectural Standards – Area 1
 - Exhibit D-1-B: Perimeter Lots Subject to Architectural Standards – Area 2
 - Exhibit D-1-C: Perimeter Lots Subject to Architectural Standards – Area 3
 - Exhibit D-1-D: Perimeter Lots Subject to Architectural Standards – Area 4
 - Exhibit D-1-E: Perimeter Lots Subject to Architectural Standards – Area 5
- Exhibit D-2: Illustrative Garage Door Treatments

Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping

Exhibit E-2: Buffer Yard Locations & Connectivity

Exhibit E-2-A: Buffer Yard Locations & Connectivity – Area 1

Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East

Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

Exhibit E-3-B: Buffer Yard Type C

Exhibit E-3-C: Buffer Yard Type D

Exhibit F: District Monument Sign & Column Entrance Sign Concepts

Exhibit G: Wood Wind Golf Course Buildings Character Exhibit

Exhibit H: Development Amenities Buildings Character Exhibit

Exhibit I: Façade Variety Code

Exhibit J: Gable End Character Exhibit

Exhibit B-1: Single Family District Areas

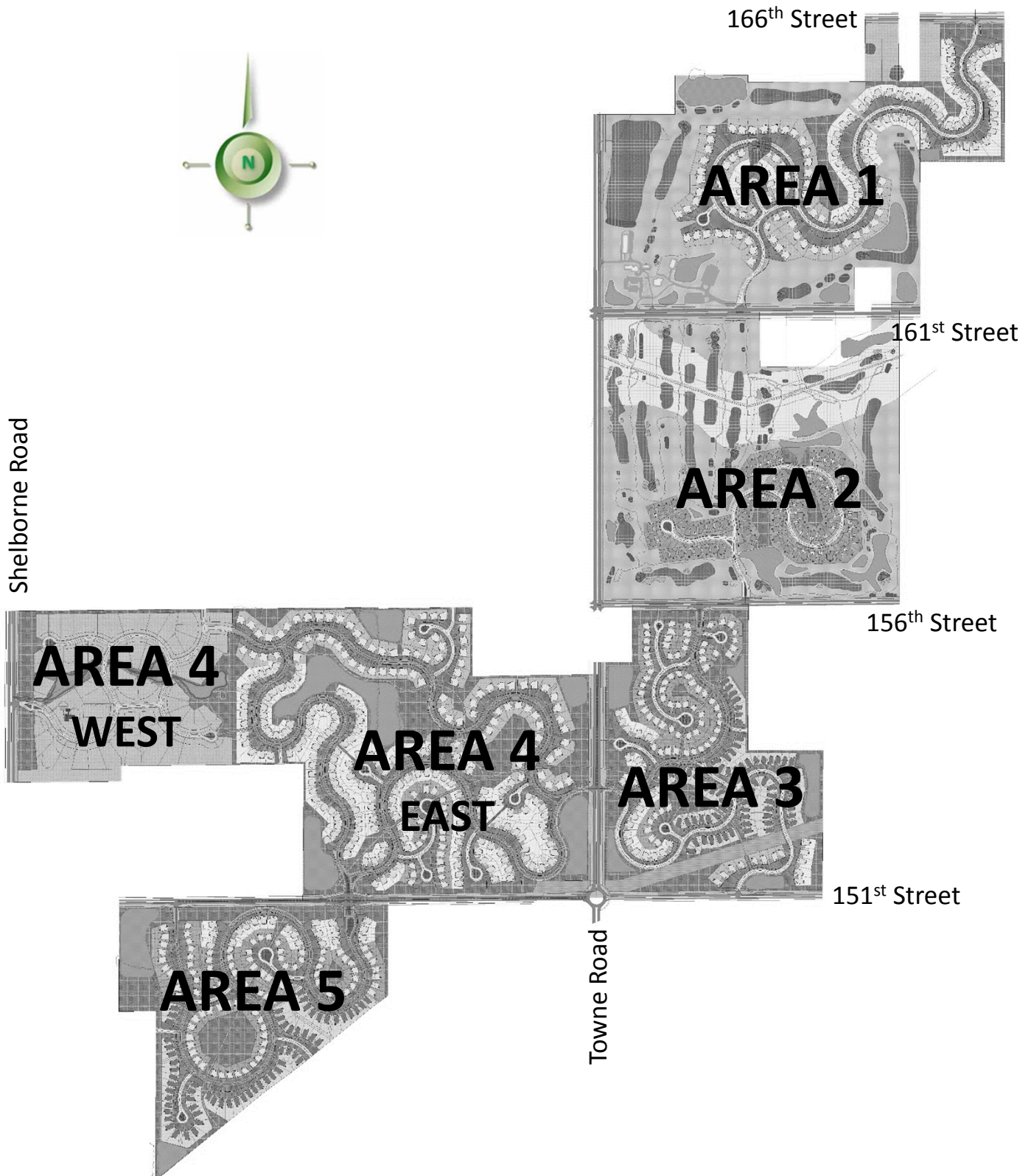


Exhibit B-2: Single Family District Layout



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



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

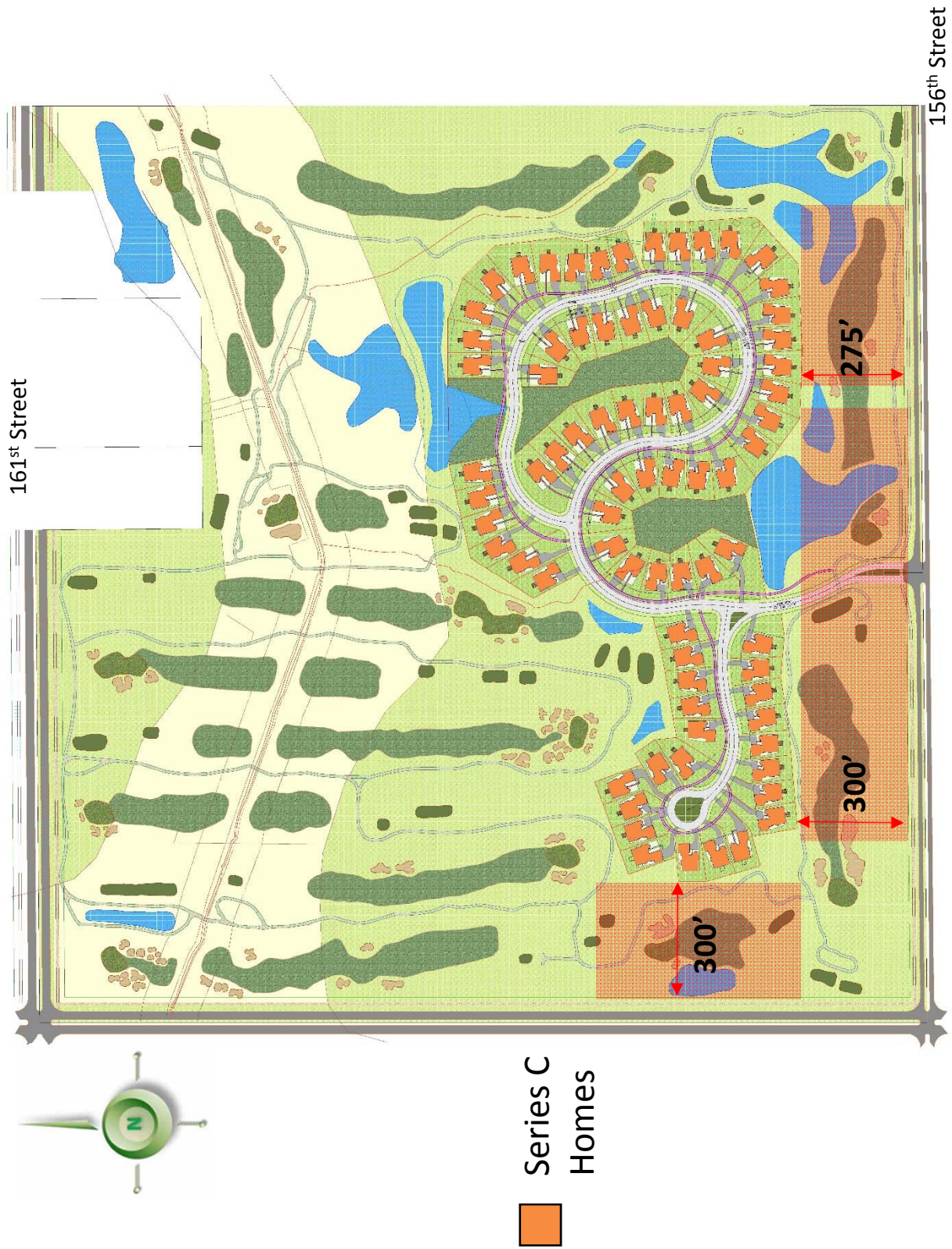


Exhibit B-2-C: Single Family District Layout – Area 3



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

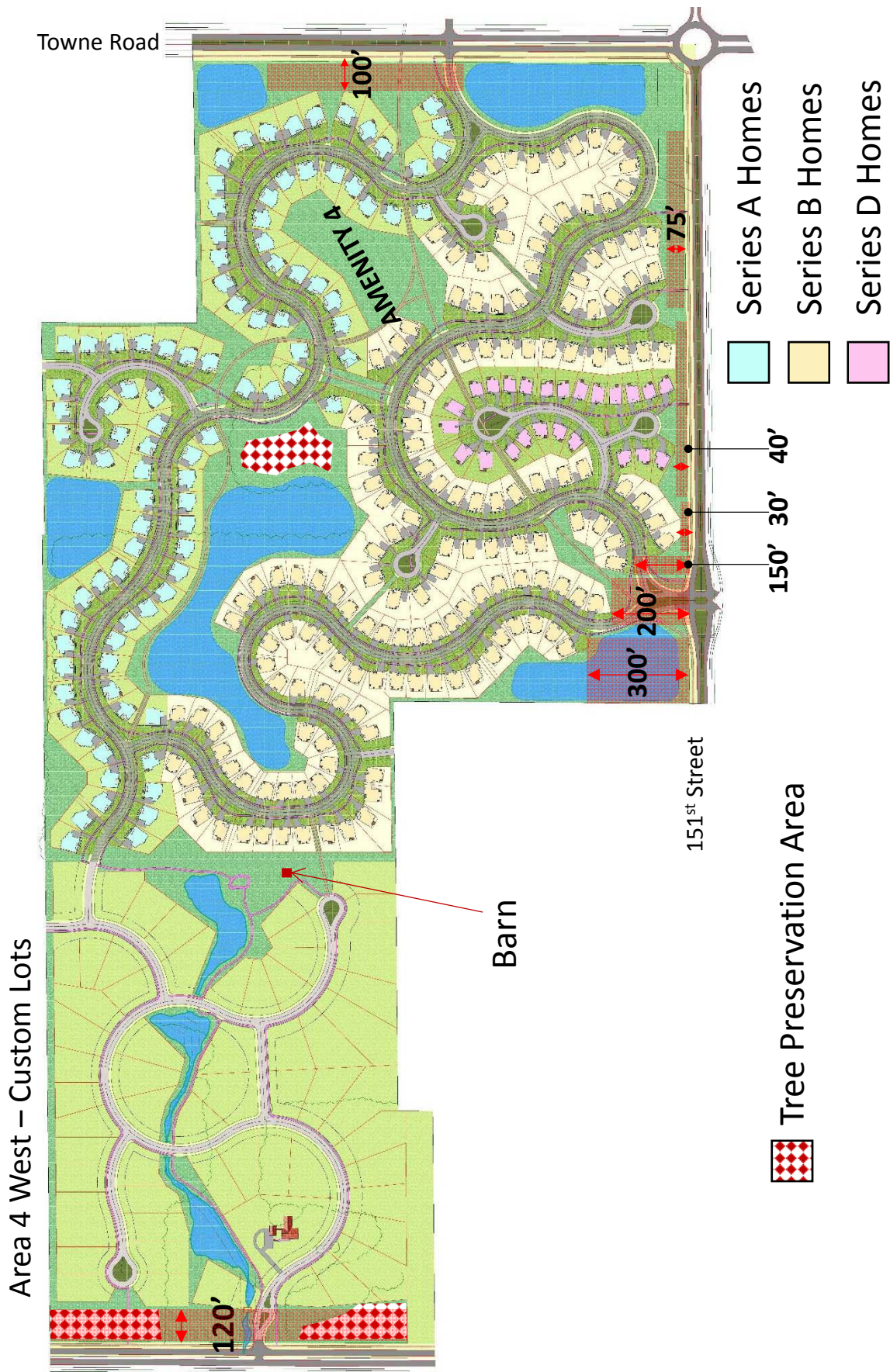


Exhibit B-2-E: Single Family District Layout – Area 5

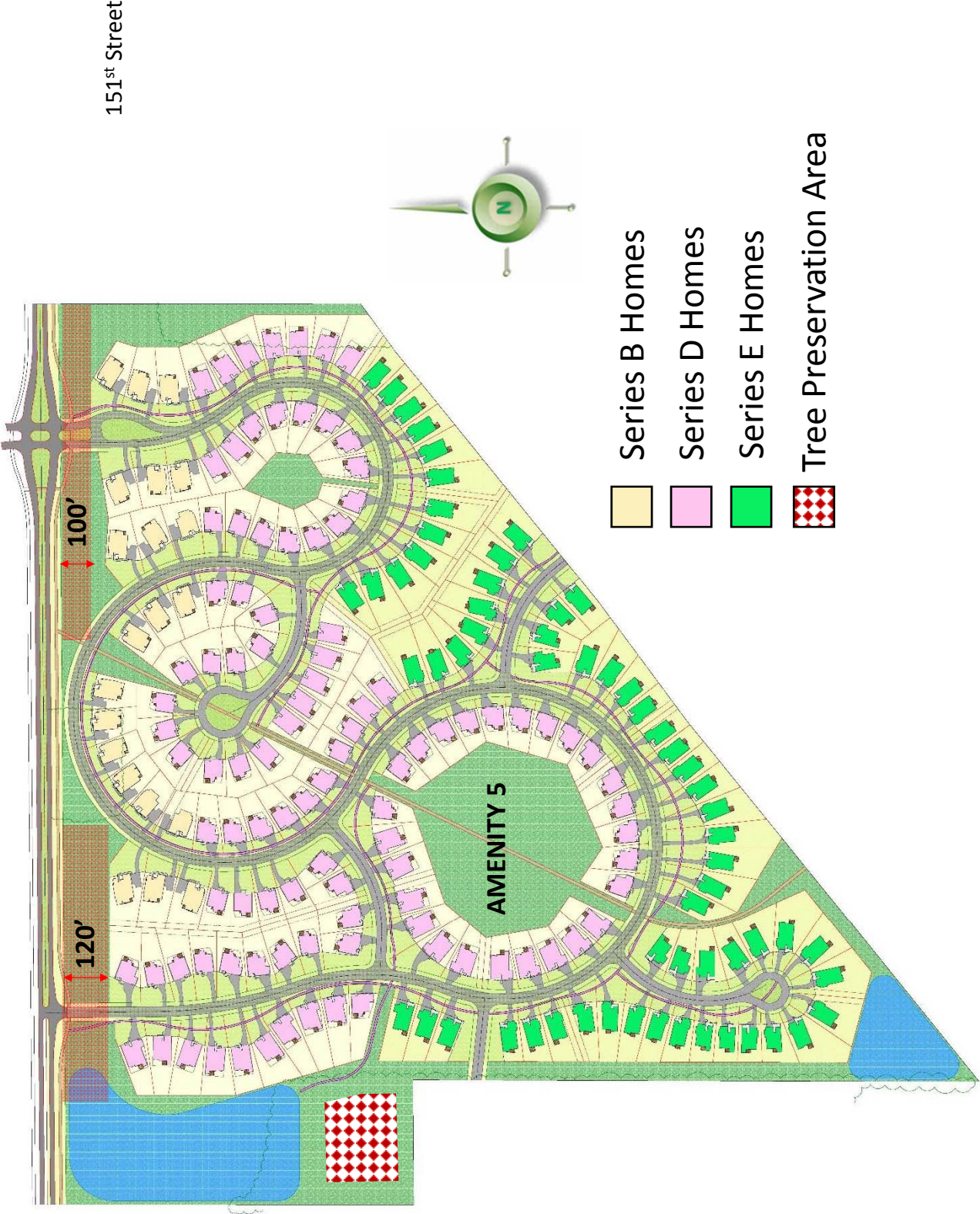


Exhibit B-3: Single Family District Standards

	AREA					
STANDARD	1	2	3	4 East	4 West	5
Minimum Lot Area ⁽²⁾	12,000 sf ⁽¹⁾	10,750 sf	9,500 sf	11,000 sf	22,000 sf	10,000 sf
Average Lot Area	15,500 sf ⁽¹⁾	13,000 sf	11,500 sf	13,750 sf	30,000 sf	12,250 sf
Minimum Lot Frontage	30'	20'	15'	30'	36'	30'
Minimum Building Setback Lines						
Front Yard	25'	25'	25'	25'	25'	25'
Side Yard	3'	5'	7'	3'	5'	3'
Side Yard (Lot Aggregate)	10'	10'	14'	10'	10'	10'
Rear yard	25'	25'	25'	25'	25'	25'
Minimum Lot Width	75'	75'	60'	60'	100'	60'
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Number of Lots by Home Series ⁽⁴⁾						
	Series A: 66 Series B: 73 Custom: 3	Series C: 78	Series B: 36 Series D: 77 Series E: 71	Series A: 96 Series B:162 Series D: 24	Custom:66	Series B: 21 Series D: 102 Series E: 62

⁽¹⁾ Exclusive of the three Custom Home lots along 166th Street.

⁽²⁾ 20% of the lots in each Area may be reduced by up to 20% in lot area, provided that the “Average Lot Area” for the applicable Area, as calculated at the time of the primary plat, shall be met.

⁽³⁾ Wood Wind Golf Course and Development Amenity buildings shall not exceed fifty-five feet (55’).

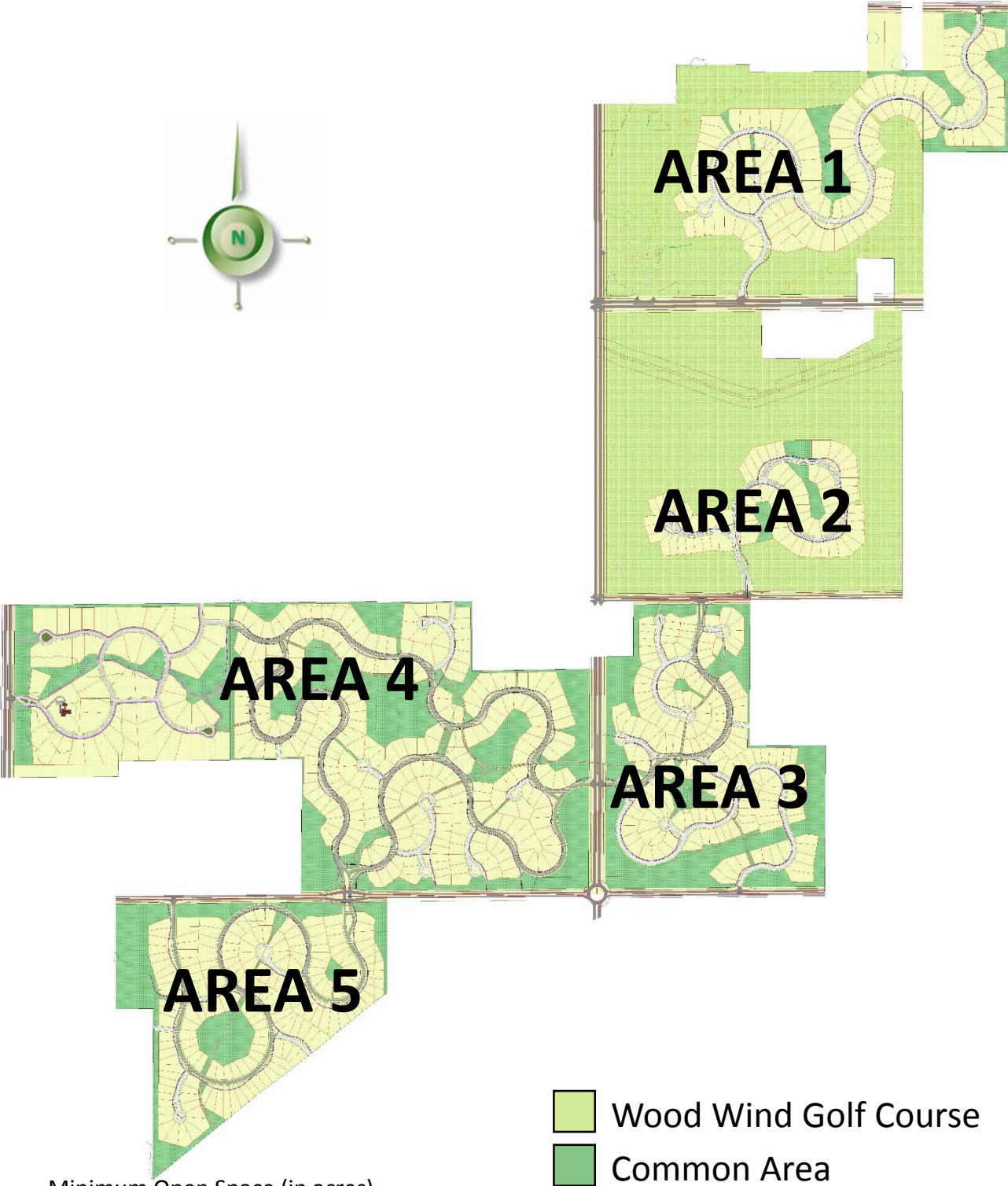
⁽⁴⁾ Number of Lots in each Home Series may vary subject to the provisions of Section 8.2 B 3.

Exhibit B-3: Single Family District Standards (Cont.)

	SERIES A	SERIES B	SERIES C	SERIES D	SERIES E	CUSTOM ⁽¹⁾
Minimum Living Area (Ground Floor)						
Single Story	2,400 sf	2,400 sf	2,600 sf	2,300 sf	1,600 sf	2,750 sf
Two Story	1,700 sf	1,300 sf	2,300 sf	1,100 sf	1,100 sf	1,700 sf
Minimum Living Area (Total)						
Two Story	3,500 sf	2,700 sf	3,000 sf	2,400 sf	2,200 sf	3,600 sf

⁽¹⁾ 20% of the lots in Area 4 West (designated as Custom) may contain a dwelling with the Minimum Living Area as specified for Series A.

Exhibit B-4: Single Family Open Space



Area 1	Area 2	Area 3	Area 4	Area 5	Total
75	110	25	55	20	285

Exhibit B-5: Amenity Area Concepts

AMENITY 1



AMENITY 3

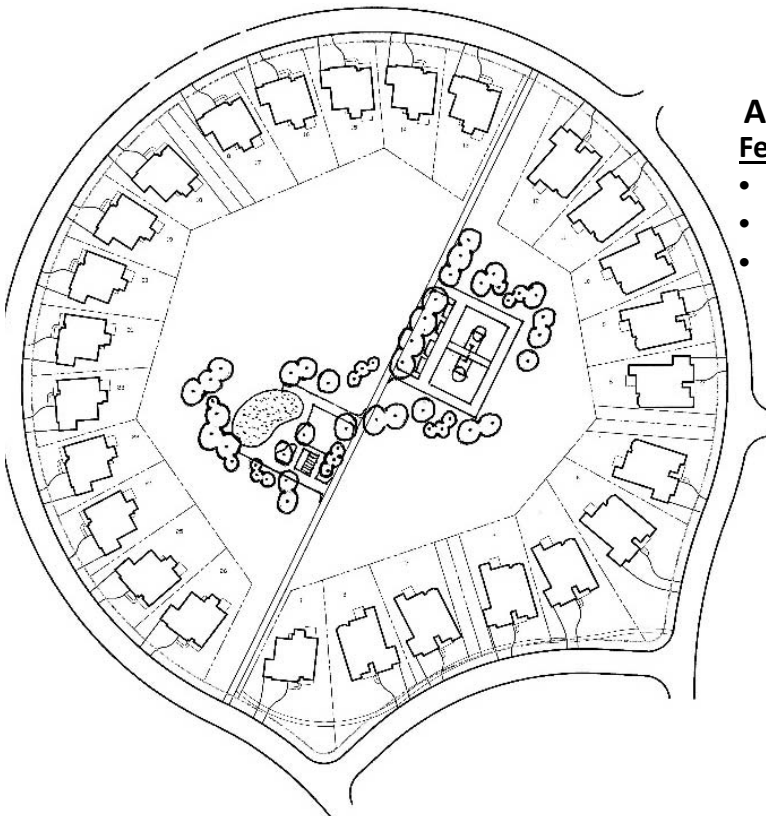
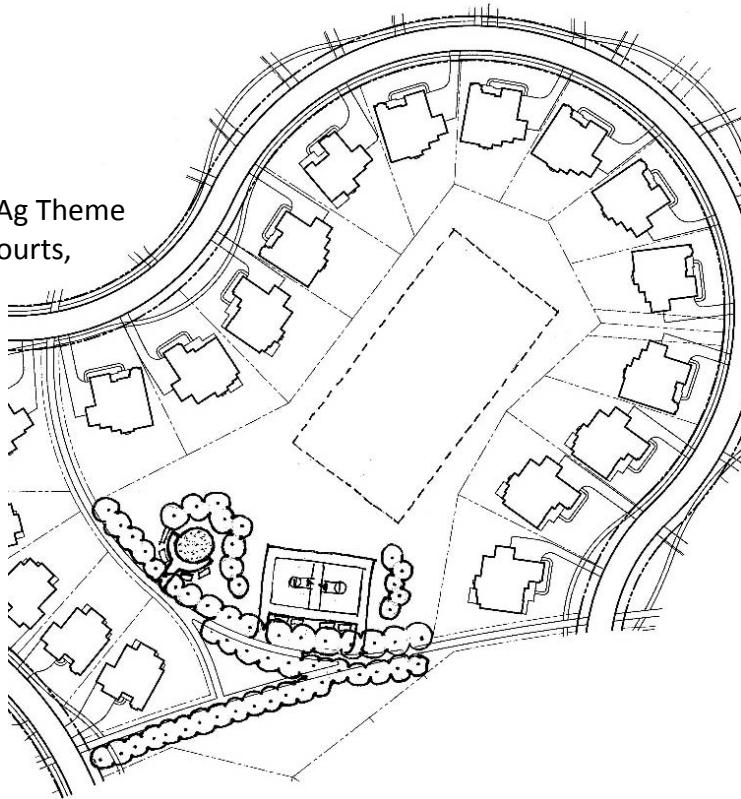


Exhibit B-5: Amenity Area Concepts (Cont.)

AMENITY 4

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches



AMENITY 5

Features:

- Play Structure with Rural or Ag Theme
- Two Half Court Basketball Courts,
- 8 benches

Exhibit C: Single Family Character Exhibits
Exhibit C-1: Illustrative Front Elevations for Area 1

Series A Homes



Series B Homes



Exhibit C-2: Illustrative Front Elevations for Area 2

Series C Homes



Exhibit C-3: Illustrative Front Elevations for Area 3

Series D Homes



Series E Homes



Series B Homes



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

Series A Homes



Series B Homes



Series D Homes



Exhibit C-4: Illustrative Front Elevations for Area 4 West

Custom Lot Homes



Exhibit C-4: Illustrative Front Elevations for Area 4 West

Custom Lot Homes



Exhibit C-5: Illustrative Front Elevations for Area 5

Series D Homes



Series E Homes



Series B Homes



Exhibit D-1: Perimeter Lots Subject to Architectural Standards
Exhibit D-1-A: Perimeter Lots Subject to Architectural Standards – Area 1



Exhibit D-1-B: Perimeter Lots Subject to Architectural Standards – Area 2

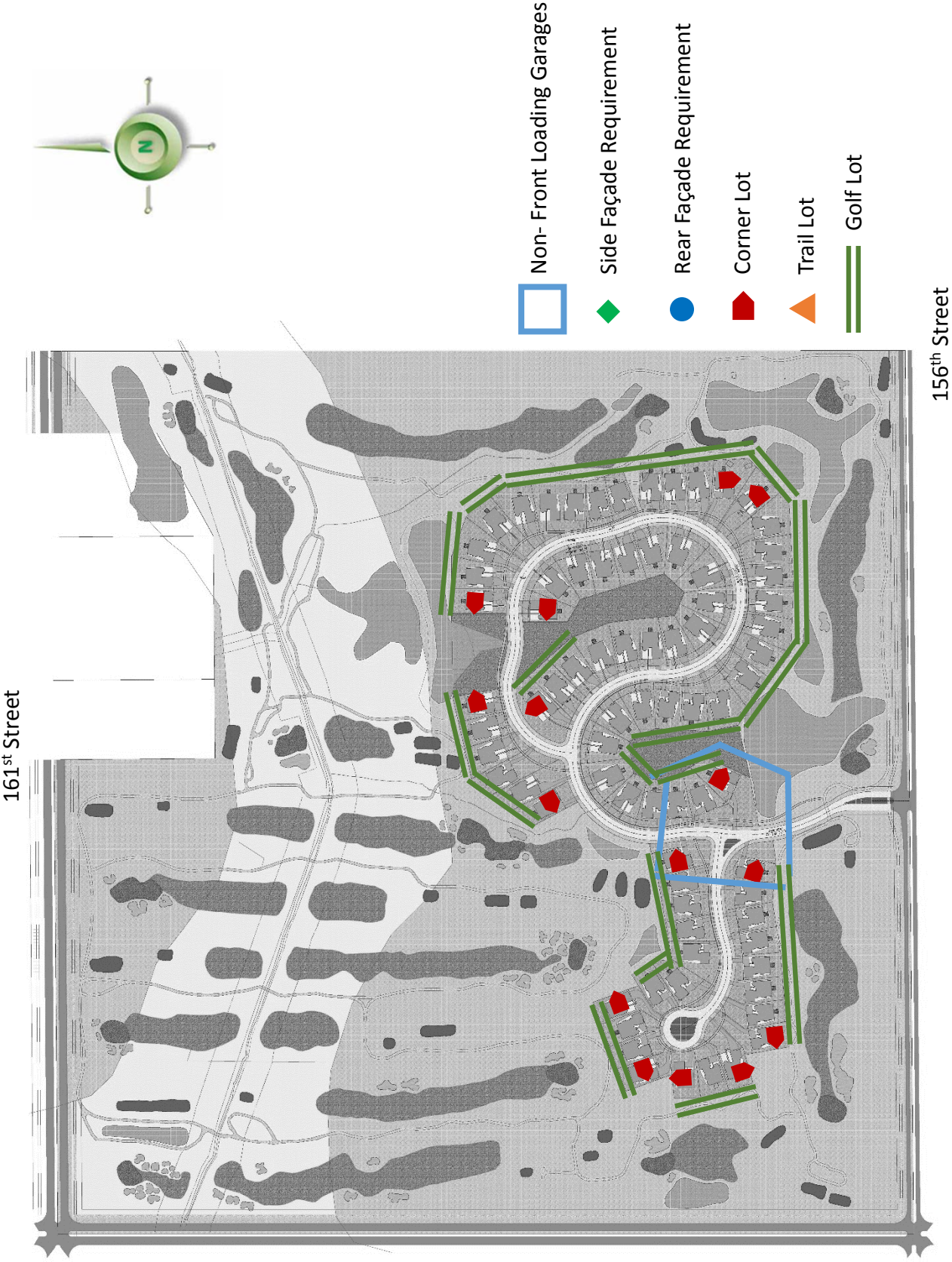


Exhibit D-1-C: Perimeter Lots Subject to Architectural Standards – Area 3

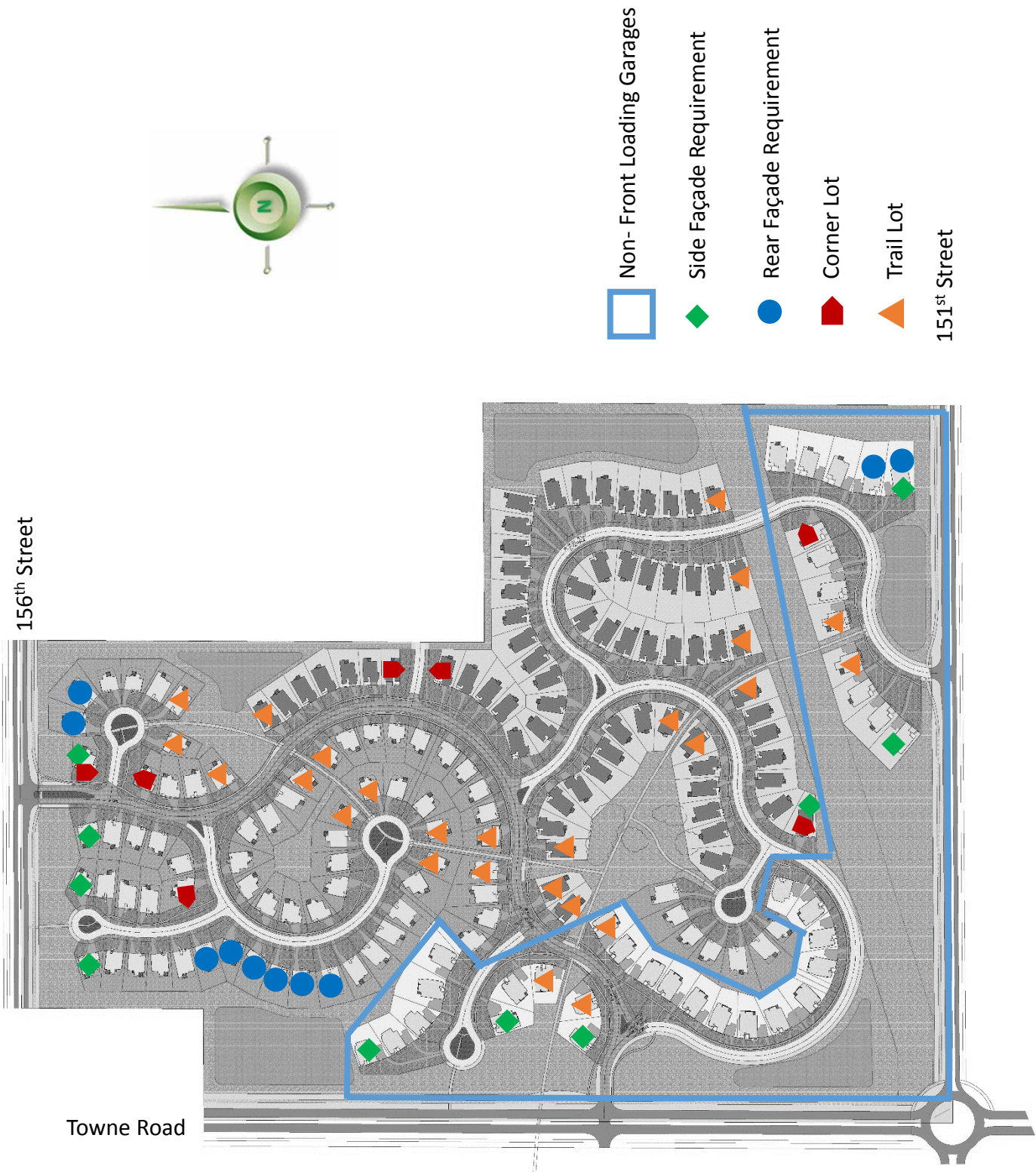


Exhibit D-1-D: Perimeter Lots Subject to Architectural Standards – Area 4

Towne Road

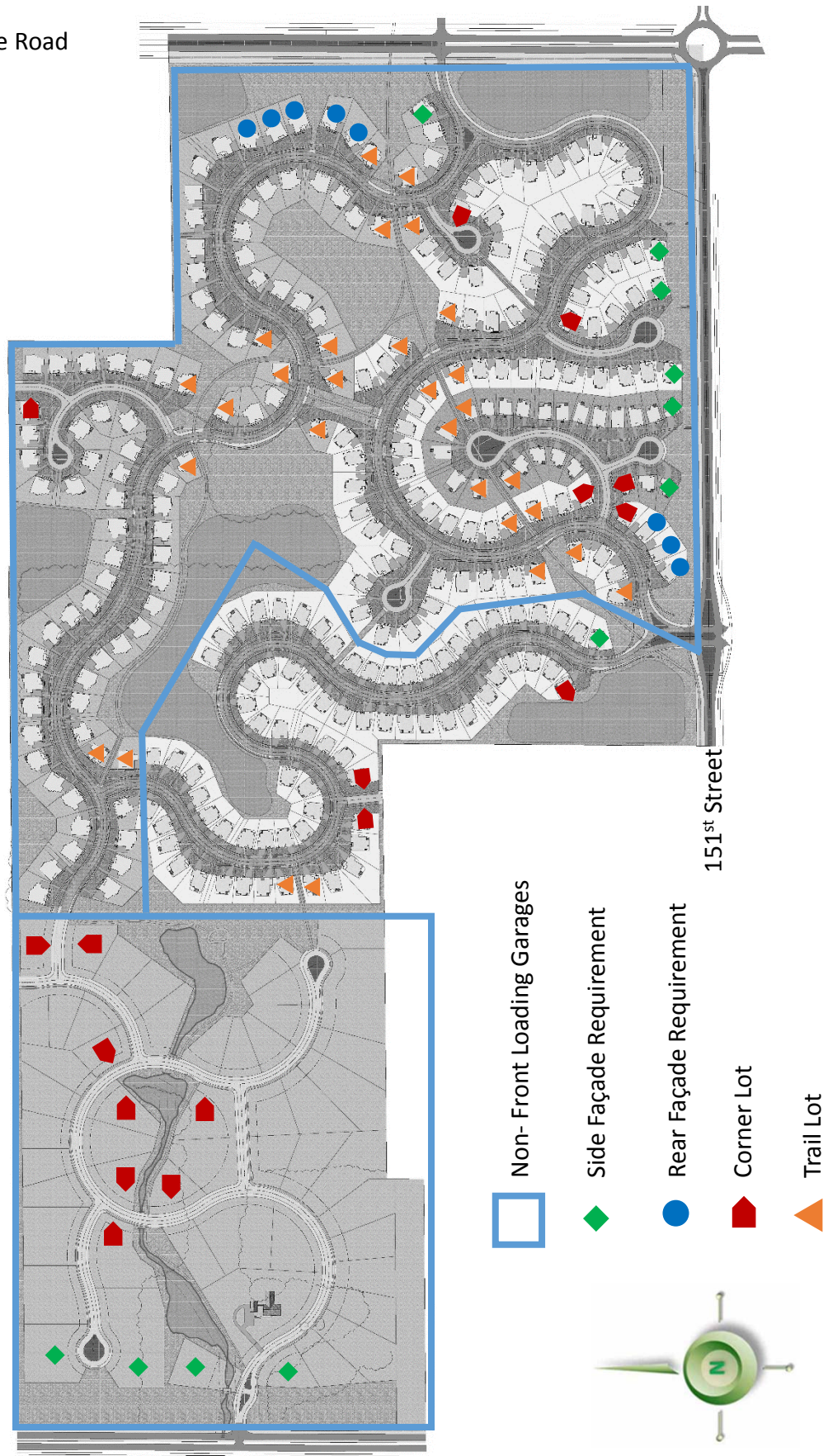


Exhibit D-1-E: Perimeter Lots Subject to Architectural Standards – Area 5

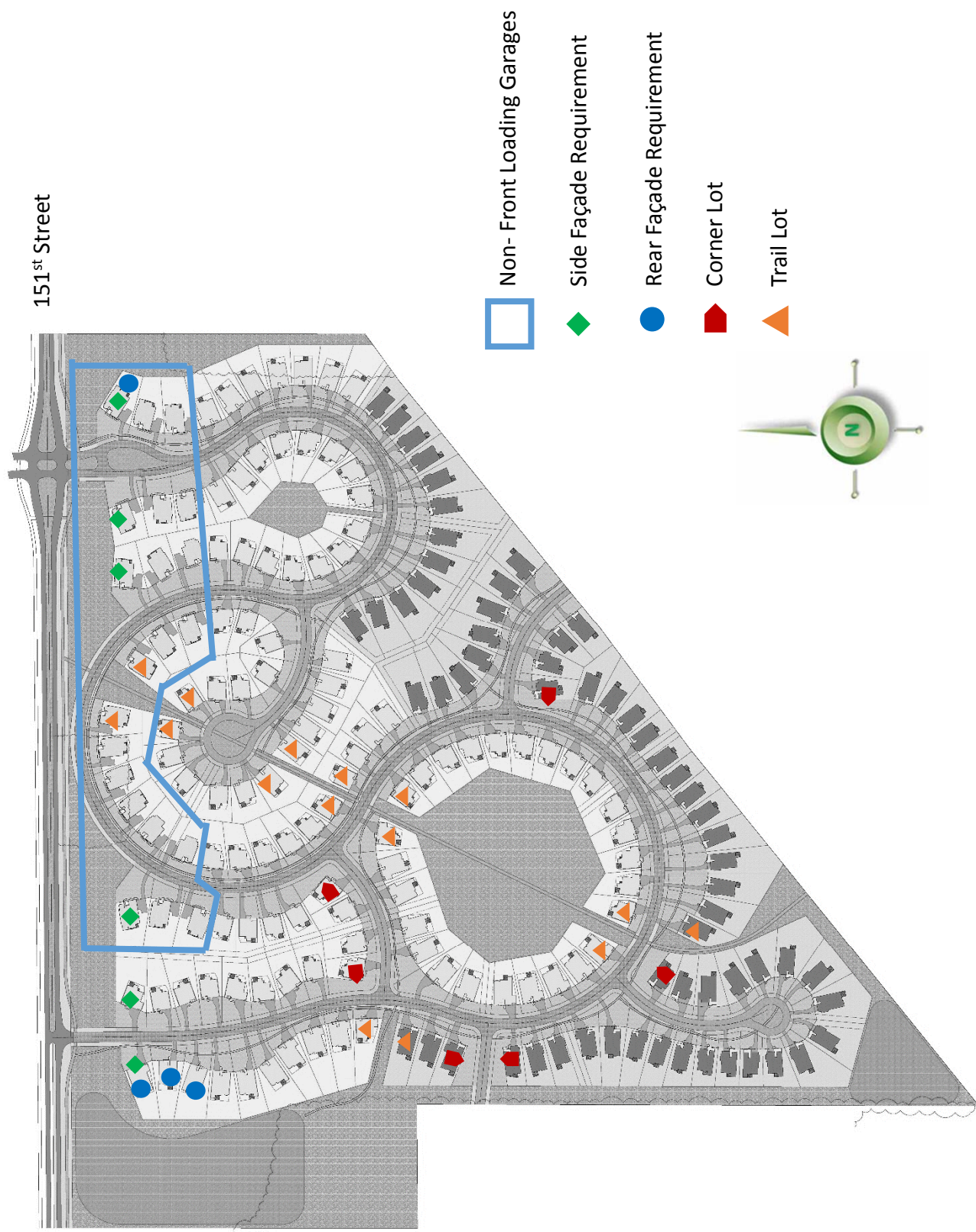


Exhibit D-2: Illustrative Garage Door Treatments



Option 1



Option 2



Option 3

Exhibit D-2: Illustrative Garage Door Treatments (Cont.)



Option 4



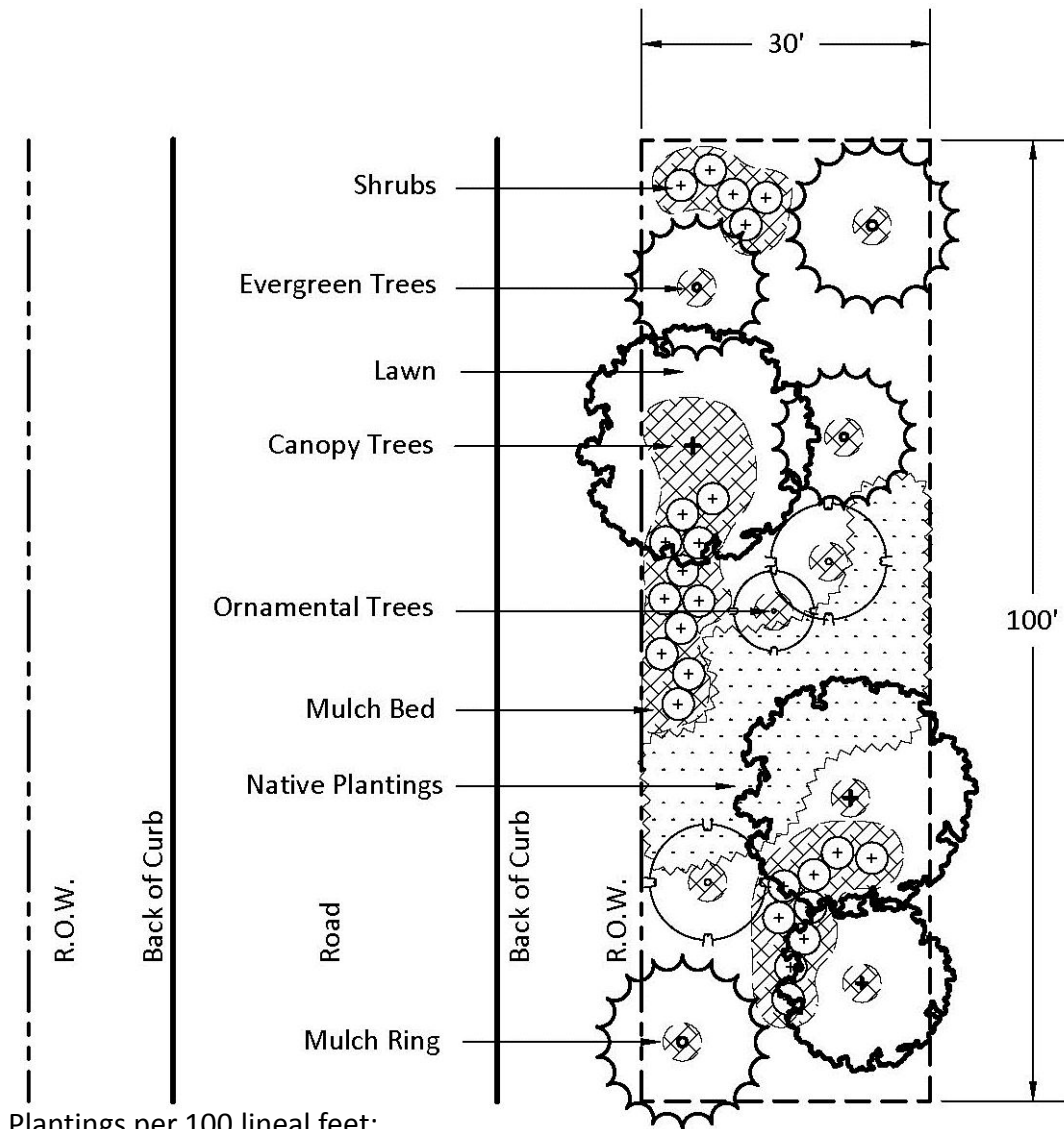
Option 5



Option 6

Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping



Plantings per 100 lineal feet:

Width	Shade	Ornamental	Evergreen	Shrub
30'	3	3	4	25



Black four board horse fence



White four board horse fence

Exhibit E-2: Buffer Yard Locations and Connectivity

Exhibit E-2-A: Buffer Yard Locations & Connectivity – Area 1

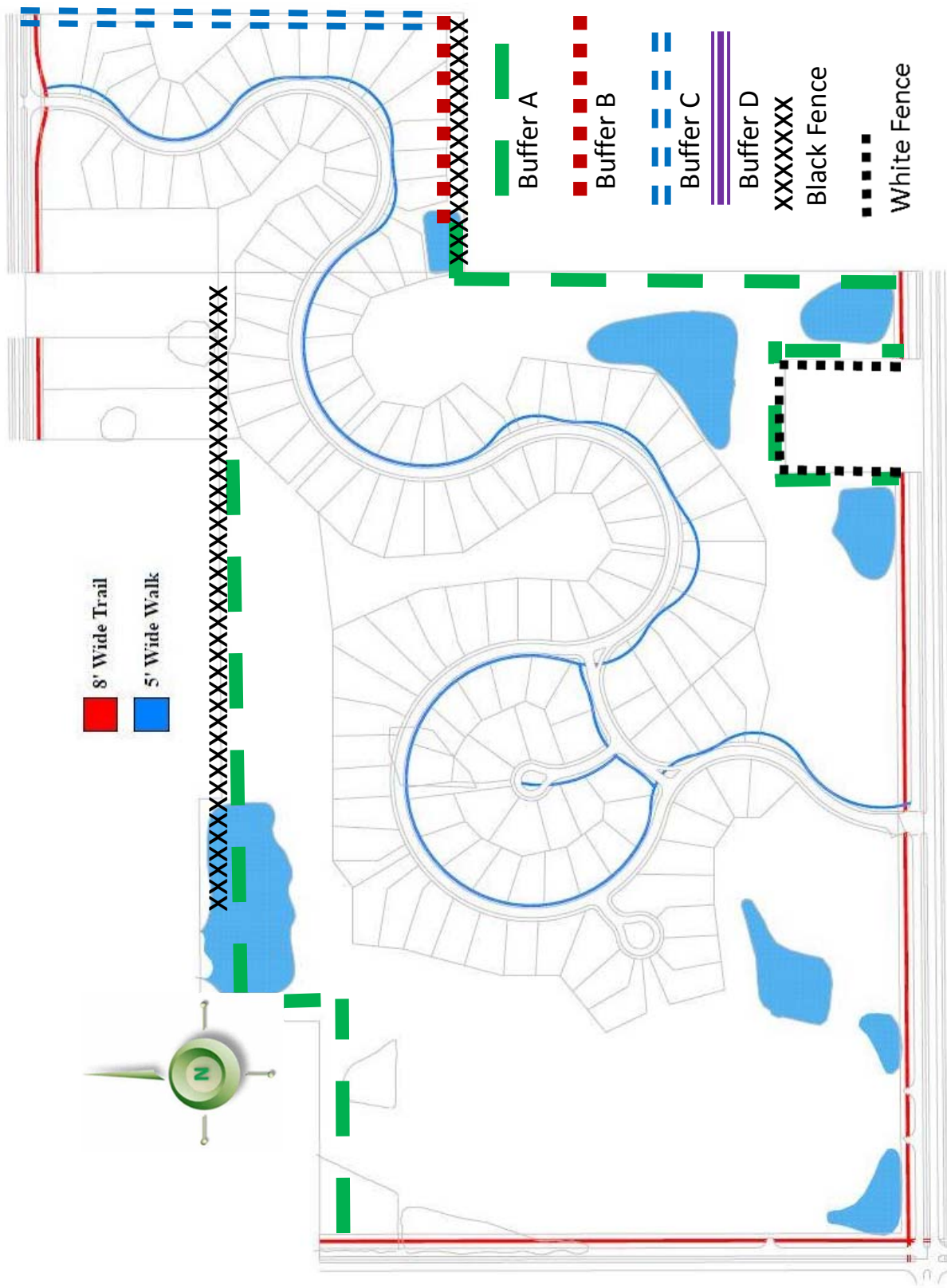


Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

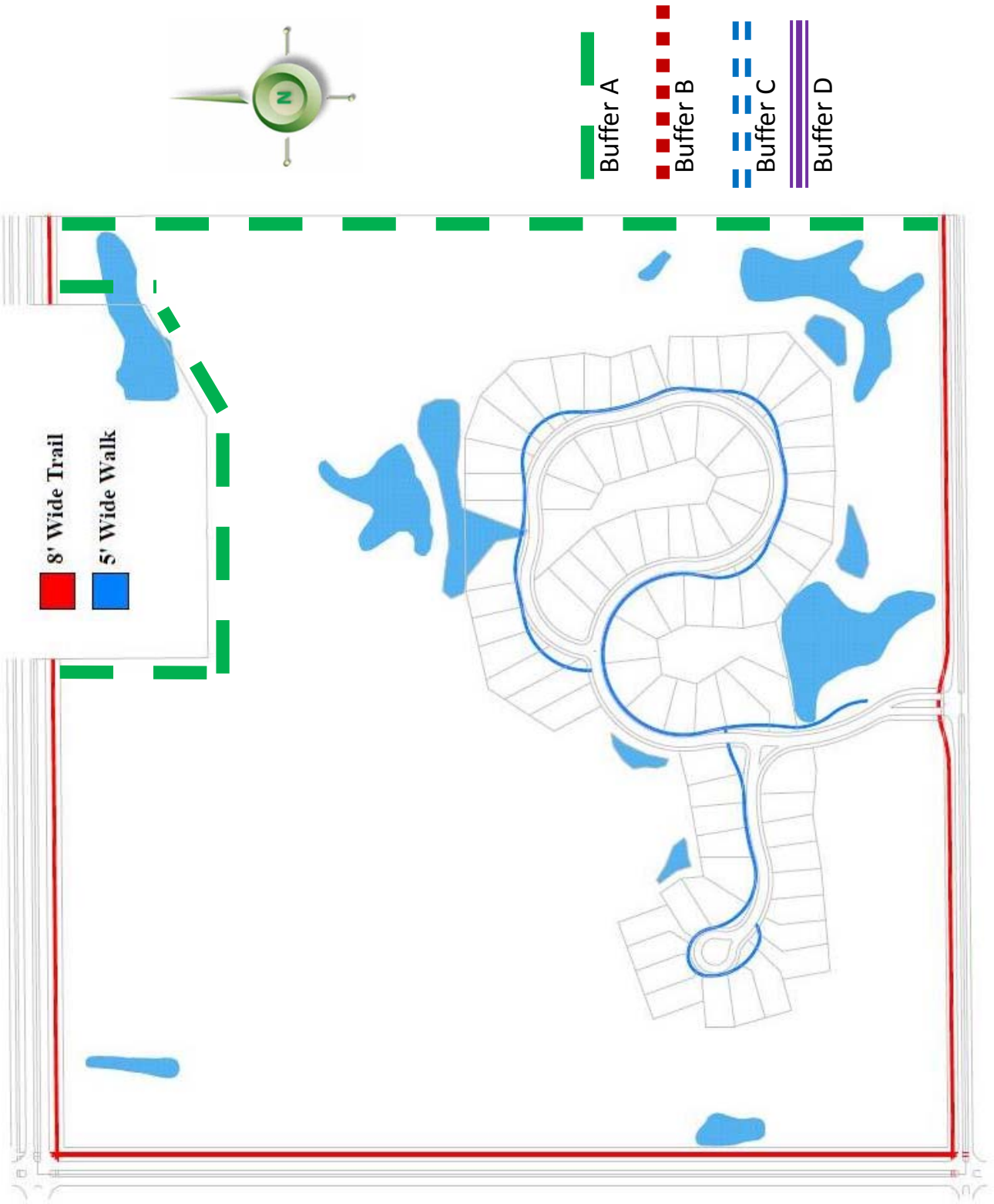


Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

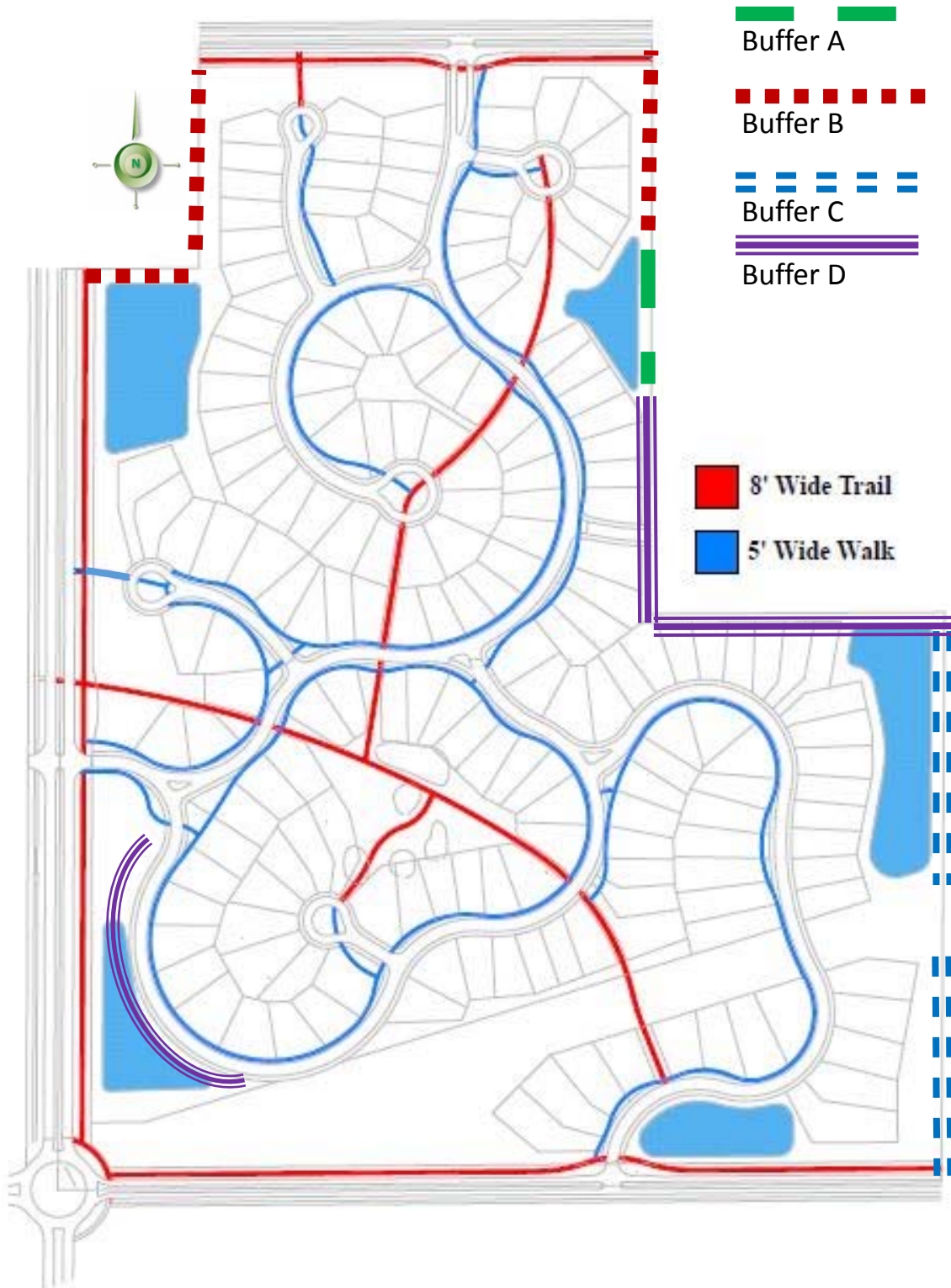


Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East

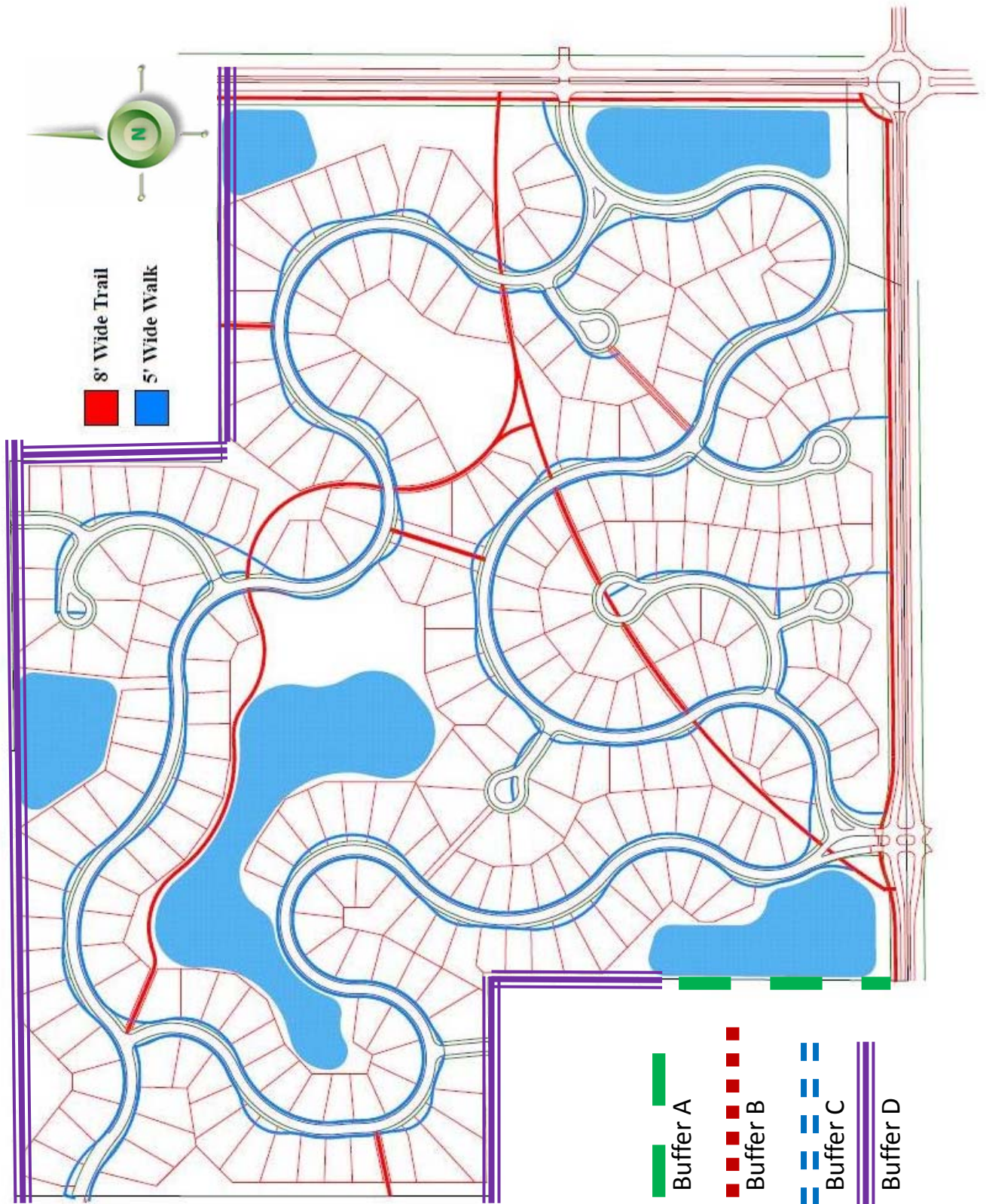


Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

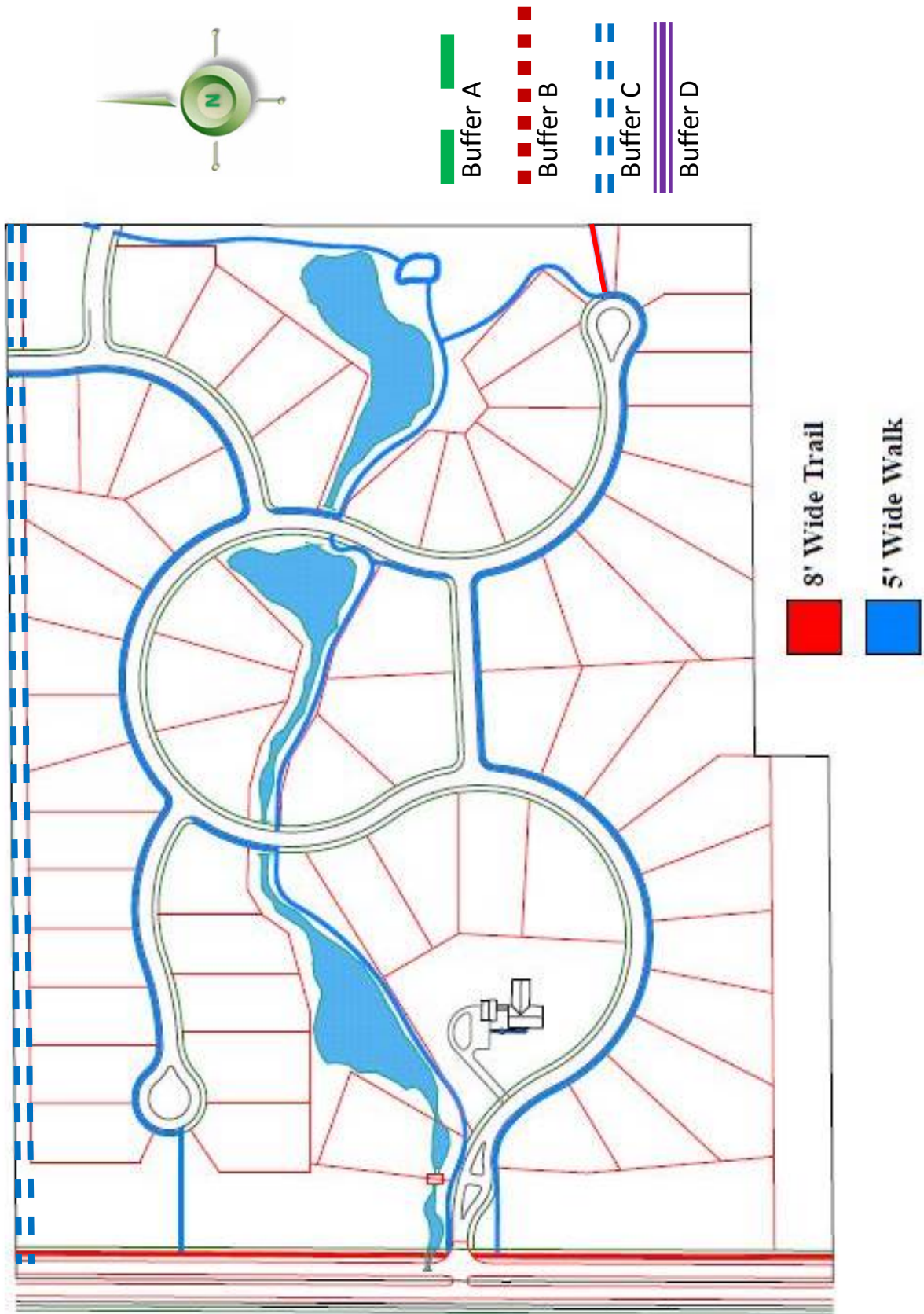


Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

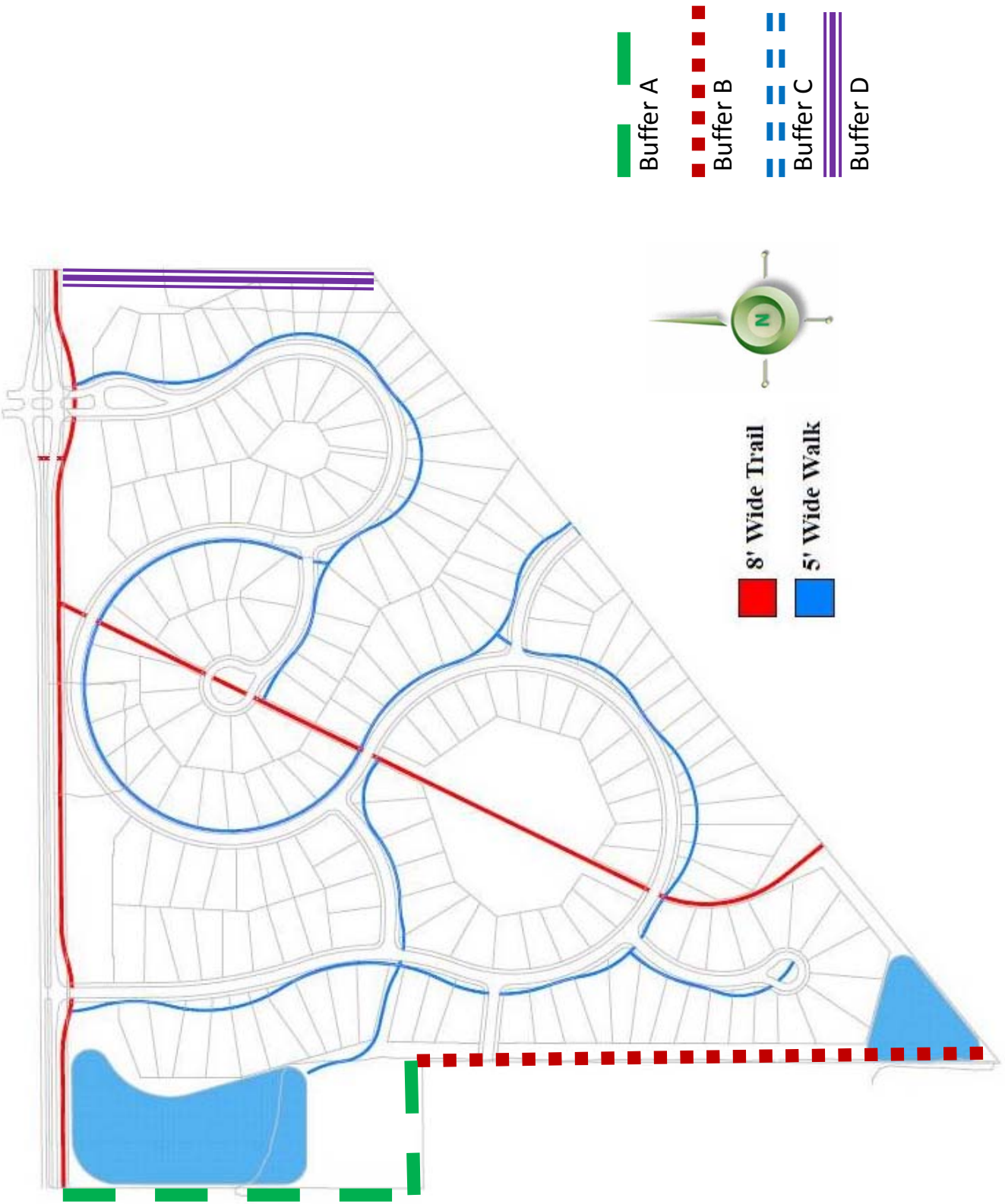


Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

Using the 50' wide buffer width, plant four rows of trees spaced on an alternating grid of 12' between the rows and 15' between the trees.

Plant the following species:

- Bur Oak (*Quercus muehlenbergii*)
- Swamp White Oak (*Quercus bicolor*)
- Norway spruce (*Picea abies*)
- Bald cypress (*Taxodium distichum*)

Fifty percent of the Norway Spruce will have a minimum height of 6' at the time of planting, and the balance will be a minimum 5 gallon size container trees.

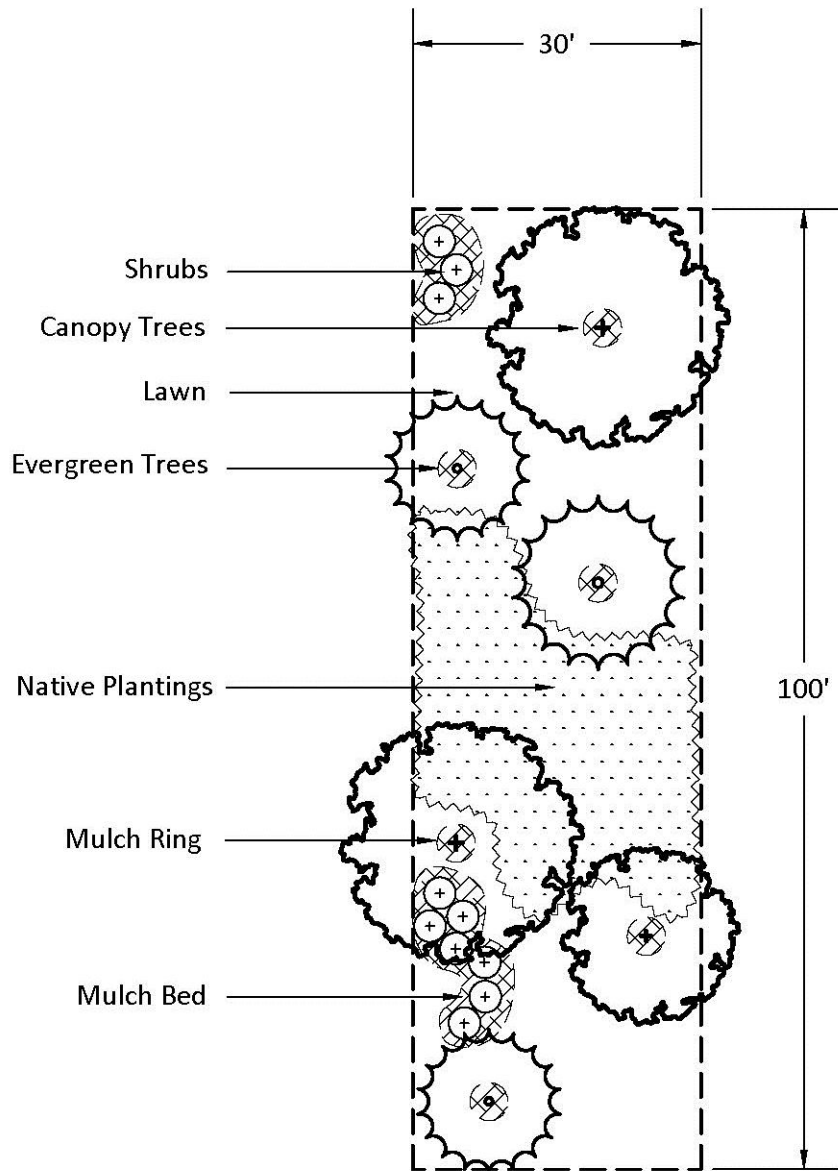
For the Bur Oak, Swamp White Oak and Bald Cypress trees, fifty percent will be a minimum 15 gallon size container trees and the balance will be a minimum 5 gallon size container trees.

Alternate the species within the rows.

Planting Layout: SWO-Swamp white oak NSP-Norway spruce BUO-Bur oak BCY-Bald cypress

SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY	
	SWO	NSP	BUO	BCY	SWO	NSP	BUO	BCY
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	
BCY	SWO	NSP	BUO	BCY	SWO	NSP	BUO	

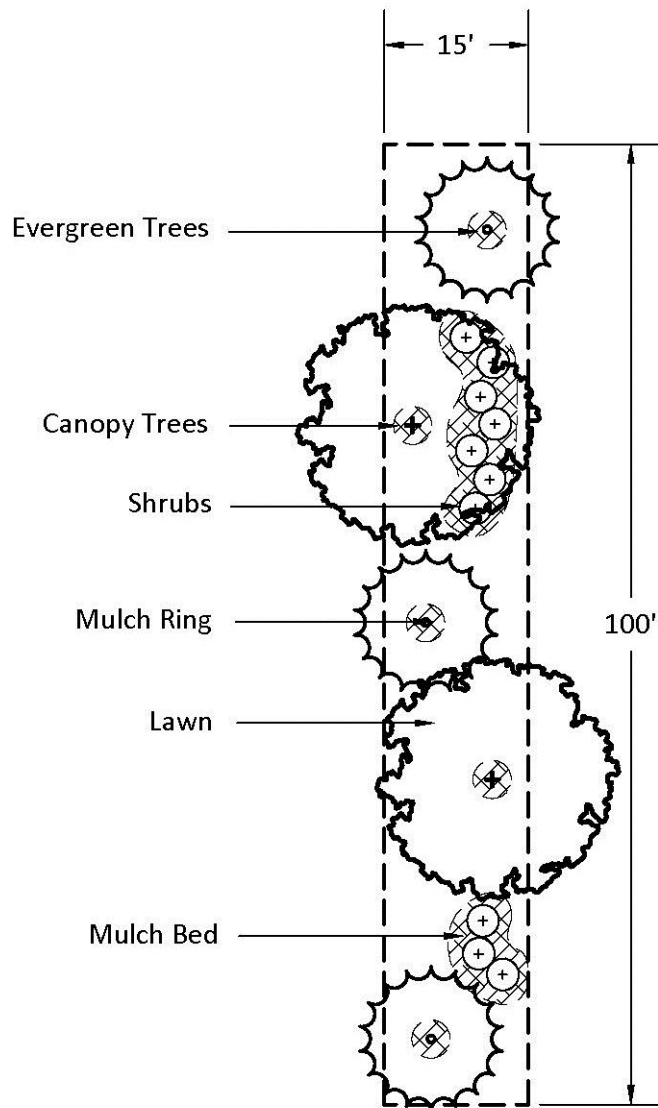
Exhibit E-3-B: Buffer Yard Type C



Plantings per 100 lineal feet:

Width	Canopy	Evergreen	Shrub
30'	3	3	10

Exhibit E-3-C: Buffer Yard Type D



Width	Shade	Evergreen	Shrub
15'	2	3	10

Exhibit F: District Monument Sign & Column Entrance Sign Concepts

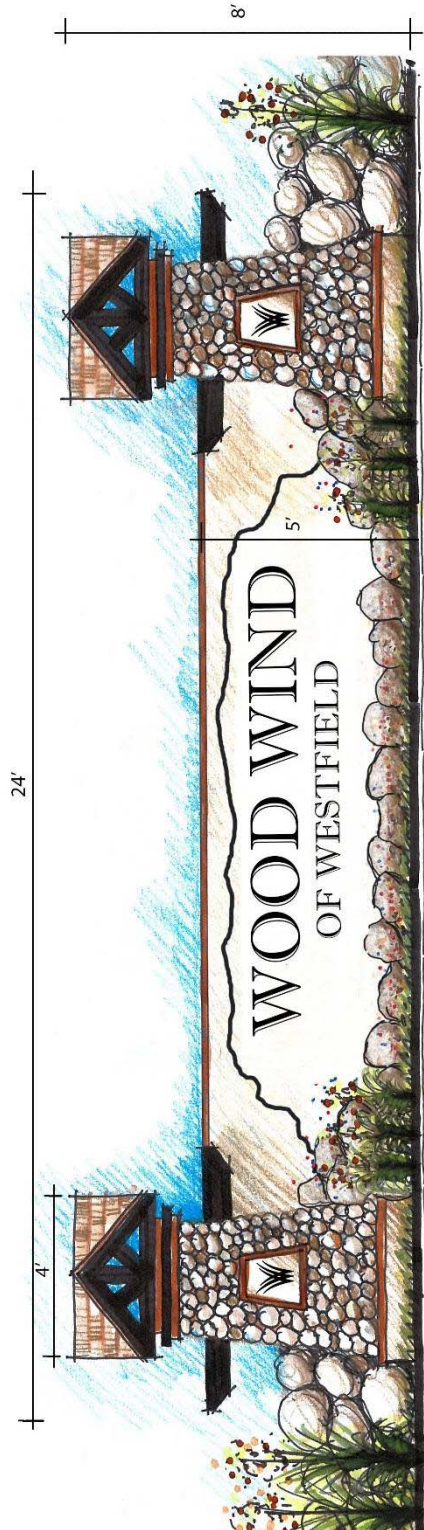
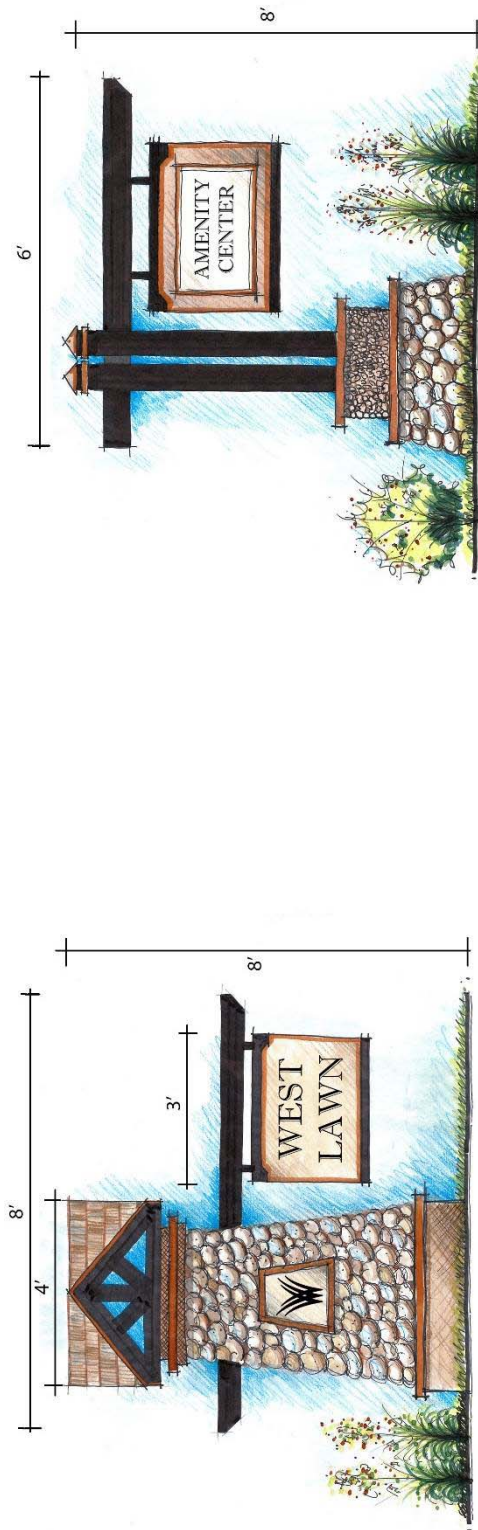


Exhibit G: Wood Wind Golf Course Buildings Character Exhibit



Exhibit H: Development Amenities Buildings Character Exhibit

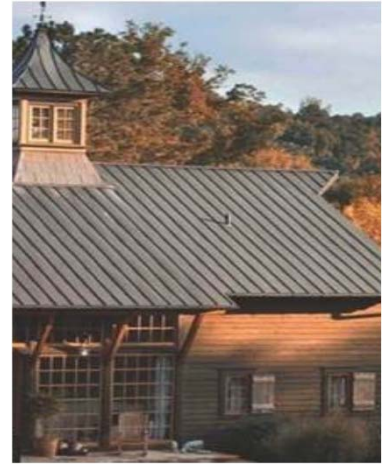


Exhibit I: Façade Variety Code

	4	4
	3	3
	2	2
	1	1
Subject home		1
	1	1
	2	2
	3	3
	4	4

Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Exhibit J: Gable End Character Exhibit



Architectural Detailing



ORDINANCE NUMBER 16-27

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Council on _____, 2017;

WHEREAS, the 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 Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

~~2.1 Apartment Building: A building typically designed to accommodate five (5) or more Dwelling Units with each Dwelling Unit living independently of another. Apartment Buildings include apartments, but do not include Quadraplex, Triplex or Duplex Dwellings.~~

~~2.2~~2.1 Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.

~~2.3~~2.2 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course.

~~2.4~~2.3 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

~~2.5~~2.4 Exterior Material. The separate architectural siding materials and patterns on a Building, such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

~~2.6~~2.5 Home Series. The series of home types (e.g., Series A, Series B, Series C, Series D ~~and~~, Series E and Custom Homes) to be built within the District, as identified on the Concept Plan and represented in the Single-Family Character

Exhibits.

2.72.6 Open Space: As defined by the Unified Development Ordinance and depicted on **Exhibit B-54: Single Family Open Space** and includes the Wood Wind Golf Course.

2.82.7 Tree Preservation Areas. Those locations identified on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5** as Tree Preservation Areas, and as further regulated herein.

2.92.8 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.

2.10 Wood Wind Home Owners Association: A corporation, association, or other legal entity created by the Developer for the benefit of the owners of Lots in Areas 1, 2, 3, 4 East, and 5.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of the Wood Wind Golf Course, the buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities. If the size of detention / retention facilities (including ponds) are decreased or eliminated based upon final engineering of the project, then such areas shall remain Open Space and be maintained as common area by the Wood Wind Home Owners Association.

Section 4. District Areas. The District is hereby divided into ~~nine (9)~~ the following areas as illustrated on the Concept Plan and labeled as: Areas 1, 2, 3, 4 East, 4 West and 5; ~~Multi Family Area; Flexible Use Area; and, Commercial Area~~ (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be as follows (individually or collectively, the “Underlying Zoning District”):

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

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

- 6.1 Wood Wind Golf Course: In addition to uses permitted in the Underlying Zoning District, the Wood Wind Golf Course shall be permitted within Areas 1 and 2. Deed restrictions shall provide that the Wood Wind Golf Course shall be maintained as a golf course available to the public for regular play or other Open Space in accordance with this Ordinance (the “Deed Restriction”). The Deed Restriction shall terminate upon the fiftieth (50th) anniversary of the adoption of this Ordinance.

In addition to the permitted use of the Wood Wind Golf Course as a golf course available to the public for regular play and other Open Space, the Deed Restriction will permit uses which are non-residential and primarily recreational, agricultural or equestrian in nature and operated by or for the benefit of the Wood Wind Home Owners Association if, and only if, all of the following shall occur:

- (a) an amendment to this Ordinance is adopted or approved by the Council permitting the use of the Wood Wind Golf Course for such additional uses; and
- (b) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 1 and 2 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and

- (c) a majority of the owners of Lots (excluding Lots owned by Pulte Homes of Indiana, LLC, or its affiliates) within the then secondary platted Lots in Areas 3, 4 East and 5 voting as a group approve the use of the Wood Wind Golf Course for such additional uses; and
- (d) The then current owner of the Wood Wind Golf Course approves the use of the Wood Wind Golf Course for such additional uses and consents to or files a petition to amend this Ordinance to permit such additional uses.

The Deed Restriction shall be placed of public record prior to the recordation of a secondary plat for any Area and shall provide for the modification of the legal description for the Wood Wind Golf Course once the final boundaries of the Wind Wood Golf Course and configuration of the Lots and common areas within Areas 1 and 2 are determined and approved as part of a secondary plat approval.

~~6.2 Multi-family Area:~~

- ~~A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District (but subject to Section 6.2(B) below), the following uses shall be permitted:~~
 - ~~1) Dwelling, Duplex~~
 - ~~2) Dwelling, Triplex~~
 - ~~3) Dwelling, Quadraplex~~
 - ~~4) Apartment Building~~
- ~~B. Prohibited Uses: The following uses shall be prohibited:~~
 - ~~1) Any Special Exception Use permitted in the Underlying Zoning District.~~

~~6.3 Flexible Use Area:~~

- ~~A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District (but subject to Section 6.3(B) below), the following uses shall be permitted:~~
 - ~~1) Assisted Living Facility~~
 - ~~2) Dwelling, Duplex~~
 - ~~3) Dwelling, Triplex~~
 - ~~4) Dwelling, Quadraplex~~
 - ~~5) Dwelling, Townhouse~~
 - ~~6) Educational Institution~~
 - ~~7) Nursing Home~~
- ~~B. Prohibited Uses: The following uses shall be prohibited:~~
 - ~~1) Any Special Exception Use permitted in the Underlying Zoning~~

District

~~2) Gasoline Service Station~~~~3) Apartment Building~~~~6.4 Commercial Area:~~~~A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District (but subject to Section 6.4(B) below), the following uses shall be permitted:~~~~1) Educational Institution~~~~2) Assisted Living Facility~~~~3) Nursing Home~~~~B. Prohibited Uses: The following uses shall be prohibited:~~~~1) Any Special Exception Use permitted in the Underlying Zoning District~~~~2) Self-service car wash~~~~3) Tattoo parlor~~~~4) Tobacco shop~~~~5) Billiard parlor~~~~6) Cemetery monument sales~~~~7) Drive thru (except where accessory to a coffee shop, bank or drug store)~~~~8) Gasoline Service Station~~~~9) Amphitheater~~~~10) Dance club~~

Section 7. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.

A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed ~~one thousand~~ nine-hundred and thirty-seven (1,007,937).

B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of dwellings on Custom Home Lots.

~~7.2 Multi family Area: The standards of the Underlying Zoning District shall apply to the Multi family Area, except as modified below:~~

~~A. Location: Article 4.11(C)(2) and (3) shall not apply.~~

~~B. Maximum Dwelling Units Per Structure: Article 4.11(E) shall be modified to a maximum of thirty-six (36) Dwelling Units per structure.~~

~~C. Maximum Number of Dwelling Units: Article 4.11(F) shall be modified to permit a maximum of two hundred and twenty-four (224) Dwelling Units.~~

~~D. Term: The initial minimum lease term for all Dwelling Units in an Apartment Building and carriage-type Duplex Dwellings shall be twelve (12) months.~~

~~E. Minimum Area of Dwelling Units: The minimum living area of Multi-family Dwelling Units shall be:~~

~~1) One bedroom units: 850 square feet~~

~~2) Two bedroom units: 1,050 square feet~~

~~3) Three bedroom units: 1,250 square feet~~

~~F. Maximum Area of Dwelling Units: The maximum living area of Multi-family Dwelling Units shall be:~~

~~1) One bedroom units: 1,200 square feet~~

~~2) Two bedroom units: 1,200 square feet~~

~~3) Three bedroom units: 1,395 square feet~~

~~G. Maximum Number of Three (3) Bedroom Units: The maximum number of three bedroom units in all Apartment Buildings shall not exceed six (6).~~

~~H. Minimum Number of Carriage Type Buildings: Any project that contains one (1) or more Apartment Buildings shall include a minimum of sixteen (16) carriage-type Duplex Dwellings, as labeled and depicted on the Concept Plan.~~

~~I. Property Manager: All Apartment Buildings shall have on-site property~~

management.

~~7.3 Commercial Area: The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:~~

- ~~A. Maximum Business Size: Article 4.14 (H)(1) shall apply, however, notwithstanding the general limitation contained in the definition of "Medium Intensity Retail", any individual tenant space may contain up to thirty thousand (30,000) square feet and one (1) tenant space may contain up to a maximum area of fifty two thousand (52,000) square feet, provided, however, any such use over thirty thousand (30,000) square feet shall not be a discount store.~~
- ~~B. Maximum Aggregate of all Buildings in Commercial Area: Article 4.14 (H)(3) shall be modified to a maximum of two hundred thousand (200,000) square feet.~~
- ~~C. Maximum Retail Area: The total building area which may be devoted to Retail uses in the Commercial Area and the Flexible Use Area combined shall not exceed two hundred thousand (200,000) square feet.~~
- ~~D. Development Pattern: Article 4.14(I) shall be modified to provide for the development of Out lots as depicted on **Exhibit B-4: Commercial / Flexible Use / Multi-family Area**.~~

~~7.4 Flexible Use Area: The Flexible Use Area may be developed in accordance with the Commercial Area or Multi-family Area of this Ordinance:~~

- ~~A. Commercial Uses: If the Flexible Use Area is developed for uses permitted in the Commercial Area, then the standards of the Commercial Area, set forth above, shall apply, except as modified below:~~
 - ~~1) Maximum Aggregate of all Buildings within the Flexible Use Area that have non-residential uses shall not exceed 90,000 square feet and shall be calculated independently from the Maximum Aggregate of all Buildings in the Commercial Area.~~
 - ~~2) Maximum Retail Area: The total building area which may be devoted to Retail uses in the Flexible Use Area and the Commercial Area combined shall not exceed two hundred thousand (200,000) square feet.~~
 - ~~3) In the event of a nursing home, assisted living facility or educational facility, the Maximum Business Size shall not exceed 50,000 square feet.~~
- ~~B. Multi Family Uses: If the Flexible Use Area is developed for uses permitted in the Multi-family Area (i.e., Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse uses), then the standards of the Multi-family Area, as set forth herein, shall apply, provided, however that Dwellings within the Flexible Use Area shall not~~

exceed:

- 1) ~~Maximum Density: Twenty (20) dwelling units per acre.~~
- 2) ~~Maximum Number of Units: One hundred and eighty (180) dwelling units.~~
- 3) ~~Leasing: No Dwelling Unit within the Flexible Use Area shall be rented or leased prior to the transfer or conveyance of such Dwelling Unit to a Property Owner that is not the Developer of such Dwelling Unit and is not engaged in the business of managing or leasing multiple Dwelling Units to the public.~~
- 4) ~~Minimum Area: All Dwelling Units within the Flexible Use Area shall have a minimum living area of 1,050 square feet.~~
- 5) ~~Garages: Garages shall be oriented so that no garage door is primarily oriented toward or primarily visible from Towne Road.~~

~~7.5 Phasing Restrictions and Expiration:~~

- A. ~~Phasing of Construction of Multi-Family Dwelling Units: Phase 1 of any project that includes one (1) or more Apartment Buildings shall include a minimum of eight (8) carriage type Duplex Dwellings and a club house as shown on the Concept Plan.~~
- B. ~~Phasing of Multi-family Area Building Permits: A building permit for any improvement in the Multi-family Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one hundred (100) Lots in Areas 1 and 3, in the aggregate.~~
- C. ~~Phasing of Flexible Use Area Building Permits: A building permit for any improvement in the Flexible Use Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of a secondary plat for at least one hundred (100) Lots in Areas 1 and 3, in the aggregate.~~
- D. ~~Expiration: The Multi-family Area may be developed in accordance with the standards herein for permitted uses as set forth in Section 6.2 of this Ordinance; however, if the ownership of the Multi-Family Area is not transferred to a Developer of a project that includes one (1) or more Apartment Buildings within three (3) years of the effective date of this Ordinance (provided that such date may be extended as a result of delays caused or requested in writing by the City or for other good cause shown to the City by the then Developer of a project that includes one (1) or more Apartment Buildings within the Multi Family Area), then the Multi-family Area shall not be permitted to be developed as the Multi Family Area; rather, it shall be restricted to development for the permitted uses and applicable standards in accordance with this Ordinance for the Flexible Use Area as adjusted to take into account the resultant increase in the acreage of the Flexible Use Area.~~

- E. ~~Phasing of Commercial Area Building Permits: A building permit for any improvement in the Commercial Area shall not be issued until the earlier of: (i) January 1, 2019; or (ii) the recording of secondary plat(s) in Area 1 and Area 3 that include a combined minimum of one hundred (100) Lots.~~

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

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

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

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

A. Wood Wind Golf Course and Development Amenity Buildings: Article 6.3 Architectural Standards shall not apply to new, rather:

- 1) New and/or expanded Wood Wind Golf Course buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials ~~of depicted in~~ existing Wood Wind Golf Course buildings as depicted in **Exhibit G: Wood Wind Golf Course Buildings Character Exhibit**, attached hereto. Vinyl or aluminum siding shall not be permitted on any new ~~Development Amenity buildings or new~~ Wood Wind Golf Course buildings. Loading docks for a Wood Wind Golf Course building shall be screened from view from an External Street or adjacent property zoned or used residentially by landscaping or screen walls. ~~Article 6.3 Architectural Standards shall not apply to new or expanded~~

~~1)2)~~ Development Amenity buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials depicted in Exhibit H-1: Multi-family: Development Amenities Buildings Character Exhibits and Exhibit I: Commercial Area Character Exhibit, attached hereto. Vinyl or aluminum siding shall not be permitted on any new Development Amenity buildings.

B. Single-Family Architectural Standards: The following shall apply to Single-family Dwellings within the District:

1) Application of Varying Percentage Standards. Percentages specified below in this sub-section which are applicable to an Area individually and separately shall be calculated and applied to those Lots within such Area that have received primary plat approval at the time of the building permit application for the calculation in question.

2) Character Exhibit: Exhibit C: Single-Family Character Exhibits, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.

3) Home Series by Area: The Concept Plan identifies a specific Home Series of homes, as labeled and depicted in the Single Family Character Exhibits, proposed to be built for on specific Lots in each Area. The number of Lots specific Home Series built in each Area may be adjusted from that depicted for Series A Lots in Areas in the Concept Plan as specified below:

a) Area 1-: Dwellings in Area 1 shall come from the Home Series A and 4 East may be increased to Home Series B. Dwellings from Home Series A may replace any or all of the Dwelling from Home Series B Lots.

b) Area 2: Dwellings in these Areas. In Areas Area 2 shall come from the Home Series C.

- c) Area 3 and 5, the number of Lots depicted for either or both: Dwellings in Area 3 shall come from the Home Series B, Home Series D and Series E may be increased or decreased by up to ten Home Series E. Dwellings from Home Series B may replace any Dwelling from Home Series D and/or Home Series E. Home Series D and Home Series E shall be interchangeable with each other.
- d) Area 4 East: Dwellings in Area 4 East shall come from the Home Series A, Home Series B and Home Series D. Dwellings from Home Series A may replace any dwelling from Home Series B and/or Home Series D. Dwellings from Home Series B may replace Dwellings from Home Series D.
- e) Area 5: Dwellings in Area 5 shall come from the Home Series B, Home Series D and Home Series E. Dwellings from Home Series B may replace any Dwelling from Home Series D and/or Home Series E. Home Series D and Home Series E shall be interchangeable with each other.
- 3)4) Basements: All Dwellings from Home Series A, B and C shall include a basement with a minimum square foot area equal to not less than seventy percent (10%). Except as provided above, the specific Series of homes in each Area may not be increased or decreased. 70%) of the first floor area.
- 4)5) Custom Home Lots Character Exhibit: **Exhibit C: Single Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed on the Custom Home Lots in Area 4 West of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed in Area 4 West and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 5)6) Custom Home Variation: The front facades of any two Dwellings on Custom Home Lots in Area 4 West of the District shall be substantially different.
- 6)7) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1:**

Perimeter Lots Subject to Architectural Standards. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.

~~7)8)~~ **Streetscape Diversity.** Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the facade variety code identified in **Exhibit J1: Facade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East, ~~4 West~~ and 5.

~~8)9)~~ **Corner Lots.** Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the street:

- a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap extending not less than four feet (4') in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; and
- b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.

~~9)10)~~ **Trail Lots.** Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side Building Facade oriented towards the trail:

- a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of all Building Facades; (ii) a Masonry Material wrap

extending not less than four feet (4') in length along both side Building Facades from the corner of the Front Building Façade (or such shorter length as appropriate to accommodate doors and windows), of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, change in color with trim separation, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.

~~10)~~11) **Golf Lots:** In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and depicted as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** the rear elevation of those Dwellings shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:

- a) Masonry Material a minimum of thirty-six (36) inches in height;
- b) Pergola with a minimum of 100 square feet;
- c) A Facade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
- d) A Facade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
- e) Covered porch or covered patio (minimum of one-hundred and forty (140) square feet).
- f) Sunroom (minimum of one-hundred and twenty (120) square feet);
- g) A Facade Projection or Recession in the rear Building Facade that contains a minimum of fifty percent (50%) of Masonry Material;
- h) Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Facade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Facade (exclusive of openings and trim);
- i) A Facade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or

- j) Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

No element listed above may be used to meet this requirement on more than fifty percent (50%) of such Lots (excluding those Lots with a full first floor Masonry Material wrap) in either individual Area.

12) Side or Rear Façade Requirements: Lots identified as having a Side or Rear Façade Requirement on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include a minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each façade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Section 8.2 B. 13., below.

13) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:

- a) Four-Sided Masonry: A minimum thirty-six inch (36") tall Masonry Material wrap shall be provided along the entire length of each façade of any Dwelling located on:
- i. A minimum of forty percent (40%) of the total number of Lots in Areas 1, 2, 3, 4 East and 5 combined; and,
 - ii. A minimum of twenty percent (20%) of the Lots in each of the Areas 1, 2, 3, 4 East and 5.

In addition, a minimum of fifty percent (50%) of the Lots in Area 1 and fifty percent (50%) of the Lots in Area 2 which abut the Wood Wind Golf Course and are identified as Golf Lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** shall have a full first floor minimum thirty-six inch (36") tall Masonry Material wrap along the entire length of each façade of any Dwelling, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified above.

- b) Side Building Facades with Gable: All Dwellings with a gable end on the side Building Façade that do not have either: a side loading garage; or, Masonry Material a minimum of thirty six (36) inches tall on the side Building Façade, shall incorporate a minimum of one of the following elements on the side Building Façade which shall be complimentary to elements found on the Front Building Façade, with a variety of these elements being utilized throughout the District:

- i. A change in exterior color separated by trim;*
- ii. A change in Exterior Material pattern separated by trim;*
- iii. A change in Exterior Material separated by trim;
- iv. A gable end architectural detail* (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- v. A minimum of ten (10) square foot gable window;
- vi. A gable peak with a change in Exterior Material;* or
- vii. A projecting chimney running the full height of the side Building Facade constructed with Masonry Material.

*See **Exhibit J: Gable End Character Exhibit** for depictions of these elements.

c) Garages and Driveways:

- i. Garage elevations shall include a variety of design elements to vary the appearance of the garage facade. 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. All dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments**. The non-door facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.

- ii. Dwellings on Lots in all Areas 1, 2, 3, 4 East and 4 West as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than a one (1) car garage door is oriented toward the street.
- iii. ~~Dwellings on Lots in Area 1, Area 4 East~~ Dwellings on Lots in Area 1, Area 4 East from Home Series A, Home Series B and all Dwellings on Lots in Area 4 West shall include a minimum three car garage. Dwellings on Lots in Area 2, Area 3 from Home Series C, Home

Series D and Area 5~~Home~~ Series E shall include a minimum two car garage.

- iv. ~~Base model dwellings~~Dwellings from Home Series C on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2. In addition, no more than two (2) consecutive Lots on the same side of the street may contain front loading garages, provided, however, when two (2) front located garages are located on two (2) consecutive Lots on the same side of the street, there shall be a minimum of three (3) consecutive Lots on the same side of the street with non-front loading garages in each direction before another front loading garage is allowed on the same side of the street.

v.v. An overall combined total of fifty percent (50%) of the Dwellings in the District shall have non-front loading garages.

vi. All driveways shall be concrete. Asphalt driveways shall be prohibited.

d) Exterior Building Materials:

- i. Siding: Aluminum and vinyl siding shall be prohibited.
- ii. Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
- iii. Fireplaces: Exterior (projects from Building Facade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases

shall be constructed of or have a veneer that emulates Masonry Materials.

e) Roof Design:

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

~~12)~~14) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side Building Facades and the rear Building Facade, provided that all such Lots shall count toward the forty percent (40%) of the total number of Lots specified in Section 8.2 B. 13., above.

C. ~~Multi Family Area Architectural Standards:~~ Article 6.3(E) shall apply to all buildings within the Multi-family Area, except as modified below:

- 1) ~~Character Exhibits:~~ Buildings shall be constructed substantially in accordance with **Exhibit H: Multi-family Exhibits,** including **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit H-2: Multi-family Conceptual Elevations** (collectively, the “Multi-family Character Exhibits”).
- 2) ~~Architectural Theme:~~ The architectural theme shall be an equine or equestrian theme, reflective of the area’s context and as defined by the Multi-family Character Exhibits. Suburban, garden-style development that repeats the same materials and elements shall not be permitted. The equestrian vernacular shall be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story buildings.

- 3) ~~Building Variation:~~ A variety of structures shall be provided for any project that contains one (1) or more Apartment Buildings with various sizes and footprints that push three-story Apartment Buildings to the rear of the site, and at a minimum of two hundred (200) feet from the right-of-way of Towne Road, while Apartment Buildings less than three-story shall be located along 151st Street and Towne Road. One-story and two-story Apartment Buildings shall be placed at a minimum of twenty feet (20'-0") apart and three-story Apartment Buildings shall be placed at a minimum of forty feet (40'-0") from all structures, exclusive of covered parking.

The Building Facade of any Apartment Building and carriage type Duplex Dwelling shall be substantially different from the Building Facade of any other Apartment Building and carriage type Duplex Dwelling. Without limiting other Building Facade elements that may result in substantially different Building Facades, Apartment Buildings and carriage type Duplex Dwellings shall be considered substantially different if they are different in three (3) or more of the following categories:

- a) ~~Roof form and/or material;~~
- b) ~~Building material and/or material composition;~~
- c) ~~Fenestration;~~
- d) ~~Color; and/or~~
- e) ~~Building mass.~~

Freestanding garage and carport buildings may use similar roof forms, material composition, colors and detailing.

If more than one (1) Apartment Building is proposed, then the Apartment Building shall be located so that no two (2) Apartment Buildings are in a straight, unbroken line.

- 4) ~~Parking:~~ A minimum of eighty (80) covered parking spaces shall be provided.
- 5) ~~Building Materials.~~ Article 6.3(E)(2) shall apply, except as modified below:
- a) ~~Fireplaces:~~ Exterior (projects from Building Facade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of or have a veneer that emulates Masonry Materials.

- b) ~~Trim:~~ Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials or for windows that include shutters. Required trim shall be a minimum of five and one half inches (5 1/2") wide.
- c) ~~Masonry Materials:~~ Masonry Materials shall be on all buildings on all sides, with no required minimum and consistent with the Multi-Family Character Exhibits.
- 6) ~~Windows:~~ Article 6.3(E)(3) shall apply; except as modified below:
 - a) ~~Required windows may be located anywhere on the Building Facade, as architecturally appropriate.~~
 - b) ~~Window grids shall be used on all operable non-casement windows.~~
- 7) ~~Roof Design:~~ Article 6.3(E)(4) shall apply, except as modified below:
 - a) ~~Roof Pitch:~~ The minimum roof pitch for the main roof structure of a primary building (e.g., a building containing dwelling units or a club house) in the Multi-family Area shall be a minimum of 6:12 (excluding any buildings with a gambrel roof); provided, a minimum of 40% of the Multi-family Area's primary buildings shall have a roof pitch in excess of 6:12.
 - b) ~~Minimum Overhang:~~ The roof overhang or eaves shall be a minimum of eighteen inches (18"), as measured prior to the installation of Masonry Materials.
 - c) ~~Cupolas:~~ Cupolas of consistent character and varying sizes, as depicted in the Multi-family Character Exhibits, shall be required at appropriate scales.
 - d) ~~Roof Form:~~ Shed and gabled dormers shall be incorporated to break up roof planes. Multiple, extended rakes shall be used on gable ends and overhangs shall incorporate chunky brackets and knee braces.

D. ~~Commercial Area Architectural Standards: All Buildings within the Commercial Area shall comply with Article 6.3(F), except as modified below:~~

- 1) ~~Commercial Area Character Exhibits: All buildings shall be constructed substantially in accordance with **Exhibit I: Commercial Area Character Exhibits**.~~
- 2) ~~Architectural Theme: Commercial buildings shall be designed and crafted using traditional equine or equestrian themes reflective of the area's context similar to the Multi-family Area Character Exhibits, thus reinforcing the rural and equestrian themed architecture. Significant elements and features to determine substantial compliance with the required equestrian architectural theme include:~~
 - a) ~~Hip and gable roof forms with cupolas.~~
 - b) ~~Similar classic palette of materials.~~
 - c) ~~Landscape and hardscape placed and configured to soften building facades and enhance the pedestrian experience.~~
 - e) ~~Building Facades crafted with clapboard siding, board and batten, traditional cement stucco, brick and stone veneer, and metal roofs.~~
 - f) ~~Traditional architectural detailing designed and crafted with care, true to the historical and regional precedents.~~
 - g) ~~Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.~~
- 3) ~~Conflicting Architectural Standards: It is hereby acknowledged that design elements that embody the required architectural theme may be in conflict with the architectural standards of Article 6.3(F). If a proposed building elevation embodies the required architectural theme, as set forth above, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Article 6.3(F).~~

4) ~~Drive thru facilities: On Lots adjacent to the 146th Street or Towne Road right of way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right of way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right of way line) drive thru windows and lanes for a coffee shop, bank or drug store shall not be permitted closer to the right of way line of 146th Street or Towne Road than the Building Facade nearest to said right of way, except as an end cap to the Principal Building nearest 146th Street.~~

5) ~~Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the required rural character and equestrian themed design elements.~~

E. ~~Flexible Use Area Architectural Standards: All buildings within the Flexible Use Area shall comply with Article 6.3 (F), except as modified below:~~

1) ~~Dwellings: All buildings containing: Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse, shall comply with the requirements of Section 8.2(C) of this Ordinance.~~

2) ~~Commercial Buildings: All commercial buildings shall comply with the requirements of Section 8.2(D) of this Ordinance, and further Article 6.3 (F)(7)(b)(iv) Roof Design shall not apply.~~

8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or black or green vinyl-coated chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.

8.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.

B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.

1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.

2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one

(1) ornamental or evergreen tree; and, ten (10) shrubs.

- 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
- 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.

- 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.
- 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. A minimum of sixty-five percent (65%) of an individual Area’s gross External Street Frontage for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) shall incorporate a black four

board horse fence into the road frontage landscaping area. If the Front Building Facade of a Dwelling is located on a Frontage Road and oriented toward an External Street, then the External Street Frontage Landscaping Requirements of Article 6.8 Landscaping Standards shall not be required between the Dwelling's Lot or Frontage Road and the External Street; provided, that the area between the Frontage Road and the External Street shall contain a four board black horse fence and at least twenty-five (25) shrubs per one hundred (100) lineal feet of External Street for which the Front Building Facade of a Dwelling is oriented.

- ~~3) Multi Family Area: A landscaping area shall be required for the Multi family Area abutting an External Street in accordance with Exhibit E-1: Road Frontage Landscaping.~~
- ~~4) Commercial Area: A landscaping area shall be required for the Commercial Area abutting an External Street in accordance with Article 6.8(M)(2).~~

D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.

- 1) Location: Buffer Yards shall be required in those locations of Areas 1, 2, 3, 4 East, 4 West and 5 as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
- 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - ~~f)a)~~ Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas, and/or existing woodlands.
 - ~~g)b)~~ Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - ~~h)c)~~ Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.

~~i)d)~~ Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15)' and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.

~~3) Multi family Area / Flexible Use Area / Commercial Area Buffers: Buffer yards as depicted on **Exhibit E-2-G: Buffer Yard Locations for Commercial Use Area / Flexible Use Area / Multi family Area** shall be required, provided that any adjacent property owner authorizes entry upon and access to the adjacent property to the extent necessary to install such landscaping.~~

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

1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.

F. Tree Preservation: Tree Preservation shall be applicable to those portions of Areas 3, 4 East and 5 identified as Tree Preservation Areas on **Exhibit B-2-C: Single Family District Layout – Area 3**, **Exhibit B-2-D: Single Family District Layout – Area 4**, and **Exhibit B-2-E: Single Family District Layout – Area 5**. Obligations regarding the Tree Preservation Area shall be incorporated into the recorded Conditions, Covenants, and Restrictions established by the Developer of each Area where a Tree Preservation Area is located. The provisions of Article 6.8(E)(5) of the UDO shall not be applicable to the Tree Preservation Areas. Tree Preservation Areas shall be regulated and well maintained in accordance with the following:

- 1) The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - a) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - b) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - c) Removal of vines growing on and up a tree.
 - d) Removal of dead, hazardous and at risk trees.
 - e) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300

approved practices and methods.

- 2) The following activities shall be permitted within Tree Preservation Areas:
 - a) Planting of native trees.
 - b) Removal of hazardous, exotic and invasive species.
 - c) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - d) Installation of minor improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.
 - e) Establishment of access easements, paved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- 3) The following activities shall be prohibited within Tree Preservation Areas:
 - a) Removal of living vegetation except as otherwise permitted in this Section 8.4 (F).
 - b) Mowing any portion of existing, naturally vegetated areas.
 - c) Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - d) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the Director.
 - e) The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures.
 - f) Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.
- 4) The following shall be required for all Tree Preservation Areas:
 - a) Signs identifying the Tree Preservation Area shall be posted every one-thousand (1,000) feet around the perimeter of all Tree Preservation Areas. Such signs shall state "Natural Preservation Area – No mowing or spraying".
 - b) Barriers shall be installed prior to site development and earth

moving activities, which shall be specified on all landscape, construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

~~8.5 Article 6.9 Lighting Standards:~~ Shall apply to the District, as except as modified below:

~~A) Multi-family Area:~~ All parking lighting shall be erected on wood light poles to complement the design character of the Multi-family Area.

~~8.68.5 Article 6.14, G, Off-street Parking:~~ Shall apply to the District, except as modified below:

A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.

~~8.78.6 Article 6.17 Signs Standards:~~ Shall apply. In addition, the following shall also apply:

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

- 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
- 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
- 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
- 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.

B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:

- 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the

following shall apply:

- a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.
- b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
- c) Temporary Signage: The design objectives of Article 6.17 (K)(2)Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.

~~C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the Multi-family Area, except as modified below:~~

- ~~1) All monument signage shall be three dimensional in nature, through sandblasting or pin mounted letters.~~
- ~~2) All monument sign panels shall be constructed of wood or sign board (HDU or equivalent). Reverse channel letters shall be prohibited.~~
- ~~3) Any pin mounted elements shall have a matte finish.~~
- ~~4) Internally lit monument signs shall be prohibited.~~
- ~~5) Monument sign design shall complement the architecture of the development, and shall integrate into an architectural element such as a fence or entry feature, where applicable.~~
- ~~6) Sign interior to the Multi-family Area (e.g., Interior Directional Signs, Street Name Signs, Speed Limit signs) shall be mounted on 4”x 4” wood posts with solid stain and architectural detailing to complement the architecture of the development, and shall be designed to meet breakaway standards of the Indiana Department of Transportation.~~

D. ~~Flexible Use Area: Article 6.17 Sign Standards shall apply to the Flexible Use Area, except as modified below;~~

- 1) ~~If developed with a Nursing Home, Educational Institution or Assisted Living Facility, the Flexible Use Area shall be entitled to a Monument Sign per Article 6.17 (J)(2)(a) independent from any Monument Signs permitted in the Commercial Area or the Multi Family Area.~~

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

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

10.1 Article 8.1 Block Standards: Shall not apply.

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

- A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-54: Single Family Open Space.**
- B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5-B: Amenity Area Concepts.**
- C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
- 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.

2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:

- a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.
- b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.

D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.

E. Ownership of Amenity Areas. All Amenity Areas identified on **Exhibit-B-2: Single Family District Layout** shall be owned by the Wood Wind Home Owners Association.

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

- A. Article 8.7(C)(2) Internal Pedestrian Network Standards shall be modified to require that sidewalks and trails be installed as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
- B. Sidewalks: Along any internal street with a sidewalk on only one side, the minimum sidewalk width shall be six (6) feet.

10.4 Minimum Perimeter Setback Standards: A minimum perimeter setback for rear

or side lot lines shall be provided along all perimeter thoroughfares as depicted on **Exhibit B-2: Single Family District Layout.**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-27** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-27**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 16-27**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

|
This document prepared by:

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

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

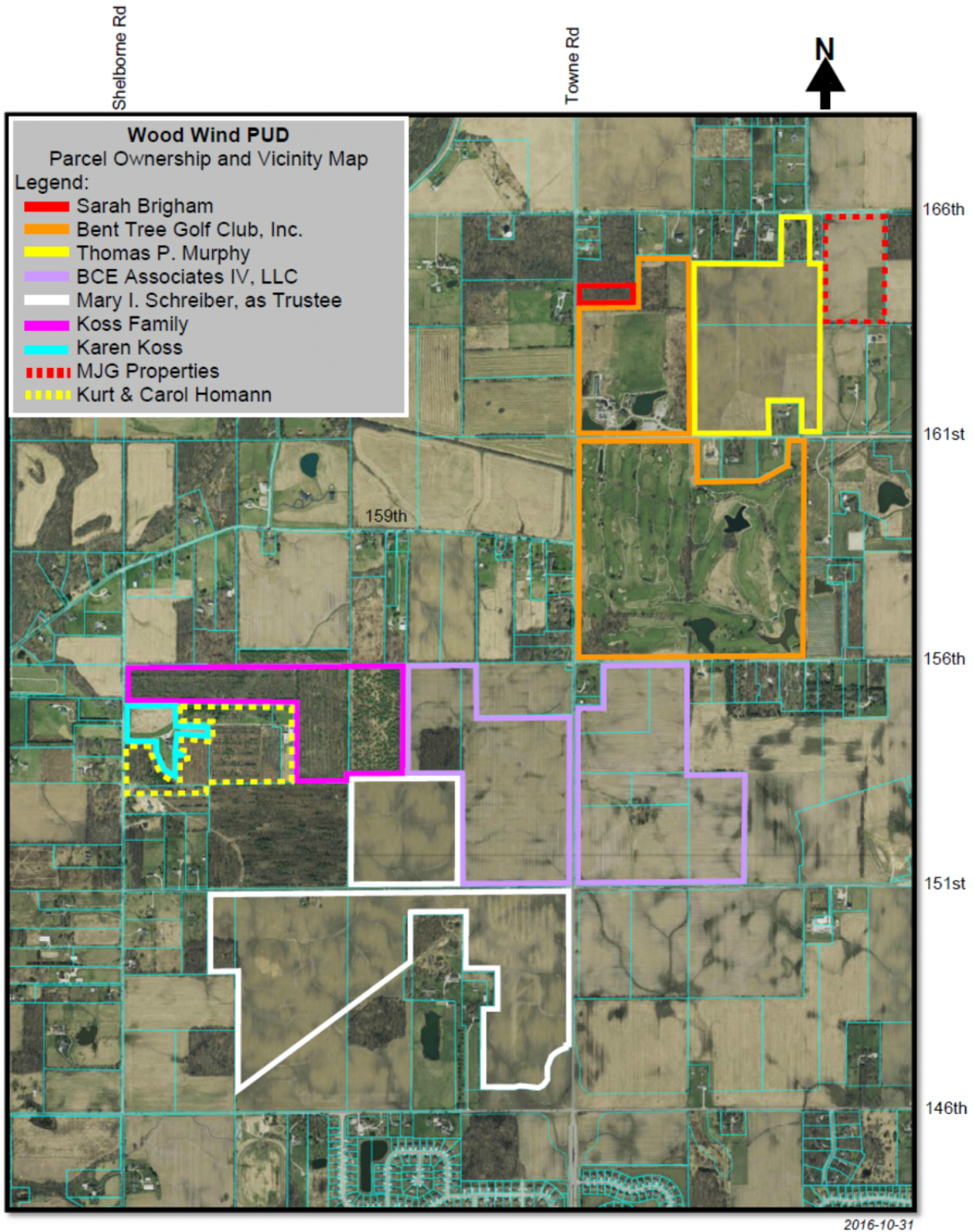
Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

All additional Exhibits referred to in this Wood Wind PUD District Ordinance may be found in the **Wood Wind PUD District Exhibit Book** filed with this Ordinance and on file with the City of Westfield Economic and Community Development Department.

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended 03-06-2017)



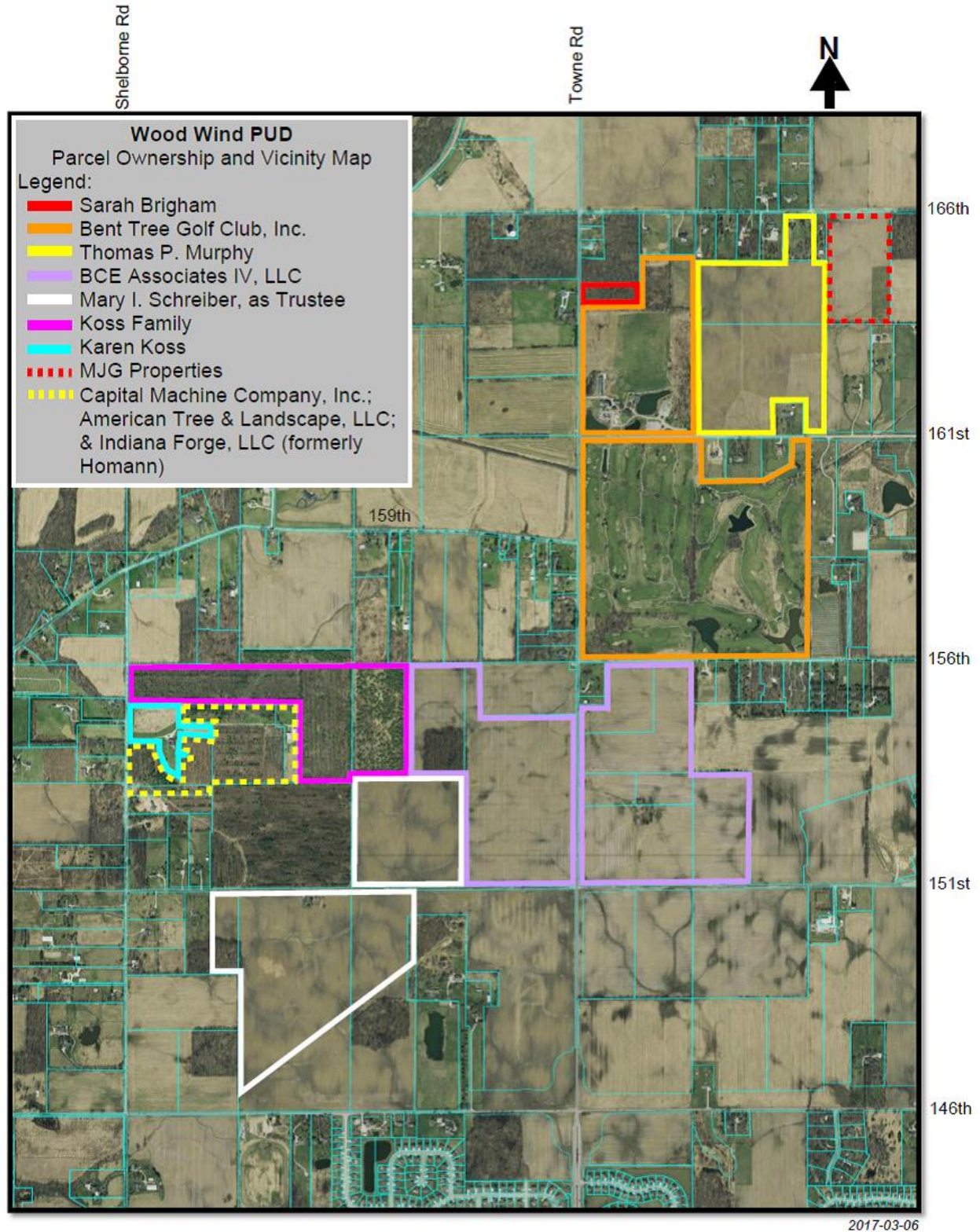


Exhibit A-2: Parcel Ownership List (Amended 03-06-2017)

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelborne Road Westfield, IN 46074	08-09-17-00-00-003.001
MJG Properties LLC P.O. Box 6 Cora, WY 82925	08-09-09-00-00-007.001
Kurt & Carol <u>Capital Machine Company Inc.,</u> <u>American Tree & Landscape LLC &</u> <u>Indiana Forge LLC (formerly Homann parcels)</u> <u>320 N. Kennedy Place</u> <u>Crawfordsville</u> <u>2801 Roosevelt Avenue</u> <u>Indianapolis, IN 47933</u> <u>46218</u>	08-09-17-00-00-001.001 08-09-17-00-00-001.101 08-09-17-00-00-002.501 08-09-17-00-00-003.002
Karen J. Koss 15411 Shelborne Road	08-09-17-00-00-001.000

Westfield, IN 46074	
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Exhibit A-3: Legal Description (Amended 03-06-2017)**Bent Tree Parcel (from Instrument #2011005626):**

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

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

EXCEPT:

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

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

ALSO EXCEPT:

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

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

Brigham Parcel (Parcel 2 of Instrument #9609647425):

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

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

BCE Parcels (description from survey):

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

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line

thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

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

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said

quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

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

Murphy Parcels (from Instrument #9909901082):

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

ALSO:

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

EXCEPT:

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

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION

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

Schreiber Parcel (description from Schreiber survey revised on 3/3/17):

Parcel 1:

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

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; ~~thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91~~ 1322.16 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter, said point also being the POINT OF BEGINNING of this description; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot

wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; ~~(the next 3 courses being along the perimeter lines of said tract);~~ thence North 00 degrees 03 minutes 15 seconds West along the West line and a Northerly extension thereof a distance of 542.96862.20 feet to a capped rebar "Mag' nail on the North line of said Southeast Quarter; thence North 89 degrees ~~30~~26 minutes ~~48~~39 seconds East along the North line thereof a distance of 591.13 feet to a capped "Hahn" rebar; ~~thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet~~553.71 to the POINT OF BEGINNING. Containing ~~136.822~~127.853 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B");

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

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

~~degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right of way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right of way of said 146th Street and along the West right of way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.~~

~~ALSO~~

~~PARCEL 3 (Easement Area):~~

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

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

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

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

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann ParcelCapital Machine Company, Inc., American Tree & Landscape, LLC, and Indiana Forge, LLC (from Instrument #20140328212017002278) (formerly Homann parcels):

PARCEL 1:

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

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

degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

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

PARCEL 2:

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

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

Karen Koss Parcel (from Instrument #2016054888):

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

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

minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD – Significant Modification Overview since February 2017

- Removed Commercial, Flex and Multi Family Areas from the PUD and decreased the acreage of Area 5.
- Reduced single family lot count by 70 lots from 1,007 to 937 which includes up to 69 Custom Lots plus 868 lots which Pulte Group will construct homes on.

LOT COUNT					
Area 1	Area 2	Area 3	Area 4	Area 5	Total
142	78	184	348	185	937

- Increased Minimum Open Space requirement by 30 acres, to 285 acres which is 39% of the total development. The increased open space is located along perimeter thoroughfares with a focus at the community entrances. Minimum Perimeter Setback Standards have been established and are depicted on Exhibit B-2.
- Added Tree Preservation Areas in Area 4 West along Shelborne Road.
- Required lots subject to Side Façade Requirements and/or Rear Façade Requirements on Exhibit D-1 to also have a minimum 36" Masonry Material wrap.
- Added basement requirement for Home Series A, B and C.
- Modified Home Series placement to have all non-front loading garages visible from perimeter thoroughfares, increased number of lots requiring non-front loading garages, and required Area 1 to be all non-front loading garages.

NON FRONT LOADING GARAGES					
Area 1	Area 2	Area 3	Area 4	Area 5	Total
100%	70%	20%	73%	11%	54%

- Modified Series B to include more non-front loading garage options and reduced the amount of Series D and Series E lots. Over 54% of the lots Pulte will build on will have homes not currently offered in Westfield.

HOME SERIES						
Series A	Series B (front)	Series B (side)	Series C	Series D	Series E	Custom
18%	8%	23%	8%	22%	14%	7%



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 20, 2017
1703-ODP-02 & 1703-SPP-02

Petition Number: 1703-ODP-02 & 1703-SPP-02

Subject Site Address: 16575 Carey Road

Petitioner: Weekley Homes of Indiana, LLC

Representative: Duane Sharrer, Weihe Engineers

Request: Petitioner requests Overall Development Plan and Primary Plat approval for 27 single-family residential lots on 16.56 acres+/- in the SF-2: Single-Family Low Density District.

Current Zoning: SF-2

Current Land Use: Residential

Approximate Acreage: 16.56 acres+/-

Exhibits:

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

Property History: 1703-REZ-01 (Ord. 17-02)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. A public hearing was held for this petition at the Plan Commission's March 6, 2017, meeting.

PROJECT OVERVIEW

Location: The 16.56 acre +/- site is located the west side of Carey Road between the existing Walnut Ridge Estates and Carey Glen developments (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the "plans") for the Belmont Woods Subdivision to create 27 Single-family residential lots.



Zoning Map Change: The petitioner requested a change of from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District (1703-REZ-01, Ordinance 17-02), and that request was adopted by Council on March 13, 2017.

PRIMARY PLAT STANDARDS (ARTICLE 10.12, J OF UDO)

The plans comply.

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



- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - xi) Building setback lines.
 - xii) Legend and notes.
 - xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - xiv) Other features or conditions which would affect the subdivision favorable or adversely.
 - xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
-



DEVELOPMENT PLAN REVIEW (ARTICLE 10.7 OF UDO)

The plans comply.

- 2) **Overall Development Plan:** The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) **Development Plan Review Criteria:** Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
- 4) **Application Documentation and Supporting Information**
 - e. **Development Plan Scope:** An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan



Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

f. General Plan Requirements

- i. Scale not more than 1"=100'
- ii. Title, scale, north arrow and date.
- iii. Proposed name of the development.
- iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
- v. Address and legal description of the property.
- vi. Boundary lines of the property including all dimensions.
- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.



- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

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

Zoning Districts (Chapter 4)

- 5) SF-2 District (Article 4.5) (as applicable to Subdivision Lots) (pending, 1703-REZ-01)
 - a) Minimum Lot Area: 15,000 SF (14,700 per Article 6.10(E) (amended by Sec. 2 of Ord.15-15))
 - b) Minimum Lot Frontage: 50'
 - c) Minimum Building Setback Lines:
 - i) Front Yard: 30' (27' per Article 6.16(I) (amended by Sec. 3 of Ord.15-15))
 - ii) Side Yard: 12'
 - iii) Rear Yard: 30'
 - d) Minimum Lot Width: 100'

Overlay Districts (Chapter 5)

- 6) Floodplain Overlay District (Article 5.5)

Comment: This project does not fall within a Floodplain.

- 7) Wellhead Protection District Overlay (Article 5.7)

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



Development Standards (Chapter 6)

8) Accessory Use and Building Standards (Article 6.1)

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

9) Architectural Standards (Article 6.3)

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

10) Building Standards (Article 6.4)

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

11) Height Standards (Article 6.6)

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

12) Landscaping Standards (Article 6.8)

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

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

Comment: See section 6.19 below

- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.



- vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
- b) Detention and Retention Areas:
 - i. Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- c) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein: (Article 6.8(J) (amended by Sec. 1 of Ord. 15-15))
 - i. Requirement: Street Trees shall be required within the right-of-way of all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - ii. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between the curb and sidewalk (see also Article 7.3 Principles and Standards of Design).
 - iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

- iv. Front Yard and Lot Size Reductions: If a Lot is adjacent to a Right-of way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standard, respectively.
- d) Minimum Lot Landscaping Requirements
 - i. Single Family Residential (per Lot over 8,000 SF)
 - (1) Shade Trees – 4
 - (2) Ornamental or Evergreen Trees – 2
 - (3) Shrubs – 4
 - ii. Open Space/Common Area (per acre) (3.1 acres)
 - (1) Shade Trees, Ornamental, or Evergreen Trees – 10 (31 required)
 - (2) Shrubs – 0
- e) Foundation Plantings

Comment: Not Applicable to DPR. To be reviewed at building permit stage.
- f) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - g) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
 - h) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - i) Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required



landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

j) Buffer Yard Requirements

Comment: All adjoining properties zoned SF-2, no buffer required.

k) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

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

22) Lot Standards (Article 6.10)

- a) All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
- b) Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

23) Outdoor Storage and Display (Article 6.21)

- a) Residential Districts (regarding Recreational Vehicles)

Comment: Will be monitored by Code Enforcement for compliance.

24) Outdoor Café and Eating Areas (Article 6.13)

Comment: Not Applicable



25) Parking Standards (Article 6.14)

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

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

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

28) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

29) Yard Standards (Article 6.21)

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

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: The petitioner is coordinating with WPWD.

DESIGN STANDARDS (CHAPTER 8)

31) Block Standards (Article 8.1)

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

32) Easement Standards (Article 8.3)



33) Monument and Marker Standards (Article 8.5)

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

34) Open Space and Amenity Standards (Article 8.6)

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

Comment: See Open Space landscaping requirements on p. 9.

- b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

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

35) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.



- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
 - 1. **Action: Approve the Primary Plat and Overall Development Plan (1703-SPP-02 & 1703-ODP-02) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



Location Map Belmont Woods 1703-REZ-01, 1703-ODP-02, & 1703-SPP-02

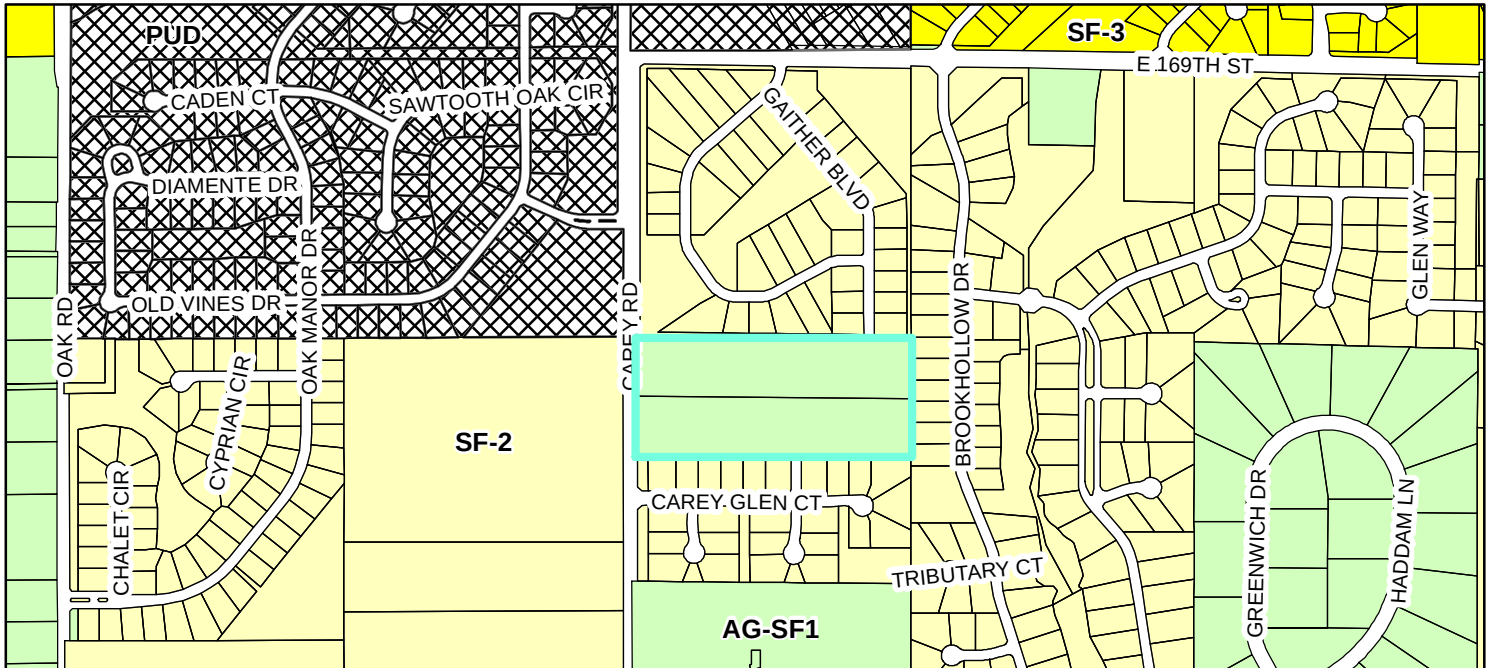


Not To Scale

Aerial Location Map



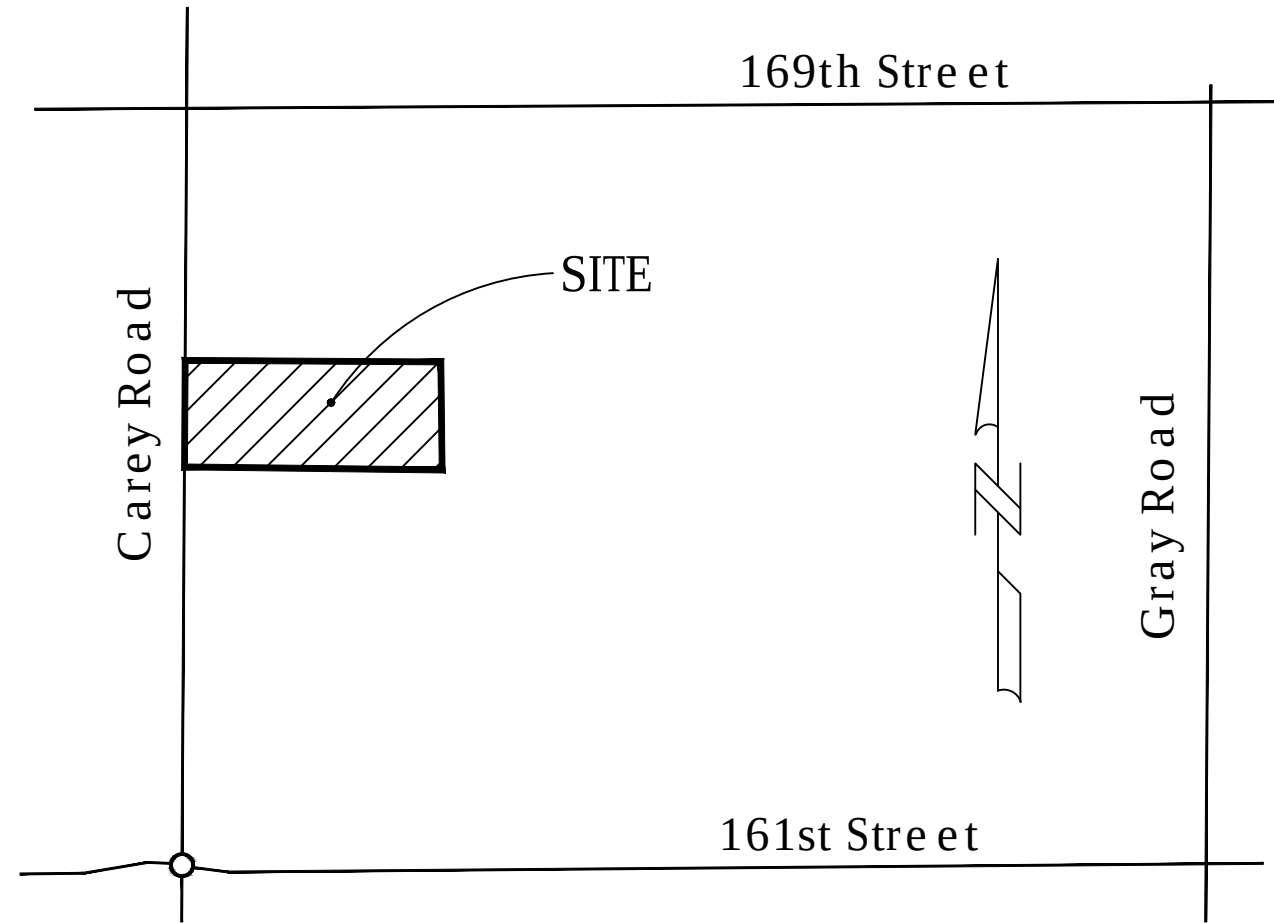
Zoning Map



Zoning

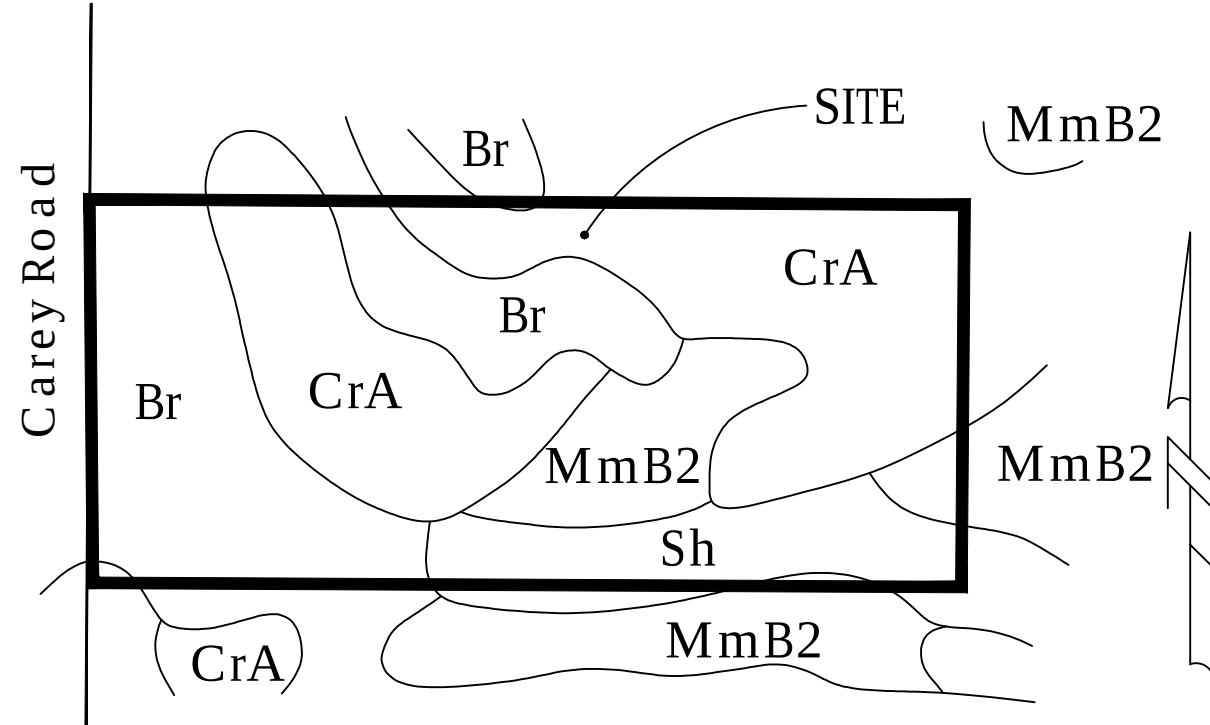
-  AG-SF1 (Agriculture - Single Family - 1)
-  SF-2 (Single Family - 2)
-  SF-3 (Single Family - 3)
-  PUD (Planned Unit Development)

LOCATION: C:\Users\jwhehe\Documents\1703\Weekley\Taylor Property\Engineering\Design\Primary Plat\1703-P100-P103.dwg
DATE: 2/28/2017
DRAWN BY: jwhehe
PLOTED BY: Seixen



VICINITY MAP

1"=1000'



SOIL SERIES	DESCRIPTION
Br	Brownish clay loam - 0 to 2 percent slopes
CrA	Coarse clay loam - 0 to 2 percent slopes
MmB2	Medium clay loam - 2 to 6 percent slopes
Sh	Shale clay loam - 0 to 2 percent slopes

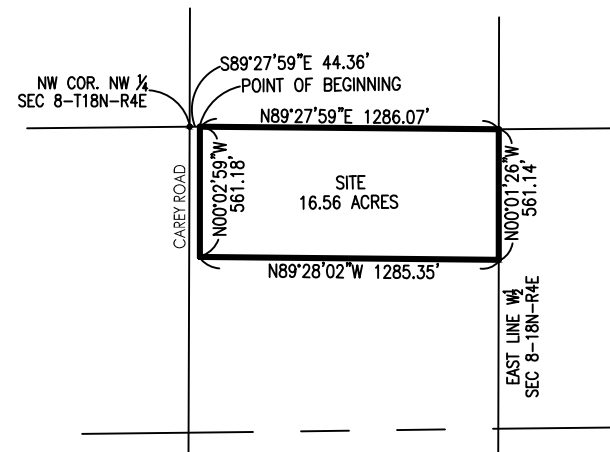
SOILS MAP

No Scale



SITE MAP

1"=100'



QUARTER SECTION DETAIL

NOT TO SCALE

BELMONT WOODS

Primary Plat: 1703-SPP-02

Overall Development Plan: 1703-ODP-02

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER:
Tara & Robert Taylor
16575 Carey Road
Westfield, IN 46074

DEVELOPER:
Weekley Homes of Indiana, LLC
9310 N. Meridian St. Ste 100
Indianapolis, IN 46260
Ed Freeman 317-582-2431
Email: efreeman@dw homes.com

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

SITE DATA

EXISTING ZONING: SF-2

DEVELOPMENT STANDARDS:

STANDARD	
Number of Lots	27
Minimum Lot Area	15,000 SF
Minimum Lot Frontage @ R/W	50'
Minimum Setback Lines	
Front Yard	27'
Side Yard	12'
Rear Yard	30'
Minimum Lot Width	100'

ADJACENT ZONING:
North: SF-2
South: SF-2
East: SF-2
West: SF-2

PROPOSED:
Project Area: 16.56 Acres +/-
Number of Proposed Lots: 27
Proposed Density: 1.63 Units / Acre
Common Areas:
Common Area A: 3,608 sf
Common Area B: 123,729 sf
Common Area C: 9,596 sf
Total Common Area: 136,933 sf (3.14 Ac)

PROJECT ADDRESS: 16575 CAREY ROAD, WESTFIELD, IN 46074

OPEN SPACE CALCULATIONS:

Overall Site: 16.56 Acres

Open Space Outside of Legal Drain and Easements inside Common Areas: 2.01 Acres

Legal Drain and Easements inside Common Areas: 1.13 Acres

Total Open Space Provided: 3.14 Acres (19.0%)

Total Open Space Required: 1.32 Acres (8.0%)

OPERATING AUTHORITIES

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

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

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

CITIZENS WATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

PANHANDLE EASTERN PIPELINE CO.
ATTENTION: TROY YACKLE
9371 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268
317-733-3213

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

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

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

CITIZENS WASTEWATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

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

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

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

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

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

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

FRONTIER COMMUNICATIONS
ATTENTION: STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
317-984-9010

LEGAL DESCRIPTION

A part of West Half of Northwest Quarter of Section 8, Township 18 North, Range 4 East, more particularly described as follows:
Commencing at the Northwest corner of said half quarter section; thence on the North line of said Quarter Section South 89 degrees 27 minutes 59 seconds East (basis of bearings) 44.36 feet to the Point of Beginning; thence continuing on the North line of said Quarter Section North 89 degrees 27 minutes 59 seconds East 1286.07 feet to the East line of the West half of said Quarter Section; thence on the East line of said West half South 00 degrees 01 minute 26 seconds West 561.14 feet to the North line of Carey Glen Subdivision described in Instrument Number 200300117457 in the office of the Hamilton County Recorder; thence on the North line of Carey Glen Subdivision North 89 degrees 28 minutes 02 seconds West 1285.35 feet to the East Right of Way line of Carey Road described in Instrument Number 2014032758 & Instrument Number 2014032759 in the office of said recorder; thence on said East Right of Way line North 00 degrees 02 minutes 59 seconds West 561.18 feet to the Point of Beginning, containing 16.56 acres, more or less.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101	PRIMARY PLAT
P102-P103	LANDSCAPE PLAN

PROJECT NO.:	W160542
DWG NAME:	P100-P103.DWG
DESIGNED BY:	DWS
DRAWN BY:	DWS
CHECKED BY:	DWS
DATE:	2/28/17

REVISIONS AND ISSUES

ISSUED FOR PERMITS FOR FIRE MARSHAL COMMENTS

REMOVED PER IAC COMMENTS

XXXXXXXXXX

PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

SHEET NO.
P100
PROJECT NO.
W160542

COVER SHEET
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

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

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

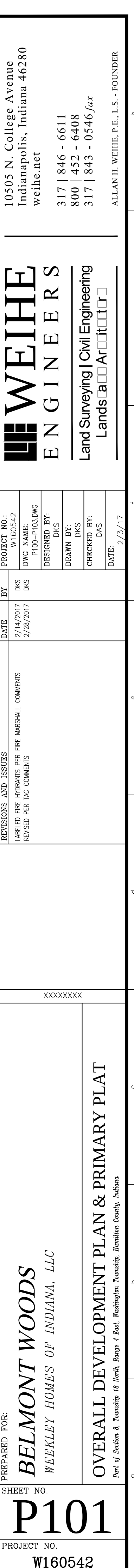
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Lands: a □ □ Ar □ □ it □ □



- BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

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

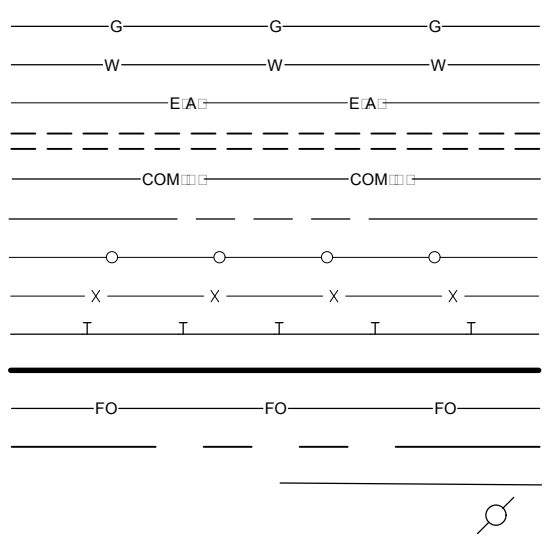


Location: C:\Users\jordan\Documents\1_DWG\Weekly\Taylor Property\Engineering\Design\Primary_Plan\100-P100-103.dwg
Date: 2/12/2017 11:00am
Plotted By: Jordan

NOTES

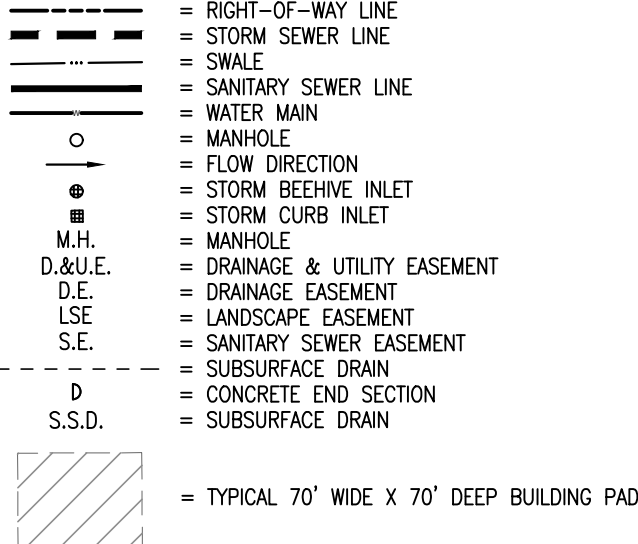
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLANS SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL PLANTING AREAS TO BE COVERED WITH 4" TYPICAL LAYER OF REDDIFIED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" REDDIFIED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE IN CONFORMANCE WITH THE STATE OF INDIANA. COLOR AND SPECIES SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO TILTY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A LIGHTLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE OWNED TO BE AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL. COLORED BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED EGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT FEELS MAY NOT BE RIGHT IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TENDONER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GROUNDING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BAC FILL FOR TREE AND SHRUB PLANTINGS SHALL BE 7" APPROVED TOPSOIL AND 2" APPROVED PEAT MOSS. TOP LAYER OF BAC FILL SHALL BE 100% EROSION TOPSOIL. ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BAC FILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MULCH COMPRISING OF ONE PART COMMERCIAL GRADE POTTING SOIL, THREE PARTS TOPSOIL, AND 4 PARTS PEAT MOSS. A FILL 4" LAYER OF APPROVED REDDIFIED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MULCH.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR INVASIVE INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL LISTED UTILITIES PERTAINING TO THEIR PORTION OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL TO LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- TREES SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD DING SSD.

LEGEND: EX. CONDITIONS



UNDERGROUND GAS
AERIAL ELECTRIC
STORM SEWER, CULVERT
UNDERGROUND TELEPHONE
RIGHT OF WAY LINE
CHAIN LINK FENCE
FARM FENCE
GUARD RAIL
BOUNDARY LINE
FIBER OPTIC CABLE
SECTION LINE
TREE LINE
UTILITY POLE

LEGEND: PROPOSED CONDITIONS

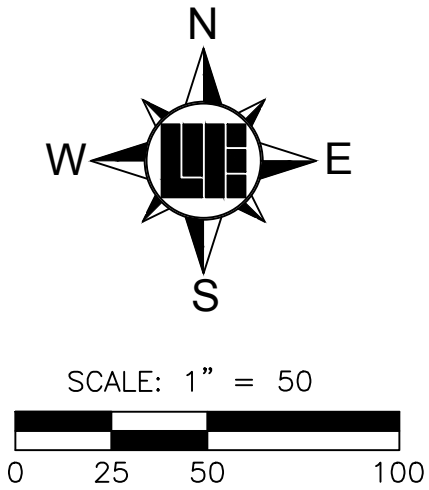


BENCHMARKS

BM - HCBR 152 - Hamilton County Geodetic Control Disk, a bronze disk set in the south end of the most southern wing wall of the Hazel Dell Road bridge over the Vestal-Kirkendall ditch, 61 feet east of the centerline of Hazel Dell Road and 384+/- feet south of 156th Street.
Elev. = 794.30 NAVD 88
TBM 1 - NE flange bolt (top) of fire hydrant 55 feet east of center of Carey Road and 165 feet north of center of Carey Glen Court.
Elev. = 856.70 NAVD 88
TBM 2 - East flange bolt (top) of fire hydrant 25 feet west of Carey Road and 657 feet north of center of Carey Glen Court.
Elev. = 855.73 NAVD 88

LANDSCAPING NOTES

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



PLANT SCHEDULE - STREET TREES									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER SPACING	SPECIAL INSTRUCTIONS	MATURE SIZE	
CANOPY DECIDUOUS TREES									
Gba	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	8	X		SEE PLAN	X	40' x 30'W
Gis	GLEDETIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	8	X		SEE PLAN	X	40' x 30'W
QR	QUERCUS RUBRA	RED OAK	2 1/2"	9	X		SEE PLAN	X	70' x 75'W
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	12	X		SEE PLAN	X	80' x 80'W
ORNAMENTAL UNDERSTORY TREES									
Aga	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	9	X		SEE PLAN	X	20' x 20'W
Ca	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1 1/2"	7		20'	XX	X	30' x 30'W
CC	CERCIS CANADENSIS	REDBUD	1 1/2"	9	X		SEE PLAN	X	30' x 30'W
Ma	MALUS 'SNOWDRIFT'	'SNOWDRIFT' CRABAPPLE	1 1/2"	8	X		SEE PLAN	X	20' x 20'W
OV	OSTRYA VIRGINIANA	IRONWOOD	1 1/2"	6	X		SEE PLAN	X	40' x 30'W

NOTE:
IN ADDITION TO THE STREET TREES NOTED ON THIS PLAN EACH SINGLE FAMILY RESIDENTIAL LOT IS TO HAVE:
- 4 SHADE TREES
- 2 ORNAMENTAL OR EVERGREEN TREES
- 4 SHRUBS

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

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Lands: a ☐ Ar ☐ It ☐ Tr ☐

PROJECT NO.: W160542
DWG NAME: P100-P103.DWG
DESIGNED BY: JORDAN
DRAWN BY: JORDAN
CHECKED BY: DAS
DATE: 2/12/17

DATE: 2/12/17
BY: JORDAN
DATE: 2/12/17
BY: JORDAN

REVISIONS AND ISSUES
1. Labeled fire hydrants per fire marshal comments
2. Revised per MC comments

DAVID & SHARI
DEMLOW

TROY & SARH
WRIGHT

LISA CASTOR

BART & MAUREEN
NIELSEN

STEVEN & JODI
HUKE

HOWARD, VALERIE G P
TRUSTEE RANDY L HOWARD
TESTAMENTARY TRUST &
VALERIE G P HOWARD TRUSTEE
VALERIE G P HOWARD
MARITAL TRUST

CHRISTINE
HOLLON

KELLY & SPENCER
HEINDI

BRANDYNN &
MELISSA FELLER

JASON & JENNIE
GEARHART

ROBERT &
KATHLEEN PASZTOR

CHAD &
STEPHANIE LESNET

KURTIS & KIM
ARBUCKLE

JOSEPH &
SHOSHANA DEMERS

WALNUT RIDGE
H.O.A.

JOANN RANDALL

CAREY ROAD

GAITHER BLVD

GAITHER CT

GLENDALE DRIVE

COMMON AREA-B

POND

COMMON AREA-A

COMMON AREA-C

COMMON AREA-D

COMMON AREA-E

COMMON AREA-F

COMMON AREA-G

COMMON AREA-H

COMMON AREA-I

COMMON AREA-J

COMMON AREA-K

COMMON AREA-L

COMMON AREA-M

COMMON AREA-N

COMMON AREA-O

COMMON AREA-P

COMMON AREA-Q

COMMON AREA-R

COMMON AREA-S

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COMMON AREA-BK

COMMON AREA-BL

COMMON AREA-BM

COMMON AREA-BN

COMMON AREA-BO

COMMON AREA-BP

COMMON AREA-BQ

COMMON AREA-BR

COMMON AREA-BS

COMMON AREA-BT

COMMON AREA-BU

COMMON AREA-BV

COMMON AREA-BW

COMMON AREA-BX

COMMON AREA-BY

COMMON AREA-BZ

COMMON AREA-CA

COMMON AREA-CB

COMMON AREA-CC

COMMON AREA-CD

COMMON AREA-CE

COMMON AREA-CF

COMMON AREA-CG

COMMON AREA-CH

COMMON AREA-CI

COMMON AREA-CJ

COMMON AREA-CK

COMMON AREA-CL

COMMON AREA-CM

COMMON AREA-CN

COMMON AREA-CO

COMMON AREA-CP

COMMON AREA-CQ

COMMON AREA-CR

COMMON AREA-CS

COMMON AREA-CT

COMMON AREA-CU

COMMON AREA-CV

COMMON AREA-CW

COMMON AREA-CX

COMMON AREA-CY

COMMON AREA-CZ

COMMON AREA-DA

COMMON AREA-DB

COMMON AREA-DC

COMMON AREA-DD

COMMON AREA-DE

COMMON AREA-DF

COMMON AREA-DG

COMMON AREA-DH

COMMON AREA-DI

COMMON AREA-DJ

COMMON AREA-DK

COMMON AREA-DL

COMMON AREA-DM

COMMON AREA-DN

COMMON AREA-DO

COMMON AREA-DP

COMMON AREA-DQ

COMMON AREA-DR

COMMON AREA-DS

COMMON AREA-DT

COMMON AREA-DU

COMMON AREA-DV

COMMON AREA-DW

COMMON AREA-DX

COMMON AREA-DY

COMMON AREA-DZ

COMMON AREA-EA

COMMON AREA-EB

COMMON AREA-EC

COMMON AREA-ED

COMMON AREA-EE

COMMON AREA-EF

COMMON AREA-EG

COMMON AREA-EH

COMMON AREA-EI

COMMON AREA-EJ

COMMON AREA-EK

COMMON AREA-EL

COMMON AREA-EM

COMMON AREA-EN

COMMON AREA-EO

COMMON AREA-EP

COMMON AREA-EQ

COMMON AREA-ER

COMMON AREA-ES

COMMON AREA-ET

COMMON AREA-EU

COMMON AREA-EV

COMMON AREA-EW

COMMON AREA-EX

COMMON AREA-EY

COMMON AREA-EZ

COMMON AREA-FA

COMMON AREA-FB

COMMON AREA-FC

COMMON AREA-FD

COMMON AREA-FE

COMMON AREA-FG

COMMON AREA-FH

COMMON AREA-FI

COMMON AREA-FJ

COMMON AREA-FK

COMMON AREA-FL

COMMON AREA-FM

COMMON AREA-FN

COMMON AREA-FO

COMMON AREA-FP

COMMON AREA-FQ

COMMON AREA-FR

COMMON AREA-FS

COMMON AREA-FT

COMMON AREA-FU

COMMON AREA-FV

COMMON AREA-FW

COMMON AREA-FX

COMMON AREA-FY

COMMON AREA-FZ

COMMON AREA-GA

COMMON AREA-GB

COMMON AREA-GC

COMMON AREA-GD

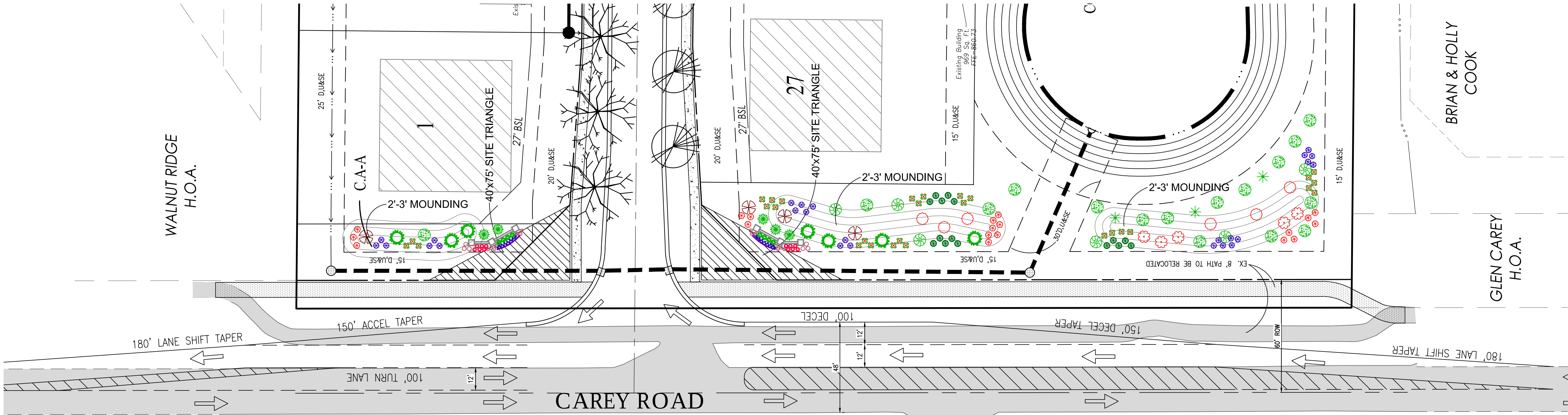
COMMON AREA-GE

COMMON AREA-GF

COMMON AREA-GG

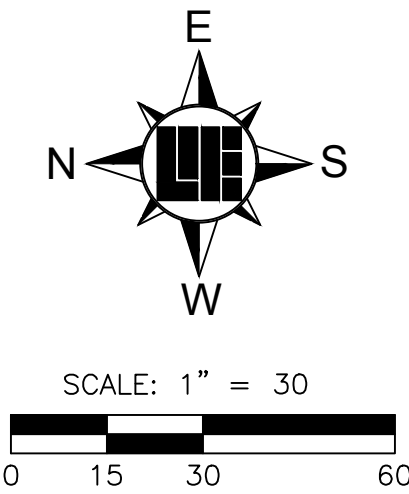
COMMON AREA-GH</

LOCATION: C:\Users\jackson\Documents\1_DWG\Weekley\Taylor Property\Engineering\Design\Primary\Plan\P103-m103.dwg
DATE/TIME: March 15, 2017 - 11:03am
PLOTTER: Standard



CAREY ROAD LANDSCAPE PLAN

Legend - Carey Road			
	Common Name	Qty	Size
Flower, Perennial			
●	Coral Bells, Plum Pudding	34	1 Gal.
●	Coral Bells, Southern Comfort	28	1 Gal.
●	Daisy, Shasta	14	1 Gal.
●	Grass, Maiden	6	3 Gal.
Shrub, Deciduous			
●	Burning Bush, Dwarf	19	5 Gal.
●	Rose, Coral Drift	12	3 Gal.
●	Viburnum, Korean Spiced	29	30"
●	Weigela, Wine & Rose	25	5 Gal.
Shrub, Evergreen Broadleaf			
●	Boxwood, Green Velvet	8	3 Gal.
Shrub, Evergreen Conifer			
●	Yew, Densiformis Hedge	1	15' 18"
Tree, Deciduous			
●	Cherry, Canada Red	6	2"
●	Crabapple, Spring Snow	5	2"
●	Locust, Skyline	3	2"
●	Magnolia, Ann	5	8-10MS
●	Maple, Red Sunset	4	4-5"
●	Plantree, London, Bloodgood	6	2"
Tree, Evergreen			
●	Spruce, Norway	7	8"
●	Spruce, Norway	16	6"



CAREY ROAD LANDSCAPE PLAN PREPARED BY:
LANDSCAPE DESIGNS OF INDIANAPOLIS, INC

PREPARED FOR:
BELMONT WOODS
WEEKLEY HOMES OF INDIANA, LLC

PRELIMINARY LANDSCAPE PLAN
Part of Section 8, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P103

PROJECT NO.
W160542

REVISIONS AND ISSUES
Labeled fire hydrants per fire marshal comments
Revised per IRC comments
Revised landscape plan, per IAC comments

DATE
2/14/2017
3/8/2017
3/15/2017

BY
DGS
DGS
DGS

PROJECT NO.
W160542

DWG NAME
PLUG-HOLING

DESIGNED BY
DGS

DRAWN BY
DGS

CHECKED BY
DGS

DATE
2/13/17

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Lands a ☐ Ar ☐ It ☐ R ☐

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

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 20, 2017
1703-PUD-03
Exhibit 1

Docket Number: 1703-PUD-03 (Ordinance No. 17-03)

Petitioner: Chatham Hills, LLP by Henke Development Group, LLC

Request: A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District and GB-PD: General Business / Planned Development to Chatham Commons Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District & GB-PD: General Business / Planned Development

Current Land Use: Agriculture

Acreage: 41.04 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibits
5. Chatham Commons PUD Ordinance (Ord. 17-03)
6. Grand Park Land Use Map
7. Family Sports Capital Addendum
8. Petitioner's Neighbor Meeting Summary
9. Public Comments

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the February 13, 2017, City Council meeting. The petition will receive a public hearing at the March 6, 2017, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on February 27, 2017. A summary of the meeting is included in **Exhibit 8** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to Chatham Commons Planned Unit Development (PUD) District (see **Exhibit 5**) for approximately 41.04 acres located on the northwest corner of 191st Street and US Highway 31 (see **Exhibit 2**).

The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District and GB-PD: General Business / Planned Development. Adjacent properties to the north are zoned AG-SF1. Properties to the south are zoned AG-SF1 and GB: General Business. Properties to the east are zoned EI: Enclosed Industrial. Property to the west is zoned AG-SF1.

ZONING REQUEST

The petitioner requests this change in zoning to allow for a commercial development on the subject property.

Default Standards: Chatham Commons PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 5**) defaults to the GB: General Business District as the Underlying Zoning District.

Permitted Uses: In addition to the GB: General Business District permitted uses, the PUD Ordinance also permits the following additional uses: Gasoline Service Station, Bed & Breakfast (B&B), Nursing Home, Assisted Living Facility, Kennel, Golf facilities, Public or Private Park, Construction Trade Office, Agritourism Use, Brewery, Distillery, or Winery, Drive-through windows. The PUD Ordinance prohibits the following uses: Gasoline Service Stations adjacent to single-family residential uses, Mortuaries, Nursery, Religious Institution, Garden and Lawn Center, Civic Club, Utilities – Regulated by IURC, Adult Entertainment, Special Exception Uses.

Overlay Districts: As proposed, the US Highway Overlay District shall not apply to the Real Estate; rather, the Architectural Design Requirements of the State Highway 32 Overlay District shall apply.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The general standards of note are briefly highlighted below:

1. **Minimum Building Height:** The PUD Ordinance requires a minimum building height of four (4) stories in District 1 and a minimum of one (1) story in District 2.
2. **Minimum Building Size:** The PUD Ordinance requires a minimum building footprint of ten thousand square feet (10,000 SF) in District 1 and three thousand square feet (3,000 SF) in District 2.
 - **Section 8.3(B):** Staff recommends the requirement of an outdoor seating location for District 2.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. **Accessory Use:** The PUD Ordinance does not require screening of outdoor equipment for Agritourism uses (i.e. distillery tanks).

2. Architectural Standards, Building Materials: The PUD Ordinance permits the use of Architectural Insulated Panels. If Architectural Insulated Panels are used, the masonry requirement is reduced from 60% to 33%.
 - Section 9.2 (A)(ii): For consistency with the UDO, Staff recommends the following be included with this standard: “excluding window, door, and roofing materials.”
3. Fence Standards: The PUD Ordinance requires walls or fencing to be architecturally compatible with associated building. For Day Care or other businesses that require a similar secured area, chain-link fencing is permitted.
 - Section 9.3(A): Staff recommends striking the following from this standard as it is already permitted by the UDO “and shall be permitted in all yards; fencing may be flush with the Front Building Façade.”
4. Buffer Yard Standards: A fifteen (15) foot buffer is required along the western property line. The Developer will install a six (6) foot shadow box-style wood fence along with five (5) seven-foot Norway spruce trees on both sides of the fence along the western property line of the Real Estate.
5. Parking and Loading Standards: The PUD Ordinance permits a reduction in parking standards as approved by the Director in cases of adjoining parking lots (e.g. brand partner hotels, adjacent restaurants).
6. Sign Standards: Staff is working with the petitioner to draft sign standards that accommodate potential users but are still consistent with the spirit of the UDO’s standards. Below are some Staff recommendations for this section of the PUD Ordinance.
 - Section 9.7(B): The PUD Ordinance allows for off premises signs on the Real Estate to provide information on area amenities. Staff recommends additional clarification on size, location and materials.
 - Section 9.7(E): With the Center Monument Sign, increased sign area allotment and standards proposed in Sections 9.7(D) and (F), staff recommends striking this standard from the Ordinance.
 - Section 9.7(F): The PUD Ordinance replaces Outlot Sign standards with the following:
 - i. An increase of Sign Area allotment from the UDO’s standard of one (1) square foot of sign area for each one (1) linear foot of building façade fronting a public right of way to two (2) square feet of sign area for each one (1) linear foot of building façade. This standard has the effect of quadrupling the UDO’s sign area allocation standard.
 - ii. The PUD Ordinance permits monument signs in District 1. Due to the above standard that increases the sign area allocation, Staff recommends this type of signage be deducted from the sign area allocation.

- iii. The PUD Ordinance permits monument signs in District 2 in the event substantial center signage is not used. The UDO does not permit monument signs for Outlots.
- Section 9.7(G): The increase of sign area allotment in Section 9.7(F)(i) should accommodate necessary wall signage. Staff recommends striking this standard from the PUD Ordinance.
- 7. Lighting: The PUD Ordinance requires that lighting shall be dimmed to a minimum of sixty-five percent (65%) after 11pm. Any lighting adjoining the required Buffer Yard shall be dimmed to twenty-five percent (25%) after 11pm.

Design Standards:

- Section 11.1: The PUD Ordinance defaults to the Article 8.7 Pedestrian Network Standards. Staff recommends striking this standard from the Ordinance as the UDO already addresses interconnectivity and the future installation of Cool Creek Trail along the northern portion of the Real Estate.

Roundabout: As detailed in the Thoroughfare Plan, a roundabout is contemplated at the intersection of 191st Street and Chad Hittle Drive. In working with the City's Public Works Department and this Department, the petitioner's proposed PUD Ordinance accommodates the anticipated roundabout (see Concept Plan).

Comprehensive Plan: The area surrounding Grand Park, including the west side of the intersection of 191st Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the "Addendum") adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see Exhibit 7.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of "Pursuing economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative". Per the Addendum, the Grand Park Land Use Plan map identifies the west side of the intersection as the Regional Retail and Hospitality Corridor, see Exhibit 6.

PROCEDURAL

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

March 20, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

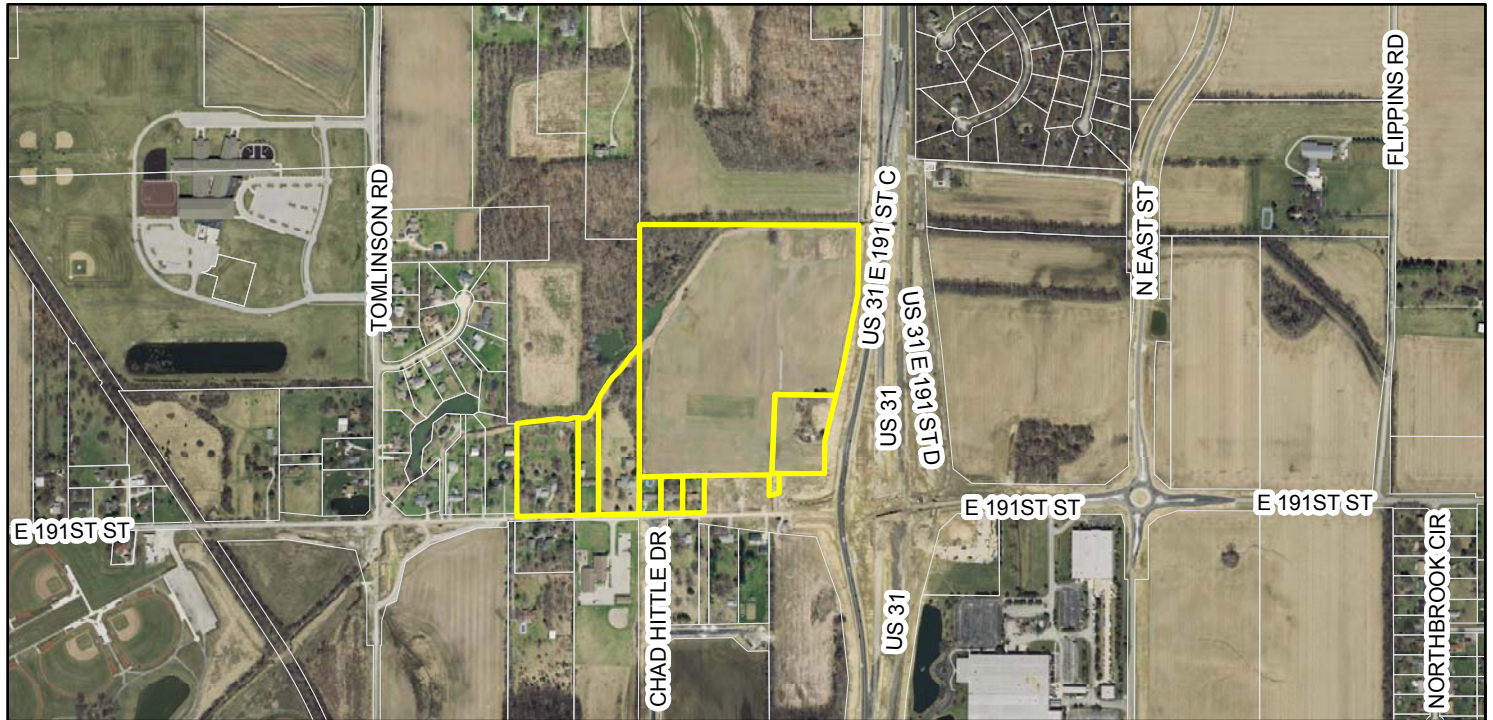
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

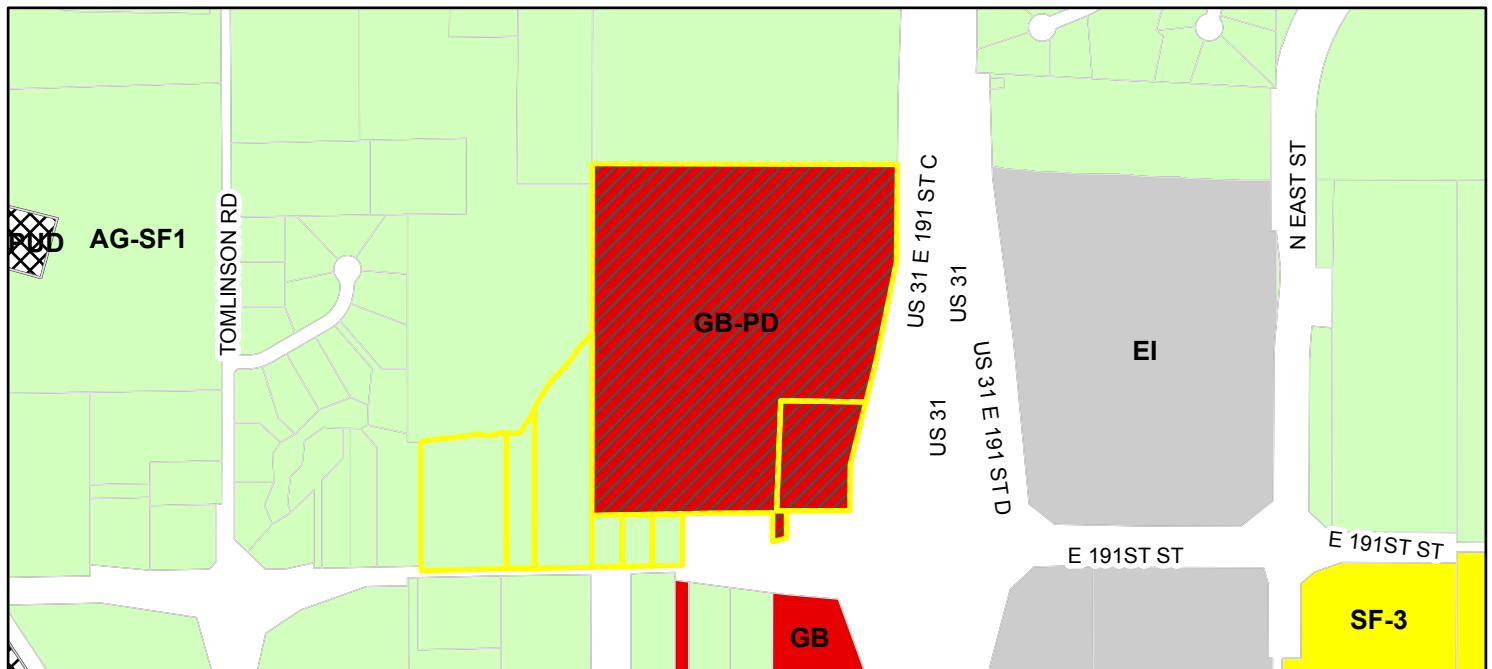
1. **Action: Hold a public hearing at the March 20, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 Parcel
Zoning - All
Zoning

 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)

 GB (General Business)
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)

Exhibit B

Conceptual Site & Thoroughfare Plan

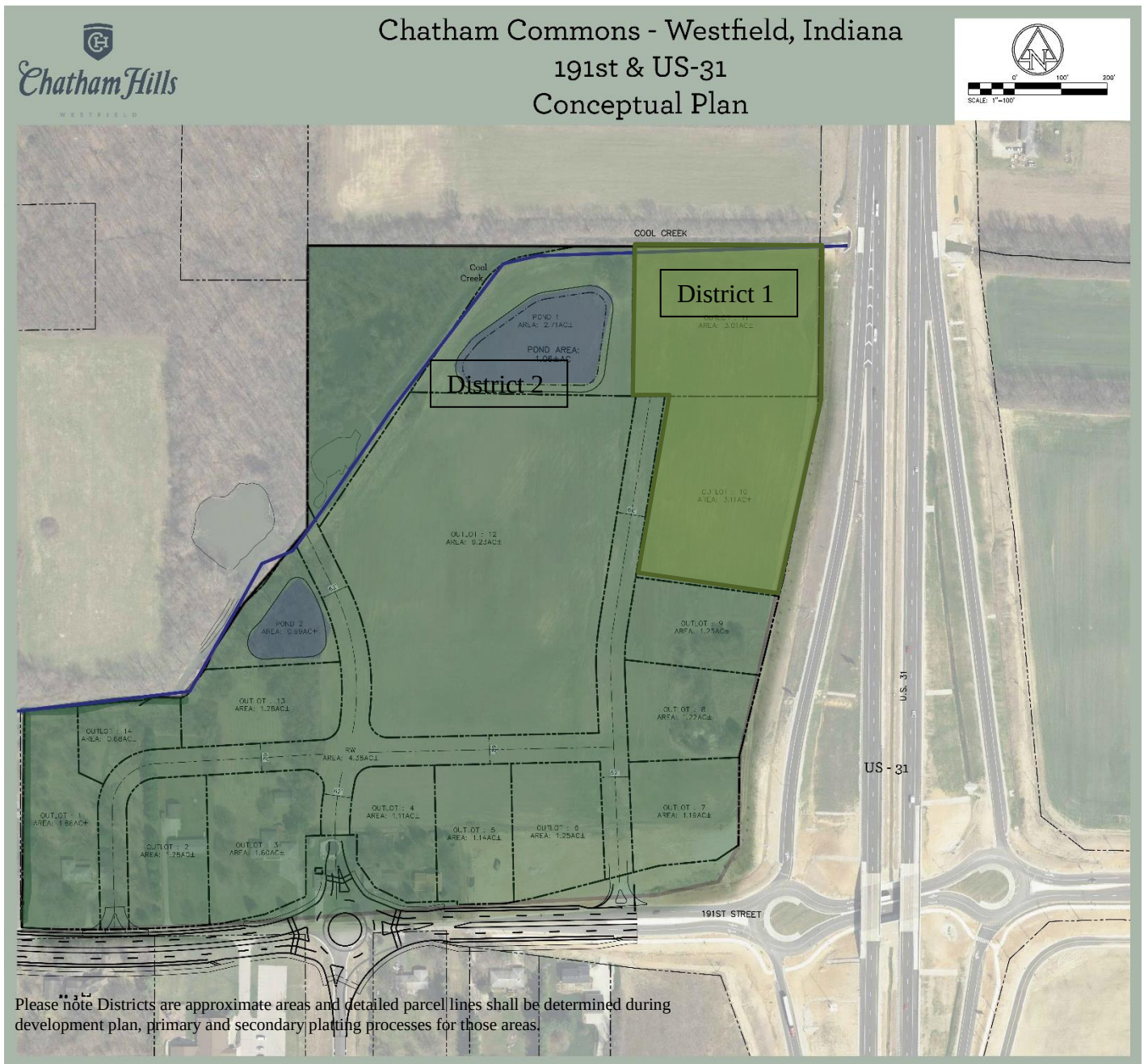


Exhibit C – Hospitality & Commercial Conceptual



Exhibit B – Common Area Signage, Lighting Concepts

Note: Images in Exhibit B are to serve ONLY as inspiration for an element or elements, quality or site components (i.e. stone color, limestone use, font, poles, lighting, street sign blades, finial details, color etc.) that could be incorporated into landscaping, common area signage, monument signs for the center or other elements (and not for Individual Outlots or Tenants). Final elements in the Center are not required to use the design ideas below; however, all will be reviewed and approved by Developer prior to installation.



ORDINANCE NUMBER 17-03

Chatham Commons PUD District

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 “**Chatham Commons 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. 1703-PUD-03**), 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. 1703-PUD-03** 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 ____ , 2017;

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:

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 "**Chatham Commons PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance 17-03 (the “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 **“Architectural Insulated Panels”:** An insulated metal panel with an insulated core and an exterior

face finished to simulate stucco, or other high quality exterior material. May also be referred to as “sandwich panels”.

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 Concept Plan depicts a general plan for development of the Real Estate. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Architectural Review.** All plans, including but not limited to architectural, landscaping, lighting and signage in the District shall be submitted to Developer for approval. Approval by Developer shall be required prior to any final municipal approvals or permits issued.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning 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 6. **Permitted Uses.** The permitted uses shall be as set forth below.

6.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted unless otherwise prohibited below.

6.2 **Additional Uses:** The following additional use shall be permitted:

- A. Gasoline Service Station
- B. Bed and Breakfast (B&B)
- C. Nursing Home
- D. Assisting Living Facility
- E. Kennel
- F. Golf facilities
- G. Park, Public or Private
- H. Office, Construction Trade
- I. Agritourism Use
- J. Brewery, Distillery or Winery with proprietary sales of product
- K. Drive-thru windows

6.3 **Prohibited Uses:** The following uses shall be explicitly prohibited:

- A. Gasoline Service Stations adjacent to single-family residential uses
- B. Mortuaries,
- C. Nursery,
- D. Religious Institution,
- E. Garden and Lawn Center,
- F. Civic Club
- G. Utilities – Regulated by IURC
- H. Adult Entertainment

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

Section 7. Overlay Districts.

- 7.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District (the “31 Overlay”) shall not apply to the development of the Real Estate.
- 7.2 State Highway 32 Overlay District: The Architectural Design Requirements of Article 5.3(K) of the State Highway 32 Overlay District (the “32 Overlay”) shall apply to the development of the Real Estate, except as modified by this Ordinance.

Section 8. 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.

8.1 Minimum Building Setback Lines:

- A. Front Yard (shall be that of which is facing the public right of way at entrance):

- i. US Highway 31: 30 feet
- ii. 191st Street: 30 feet
- iii. Internal to District: 15 feet

- B. Side Yard: No minimum

- C. Rear Yard: No minimum

- 8.2 Building Height: As depicted on the Building Height and Building Size Districts Exhibit, attached hereto and incorporated herein as **Exhibit B**, the Real Estate is divided into two separate building height districts. District 1 is generally described as the area most immediately adjacent to U.S. Highway 31, generally located on the eastern portion of the Real Estate. District 2 comprises the balance of the Real Estate, generally located on the western portion of the Real Estate.

- A. District 1 Minimum Building Height:

- i. Four (4) stories; or,
- ii. 60 feet (as measured from grade to the top of the roof).

- B. District 2 Minimum Building Height:

- i. One (1) story

- C. Maximum Building Height (all districts): None

8.3 Minimum Building Size:

- A. District 1: 10,000 square-foot footprint
- B. District 2: 3,000 square-foot footprint, shall be encouraged to include outdoor seating area.

Section 9. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Use and Building Standards: Shall apply, except as modified below:

- A. Article 6.1(B)(4) shall not apply.
- B. Article 6.1(D) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

- C. Outdoor equipment for Agricultural or Agritourism Uses (i.e. distillery tanks) shall not be required to be screened.
- 9.2 Article 6.3 Architectural Standards: In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.
- A. Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements; Building Materials: Shall not apply; rather the following shall apply:
- i. A minimum of sixty percent (60%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (iii) below.
 - ii. Each Building Façade shall utilize a minimum of three (3) different exterior building materials.
 - iii. If Architectural Insulated Panels are used as an exterior building material, then the following applies:
 - a. A minimum of thirty-three percent (33%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.
 - b. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - c. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.
- B. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not represent the final design or specify a required architectural style or element, they do hereby establish a conceptual benchmark for the quality of structures that are permitted to be constructed and that contribute to the District's intent and vision.
- C. Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.
- 9.3 Article 6.5 Fence Standards: Shall apply to the Real Estate, except as otherwise modified below:
- A. All walls and fencing shall be architecturally compatible with the associated building(s) and shall be permitted in all yards; Fencing may be flush with the Front Building Façade.
 - B. For Day Care uses and businesses requiring a similar secured activity area, chain-link and other non-decorative shall be permitted.
- 9.4 Article 6.8(N) Buffer Yard Standards: Shall not apply; rather the following shall apply:
- A. A fifteen-foot buffer shall be provided along the western property line of the Real Estate that adjoins the single-family residential use; in the event the property use were to change to commercial, the buffer yard shall not apply.
 - B. A six-foot wood fence (i.e. shadow box) and five (5) seven-foot Norway Spruce trees on each side of the fence shall be installed within the required buffer yard at the time of

adjacent development. The fence shall be maintained by Developer.

9.5 Article 6.12 Outdoor Storage and Display: Shall not be permitted.

9.6 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

- A. Parking requirements and service lanes may be modified by the Director in a manner consistent with Section 6.14(G)(11)(n) if parking lots are adjoining (e.g. brand partner hotels, adjacent restaurants). Shared parking shall be permitted.
- B. Article 6.14(H) Bicycle Parking: Artistic bicycle racks shall be credited towards the Chatham Commons PUD public art requirement (see Section 9.10).

9.7 Article 6.17 Sign Standards: Shall apply to the Real Estate, except as otherwise modified below:

- A. Approved privately-owned traffic-control and transit sights, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right-of-way, as required and shall be maintained by Developer.
- B. Off Premises signs shall be permitted for directional or informational purposes related to nearby amenities or destinations (trails, Grand Park, etc.), Chatham Hills or any related entities and shall be consistent in quality with other municipal or site signage.
- C. Article 6.17(J) Sign Plan shall not apply.
- D. Article 6.17(J)(2) Monument Sign shall apply with height and sign area standards of Article 6.17(J)(2)(a.(iii.); total square footage of buildings shall not apply.
- E. Article 6.17(J)(3) Entrance Sign shall apply and may be nine (9) feet with sixty square feet of sign area per face and may include tenant or outlot information which shall not count towards a tenant's or outlot's total signage.
- F. Article 6.17(J)(8) Outlot Signage shall not apply; rather the following shall apply:
 - i. Each façade shall be permitted two (2) square feet of sign area for each one (1) linear foot of Building Façade. Sign area allocation may not be shared between Building Facades but may be divided between Wall, Awning, and Under Canopy or related areas.
 - ii. Monument signs shall be permitted in District 1. Monument signs shall not exceed nine (9) feet in height and sixty (60) square feet of sign area per sign face and shall not count toward sign area allocation and may contain an additional user if located within Primary Building.
 - iii. Monument signs may be permitted in District 2 for outlots in the event substantial center signage is not used.
- G. For buildings in District 1, the greater of: a) channel lettering (or similar material) signage for each building façade shall be permitted to be twenty-five (25) feet wide by eight (8) feet in height each or b) Section 9.7 (F)(i.) above shall apply.
- H. Article 6.17(K)(5)(c) Nonresidential Real Estate Signs Maximum Sign Height: twelve (12) feet.

9.8 Article 6.9 Lighting Standards Shall apply to the Real Estate, except as otherwise modified below:

- A. Lighting shall be dimmed to Sixty-Five percent (65%) after 11pm. Illuminated building signage (channel lettering) is excluded. Lighting used for landscaping or to highlight a building feature or art shall be permitted to be upward facing towards the element/building

it is highlighting. Any lighting adjoining the required Buffer Yard shall be dimmed to twenty-five percent (25%) after 11pm.

- B. Decorative light fixtures shall be permitted in entrance drives, public right-of-ways, building and pedestrian walkways as a part of the site's design. Such fixtures shall be maintained by Developer, Developer's designee or property owners association.

9.9 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces shall be encouraged for all primary structures within the Chatham Commons PUD District.

9.10 Public Art: At least one (1) piece of public art is encouraged within the Chatham Commons PUD District. If public art is to be installed, then it shall be visually accessible to the public.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City of Westfield Construction Standards and Specifications (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Director of Public Works in consideration of the preservation of the natural topography and environment and in consideration of the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as modified below:

11.1 Article 8.7 Pedestrian Network Standards: Shall apply and will emphasize interconnectivity with existing roads, trails and surrounding features, as well as emphasizing minimal impact to natural settings, when possible.

11.2 Article 8.9 Street and Right-of-Way Standards: Shall apply with the exception that multiple access points in substantial compliance with **Exhibit B** shall be permitted.

WESTFIELD CITY COUNCIL

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

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 Keen

Mark Keen

Mark 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 17-03 was delivered to the Mayor of Westfield

on the ____ day of _____, 2017, at _____. m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-03**

This ____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-03**

This ____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by Amanda Rubadue

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: Amanda Rubadue

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

Chatham Commons Planned Unit Development

RECORD LEGAL DESCRIPTION

(Recited from Instrument No. 2014050554)

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Harrison marker at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) 262.85 feet on and along the South line of said Northeast Quarter to a P.K. nail at the Southwest corner of a 0.62 acres tract of real estate described in Deed Record 353, page 973 and the **POINT OF BEGINNING** of this description; thence South 88 degrees 51 minutes 33 seconds West 25.00 feet on and along the South line of said Northeast Quarter to a P.K. nail marking the Southeast corner of a 0.50 acre tract of real estate described in Instrument No. 9401818; thence North 00 degrees 09 minutes 26 seconds East 200.00 feet to a 2" iron pipe at the Northeast corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 329.09 feet parallel with the South line of said Northeast Quarter to the Northwest corner of a 0.50 acre tract of real estate described in Deed Record 310, page 533; thence South 00 degrees 09 minutes 26 seconds West 200.00 feet to a P.K. nail on the South line of said Northeast Quarter at the Southwest corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 50.00 feet on and along the South line of said Northeast Quarter to a P.K. nail at the Southeast corner of a 0.50 acre tract of real estate described in Instrument No. 9445727; thence North 00 degrees 09 minutes 26 seconds East 200.00 feet to the Northeast corner of said 0.50 acre tract; thence South 88 degrees 51 minutes 33 seconds West 659.75 feet parallel with the South line of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the intersection of the North line of a 0.51 acre tract of real estate described in Deed Record 330, page 521 and the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 25 seconds East 1,129.54 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 25 seconds East 123.02 feet on and along the West line of the Northeast Quarter of said Northeast Quarter to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of a 3 3/4 acres off the South side of the Northeast Quarter of said Northeast Quarter; thence North 88 degrees 48 minutes 10 seconds East 1,191.85 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the North line of said 3 3/4 acre tract and Westerly right-of-way line of U.S. Highway #31 (as per Indiana Dept. of Highway Plan for F. project 24(3) 1954; the following 3 courses are on and along said Westerly right-of-way line (1), thence South 00 degrees 59 minutes 19 seconds East 308.85 feet to a 5/8" iron rod with yellow cap stamped S0083; (2), thence South 01 degree 01 minute 42 seconds East 483.40 feet to a 5/8" iron rod with yellow cap stamped S0083; (3), thence South 00 degrees 09 minutes 26 seconds West 283.81 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of said Westerly right-of-way line and the North line of a 0.64 acres tract of real estate described in Deed Record 329, page 637; thence South 88 degrees 51 minutes 33 seconds West 142.35 feet to a 5/8" iron rod at the Northeast corner of a one-tenth acre tract of real estate described in Deed record 333, page 130; thence South 00 degrees 09 minutes 26 seconds West 377.50 feet to the POINT OF BEGINNING. Containing 34.33 acres, more or less.

EXCEPT THAT PART TAKEN FOR RIGHT OF WAY SET OUT IN THE HAMILTON CIRCUIT COURT CAUSE NO. 29C01-1404-PL-3283.

ALSO:

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:

Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.

EXCEPTING THEREFROM:

105 feet by parallel lines off the entire West side of the following described Real Estate:

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:

Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.

Excepting and reserving all that certain property acquired by Susan D. Klapper from Ila Grinstead by Deed dated 11/21/1995 recorded 12/27/1995 in Deed Volume 9566421.

ALSO: (recited from Instrument No. 2015052972)

105 feet by parallel lines off the entire West side of the following described Real Estate:

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described as follows:

Begin at a point 1326.0 feet West of the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, run thence West along the South line of this Quarter 307.0 feet to a point, thence North parallel to the East line of said Quarter Section 484.7 feet to the South bank of the Wheeler and Beals Drain; thence following a Northeasterly course along the South bank of this drain to a point 850.5 feet directly North of the place of beginning; thence South 850.5 feet to the place of beginning.

ALSO: (recited from Instrument No. 2015033518)

A part of the Southwest Quarter of the Northeast Quarter of Section 25, Township 19 North, Range 3 East, described

as follows:

Begin at a point 1633.1 feet West of the Southeast corner of the Northeast Quarter of said Section, Township and Range; thence West on and along the South line of said Northeast Quarter 307.4 feet to a point; thence Northeasterly on and along a fence line 477.10 feet to a point on the South bank of the Wheeler-Beals Open Drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence Northeasterly on and along the South bank of said open drain to a point 484.7 feet North and 307.1 feet West of said East line; thence South 484.7 feet to intersection with the South line of said Quarter Section and place of beginning.

MODERNIZED CONSOLIDATED LAND DESCRIPTION (The following land description has been prepared in an effort to update, consolidate, and modernize the above record descriptions, being more particularly described as follows:

A part of the Northeast Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian located in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 25, Township 19 North, Range 3 East; thence South 88 degrees 51 minutes 33 seconds West (assumed bearing) on and along the South line of said Northeast Quarter 996.01 feet to the Southwest corner of the real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in the Office of the Recorder of Hamilton County, Indiana and the **POINT OF BEGINNING** of this description; thence continuing South 88 degrees 51 minutes 33 seconds West on and along the South line of said Northeast Quarter 944.49 feet to the Southwest corner of the land of Chatham Hills, LLP as described in Instrument No. 2015033518 in said Recorder's Office; thence North 00 degrees 34 minutes 48 seconds East along the West line of said land and approximately along a fence line 477.10 feet to the Northwest corner of said land at the approximate South bank of the Wheeler-Beals open drain, said point being 609.8 feet West of the East line of the West Half of said Northeast Quarter; thence North 87 degrees 24 minutes 00 seconds East along the North line of said land and along the approximate South bank of said open drain to a point on the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2015052972 in said Recorder's Office; thence North 39 degrees 29 minutes 32 seconds East along the Northwesterly line of said land and along the Northwesterly line of the land of Chatham Hills, LLP as described in Instrument No. 2014050554 in said Recorder's Office, and approximately along the South bank of said open drain 481.86 feet to the West line of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 04 minutes 40 seconds East along the West line of the Southeast Quarter of said Northeast Quarter and along the West line of said land 479.06 feet to the Northwest corner of said Quarter; thence continuing North 00 degrees 04 minutes 40 seconds East along the West line of the Northeast Quarter of said Northeast Quarter 123.02 feet to the Northwest corner of said land; thence North 88 degrees 48 minutes 10 seconds East along the North line of said land 1110.68 feet to the West right of way line of U.S. Highway No. 31 as set out in Hamilton Circuit Court Cause No. 29C01-1404-PL-3283 agreed findings and judgement of the lands appropriated by the State of Indiana recorded as Instrument No. 2015006703 in said Recorder's Office (the following four (4) courses are described along said Westerly right of way line); 1.) thence South 00 degrees 36 minutes 54 seconds West 352.74 feet; 2.) thence South 11 degrees 37 minutes 04 seconds West 366.74 feet; 3.) thence South 13 degrees 56 minutes 23 seconds West 390.51 feet; 4.) thence South 00 degrees 36 minutes 54 seconds West 205.00 feet to the Northerly right of way line of 191st Street as per Indiana Department of Transportation right of way plans for U.S. 31 Project No. 0600431 (the following four (4) courses are described along said Northerly right of way line); 1.) thence South 56 degrees 07 minutes 32 seconds West 57.53 feet; 2.) thence South 84 degrees 17 minutes 24 seconds West 125.40 feet; 3.) thence South 75 degrees 33 minutes 26 seconds West 282.59 feet; 4.) thence South 79 degrees 09 minutes 56 seconds West 164.86 feet to the West line of

said real estate described in a Warranty Deed to The State of Indiana recorded as Instrument No. 2012072243 in said Recorder's Office; thence South 00 degrees 09 minutes 26 seconds West along said West line 27.75 feet to the Point of Beginning, containing 41.04 acres, more or less.

Subject to the right of way for 191st Street and INDOT owned property.

Subject to all legal easements and rights of way.

Exhibit B

Conceptual Site & Thoroughfare Plan

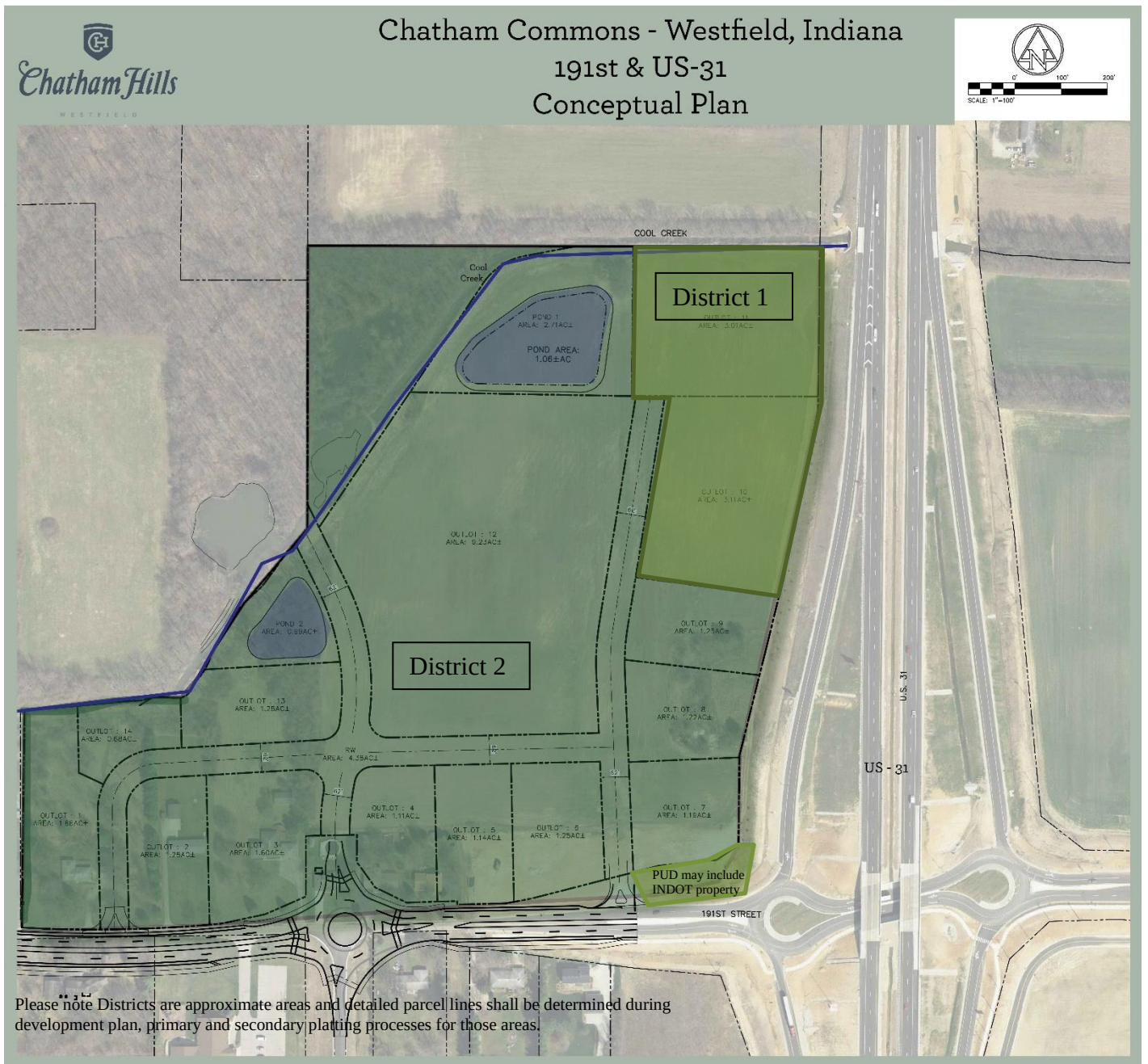


Exhibit C – Hospitality & Commercial Conceptual

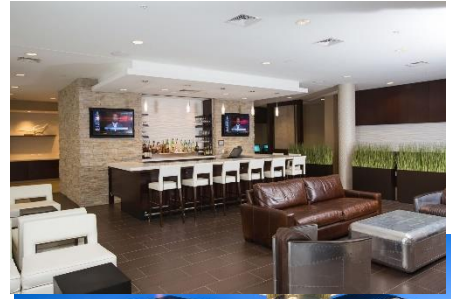


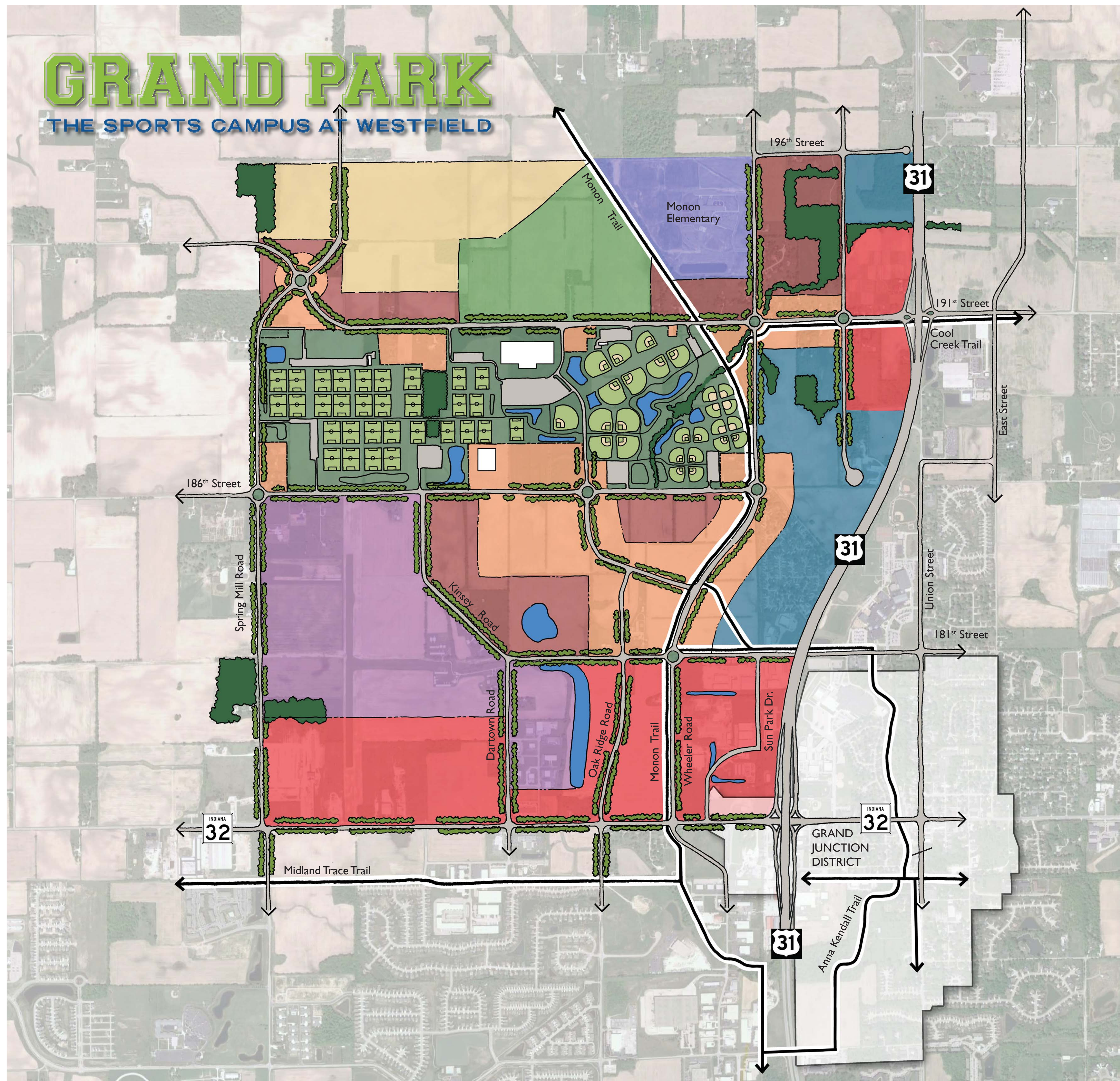
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GRAND PARK

THE SPORTS CAMPUS AT WESTFIELD



Land Use Plan

- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential



Family Sports Capital

Addendum

to the Westfield Washington
Township Comprehensive Plan

August 2009

City of
Westfield

Indiana 1834

“Old Town Charm, New City Style”

Executive Summary

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the “Sports Commission”). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase 1 Report”, July 24, 2009 (the “Report”), identifies the following goals for the Westfield community

- **Provide** intergenerational health, recreation and sporting opportunities within the City of Westfield (the “City”) and **provide** facilities for state, regional and national tournaments;
- **Cooperate** with the Hamilton County Convention and Visitor’s Bureau (“HCCVB”) to **make** Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- **Pursue** economic development opportunities to **capitalize** on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining and lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the “Complex”) is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. 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 Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

APPENDIX H – FAMILY SPORTS CAPITAL ADDENDUM II



Family Sports Capital Addendum II to the Westfield – Washington Township Comprehensive Plan

December 2010

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Commission (the “Sports Commission”). The Commission has extensively studied possible locations for a regional/national intergenerational sports facility within the City of Westfield. The Commission has completed its analysis and recommends the location identified in Exhibit A. To the extent that the policies and recommendations set forth in this Addendum conflict with the recommendations of the Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan and previously adopted addenda.

The Family Sports Capital of America Vision

The City of Westfield (the “City”) wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with a multigenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, for the Sports Campus.

- The Sports Campus should be designed to at least support Westfield youth and family sports
- The Sports Campus should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) diamond sports (including, but not limited to, baseball and softball); and (3) indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Sports Campus should include facilities to support the hosting of championship level amateur sports tournaments.
- 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 attached hereto and made a part hereof. This area shall be referred to as the Family Sports Capital of America (the “Sports Capital”).

The Family Sports Capital of America Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase I Report,” July 24, 2009 (the “Report I”), identifies the following goals for the Westfield community:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Sports Commission Phase I Report

As the Sports Commission concludes in its Report I, creation and development of the Sports Campus is a viable endeavor for the City. The Sports Commission recommends that the City and HCCVB continue with planning efforts for such facilities. The Sports Commission plans to perform additional analyses as prompted by the City to further this effort as well.

Sports Commission Findings

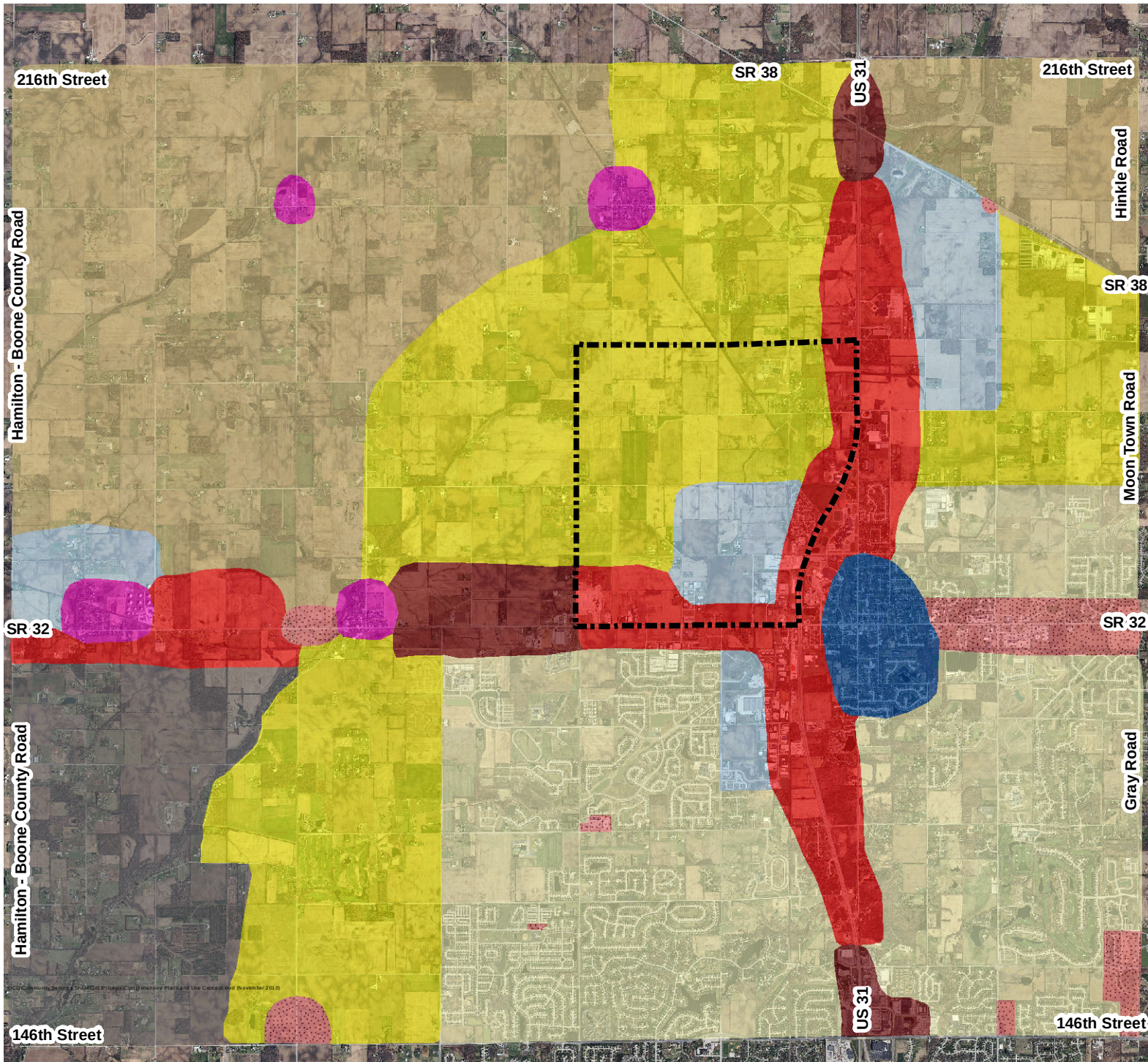
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Sports Campus can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's multigenerational sports concept. This concept aligns well with the economic development goals and objectives of the City as well.

Sports Commission Phase II Report

The Sports Commission, in its report titled “Westfield Family Sports Complex, Phase II Report,” September 28, 2010 (the “Report II”), further defines the scope of initial sports to be offered at the Sports Campus, and identifies the Commission’s preferred location for the Sports Capital.

Sports Commission Findings

- The Scope of Sports Subcommittee of the Sports Commission determined that the sports to be initially offered within the Sports Campus should be selected based on demand, mission, stakeholders, cost and the ability of the Sports Campus to conduct multiple sports on fields designed to accommodate a variety of sport uses.
- The Sports Commission identified that the following field sports meet the requirements identified in the paragraph above soccer, football, lacrosse, rugby, field hockey, baseball, and softball; and, the following indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer league, travel and personal training use.
- The Location Subcommittee of the Sports Commission met with and exchanged information with developers several times during the Sports Capital siting process. The following primary criteria were used to identify the most appropriate location:
 - Site Access;
 - Suitability for contemplated sports;
 - Proximity to other city investment; and
 - Potential for economic development.
- The Sports Commission has recommended, unanimously, that the area identified in Exhibit A should be selected for the Sports Capital. This area is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31



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.

Date: Monday, February 27, 2017

Location: Chatham House, 20298 Tomlinson Drive, Westfield, IN. 46074

Neighborhood Meeting for Chatham Commons PUD

Meeting began promptly at 6:00 p.m. by Developer, Steve Henke.

There were approximately 28 neighbors in attendance and 3 City Council members and Amanda from City. See list of attendees.

Steve spoke for 20 minutes on Chatham Commons lanes, roundabout, entry and exit, grocery, pharmacy, two hotels – Spring Hill Suites and another Marriott brand to be developed by a local Indianapolis firm. Starting in August or September 2017 – this fall. Develop well and do high quality. The PUD will incorporate the needs of a regional hospitality corridor on US 31 but will have a neighborhood feel. Quality is very important to the developer.

Questions and answers:

- (1) What kind of grocery? Response – prefer a grocery like Fresh Market or Trader Joe's, but developer has no plans at this time or agreement.
- (2) Will anything be excluded? Yes, going through planning currently but want a neighborhood feel. Items excluded are on PUD. There may be a service station and a restaurant after daily lifestyle use.
- (3) Question regarding Norm Gray's land. Developer has an option but does not own and not applicable here. Steve said this is simply a concept plan.
- (4) Road extension to north called Chad Hittle Drive might be a straight road but up to City and may curve to preserve cemetery and make aesthetically pleasing.
- (5) Another question regarding the hotel was brought up. Steve discussed vision of hotels and their \$40 Million investment to Westfield. Also, no planned Wal Mart on this corner.
- (6) Next question was on size of land that hotels would cover. Response, approximately 3 acre parcels each. No apartments or housing included in PUD. Area is zoned GB – General Business / Commercial.

- (7) What about the Northwest corner? No plans now, most is in flood plan.
Ownership of acreage across street? Developer does not own but if became available would be interested in purchasing (SW corner) to protect his current investments, overall look and aesthetic of gateway interchange.
- (8) Question regarding lighting. Through more developed engineering, lighting is better today and will be done with a neighborhood feel. The stone theme will be incorporated, so the commercial property will have a similar Chatham feel.
- (9) Question regarding the creek. It is our understanding, there will be a 75-foot legal drain to each side, which is controlled by the county.
- (10) Next question was regarding looking at comparable developments from Google Maps. Steve referred to Pine Hills, MA and New Albany, OH as references. He also mentioned traveling to and visiting other areas and taking the best from those to develop this.
- (11) Another neighbor asked about sound barriers from 31. Steve said that with this development there would be less sound due to the buffer of hotels, buildings and trees being planted there.
- (12) Will this be done in stages? Steve said probably some stages as this will be market driven. You don't want the construction to go on and on. Steve will be managing and approving specifications. Steve then invited the attendees to stop by anytime and please ask any questions if additional ones arise. Meeting concluded around 6:45 and developers continued to meet neighbors, answer any questions, etc. He met with direct neighbors to the west and worked out arrangements for a fence which they requested to adjoin their property. Will discuss with staff and council. Many stayed around and visited with one another. It was a very positive meeting.

Respectively submitted. Chatham Team



Petition Number: 1703-ODP-01 & 1703-SPP-01

Subject Site Address: Northwest corner of 191st Street and US Highway 31

Petitioner: Chatham Hills, LLC by American Structurepoint, Inc. (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 2 commercial lots on approximately 41.04 acres +/- located in the pending Chatham Commons PUD District.

Current Zoning: Chatham Commons PUD District Ordinance No. 17-03 (pending)

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 41.04 acres+/-

Exhibits:

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

Staff Reviewer: Amanda Rubadue, 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.

PROJECT OVERVIEW

The 41.04-acre+/- site is located on the northwest corner of 191st Street and US Highway 31 (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibit 4**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the pending Chatham Commons PUD District Ordinance No. 17-03 (the "PUD Ordinance"). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district for site.

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's March 20, 2017.



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.

Comment: Plans will comply once revised to reflect “Chatham Commons”.

- 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: Plans will comply once names of streets are included.

- 10) Easements (locations, widths and purposes). (Article 8.3)

Comments: Petitioner is coordinating with the Department of Public Works.

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

Comment: Petitioner will provide confirmation from all applicable utilities including Citizens Westfield.

- 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))

- 17) Legend and notes.

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

Comment: Petitioner is coordinating with the Hamilton County Surveyor’s Office and Department of Public Works.

- 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.

Comment: Petitioner is coordinating with the Hamilton County Surveyor's Office.

- 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 except for those items identified as outstanding below:

- 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.

Comment: Plans will comply once names of internal streets are included.

- 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.

Comment: Plans will comply once proposed trails, sidewalks and dimensions are provided.

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

Comment: Plans will comply once square footage of lots is included.

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.

Comment: Plans will comply once this information is included on the Overall Development Plan.

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).

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 is in compliance with the following requirements:

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

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

44) 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.
- 45) 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.

Comment: Petitioner is coordinating with all applicable utility agencies.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

46) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements

Comment: Lot landscaping standards for individual lots will be further reviewed at the time of the building permit.

- c) External Street Frontage Landscaping
- d) Buffer Yard Requirements

47) Lot Standards (Article 6.10)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

51) Block Standards (Article 8.1)



- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6, as modified by Ord. 15-37)
- 55) Pedestrian Network Standards (Article 8.7, as modified by Ord. 15-37)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards

Comment: Please see additional comments herein.

- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)

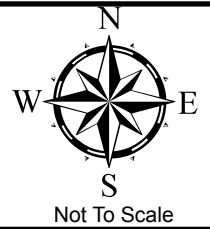
DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the March 20, 2017, APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

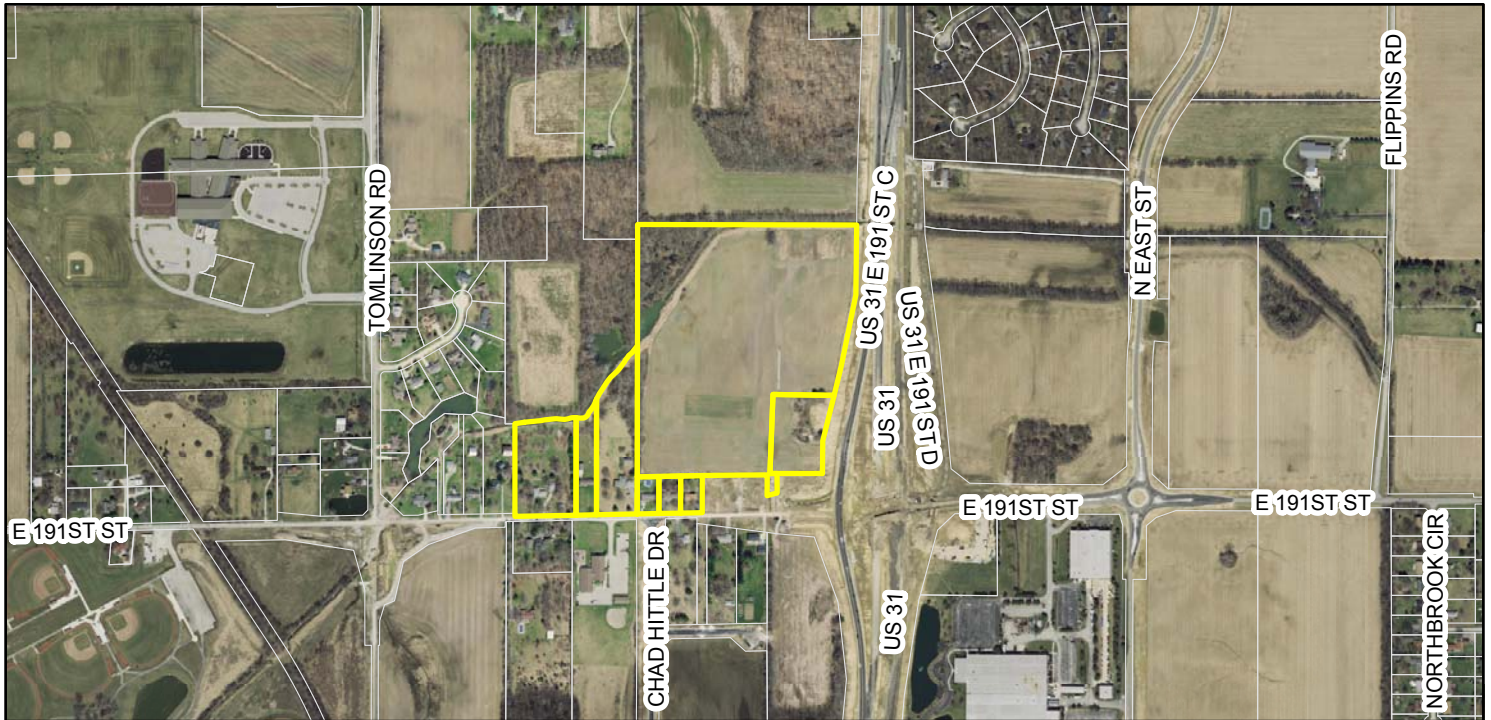
Property Location Map

1703-SPP-01 & 1703-ODP-01

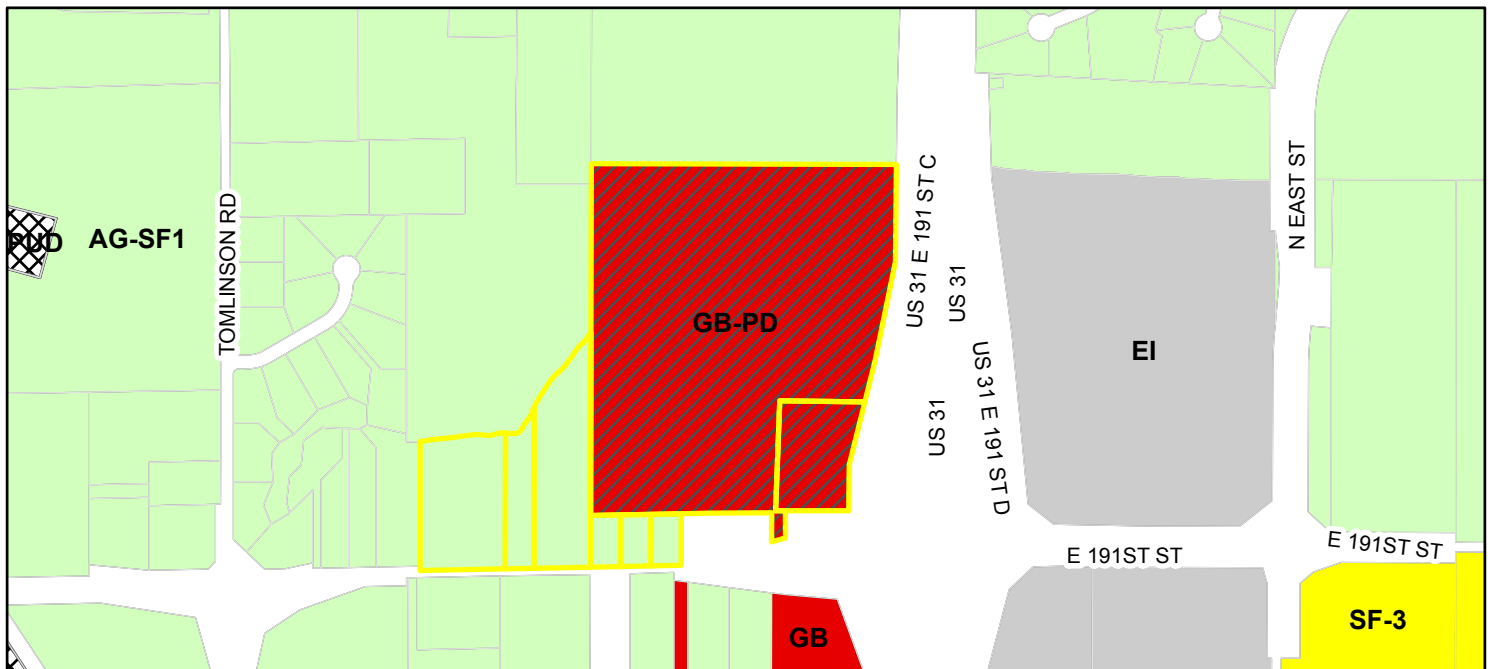
Chatham Commons



Aerial Location Map



Zoning Map



Parcel

Zoning - All
Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

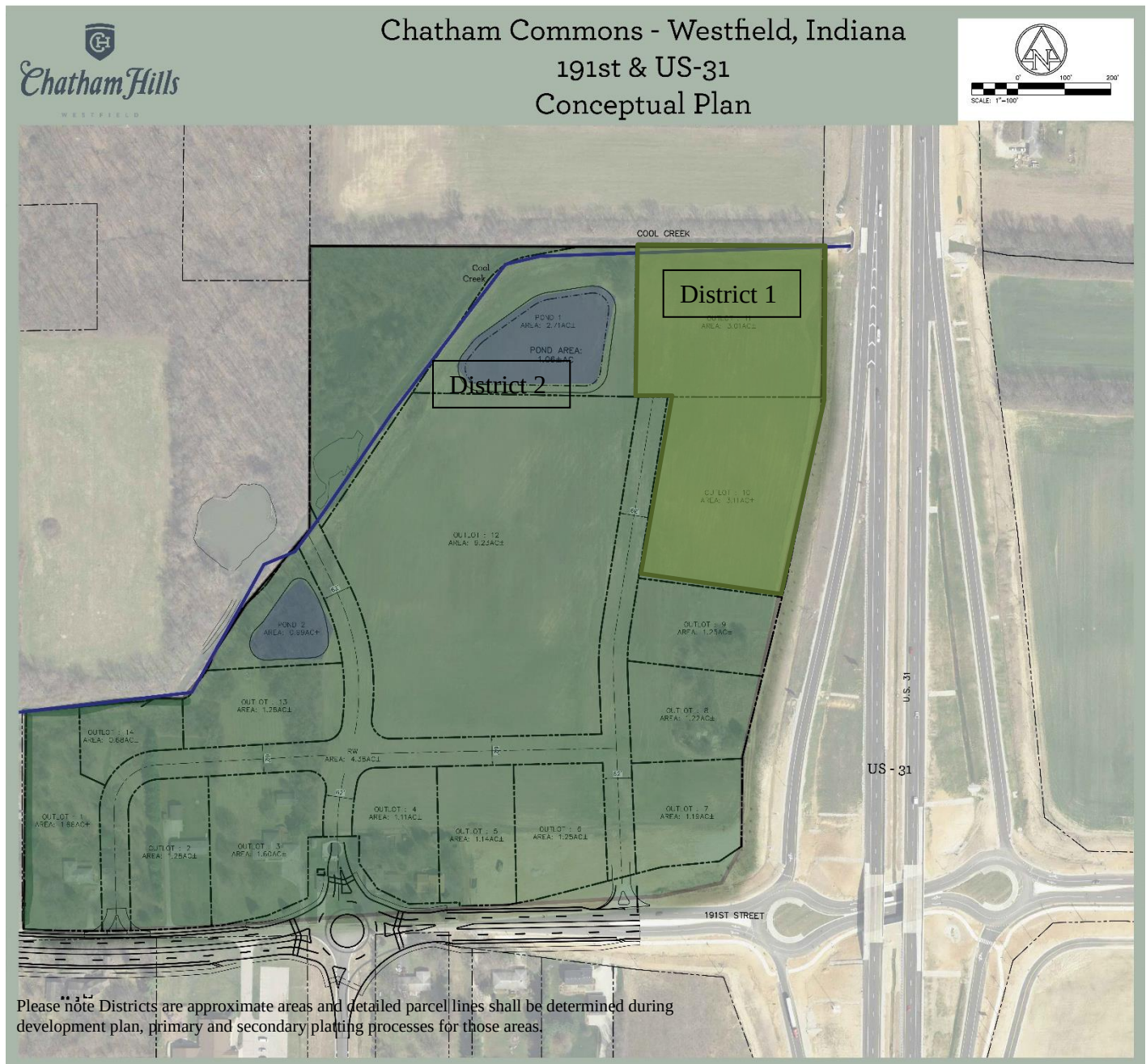
GB (General Business)

GB-PD (General Business - Planned Development)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

Conceptual Site & Thoroughfare Plan



SITE DATA TABLE	
TOTAL ACREAGE	41.04 ACRES
# OF LOTS	2 LOTS
DENSITY	0.05 LOTS/ACRE
OPEN SPACE	2.67 ACRES
LAKE AREA	1.06 ACRES
COMMON AREA	2.67 ACRES
ZONING	PUD

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS CENTER

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	STURM, DANIEL P & DEBRA J H&W	SINGLE FAMILY RESIDENTIAL
2	GRAY, NORMAN	SINGLE FAMILY RESIDENTIAL
3	BIEGLER, JACKIE L & KELLEY S	SINGLE FAMILY RESIDENTIAL
4	C F BUTLER INVESTMENTS LP	VACANT LOT
5	DOUGLASS, JEANNETTE L TRUSTEE OF JEANNETTE L DOUGLASS TRUST	CASH GRAIN / GENERAL FARM
6	NORTH WESTFIELD DEVELOPMENTS LLC	VACANT LOT
7	ANTHONY PROPERTIES LP	VACANT LOT
8	PATEL, AJAYKUMAR C & AMIT J NATHU & YASHPAL B MODI & PUNEET BHATIA & MANISHKUMAR P PATEL & RASHMIBEN N PATEL & RAJESHKUMAR R PATEL TC	VACANT LOT
9	PATEL, AJAYKUMAR C, AMIT J NATHU, YASHPAL B MODI, RASHMIBEN PATEL, PUNEET BHATIA, MANISHKUMAR P PATEL & RAJESHKUMAR R PATEL TC	SINGLE FAMILY RESIDENTIAL
10	FMH FAMILY LIMITED PARTNERSHIP	SINGLE FAMILY RESIDENTIAL
11	191ST STREET LAND CO LLC	VACANT LOT
12	FMH FAMILY LIMITED PARTNERSHIP	SINGLE FAMILY RESIDENTIAL
13	TRINITY BAPTIST CHURCH OF WESTFIELD INC	CHURCH
14	CITY OF WESTFIELD	EXEMPT MUNICIPALITY



OWNER: CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074
CONTACT: STEVE HENKE

AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
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www.structurepoint.com

CHATHAM HILLS CENTER
191st Street & U.S. 31
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	02/03/2017
PROJECT PHASE:	PRIMARY PLAT

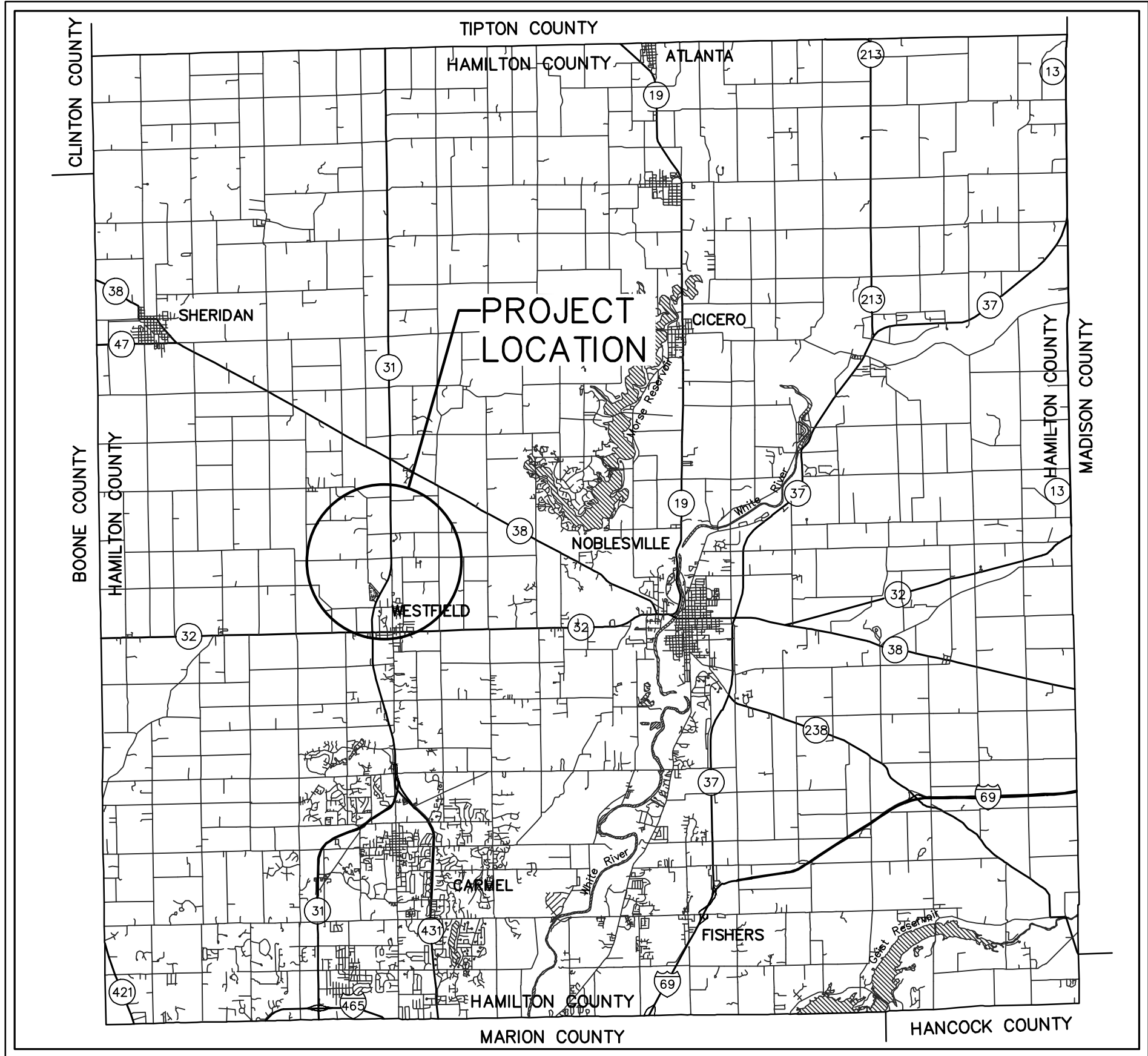
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

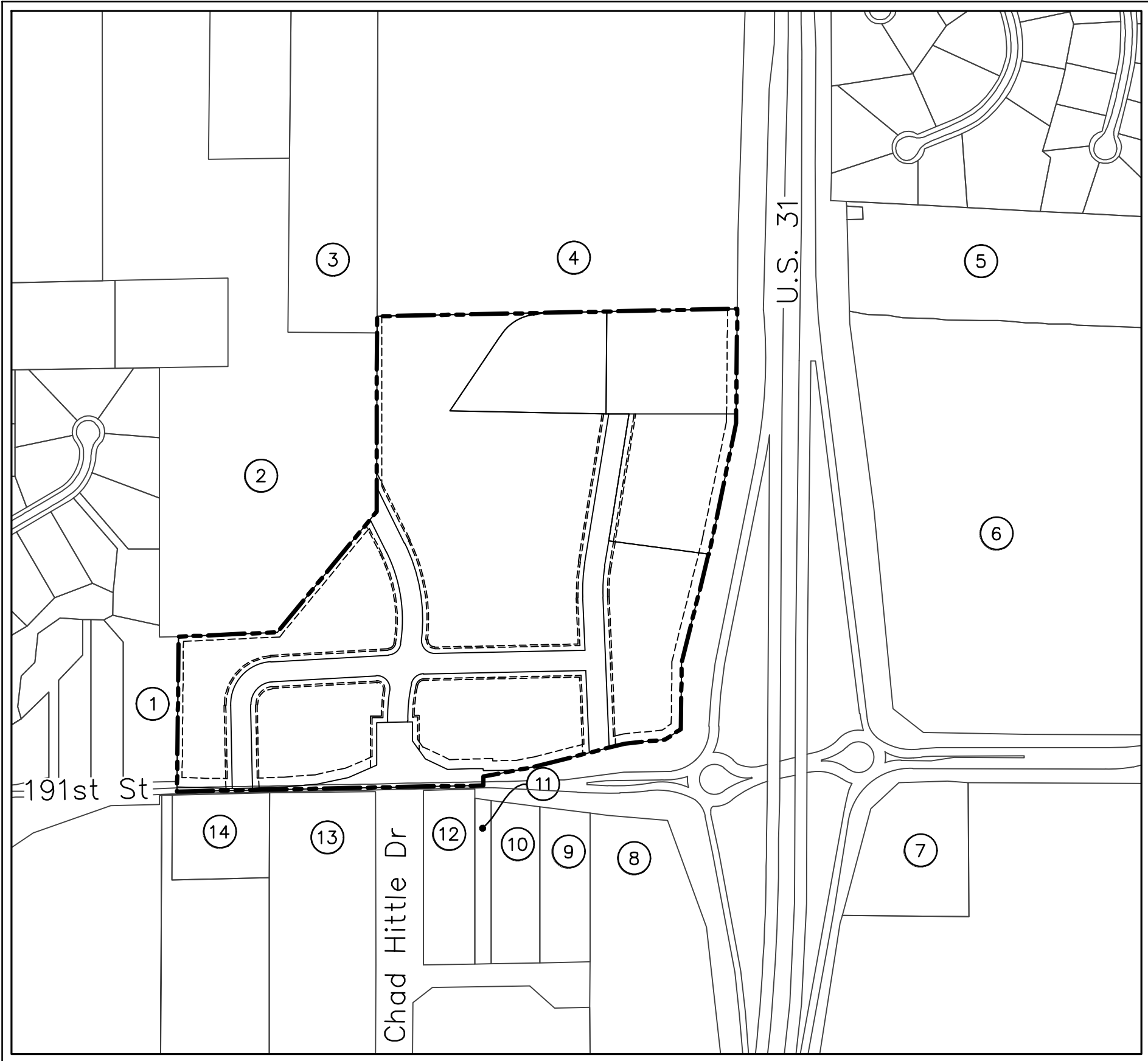
Project Number 2017.00048

TITLE SHEET

01



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

UTILITY CONTACTS

CITY OF WESTFIELD - PUBLIC WORKS
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(317) 776-5331

BUCKEYE PARTNERS, L.P.
KYLE SMITH
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993-8008

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
(317) 776-8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVE LUCAS
1700 E. 10th STREET
NOBLESVILLE, INDIANA 46060
(317) 773-7770

ELECTRIC:
DUKE ENERGY - NOBLESVILLE OFFICE
533 E. 65TH STREET
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776-5331

COMMUNICATIONS:
MATT STRINGER
533 E. 65TH STREET
INDIANAPOLIS, INDIANA 46220
(317) 775-6493

CITIZENS GAS OF WESTFIELD
RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927-4684

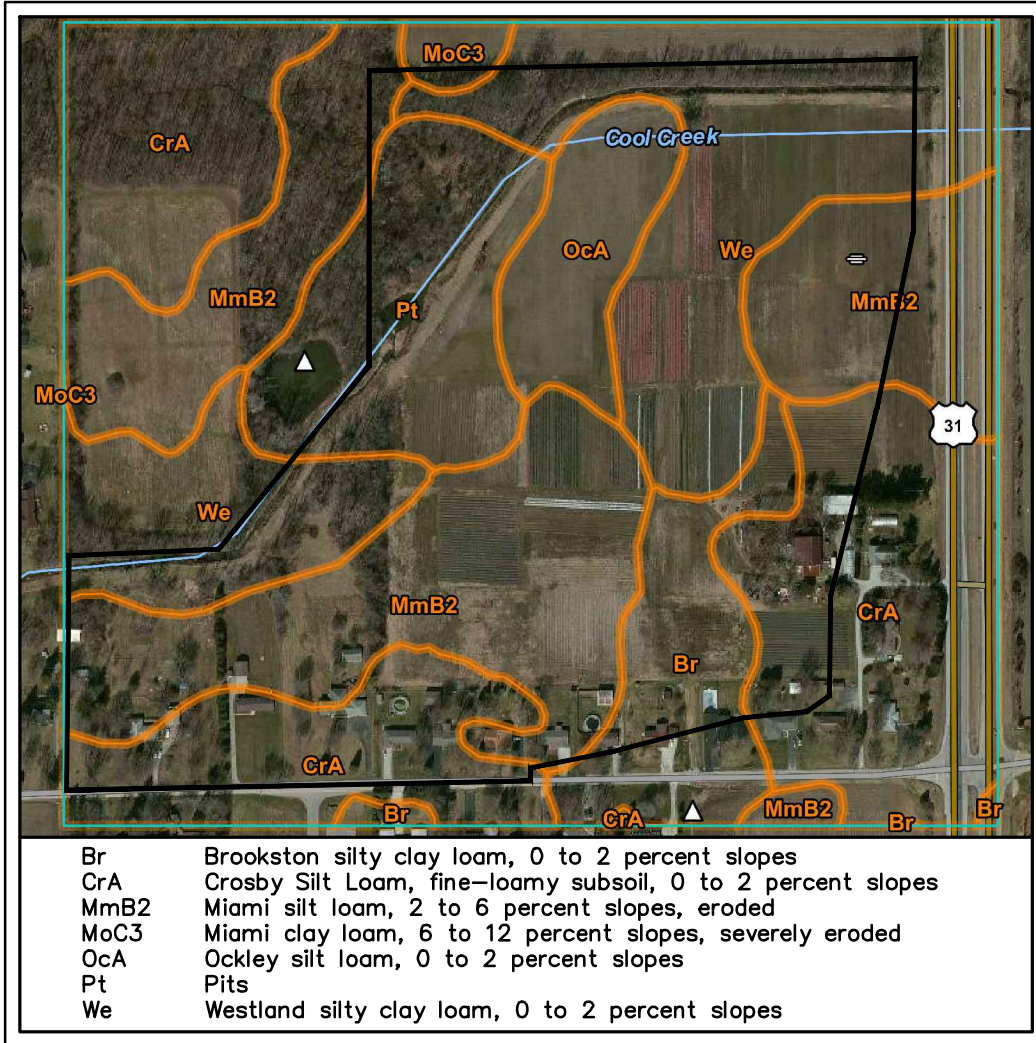
SANITARY SEWER AND WATER
CITIZENS WATER AND WASTEWATER OF WESTFIELD
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
(317) 850-9055

LEGAL DESCRIPTION
MODERNIZED CONSOLIDATED LAND DESCRIPTION (THE FOLLOWING LAND DESCRIPTION HAS BEEN PREPARED IN AN EFFORT TO UPDATE, CONSOLIDATE, AND MODERNIZE THE ABOVE RECORD DESCRIPTIONS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 88 DEGREES 51 MINUTES 33 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 944.49 FEET TO THE SOUTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN A WARRANTY DEED TO THE STATE OF INDIANA RECORDED AS INSTRUMENT NO. 2012072243 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 88 DEGREES 51 MINUTES 33 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 944.49 FEET TO THE SOUTHWEST CORNER OF THE LAND OF CHATHAM HILLS, LLP AS DESCRIBED IN INSTRUMENT NO. 2015033518 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 34 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LAND AND APPROXIMATELY ALONG A FENCE LINE 477.10 FEET TO THE NORTHWEST CORNER OF SAID LAND AT THE APPROXIMATE SOUTH BANK OF THE WHEELER-BEALS OPEN DRAIN, SAID POINT BEING 609.8 FEET WEST OF THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 24 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LAND AND ALONG THE APPROXIMATE SOUTH BANK OF SAID OPEN DRAIN TO A POINT ON THE NORTHWESTERLY LINE OF THE LAND OF CHATHAM HILLS, LLP AS DESCRIBED IN INSTRUMENT NO. 2015052972 IN SAID RECORDER'S OFFICE; THENCE NORTH 39 DEGREES 29 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND AND ALONG THE NORTHWESTERLY LINE OF THE LAND OF CHATHAM HILLS, LLP AS DESCRIBED IN INSTRUMENT NO. 2014050554 IN SAID RECORDER'S OFFICE, AND APPROXIMATELY ALONG THE SOUTH BANK OF SAID OPEN DRAIN 481.86 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER AND ALONG THE WEST LINE OF SAID LAND 479.06 FEET TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER 123.02 FEET TO THE NORTHWEST CORNER OF SAID LAND; THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID LAND 1110.68 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 31 AS SET OUT IN HAMILTON CIRCUIT COURT CAUSE NO. 29001-1404-PL-3283 AGREED FINDINGS AND JUDGMENT OF THE LANDS APPROPRIATED BY THE STATE OF INDIANA RECORDED AS INSTRUMENT NO. 201506703 IN SAID RECORDER'S OFFICE (THE FOLLOWING FOUR (4) COURSES ARE DESCRIBED ALONG SAID WESTERLY RIGHT OF WAY LINE); 1.) THENCE SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST 352.74 FEET; 2.) THENCE SOUTH 11 DEGREES 37 MINUTES 04 SECONDS WEST 366.74 FEET; 3.) THENCE SOUTH 13 DEGREES 56 MINUTES 23 SECONDS WEST 390.51 FEET; 4.) THENCE SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST 205.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 191ST STREET AS PER INDIANA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR U.S. 31 PROJECT NO. 0600431 (THE FOLLOWING FOUR (4) COURSES ARE DESCRIBED ALONG SAID NORTHERLY RIGHT OF WAY LINE); 1.) THENCE SOUTH 56 DEGREES 07 MINUTES 32 SECONDS WEST 57.53 FEET; 2.) THENCE SOUTH 84 DEGREES 17 MINUTES 24 SECONDS WEST 125.40 FEET; 3.) THENCE SOUTH 79 DEGREES 33 MINUTES 26 SECONDS WEST 282.59 FEET; 4.) THENCE SOUTH 79 DEGREES 09 MINUTES 56 SECONDS WEST 164.86 FEET TO THE WEST LINE OF SAID REAL ESTATE DESCRIBED IN A WARRANTY DEED TO THE STATE OF INDIANA RECORDED AS INSTRUMENT NO. 2012072243 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 09 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE 27.75 FEET TO THE POINT OF BEGINNING, CONTAINING 41.04 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY FOR 191ST STREET.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.



SOILS MAP

NOT TO SCALE

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

SOIL DESCRIPTIONS & LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam, Crosby silt loam, Oakley silt loam, Westland silty clay loam, and Pits are located on the site.

The suitability of soils for landscaping, local roads and single family dwellings are considered to be somewhat to very limited due to their ponding properties. The suitability of these soils is considered to be very limited for shallow excavations and buildings due to the depth to the saturated zone and their ponding properties.

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.

PLOT DATE: 2/23/2017 10:49 AM
PLOT SCALE: 1"=100'
DRAWING FILE: P:\2017\00048\Drawings\Chatham Hills Primary Plat\2017.00048.CE.P2.02.DWG
DRAWING BY: P201700048.D
EDIT DATE: 2/23/2017
EDITED BY: P201700048.D

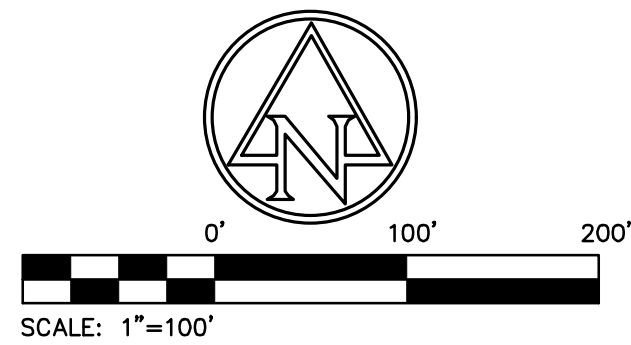
SITE DATA TABLE	
TOTAL ACREAGE	41.04 ACRES
# OF LOTS	2 LOTS
DENSITY	0.05 LOTS/ACRE
OPEN SPACE	2.67 ACRES
LAKE AREA	1.06 ACRES
COMMON AREA	2.67 ACRES
ZONING	PUD

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS CENTER PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD



LEGEND

A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
P.S.&D.&U.E.	PRIVATE STREET & DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
---	EXISTING STREAM
---	POND NORMAL POOL
---	CHATHAM CENTER BOUNDARY
---	LEGAL DRAIN EASEMENT
*	ADA RAMP
*	STREET LIGHT
⊙	SECTION CORNER / MONUMENT
+	STREET IDENTIFICATION SIGN
+	STOP SIGN
100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G	
100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G	
WETLAND AREA	
PROPOSED R/W DEDICATION	



THE CLUB AT
Chatham Hills



OWNER: CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074
CONTACT: STEVE HENKE



AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS
CENTER
191st Street & U.S. 31
Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:

02/03/2017

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00048

PRIMARY PLAT

02



ROAD CL - LINE TABLE		
LINE	BEARING	DISTANCE
RL1	S80° 49' 42.84"E	24.01'
RL2	N01° 14' 42.58"W	17.64'
RL3	N26° 26' 15.35"W	126.40'

ROAD CL - CURVE TABLE				
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L15	N35°53'41"W	68.04'
L16	N64°16'49"W	75.36'
L17	S88°51'35"W	39.25'
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L20	S13°56'23"W	46.00'
L21	S0°36'54"W	28.13'
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L23	N89°52'02"W	9.00'
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CALL TOLL FREE
811 OR 1-800-382-5544
- INDIANA UNDERGROUND -

S.E. CORNER N.E.1/4
SEC.25,T.19N.,R.3E.
(NO MONUMENT FOUND,
DESTROYED BY ROAD
CONSTRUCTION. ESTAB.
CONSTRUCTION CONTROL ROUTE
SURVEY PER INSTR.
NO. 2009053314)

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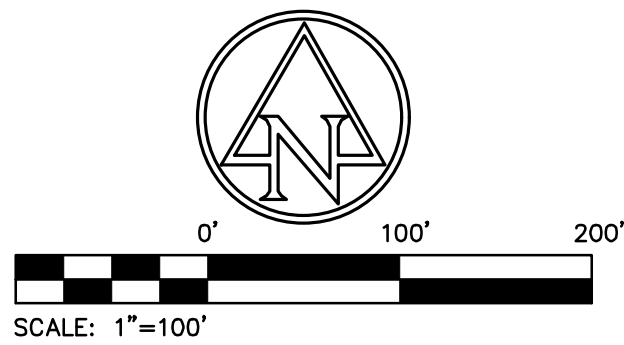
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CHATHAM HILLS CENTER

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



LEGEND

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ETC PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
--- PROPOSED WATER
SS PROPOSED SANITARY SEWER
FM PROPOSED SANITARY FORCE MAIN
SB PROPOSED STORM SEWER
G PROPOSED GAS
P PROPOSED FIRE HYDRANT
V PROPOSED VALVE
T PROPOSED TEE
C PROPOSED CONCRETE SIDEWALK
A PROPOSED ASPHALT PATH



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APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	02/03/2017
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2017.00048

DEVELOPMENT
PLAN



Petition Number: 1703-DDP-03

Subject Site Address: Generally located on Mule Barn Road, north of State Road 32

Petitioner: Shelby Gravel, Inc. by Zentz Consulting, LLC

Request: Detailed Development Plan review for a concrete mixing batch plant

Current Zoning: OI: Open Industrial District

Current Land Use: Vacant

Approximate Acreage: 10 acres+/-

Exhibits:

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

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is OI: Open Industrial District. The project is for a new concrete mixing batch plant.

The petition was reviewed by the Technical Advisory Committee at its February 21, 2017, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's March 20, 2017, meeting.

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

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

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

Comment: Plans will comply once the items above are included.

- 2) Address and legal description of the property.

Comment: Plans will comply once the items above are included.

- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Plans will comply once the items above are included for Mule Barn Road.

- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.

- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

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

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

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

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

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

Comment: Petitioner is coordinating with the Public Works Department.

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

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3 (G))
- 30) Building Standards (Article 6.4)
- 31) Fence Standards (Article 6.5)
- 32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))

Comment: Petitioner is providing additional details on the screening wall, i.e. materials, height, etc.

- b) Detention and Retention Areas (Article 6.8(I))

Comment: Plans will comply once landscaping is included around drainage pond.

- c) Minimum Lot Landscaping Requirements (Article 6.8(K))

- d) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

- e) External Street Frontage Landscaping

- f) Buffer Yard Requirements

- g) Interior Parking Area Landscaping

Comment: Plans will comply once required landscaped islands are included within parking area along the south property line.

- h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

Comment: Petitioner will provide Lighting Plan.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)



- 39) Setback Standards (Article 6.16)
- 40) Sign Standards (Article 6.17)
- 41) Vision Clearance Standards (Article 6.19)
- 42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

- 43) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

- 44) Pedestrian Network Standards (Article 8.7)

- 45) Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with the Public Works Department.

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

- 47) Surety Standards (Article 8.12)

Comment: Petitioner is coordinating with the Public Works Department.

- 48) Utility Standards (Article 8.13)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the March 20, 2017, APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



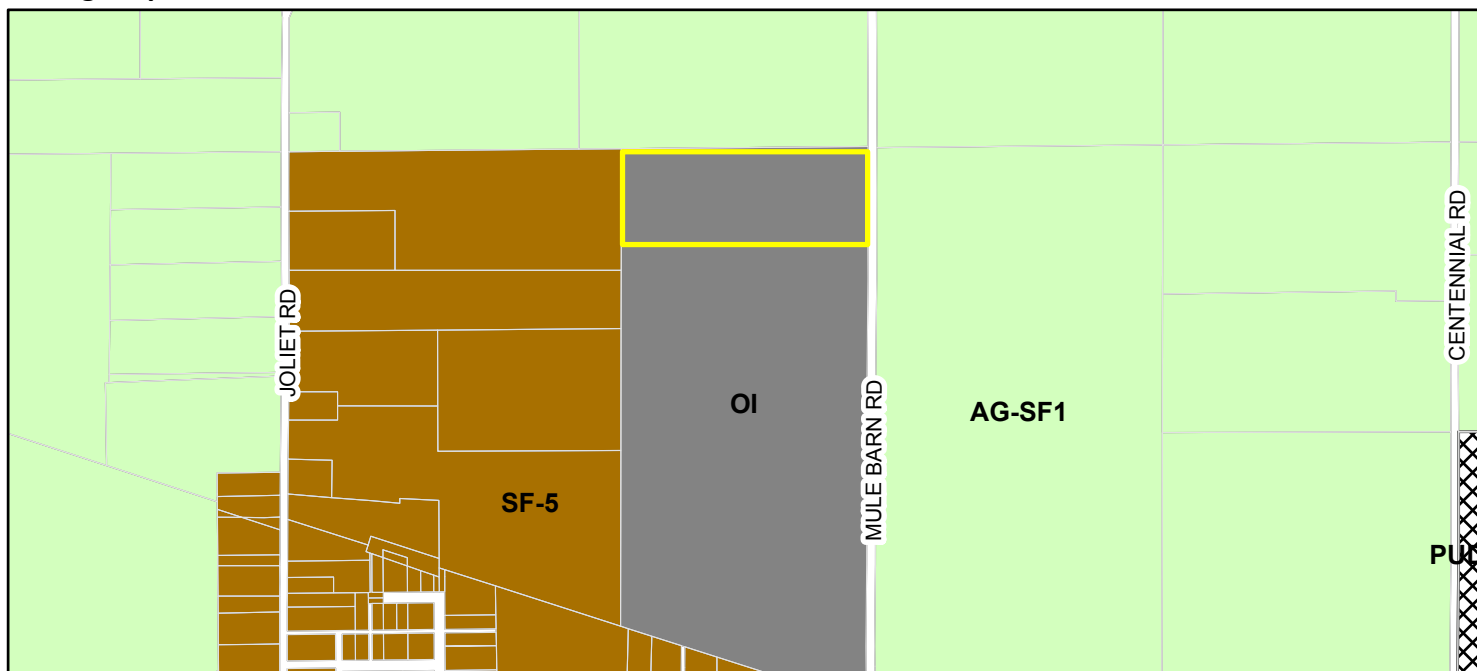
Property Location Map
1703-DDP-03
Shelby Materials



Aerial Location Map



Zoning Map



Parcel
Zoning - All
Zoning

AG-SF1 (Agriculture - Single Family - 1)

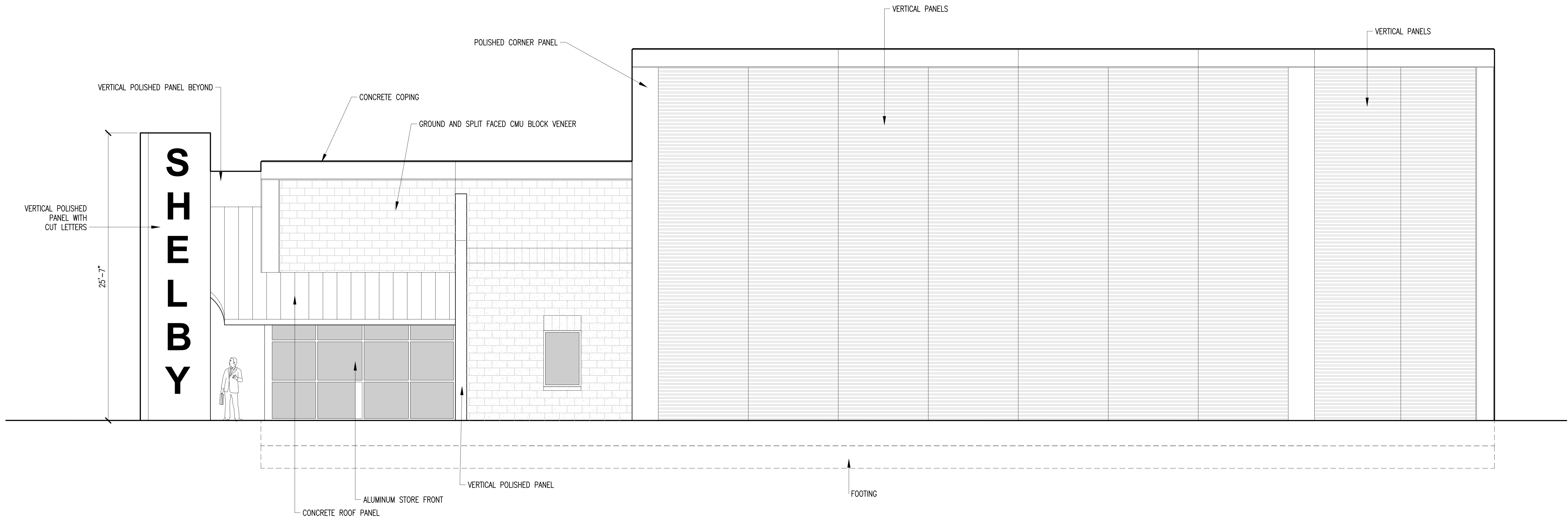
GB (General Business)

OI (Open Industrial)

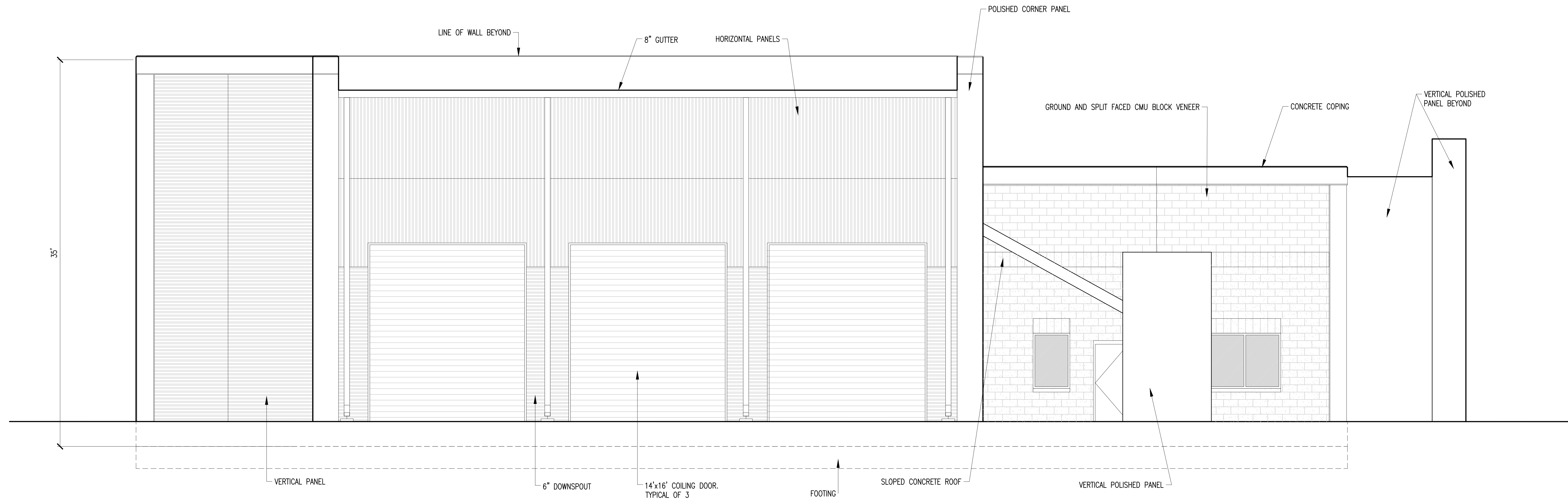
PUD (Planned Unit Development)

SF-5 (Single Family - 5)

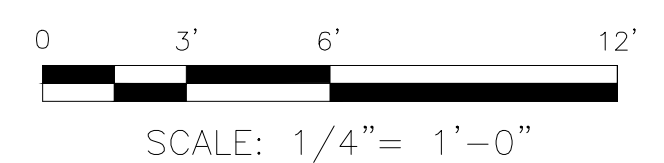


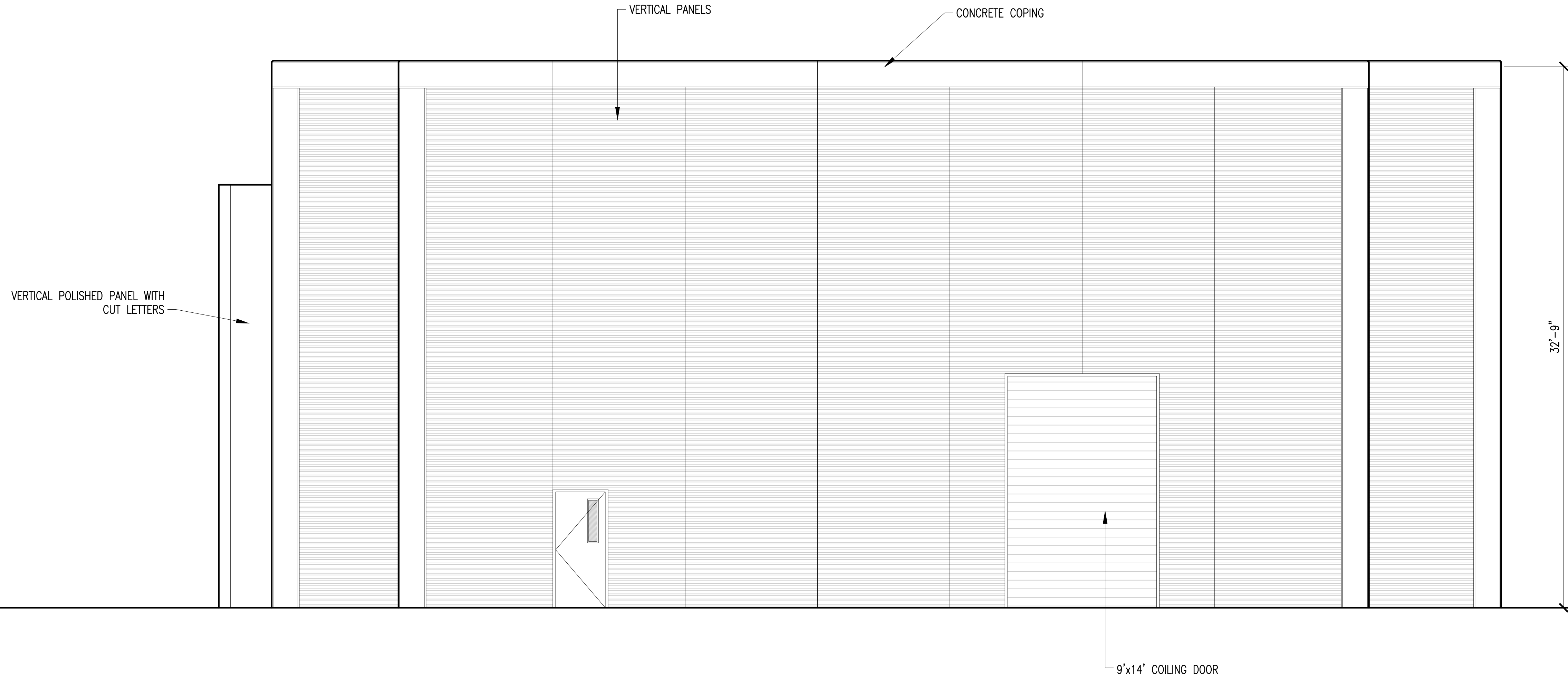


1 NORTH ELEVATION
A200 SCALE: 1/4" = 1'-0"

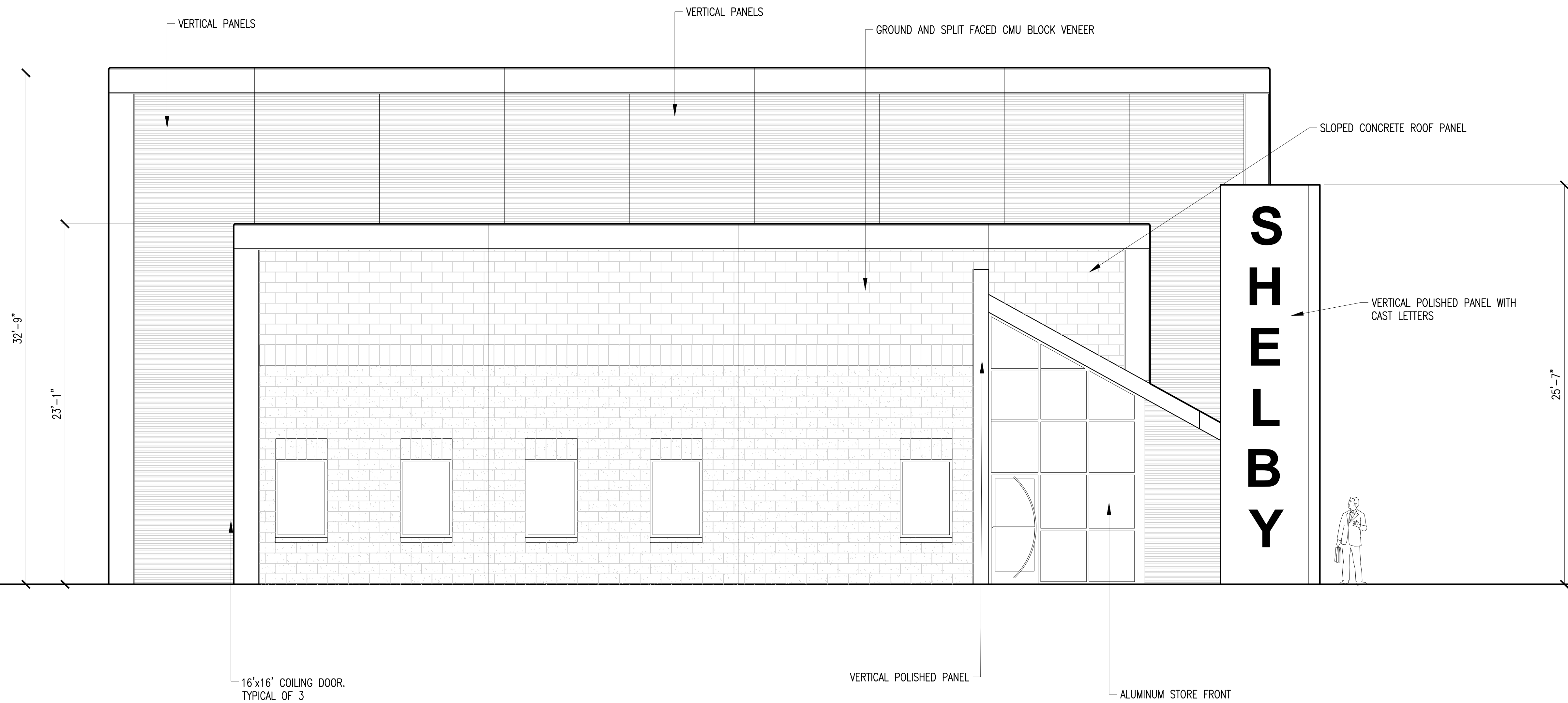


2 SOUTH ELEVATION
A200 SCALE: 1/4" = 1'-0"

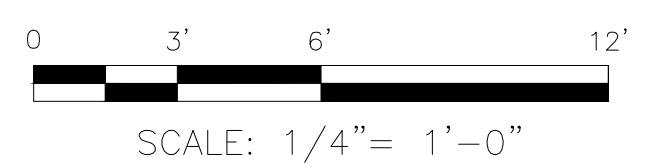




1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



To: Westfield APC and City Council Members

Regarding: Chatham Commons PUD, Ordinance Number 17-03

March 1, 2017

Dear Gentleman and Ladies of the Commission and Council,

I am writing to you today to express my concerns regarding the Chatham Commons PUD on your upcoming agenda. The PUD is located on the northwest corner of US Highway 31 and 191st Street. I would like to preface my comments by admitting I have been told, this project will go through despite any objections. With this knowledge, I write to you not from a position of opposition, but rather from the perspective that comments and concerns of the community are often dismissed and/or not taken seriously, yet I feel compelled to point out what I believe to be obvious and true.

My neighbors, Dr. Bryon and Linda Petschow, were kind enough to share their recent email to you with me. They also forwarded Mr. Hoover's response to it. Mr. Hoover remarked, "It is unfortunate that you did not view the Comprehensive Plan when you purchased your property. The northwest and southwest corners of 31 and 191st St. have been identified for regional retail and hospitality uses for many years now." What is concerning, having performed a thorough search of the entire Comprehensive Plan, nowhere in the document, does it use the phrase "regional retail and hospitality," nor is this area designated as such anywhere within it. The Comprehensive Plan does use the phrase "regional retail" and references three areas of use on the Land Use Concept Map, none of which include this particular area as being that designate. Additionally, the word "hospitality" appears five times in the Comprehensive Plan, but never regarding any areas of specificity to land uses, but rather the type of industry that Grand Park will bring to Westfield. The information that Mr. Hoover offered simply does not exist in the Westfield-Washington Township Comprehensive Plan and people, including me, are looking for the most reliable source of information possible to understand the vision and growth occurring in Westfield. The Comprehensive Plan may be subjective to some but, has it become wholly unreliable?

My next and specific concern is that these hotels are being built in an area that was never designated for this use by the Comprehensive Plan. It labels this area as an Employment Corridor; it states the following as purposes for such use:

- Reserve employment corridors for employment-generating uses and related supporting service uses.
- Limit industrial uses that are visible from either US 31 or SR 32 to those that do not have negative land use impacts.
- Prohibit outdoor storage and outdoor operations.
- Promote large-scale employment intensive office uses on the US 31 - Meridian Corridor.

Is this subjective or perhaps the information is again, unreliable?

Next, the Ordinance, as written and adjacent to US 31 dismisses the US 31 Overlay Plan, yet it must apply simply by virtue of where it is located; adjacent to US 31. Obviously, if you applied the US 31 Overlay Standards written in the Unified Development Ordinance, we would all agree that these hotels would not be permitted in this location as the Use Table would exclude them. Is the UDO now unreliable along with the Use Table for US 31 adjacent properties?

If you decide that the US 31 Overlay and its Use Table will not apply, nor the Comprehensive Plan, might you be agreeable to following the UDO as it is applicable to its current (and future underlying) zoning status; GB-PD? Chapter 4.23 of the UDO would require front, side and rear yard setbacks at 60, 15 and 20 feet respectively.

If you choose to ignore its current zoning status and call it General Business Zoning, it would require that the Chatham Commons PUD have 60' minimum setbacks in the front yard, 60' abutting a residential district and side yards of 20'. This PUD requires only a 30' setback from 191st Street and US 31 and 15' for buffer yards, even next to a residential abutting yard. The protection of the Comprehensive Plan would allow the existing homeowners 100' of reforestation yet, I am unaware of any instance in recent years that a developer has been required to buffer a neighbor in this manner. One-hundred feet of reforestation in the Comprehensive Plan versus fifteen feet in a PUD for the neighbor zoned AG-SF1; subjective and unreliable information, I suppose.

In addition to the setback concerns, I would like to see many of the uses removed from this PUD should you decide that this is the best place for these hotels. If the area is being built to serve Grand Park and its visitors, then it should be considered a "hospitality cluster." (I have done some reading about why and how these clusters are effectively used in different locales.) Adjacent to the hotels, I would prefer to see only sit-down restaurants and family-style amenities. There are plenty of fast-food choices and gas stations located nearby, nor would it seem necessary to have the guests of the Marriott needing an auction room, garden center, day care, mortuary, school, museum, data processing call center, stable, or a heliport etc.

If you choose to ignore the General Business Zoning setbacks, the GB-PD zoning, the US 31 Overlay Plan, and the Comprehensive Plan, in favor of using any part of the State Road 32 Overlay Plan, might you at least take the time to amend the UDO and make these standards applicable whether in architecture or otherwise by a different name? This might be a good time to remove the US 31 Overlay Plan from the UDO as well.

I presume that APC and Council will be sure to make specific requests regarding signage, architecture and lighting; those efforts will be appreciated.

This Commission and Council are responsible to administer the very laws and plans that govern and direct this beautiful, growing city. It is not anyone's job to advocate for a developer by hindering the applicability of the rules and guidelines that were established to protect citizens. Personally, I see the problems of Chatham Commons PUD, not as a developer issue, not as an "anti-growth" concern, not with a "drawbridge mentality," and not as a "you can't please 100% of the people 100% of the time" worry. It is the problem of this Commission and Council to follow any of the various adopted laws of the City of Westfield and its own plans for future growth and zoning to the letter, which it collectively wrote, amended, adopted or rescinded. Or, is this just another example of unreliability?

Respectfully Submitted,

Marla Ailor
1602 E 203rd Street
Westfield, IN 46074

Amanda Rubadue

From: Cindy Spoljaric
Sent: Tuesday, February 28, 2017 3:49 PM
To: Sturm, Daniel
Cc: Council Members; debranusbaum13@yahoo.com; Economic Development; APC
Subject: Re: Chatham Hills Commons PUD 17-03

Thank you for sending us your very thoughtful comments on this petition. I am forwarding them to staff and APC to be sure these concerns/suggestions are addressed in staff/APC review and included in the record.

Again, thank you so much.

Cindy

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

On Feb 28, 2017, at 3:22 PM, Sturm, Daniel <dsturm@butler.edu> wrote:

Dear Council Members,

First of all, I'd like to thank Cindy Spoljaric, Jim Ake, and Steve Hoover for attending the meeting last night on this matter. My home is on the north side of 191st street and will be immediately adjacent to the west of Mr. Henke's proposed development. Naturally, being a homeowner who enjoys rural living I'd prefer this did not pass through the council. However, given the recent explosion of development within our community and given the council's recent penchant to approve aggressive growth, I have long resigned to the fact that I cannot stop this development so I do not intend to try and persuade you to vote it down either.

I do appreciate Mr. Henke's word last night that he wishes to work with us to help minimize disturbances for my home and my neighbors. He has offered a privacy fence along the property line which I concur is absolutely necessary, given the fact that my home is still rated as a "farm" and we do have a dog, free range chickens and may add a few goats soon. I also have 2 teenage children and our yard really should remain as private as possible.

I will be out of town for next Monday's meeting but my wife Debbie will be there to support our concerns. Here is what I am asking the council to please consider in relation to PUD 17-03.

1. Under 5.2 Section C (Landscaping and Screening) there is a mere 15 foot buffer to my property. This is well below industry standards and we would like to respectfully ask for a 30 foot buffer to our property (1312 E 191st st)
2. We request a privacy fence that is "natural" in appearance with the surrounding wooded areas and that it be partially hidden with adequate trees and shrubs (Mr. Henke has verbalized something to this effect last night)—I don't know how this sort of thing gets written in the PUD?
3. Under 5.3 (Lighting Standards) Section B & C. We would like to encourage lighting on the lot immediately to the east of our home (1312 E 191st) is low to the ground as possible and is not only dimmed after 11:00 pm, but should not remain lit overnight.
4. Permitted Use Section 3.1. Would request that a 24 hour business and/or service station not be acceptable on lots which are immediately adjacent to a single family home

5. (General Regulations) 4.1 Section D (building height) subsection c (maximum building height)-Again, we request for the parcel immediately east of our home (1312 E 191st) that the building height for this parcel be limited to 1 story as to not visually dwarf our home.
6. (General Regulations) 4.1 Section E (building size requirement) Sub-section b (maximum gross floor area no maximum). Mr. Henke has indicated he wants to keep the outdoor and rural feel for the development yet there is no size restrictions that might limit a large box retailer such as Home Depot or Sam's Club to move in). I'd like to ask the council to think about this carefully and consider adding a limit for all businesses to be limited to an "in house" maximum size of 30000 square feet. (exception being Hotels of course) In other words, no maximum on overall gross square feet per building, but rather limit the size of each business to 30000 square feet to prevent a mega-store from opening.

Thank you so much for your consideration in these matters. I am pleased a local developer who has a solid track record is in charge of this development, but we need to be sure that the surrounding homeowners have their concerns addressed and hopefully compromises will be to everybody's liking. Please don't hesitate to contact me in this matter. Cell 262-960-1805.

Daniel Sturm, MMS, PA-

Assistant Professor

Physician Assistant Program

College of Pharmacy and Health Sciences

4600 Sunset Ave

Indianapolis, IN 46208-3485

Office (317) 940-8564

Fax (317) 940-9857

Email: dsturm@butler.edu

Amanda Rubadue

From: Ilana Porzecanski <iporze@yahoo.com>
Sent: Tuesday, February 28, 2017 3:18 PM
To: Amanda Rubadue
Cc: Cindy Spoljaric; Chuck Lehman; Robert Horkay; Steve Hoover; Jim Ake; Mark Keen; Joe Edwards
Subject: We are against Chatham Commons

Dear Ms. Rubadue and City Council:

Please add this email to the public comments for the March 6 APC meeting with regards to Chatham Commons. We are against the proposed development as it is proposed. We have a number of concerns. Aside that the who proposal does not adhere to the Westfield-Washington Comprehensive Plan...

1. Environmental assessment of the impact of the development so near Cool Creek has not been performed.

We are concerned that development so close to Cool Creek may permanently alter the ecology and drainage of the creek. **We would like the APC to insist on an environmental impact assessment.**

2. There is no need for multiple hotels or any hotel at this site.

We are concerned about the proximity of hotels to Monon Trail Elementary school and the Westfield Intermediate, Middle and High schools. Hotels bring in a flow of unknown people including those who are involved in sex trafficking. Having hotels so close to the schools invites opportunities for access to our children which we are concerned about.

3. There is a roundabout leading to a road planned that indicates that more private homes and land will likely be taken to build an extension of the road.

At what point does taking individual land and home stop? How can Westfield keep its country ambiance if all land and farms are taken and everyone lives in little boxes in subdivisions?

4. We see that Gas stations and Drive-Thrus are an allowed use.

We feel there is no need for another gas station, its lights, noise or traffic. There is no need for another cluster of Taco Bell, Dairy Queen and McDonalds again with the fast food smells and traffic. And while we mention clusters of the same thing, we really don't need another Walgreens/CVS cluster.

5. Barriers between the Commons development and residents are not sufficient.

We are concerned that the barriers between zones between the development and the existing surrounding remaining residents/farms is not sufficiently large enough. There does not seem to be any tree/nature preservation areas.

6. Signage request is incredibly tall/large.

We are against the community having to look at extra tall and large signage just because the the developer wants to have for sale signs seen by drivers on US 31. Anyone who is looking to purchase land here will not be finding it from a sign on the road but rather a prescribed search by a commercial real estate agent.

7. The proposed conceptual images of commercial and hospitality building architecture is ugly and awful at best.

These are Carmel style buildings not at all what is required by Westfield. They look like boxes and are terrible. If they build can they at least blend in?

6. Why is golf cart parking requested?

The answer is clear to us. Henke wants one long property that is connected by golf cart trails from Chatham Hills to Grand Park. We object to golf carts which are unregistered or regulated being driven past the elementary school and all over the roads, many of which do not have side walks. We also object to the widening of roads specifically to make room for golf carts.

7. There is no maximum building height along US 31.

We feel that the building height maximum of 60 feet should apply to all buildings INCLUDING those on US 31.

We have been following and watching the history of the city council, APC and their decisions. We know the agenda of the Mayor. We hope that you will all take the comments from the citizens of the area and stop IRRESPONSIBLE growth. Please stick to the comprehensive plan. Please do not make our city into a long strip mall surrounded by little boxes that are all the same in subdivisions.

Yours truly,
Darrel Timpany
Ilana Porzecanski MD

E 199th St

Amanda Rubadue

From: Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Sent: Saturday, March 11, 2017 9:57 AM
To: Cindy Spoljaric
Cc: Amanda Rubadue
Subject: Petition 1703-ODP-01 & 1703-SSP-01/191st street trail
Attachments: 191st street trail.pdf; Greenway Trail.pdf

Council members,

This is the second request that I have sent expressing my concerns for myself and my immediate neighbors located at east 191st street. I had contacted the Parks and Recreation department to get their input on the future plans for the connecting trails that are (proposed) to the planned Chatham Commons. This is why I am forwarding this E-mail response that I had with them. Per the comments that trails would be constructed as “adjacent properties develop” this is my concern. Chatham Commons is an adjacent property to one of the four properties in the corridor that this trail would cut through.

When Mr. Henke had given his overview of the project to the effected neighbors, this detail had been left out. I believe that the cost of such an amenity needs to be considered before approval of Petition 1703-ODP-01 & 1703-SSP-01 is granted. In my previous request I had expressed concerns about the road being widened and roundabout installed due to this future project (Chatham Commons) which I assume that the city of Westfield is funding. If the approval of Chatham Commons is going to provoke the implementation of (proposed) “Greenway Trail”, have the cost of such a project as this trail been considered.

The four properties that would be effected have quite a bit to lose in this endeavor. With the maintenance easement being 75 feet, that puts it up to the structures of three of us, therefore those would need to be removed to implement a trail. Since the trail only requires a strip of land, but that strip cuts right through our properties, the complete back parcel would need to be purchased (approximately 1/3 acre) each parcel, not including the structures and devaluation of our properties. When I had my property stake surveyed 23 years ago (when I built my home) the surveyor stated that all of our properties extended 12 feet out into the water. This will consume a lot of property. I have attached a copy of what impact that this project would have to all of us left in this corridor.

I know that this may seem like a small detail considering the size of the proposal in consideration. Would the city of Westfield be the ones to foot the bill for a trail project (our tax dollars), or has Mr. Henke offered up project funding to obtain such amenities. Small details are like handholds, when climbing trees or scaling rocks, missing only one could be costly. Please take this in consideration. Thank you.

Regards,
Jeff Carrell
1304 E. 191st street.

From: Jeremy Lollar [mailto:jlollar@westfield.in.gov]
Sent: Friday, March 10, 2017 4:16 PM
To: Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Subject: RE: Greenway Trail.

I apologize. Right-of-way. In other words we will need to purchase rights to the land necessary to build the trail. As land redevelops we extract the need ROW during the platting process. Otherwise we will purchase the frontage of each individual parcel to accommodate the future road and trail.

Jeremy

From: Jeffery Carrell [mailto:jeffery_b_carrell@raytheon.com]
Sent: Friday, March 10, 2017 4:10 PM
To: Jeremy Lollar <jlollar@westfield.in.gov>
Subject: RE: Greenway Trail.

Jeremy,

Thank you for your prompt response. Can you please educate me on what ROW is an acronym for? Thank you.

From: Jeremy Lollar [<mailto:jlollar@westfield.in.gov>]
Sent: Friday, March 10, 2017 3:35 PM
To: Zach Burton <zburton@westfield.in.gov>; Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Cc: Erin Murphy <emurphy@westfield.in.gov>
Subject: RE: Greenway Trail.

Mr. Carrell,

The trail is still in our master plan and will remain as we update the existing plan. Given that we have very limited ROW, in the area of 191st, the trail will likely be constructed as adjacent properties develop or along with a future road improvement project. We have no timeline for either of these events but it will be accounted for as we plan.

Please let me know if you have additional questions,

Jeremy Lollar • Director of Public Works

City of Westfield • 2706 E. 171st Street • Westfield, IN 46074

OFFICE: (317) 804-3195 • **MOBILE:** (317) 710-4783 • **FAX:** (317) 804-3190

[Need to send me a file over 10 MB?](#)

From: Zach Burton
Sent: Friday, March 10, 2017 10:34 AM
To: Jeremy Lollar <jlollar@westfield.in.gov>
Cc: Erin Murphy <emurphy@westfield.in.gov>
Subject: FW: Greenway Trail.

Hi Jeremy –

Do you have any info for this gentleman?

Zach

From: Jeffery Carrell [mailto:jeffery_b_carrell@raytheon.com]
Sent: Friday, March 10, 2017 10:01 AM
To: Communications <communications@westfield.in.gov>
Subject: Greenway Trail.

To whom it may concern,

On your 2011 Parks and Recreation Master Plan, you are showing that there is a proposed trail called the “Greenway Trail”. I live along East 191st street and inquiring if this trail is still up for consideration, if so when, and what portion

would be implemented first if so. Please inform me what your current, future (as best that you know) plans are for this trail, or has it been completely taken out of consideration. Thank you.

FACILITY LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---------------------|
| 1 | MA BUILT PARK (M) |
| 2 | HISTORICAL PARK (H) |
| 3 | WATER PARK (W) |
| 4 | SPORTS PARK (S) |
| 5 | AMUSEMENT PARK (A) |
| 6 | CHILDREN'S PARK (C) |
| 7 | ADULTS' PARK (AD) |
| 8 | WATER PARK (W) |
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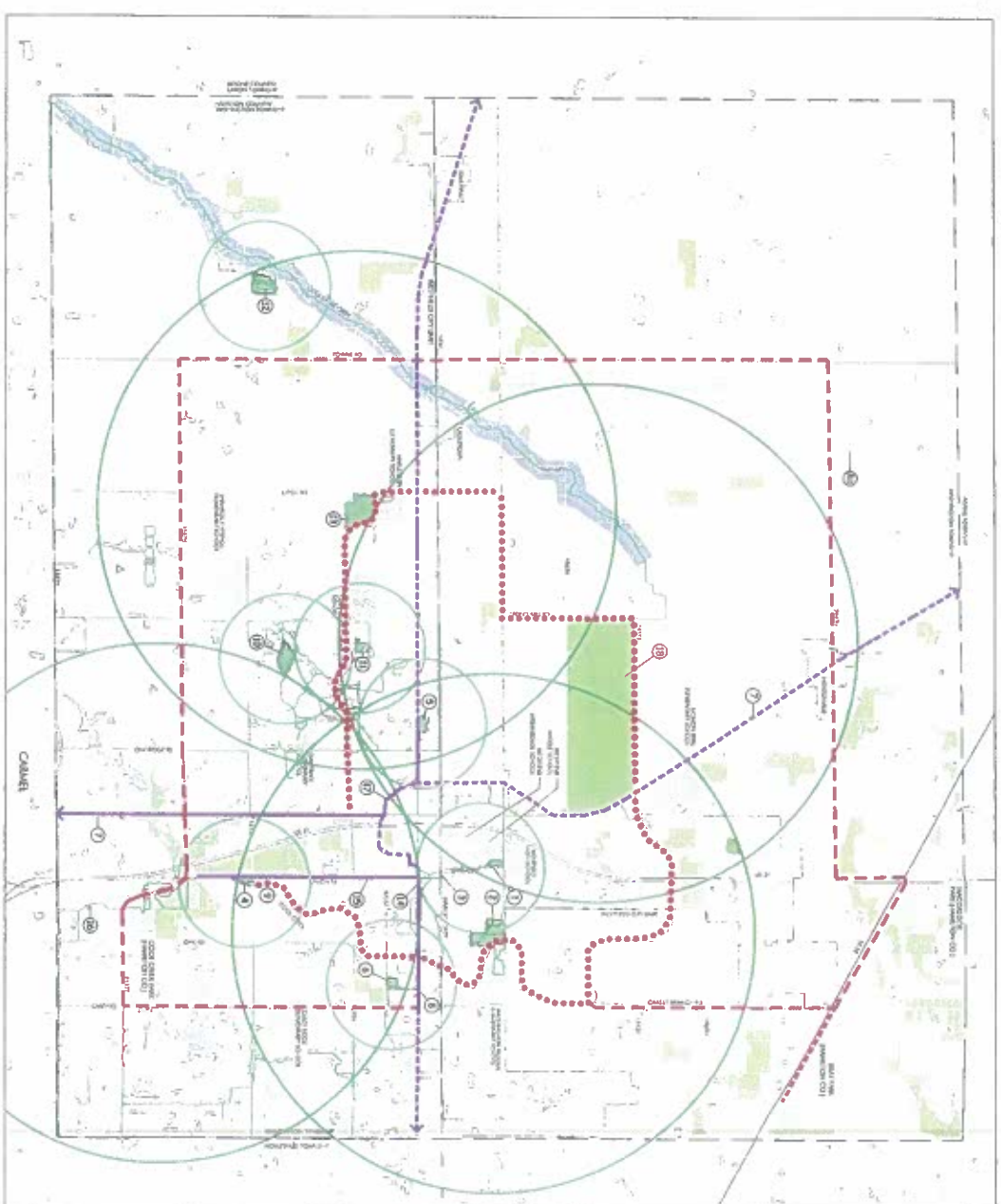


Figure 4.4 - Parks, Recreation, Facilities and Trails Master Plan
May 2011



GREENWAY
TRAIL

751

MAINTENANCE EASEMENT
CHATMAN
COMMONS

1304 East 191st Street

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E 191st St

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E 191st St

191st St

Google

Amanda Rubadue

From: Jeffery Carrell <jeffery_b_carrell@raytheon.com>
Sent: Saturday, March 4, 2017 10:32 AM
To: Amanda Rubadue
Subject: FW: 1304 East 191st Street/petition 1703-ODP-01 & 1703-SSP-01
Attachments: Greenway Trail.pdf

From: Jeffery Carrell
Sent: Saturday, March 04, 2017 10:24 AM
To: 'Cspoljaric@westfield.in.gov' <Cspoljaric@westfield.in.gov>; 'arubadue@westfield.in.gov.' <arubadue@westfield.in.gov.>
Cc: Jeffery B Carrell (jeffery_b_carrell@raytheon.com) <jeffery_b_carrell@raytheon.com>
Subject: 1304 East 191st Street/petition 1703-ODP-01 & 1703-SSP-01

Council members,

I would like to express my concerns about the development of the Chatham Commons on east 191st street. These concerns revolve around the adverse property value, privacy, and the ability to appeal to the residential market. I want to make it clear that this is of not a result of Chatham Commons wanting to bring the proper type of business into the community, for I believe that they have the best intentions, but my concern it how the city of Westfield will support the residents that have lived and raised families here (some for 20+ years) once this project gets off the ground.

Mr. Henke and his staff gave the community a warm welcome on the 27th of February, giving us an overview and an opportunity to ask questions. It was expressed that of all of the developers working in this community, that we are fortunate to have his firm starting the commercial phase of east 191st street, and hopefully his standard will set a precedent for others to follow. One of the main points that was emphasized, was that we (local residents) would be able to just jump on a bike/walking trail and head off to the coffee shop or grocery. This is the one detail that wasn't made clear, since there currently isn't any trail leading to the project in question.

Attached is the only option that I could find that the city of Westfield may have considered. This is a copy of the PARKS AND RECREATION MASTER PLAN. This is dated from 2011, and is the only study that I was able to find. I had reached out to a relator who was familiar with several transactions in the area recently, with hopes that she had something with more detail, but she has not gotten back with me yet. The (PROPOSED) GREENWAY TRAIL is the one that would give direct connection to Chatham Hills (via the Monon) development and Grand Park, which would be highly valued by the athletic clientele that the proposed Chatham Commons motels would be bringing in. If there are plans in the works that are a better alternative than this, I could not find any on the current projects that Westfield has made available to the public. The unfortunate part of this (proposed) trail is the adverse impact that it would have on the four families whose property it would take the amenities from. The Royer, Bordigon, Carrell, and Sturm properties would lose rightful water frontage to the "small lake/big pond", bragging rights to having Cool Creek running through their property, and myself the security of my barn (that may very well lie in the proposed path). Will the ground breaking of Chatham Commons provoke the implementation of this trail, or any other proposed trail, that would adversely impact the residential appeal and value of our homes. A few of us can also lay claim to have over an acre (which is an excellent selling point in any community) with the current conditions in place.

Here is my personal rub. I just met with Neal Sanders (appraiser hired by Westfield) on Friday March 3rd to appraise the adverse value of my property due to having to sell off a strip of land to accommodate the road expansion and roundabout for Chatham Commons on east 191st street. This roundabout and road widening is directly connected to the PUD being considered. In about four to six weeks, after this proposal (I'm assuming) will have already passed I will be contacted by a representative of the city of Westfield to asses that impact on my property. The front portion is already to the point that it is no longer desirable for resale for residential use. Anyone who visits has to use the front yard to turn around in to avoid an

accident. That is the impact of Grand Park and Chatham Hills traffic. I cannot express enough my gratitude for the city of Westfield for purchasing the Statzer property on the south side of 191st street to allow the expansion to spare us for the time being. I would just ask that you reach out and please let the remaining residents in this corridor know what the intentions are for supporting connecting trails to this new complex, and if the city has considered acquiring our properties, as you did the Statzer place to permit proper growth.

My current work schedule may not allow me to attend the March 6th meeting. If possible, could you respond to both this my personal, and work E-mails.

Thank you,

Jeff Carrell inamplete@aol.com; Jeffery_b_carrell@raytheon.com



- **Grassy Branch**



- **Cool Creek**



- **Little Eagle Creek**



- Midland Trace



- **Monon**



— **Natalie Wheeler**

Monon/Midland Loop



1 in = 0.25 miles

Map by: Leane Kmetz 3/8/2017
<http://maps.westfield.in.gov>



WRITTEN PUBLIC COMMENTS

Docket Number: 1609-PUD-16
Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP
Request: A change of zoning of 730 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course and single-family residential uses.

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

[\(Link to November 21, 2016, Public Comments\)](#)

[\(Link to January 17, 2017, Public Comments\)](#)

Public Comments:

Enclosed Attachments:

- | | | |
|---------------------------------|------------------------------|------------|
| 1. Koss, Bill | | (03/16/17) |
| 2. Tolan, Danielle | 1549 E Greyhound Pass | (03/17/17) |
| 3. Thompson, Mark | | (03/19/17) |
| 4. Cook, Derek & Cherie | | (03/19/17) |
| 5. Moyer, Greg | 15001 Shelborne Rd. | (03/19/17) |
| 6. Martin, Mindy | 1829 W 166 th St. | (03/19/17) |
| 7. Kotsanos, James & Annetta | | (03/20/17) |
| 8. Levins, Richard & Sandy | | (03/19/17) |
| 9. McClogin, Bob | | (03/20/17) |
| 10. Stafford, Stephen & Cynthia | 15736 Towne Rd. | (03/20/17) |
| 11. Van Natta, Bruce | 1812 W 156 th St. | (03/20/17) |
| 12. Moyer, Becky | 15001 Shelborne Rd. | (03/20/17) |
| 13. Watkins, Gary & Sarah | 2191 W 166 th St. | (03/20/17) |
| 14. White, Gloria | | (03/20/17) |
| 15. Hall, Stacy | 2001 W 166 th St. | (03/20/17) |
| 16. Davis, Nancy | | (03/20/17) |
| 17. Osborne, Bruce | | (03/20/17) |
| 18. Pielemeier, Tom & Tracy | | (03/20/17) |
| 19. Williams, Melissa | | (03/20/17) |
| 20. Sochar, David & Cynthia | 16116 Ditch Rd. | (03/20/17) |
| 21. Winiecki, Robert | 1602 W 161 st St. | (03/20/17) |

22. Ritenour, David	15247 Nashua Circle	(03/20/17)
23. Laufter, Ross		(03/20/17)
24. Laurence, Armstrong	2553 S 1200 E.	(03/20/17)
25. Sullivan, Nhu		(03/20/17)
26. Burkman, Kristen	1924 W 161 st St.	(03/20/17)
27. DuBois, Susan		(03/20/17)
28. Daly, John		(03/20/17)
29. Herron, Noah		(03/20/17)

From: [Bill Koss](#)
To: [APC](#)
Cc: [Bill Koss](#)
Subject: Woodwind PUD
Date: Thursday, March 16, 2017 10:00:19 PM

Dear Planning Commission members,

I have learned that the Woodwind PUD has agreed to cut out any commercial development and any multi family apartments. I understand that they also have agreed to have up to 50% side load garages and have reduced the number of lots by 70. This is a very good deal for Westfield and reasonable approach to positive growth. I would like to see you move this forward with a positive recommendation to the City Council for this proposal from Pulte.

Bill Koss
Landowner

From: [Danielle Carey Tolan](#)
To: [Ashley Bedell](#); [David Compton](#)
Cc: [APC](#)
Subject: Woodwind PUD
Date: Friday, March 17, 2017 11:11:25 AM

Here are my additional thoughts after reviewing the updated Woodwind PUD before I give approval to this project.

General

- Westfield has enough of Pulte's Home Series E. You will see my suggestions below
- Fence only displayed on Exhibit E-2-A for Area 1. Please confirm that no other adjoining property owner in this proposal wants fencing. If so it needs shown on this in other areas like area 1
- I spoke to many neighbors and one has not been contacted at all. Cory Essex adjoining property owner has not once been contacted during this process. Please reach out to him to discuss his concerns. If you need his contact information please let me know.

Section 3

- Total setback of 70' on 156th and 151st
- No side or rear facing homes along 156th & 151st
- Home Series C replace Home Series E
- Home Series C & D are interchangeable.

Section 4 E

- 70' setback on 151st (mirror east side of Towne Rd)
- Remove 5 rear facing along Towne Rd (blue dot on Exhibit D-1-D)
- All homes along 151st front facing

Section 4W

- 200' setback with tree preservation

Section 5

- Home Series C may replace any dwelling from Home Series D &/or E. Remove that Series D & E are interchangeable.

--

With Abundance,

Danielle Carey Tolan, Trustee
1549 E Greyhound Pass
Carmel, IN 46032
317-574-9490 (w)
317-966-5523 (m)

From: [Mark Thompson](#)
To: [APC](#)
Subject: Pulte Project
Date: Sunday, March 19, 2017 6:53:02 AM

Dear all members on the Westfield Plan Commission,

I am writing on behalf of the Thompson family and all partners that represent the Woodwind golf course ownership. We are really hoping that the board will vote in favor and give their recommendation for this housing development at this coming Monday's meeting.

We, along with many other land owners and most diligently Pulte Homes have worked very hard on presenting a plan that would work in the best interest of the community (saving the golf course) the surrounding homeowners, and the present land owners wanting to sell their ground.

It has taken lots of work, compromise and give and take on both sides to try and get to such a place that makes everyone (figure of speech) happy. It is our hopes, that with all the changes that Pulte has made to their PUD that they are presenting on Monday, that the board will give it its recommendation

Sent from my iPhone

Sent from my iPhone

From: [Mark Thompson](#)
To: [APC](#)
Subject: Woodwind
Date: Sunday, March 19, 2017 7:32:01 AM

Dear all members on the Westfield Plan Commission,

Earlier today, I inadvertently sent an unedited and unfinished letter. I feel embarrassed as I was working on this letter, I accidentally hit the sent button before completion. In short, I am in support of the project and hope that you will be as well with all the new changes that Pulte has made. I just did not have the chance to thank all of you for all the time, meetings, and efforts that you have put into trying to making this housing work for the community. Again, I appreciate all that you have done as a Plan Commission.

Kind regards,

Mark Thompson

Sent from my iPhone

From: [Cook](#)
To: [David Compton](#)
Cc: [APC](#); [Council Members](#); [Andy Cook](#); [Ashley Bedell](#)
Subject: Re: Follow up on Cook Buffer
Date: Sunday, March 19, 2017 7:11:46 PM

Thank you, we look forward to having our lawyer read the agreement.

Just to reiterate, we are in no way endorsing this PUD. We appreciate the changes you are making to the buffer behind us but the PUD still falls short on the consistent requests to lower the density as well as increase the architectural standards. Of the 142 homes in Section 1, Series A & B, approx 32 will have 4 side masonry/brick wrap. The other 110 do not have those requirements and unless the homeowners add that upgrade they will all resemble the back end of the homes you see driving up 156th or 161st at Viking Meadows. Which both Pulte and the City of Westfield have said they regret. It is a shame since there seems to be a high demand for higher quality construction (Chatham Hills, Brookside, Oak Park Estates, Bridgewater, for example). The market will be overbuilt for this price point, considering there are already 1300 approved lots on the west side of 31 at the same price point you are offering in this PUD.

We are not saying this needs to be another Bridgewater or Chatham, but the city of Westfield deserves better.

Derek and Cherie Cook

On Mar 19, 2017, at 12:20 PM, David Compton <David.Compton@PulteGroup.com> wrote:

Dear Mr. and Mrs. Cook:

Thank you for your email back to me. Below are the answers to your questions. Please advise me if I can be of any further assistance. Our legal counsel will incorporate all of these items into a legally binding agreement that you will be able to enforce against Pulte or any other developer of the Wood Wind Development.

1. Where brick/masonry wainscoting is installed on either the sides or back in addition to the front, it will be installed on all four sides of the home.
2. Agreed. If we cannot install a mound the plant material size will be increased per your request.

Best regards always.

David Compton

DAVID COMPTON

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

From: Cook [<mailto:cookhouse3841@comcast.net>]

Sent: Sunday, March 19, 2017 10:49 AM

To: David Compton <David.Compton@PulteGroup.com>

Cc: apc@westfield.in.gov; councilmembers@westfield.in.gov; acook@westfield.in.gov

Subject: Re: Follow up on Cook Buffer

David,

Thank you for your response. We appreciate you taking our concerns into consideration.

A couple items for clarification/discussion:

- 1) To be clear, the brick/masonry wainscoting will be on ALL 4 sides of the homes.
- 2) If the mounding in the buffer area cannot be completed due to drainage issues, we would request a higher density, or upgrade in the plantings. (Minimum 2-1/2" caliper in the deciduous, which we have requested numerous times)

It is appreciated that you have made these adjustments, but there is still tremendous concern on what this development does to our cities infrastructure (schools, services and roads). We feel Westfield has leveraged the future of our city for a needed quick gain - as many others clearly do as well.

Derek & Cherie Cook

On Mar 18, 2017, at 3:50 PM, David Compton <David.Compton@PulteGroup.com> wrote:

Dear Mrs. Cook:

Thank you for your email response. I wish you had afforded us the opportunity to walk the area with you and your husband to even better understand the land, barn and location of the manure pile. After reviewing our land plan behind your home we will be willing to commit to the following and will put it in writing in the form of a formal agreement with Pulte that will be enforceable by you against Pulte and any developer of the property under the Wood Wind PUD.

1. Pulte will increase the minimum buffer width behind your property to 75' in width.
2. Pulte will install at our expense a black four rail horse fence at the back of the lots that are adjacent to your property "so there is no confusion where the lots end and the buffer begins". This installation shall occur no later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.
3. As part of the development of Construction plans for this area/lots, Pulte and it engineers will meet you out on site to discuss adding mounding in this buffer area along our common property line between 5' and 6' in height provided that such mounding does not create water issues for your pasture. Should this installation shall occur no later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.
4. The plant material installed in the buffer area or on the mound will be modified as follows: The tree reforestation will read as follows: 50% of the spruce will be 6ft, 25% of the spruce will be 8ft and the remaining 25% being the smaller size proposed. The deciduous trees will include nothing less than 15 gallon in size container trees. This installation shall occur no

later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.

5. Any homes that are adjacent to your property line will have at least a minimum 36" wainscot around them.

Please advise me if you have any questions or comments. If you are in agreement, we will have our legal counsel incorporate the above items into an agreement that is fully enforceable by you against Pulte or any subsequent developer of Wood Wind.

Best regards always

David Compton

DAVID COMPTON

VP Land Acquisition : : Indianapolis

11590 N. Meridian Street Ste 530

Carmel IN 46032

direct (317) 249.1128 : : Cell (317) 281.4177

pultegroup.com

-----Original Message-----

From: Cook [<mailto:cookhouse3841@comcast.net>]

Sent: Wednesday, March 08, 2017 6:46 PM

To: David Compton <David.Compton@PulteGroup.com>

Cc: apc@westfield.in.gov; councilmembers@westfield.in.gov;
acook@westfield.in.gov

Subject: Follow up

David and Ashley,

Thank you for taking the time yesterday to go over our concerns regarding our buffering on our northern border as well as increasing the architectural standards on the yellow lots in section 1. It shouldn't come as a surprise to hear we are concerned about Pulte's lack of response to the existing residents given that you've had our contact info since an email was sent to you in December.

I spoke with my husband regarding our conversations yesterday and he is extremely concerned with the buffer size. Derek was not able to attend yesterday, he manages 40ppl covering 12 states so he travels weekly. We originally suggested a 100' buffer while speaking at an APC meeting. The 50' buffer you are proposing is not an appropriate size when looking at the liability concerns with our horse pasture. We are proposing you increase the buffer to a minimum of 75' along with the fencing, mounding and larger stock size. The fencing we spoke about should be placed at the edge of your lots so there is no confusion as to where the lots end and the buffer begins. We are open to the mounding as long as it does not create water issues for our pasture. The tree reforestation should read as follows: 50% of the spruce should be 6ft, 25% of the spruce should be 8ft and the remaining 25% being the smaller size proposed. The deciduous trees should include nothing less than 2-2 1/2" in caliper. This will not only create a more immediate and necessary screen for our property but also

for the new residents. This will also help with the manure pile odor especially during the warm summer months as well as blocking views of our dumpster (locations pointed out to you yesterday in the aerial map). Lastly, we appreciate your willingness to upgrade all the homes behind us to side load garages but there is still room for improvement. The architecture on the manor homes is not in context with my home or most of the homes in the core area. We are suggesting you consider replacing the yellow lots (Series B) that adjoin our parcel with the products offered from the blue (Series A). If that is not possible, then we are suggesting all the homes that are visible from our parcel have masonry carried from the front to the rear and sides of the home in order to elevate the architecture and price points of the homes. It has been requested multiple times that the masonry wrap be implemented on no less than 80% of the homes. What I heard yesterday is that Pulte is committing to 20% of each section. That is unacceptable!

Thank you for considering all of our suggestions. We thank Pulte for finally reaching out to us and the other residents in this area to discuss the buffers, but we are in no way endorsing this plan because many of the consistent requests for lower density and higher architectural standards from the neighbors have not been met.

Thank you,
Derek & Cherie Cook

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From: [Greg Moyer](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Wood Wind PUD
Date: Sunday, March 19, 2017 9:00:03 PM

Dear Advisory Planning Commission Members,

My wife and I relocated our family to Westfield from Chicago in 2013. We were attracted to our home on Shelborne Road because of the opportunity to live a rural lifestyle. We trusted that the comprehensive plan for this area would preserve the lifestyle opportunity that this area represents. Each month a new housing development is approved in Westfield, but very few large lots come on the market in areas that are expected to remain low-density.

As a Westfield resident, I oppose the proposed Wood Wind development due to the excessive density west of Towne Road and the incongruous nature of the development compared to the existing rural residences that surround it. I urge you to give the development an unfavorable recommendation until it satisfies the standard criteria for a PUD outlined in the bullets below.

- UDO 5.6 (D) (1) --- The development west of Towne Road does not sufficiently address the policies included in the Comprehensive Plan specific to the Existing Rural Southwest. This area was designated as Existing Rural because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. Appropriate land uses in this area include: (a) Single-family detached houses on large lots or in Rural or Conservation Subdivisions, (b) Accessory dwellings, (c) Equestrian uses, (d) Agriculture, including artisan farms. Area 4 West and Area 5 fall entirely within the Existing Rural Southwest. The lots in these areas are significantly smaller than the 3 acre minimum required for a Rural Subdivision and lack a minimum of 60% open space required for a Conservation Subdivision. Residents in this area will only support higher density if open space is increased closer to comprehensive plan's target of 60% for Conservation Subdivisions. The policy of the comprehensive plan is that new growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.
- UDO 5.6 (D) (3) --- The development does not adequately buffer different development intensities outside of the PUD District from those within the

PUD District. This development places SF-3 zoning next to occupied 3 to 6 acre parcels that are expected to remain AG-SF-1. At no point does the western edge of the development transition to a density similar to that of the existing developed parcels (0.33 DUA). Existing residents have repeatedly requested wider reforestation buffers along the perimeter of the development to increase compatibility with the neighborhood.

Reforestation buffers along the perimeter of the development should be increased to at least an average of 150' along currently occupied parcels. These buffers should be natural looking (reforestation, now-mow prairie restoration, etc.). This will help blend the new development with the existing neighborhood and reduce the cost of maintaining these buffers once established.

- UDO 5.4 (D) (4) --- The development does not enhance the appearance of the neighborhood through natural green spaces. The primary component of the existing neighborhood's character is substantial natural-appearing open space. This development contains considerably less natural green space than the surrounding developed parcels. Open space should be increased to at least 60% in areas 4 and 5. At least half the open space should be natural looking. House lots should be arranged to maximize exposure to open space. This is consistent with the comprehensive plan's call for subdivisions with a rural feel, considerable natural open space, and perimeter buffering in the Existing Rural Southwest (Comp Plan page 32, paragraph 2).
- UDO 5.4 (D) (5) --- The development does not promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area. The development site contains several wetlands and tributaries to Little Eagle Creek. These features are not addressed in the concept plan, nor does the PUD make any provision for the riparian buffers necessary to protect these resources. The lack of connected open space within the development does not preserve the wildlife corridors currently found on the site.
- UDO 5.4 (D) (6) --- The development does not promote architecture that complements the surroundings. The existing residences surrounding the development are unique and represent a wide array of home styles. This development clusters a limited number of home offerings in each area at price points far below the area's existing homes.

Before closing, I would like to address an argument some city officials have used to justify higher density in the Existing Rural Southwest. These officials argue that Pulte may not be profitable at lower densities due to the prices they have paid for the land. If Pulte chooses not to move forward the golf course may be at risk. Admittedly, ensuring the golf course remains in operation is a commendable goal. Many in the community enjoy the course and we should certainly seek a compromise that will allow the golf course to remain. Nevertheless, the price a developer pays for a parcel should not drive zoning decisions. **The city's design principles should be paramount.** This is especially true during a time when so many in the community are concerned about the pace of growth. Land prices will adjust if the city's development policies are viewed credibly. Furthermore, this argument fails to recognize that the HOA fees earmarked for the golf course operator create a valuable asset. This annuity stream will be sold with the course, allowing Pulte to recoup much of their investment. This also means that those living in Areas 3 through 5 will be asked to pay \$1,080 per year to the golf course operator even though they will have no better access to the public golf course than residents who purchase homes of similar quality in Maple Knoll, Viking Meadows, or Shadow Wood. These areas of the development need to offer a higher value than the typical new suburban development in order to justify imposing these fees. Lower density and increased open space would create a distinct value proposition for these homes.

On a related note, the complex relationship between the golf course operator and the HOA should be closely examined. Pulte intends to sell the course to a third party --- the HOA will not own the course. This means that the HOA will not be able to classify fees paid to the golf course operator as expenditures used for management or maintenance of association property. Thus, these fees are unlikely to receive favorable tax treatment by the IRS. Fees that are explicitly imposed to support a for-profit venture will likely be treated as business income and taxed accordingly.

Thank you for taking the time to review this proposal and upholding the guidelines set forth in Westfield's Comprehensive Plan.

Sincerely,

Greg Moyer

15001 Shelborne Rd

Westfield, IN 46074

From: [mindy martin](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: woodwind pud
Date: Sunday, March 19, 2017 9:03:20 PM

To begin with I would like to thank the committee for all of your hard work and efforts that have been put into the Woodwind PUD. It isn't easy to have to make a decision on something that so many people have such split ideas about. It doesn't matter what a decision is, there is always someone who is going to be upset. I thank you for your time and thoughtful consideration toward this plan. I hope you are all able to make the decision that you feel in your heart is right for everyone. I'm sending this letter to hopefully give you an idea of how this plan will be effecting me and my family and to express my concerns about a few certain things in the PUD that I would like to see changed around my property if this plan has to be voted through.

Of course I don't want this housing addition to come in all around me. I know there is going to be growth and I am fine with that. If it does have to come in then I would much rather prefer a plan with lot sizes that were more in context with what is already here in the country. The custom home lots that have been added to the PUD in the area around my property to block us from the housing addition is a plus that I greatly appreciate. I wish they could do this for the rest of the area. This is what there needs to be more of. The density needs to be decreased in this area of country. Especially since that's what the Comprehensive plan states. Pulte taking out a few houses here and there that they've already had in their plan to take out if need be is not really decreasing the density much. Us forcing them to have side load garages on the houses or better facades just so we can get them to add a few more feet to the small lots is not necessarily a favor to us either although is a lot nicer to look at. Mr.

Compton has stated that his job is to fit as many houses in an area as he possibly can. That doesn't mean we have to let him do that nor does it mean it actually has to be done. We appreciate what's been changed but these little lots that Pulte wants to put in is just another pop up housing addition to add to Westfield's collection. There are thirteen hundred lots already under construction here on the west side of Westfield with the same price point as what Pulte is offering with this PUD. I would think that the golf course would want to take this opportunity to have a really impressive one-of-a-kind community or at least something that isn't just the same old thing as what is repeated throughout the rest of the town. Just because the addition has curvy roads doesn't make it any more special if it has the same product. It just seems as though everyone just wants to settle for what Pulte has thrown at us with no real compromise on their part. I don't think too many people think about what this is doing to the neighbors that will be affected. Of course we would like to see the golf course be saved like everyone else and I know there are other plans that could be drawn up to be able to do this without our way of life being totally destroyed.

I live in the country. If you've never lived in the country then you don't know what it's like. I personally don't like being around other people all the time. I don't want to hear them, see them, wonder if they are seeing me, deal with their animals/kids, and I just all around don't like neighbors. This is why I live in the country. We have a property where there are no houses that are directly beside us. We chose this location to live

because of the open space and lack of neighbors. We use every inch of our three acre property and our big dogs do too. We have a screened in room in the middle of our property beside our pool that we pretty much live in in the summer months. There is a futon, big screen, refrigerator, microwave, grill, heck we even have a bathroom out there. My daughter and I sleep out there all summer long when the temperature is above 50 degrees. We have camp fires almost every weekend and sometimes end up sleeping on a blanket by the fire. I guess you could say my family is the outdoorsy type. I like having open space, peace and quite and being able to hear and see all the multitude of animals. Believe me we have drama out here too. The packs of coyotes that yap every night remind anyone with a small animal to get them in or they will be without a pet. That goes for the hawks and the owls too. It's amazing some of the big animals that get carried away. I've been woke up to the sound of many an animal getting killed also. That's not something I care to hear but I would much rather take that over having to listen to human drama and all the noise that comes from living in a town. That is what is going to be out here in the country. A town that none of the people in this area want all around them because that is not what any of us moved out here for. I have heard all of the housing developments going up all over the countryside at very early morning hours and on the weekends in the past. You see, all of the construction that will be going on around my house for the next estimated four years will actually be "in my house" for me to hear every bit of it waking me up outside every morning, and being with me all day long. I can except certain things but when Pulte comes in asking for the moon and acts like we are snobs because we are just trying to preserve our way of life that we have worked so hard for, that's just rude. All we would like is for there to be something put in that is REMOTELY in comparison to what is already in the country that isn't going to devastate all the neighbors, wild animals, trees and pretty much the whole reason we all live out here.

This is also going to affect my daughter as she goes to school here in Westfield for the next seven years. The school system is already overloaded without all the students that will be coming in with the construction that is already underway. I realize with new housing there are more taxes to go to the schools to improve on what is needed but what is needed is needed right now! These kids are going to be in trailers at school because teachers are already having to share classrooms. This isn't right to do this to our children.

Since this Pulte plan is the one that is being voted on I would like to ask if there could be something done to part of the PUD to make it a little less ridiculous for the neighbors being seriously effected. I have e-mailed Mr. Compton about this and I was informed this is an ordinance that they have to go by. There is an eight foot trail that has to be along the roadway of all of Pulte's property. The three custom home lots that will be on both sides my house are to have this trail in the front yards. I personally do not want this trail in my yard. This means the trail will come from the east to my property and then stop. Then it will start back up again at the property to the west of mine and then stop again at the Hall's property. On this lot to the west of mine there would have to be a lot of fully grown mature evergreen trees taken down for this broken trail that leads to nothing and I can't think that it ever will with all of the homes already on this road to the west. This means that if someone did actually want to walk down the path they would have to either go in the road or my yard. I don't need people making their own path through my yard because that is what will happen. These lots are suppose to be sold off to a third party anyway so I'm not sure why

these useless broken trails would need to be put in other than to destroy more of the earth. I would really like for you to consider having Pulte remove these two sections of trail in front of the custom home lots on 166th street. Also, I would like to ask if there could be a rule that the construction crews can only operate during certain hours. Since I do live outside the construction is going to be completely taking away my way of life. I would really like to see the hours of construction to only be between the hours of 8-5 on the weekdays and no construction at all on the weekends. It's only fair. I apologize for dragging this letter through my life for you but I really don't think too many people realize how we live out here and take care of the wonderful country. We are different, maybe even freaks but we still have a right to live the way we would like to live as we are hurting no one. I hope all of this works out well for everyone involved. I thank you for your time. I hope you make a wise choice.

~ Mindy Martin
1829 w 166th st.
Westfield, IN. 46074
mindy.martin@att.net

From: [James and Annetta Kotsanos](#)
To: [APC](#)
Subject: Support for Wood Wind PUD
Date: Monday, March 20, 2017 5:31:57 AM

Dear Plan Commission and Council Members,

We have previously written before to express our support for the Wood Wind PUD. We have seen how Pulte has responded to feedback regarding the development plans. We wish to state our continued support of these development plans of Wood Wind PUD in Westfield.

We own the 20 acre parcel of land on the north side of 156th Street, just west of the Davis Property which is just west of Ditch Road.

Thank you.

James and Annetta Kotsanos

3/19/2017

Advisory Plan Commission

Westfield IN 46074

I see the Wood Wind PUD is back on the agenda for Monday evening.

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. We need more housing options with more amenities. We would like to see homes in the \$500,000-750,000 range not \$350,000-\$400,000. Westfield already has enough cookie cutter homes being built.

The density is still too high especially in the areas west of Towne Rd. We need more diversity not more of the same.

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 needs of Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

A handwritten signature in cursive script that reads "Richard & Sandy Levins". The signature is written in dark ink and is positioned above the printed name.

Richard & Sandy Levins

From: [Bob McColgin](#)
To: [APC](#)
Subject: Pulte PUD
Date: Monday, March 20, 2017 7:18:00 AM

I have printed out and studied the latest revision of the Pulte Wood Wind proposal. It has improved once again. I would encourage you to pass it this week and let Westfield grow in a controlled manner with this excellent project. Thanks for all you do.

Bob McColgin
McColgin Family
Bob.mccolgin@gmail.com
317-409-9759
(Westgate Project)

Sent from my iPhone

From: [Stephen Stafford](#)
To: [Council Members](#); [Andy Cook](#); [APC](#); [Matt Skelton](#); [Jesse Pohlman](#)
Subject: Pulte Development
Date: Monday, March 20, 2017 10:59:08 AM

To the Mayor and City Councilors:

Carpe Diem! must be The Pulte Group's motto these days. The saying's definition is "an exclamation used to urge someone to make the most of the present time and give little thought to the future." We think that concept fits in Westfield when it comes to development and growth.

Yet again, Pulte will be back in front of you with its proposal for development of a behemoth, too-high density housing project where there never was supposed to be such a building craze. Pulte knows that some Council members have not proven strong when it comes to protecting Westfield's quality of life.

Will the 800+ homes all have private septic systems? What about water supply? 800 + wells? What about roads and increased traffic? These and more infrastructure issues will only become greater with more homes to support. We're betting the developers have answers, but are they looking long term or just focusing on what they want now? Does Pulte have our community's best interest in mind or just its own welfare at heart? Carpe Diem!

Please do the hard work it takes to preserve Westfield's way of life. You were elected by us, the residents, to make sound judgements about our city's growth and management. At the very least, please vote to send Pulte back to the drawing board.

They need to provide at least a 200 foot set back from Shelbourne Road for tree preservation, for instance. There are many other improvements to be had, if this is, indeed a "done deal." And, if it is, what a sad legacy for Westfield's leaders.

We look to you to take a strong stand on our behalf.

Sincerely,
Cynthia and Steve Stafford
15736 Towne Road
Westfield, IN 46074

From: [Roadrunner](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Pulte's Woodwind 2.0-- lipstick on a pig and a call for fresh thinking
Date: Monday, March 20, 2017 9:29:56 AM

Dear Westfield Officials,

I am writing in regards to the resubmission of the Pulte Wood Wind PUD. Even though it is not listed on tonight's agenda on the website it is my understanding that it is being resubmitted, potentially for a vote WITHOUT public comment being allowed. First of all, the failure to allow public discussion on what is the largest residential development project in Westfield history is disturbing and short sighted. The very fact that city officials allowed this to be withdrawn and revised when it became apparent it would not pass a council vote is also disturbing. In the words of Mayor Cook: "Let it come for a vote"-- except apparently when it was obvious it would fail. Then Pulte was given an unprecedented opportunity to circumvent the normal process.

In regards to the new submission, as I understand it— since Pulte has not provided me and my wife with any information on this—the commercial development and apartments have been dropped. This is a good thing but doesn't truly impact Pulte's bottom line. Some nominal changes have been made on the homes with more side loaded garages. The total number of homes has dropped slightly with larger set backs. Still however we have in essence the same pig that was presented initially from the residential standpoint— the pig has lost a little weight and has put on lipstick— but it's the same pig. Pulte is still offering lower end product, the majority of which is IDENTICAL to what they have done in Viking Meadows. The architectural standards are very low--with Pulte being proud that some of the homes will have a "36 inch masonry wrap". Please, a 36 inch masonry wrap is a foundation, not a true architectural upgrade.

Herein lies much of the problem. When the original plan was presented there were members of the APC (and Council) who praised that PUD as being a wonderful development . These folks, I'm sorry to say, are stuck with a tired, old school vision. This PUD could be a game changer for Westfield. The opportunity is here for a fresh, more progressive vision of residential and community development. Westfield can insist that Pulte truly up their game as they have done in surrounding communities. Pulte wants more of the same because it makes them more money— NOT because it is good for Westfield. Many of Westfield's officials seem bothered by the pushback from the public on this project and are eager to push it through. This shortsighted approach will result in more of the same development that we already have in excess, place greater burdens on infrastructure and schools and open the door for future developers to ask for more of the same. Other communities have taken a stand and set higher standards— Westfield to date has not— that's why there is more low end Pulte development in Westfield than any surrounding community. Westfield's old guard officials are settlers— they are willing to settle for less. The opportunity is here for a fresh, bold vision for Westfield. Please take this opportunity to act in Westfield's best interest and demand more of Pulte.

Respectfully submitted,

Bruce Van Natta

**Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074**

317-442-4181

From: [Becky Moyer](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Vote NO tonight
Date: Monday, March 20, 2017 9:56:22 AM

Good morning, I live at 151/Shelborne and oppose this development. Some of the parcels fall in the rural SW and should be lower density per the comp plan and existing land use. Please consider preserving a few rural options for Westfield residents. How can we be different from Fishers and Carmel? Preserve some of that rural charm. Not all of us out here live in mansions on large lots. We enjoy our modest home, farm animals, and quiet yard. I think others might enjoy that too.

Becky Moyer
15001 Shelborne Rd

From: [Sarah Watkins](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Pulte/Woodwind PUD
Date: Monday, March 20, 2017 10:07:37 AM

We are writing to make sure it is understood that we are still against the PUD as it is today. Most concerning to us as adjoiners to the property in question is that what we have been promised as a buffer is not in the PUD. Most of what Pulte has promised to do as a buffer for us is on what would be Pulte property if this passes. To ensure that we get the buffer that Pulte has promised and to protect our current property it should be in the PUD. Pulte has asked us to sign a private agreement with what they are offering as a buffer. We are fine with doing that for the trees they have offered on OUR property. But the easements and trees that are on their property should be in the PUD. We have seen in the past where a different developer has come in and finished a project and has to follow what is in the PUD. If it is not in the PUD then it does not have to be done. If our buffer and our neighbors buffers are not in the PUD but are in a private agreement with Pulte this does us no good if the development changes hands. As it stands now, the black horse fence is the only thing showing as promised in the PUD. Mr. Compton has promised many of us on 166th Street and 161st Street mounds, trees, easements, and more. But if it is not in the PUD, it is not guaranteed. Please protect our property with insisting that each parcel's buffer is added as an addendum to the PUD.

Mr. Compton has been helpful and has approached us all about our buffers saying he wants to protect our property. We appreciate the time he has spent with us. He has come out numerous times to walk our property and help come to an agreement that would best fit for each parcel adjoining the land Pulte wants to develop. He has verbally promised things and has emailed us these items as well. We appreciate his efforts. It is now time though to truly protect the neighbors that moved to the country and chose this lifestyle of 3 acre plus living. We still do not want to live in a neighborhood. But if that is what is coming we need to be guaranteed the buffer and all the details that go along with it in the PUD.

Thank you for all of your time and consideration,
Sarah and Gary Watkins
2191 W 166th Street

From: [Gloria White](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Cc: [Kristen Burkman](#); mark.heirbrandt@hamiltoncounty.in.gov
Subject: Pulte Wood Wind Project
Date: Monday, March 20, 2017 10:09:42 AM

I would like to express my continued great concern for the Pulte Wood Wind Project, while it appears they have removed some items, it simply isn't enough. The portfolio of homes continues to lack any homes \$500,000-\$750,000 on the west side of Westfield and still showing highly dense homes.

As I've mentioned in previous emails, I'm not opposed to development as long as the infrastructure can handle it...schools being of high importance considering they're at capacity today (I don't have kids, and I find this very concerning).

You may or may not be aware but there is a perception about Westfield and this project is fueling a greater poor perception. Unfortunately perceptions quickly become reality, factual or not. I'm caught up in the perception right now as I'm trying to sell our house...:

Appraisers will not comp any houses in Westfield against similar homes and land just below 146th/Carmel (Carmel homes yield higher prices). We've had our house appraised twice in the last 5 years, different appraisers, same comments.

EVERY person who has inquired about our house has asked about the "Pulte Project"...meaning are we caught up in it.

I'm happy to provide you names and numbers, if you'd like to fact check what we've been told.

This isn't about "not in my backyard"...honestly my backyard won't change, it's about making Westfield a place people want to move to...balancing the portfolio of homes on the west side of Westfield, ensuring the infrastructure can properly support the development.

Please be responsible care takers of Westfield, develop our city responsibly that benefits all residents without being decremental, look at the long term bigger picture.

Gloria

From: [Stacy Hall](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Wood Wind PUD
Date: Monday, March 20, 2017 10:18:55 AM

To Whom it May Concern,

I am writing to you today opposed to this plan. Although the changes that have been made to the plan are better than the original, this is still not what should be in this area. We moved here for peace and quiet country setting and to get away from the neighborhoods. We were under the impression that this area would not be developed like this but instead with larger acre lots. I am told that the area around me will have a 4 year build out. 4 years of listening to construction of this development in my otherwise quiet space destroys what we moved here for. I would hate to see this area destroyed by having such a large neighborhood being built here. Although I have met with Dave Compton regarding buffering with my lot, it does not mean that I am in favor of any of this and I made that clear to him as well.

My other issue is the school overcrowding. Many neighborhoods are currently in the process of being built and our schools are already very close to being at capacity. The school referendum has not passed yet, so what do we do if it doesn't. The city continues to approve every development that is put on the table and our schools, my kids, will suffer from that. The great schools is one of the reasons we wanted to stay in Westfield, but how much longer can we say that while developing at this rate?

Thank you for your time.

Sincerely,
Stacy Hall
2001 W 166th St

From: [Nancy Davis](#)
To: [APC](#)
Subject: Woodwind PUD
Date: Monday, March 20, 2017 10:42:53 AM

APC Members:

My name is Nancy Davis and along with my siblings we own the 80 acres on Ditch Road between 161st and 156th Streets, V. John Davis Family Farms.

Once again I'm writing to you to show our support for the Pulte PUD. I know that they have made substantial changes in this PUD since the last meeting by taking out the commercial and multi-family areas which many of you were opposed to. This PUD will be a great addition to the community and the town of Westfield and we will continue to support them.

Thank you,

Nancy Davis
V. John Davis Family Farms

From: [Bruce Osborne](#)
To: [Council Members](#); [APC](#)
Cc: [Matt Skelton](#)
Subject: Pulte PUD proposal – Wood Wind Development
Date: Monday, March 20, 2017 11:11:10 AM

To the Council and APC regarding the Pulte PUD proposal – Wood Wind Development:

Thank you for considering my observations.

I appreciate your public service and encourage you to uphold your commitment to advance the interests of Westfield as a city and the interests of her citizens—and to balance those interests with impartiality and a vision to the future. We will be judged on those merits one day.

While I've been encouraged at the reports of progress in the Pulte proposal that get it closer to the requirements of the comprehensive plan, my understanding is that it still **falls short** and requires concessions from the council to gain approval. Those concessions appear to come at the expense of the current residents of the area. The burden on the infrastructure does not appear to be mitigated sufficiently.

My family chose to invest significantly in Westfield, west of Springmill. I am not trying to oblige anyone else to make the choices we have, but I am strongly encouraging you to **deny this current request**. We, and our neighbors, will be adversely affected by this development as proposed. The reasons have been detailed many times so I will spare you the rehash.

- Have faith that there is a better option
- Do not sell short the asset we have as a community by approving a proposal just because it is not as bad as it was before. The improvements that have been made assure that there are solutions to marry development with responsibility—but more is needed.
- The future is bright and we are optimistic for what will come. Therefore, **BALANCE** the approval of modestly priced offerings at the low end with an expectation to give options for higher priced homes within this zone. The infrastructure burden would be too great if we were short-sighted here. You cannot dictate what the marketplace will do, but you can **refuse to be complicit** in selling short your citizens – present and future ones.
- Ensure the gestures made for the golf course are commitments, not hopes.

This approval is for such a wide ranging, long term option that it will outlive many of your tenures. Please be responsible with the authority that has been entrusted to you by the current

citizens of Westfield and do not sell short the ones who will most bear the burden.

Thank you,

Bruce Osborne

From: longlane@frontier.com
To: [APC](#); [Council Members](#)
Subject: Pulte proposal
Date: Monday, March 20, 2017 11:15:00 AM

We are very glad to see some of the changes made by Pulte, with regard to the Woodward Development proposal.

One big nagging question though...WHERE are the high-end designs?? There are currently 1300 homes already being built on the west side of Westfield in these very same price points. Why would we add to that load, which barely covers the school costs per house? Tell Pulte to bring their high-end game. This is the nicest slice of land left for Westfield to develop. Chatham Hills had to have lotteries for their lots, the demand for high-end homes was so strong. Pulte could be doing the same here.

With regard to more green space....they have "added", but it is only because of increased set-backs--not due to actually increasing green space that residents can use.

THANK YOU, thank you for removing apartments and commercial.

Tom and Tracy Pielemeier

From: [Melissa Noparstak](#)
To: [APC](#); [Council Members](#); [Andy Cook](#); [Matt Skelton](#)
Subject: Pulte Vote tonight
Date: Monday, March 20, 2017 11:25:44 AM

Deal Council Members, Mayor Cook, and Others,

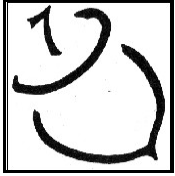
I am writing to express my concern over the Pulte plan being presented tonight (and other Westfield development in general). My husband and I moved to Westfield 2 years ago so that our daughters would have a better education than where we lived before. Moving to the suburbs required a shift in lifestyle, but we found homes amidst farmland and pockets of retail to be charming. And again, any and all changes were necessary for better schools. From what I understand, the plan being presented by Pulte and perhaps other developmental plans that are in progress will compromise the sole reason we chose to live in Westfield.

We are already disappointed in the decisions that have been made in regards to the corner of 146th and Ditch.

Please please please think about those of us who envision the growth of Westfield differently. And please please please vote responsibly and with our children in mind.

Thank you for your consideration.

Melissa Williams



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

City of Westfield, City Council members
January 16, 2017
Mayor Andy Cook
Jesse Pohlman
Others

3/20/2017

Re: Ongoing Pulte WoodWind PUD Discussion....

I am writing again to oppose the inappropriate development threatening the rural nature of this part of Westfield. 900+ houses will forever change our way of life, and lower the quality of life.

My neighbors can detail the nuts and bolts of this project and why it is wrong. As you know, many people here have fought a long and thorough battle, with respect, truth and evidence on their side; reflecting their passion for this land of ours. Many hours in meetings, writing, talking. Hours away from family, work, leisure.

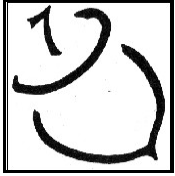
I will ask a more esoteric question: What gives you the right to remove my access to the Milky Way? I can barely see it on only the clearest nights now. If this development comes thru, it will be gone. Forever. For all of us.

If I were to ask you how much cash it would take for you to loose an intangible asset you searched for and found, how much would it take? What events would you sanction to lose that amenity? Not really an amenity, since it is the birthright of any human to gaze up and see the Milky Way. Who can take that from another? That is a very deep and fundamental right to loose – or to take away.

Maybe the loss of the Milky way means nothing to you. This amateur astronomer, and wonderer, considers it a huge loss. Maybe it is the loss of the Coyote's howling, or the Great Horned Owl that is no longer a resident in my yard. Or maybe the thinning numbers of Hawks – Red-tail, Sharp Shinned, Sparrow Hawks are all reduced to 1/3 or less from just a few years ago. Or the song birds – Bluebirds, Titmice, Nuthatches, Wrens and Hummingbirds. Or the quiet nights with the Spring Peepers in chorus and the bullfrogs croaking in the distance? Do their declining numbers alarm you? Do you have the right to make the landscape inhabitable for them? Are you responsible?

Yes. You are directly responsible.

Consider all the people that moved to this area for such things as the Milky Way, or horses, or gardens, or peace and quiet, or.... To leave this area at current zoning – AG-SF-1, 3 acres or more will guide a lighter form of development that can do far less harm to the nature of this land – in regards to the animals, the people, the community and even the infrastructure. SF-1 will not over burden the roads, the schools, the sewers; this area can survive a lighter form of development.



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

Landowners will still be able to sell for the same or similar amounts. Speculators will not be involved, so the sale can be more direct, with a larger percentage going to the landowner. The exchange will be in Westfield, as a part of Westfield, for the betterment of our City.

One can also look to your positions, your power – the ability to preserve or destroy – in light of your civic responsibility. Any elected official has the need to seek what the citizens want and act upon that. How many citizens contact you and try to communicate their passion for 900 houses? Seriously. The citizens have spoken about this development long and loud for months. They have not wavered.

The message is very clear. The question is - Do you have the desire to uphold the people's will or will you take the path that will place you as one that cares little for the real Westfield – the people, the future.

You have a direct responsibility to listen to the people and enact their will. You can add to your info or filter things as you see fit, but in the end, you must vote as the citizens want. Even if they are "wrong", you must vote as the numbers direct you. How can we – you – be "wrong"? The passive path is easy and bright, predictable and comfortable. The other path requires you turn your backs on your neighbors, your community, and alter forever the nature of this wonderful area.

Please do not tell me that you know what is good for Westfield and the citizens don't understand. We are all adults and can easily live with the ramifications of our own decisions. It is your decision, independent of the voice of the people, that worries me and everyone else in this City.

The fact that this responsibility has been abused so many times has hardened the citizens and made them skeptical that the Council or City leadership could ever make decisions for the good of the people. After all, that is your job – to protect and enhance and preserve. Can I ask - has that been foremost in your decisions? These developers mean nothing. They will always be underfoot. You can do better.

I ask the entire Pulte project be rejected on the simple grounds that the citizens of Westfield have spoken, and you must follow their voice. It has long been the foundational message to all in Westfield – we like the small town, we like the rural feel, we do not want suburban sprawl.

Thanks again for your time. Please remember that you can do better – you can rise above.

David R Sochar
Cynthia R Sochar
16116 Ditch Road
Westfield, IN 46074

From: [RWinie](#)
To: [APC](#); [Matt Skelton](#); [Andy Cook](#); [Council Members](#)
Cc: [Kristen Burkman](#)
Subject: Responsible and fair
Date: Monday, March 20, 2017 11:49:27 AM
Attachments: [ATT00001.txt](#)

I support Kristen Burkman's voice.

From: [David Ritenour](#)
To: [APC](#)
Subject: No further unrestrained growth - honor the Comprehensive Plan
Date: Monday, March 20, 2017 12:05:43 PM

As a current resident of Westfield, and formerly of Fishers, I understand the importance of controlled growth of a city and of what results when growth is valued above quality of life and above prior plans instituted to help guide current decisions. Honor the Comprehensive Plan, hold Pulte firmly to the guidelines detailed therein.

Thank you for your time and attention.

Sincerely,
David Ritenour
15247 Nashua Circle
Westfield, IN 46074

From: [Laufter, Ross J.](#)
To: [Council Members](#); [APC](#); [Andy Cook](#); [Matt Skelton](#)
Cc: [dub164@aol.com](#); [tinalaufter@sbcglobal.net](#); [rkburkman@gmail.com](#)
Subject: Wood Wind PUD to APC Monday Night
Date: Monday, March 20, 2017 1:05:45 PM

Is Pulte trying to maximize their profit with high density lower cost homes or are they putting the best plan forth for Westfield that conforms with our Comprehensive Plan? I and the residents that live in the area certainly don't believe it is the best plan for Southwest Westfield nor does it follow our Comprehensive Plan (see excerpts of the Plan below). Please vote no to their PUD until it is aligned with the Westfield Comprehensive Plan.

Respectfully,
Ross Laufter (long term rural resident)

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Westfield and Washington Township Comprehensive Plan

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.

From: Ross Lauft [<mailto:rosslauft@hotmail.com>]
Sent: Monday, March 20, 2017 12:13 PM
To: Laufter, Ross J.
Subject: Fwd: Wood Wind PUD to APC Monday Night - Write Letters

Sent from my iPhone

Begin forwarded message:

From: Kristen Burkman <rkburkman@gmail.com>
Date: March 18, 2017 at 4:39:08 PM EDT
To: undisclosed-recipients;;
Subject: Wood Wind PUD to APC Monday Night - Write Letters

Dear Neighbors -

After reviewing the newly submitted PUD, the main changes are as follows:

- Commercial Removed
- Apartments Removed
- Total number of Pulte homes reduced from 939 to 868 (71 homes)
- 50% of homes are now side load garages (it was 23%)
- A number of areas have larger setbacks from the roads.
- 120' set back off Shelbourne Road with tree preservation
- Including the golf course - open space increased from 260 to 285 acres but it appears the usable space for residents remained about the same. The extra open space comes from the setbacks off the roads.
- The yellow lot home designs will now all be side load instead of front load
- Overall density including the golf course about 1.1 units per acre - Without the golf course and amenity center 1.6 units per acre. These are my estimates because these are not given numbers. As a comparison, our properties are .33 units per acre.

I encourage everyone to write letters once again about this project. While there are improvements to this PUD, it needs more. It is through your persistence that we've made the progress listed above.

The bottom line is if this is approved as it is, it will diminish the lifestyle of everyone in this area. Our lives and how we've chosen to live in Westfield will never be the same. It's hard to communicate this to others that haven't chosen this lifestyle. I'd encourage you to try in your letters.

Areas That Need Improvement:

- Different and higher priced designs need to be added to help the schools, infrastructure and public safety. This PUD has the same priced housing as the other 1,300 lots under construction right here on the west side. If higher priced designs are offered, it will also balance a housing portfolio that lacks any homes between \$500,000 - \$750,000 on the west side of Westfield.
- Still need density decreased
- Open space for residents could be better
- For those neighbors in the Shelbourne area, I would recommend you ask again for 200 feet of tree preservation along Shelbourne Road.
- Still doesn't meet comprehensive plan
- Still isn't maximizing this area for the highest AV that is desperately needed by the city
- Anything else you feel is important to share.

The meeting is Monday evening at 7:00 p.m at City Hall. Please plan to attend. I really appreciate everyone writing one more round of letters. If we don't, they'll assume everyone is OK with this new document. They need to be sent by Monday at noon at the latest for most to read them.

Thanks,
Kristen

Send Letters to these Emails:

Councilmembers@westfield.in.gov
apc@westfield.in.gov
acook@westfield.in.gov
mskelton@westfield.in.gov

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From: [Laurence G. Armstrong](#)
To: [Andy Cook](#); [APC](#); [Council Members](#); [Matt Skelton](#)
Subject: Re: Pulte's newly submitted PUD
Date: Monday, March 20, 2017 1:30:49 PM

Dear Mayor, City Council and APC Members,

Despite Pulte having made several adjustments to the Woodwind PUD over the past 8 months since they first presented it, the proposed density of the latest PUD still exceeds the recommendations of the comprehensive plan, especially in the highest density areas that extend into the Existing Rural Southwest. This would set a bad precedent for that area. The density will also have a negative impact on the schools which will result in a greater tax burden on Westfield tax payers through additional referendums.

Westfield has the tremendous responsibility to guide the growth of its community by more closely adhering to the basic intent of the comprehensive plan, doing what is best for the schools, and keeping taxes low. This is our chance to do what is appropriate for this area and it's citizens, not to a national corporation who's vested interest runs counter to the community.

Respectfully,
Laurence Armstrong
2553 S. 1200 E.

From: [Sullivan, Nhu](#)
To: [APC](#); [Matt Skelton](#); Acook@westfield.in.gov; [Council Members](#)
Subject: Please STOP Irresponsible Development
Date: Monday, March 20, 2017 1:50:46 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Writing to voice my opinion of Pulte PUD development by Woodwind Golf course. I am a registered voter that moved to Westfield 10 years ago from Carmel for the same reason I am against this development. We need to be proactive with development instead of reactive. We need to deal with over crowded schools and streets prior to this development. Addressing these issues after development is irresponsible to your constituents.

Saying I will move to Zionsville next is probably not going to affect your vote at all. What if I ask you to put the interest and well-being of this community ahead of your personal gain in this project? What if I asked why you wanted to hold public office in the first place, to do good for your community or only further your own interest and investments?

No one is saying to stop development, that's progress – it is stopping IRRESPONSIBLE DEVELOPMENT.

Nhu Sullivan

T: +1 317 715 8397
M: +1 317 223 7277
nhu.sullivan@inin.com



From: [Kristen Burkman](#)
To: [Matt Skelton](#); [David Compton](#)
Cc: [APC](#); [Council Members](#); [Bruce Van Natta](#); [Cherie Cook](#); [mindy martin](#); [Stacy Hall](#); [Leah Severson](#); [Sarah Watkins](#)
Subject: Neighbor Buffering Agreements
Date: Monday, March 20, 2017 1:59:52 PM
Attachments: [ww-privagreements.doc](#)

Dear Mr. Skelton and Mr. Compton -

For the past three weeks, Mr. Compton and Pulte have reached out to neighbors heavily impacted by the Wood Wind PUD if approved. He has worked with these neighbors on buffering agreements and has an attorney working to provide those agreements to the neighbors. We appreciate this gesture by Mr. Compton and Pulte to work with the neighbors and develop a plan if the PUD is approved.

As of this morning, Bruce and Alison VanNatta had not been contacted. However, they do have a buffering request which I included. This will need verification from Pulte and the VanNattas when Pulte contacts them.

We'd like to respectfully request that in addition to the written agreements from Pulte, that these buffering specifications also be included in the PUD. All of the information being requested for inclusion in the PUD would be items on adjoining property lines or on the PUD acreage not personal properties.

PUDs can be sold and attaching these agreements to the PUD will protect all parties involved. From discussing this matter with others, it appears this has been done in the past.

Attached is a copy of those agreements for inclusion into the PUD.

Thanks so much,

Rick & Kristen Burkman
Derek & Cherie Cook
Bruce & Alison VanNatta
Nate & Mindy Martin
Todd & Leah Severson
Wade & Stacy Hall
Gary & Sarah Watkins

Gary and Sarah Watkins
2191 W 166th Street
Westfield, IN 46074
Parcel Number: 08-09-09-00-00-003.101
State Parcel Number: 2909-09-000-003.101-015

- Pulte to install a black horse fence along our common property line and for fence to be maintained by Pulte, Golf Course or neighborhood HOA.
- Pulte to provide 30' setback buffer from common property line: This would then be followed by a 15' easement (in which no landscape is permitted) which transitions into the slope to the pond, which is roughly an additional 24'. (Pending approval of Pulte's civil engineer)
- Pulte to plant up to 30 trees on Pulte property within 30' setback buffer between common property line and pond no later than June 2018
- Mix of Indiana native spruce & deciduous trees between 7'-8' tall at planting
Ratio of spruce to deciduous trees: TBD at time of planting
Location and layout of trees: TBD at time of planting
- All trees to be guaranteed for 1 year and replaced if deceased after 12 months
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner.

Wade and Stacy Hall
2001 W 166th Street
Westfield, IN 46074

Parcel Number: 08-09-09-00-00-003.111
State Parcel number is 29-09-09-000-006.101-015.

- Pulte would install at our expense at the rate of 6 trees per 100' feet of rear frontage. They can be either spruce 7' to 8' minimum at planting or deciduous 2.5" in diameter at planting.
- They would located on Pulte's property either within 20' of the existing property line and along the common property line or on the north slope of mounds if added as part of the development of the golf course in a location determined by the golf course architect.
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner

Derek and Cherie Cook
1740 W 161st Street
Westfield, IN 46074

Parcel: 08-09-09-00-00-008.201

- Pulte will increase the minimum buffer width behind your property to 75' in width.
- Pulte will install at our expense a black four rail horse fence at the back of the lots that are adjacent to your property "so there is no confusion where the lots end and the buffer begins". This installation shall occur no later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.

- As part of the development of Construction plans for this area/lots, Pulte and its engineers will meet you out on site to discuss adding mounding in this buffer area along our common property line between 5' and 6' in height provided that such mounding does not create water issues for your pasture. Should this installation shall occur no later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.
- The plant material installed in the buffer area or on the mound will be modified as follows: The tree reforestation will read as follows: 50% of the spruce will be 6ft, 25% of the spruce will be 8ft and the remaining 25% being the smaller size proposed. The deciduous trees will include nothing less than 15 gallon in size container trees. This installation shall occur no later than the end of the planting season after the pavement is installed on the lots that area adjacent to your property.
- All trees to be guaranteed for 1 year and replaced if deceased after 12 months
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner
- If mounding can't take place due to drainage issues, than larger caliper 2-1/2" deciduous will be planted.
- Any homes that are adjacent to your property line will have at least a minimum 36" wainscot around them.

Nate and Mindy Martin
 1839 W 166th Street
 Westfield, IN 46074

Parcel: 08-09-09-00-00-006.000

- Pulte will provide the buffer behind your property to 50' in width.
- Pulte will agree to construct a mound on our adjoining property a minimum of six feet tall and have placed on the mound a mix of Indiana spruce trees between 7' and 8' tall at planting at a rate of 12 trees per 100'. The trees will be planted on the upper 1/3 of the mound and the trees will be maintained by the Wood Wind homeowners Association. This commitment will be covered in a private agreement between Pulte Homes and yourselves. The timing will be at the same time the golf course is constructed behind you. The trees will be planted by Spring of 2018.
- Pulte will agree to install a black horse type fence along our common property line. This will be done by no later than June 30, 2018. The fence to be maintained by the Wood Wind HOA. This commitment will be added to the Wood Wind PUD.
- From our discussions, we understand that there are drainage tiles running across some of the property that we are purchasing from Tom Murphy, Pulte will meet with you and tie them into a storm sewer system that has been approved by the City of Westfield and Hamilton County (as necessary).
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Per Indiana State Statute, if we cause your well to dry up due to our construction activities, we will either dig you a new well or tie you into City water at no cost to you.

Todd and Leah Severson
2223 W 166th Street
Westfield, IN 46074

Parcel: 08-09-09-00-00-003.111

- Black fence will be placed on any part of Severson/Pulte property line not covered by pond to ensure there is no break in barrier between our property and Pulte's property.
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner

Rick and Kristen Burkman
1924 W 161st Street
Westfield, IN 46074

Parcel: 08-09-09-00-00-004.001

- In regards to the golf course mounding, we will try to get to 5' to 6' as measured from the existing grade at your property line. We will have to be mindful of drainage requirements so it could be less than 5' in some areas. In addition, there will be a rolling mound placed on the entire northern border to the north of the fence to buffer your property from the golf cart path. We will agree to a mix of 6' spruce trees and 2.5" caliper trees with 8 - 12 trees per 100' feet lineal feet along your north property line.
- Additionally, per our discussion and the attached exhibit that was included in the PUD, Pulte will agree to install at our expense a white four board vinyl horse fence around the north, west and eastern sides of your property. The timing would be not later than 5/30/2018. I want to make sure that the golf course is in and seeded before putting the fence in.
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner

Bruce and Alison VanNatta
1881 W 161st Street
Westfield, IN 46074

Parcel: 08-09-09-00-00-011.000
08-09-09-00-00-010.003

- Pulte will install at Pulte's expense a black four rail horse fence along the western border of the VanNatta property line.
- A mix of 6' spruce trees and 2.5" caliper trees with 8 - 12 trees per 100' feet lineal feet along the VanNatta's western property line on the west side (Pulte property) of the black fence.
- Pulte agrees that if drainage of our property is negatively impacted in anyway by Pulte development, Pulte to pay to fix with no cost to homeowner
- Pulte agrees that if water source contributing to our well is negatively impacted in anyway by Pulte development, Pulte to pay to correct, including up to and including digging new well or tying into city water, with no cost to homeowner

From: dub164@aol.com
To: [APC](#); [Council Members](#); [Andy Cook](#); mark.heirbrandt@hamiltoncounty.in.gov; danielle@washingtontownship-hc.us
Cc: rkburkman@gmail.com; bvannatta@indy.rr.com
Subject: Woodwind PUD
Date: Monday, March 20, 2017 2:02:17 PM
Attachments: [APC-Woodwind Comp Plan Critique.docx](#)

To All,

Due to the fact we continue to keep the number of letters who support or oppose developments as a score card for decisions I am once again writing in opposition to the Woodwind PUD. I hope you will look back to tally how many of the current residents from this area are in opposition and consider this in your decision.

Pulte has made changes but they continue to fall short. Westfield will not get what it deserves, we will get what our decision makers negotiate. You have been Hoodwinked throughout this process. You have been tricked and deceived and Pulte continues this procedure. Did you notice that they down graded the masonry requirement on 50% of the golf course lots from a full story wrap to a 36 inch wainscot treatment? Did you notice the verbage that allows them to substitute their lower priced product for a higher priced product in sections 3 and 5 interchangeably?

We have continued to present fact based evidence that can no longer be ignored. The information on the financial requirements for the schools validated by Nick Verhoff and the infrastructure requirements for our city are not being met by the current housing inventory in this area. They will not be met by the proposed housing in the PUD either. We have shown that there is a nine year supply of this prevalent price point in this area base upon independent research data. Economics 101 does not imply a strong future for our city if we continue to build to a single pricing sector. Behavior needs to be altered in order to protect the current residents of this community and our long term future.

The proposed Woodwind PUD includes the potential for over 36% of the homes to be of the same product being constructed in the Enclave section of Viking Meadows. Similar designs are under construction and available at Andover Crossings, Landings at Andover, Viking Meadows (west side) and Maple Knoll (west side). It's highly likely that Osborne Trails will also be this type of product from Pulte as these were presented as character exhibits, (450+ more of the same). We have made continual suggestions for different designs and higher priced product that generate higher AV.

I am attaching an analysis of the Comprehensive Plan and how the Woodwind PUD continues to fall short. It is time to start following the plan. We need to be attentive to the financial requirements of our city and our schools. Be an independent thinker and make the right decision for the long term future of our city and our schools. This PUD fails to meet the plan or the potential for this area!!

Thank you for your consideration,

Suzy DuBois

Westfield Comprehensive Plan Critic of Woodwind PUD

Overview

-Process was designed to be open and citizen-driven (many of the people who participated in the development of the 2007 Comprehensive Plan still reside in this area and are opposed to this plan based upon the development not meeting the 2007 Comprehensive Plan)

-While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character than can be identified for the purpose of planning. Westfield-Washington Township has significant natural areas and open space.

-It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable(over 39% of the homes in this area do not support the financial requirements of the schools or public works please refer to housing inventory), high quality, and should be accompanied by substantial and permanent open space of one form or another.

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected. Please see housing inventory and APC Market Research. We have a nine year supply at this price point under development in this section of the city.

-Westfield – Washington Township is committed to managing growth to maximize its positive impacts and minimize its negative impacts.

-It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

-Encourage development to occur contiguously and not “hopscotch” across the township. (+) With the large land acquisition of almost 800 acres it appears the PUD meets this requirement.

-Preserve the community’s rural and small town atmosphere, even as it accommodates new growth. (-)

-Promoting a diversity and balance of land uses.

-Creating adequate buffers and transitions between different types and intensities of land uses. (-) There is no gradual transition from high density to low density to significant buffer to adjoining rural residents.

-Developing design standards for new residential development to encourage quality development.

-Providing adequate open space and recreation areas for all people of the township. (-) Outside of the golf course the open space is approximately 10%. As a benchmark Centennial has 33% open space, West Rail has 37% open space, and the recently approved Liberty Ridge, which borders previously approved commercial has 29% open space.

-Establish appropriate locations for varying housing types. (-) As per the UDO, input from many who served on 2007 Comprehensive Plan Committee there was never intent to approve apartments at 146th and Town Rd. The proposed apartments violate the proximity requirements in the UDO as it is within $\frac{3}{4}$'s of a mile from Town West and Harmony's approved apartments.

-Development standards that establish appropriate setbacks, densities, lot sizes. (-) Regardless of how many trees and shrubs are planted the streets will be penetrated by hundreds of driveways on both sides in most cases every 50-75'. Front facades will be dominated by garages as over 44% of the proposed housing has front load garages.

-Design standards to ensure quality development. (-) Architectural specifications and recommended Pulte products built elsewhere in the region were recommended. Some examples included Lions Creek, the Chelmsford and Northlake areas of The Village of West Clay, and more options from The Estates Collection at Hidden Pines. Little to no effort has been made to achieve 360 degree architecture. Most homes are simply a façade built upon a similar box.

-Demographic studies that evaluate the market and the availability of housing stock in the various categories. (-) Please refer to the housing inventory and Market Graphic Research Document. We currently have a nine year supply of the housing price point of the housing recommended in the PUD under development. This does not take into account rezoned but not under development which is another 1,323 lots. Our community is missing out on the Southwest Hamilton County market demand for homes in the \$425,000-\$625,000 range, (140 per year), as well as the \$625,000-

\$925,000, (47 per year), over \$925,000(8-10 per year), and the demand for lots that are 2-3 acres which is 8-12 per year. This equates to nothing short of \$119,000,000 per year or over a billion dollars of additional AV to our community over the next ten years.

-Encourage neighborhoods that do not have the appearance of “production” housing. (-) Of the 937 homes in the PUD over half, (72%) are like products in Viking Meadows and Maple Knoll less than five miles up the street. There have been many negative comments made by Pulte as well as City Officials as to the poor outcome of the Viking Meadows PUD and a strong desire to not repeat the same mistakes. The curvilinear design will only exaggerate the significant architectural issues as the sides and rears of the homes become more visible with the poor street design.

-Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions. (-) Same as above, the proposed development offers a like product and lifestyle that is already abundantly available elsewhere in Westfield.

-Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. (-) The preservation of the golf course is a positive if the deed restriction language is edited to provide the guarantee of its existence. That is not the current case as Pulte continues to attempt to wordsmith the language as to confuse and not truly commit to the golf course’s long term existence. The intent is to sell the golf course to a private entity. As a result the only open space that remains with the subdivision and its over 3,000 residents is less than 10% of the developed land. This is clearly unacceptable as benchmarked against the neighboring subdivisions of Centennial, West Rail, and Liberty Ridge.

-Locate open space so as to maintain the visual character of scenic roads (-) Attempts have been made especially the southern sections of the PUD along Town Rd. However, there is opportunity to enhance buffers at the main entries along Town Rd to sections 3 and 4, along 156th Street, and at the entry along 166th. The backs of homes are still quite visible from the northern sections of 4 East, 156th Street and 166th Street.

-Require open space in all new developments.(-) Open space outside of the public golf course does not meet the standards especially as the 2007 Comprehensive Plan states as you move west density should decrease

and open space should increase. Benchmarked against the neighborhoods to the east this is a clear decrease in open space.

-Open spaces should consist of usable areas or valuable natural areas.(-)
Outside of the golf course the majority of the remaining open space consists of mere scraps made up of retention ponds, utility easements, and roadway easements.

-Open space should not consist only of land that is left over in the site plan review process.(-) See above.

-Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. (-) Parks are among the most defining and attractive amenities of a neighborhood. The amount of open space dedicated to parks and the arrangement of the housing does little to provide for maximizing open space for the residents. Please take a look at the Pulte neighborhood in Zionsville, Clark Meadows at Anson has 200 acres of open space and it is not a golf course. Westfield deserves better.

Development Policies(applyes to all New Suburban)

- Ensure that new development occurs in a way that is contiguous with existing development. (+) Based upon the large land acquisition of almost 800 acres that Woodwind PUD will meet this requirement.
- Require all development to have public sewer and water, paved streets, curbs, gutter, and sidewalks.(+) Specified in PUD.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided. Some attempt has been made to achieve with varied setbacks and facing homes to front streets. There is still opportunity at main entries off Town Rd., northern points along Town Rd on east and west sides, 156th Street, and 166th Street entry.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be 'high quality' may not achieve a high quality development if they are all the same and are not part of a sensitive and quality overall design. (-) Lack of diversity especially with over half of like homes in Viking Meadows and Maple Knoll and a significant potential for higher AV.

- Encourage a diverse range of home styles in individual subdivision, using innovative architecture of a character appropriate to Westfield. (-) Once again there is a very limited range of housing options over half of which are being built in Maple Knoll and Viking Meadows. The price range is extremely limited as well. 360 degree architecture was requested with little concession made by Pulte. Request nothing less than 40% brick or stone wrap carried per from front elevation of home per section, 40% brick or wanescoat carried from front elevation of home per section, and no more than 20% concrete board.
- Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan. (-) This refers to people procuring a home that they wanted to live in for their entire life span. Perhaps they planned to add on to their home or move in an in-law later in life. People continue to invest in areas where homes are situated on large lots, located near parks or that back up to wildlife corridors. The new construction in Woodwind will likely sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now when the architecture is outdated and the kitchen needs remodeled, what incentive will people have to invest in these homes? The lots do not provide private backyards. One will not likely add a pool or sunroom without sacrificing a garden or child's play area. The development will age not mature. Families want to purchase homes that grow with them.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development. (+)
- Ensure proper land use transitions between dissimilar types of residential development. (-) There is little to no transition present in the residential.
- Ensure appropriate transitions from businesses located along US 31, SR 32, SR 38 and from adjoining large subdivisions. (-) This applies to resident at 146th and Town and they require additional buffering.
- Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances. (-) More than 10% open space outside of golf course is needed.
- Appropriate Land Uses in New Suburban(-)
 - o Detached dwellings (+)
 - o Attached dwellings Not applicable
- Greenbelts and landscaping buffers can help create a transition between uses. (+) Addition of golf course holes to protect residents in area one is much better. Still opportunity in section three and five.

- Preserve existing older structures when possible. (+) Preservation of bank barn, golf course club house, and family barn at section four.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development. (?) Traffic impact study was completed. However, roads in the area are dangerous and highly traveled already. Significant concern among residents about addition of more traffic and increased dangers.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions(area, frontage, setbacks, etc.) and a variety of housing types(detached, semi-detached, attached) to serve multiple markets(traditional families, single-parent households, empty-nesters, etc.). (+ & -) Design does not maximize open space but provides for a wide range of housing options.
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths. (+ & -) The golf course if ensured with appropriate deed restriction language is quality and useable space. The current deed restriction language does not ensure the continuance of the golf course. The remaining 10% open space is negligible and requires work.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity in particular, promote connections to new regional trails such as the Monon and Midland Trace Trails. (+ & -) Trail system provides much connectivity for area. However, significant concern with crossings for pedestrians across Town Road and across 161st Street. Suggested tunnels for both locations.
- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. (+ & -) The curvilinear design is dated and simply provides an opportunity for developer to maximize lots. Section two is a terrific example of a conservation subdivision layout.
- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces

between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). (+ & -) **There is little transition that occurs throughout the plan.**

- Bicycle and pedestrian trails increase connectivity and can improve the overall quality of the development.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street) “Single-loaded” streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages). (+ & -) **Effort has been made to front load many of the homes. Opportunity still exists to minimize side and rear views at 156th Street and northern section of Town Road on east and west sides.**
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. (-) **The plan fails miserably with over 45% of the homes having front loaded garages.**
- Encourage roadway improvements that promote safety but do not increase speed. (+) **Curved roads will likely decrease speed.**

The Southwest New Suburban

The Southwest New Suburban area includes a diverse mix of uses:

- a town park,
- **a golf course,**
- open farmland,
- residential development
- a central core of large-lot residential and rural properties,
- equestrian uses
- artisan farms

.

This development should be context-sensitive. (-) The housing in this area is currently zoned AGSF-1 or three acres per home site. All residents have been held to this standard with new construction still occurring on large lots in the region. The majority of the homes in the area are custom on large acre lots ranging from 3 to 57 acres. The current citizens in this area have sought these sites out to pursue a rural lifestyle. The high density housing on fairly small lots, low architectural standards, and cookie cutter housing are not in context to the area. They will devalue the homes in the area and the lifestyle of the current residents.

As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. (-) As benchmarked against the neighboring subdivisions the open space outside of the golf course is not supportive of much of a decrease.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. (-) There have been some concessions made in several areas that are more in line with appropriate buffering but there is still more work to be done in this area. Language that guarantees the buffering specified especially the golf course holes needs to be included in the PUD.

Promote innovative development such as conservation subdivisions. (-) The curvilinear design is antiquated and dated. There has been little effort to pursue innovative development such as conservation subdivisions except in section 2 on the golf course. The remaining parcels are designed with the intent to maximize lots with little to no thought given to open space for the long term residents of this area.

From: [John Daly](#)
To: [APC](#)
Subject: Pulte
Date: Monday, March 20, 2017 2:24:50 PM

Isn't a Public Comment required under for a revised plan? This seems like the type of "ram it through" behind closed door procedure this forum was designed to prevent. Due process requires notice and the opportunity to be heard. Pulse should be required to present its new plan and then we should be given time to respond. As Always, what is the rush?

Best,

John

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

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WORK INJURY LAWYERS

From: [Urban Farmer](#)
To: [APC](#)
Subject: Woodwind PUD District
Date: Monday, March 20, 2017 3:09:09 PM

Members of the APC,

Hope all of you are well. My name is Noah Herron and I live in Westfield. I have sat through several APCs in the crowd and as a business owner. I take neither the conservancy's side or Pulte. I do believe strongly that with the changes that have been made since the first public hearing you should at the very least open it up for another public hearing and get more input from both sides. Yes, it will be another long night of comments but you will be hearing from the citizens you are representing and can make a better decision either way.

Thanks,

--

Noah Herron

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 6, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, David Schmitz, Ginny Kelleher, Chris Woodard, Robert Smith, and Tom Smith.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Daine Crabtree, Associate Planner; Brian Zaiger, City Attorney.

Approval of Minutes: February 21, 2017, Meeting Minutes.

Motion: Approve February 21, 2017, Meeting Minutes.

Motion: Schmitz; Second: Kelleher. Vote: 7-0

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1701-PUD-02

The Grand Millennium Center Planned Unit Development (PUD) District

Northeast Corner of US 31 and David Brown Drive

EdgeRock Development, LLC requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

Todd presented an overview of this project. He stated that this project has the support of the Grand Junction Task Group.

Mr. Birch Dalton, petitioner, outlined the changes and updates that were made to the project due to public and Plan Commission input. He addressed the goal of making this a pedestrian-friendly development. He also addressed the aesthetics planned for the parking structure. He mentioned that enhanced buffering requirements were added, as well as tree preservation requirements.

Kelleher inquired about the classification for the proposed restaurant near the proposed civic building.

Dalton stated that it would be part of the Commercial District.

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

Kelleher expressed concern about building height adjacent to the existing residential neighborhoods.

Hoover proposed using the greater of a 3-story maximum height or a 2:1 proximity slope (setback: height) in the Multi-Family District from the eastern district line.

Dalton agreed to the height restriction.

Woodard inquired about parking garage exterior.

Dalton responded that the PUD addresses parking garage architecture.

General discussion between the petitioner and several commission members took place regarding existing tree lines, buffering, road design, multi-family, and hotel parking.

Motion: Forward 1701-PUD-02 to the City Council with a favorable recommendation with the incorporation of the following modifications to the Ordinance:

1. Section 7.1 (F) of the proposed Ordinance shall be modified as follows: Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.;
2. In Section 8 of the proposed Ordinance, all references to "Section 6" shall be changed to "Section 7"; and,
3. The District Map shall be modified so the portion of the Real Estate immediately south of and adjacent to Park Street is identified as part of the Commercial District.

Motion: Hoover; Second: R. Smith; Vote: Approved 7-0

PUBLIC HEARINGS

1703-DDP-02
[PUBLIC HEARING]

Metric Seals, Building Expansion
17030 Westfield Park Road

Design & Build Corporation by Weihe Engineers requests approval of a Detailed Development Plan for an expansion of an existing industrial building and parking area on 2.1 acres± in the EI: Enclosed Industrial District.

Crabtree presented an overview of this project and the request. He noted that staff recommends approval of the development plan with the condition that with all necessary approvals be obtained from Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a improvement location permit.

Public Hearing opened at 7:48 p.m.

No public comment.

Public Hearing closed at 7:49 p.m.

Motion: Approve 1703-DDP-02 with the condition conditions that all necessary approvals be obtained from Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a improvement location permit.

Motion: Schmitz; Second: T. Smith; Vote: Approved 7-0

1703-REZ-01
[PUBLIC HEARING]

Belmont Woods
16575 Carey Road
Weekley Homes of Indiana, LLC requests a change of zoning of 16.56 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the SF-2: Single-Family Low Density District to allow for a single-family residential development.

1703-SPP-02
1703-ODP-02
[PUBLIC HEARING]

Belmont Woods Subdivision
16575 Carey Road
Weekley Homes of Indiana, LLC by Weihe Engineers requests Primary Plat and Overall Development Plan approval of 27 single-family residential lots of 16.56 acres± in the SF-2: Single-Family Low Density District (pending, 1703-REZ-01).

Howard presented an overview of the proposals, noting that that both items are eligible for a public hearing this evening; however, only one item (1703-REZ-01) is ready for action.

Mr. Steve Hardin, Faegre Baker Daniels, on behalf of the petitioner Weekley Homes of Indiana, presented an overview of the project. He noted that they have met with neighbors and that request is a straight SF-2 proposal with no waivers or variances requested.

Joint Public Hearing for 1703-REZ-01, 1703-SPP-02 & 1703-ODP-02 opened at 7:53 p.m.

Craig Pickett, 3322 Cary Glen Court; inquired if there would be enhancements or expansions made to the Kirkendall Drain.

Joint Public Hearing for 1703-REZ-01, 1703-SPP-02 & 1703-ODP-02 closed at 7:54 p.m.

Hardin stated that the drain is regulated by the County, and that no changes were being planned other than what would be required by the Hamilton County Surveyor's Office.

Motion: Forward 1703-REZ-01 to City Council with a positive recommendation.

Motion: Schmitz; Second: R. Smith; Vote: Approved 7-0

CONTINUED ITEMS

1703-PUD-03
[CONTINUED]

Chatham Commons Planned Unit Development (PUD) District
NWC of 191st Street and U.S. 31
Chatham Hills, LLP by Henke Development Group, LLC requests a change of zoning of 41.04 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Commons Planned Unit Development (PUD) District

1703-ODP-03
1703-DDP-01
[CONTINUED]

Chatham Commons
NWC of 191st Street and U.S. 31
Chatham Hills, LLP by American Structurepoint requests approval of an Overall Development Plan and a Primary Plat for 2 commercial lots on 41.04 acres +/- in the proposed Chatham Commons Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Hoover. Vote: 7-0.

The meeting adjourned at 8:01 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



East Elevation



North Elevation



South Elevation



West Elevation