



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 02_21_2017

Tuesday, February 21, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, February 21, 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 - February 06, 2017

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

Review APC Rules & Procedures

ITEMS OF BUSINESS

1610-PUD-17

Osborne Trails Planned Unit Development (PUD) District (formerly Drexler Woods) 191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Osborne Trails PUD - Ordinance](#) | [Exhibit 5: Osborne Trails PUD - Red Line version](#) | [Exhibit 6: Neighborhood Meeting Summary 11-30-16](#) | [Exhibit 7: Issue List Response](#) | [Petitioner's Presentation](#) | [Public Comments](#) | [Updated Redline 02-21-17](#) | [Updated Osborne Trails PUD Text 02-21-17](#)

CONTINUED ITEMS

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.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 06, 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, Andre Maue, David Schmitz, Robert Horkay, Ginny Kelleher, Chris Woodard, and Tom Smith.

City Staff Present: Matt Skelton, Director; Jesse Pohlman, Senior Planner; Pam Howard, Associate Planner; Matt Pleasant, Associate Planner; Paul Reis, City Attorney.

Approval of Minutes: January 17, 2017, Meeting Minutes.

Motion: Approve January 17, 2017, Meeting Minutes.

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

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

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

Pohlman presented an overview and petition history of the change of zoning petition.

David Compton, on behalf of the petitioner, presented the revisions made since the last meeting.

Hoover presented a list of recommended changes that he would like to see incorporated prior to the Council's consideration of the ordinance that included:

1. Page 1 and throughout Ordinance define Common Council as "Council" and change all references to the "Council" for purposes of consistency.
2. Section 2.1 (Definition): Add a definition for "Apartment Building" for more detailed references to requirements affecting apartments and the "carriage style" duplexes. Incorporate Apartment Building term in Ordinance, as appropriate for clarification.

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3. Section 6.2 (Multi-family Area): Add an "Apartment Building" definition (as a newly defined use already contained with the permitted Multi-family Dwelling) to the list of Permitted Uses. Also, clarify that Prohibited Uses are not allowed even if permitted in the Underlying Zoning District.
4. Section 6.3 (Flexible Use Area): Clarify that Prohibited Uses are not allowed even if permitted in the Underlying Zoning District. Add "Apartment Building" to the list of Prohibited Uses. Incorporate the defined term "Dwelling Units" as appropriate, and clarify which standards apply to either or both "Apartment Buildings" and/or "carriage type Duplex Dwellings".
5. Section 6.4 (Commercial Area): Clarify that Prohibited Uses are not allowed even if permitted in the Underlying Zoning District.
6. Section 7.4(B)(3) (Flexible Use Area): Clarify language as follows:

Leasing: No Dwelling Unit within the Flexible Use Area shall be rented or leased by the initial Developer thereof, 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.

7. Section 7.5(D) (Expiration/Sunset): Specify that a transfer must be to a Developer of a project that includes one (1) or more Apartment Buildings.
8. Section 8.2(B)(3) (Series): Specify that Series B lots may not be increased within Area 1 or Area 4 East.
9. Section 8.2(B)(8) (Architectural Standards; Corner Lots): Increase the requirement of a Masonry Material wrap to all Building Facades, and the requirement for a Masonry Material corner wrap to both side Building Facades.
10. Section 8.2(B)(9) (Architectural Standards; Trail Lots): Increase the requirement of a minimum Masonry Material wrap to all Building Facades, and the requirement for a Masonry Material corner wrap to both side Building Facades.
11. Section 8.2(B)(11)(b) (Architectural Standards; Side Facades with Gables): Add a requirement:

Side Building Facades with Gable: All Dwellings with a gable end on the side Building Facade that do not have either a side loading garage or Masonry Material a minimum of thirty-six (36) inches tall on the side Building Facade shall incorporate a minimum of one of the following elements on the side Building Facade:

- i. A change in exterior color separated by trim;

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- 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.
12. Section 8.2(C)(3) (Building Variation): Add language to clarify which building variation requirements apply to either or both "Apartment Buildings" and "carriage type Duplex Dwellings".
13. Section 8.2(C)(5) (Trim): Add language that would allow for shutters around windows.
14. Section 8.4(C)(2) (Perimeter Fencing): Clarify that the requirement for a perimeter black four board horse fencing is "a minimum" of 65%.
15. Section 10.2(C) (Amenity Area): Remove basketball court necessitated by prior revisions to the Amenity Area.

Kelleher stated she believes this petition is not consistent with the Comprehensive Plan, is an abuse of the intent of a PUD District and should not be in this location.

Motion: Favorable recommendation with the incorporation of Hoover's recommended changes.

Motion: Hoover; Second: Horkay; Vote: 4-4 (Kelleher, T. Smith, Schmitz, Woodard)

Motion failed due to lack of majority.

Motion: Unfavorable recommendation.

Motion: Kelleher; Second: T. Smith. Vote: 3-5 (Graham, Hoover, Horkay, Maue, Schmitz)

Motion failed due to lack of majority.

Skelton explained the failure of the Plan Commission to adopt a recommendation results in the certification of no recommendation by the Department to the Council.

With no objection being made, the petition will be forwarded accordingly.

1611-ODP-11
1611-SPP-11

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street
M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-three (233) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and primary plat, and the associated request for waivers.

Motion: Approve waivers to: (1) Limit the requirement for a perimeter path along 196th Street to the west half of the property; and (2) Increase the maximum block length for Street B from 1,250' to 1,470', with the following findings (pursuant to Article 7.3(C) of the Unified Development Ordinance):

The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.

The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.

The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.

The proposed development is consistent with and compatible with other development located in the area.

The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

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

Motion: Approve 1611-ODP-11 and 1611-SPP-11 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

PUBLIC HEARINGS

1611-SPP-10
[PUBLIC HEARING]

Hart Commercial Park Subdivision

820 East Main Street

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

Pleasant presented an overview of the primary plat.

Public Hearing opened at 7:43 p.m.

No public comment.

Public Hearing closed at 7:44 p.m.

Pleasant confirmed the subdivision was necessary in order for the petitioner's proposed sale of the proposed Lot 2.

Kelleher inquired about the access road and ongoing maintenance.

Skelton explained the existing access easement, as cross-referenced on the proposed plat, would still remain.

Motion to approve 1611-SPP-10 with the condition that all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of Improvement Location Permit.

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

CONTINUED ITEMS

1701-PUD-02

[CONTINUED]

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.

1610-PUD-17

[CONTINUED]

Osborne Trails Planned Unit Development (PUD) District (formerly Drexler Woods)

191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

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REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Vote: 8-0.

The meeting adjourned at 7:50 p.m.

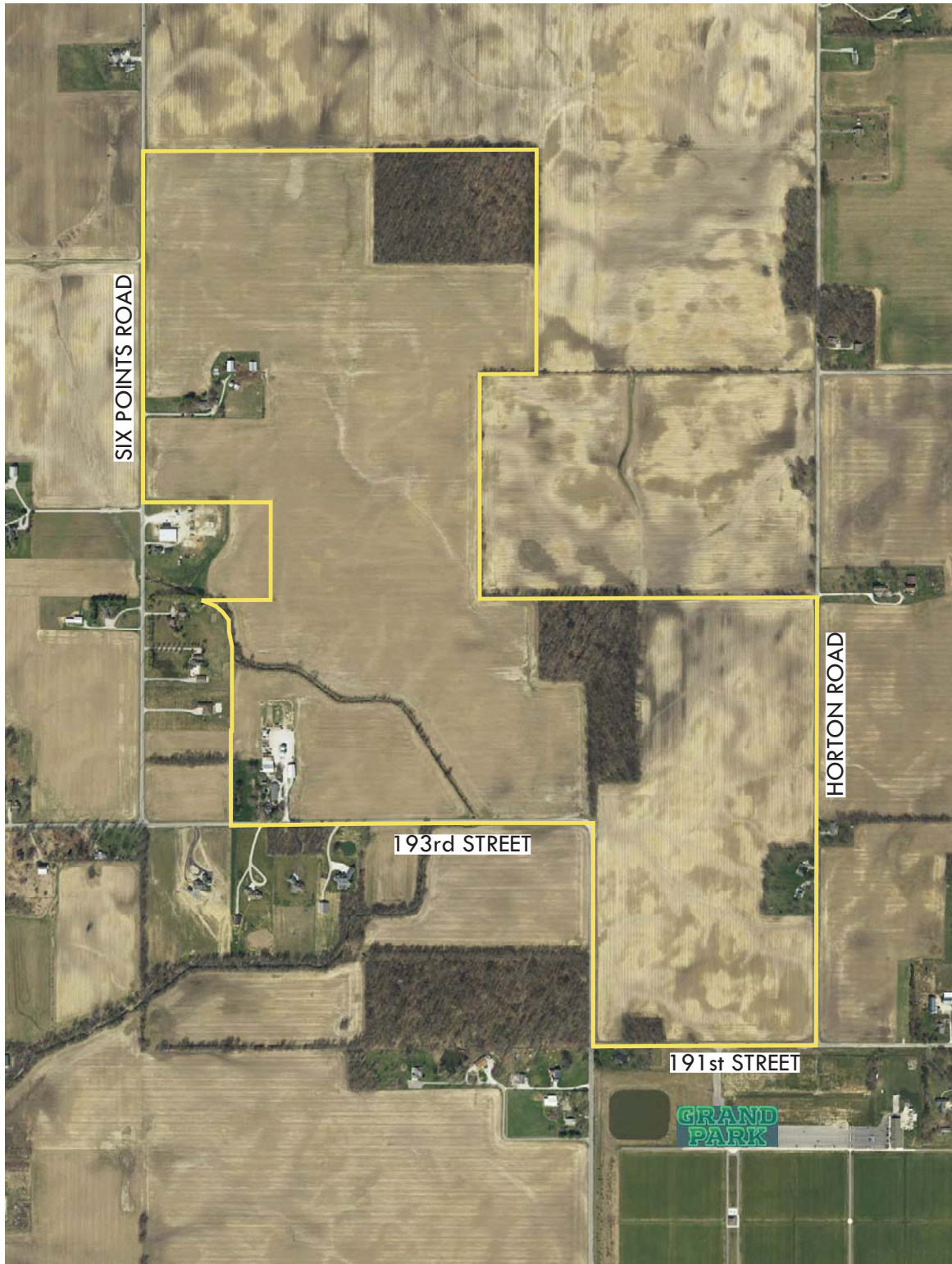
Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

DREXLER WOODS

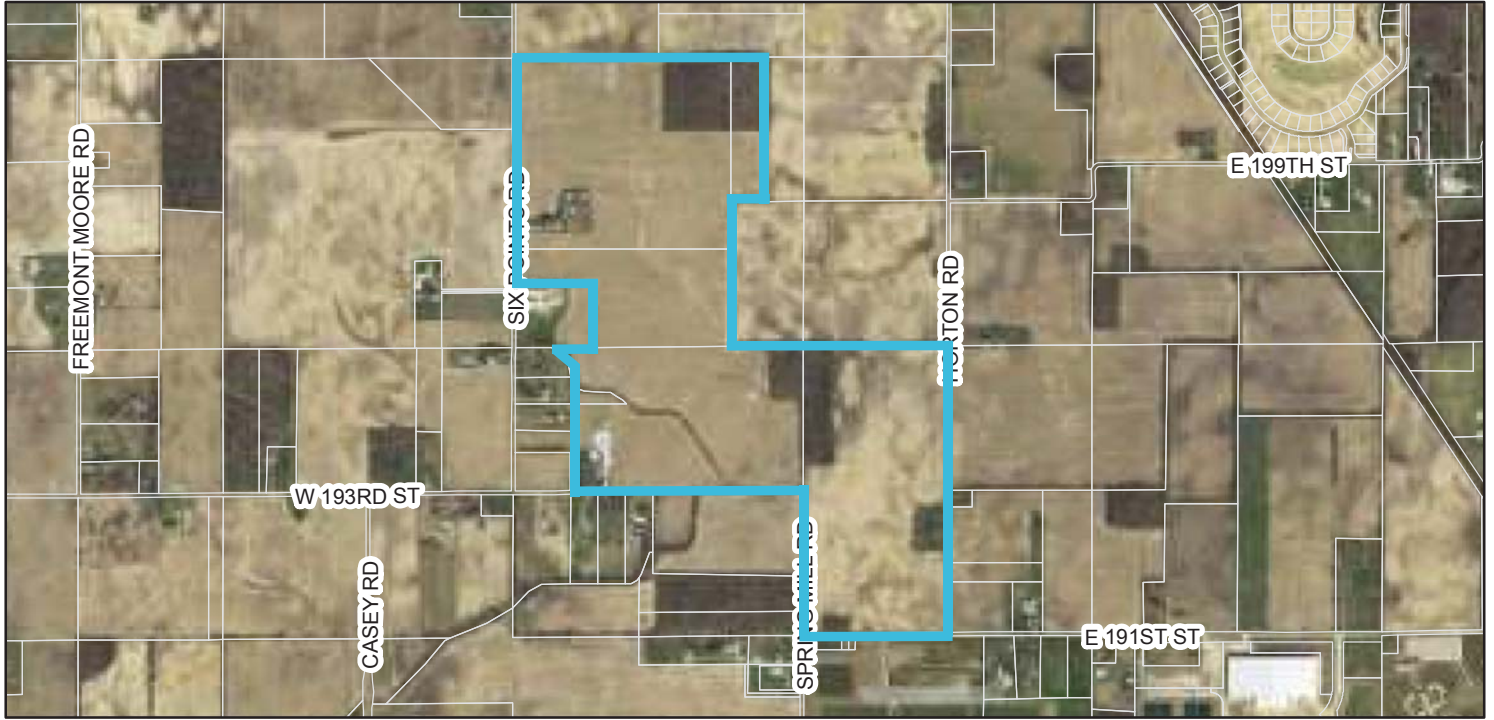
Westfield, Indiana



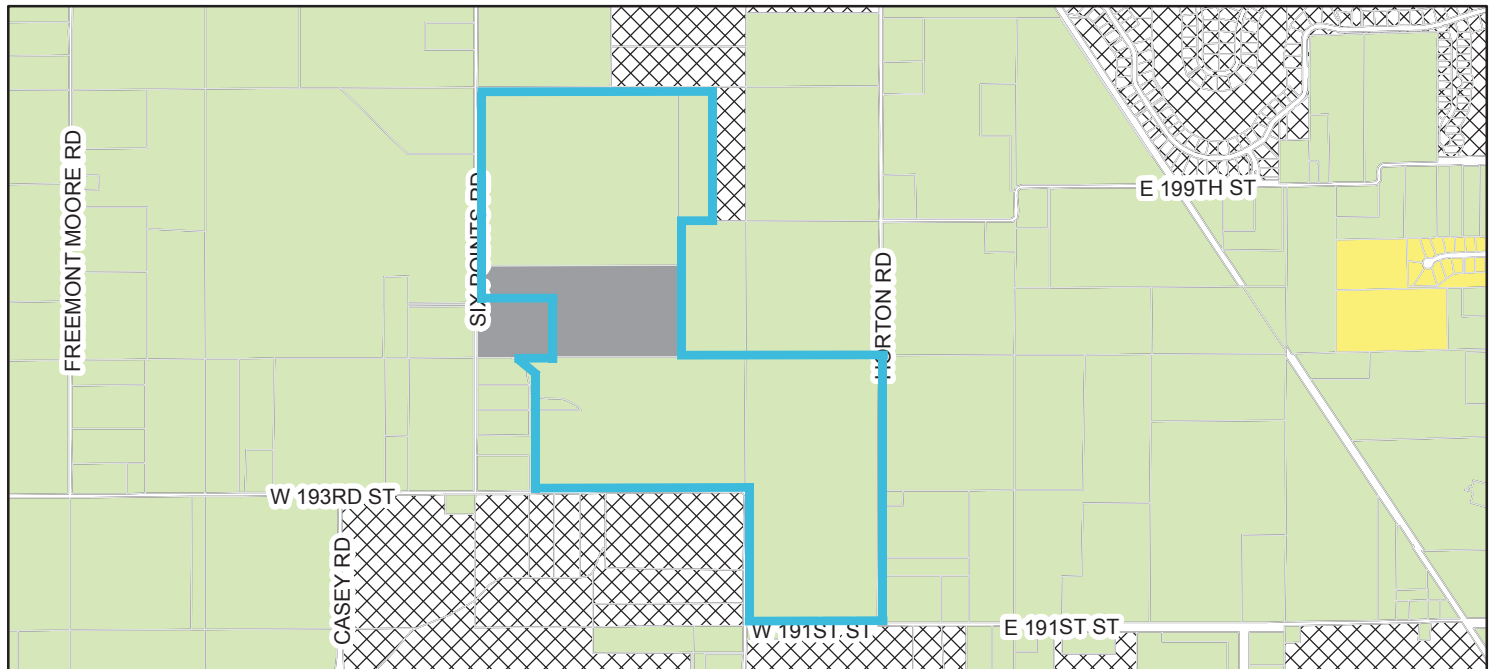
Property Location Map
Drexler Woods PUD Amendment
1610-PUD-17



Aerial Location Map



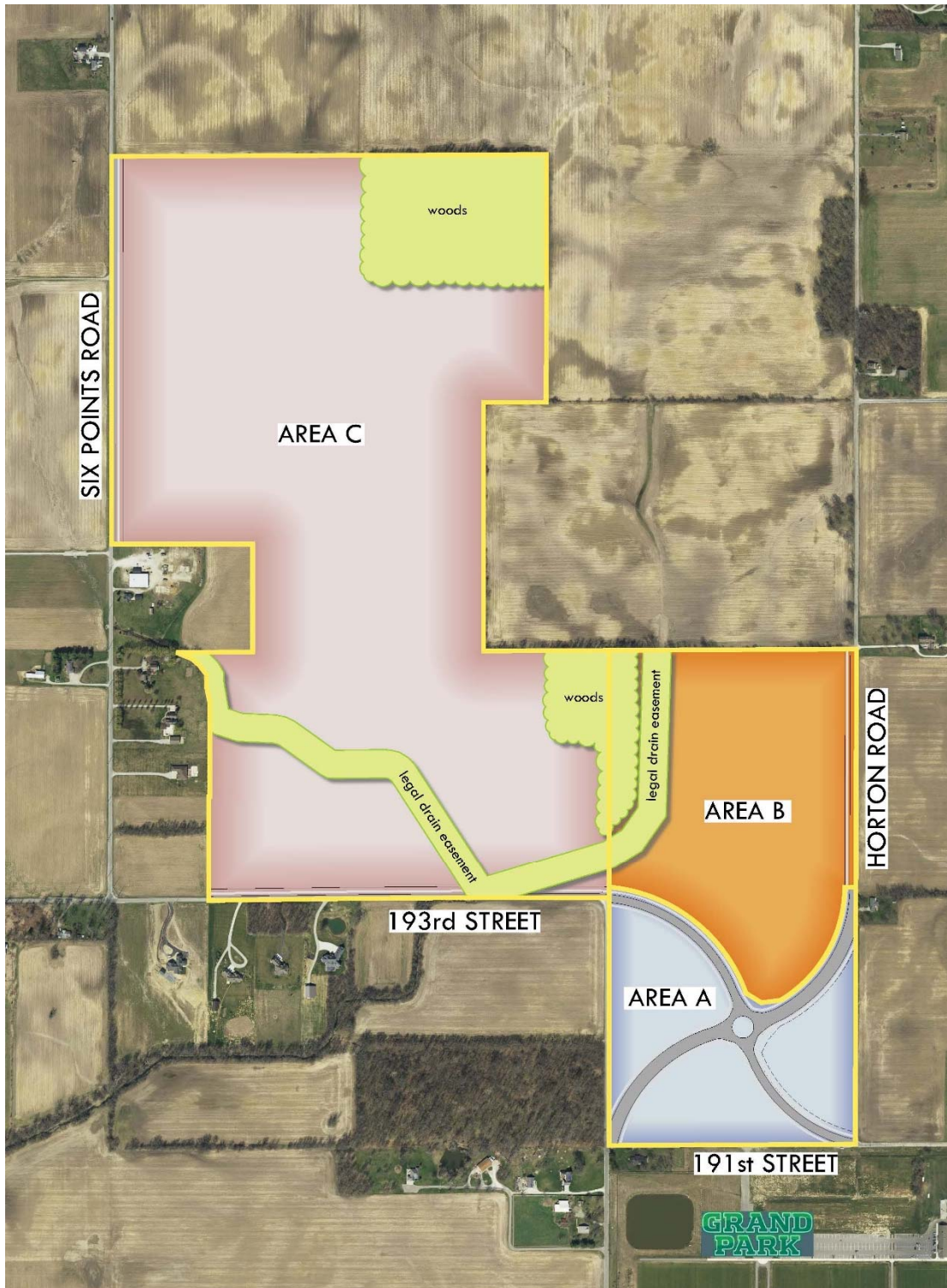
Zoning Map

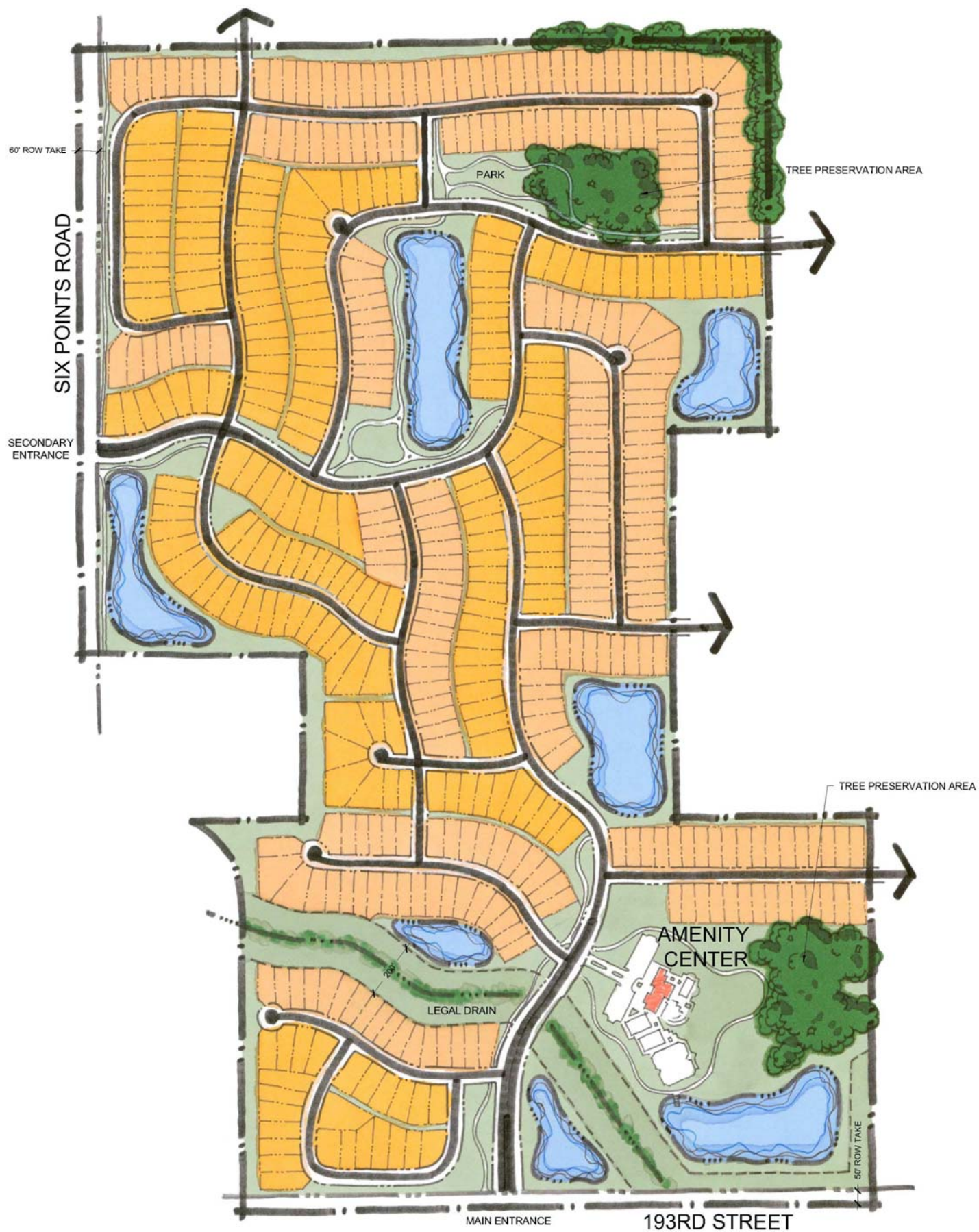


Zoning

 AG-SF1	 OI	 SF-2
 PUD		

EXHIBIT B
DISTRICT MAP





Osborne Trails – Area “C” Concept Plan
(February, 2017)

ORDINANCE NUMBER 16-44

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 "**Osborne Trails 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. 1610-PUD-17**), requesting an amendment to the Unified Development Ordinance and 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. 1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails 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 **District Map:** The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.
 - A. A minimum of eighty percent (80%) of all dwellings on lots adjacent to an External Street (within 100’ of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street.
 - B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as **Exhibit D**; Area C - Pedestrian Connectivity Plan.
 - C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: LB: Local Business District.
- 4.2 Area B: SFA: Single Family Attached District.
- 4.3 Area C: SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.
 - A. Recreational Facility, Commercial.
 - B. Assisted Living Facility.
- 5.3 Area C.
 - A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.
 - B. Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
 - C. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in Area C as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.
 - D. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant’s occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the

Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An “Association” (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law. The provisions of this Section 5.3 (D) may be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder.

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

6.1 “Area B: Article 4.9 shall apply to Area B except as otherwise modified below:

A.	Maximum Dwellings	Eight (8) per building
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6.2 Area C: Article 4.7 shall not apply to Area C; rather the following shall apply:

A.	Minimum Lot Area	6,000 SF
B.	Minimum Lot Frontage	35’
C.	Minimum Building Setback Lines	
	i. Front Yard	21’
	ii. Side Yard	5’
	iii. Rear Yard	20’
D.	Maximum Building Height	2 ½ stories

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to Area A, except as modified below:

A. Nonresidential buildings shall comply with the provisions of Article 5.3.K (State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area

C, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.
- B. Exterior Materials: Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches, shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679) and shall be permitted on up to 100% of all Building Facades subject to the following standards:
 - i. All siding shall be Class 1 as listed in this standard.
 - ii. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet.
 - iii. The materials shall preserve a wood grained finish in both the siding and the trim.
 - iv. On “gable end trusses” that are constructed out of two by four inch (2”x4”) dimensional lumber installed vertically at sixteen inch (16”) on center (or greater spacing) and where the vertical two by fours (2x4’s) are ten feet (10’) or greater in length, the builder shall install a “strongback” and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4’s) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4’s) and the siding attached to it.
- C. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- D. Minimum Overhangs: All homes shall have a minimum of 8” roof overhangs.
- E. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

- F. Shingles: All homes shall have dimensional or architectural grade shingles.
- G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

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

- A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;
 - i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
 - ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.
- B. Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below:
 - i. The minimum width of the buffer yard adjacent to existing parcels adjacent to Six Points Road zoned AGSF-1 shall be fifty (50) feet.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

- 8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.
- B. Amenities: The following amenities shall be provided in Area A:
- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
 - ii. Amenity Facility: The amenity facility in Area C shall include the following:
 - a. Clubhouse of at least seven thousand (7,000) square feet, including a fitness center.
 - b. Parking Lot.
 - c. Pool.
 - d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 9. **Annexation**: The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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 F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

Osborne Trails - PUD District Ordinance 10 021517

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Area “C” Concept Plan
Exhibit D	Area “C” Pedestrian Connectivity Plan
Exhibit E	Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

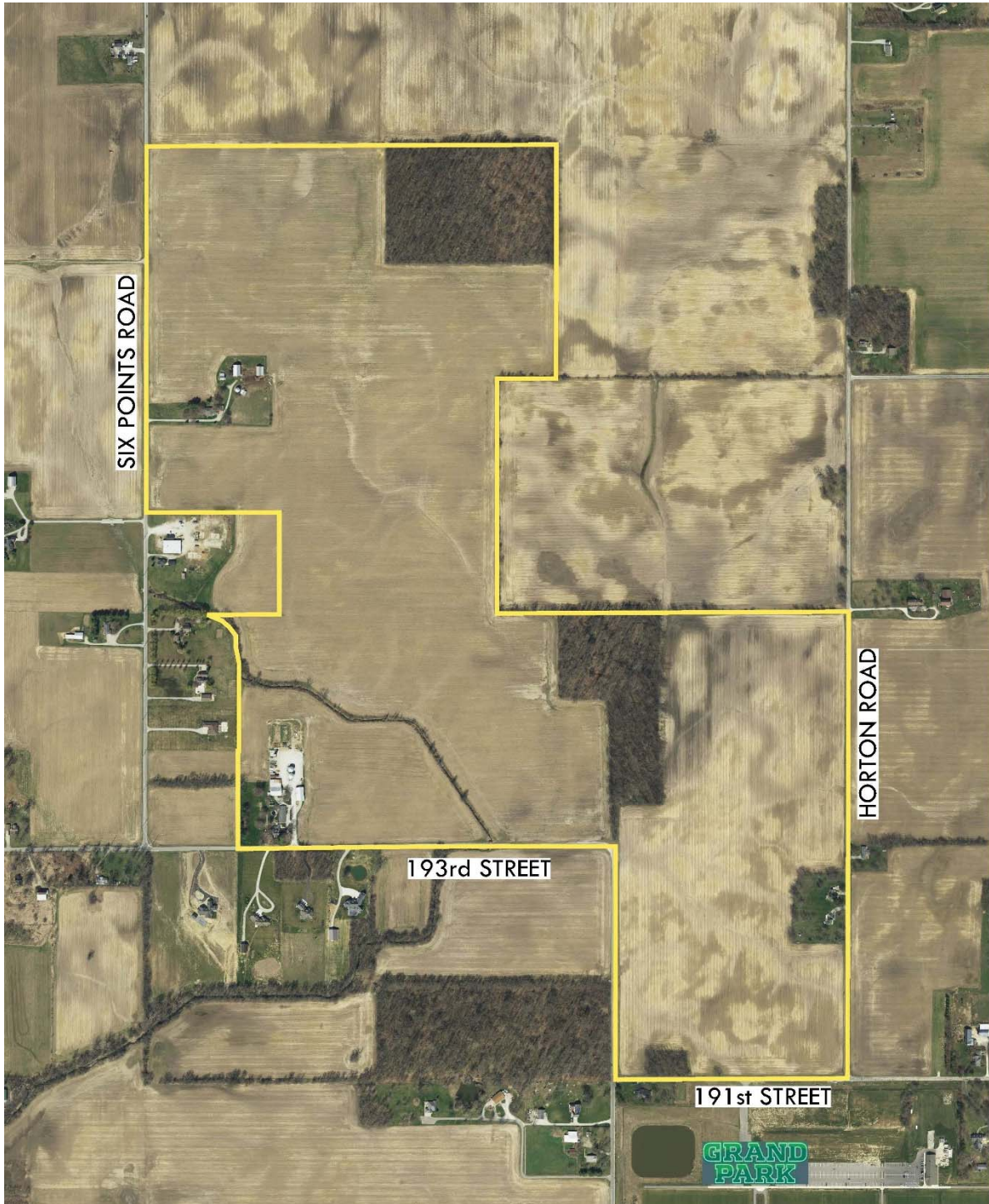


EXHIBIT B
DISTRICT MAP

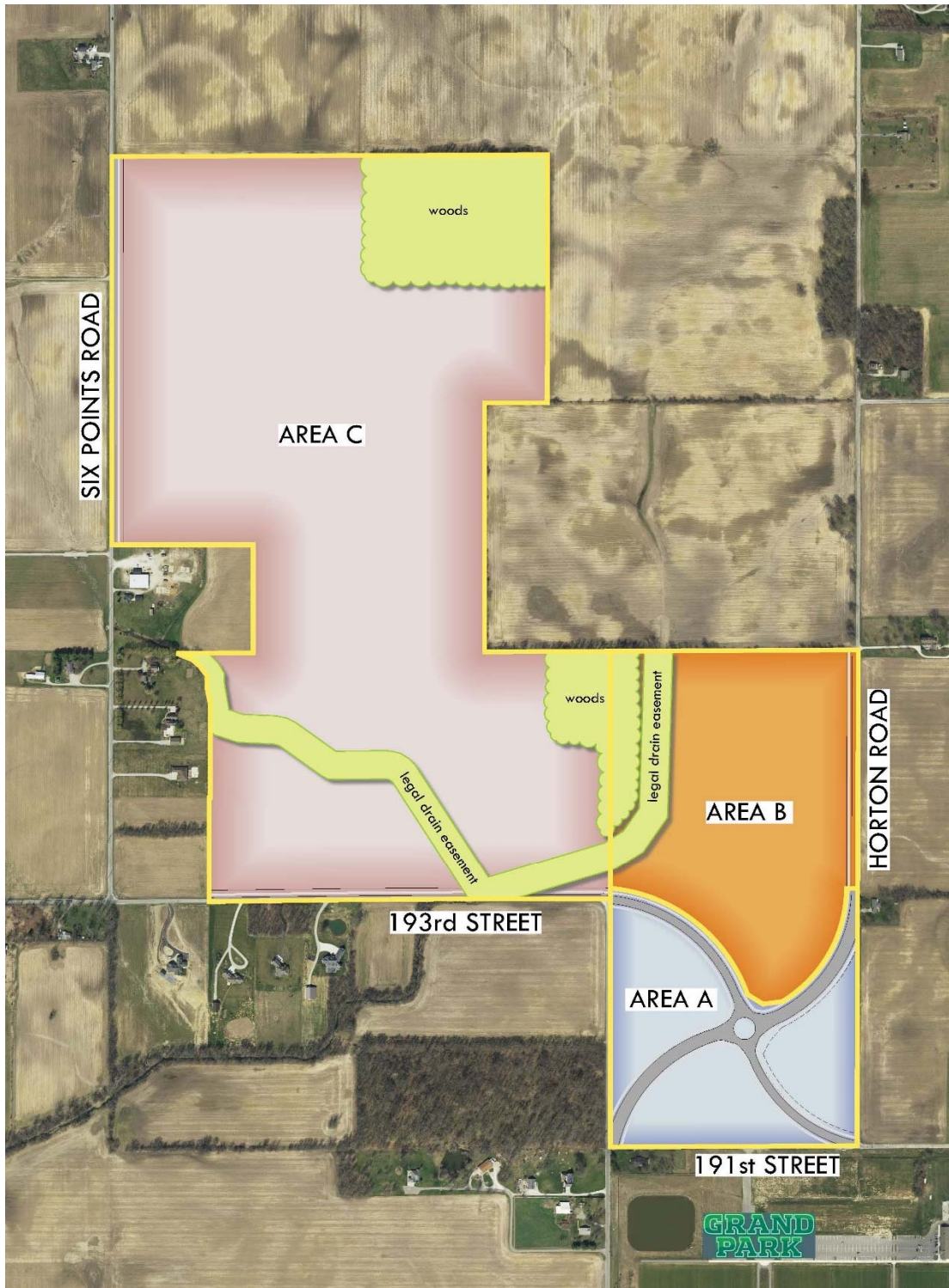
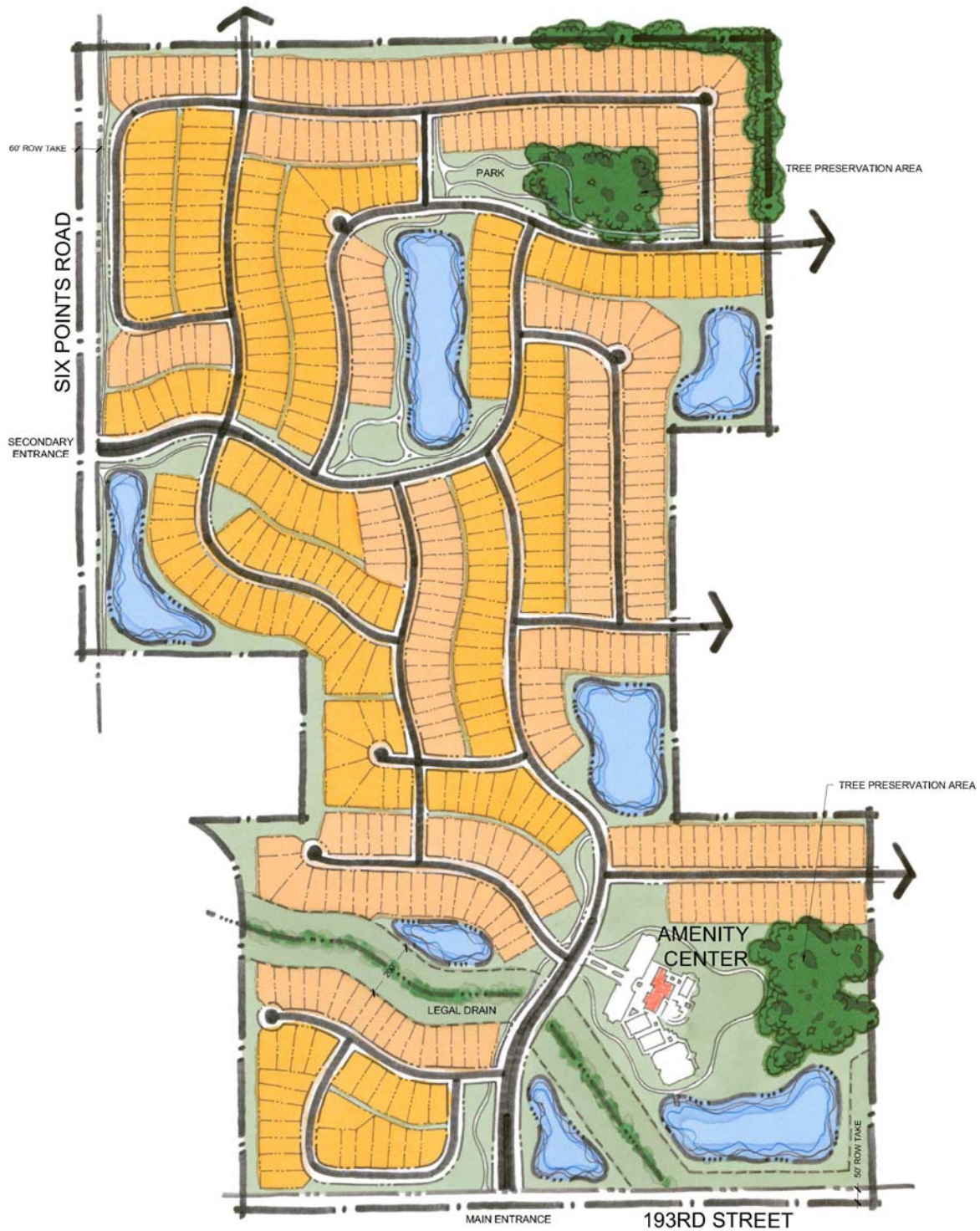


EXHIBIT C

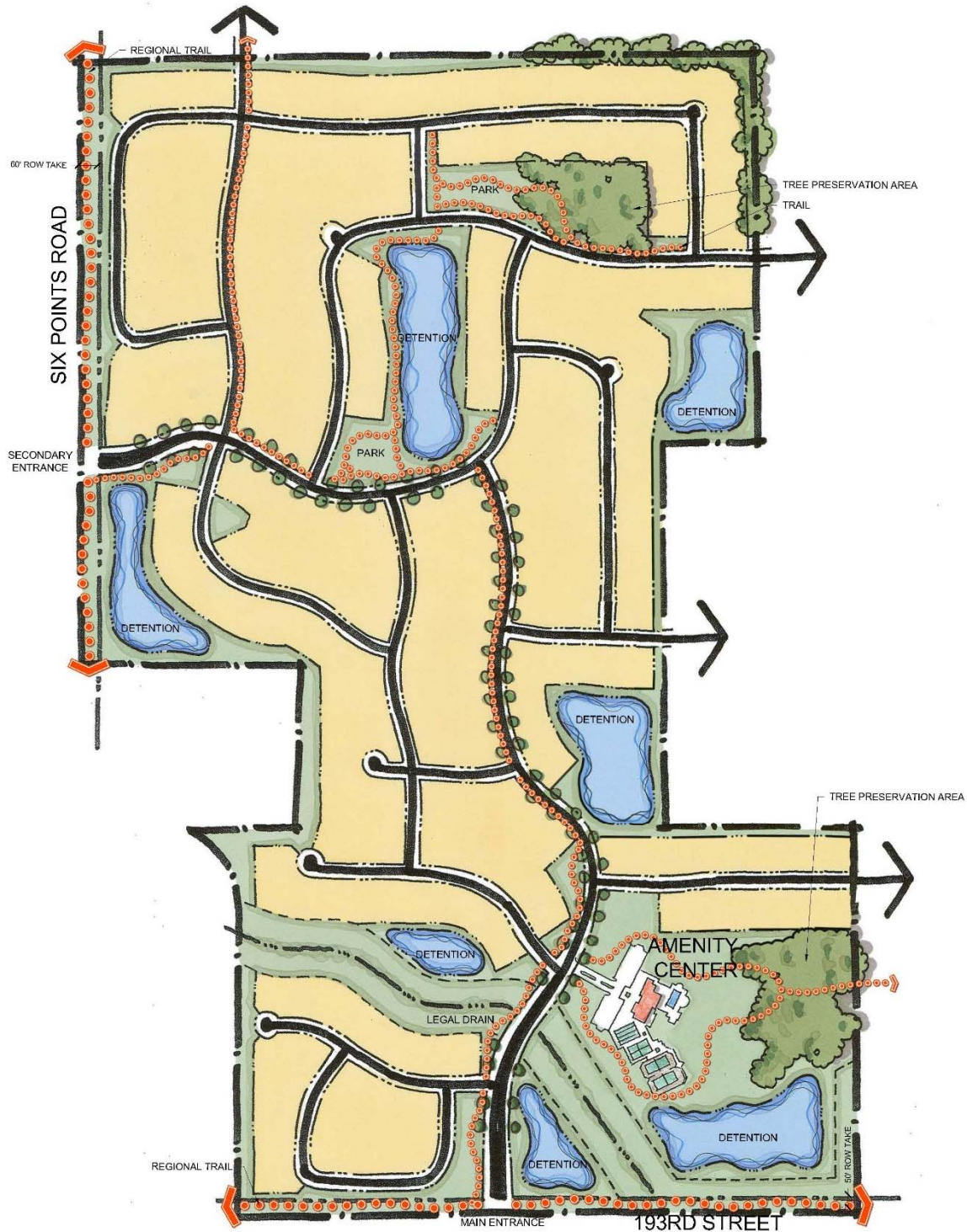
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

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SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



ORDINANCE NUMBER 16~~—~~44

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16~~—~~1610-PUD~~—~~;17**), requesting an amendment to the Unified Development Ordinance and 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. 16~~—~~1610-PUD~~—~~17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "~~Drexler Woods~~**Osborne Trails PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

~~2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B" and "Area C", which are represented on the District Map. The Areas are regulated accordingly by the terms of this Ordinance.~~

2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

~~2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance~~

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, 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.~~

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.
 - A. A minimum of eighty percent (80%) of all dwellings on lots adjacent to an External Street (within 100’ of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street.
 - B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial

compliance with the pedestrian connectivity plan, attached hereto as **Exhibit D**; Area C - Pedestrian Connectivity Plan.

- C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning ~~District~~Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: LB: Local Business District.
- 4.2 Area B: SFA: Single Family Attached District.
- 4.3 Area C: SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 ~~Maximum Dwellings.~~ Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.
- A. Recreational Facility, Commercial.
- B. Assisted Living Facility.
- 5.3 Area C.
- A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.

- B. Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- C. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in Area C as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.
- D. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant’s occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An “Association” (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law. The provisions of this Section 5.3 (D) may be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder.

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

6.1 “~~Area B:~~ Article 4.9 shall apply to Area B except as otherwise modified below:

Standard

~~Minimum Lot Area~~
~~A.~~
~~Dwellings~~

Maximum ~~6,000 SF~~ Eight (8) per
building

~~Minimum Lot Frontage~~

~~35’~~

~~Minimum Building Setback Lines~~

6.2 Area C: Article 4.7 shall not apply to Area C; rather the following shall apply:

A.	Minimum Lot Area	6,000 SF
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
	i. Front Yard	21'
	ii. Side Yard	5'
	iii. Rear Yard	20'
D.	Maximum Building Height	2 ½ stories

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to Area A, except as modified below:

- A. Nonresidential buildings shall comply with the provisions of Article 5.3.K (State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

- A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.
- B. Exterior Materials: Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches, shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679) and shall be permitted on up to 100% of all Building Facades subject to the following standards:
 - i. All siding shall be Class 1 as listed in this standard.
 - ii. The minimum length of uncut siding pieces shall be twelve (12)

feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet.

- iii. The materials shall preserve a wood grained finish in both the siding and the trim.
- iv. On “gable end trusses” that are constructed out of two by four inch (2”x4”) dimensional lumber installed vertically at sixteen inch (16”) on center (or greater spacing) and where the vertical two by fours (2x4’s) are ten feet (10’) or greater in length, the builder shall install a “strongback” and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4’s) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4’s) and the siding attached to it.

- C. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- D. Minimum Overhangs: All homes shall have a minimum of 8” roof overhangs.
- E. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- F. Shingles: All homes shall have dimensional or architectural grade shingles.
- G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.

~~7.1~~7.4 Article 6.8 Landscaping Standards: Shall apply, except as ~~otherwise~~ modified or enhanced below.

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

~~i. Preserved woodlots shall be credited toward and satisfy all Open Space / Common Area (per acre) landscaping requirement.~~

i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.

ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both "front" yards.

B. Buffer Yard Requirements: Article 6.8(N) shall apply except ~~that no mound shall be required within the Buffer Yard~~as modified below:

~~ii.~~i. The minimum width of the buffer yard adjacent to existing parcels adjacent to Six Points Road zoned AGSF-1 shall be fifty (50) feet.

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

8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage,

utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

B. Amenities: The following amenities shall be provided in Area A:

- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
- ii. Amenity Facility: The amenity facility in Area C shall include the following:
 - a. Clubhouse of at least seven thousand (7,000) square feet, including a fitness center.
 - b. Parking Lot.
 - c. Pool.
 - d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 9. Annexation: The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, ~~2016~~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 F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16~~44~~** was delivered to the Mayor of Westfield

on the _____ day of _____, ~~2015~~2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16~~44~~**

this _____ day of _____,
~~2015~~2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16~~44~~**

this _____ day of _____, ~~2015~~2017.

J. Andrew Cook, Mayor

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

Drexler Woods Osborne Trails - PUD District Ordinance 3-11/04/16 10 02/15/17

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Area “C” Concept Plan
Exhibit D	Area “C” Pedestrian Connectivity Plan
Exhibit E	Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

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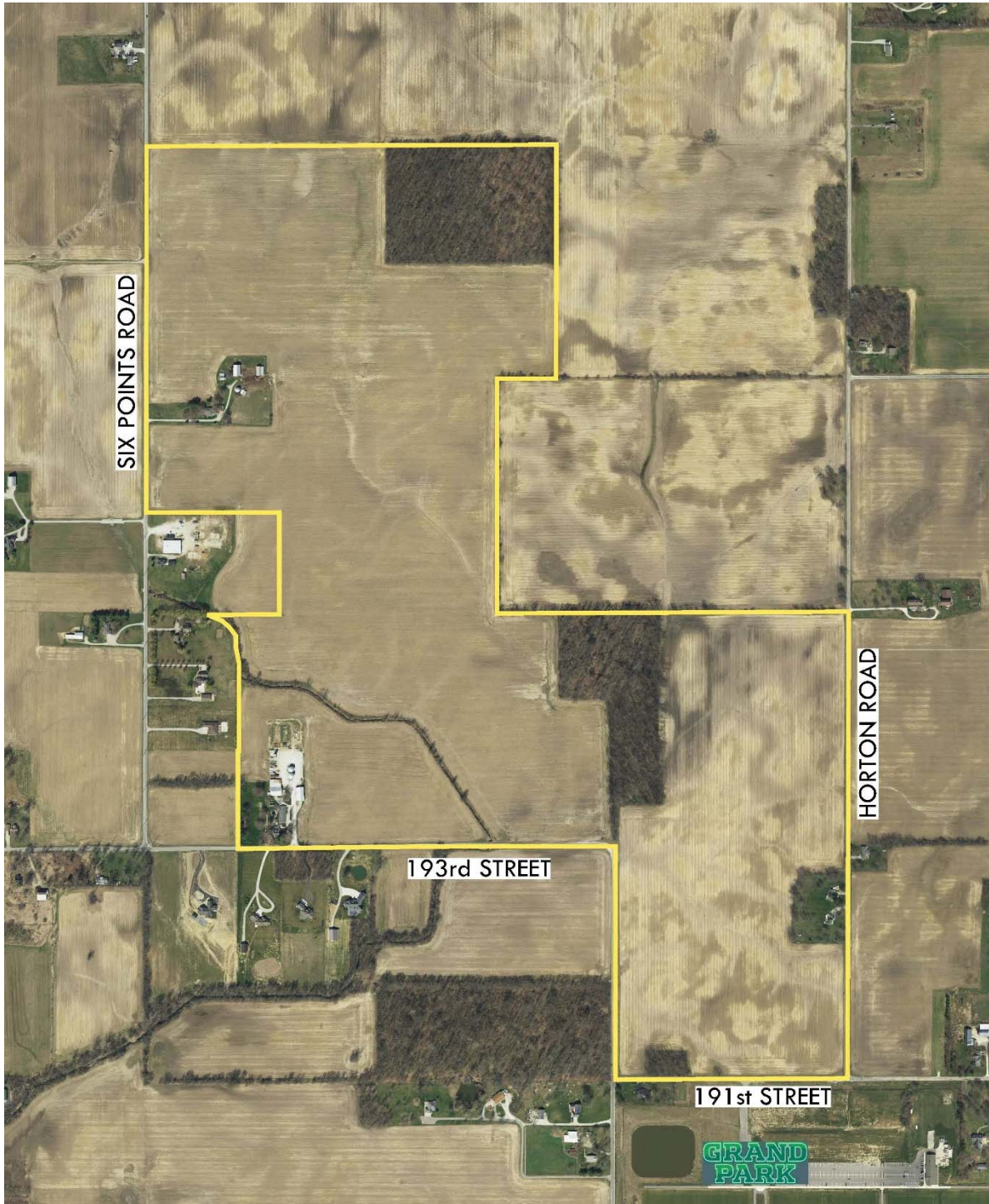


EXHIBIT B
DISTRICT MAP

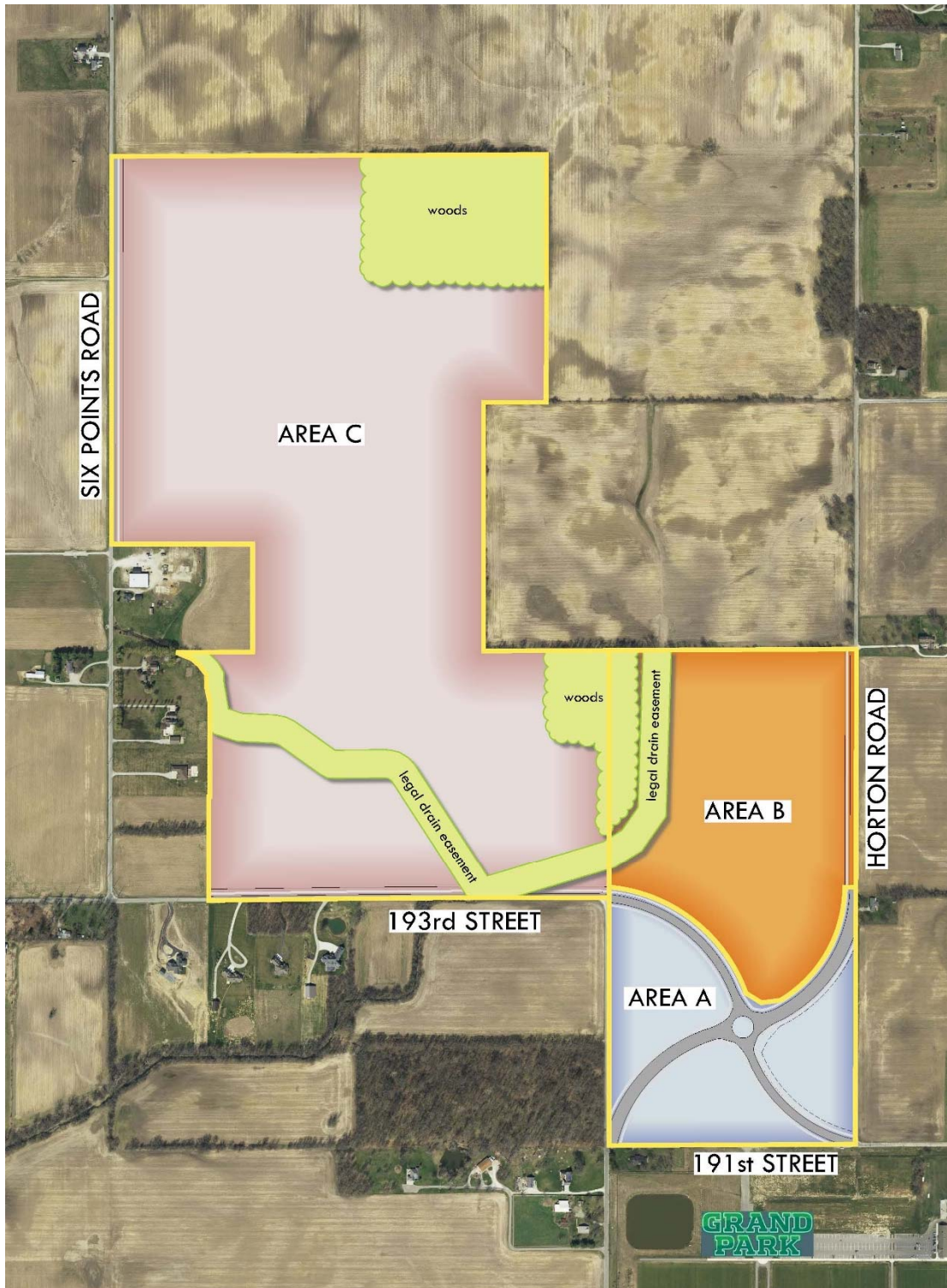
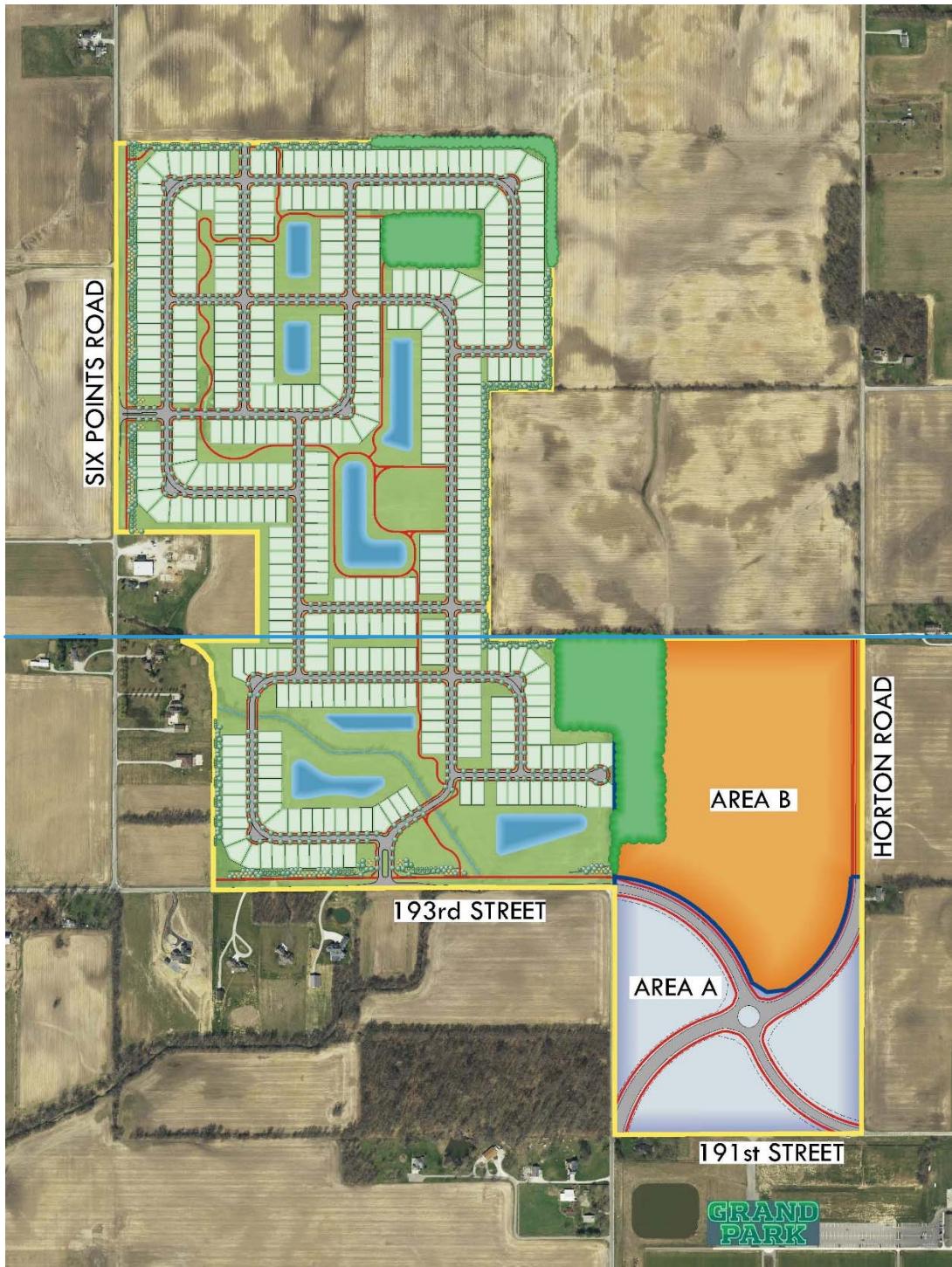
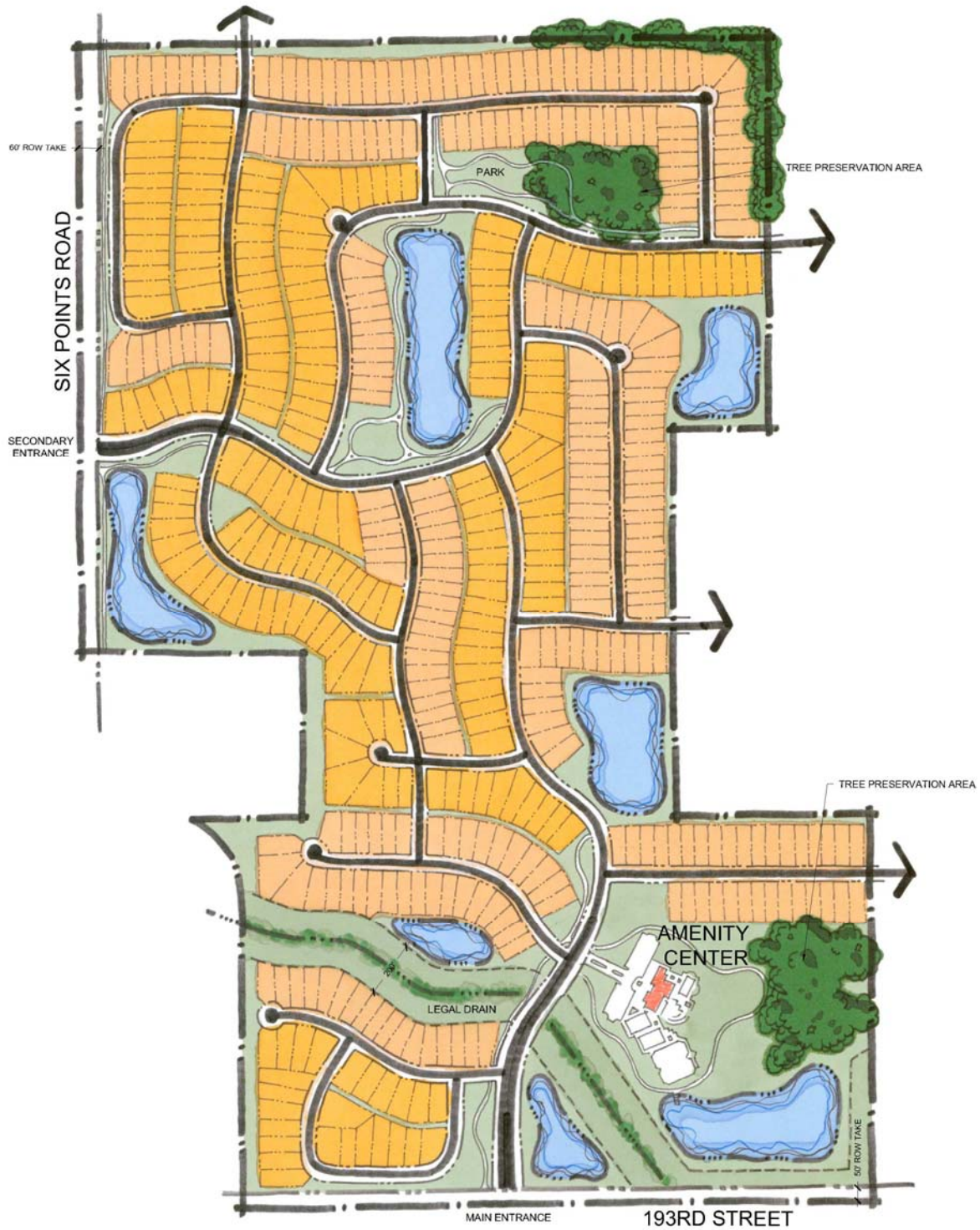


EXHIBIT C

AREA "C" CONCEPT PLAN

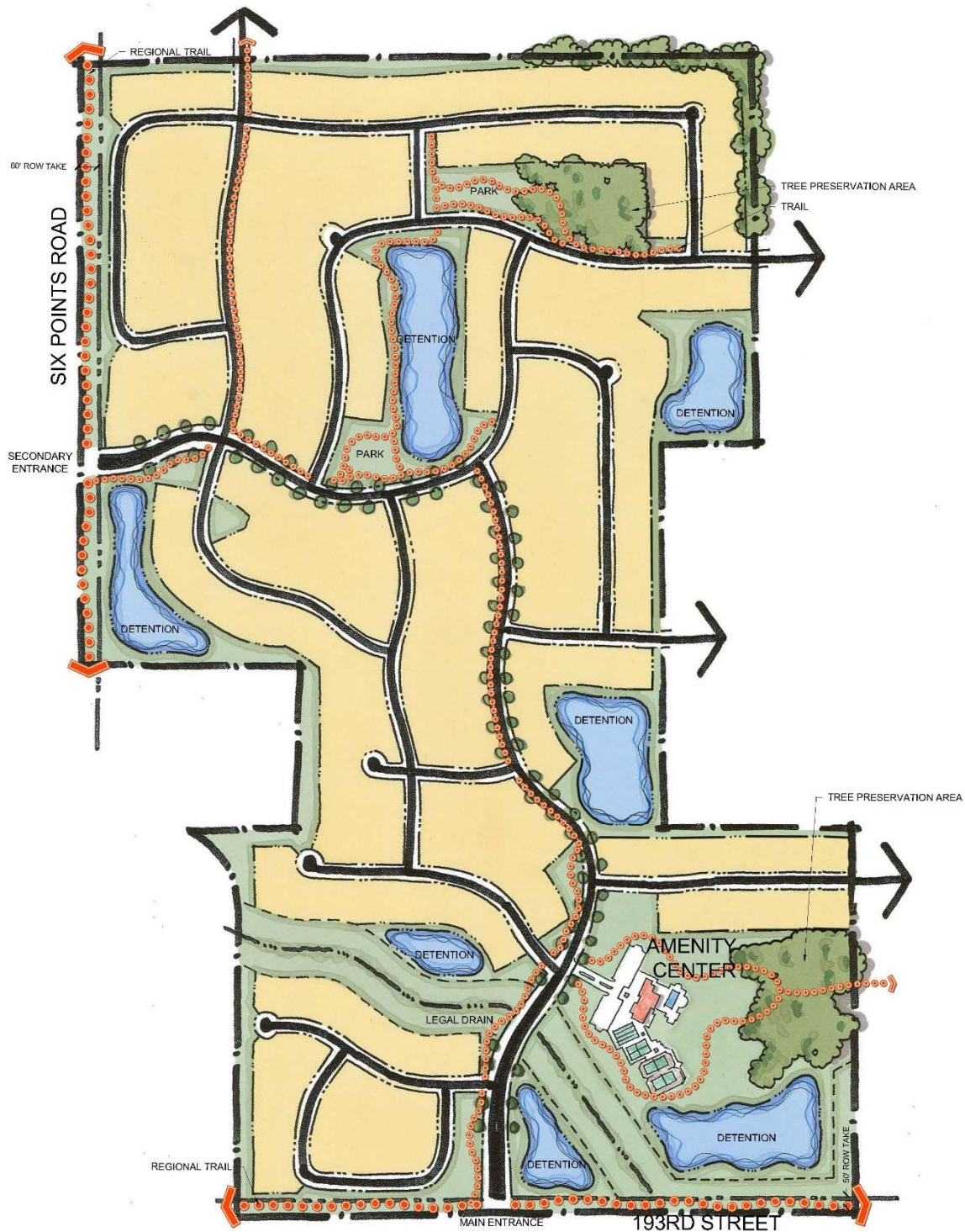




Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~46~~—1610-PUD—~~17~~.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



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EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



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SINGLE FAMILY DWELLING CHARACTER EXHIBIT



November 30, 2016 Drexler Woods PUD - Neighborhood Meeting Summary

Project: Drexler Woods Planned Unit Development

Docket Numbers 1610-PUD-17

Date: November 30, 2016 at 6:30 pm

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

Attendees: Paul Rioux – Platinum Properties Management Company, LLC
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Matt Pleasant – Westfield Planning Staff

Jon Dobosiewicz provided an overview summary of the proposal and the Comprehensive Plan considerations (see attached exhibits reviewed at the meeting).

Neighbor Comments and Questions:

1. You said your density would be around 2.65 homes per acre and you said Chatham Hills had a density of around 2.68 homes per acre. Chatham Hills does not appear that it is being built at 2.68 homes per acre. Your proposal seems like a lot of homes.

Response: The Comprehensive Plan for our site identifies our area as “New Suburban” which would suggest a range of densities of between 2 to 5 homes per acre. Our proposal is in line with what the New Suburban designation would suggest. Chatham Hills was approved for 2.68 homes and acre Springmill Trails was approved for 2.8 homes an acre. Our proposal is consistent with the development that is occurring around us. The area north of our site is identified by the Comprehensive Plan as “Rural Northwest” which suggests less density for that area to our north and to our west. However, again, our site is clearly within the “New Suburban” area and the Planning Staff has confirmed that for us.

2. It seems by requesting an age restricted development you are trying to maximize your density request and if you were not seeking an age restricted community, but rather a traditional single family development you would not be able to have as much density.

Response: Whether or not this request, or any zoning request, elects an age restricted development versus a traditional single family development has no impact on the density of the proposal. Our single family detached area is capped at a maximum of 490 homes in the PUD. If approved, similar to the Centennial and Springmill Trails developments, this project would have a long build out period – somewhere in the range of 10 years or so. By way of example the zoning for Countryside was approved in 1998 and there are still a few lots left their that remain to be built on.

3. Why do you want to develop an age restricted community?

Response: Our client sees a significant market need for this type of community in Westfield. Westfield is a very attractive community and for buyers seeking to downsize, but remain in Westfield, and this will provide them a very attractive option. We also anticipate, if approved, this community will draw interested buyers from all over Hamilton county and surrounding counties. Further, an age restricted

community has many benefits to a community – less traffic, less impact on schools, etc. A good example of an age restricted community in Hamilton County is Britton Falls in Fishers which is a Dell Webb community that was developed by Pulte Homes.

4. I am concerned that if this project is approved it will create more traffic on Springmill Road and around Grand Park on Saturdays and Sundays.

Response: Our understanding is that the City has plans for road improvements and road projects in this area for the future. We believe that with the success of Grand Park the City will continue to plan and make investments for road improvement projects for this general area. Further, if this proposal were approved, we would be dedicating significant right of way to the City for road improvements, we would be required to pay road impact fees and we are working with the City on the road design and planning issues for roadways in this area including the 193rd/191st and Springmill Road/ Horton Road intersection.

5. What is age restricted?

Response: An age restricted community requires homeowners who are 55 years of age or older. There are State and Federal requirements for age restricted communities. This community would also be regulated and governed by a Home Owners Association for common area maintain and other forms of maintenance for its residents.

6. I live on the south side of 193rd Street. How will your infrastructure improvements affect my property?

Response: We will be installing drainage and sanitary sewer structures, dedicating right of way, making road improvements, installing perimeter pedestrian paths, etc. If any of these improvements somehow affected your property, we would be required to return your property to its original condition. If we install water, sewer or internet infrastructure, we could make it available to you, but it would be your cost to connect to it.

7. I live along Six Points Road, what type of buffer will be on your side of the street?

Response: We are required to install a 40' buffer that will include a mound and landscape plantings. Trees that would be installed would be approximately 2" to 2 1/2" in caliper if deciduous trees and 8' feet in height if evergreen plantings. We will also be meeting all of the City's architectural requirements for home design.

8. What about the property that is owned by Duke Energy- do you know what is going in there?

Response: While we do not know with certainty, we believe it will probably be a power transmission substation.

9. When we built our home we had a conversation with the Assessor about how taxes are assessed. How would this development affect our taxes?

Response: Our development should not have any impact on the taxes you pay for your home. Usually tax rates are determined by the square footage of your home, what type amenities or upgrades you have and the age of your home.

10. My address is in Sheridan. How is the address determined?

Response: Addressing is a function of the post office and the Post Master. Municipalities do not play a role and don't have jurisdiction over addressing.

11. What are the home prices in Britton Falls?

Response: The home prices in Britton Falls are around \$300,000.

12. Will your community have Covenants and Restrictions?

Response: Yes we will have Covenants and Restrictions and an HOA that will govern and regulate the community.

13. The Comprehensive Plan says there is supposed to be a transition between New Suburban and Rural Northwest. How are you transitioning?

Response: The transition is identified on the Comprehensive Plan north of and west of our site. The Comprehensive Plan would anticipate a transition in these areas. Our site is within the area identified for "New Suburban" development.

14. Is the proposed roundabout at 193rd Street dependent on this project being approved?

Response: No. The City's Thoroughfare Plan for this area calls for a roundabout at this general location. If our proposal were not approved, one could expect that at some point in the future, road improvement projects would occur in this area.

15. Are there any alternative entrances planned for 193rd Street?

Response: This proposal would have an entrance along 193rd Street, but the exact location of that entrance has not yet been determined with certainty.

16. Is this proposal like the Enclave at Viking Meadows?

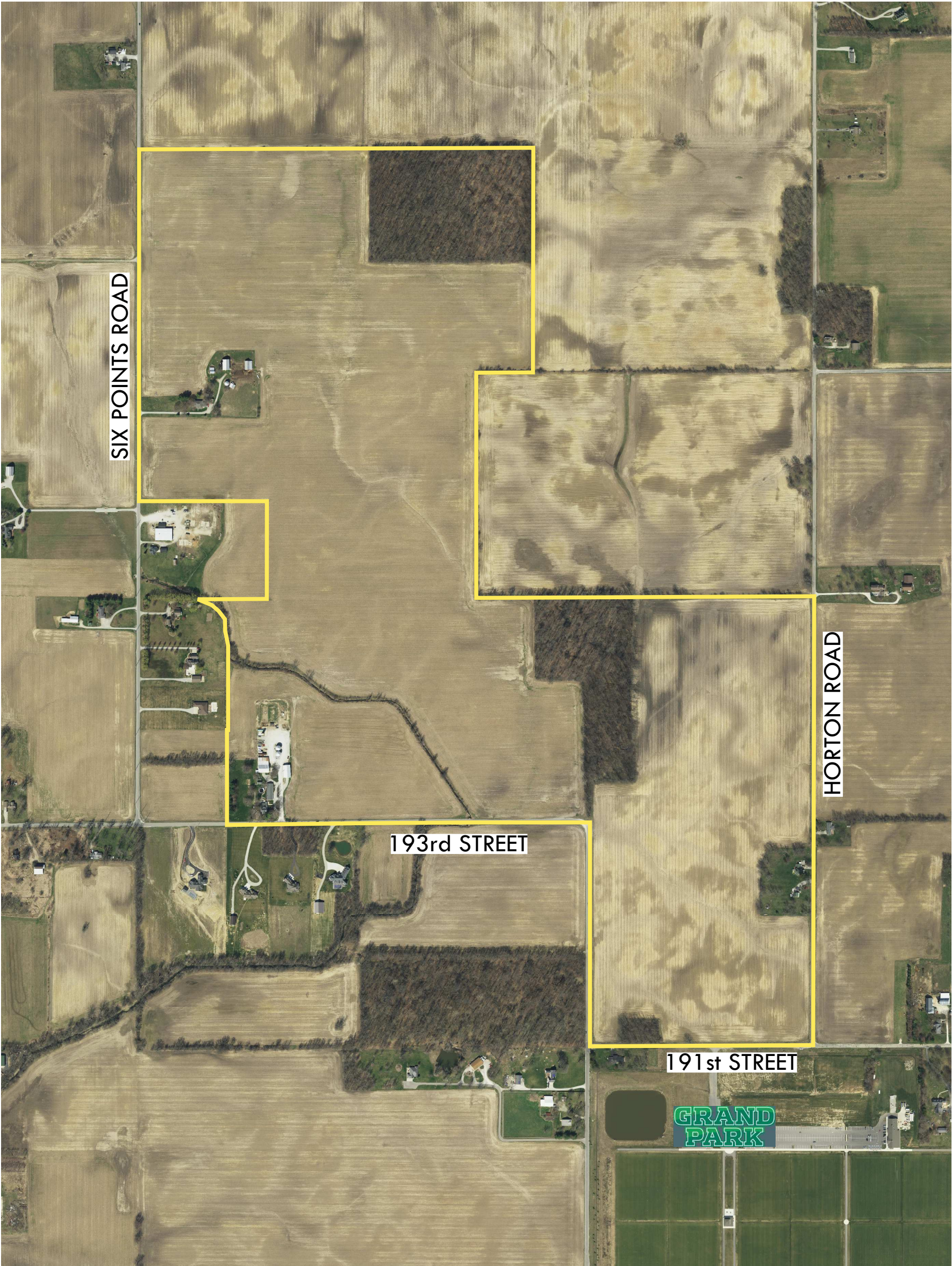
Response: The Enclave is not an age restricted community. Our proposal is age restricted and would allow for small, medium and larger floor plans and homes that would be intermixed within the development.

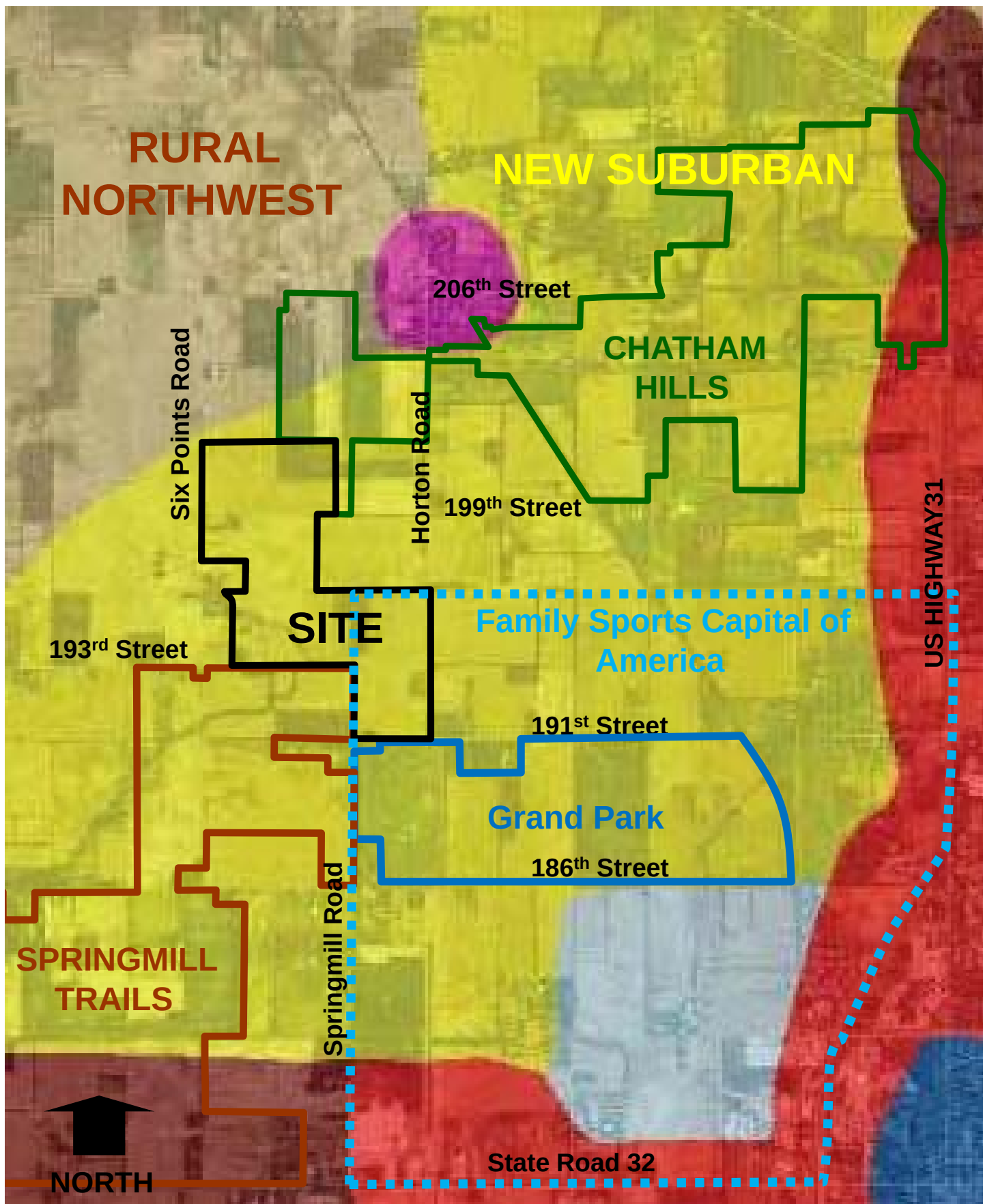
17. Can the age restriction requirement change over time?

Response: Once a portion of land is platted the age restriction requirement cannot be changed. For any portion of land that has not yet been platted, the only way to change this requirement would be to go back through the Plan Commission and Council process to request a change.

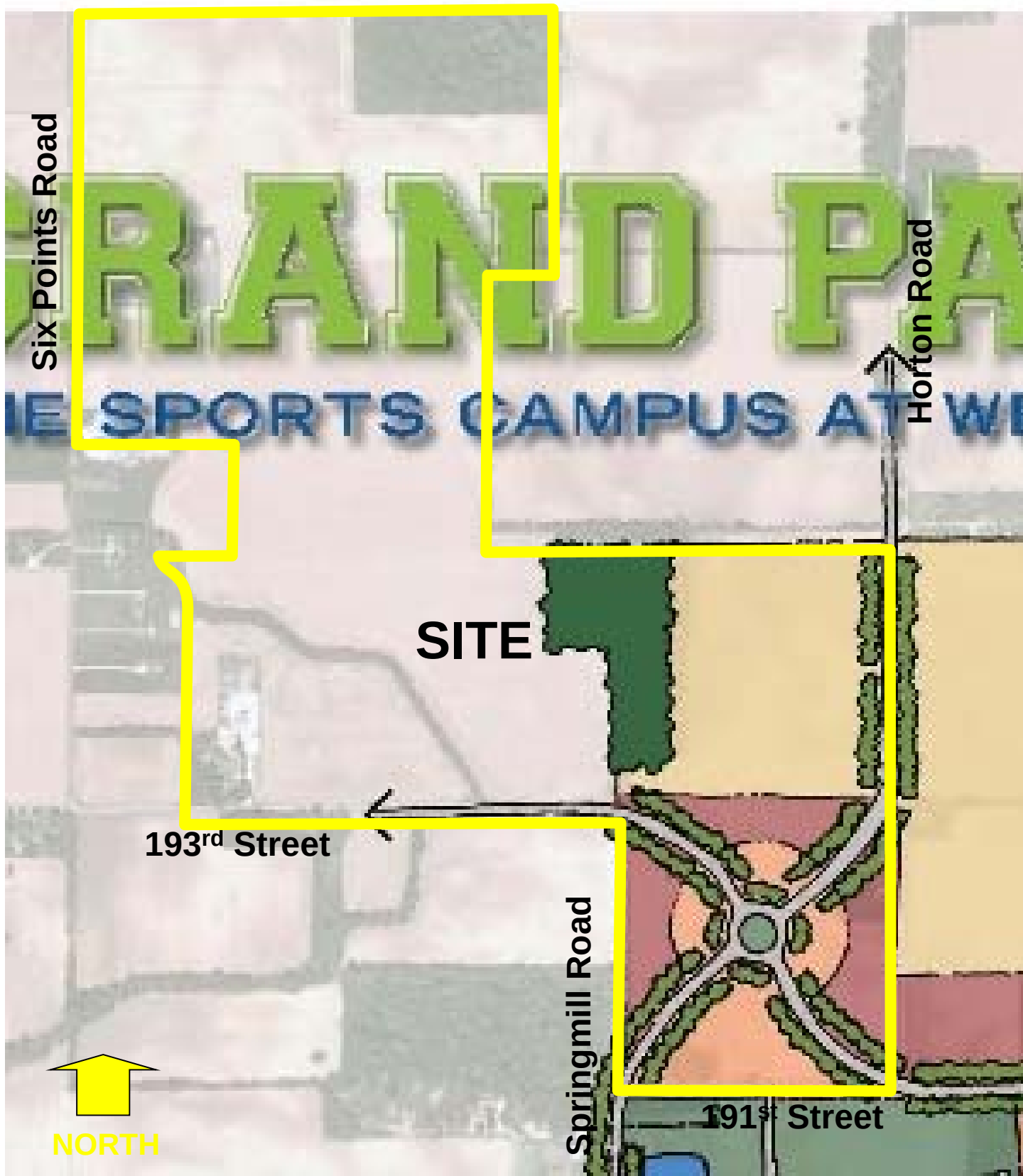
DREXLER WOODS

Westfield, Indiana





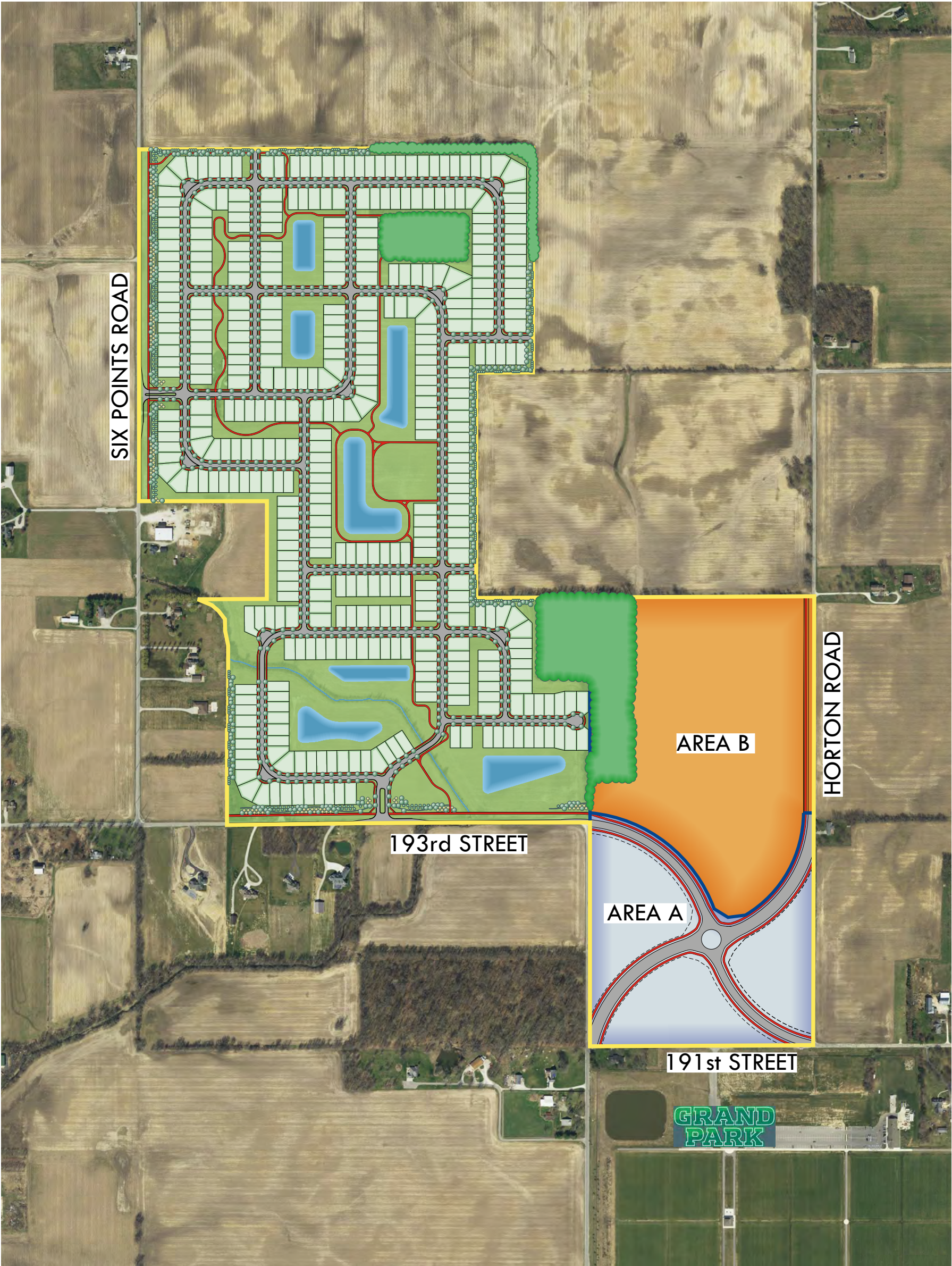
Drexler Woods –Westfield, IN
SITE COMPREHENSIVE PLAN MAP ANALYSIS



Drexler Woods –Westfield, IN
Grand Park Context Blow-up

DREXLER WOODS

Westfield, Indiana



Neighborhood Meeting Sign In-Sheet

Proposed Drexler Woods Planned Unit Development

Platinum Properties Management Company, LLC.

Docket Number: 1610-PUD-17

Wednesday, November 30, 2016 at 6:30 p.m. at the Westfield City Hall building, 130 Penn Street, Westfield, Indiana.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. <i>Joe Edwards</i>			
2. <i>Jim Carey</i>			
3. <i>Danielle Carey Tolson</i>			
4. <i>Jim Alko</i>			
5. <i>Patty Pierce</i>			
6. <i>Kam Johnson</i>			
7. <i>Paul Catlin</i>			
8. <i>Scott & Karen Osborne</i>			
9. <i>Kyle & Monica Osborne</i>			
10. <i>Steve Osborne</i>			
11. <i>Kristin Bergunder & Julie A. Beuger</i>			
12. <i>Brian and Kelly Hamilton</i>			
13. <i>Andrew and Sandie McLaren</i>			
14. <i>Cindy Spoljanec</i>			
15. <i>John Smitsen (Boulder Investments)</i>			
16. <i>Ted Lai</i>			
17. <i>LARRY GRAY</i>			
18. <i>Steve Hooker</i>			
19. <i>KRISTOFER LYON</i>			

NAME

ADDRESS

PHONE

EMAIL

20. BRIAN HAMILTON

21. Tim Higgins

317-916-9018

22. Robert Smith

317-506-8616

23. Don Saunders

765-430-5545

24.

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Issues/Comments in Response to the Proposed
Osborne Trails Planned Unit Development (PUD) District
(formerly known as “Drexler Woods PUD”)

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of and immediately following the December 5, 2016, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

General Comments

1. What impact does the age restricted community have on the surrounding area?

Reply: The age restricted community will have a positive impact on the surrounding area. (i) Grand Park, local schools, churches and civic groups will benefit from higher levels of volunteerism of residents, (ii) Low cost to serve with no impact on local schools, (iii) Lower peak hour traffic than traditional subdivisions and approximately 50% fewer trips overall, and (iv) Less water and sewer utilization than traditional subdivisions due to smaller household sizes.

2. Is this location appropriate for an age restricted community?

Reply: The age restricted community is well positioned in the community. Surrounding uses include Grand Park, the Springmill Trails PUD to the south, the Chatham Hill’s PUD to the north and east and Open Industrial, Residential and Agricultural uses along Six Points Road. See the Comprehensive Plan response below in Comment #19 for more detail.

3. Will the Osborne Trails PUD compliment the Grand Park Sports Campus?

Reply: Yes. The PUD is proposing uses and the type of development recommended and supported by the Family Sports Capital of America Comprehensive Plan Addendum which will in turn support the Grand Park Sports Campus directly in part for that area within the Sports Capital planning area and indirectly via the benefits associated with the development of an age restricted community noted above. Also see reply to Comment #19 – Comprehensive Plan Analysis.

4. What kind of impact will this development have on the school system and public safety?

Reply: This development will support the Economic Development goals and objectives of the City of Westfield and the investments that have been made in Grand Park and surrounding areas. As previously noted Grand Park, local schools, churches and civic groups will benefit from higher levels of volunteerism of residents. The age restricted community will have a low cost to serve with no impact on local schools, lower peak hour traffic than traditional subdivisions and approximately 50% fewer trips overall. The attached residential (which does not permit apartments) will also have a lower cost to serve. The Local Business (Area A) will support the local tax base and provide uses which will support existing and additional commercial investment in the area as planned under the Family Sports Capital of America Plan and Grand Park.

5. Is the quality of housing adequate for the area?

Reply: The quality of housing will be consistent with that of the area with required standards which meet and exceed those of the underlying zoning districts. Likewise commercial development in Area A will be required to meet the architectural standards of the SR 32 overlay which is higher than the standards of the LB district.

6. How will the development break-up repetitious housing?

Reply: The development standards in the PUD provide requirements for (i) 80% of all homes adjacent to Six Points Road and 193rd Street to face the perimeter streets, (ii) streetscape diversity standards of the UDO (which apply to this development) which have been enhanced by additional architectural standards for all homes in the community, (iii) development amenities including trails and recreational facilities which exceed UDO standards, and (iv) landscape buffer standards which meet and in places exceed current UDO standards.

7. How will the age restriction be regulated?

Reply: The age restricted community will be restricted thru the provisions in the PUD Ordinance adopted by the City. See the following regulating text from the PUD: “The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in Area C as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the ”Act”) prohibition against discrimination because of familial status. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant’s occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An “Association” (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law. The provisions of this Section 5.3 (D) may be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder.”

Infrastructure

8. How will drainage issues be addressed when this area is developed?

Reply: At this time the proposal is in the zoning phase. In the future, the development of individual Areas of the real estate will be required to appear in front of the Plan Commission for consideration

of Primary Plat and/or Development Plan review. Both Primary Plat and Development Plan review require (ii) TAC (Technical Advisory Committee) review which includes the County Surveyor's Office and Westfield Public Works, (ii) public hearings in front of the Plan Commission which require notice to surrounding property owners, and subsequently (iii) construction plan permitting after items (i) and (ii) are completed which includes storm water management plan approval prior to construction. "Drainage issues" are incorporated into the review as noted above and construction plans are approved only once all storm water management and design requirements are approved by the regulating authority as noted above (County Surveyor, Westfield Public Works and Westfield Plan Commission).

9. Could there be an implementation of horse trails with dirt paths instead of concrete walking paths within the development?

Reply: This alternative has been considered and plan is to move forward providing requirements for pedestrian paths / trails and internal sidewalks throughout the development as required in the PUD.

10. Is the proposed roundabout in Area A necessary?

Reply: The design of the intersection of Springmill Road / Horton Road and 193rd / 191st Street will be constructed in compliance with the design required by the City of Westfield. At this time it is the understanding of the Applicant that the City has determined that a roundabout is the desired design configuration for the realigned intersection.

Land Use / Transitions

11. What are the estimated home values?

Reply: Home values will range from starting in the mid \$200,000 in the single-family attached Area to the low \$400,000 in the age restricted community.

12. Does Area B include apartments?

Reply: No. Multi-family Dwellings are not permitted in Area B.

13. Will gas stations, night clubs, fast food restaurants be permitted in Area A?

Reply: Gas Stations and fast food restaurants are not permitted uses in Area A. A “Night Club” is a permitted in the underlying Local Business (LB) District and therefore permitted in Area A.

14. Will in-line retail be permitted in Area A?

Reply: The design of buildings in Area A is dictated by the Architectural requirements of the State Road 32 Overlay. “In-line retail” (multi-tenant ground floor buildings) are permitted.

Open Space / Environmental

15. Will the wooded areas be preserved?

Reply: Yes. Existing wooded areas will be incorporated into the design of the development of Area C as illustrated on the Concept Plan.

16. What type of buffering will be implemented along Six Points Road?

Reply: External Street Frontage Landscaping and homes fronting Six Points Road will be incorporated along Six Points Road (see the Area C Concept Plan). An enhanced Buffer Yard of 50’ in width will be provided along the rear of the homes on the east side of Six Points Road which abut the community (see the Area C Concept Plan). Plantings along the street frontage area where homes don’t face the street require 3 shade trees, 3 ornamental trees and 25 shrubs per 100’ and a 3’ tall mound. In addition the PUD provides a requirement for 80% of all homes adjacent to Six Points Road and 193rd Street to face the perimeter streets along a frontage road adjacent to Six Points. The Buffer Yard requires 4 shade trees, 4 evergreen trees and 10 shrubs per 100’ and a 4’ tall mound in part of areas along the buffer.

17. Does the layout of Open Space and Buffering adequately transition to the surrounding areas?

Reply: Open space and buffer yards have been designed to provide transitions to the surrounding properties where encouraged in the Comprehensive Plan, required under the UDO or desired due to the Open Industrial parcel along Six Points Road. Enhancements have also been specified adjacent to existing homes along Six Points Road as well as requirements for new homes facing perimeter streets. Other surrounding properties include open agricultural fields, Chatham Hills PUD to the north and east and the Springmill Trials PUD to the south where the properties are planned for future residential development or currently zoned for the same.

18. What buffering will be provided between the development and 193rd Street?

Reply: External Street Frontage Landscaping and homes fronting Six Points Road will be incorporated along 193rd Street (see the Area C Concept Plan). Plantings along the street frontage area where homes don't face the street require 3 shade trees, 3 ornamental trees and 25 shrubs per 100' and a 3' tall mound. In addition the PUD provides a requirement for 80% of all homes adjacent to Six Points Road and 193rd Street to face the perimeter streets along a frontage road adjacent to Six Points.

Comprehensive Plan

19. Is the proposed development consistent with the 2007 Comprehensive Plan?

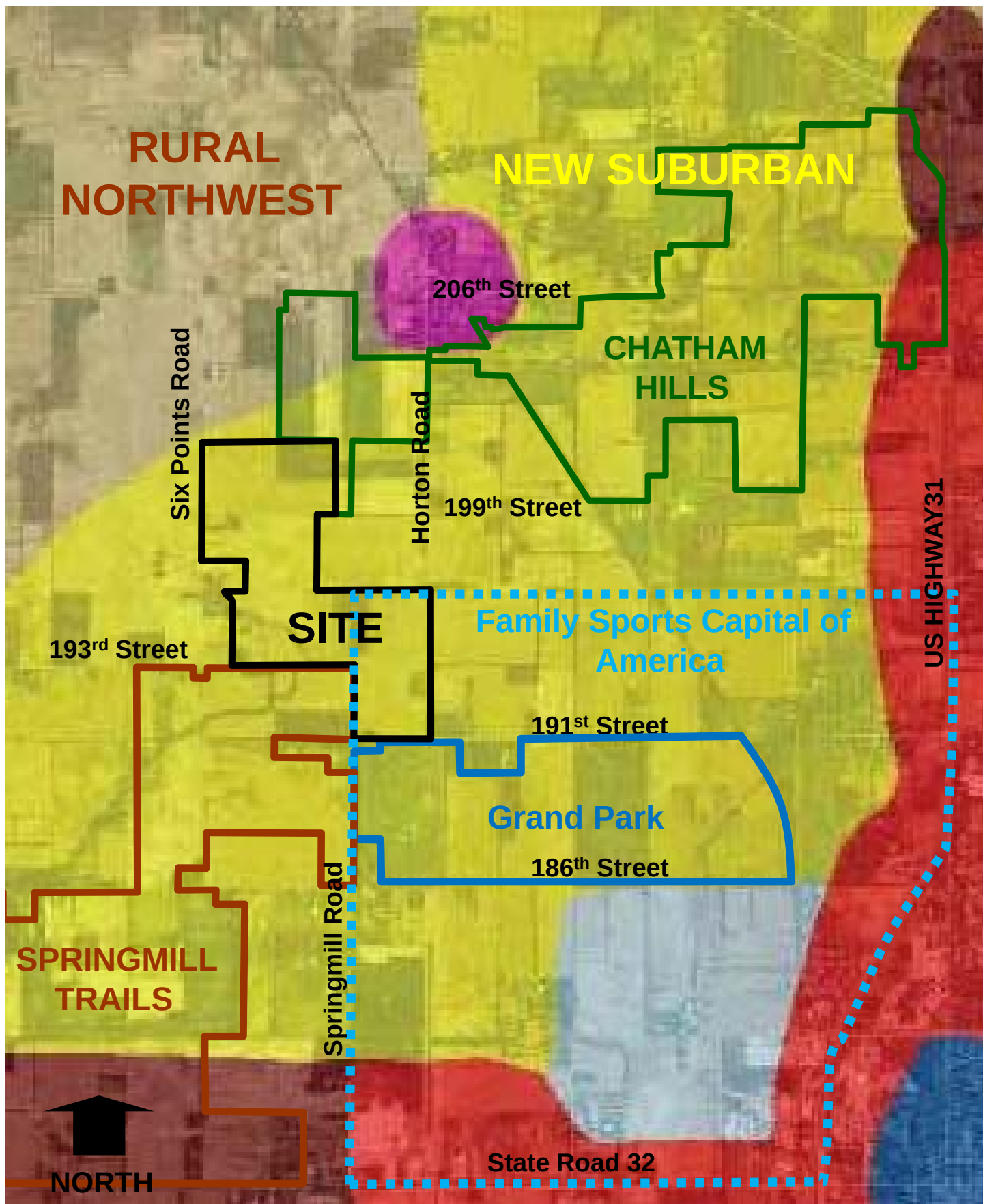
Reply: Yes. See the summary and exhibits on the following pages.

Comprehensive Plan Analysis summary of each of the following attachments:

1. **Comprehensive Plan Context Map:** The attached map (item #1) was prepared to show the subject 265 acre site overlay on top of the Westfield Comprehensive Plan Land Use Map as well as the relationship of the site to (i) the various designations of the Comprehensive Plan, (ii) other adjacent developments (Chatham Hills and Springmill Trails) and (iii) the Family Sports Capital of America planning area including Grand Park (see items #3, #4 and #5 below and attached).
 - a. As one can see the subject parcel is fully within the New Suburban designation of the Comprehensive Plan (highlighted in yellow) which calls for a variety of housing types at a variety of densities (see item #2 below and attached).
 - b. 80 acres of the subject site is within and subject to the Family Sports Capital of America addendum of the Comprehensive Plan approved in 2010 (outlined by the blue dotted line) which calls for high density residential and commercial uses (see item #5 below and attached).
 - c. The Rural Northwest designation of the Comprehensive Plan (highlighted in tan) includes areas north and west of the subject real estate but not including the subject site. Real estate (i) to the north of and adjacent to and (ii) to the west of and adjacent to the subject site is designated New Suburban like the subject site.
 - d. The “Village” designation (purple dot) north of the subject site is Hortonville.
 - e. The Springmill Trails PUD updated in 2011 (outlined in red) is south of and adjacent to the subject site.
 - f. The Chatham Hills PUD approved in 2014 (outlined in green) is northeast of and adjacent to the subject site.
 - g. The red highlighted area on the bottom and right hand side of the map is the commercial designations of SR 32 and US 31 respectively.
2. **Westfield Comprehensive Plan text related to New Suburban:** We have provided the text of the Comprehensive Plan related to the New Suburban area (see item #2 attached). The majority of the subject site falls within the New Suburban designation of the Comprehensive Plan. 80 acres is within the Family Sports Capital of America as identified above and described below. As one can note, this area has been designated for development of a variety of housing types at a variety of densities. Per the Comprehensive Plan, this area depicts the future residential growth of the community and over time indicates that large commodity farms in the area will be converted to residential development of a suburban density and type of development. “Life span” housing, connectivity via trails, transitions, and open space are emphasized.
3. **Grand Park Context Map:** The attached map (item #3) illustrates the subject site and the area (80 acres) which is within the Family Sports Capital of America planning area.

4. **Grand Park blow up area map.** The map which is attached as item #4 illustrates in a close up view the designations anticipated under the Family Sports Capital of America for the 80 acres if the site under this designation including (i) Mix-Use and (ii) Residential.
5. **Grand Park Comprehensive Plan Text.** The attached text (item #5 attached) from the Family Sports Capital of America planning area including Grand Park anticipates (i) higher density residential uses and (ii) other commercial uses as illustrated on the attached blow up map (see item #4). Per the text of the Addendum, the plan and its policies and recommendations supersede the underlying New Suburban designation for the 80 acres of the site as previously described above and illustrated on the attachments.
6. **Westfield Comprehensive Plan text related to Rural Northwest:** The attached text (item #6 attached) is the text for the area of the community designated Rural Northwest. This area is north of and west of the subject site as one can see on the attached map (item #1 above). The subject site is **not** within the Rural Northwest area as designated on the Comprehensive Plan. With that said the Comprehensive Plan policy for the Rural Northwest envisions a gross density of development as low (no more than one home on three acres) and that the area will be designated rural for the foreseeable future. Rural conservation subdivisions with substantial open space are encouraged in this area when and if development occurs with densities up to one home per acre. Again – this area, the Rural Northwest, is north and west of the subject site. The subject site is **not** designated as Rural Northwest.
7. **Zoning Context Map:** The subject site is currently zoned Open Industrial and AGSF-1 (see item #7 attached). Adjacent parcels are zoned per the terms of (i) the Chatham Hills PUD, (ii) the Springmill Trails PUD, (iii) the real estate that is part of Grand Park zoned PUD, (iv) AGSF-1 and (v) Open Industrial.
8. **Comprehensive Plan Site Location Map:** The attached map (item #8) was prepared to show the subject 265 acre site overlay on top of the Westfield Comprehensive Plan for the entire Township.
9. **Osborne Trails Site Location Map:** The attached site location exhibit (item #9) is provided for reference.

TAB 1



Osborne Trials –Westfield, IN
SITE COMPREHENSIVE PLAN MAP ANALYSIS

TAB 2

SUBURBAN RESIDENTIAL

Background

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

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

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

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



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

Existing Suburban

Development Policies

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

Appropriate Land Uses in Existing Suburban

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

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

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

New Suburban Northwest and Northeast Background

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

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

Development Policies (applies to all New Suburban)

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

Appropriate Land Uses in New Suburban

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

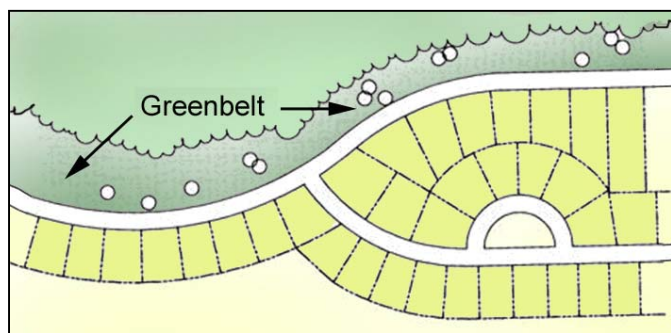


Figure 24: Greenbelts and landscaping buffers can help create a transition between uses.

appropriate circumstances.

- Preserve existing older structures when possible.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.).
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails

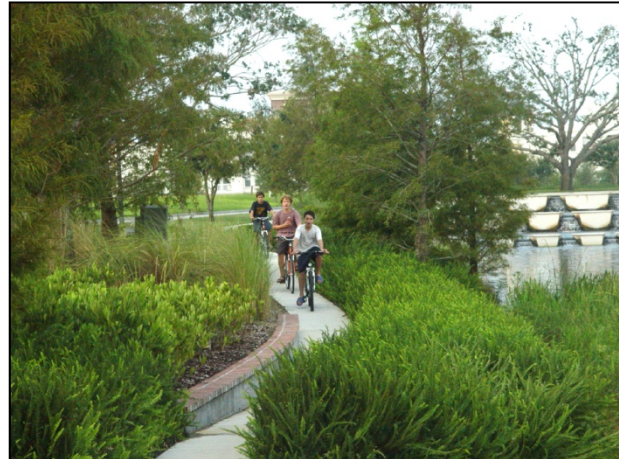


Figure 25: Bicycle and pedestrian trails increase connective and can improve the overall quality of the development.

- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment

of those larger parcels (preferably through the use of reforestation to achieve natural conditions).

- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). “Single-loaded” streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.
- Encourage roadway improvements that promote safety but do not increase speed.

Implementation Tools

Zoning Regulations

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

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



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



Subdivision Regulations

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

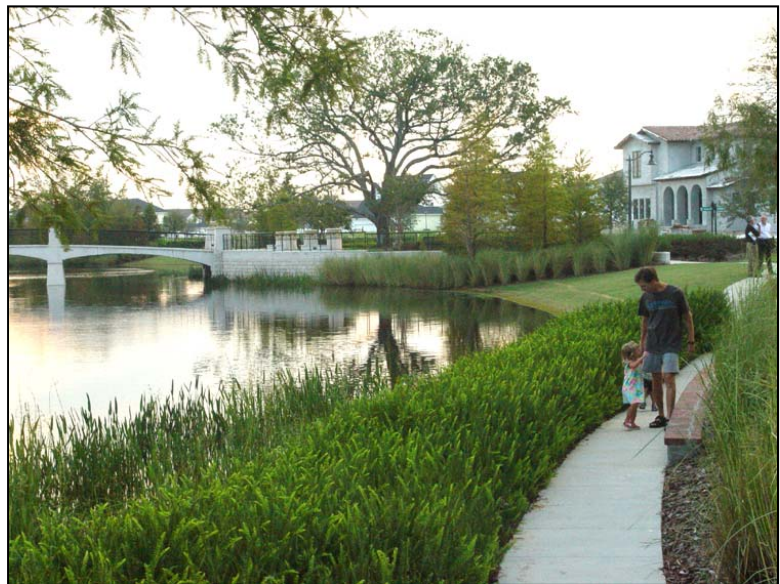


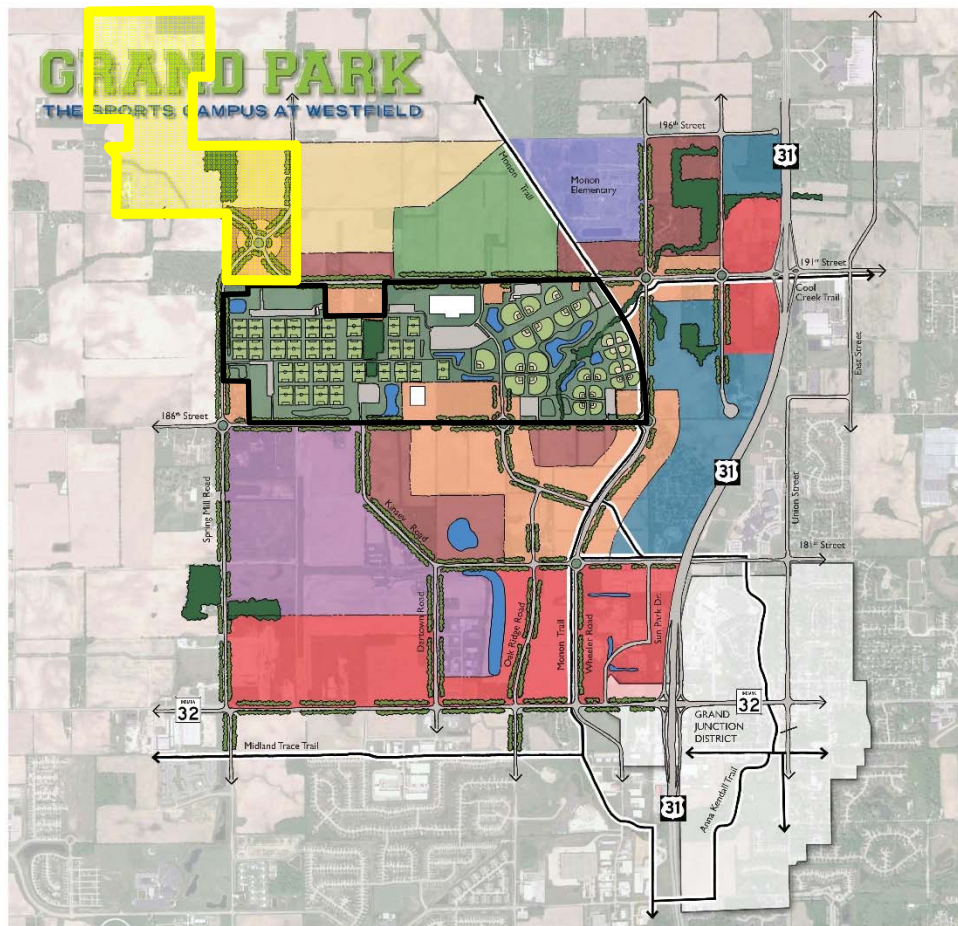
Figure 27: Photograph of a development that incorporates natural features into the common open space with pedestrian facilities.

Other Tools

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

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

TAB 3



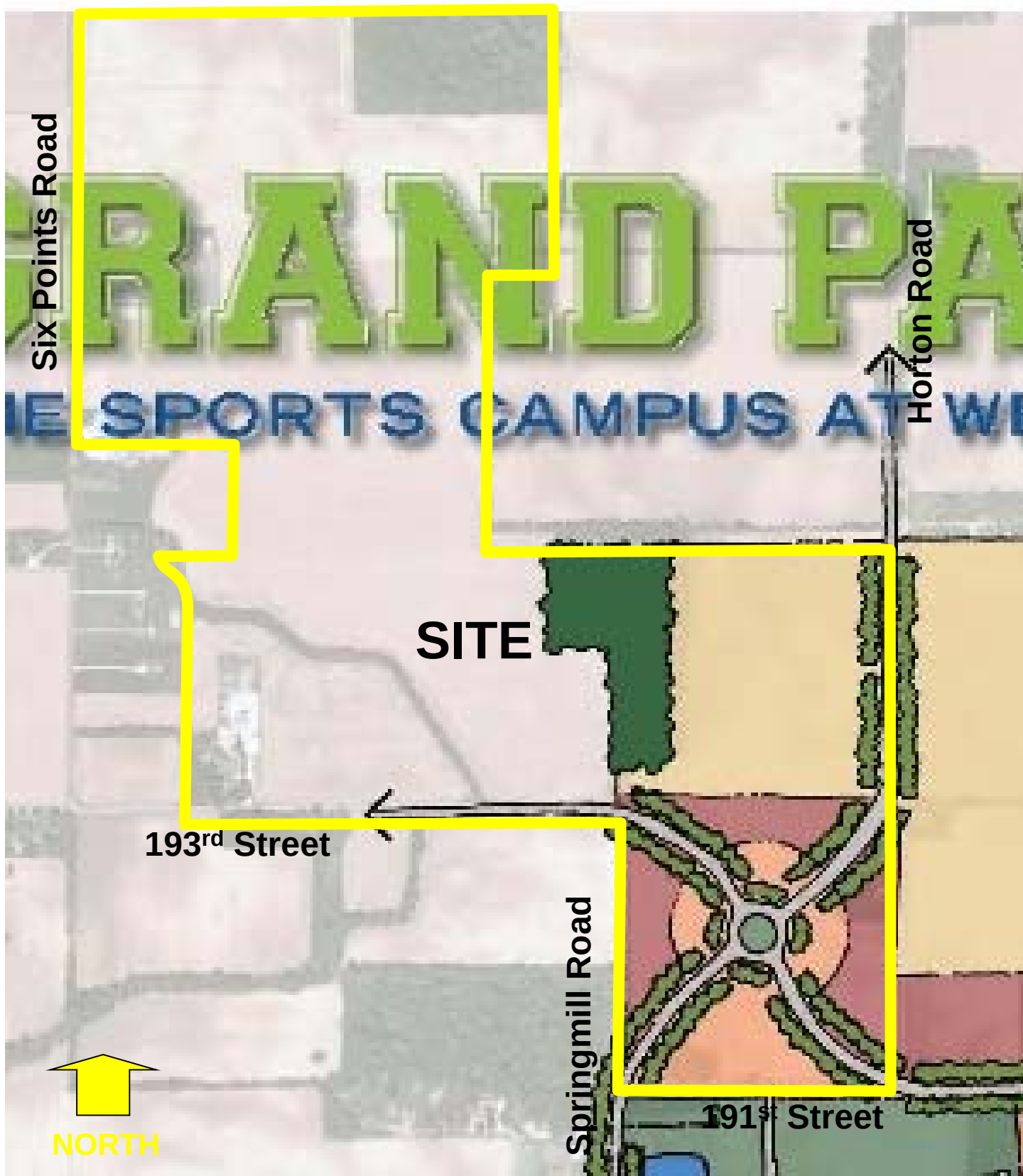
Land Use Plan

- 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

Osborne Trails –Westfield, IN

Grand Park Context Map

TAB 4



Osborne Trails –Westfield, IN
Grand Park Context Blow-up

TAB 5



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.

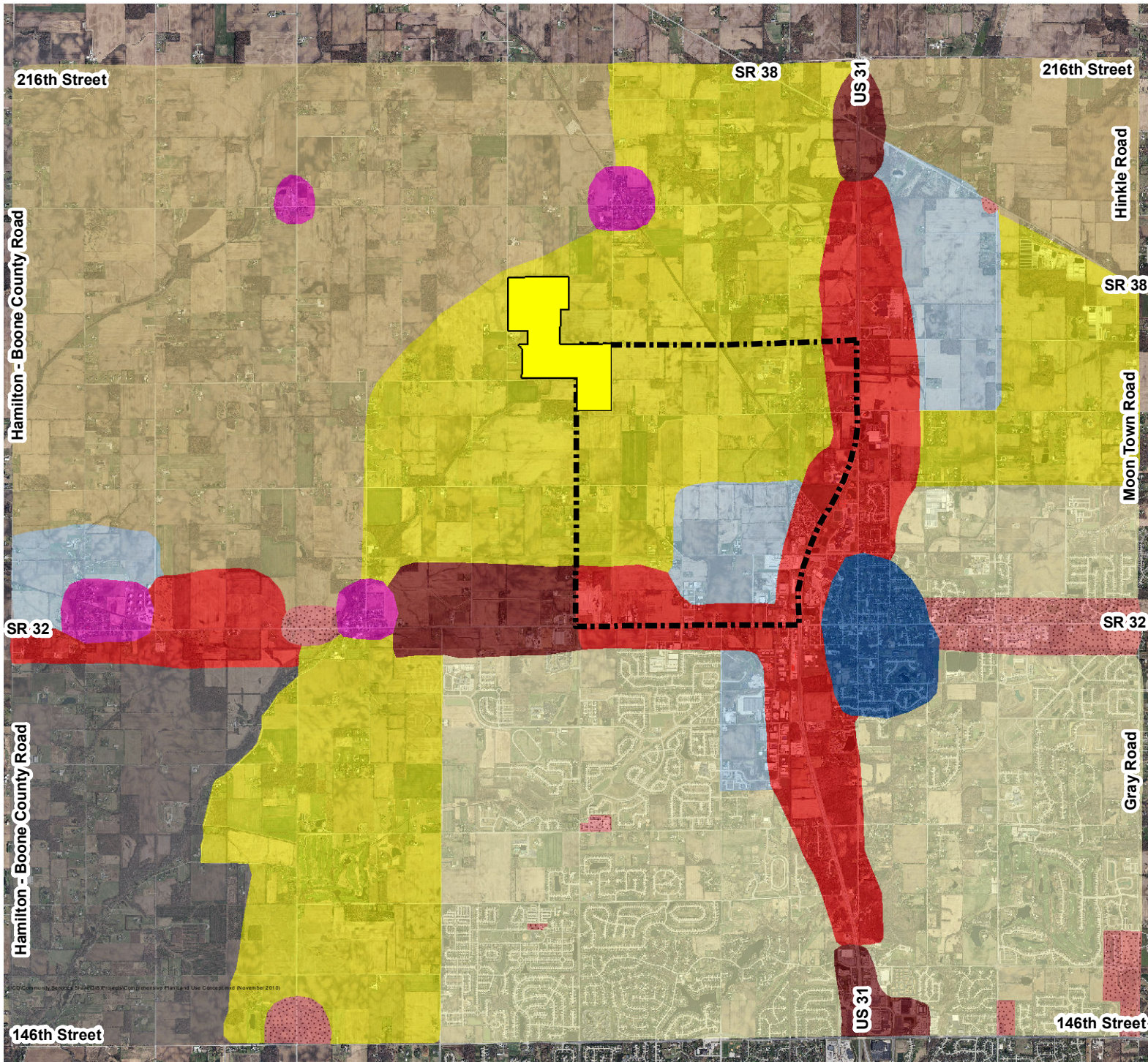
The Family Sports Capital of America Vision

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:



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 omissions 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 the 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 line designations.

TAB 6

Subdivision Regulations

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



Figure 19: Rural conservation subdivision.
Source: Randall Arendt

Rural Northwest and Northeast

Background

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

comparison to the Northwest area, being limited generally to the area to the north of SR 38 and east of US 31. The currently envisioned gross density for these areas is low: no more than one unit per three acres gross density.

The policy of this plan is that these areas will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies. However, when this plan is updated in five years, this policy will be reevaluated in light of any potential changes in market conditions, public service and facilities changes, local government fiscal conditions, and community attitudes and values. The town should monitor development patterns and reevaluate the development policies as the community grows and changes.

In the meantime, the Northwest and Northeast Rural Residential area will continue to have rural uses and a rural appearance: natural open spaces, trees, fields and streams. The predominant land use will be rural residential, including farmsteads and individual houses on large lots. New residential development should have a rural feel, considerable open space and perimeter buffering. While it is expected that over time, some farms in this area will be converted to residential development, the rural character should be retained. A primary component of this character is substantial natural-appearing open space. Because of its location, this area will be the last to face development pressure.

If land converts from agricultural uses, it is encouraged to develop in the form of Rural or Conservation Subdivisions, with substantial open space. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions (see development policies).



Figure 20: Rural Washington Township.

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

Development Policies

- Large-scale commodity farms (crops and livestock) are subject to eventual change due to growth pressure. It is expected as growth pressure moves northwest, some agricultural land will be converted to other uses, but not within the time frame of this plan.
- Allow the continuation of the historic rural patterns, including homestead farms, artisan farms, and equestrian uses. New residential development will be accommodated, but only as it fits into the agricultural life style.
- Promote flexible design that maximizes open space by regulating density rather than lot size. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.). Open space should be encouraged through incentives (such as density bonuses).
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- Encourage appropriate transitions from the villages to the open agricultural land.
- Preserve historically significant buildings and resources (barns, houses, etc.)
- Encourage development of the Monon Trail
- Preserve the night sky by limiting lighting.

Appropriate Land Uses in the Rural Northwest and Northeast

- Single-family detached houses on large lots or in a Rural or Conservation Subdivision.
- Accessory dwellings
- Equestrian uses
- Agriculture, including artisan farms
- Institutional uses, such as schools, churches, public safety facilities, and similar uses

Implementation Tools

Zoning Regulations

- Establish maximum density limits aimed at retaining rural character
- Provide for density bonuses in Conservation Subdivisions (up to 1 unit/acre) only if specific standards are met with reference to the following:
 - Minimum percentage of open space
 - Location, connectivity, and suitability of open space areas
 - Minimum amount of usable open space (active and passive recreation, equestrian trails)
- Limit the land uses to those that are consistent with and contribute to the rural character
- Create design standards for new buildings to ensure consistency with the character of the area
- Establish buffering requirements for new development

Subdivision Regulations

- Provide for rural subdivisions that have the following characteristics:
 - Large lots
 - Shared private streets or driveways
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter)

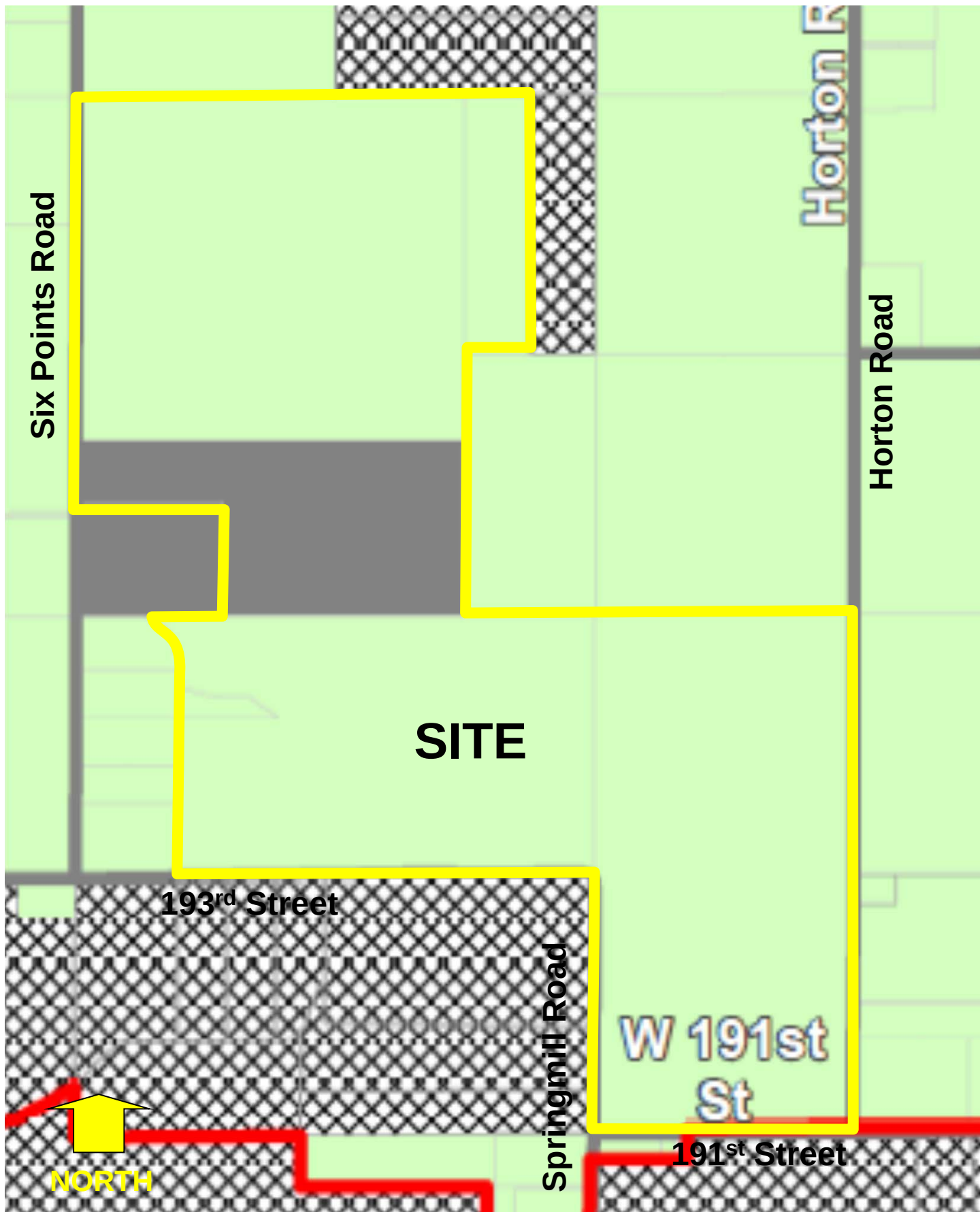


Figure 21: Rural roadway with no curb, gutter, or sidewalk.

Plan Update

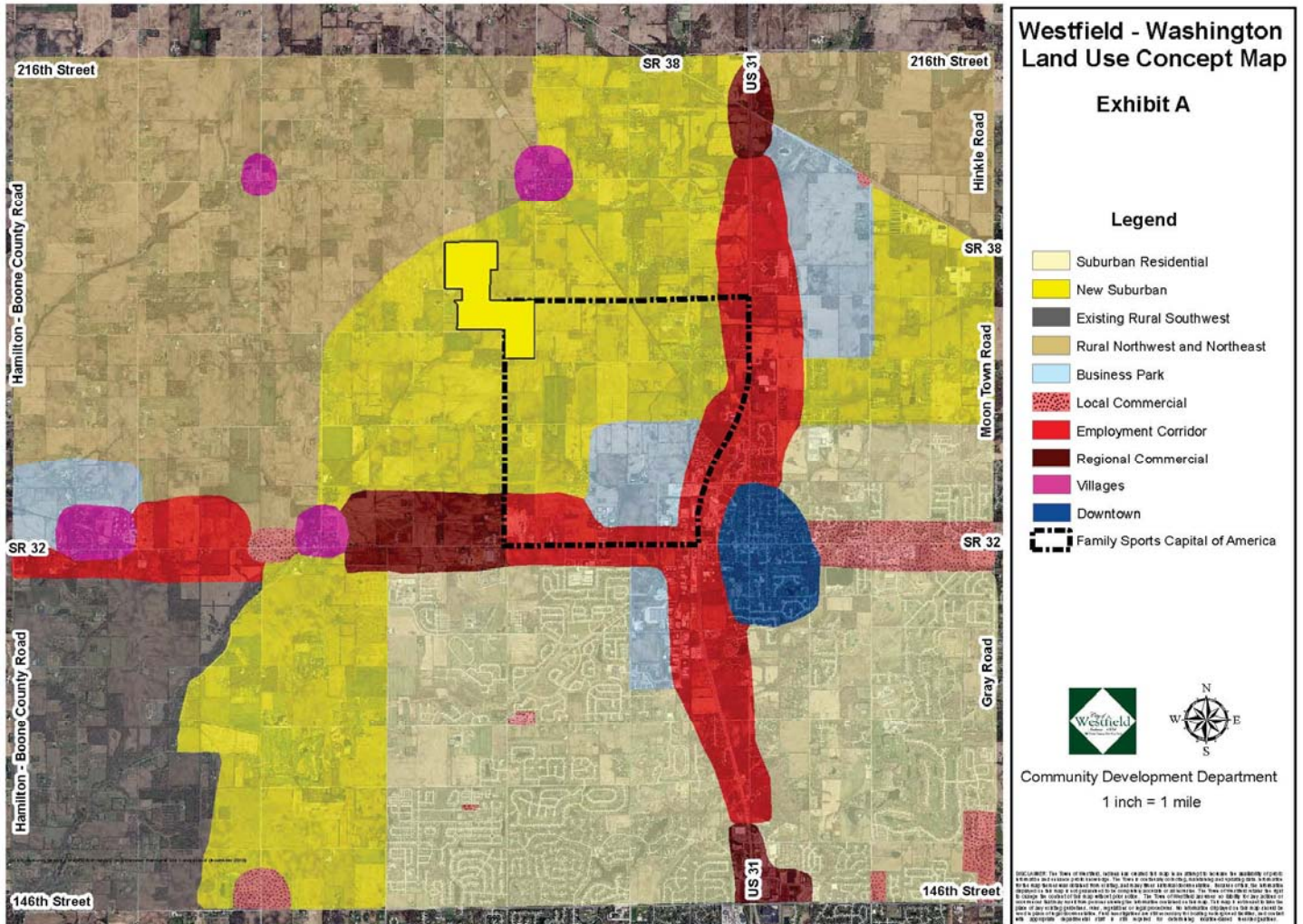
- Reassess the rural policies as part of a five-year update to the plan in light of any changes in circumstances.

TAB 7



Osborne Trails –Westfield, IN
SITE ZONING MAP

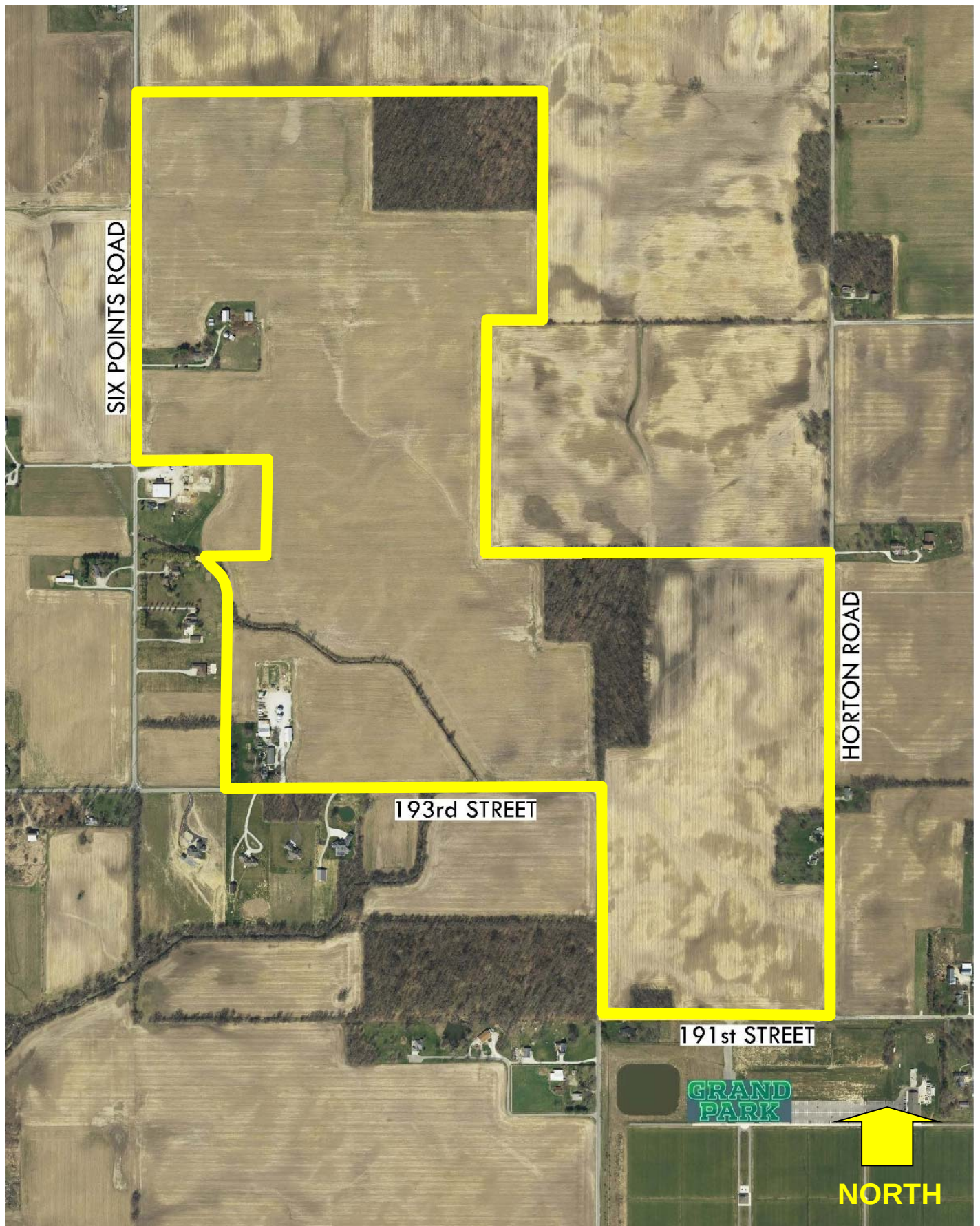
TAB 8



Osborne Trails –Westfield, IN

WESTFIELD COMPREHENSIVE PLAN MAP

TAB 9



Osborne Trails –Westfield, IN
SITE LOCATION MAP



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 21, 2017
1610-PUD-17
Exhibit 1

Docket Number: 1610-PUD-17 (Ordinance No. 16-44)

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger

Request: A change of zoning of 265.1 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District to the Osborne Trails Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, single-family attached residential, and commercial uses.

Current Zoning: AG-SF1: Agriculture / Single-Family; OI: Open Industrial

Current Land Use: Agriculture / Undeveloped

Acreage: 265.1 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Osborne Trails PUD (Ord. 16-44)
5. Osborne Trails PUD (Ord. 16-44) Red Line Version
6. Neighborhood Meeting Summary (11-30-16)
7. Petitioner's Response to Issue List

Staff Reviewer: Matt Pleasant

PETITION HISTORY

This petition was introduced at the November 14, 2016, City Council meeting. The petitioner hosted a neighbors' meeting held on November 30, 2016 (see **Exhibit 6**). The petition received a public hearing at the December 5, 2016, Advisory Plan Commission (the "APC") meeting. Since the public hearing, the petitioner has renamed the proposed ordinance from the "Drexler Woods PUD" to the "Osborne Trails PUD". The petitioner has also submitted a response to an Issue List organized by Staff (see **Exhibit 7**)

PROJECT OVERVIEW

Location: The 265.1 acre +/- site includes real estate extending from 191st Street north to property near 19809 Six Points Road, and then from Six Points Road east to Horton Road (see **Exhibit 2**). The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial District and is primarily being used for agricultural purposes. Adjacent

property to the south is the Grand Park Sports Campus, and property to the south and southwest is zoned the Springmill Trails Planned Unit Development (PUD) District.

Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Osborne Trails”, that would allow for a mixed-use development. The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the Concept Plan (see **Exhibit 3**) and described as follows:

Area A: This area consists of 27 acres +/- and includes a future roundabout, in accordance with the Thoroughfare Plan. This area is proposed with an underlying zoning district of the LB: Local Business District, with permitted uses restricted to the “Sports Village Mixed-Use” portion of the Grand Park Concept Plan.

Area B: This area consists of 36 acres +/- with a proposed underlying zoning district of the SFA: Single-Family Attached District, which is proposed to consist of Duplexes, Triplexes, Quadplexes, etc., with up to eight (8) dwelling units per building. No apartments are proposed in this area.

Area C: This area consists of 185 acres +/- and permits up to 490 single-family detached residential dwellings, including a proposed amenity center. This area is proposed to have an underlying zoning district of the SF4: Single-Family High Density District, and is proposed to be an age-restricted community.

Bulk and Density Standards: The proposed ordinance defaults to the UDO for the proposed underlying zoning district, except as generally summarized below:

Area B: Underlying SFA District	PUD Ordinance	UDO Standard
Maximum Dwellings	8 d.u./building	4 d.u./building
Area C: Underlying SF4 District	PUD Ordinance	UDO Standard
Minimum Lot Area	6,000 sq. ft.	9,000 sq. ft.
Minimum Lot Frontage	35'	40'
Minimum Building Setback Lines		
Front Yard	21'	25'
Side Yard	5'	8'
Rear Yard	20'	25'
Maximum Building Height	2 ½ Stories	25'

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the underlying zoning districts. The development standards of note are briefly highlighted below:

Architectural Standards:

Area A (Commercial Area): Enhanced architectural standards are incorporated that default to the State Highway 32 Overlay District (UDO Article 5.3(K)) architectural standards.

Area B (Attached Residential Area): The proposed ordinance defaults to the UDO (Article 6.3) with the exception that garage doors are permitted to be oriented toward external streets, but must be offset by at least thirty degrees (Article 6.3(C)(4)).

Area C (Detached Residential Area): The proposed ordinance incorporates additional architectural standards, and proposes to allow 100% vinyl, subject to the incorporation of other architectural elements.

Landscaping Standards: The proposed ordinance defaults to the UDO for Areas B (Attached Residential Area) and Area A (Commercial Area). The proposed ordinance proposes enhanced landscaping standards for Area C (Detached Residential Area) by requiring sod in the front yard and additional foundation plantings along a home's front façade. In addition, a minimum buffer yard with of 50 feet (UDO requires 40 feet) is proposed for existing parcels fronting on Six Points Road.

Design Standards: As proposed, the PUD Ordinance establishes alternative development standards from the underlying zoning districts. The design standards of note are briefly highlighted below:

Open Space and Amenity Standards: The proposed ordinance defaults to the UDO's minimum open space requirement and standards; however, incorporates the requirement for Tree Preservation Areas, as portrayed on the Concept Plan. The proposed ordinance defaults to the UDO, and specifies specific amenity requirements.

Infrastructure Standards: The proposed ordinance defaults to the UDO, and includes a requirement for the dedication of right-of-way for the realignment and roundabout of 191st / 193rd Streets and Springmill / Horton Roads.

Annexation: The property is not currently annexed; however, the proposed ordinance requires annexation prior to the recording a secondary plat.

PETITION UPDATE

Since the December 5, 2016, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review and public hearing comments. The following briefly highlights those revisions, which will be further presented by the petitioner at the February 21, 2017, Plan Commission meeting:

- The Concept Plan (see **Exhibit 3**) for Area C (detached single-family area) has been updated and now also includes a Pedestrian Connectivity Plan. The revised layout has resulted in

more lots oriented towards external streets, incorporation of stub streets, and a more defined pedestrian network.

- Age restricted standards have been incorporated for Area C.
- Enhanced and modified architectural standards have been incorporated for all three areas.
- Landscaping standards have been updated.
- Requirement to dedicate right-of-way, pursuant to the Thoroughfare Plan, has been incorporated.
- Tree preservation area language has been added.
- Proposed amenities have been incorporated.
- Requirement for annexation has been added.

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 insure that the grantee has the obligation and the right to effect maintenance and improvement of the amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD District; or
- c. To owners other than those specified in subsections (i) and (ii) above, and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or adjoining property owners or the community, or any combination of these.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan shows the project being partially located within in the New Suburban Northwest Residential Area (Area C) and partially the Family Sports Capital Area (Areas A and B)(see [Figure 1](#)).

The New Suburban designation encourages anti-monotony, connectivity, contiguity with existing development, using open space as buffers, promote innovative development, and encourage attractive streetscapes. Suggestions for the subdivision regulations encourage: recreational facilities, common open space, green space between sidewalk and curb, shorter front setbacks, front porches, and garages that are behind the front line of the dwelling or are side-loaded.

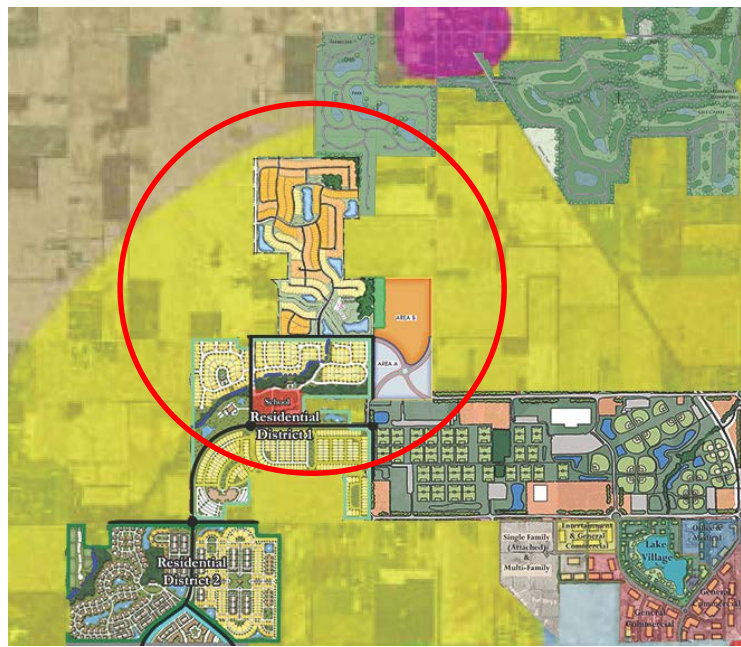


Figure 1: Future Land Use Map

The 2011 Family Sports Capital Addendum II to the Comprehensive Plan: Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail.

Alternative Transportation Plan: The purpose of this plan is to provide an emphasis on implementing complete streets within the community that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The proposed Osborne Trails PUD is consistent with the Alternative Transportation Plan.

Thoroughfare Plan: The plan identifies the following effected roads Primary Arterials: Springmill Road, Horton Road, 191st Street, and 193rd Street. The Department of Public Works has identified that the intersection of these roads would be appropriate for a roundabout. The plan also identifies these roads as “Cycle Corridors”. Six Points Road is being listed as a Secondary Arterial.

The Department has worked with the petitioner to ensure language is incorporated into the proposed ordinance for the dedication of the right-of-way in accordance with the Thoroughfare Plan and to accommodate a roundabout. The proposed Osborne Trails PUD complies with the Westfield-Washington Township Thoroughfare Plan.

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 was held at the December 5, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

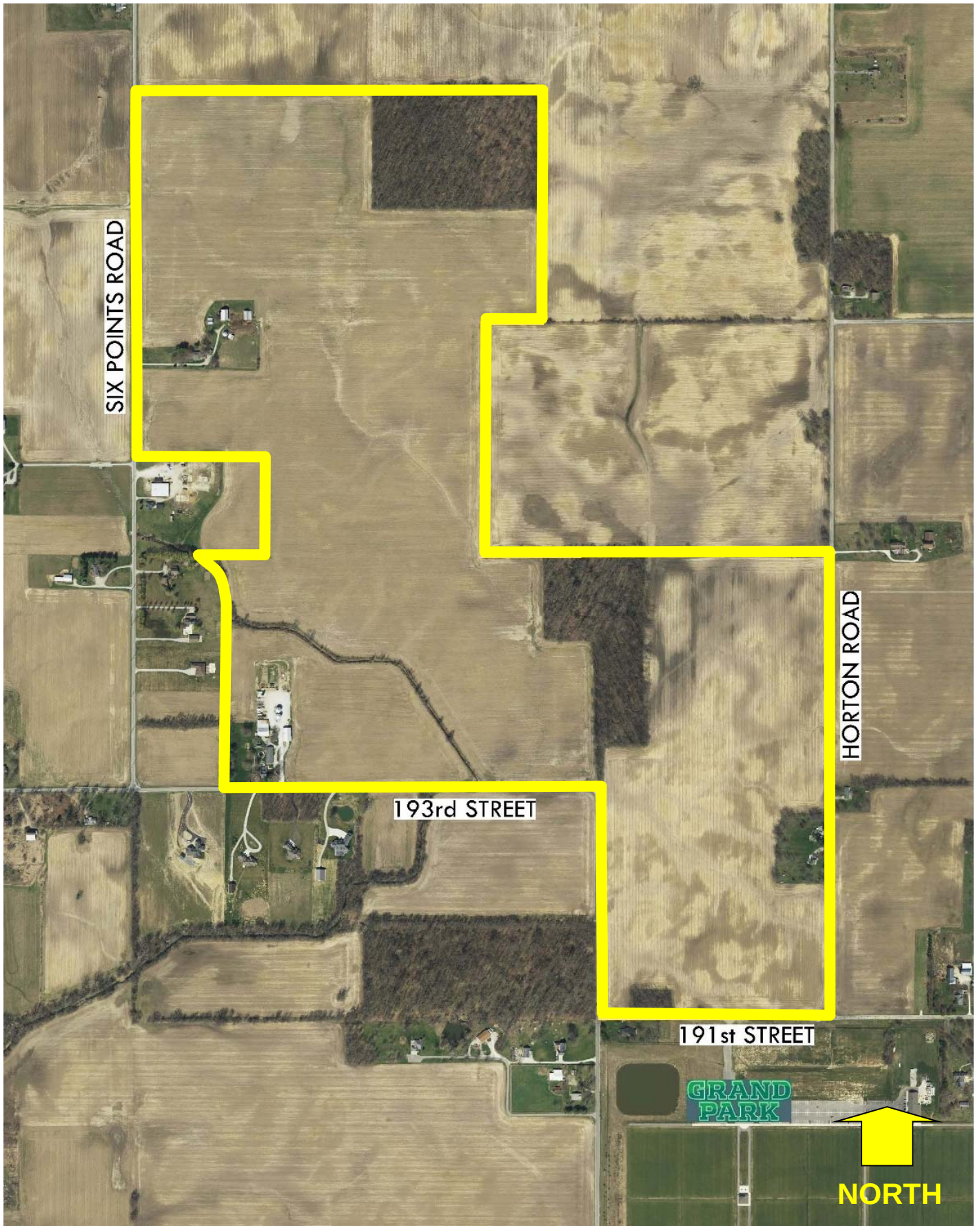
Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

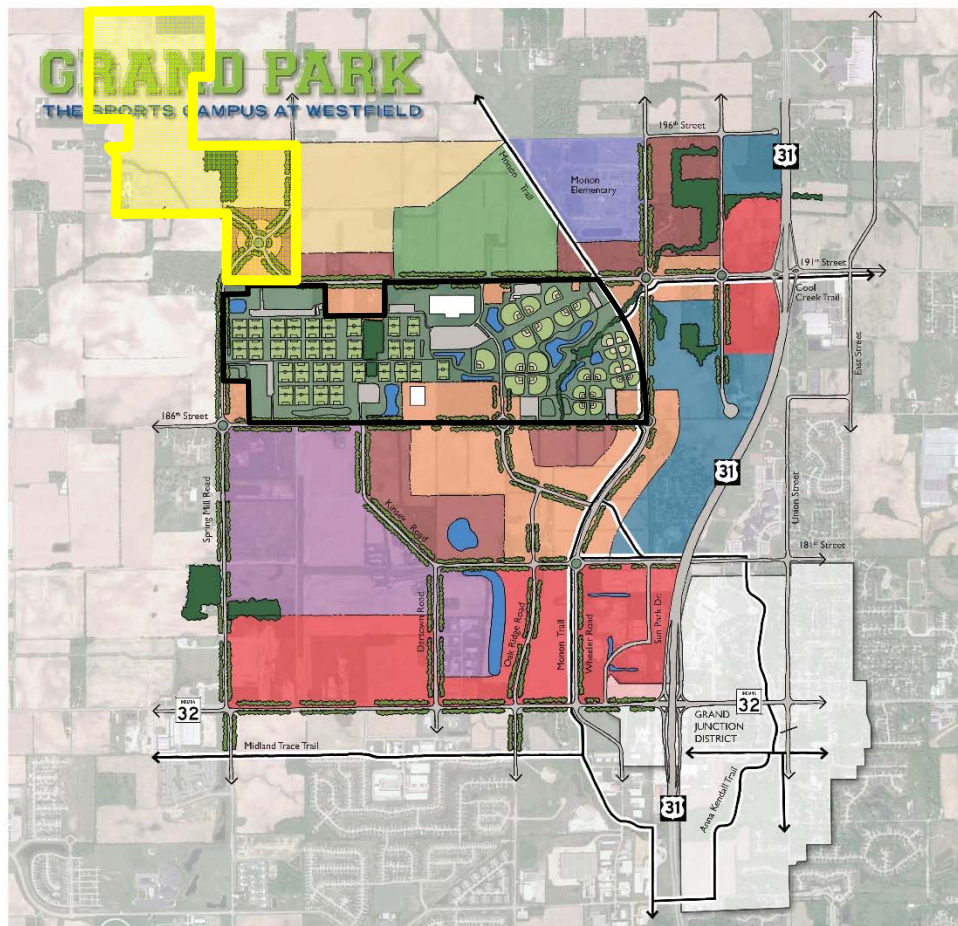
Council Introduction: The petition was introduced at the November 14, 2016, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the Council (1610-PUD-17/Ord. 16-44).
2. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov



Osborne Trails –Westfield, IN
SITE LOCATION MAP

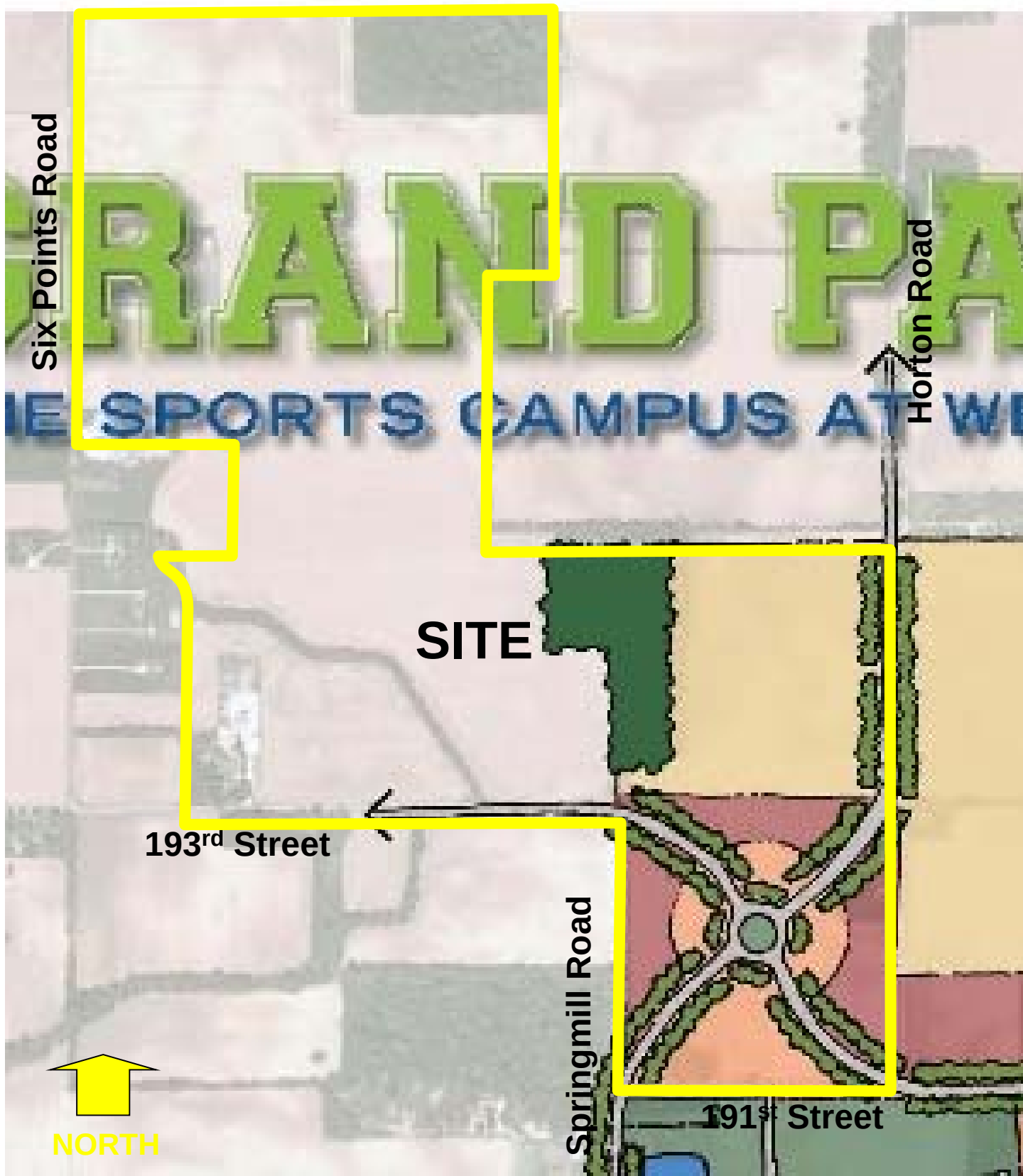


Land Use Plan

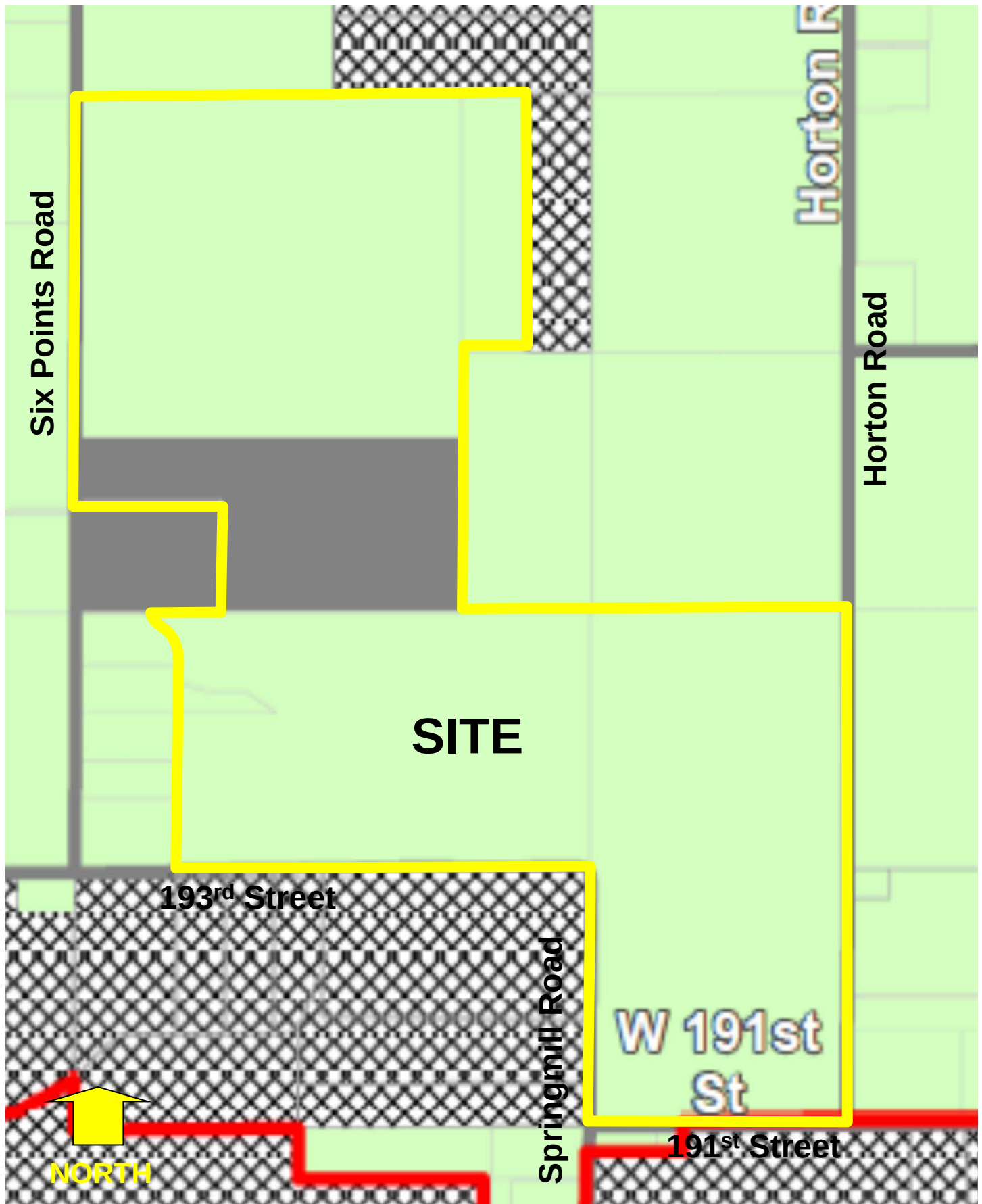
- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential

Osborne Trails –Westfield, IN

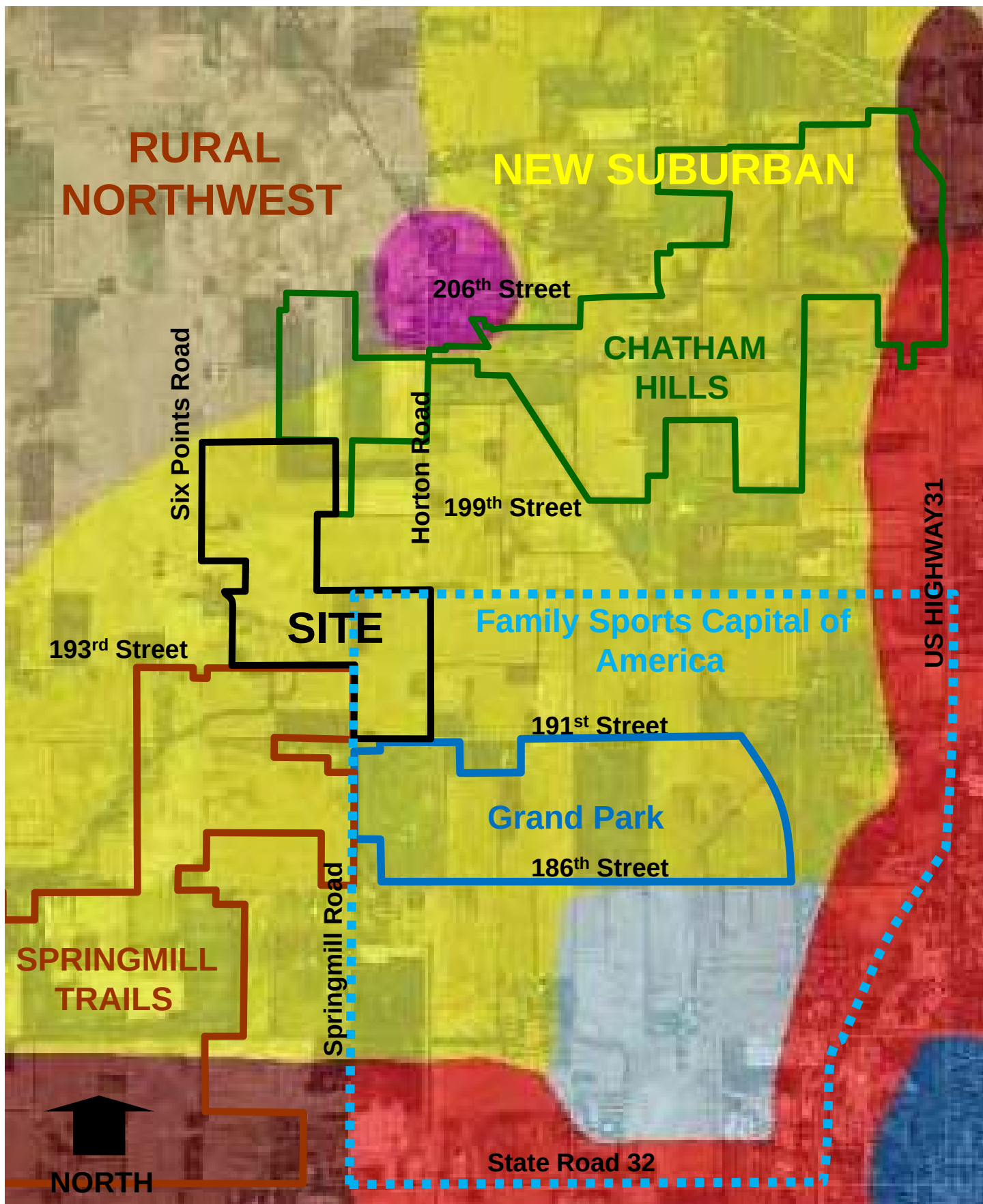
Grand Park Context Map



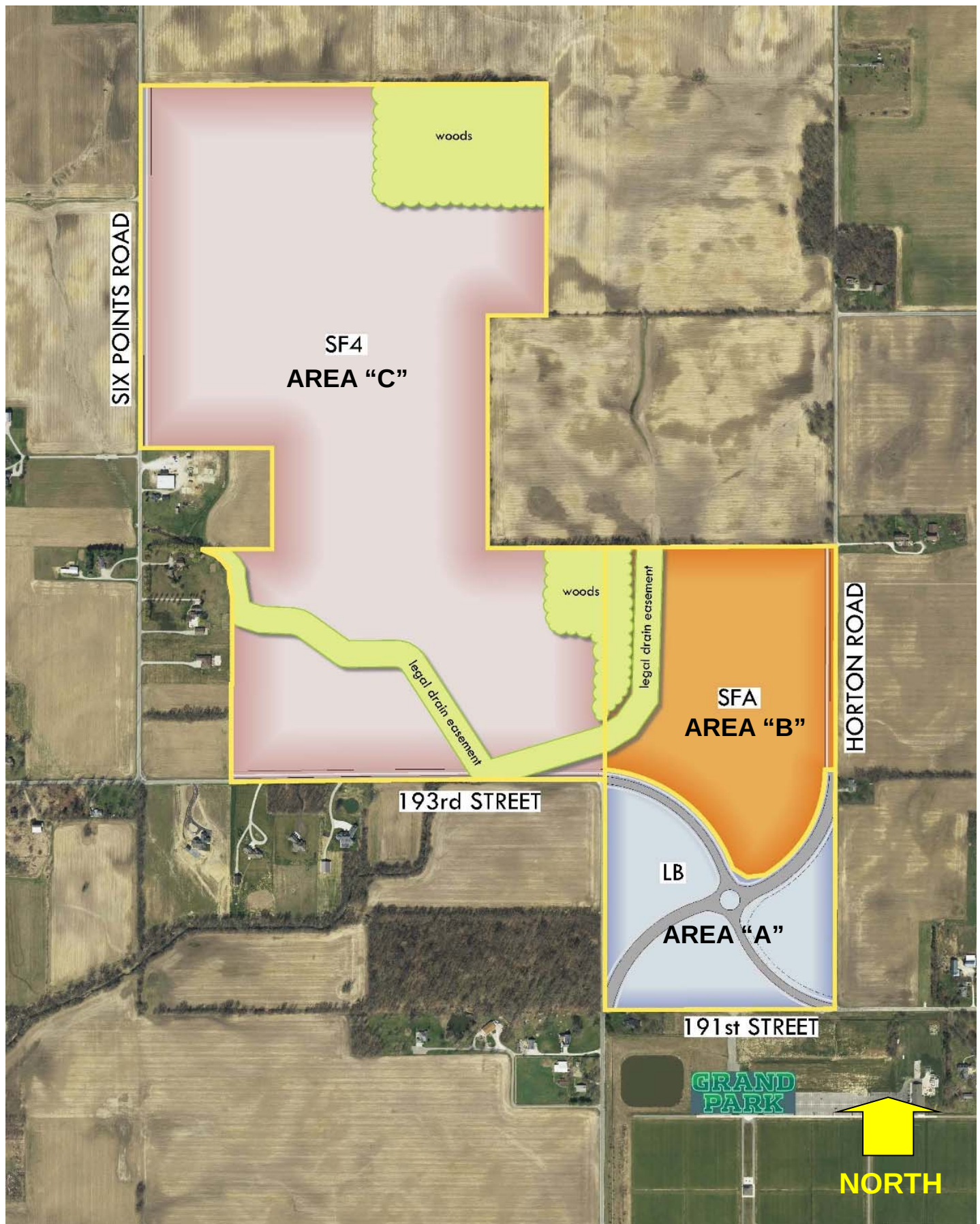
Osborne Trails –Westfield, IN
Grand Park Context Blow-up



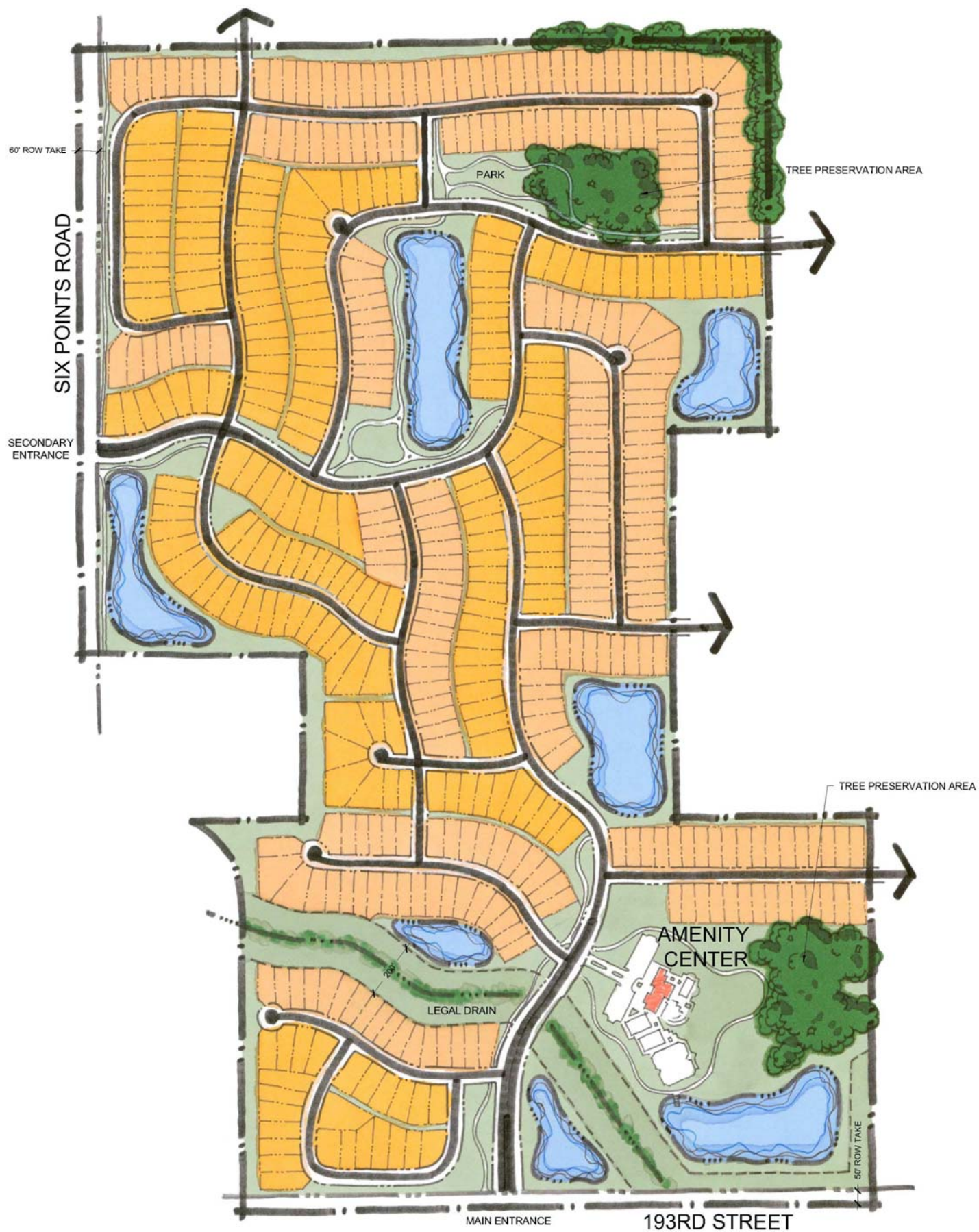
Osborne Trails –Westfield, IN
SITE ZONING MAP



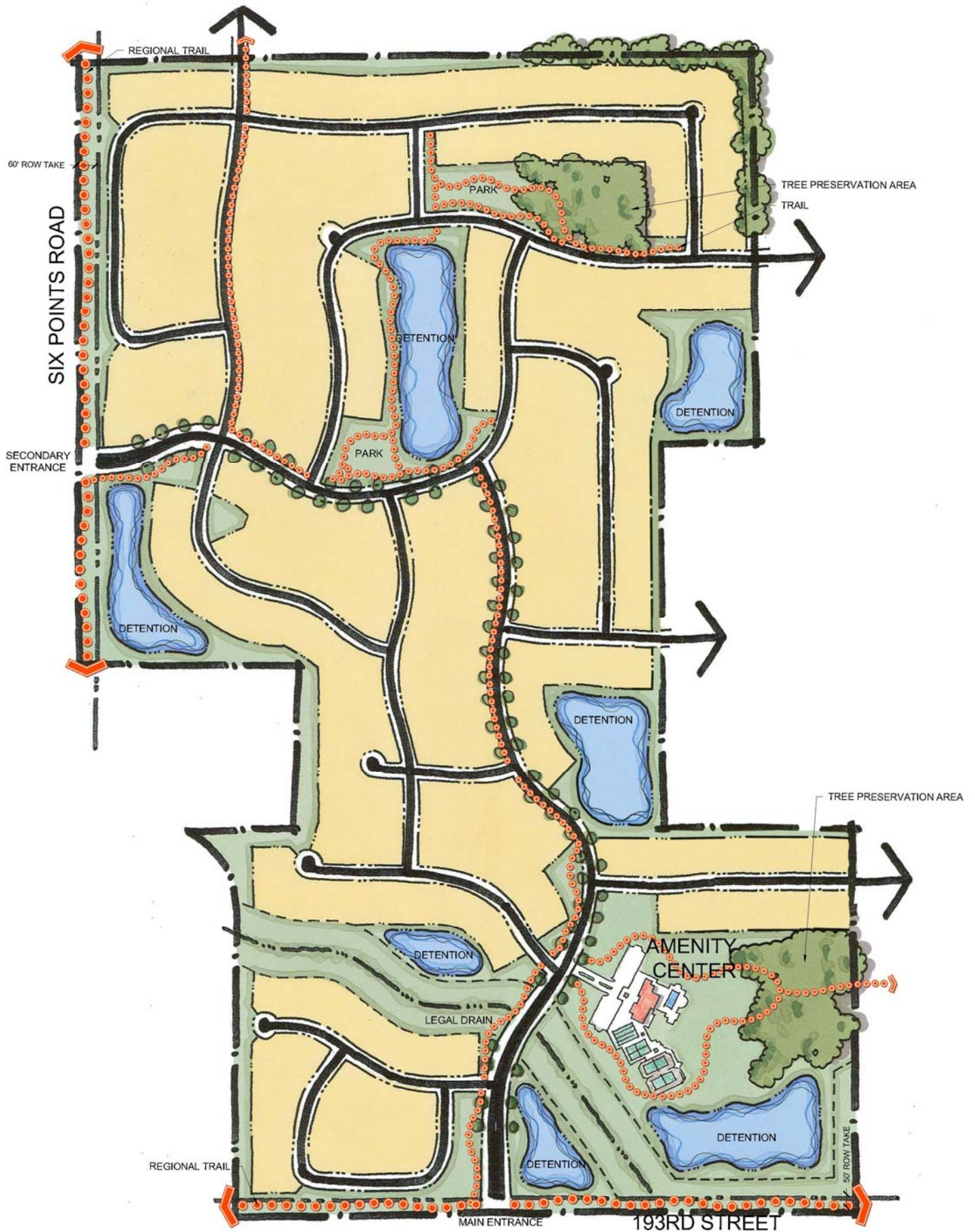
Osborne Trials –Westfield, IN
SITE COMPREHENSIVE PLAN MAP ANALYSIS



**Osborne Trails –Westfield, IN
DISTRICT MAP**

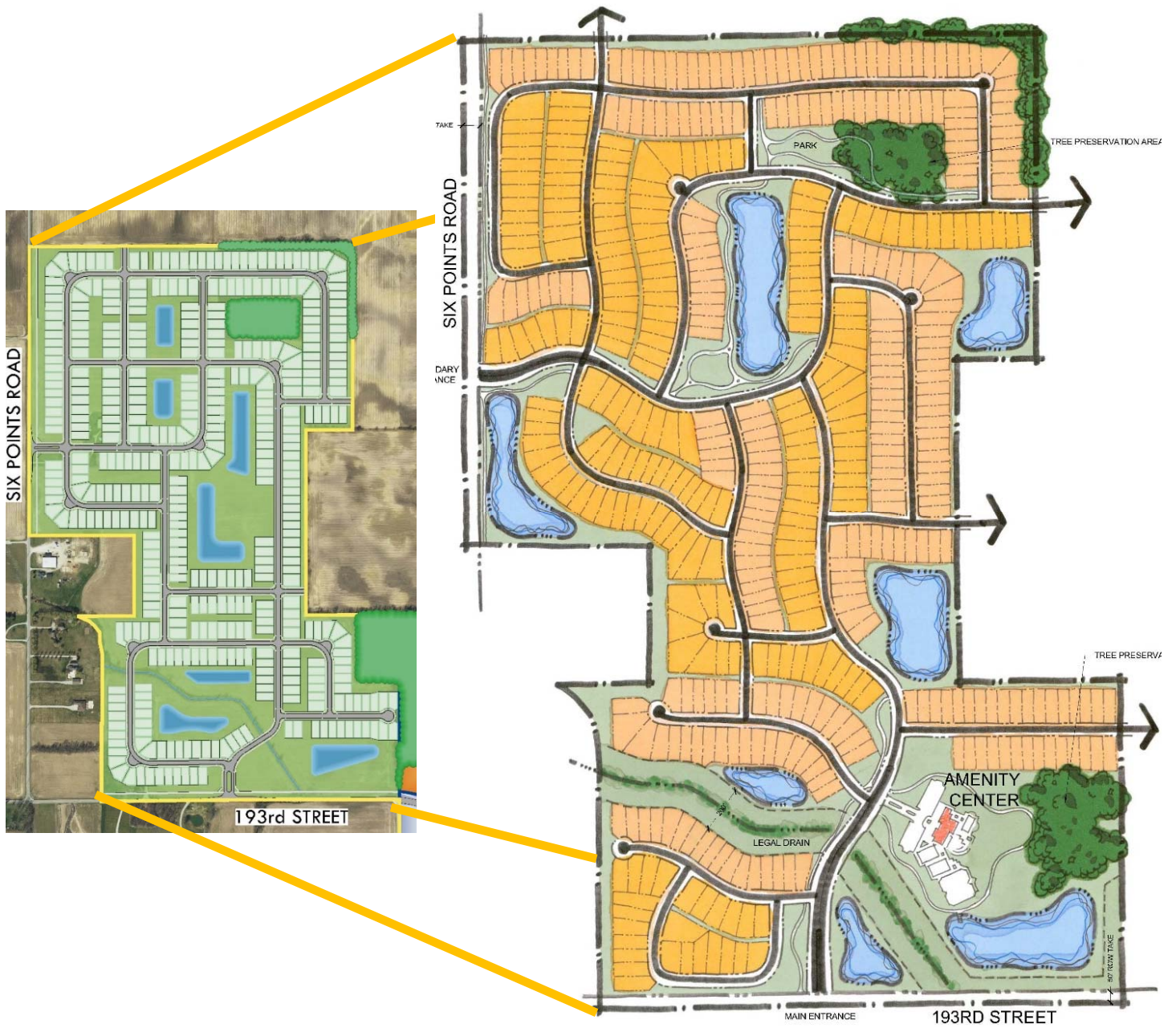


Osborne Trails – Area “C” Concept Plan
(February, 2017)



Osborne Trails – Area “C” Pedestrian Connectivity Plan

(February, 2017)



Osborne Trails – Area C Modifications

(February, 2017)



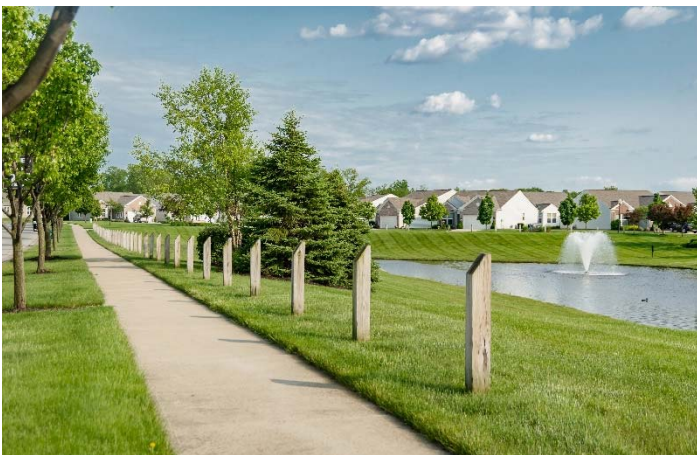
Osborne Trails – Dwelling Character Exhibit
(February, 2017)



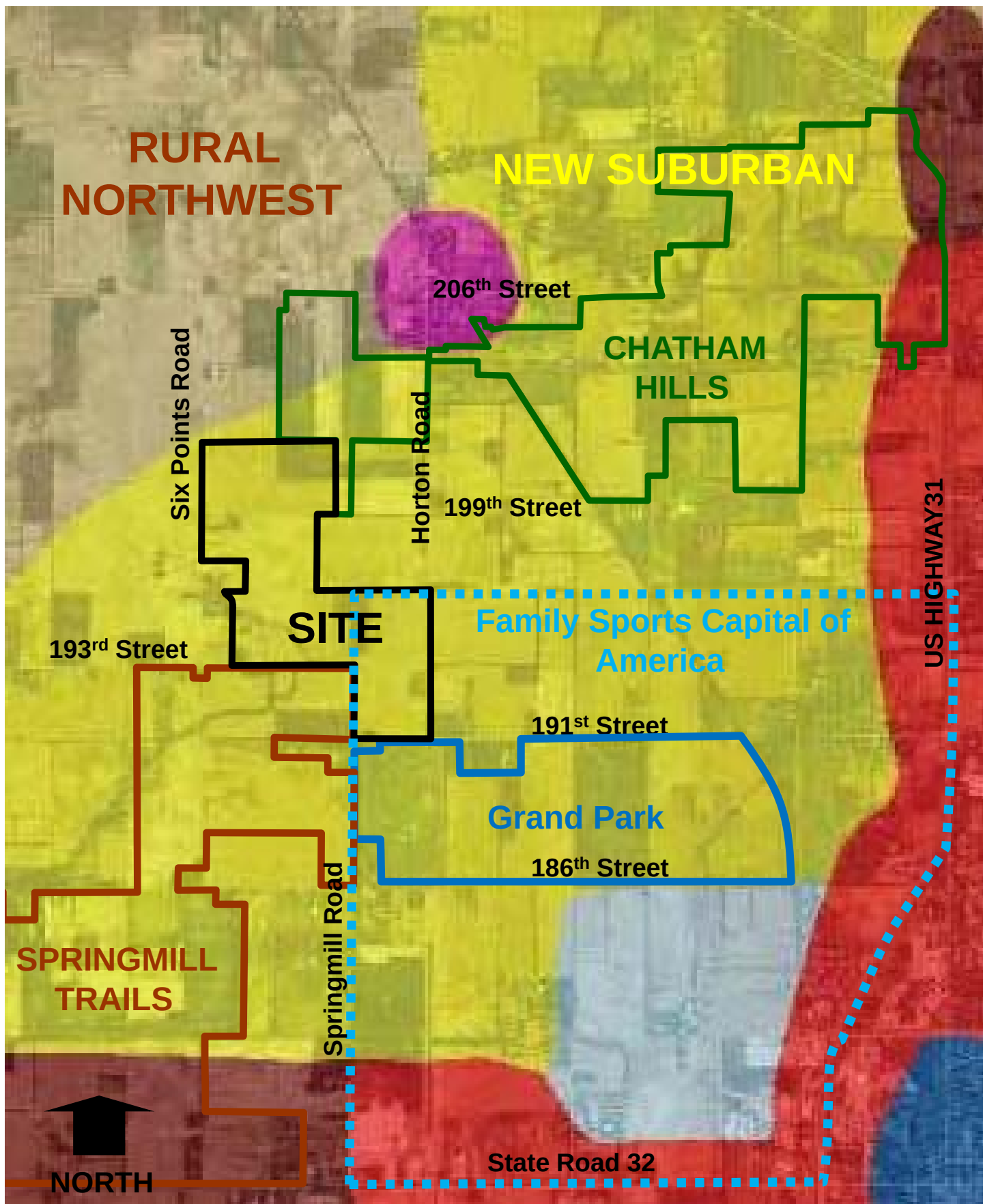
Osborne Trails – Dwelling Character Exhibit
(February, 2017)



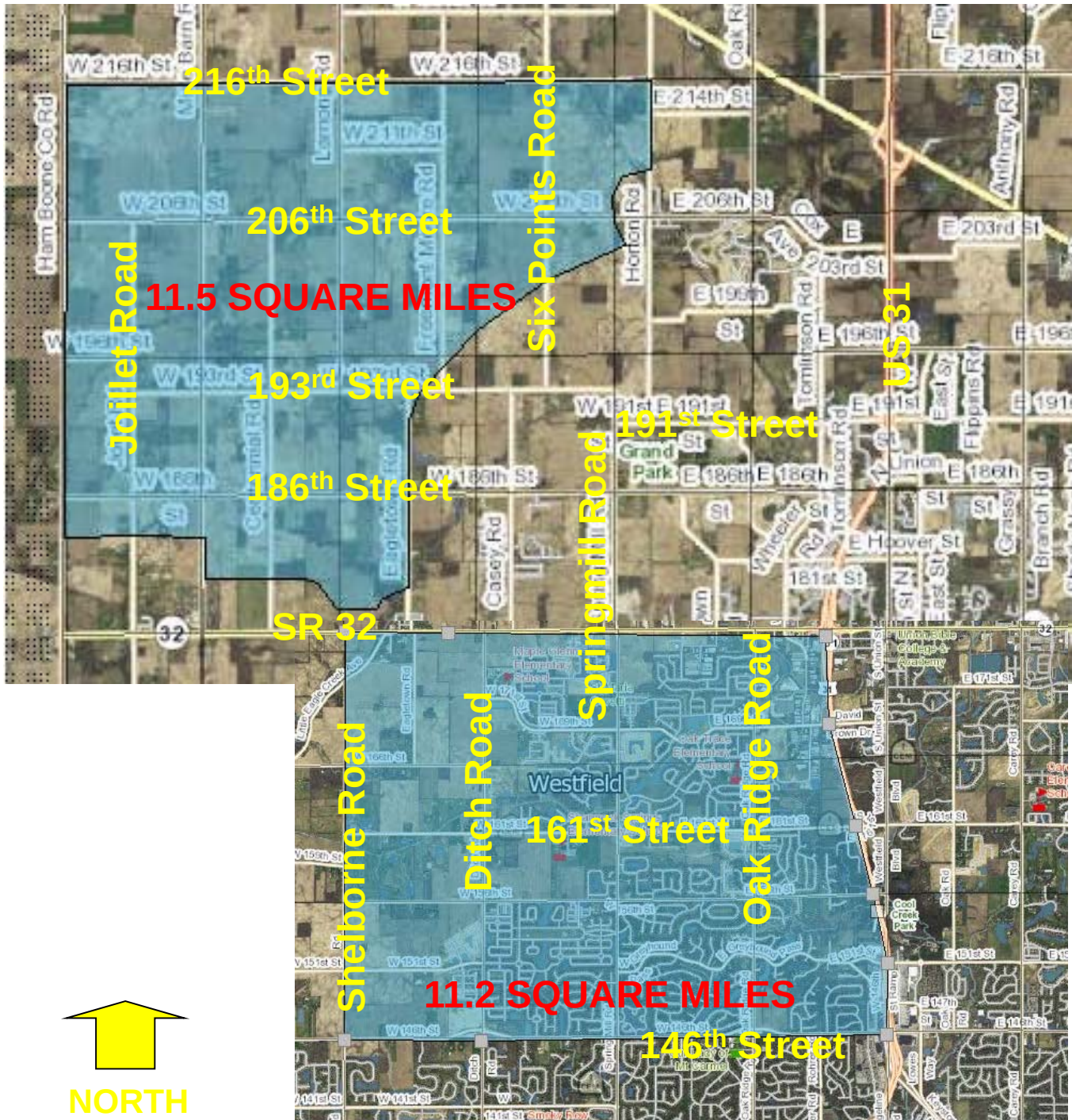
Osborne Trails – Area “C” Amenity Facility Character
(February, 2017)



Osborne Trails – Area “C” Streetscape Character
(February, 2017)



Osborne Trials –Westfield, IN
SITE COMPREHENSIVE PLAN MAP ANALYSIS



Osborne Trails – Area Comparison
(February, 2017)

Osborne Trails - Additional Considerations February 20, 2017:

1. Add the following to Section 3.3(A) of the PUD:
 - a. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.
2. Clarify and add the following to Section 6.2 of the PUD applicable to Area C:
 - a. Article 4.7 shall apply to Area C except at otherwise modified below:
 - i. Add Minimum Lot Width: 45 feet
 - ii. Add Minimum Living Area (Ground Floor):
Single Story: 1,200 square feet
3. Remove request to allow additional vinyl from Section 7.3 of the PUD.
4. Add the following standard to Section 7.3 of the PUD for all Dwellings in Area C:
 - a. Exterior Trim Materials: 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; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
 - b. Garage Composition and Orientation: Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes 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.
 - c. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade:
 - i. A masonry material a minimum of thirty-six (36) inches tall;
 - ii. A change in the exterior color by trim;
 - iii. A change in the Exterior Material pattern separated by trim;
 - iv. A change in the Exterior Material separated by trim;
 - v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - vi. A minimum of ten (10) square foot gable window;
 - vii. A gable peak with a change in Exterior Material; or
 - viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
5. Add the following to Section 7.4 of the PUD:
External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:
 - a. A black "4-board" fence shall be provided along sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.
 - b. Area C: The minimum depth of the landscape area abutting 193rd street for all lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the 193rd Street right-of-way and the Front Façade Lots required in Section 3 of this Ordinance.

ORDINANCE NUMBER 16-44

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 "**Osborne Trails 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. 1610-PUD-17**), requesting an amendment to the Unified Development Ordinance and 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. 1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails 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 **District Map:** The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.

A. Perimeter Lots:

- i. A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100’ of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street- (“**Front Façade Lots**”).
- ii. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

- B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as

Exhibit D: Area C - Pedestrian Connectivity Plan.

- C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: LB: Local Business District.
- 4.2 Area B: SFA: Single Family Attached District.
- 4.3 Area C: SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.
 - A. Recreational Facility, Commercial.
 - B. Assisted Living Facility.
- 5.3 Area C.
 - A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.
 - B. Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
 - C. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in Area C as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.
 - D. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. **The provisions of this Section 5.3 (D)**

shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law. ~~The provisions of this Section 5.3 (D) may be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder.~~

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

6.1 Area B: Article 4.9 shall apply to Area B except as otherwise modified below:

A.	Maximum Dwellings	Eight (8) per Building
----	-------------------	------------------------

6.2 Area C: Article 4.7 shall ~~not~~ apply to Area C; ~~rather the following shall apply~~ except as modified below:

A.	Minimum Lot Area	6,000 SF square feet
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
i.	Front Yard	21'
ii.	Side Yard	5'
iii.	Rear Yard	20'
D.	Minimum Lot Width	45'
D.E.	Maximum Building Height	2 ½ stories
F.	Minimum Living Area (Ground Floor):	
i.	Single Story	1,200 square feet

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to

Area A, except as modified below:

- A. Nonresidential buildings shall comply with the provisions of Article 5.3.K (State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

- A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.

~~B. Exterior Materials: Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches, shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679) and shall be permitted on up to 100% of all Building Facades subject to the following standards:~~

~~i. All siding shall be Class 1 as listed in this standard.~~

~~ii. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet.~~

~~iii. The materials shall preserve a wood grained finish in both the siding and the trim.~~

~~iv. On “gable end trusses” that are constructed out of two by four inch (2”x4”) dimensional lumber installed vertically at sixteen inch (16”) on center (or greater spacing) and where the vertical two by fours (2x4’s) are ten feet (10’) or greater in length, the builder shall install a “strongback” and/or T-brace on the attic side of the truss, approximately at mid span of these vertical two by fours (2x4’s) to serve as an added support mechanism to stop bowing of the vertical two by fours (2x4’s) and the siding attached to it.~~

- B. Exterior Trim Materials: 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; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

- C. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- D. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.
- E. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- F. Shingles: All homes shall have dimensional or architectural grade shingles.
- G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes 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.
- H. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on

the side Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street, 191st Street, Horton Road and Springmill Road.
- ii. Area C: The minimum depth of the landscape area abutting 193rd street adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the 193rd Street right-of-way and the Front Façade Lots required in Section 3 of this Ordinance.

~~B.C.~~ Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below:

- i. The minimum width of the buffer yard adjacent to existing parcels adjacent to Six Points Road zoned AGSF-1 shall be fifty (50) feet.

Section 8. Infrastructure Standards. The District’s infrastructure shall comply with the

Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

- 8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.
- B. Amenities: The following amenities shall be provided in Area A:
- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
 - ii. Amenity Facility: The amenity facility in Area C shall include the following:
 - a. Clubhouse of at least seven thousand (7,000) square feet,

- including a fitness center.
- b. Parking Lot.
- c. Pool.
- d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 9. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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 F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

Osborne Trails - PUD District Ordinance ~~10-0215~~1712 022117

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Area “C” Concept Plan
Exhibit D	Area “C” Pedestrian Connectivity Plan
Exhibit E	Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

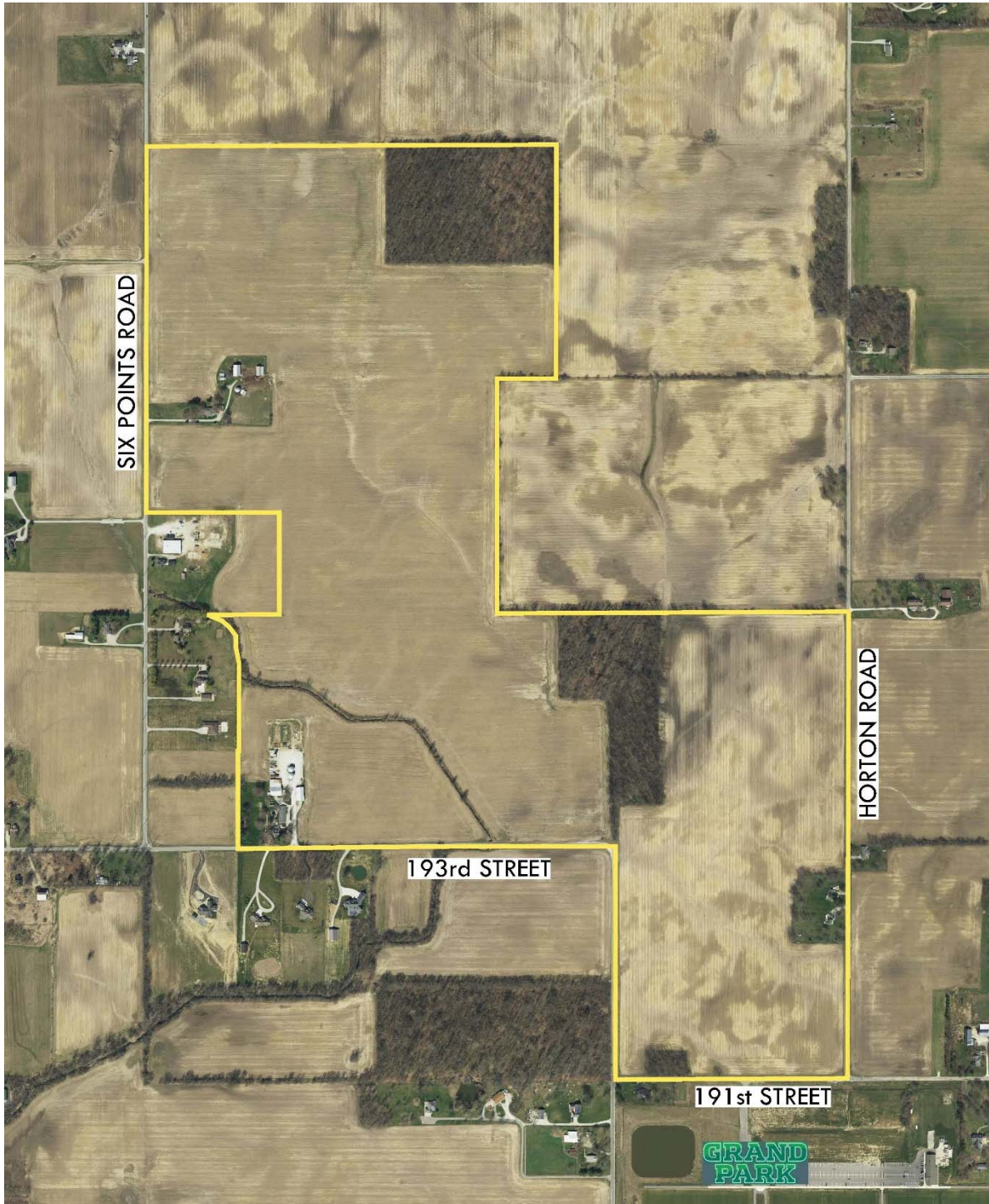


EXHIBIT B
DISTRICT MAP

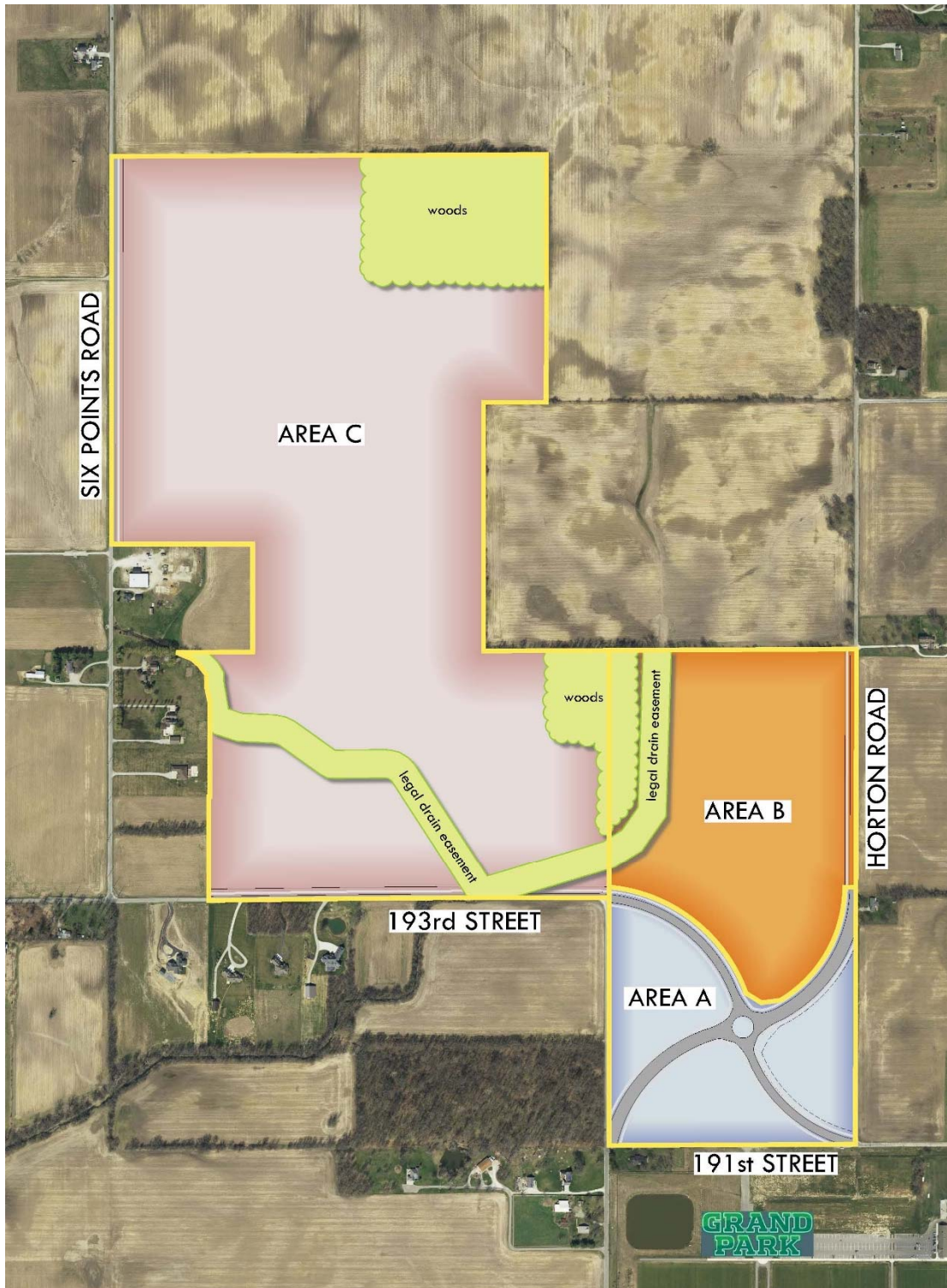
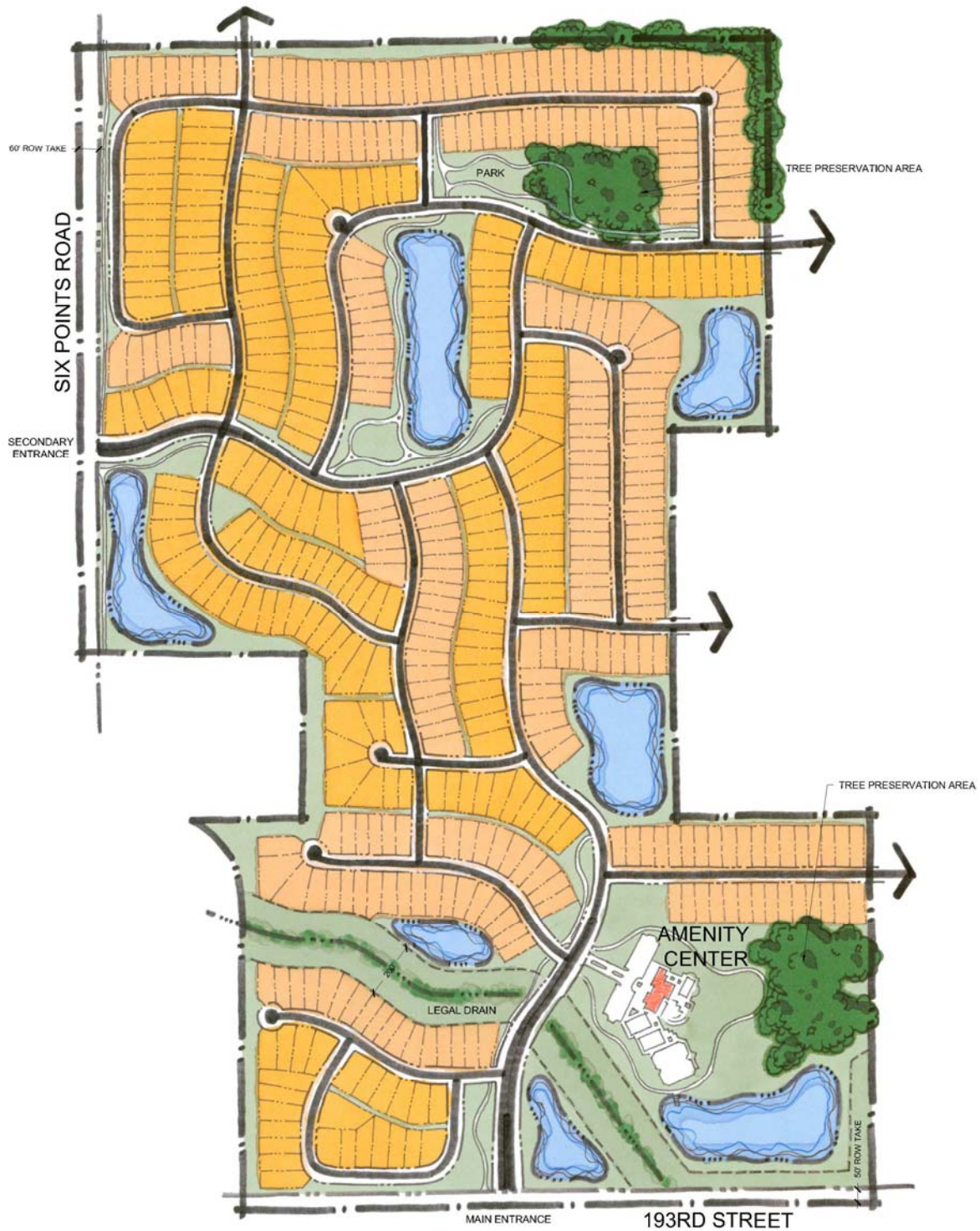
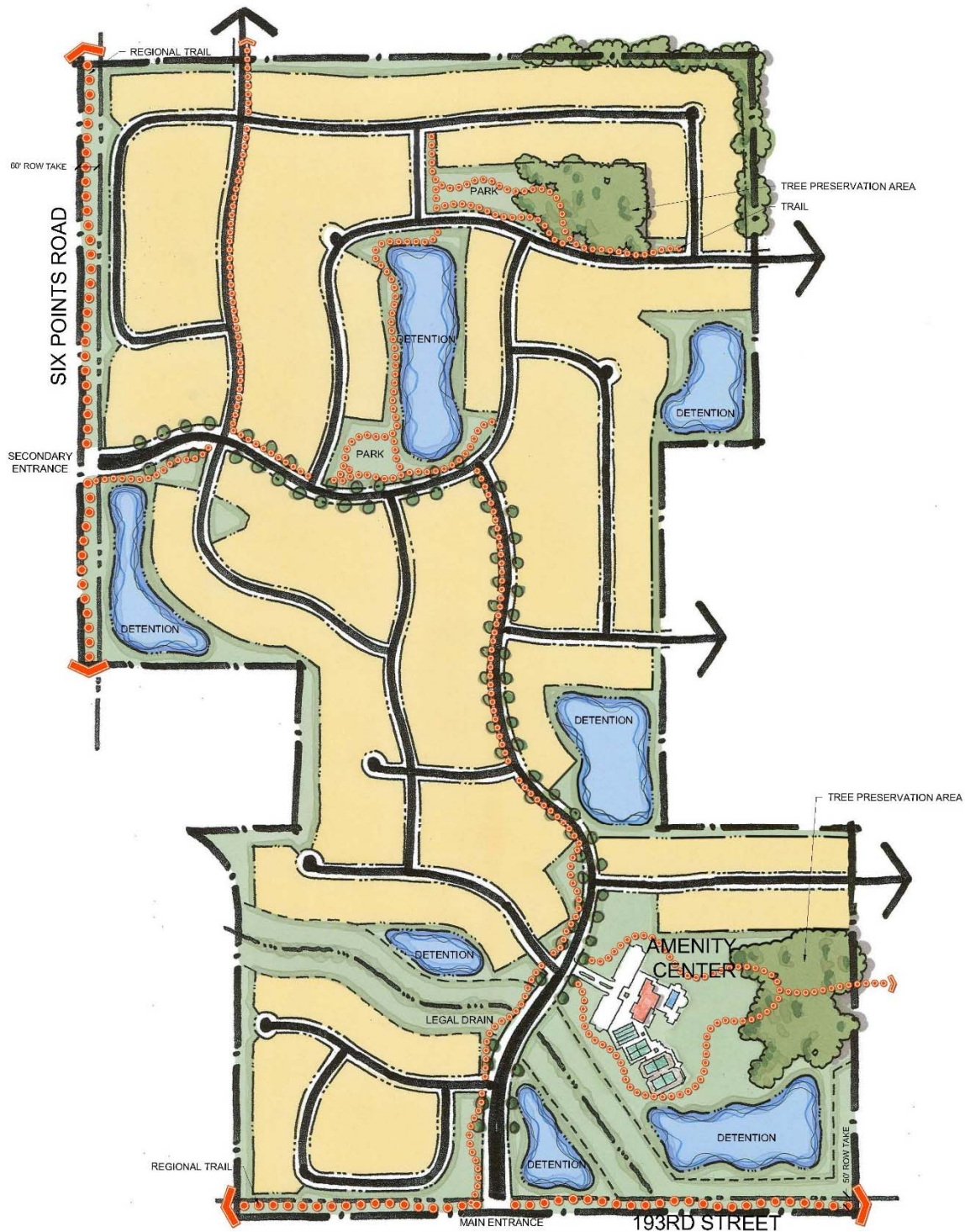


EXHIBIT C
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D**AREA "C" PEDESTRIAN CONNECTIVITY PLAN**

Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



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EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



ORDINANCE NUMBER 16-44

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 "**Osborne Trails 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. 1610-PUD-17**), requesting an amendment to the Unified Development Ordinance and 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. 1610-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Osborne Trails 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 **District Map:** The map as illustrated on what is attached hereto as **Exhibit B** which outlines the three (3) individual Areas of the District.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The following standards shall be required as part of the Overall Development Plan and Primary Plat for Area C.

A. **Perimeter Lots:**

- i. A minimum of eighty percent (80%) of all Dwellings on lots adjacent to an External Street (within 100’ of the right of way of 193rd Street or Six Point Road) shall be designed so the Front Building Façade is oriented toward the External Street (“Front Façade Lots”).
- ii. A minimum of fifty percent (50%) of the Dwellings on a Front Façade Lots shall (i) incorporate a side loading or courtyard loading garage or (ii) the External Street Frontage Landscape Requirements of Article 6.8(M) shall apply.

- B. An internal path network shall be required which provides connectivity between Six Points Road, the north perimeter of Area C, the east perimeter of Area C, the shared perimeter with Area B and 193rd Street, in substantial compliance with the pedestrian connectivity plan, attached hereto as

Exhibit D: Area C - Pedestrian Connectivity Plan.

- C. Stub Street connections shall be provided in substantial compliance with the locations illustrated on the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts shall be as set forth below as illustrated on the attached District Map.

- 4.1 Area A: LB: Local Business District.
- 4.2 Area B: SFA: Single Family Attached District.
- 4.3 Area C: SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Area A. The following uses shall be permitted in addition to those permitted in the Underlying Zoning District.
 - A. Recreational Facility, Commercial.
 - B. Assisted Living Facility.
- 5.3 Area C.
 - A. The total number of Dwellings permitted in Area C shall not exceed four hundred and ninety (490) Single-family Dwellings.
 - B. Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
 - C. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in Area C as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.
 - D. The development of Single-family Dwellings in Area C is intended to provide housing primarily for persons 55 years of age or older. Area C shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 5.3 (D)

shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within Area C shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Area C Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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

6.1 Area B: Article 4.9 shall apply to Area B except as otherwise modified below:

A.	Maximum Dwellings	Eight (8) per Building
----	-------------------	------------------------

6.2 Area C: Article 4.7 shall apply to Area C except as modified below:

A.	Minimum Lot Area	6,000 square feet
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
	i. Front Yard	21'
	ii. Side Yard	5'
	iii. Rear Yard	20'
D.	Minimum Lot Width	45'
E.	Maximum Building Height	2 ½ stories
F.	Minimum Living Area (Ground Floor):	
	i. Single Story	1,200 square feet

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Area A: Article 6.3.F Architectural Standards – Business Districts: Shall apply to Area A, except as modified below:

A.	Nonresidential buildings shall comply with the provisions of Article 5.3.K
----	--

(State Highway 32 Overlay District - Architectural Design Requirements).

7.2 Area B: Article 6.3 Architectural Standards: Shall apply to Area B, except as modified below:

A. Garages: Garage door openings are permitted parallel to the street.

7.3 Area C: Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in Area C. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within Area C.

B. Exterior Trim Materials: 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; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

C. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

D. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.

E. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

F. Shingles: All homes shall have dimensional or architectural grade shingles.

G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:

- i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes 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.

H. Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one of the following elements on the side Building Façade:

- i. A masonry material a minimum of thirty-six (36) inches tall;
- ii. A change in the exterior color by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

A. Lot Landscaping in Area C: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below;

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of all Areas of the Real Estate along Six Points Road, 193rd Street,

191st Street, Horton Road and Springmill Road.

- ii. Area C: The minimum depth of the landscape area abutting 193rd street adjacent to all non-Front Facing Lots shall be the greater of (i) fifty-four (54) feet or (ii) the distance between the 193rd Street right-of-way and the Front Façade Lots required in Section 3 of this Ordinance.

- C. Buffer Yard Requirements: Article 6.8(N) shall apply except as modified below:

- i. The minimum width of the buffer yard adjacent to existing parcels adjacent to Six Points Road zoned AGSF-1 shall be fifty (50) feet.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

- 8.1 Street and Right-of-Way Standards: Article 8.9(D) Dedication of Right-of-way shall apply, including, but not limited to the requirement to dedicate the necessary right-of-way to accommodate the realignment of 191st Street/193rd Street and Springmill Road/Horton Road and the corresponding round-about, as approved by the Public Works Department.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- A. The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet.

- B. Amenities: The following amenities shall be provided in Area A:

- i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the Area C: Pedestrian Connectivity Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
- ii. Amenity Facility: The amenity facility in Area C shall include the following:
 - a. Clubhouse of at least seven thousand (7,000) square feet, including a fitness center.
 - b. Parking Lot.
 - c. Pool.
 - d. A minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Section 9. **Annexation**: The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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 F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-44** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-44**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

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

Osborne Trails - PUD District Ordinance 12 022117

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	District Map
Exhibit C	Area “C” Concept Plan
Exhibit D	Area “C” Pedestrian Connectivity Plan
Exhibit E	Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

A part of the Northwest Quarter of Section of Section 26, part of the Southeast Quarter of Section 22, and part of the Northeast Quarter of Section 27, all in Township 19 North, Range 3 East, in Wayne Township, Hamilton County, Indiana.

Beginning at the Northwest corner of said Southeast Quarter Section; thence North 89 degrees 45 minutes 54 seconds East along the north line thereof 2317.42 feet; thence South 00 degrees 05 minutes 22 seconds West 1320.58 feet; thence South 89 degrees 43 minutes 55 seconds West 333.41 feet; thence South 00 degrees 00 minutes 03 seconds East 1323.56 feet; thence North 89 degrees 43 minutes 12 seconds East 668.57 feet to the Northwest corner of said Northwest Quarter; thence North 89 degrees 43 minutes 12 seconds East along the north line thereof 1318.40 feet to the Northeast corner of the West Half thereof; thence South 00 degrees 08 minutes 07 seconds West 2638.28 feet to the Southeast corner of the West Half thereof; thence South 89 degrees 42 minutes 45 seconds West along the South line thereof 1312.27 to the Southwest corner thereof; thence North 00 degrees 00 minutes 08 seconds East 1315.76 feet to a point on the East line of said Northeast Quarter Section; thence ; thence South 89 degrees 58 minutes 19 seconds West 723.83 feet; thence South 89 degrees 35 minutes 24 seconds West 658.08 feet; thence South 89 degrees 14 minutes 18 seconds West 752.37 feet; thence North 00 degrees 00 minutes 00 seconds East 558.56 feet; thence South 88 degrees 59 minutes 59 seconds East 6.66 feet; thence North 00 degrees 00 minutes 00 seconds East 496.92 feet; thence North 11 degrees 28 minutes 23 seconds West 88.84 feet; thence North 00 degrees 52 minutes 39 seconds West 66.92 feet; thence North 37 degrees 25 minutes 32 seconds West 61.45 feet; thence North 49 degrees 28 minutes 26 seconds West 52.94 feet; thence North 67 degrees 36 minutes 30 seconds West 89.04 feet to a point on the South line of said Section 22; thence North 89 degrees 43 minutes 12 seconds East along said south line 406.18 feet; thence North 00 degrees 03 minutes 25 seconds East 574.61 feet; thence North 89 degrees 59 minutes 37 seconds West 751.73 feet to a point on the West line of said Southeast Quarter; thence North 00 degrees 01 minutes 06 seconds East along said West line 2067.52 feet to the place of beginning, containing 265.1 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

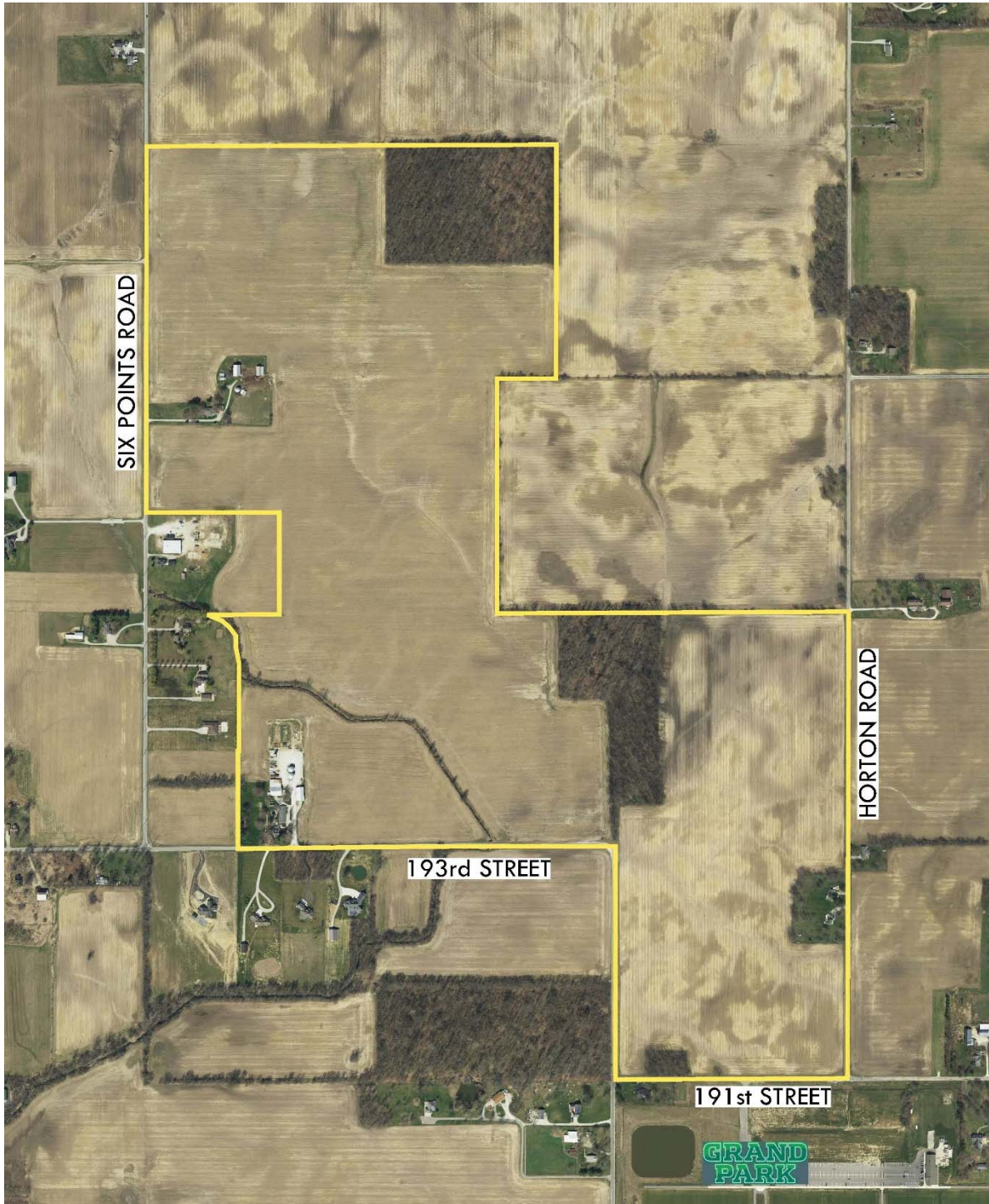


EXHIBIT B
DISTRICT MAP

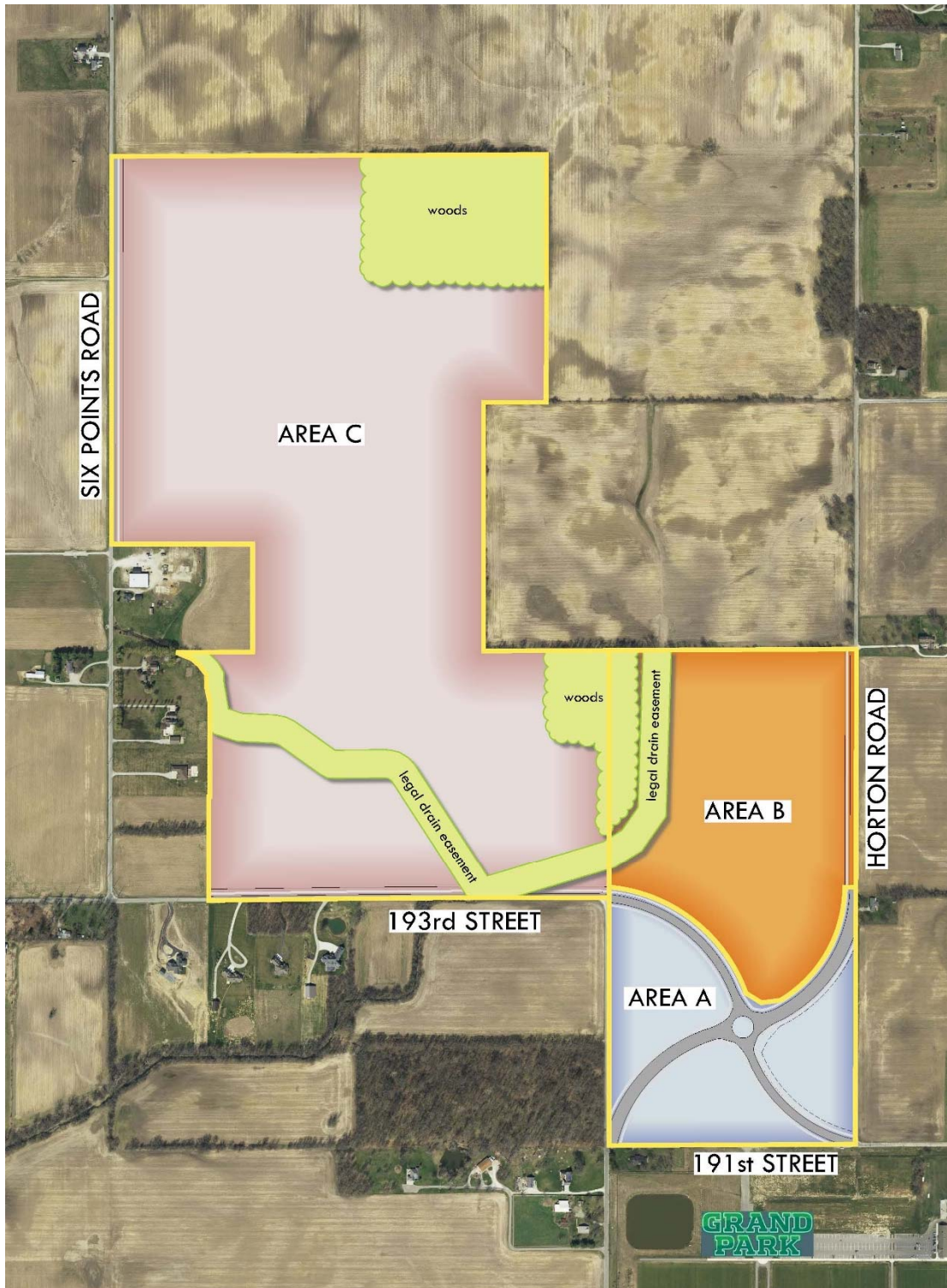
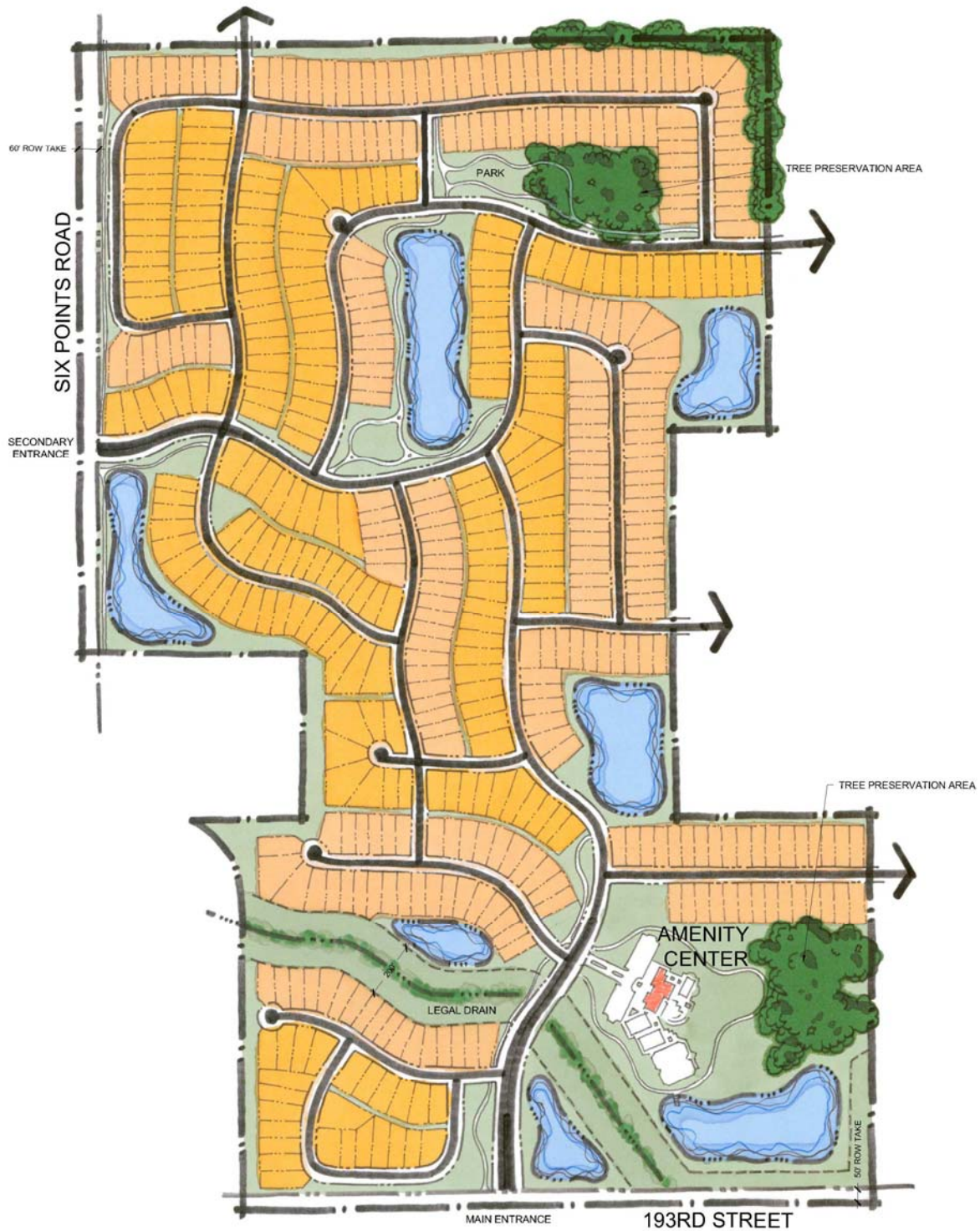


EXHIBIT C

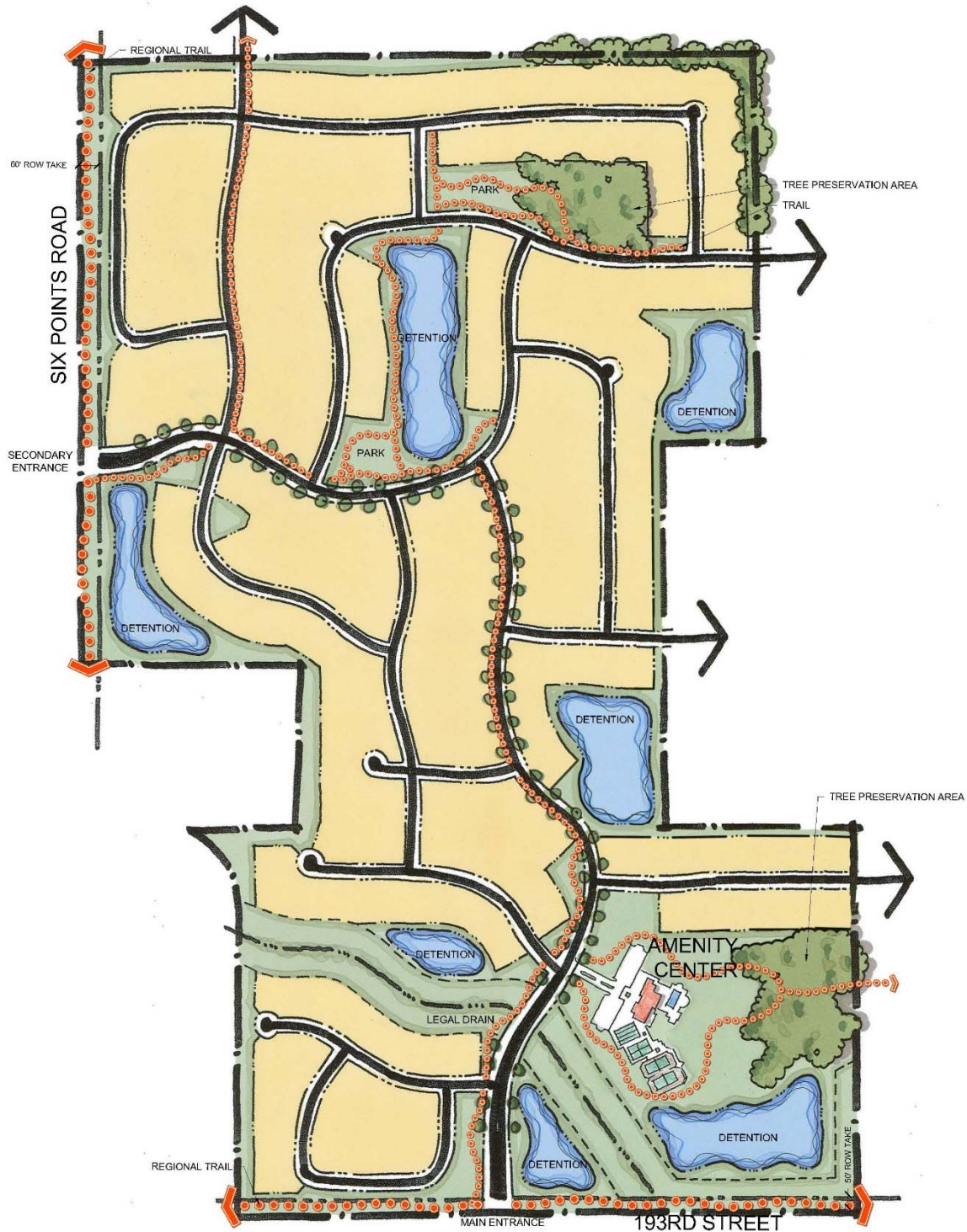
AREA "C" CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT D

AREA "C" PEDESTRIAN CONNECTIVITY PLAN



Note: Larger scale paper and digital copies of the Pedestrian Connectivity Plan are on file with the Department of Economic and Community Development under Docket Number 1610-PUD-17.

EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

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EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT E

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



WRITTEN PUBLIC COMMENTS

Docket Number: 1610-PUD-17

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger

Request: Petitioner requests a change of zoning of 265.1 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District; OI: Open Industrial District to the Drexler Woods Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, single-family attached residential, and commercial uses.

Enclosed Attachments:
December 05, 2016 Public Hearing

1. Kooy, Craig	19401 Freemont Moore Rd	(11/30/16)
2. Smitson, John	19653 Six Points Rd	(12/02/16)
3. McLaren, Andrew	931 W. 193 rd Street	(12/04/16)
4. Plumer, Kim	19030 Spring Mill Road	(12/04/16)
5. McLaren, Sandra	931 W 193 rd Street	(12/04/16)
6. Pictor, Amy	24 E. 191 st Street	(12/05/16)
7. Hamilton, Brian	721 W. 193 rd Street	(12/05/16)
8. Boardman, Dan	1510 W. 206 th Street	(12/05/16)
9. Higgins, Tim & Lisa	19411 Six Points Road	(12/05/16)
10. Smith, Robert & Angela	19449 Six Points Road	(12/05/16)
11. Hamilton, Kelly	721 W. 193 rd Street	(12/05/16)
12. Carey, Jim & Lynn		(12/05/16)
13. Saunders, Don	19519 Six Points Road	(12/05/16)
14. Medlen, Mike & Laura	1515 W. 206 th Street	(12/05/16)
15. Bergunder, Jeremy	655 W 193 rd Street	(12/05/16)
16. Bergunder, Kristen	655 W 193 rd Street	(12/05/16)
17. Kooy, Glen	19345 Freemont Moore Rd	(12/06/16)
18. Tolan, Danielle	787 W 216 th Street	(12/09/16)

Enclosed Attachments:
February 21, 2017 Plan Commission Meeting

19. Smith, Robert and Angela	19449 Six Points Rd	(02/21/17)
20. Smitson, John	19653 Six Points Rd	(02/21/17)
21. Tolan, Danielle	787 W 216 th Street	(02/20/17)
22. Saunders, Don	19519 Six Points Road	(02/21/17)
23. Higgins, Tom and Lisa	19411 Six Points Road	(02/21/17)
24. Bergunder, Kristen	655 W 193 rd Street	(02/21/17)
25. Kooy, Glen	19345 Freemont Moore Rd	(02/21/17)

From: [Craig Kooy](#)
To: mpleasent@westfieldin.gov
Subject: Drexler Woods PUD District
Date: Thursday, December 1, 2016 11:24:21 AM
Attachments: [Westfield.jpg](#)

Matt

Thanks for taking the time to talk on the phone in regards to the Drexler Woods PUD District.

First I would like to talk about the problem with water drainage in this area. Each spring the Eagle Creek River Floods because it is unable to handle the large volume of water coming from all the farm lands. If you look at the attached google maps you can see that this area has large volume of water coming from Horton road, 191st street and the woods North of 193rd. Each spring it can get several feet deep in the field North of 193rd and the Creek will flow over the road. With high density housing this will only compound the problem and retention ponds will fill and then dump water into the creek. If the lots were a lot larger and fewer homes being constructed it can allow this water to naturally soak into the soil vs being dumped into a Creek that is currently unable to handle the volume. If you look South at the buildings being constructed on Casey road this land is more suited for High Density home because the land is higher and has adequate drainage.

Second, The home being constructed on 193rd street and in this area are all Higher value homes. It would be better suited to keep land value higher for everyone if we keep areas of affordable homes and high value homes grouped together.

I'm all for development but smart planning can make for a better city. Please feel free to contact me with any questions.

Thanks,

Craig Kooy
317-513-0175 Cell

From: [John Smitson](#)
To: prioux@platinum-properties.com
Cc: [Matt Pleasant](#); [Brian Heaton \(bheaton@kdlegal.com\)](mailto:bheaton@kdlegal.com)
Subject: Drexler Woods
Date: Friday, December 2, 2016 1:56:25 PM

Paul,

Great to meet you Wednesday night. On the surface, I look forward to seeing the project move forward as well as hearing more details of landscaping and barriers. The Stone Center does not have much retail traffic, but can be very busy with truck deliveries and contractor pick up Mon-Sat 7am to 5pm. We strive to be a good neighbor, but there will be a fair amount of noise and dust from equipment etc.. My overall goal is to turn neighbors into customers, therefore I want to take care of avoidable issues ahead of time.

Cheers, John

John Smitson

President/ Owner

Stone Center of Indiana

317-849-9100 work

317-697-9639 cell

Andrew McLaren
691 W. 193rd street
Sheridan IN 46069

12/4/16

Re: Drexler Woods Development

Dear Area Planning Commission Members,

Very recently I received notice about the proposed Drexler Woods development and I have some concerns about the diagram that was included. My family moved to Westfield from Carmel over three years ago for several reasons. One of these reasons was that we were interested in the availability of home sites that felt rural while still being included in our fine school system and community. The proposed development jeopardizes much of what brought us to Northwest Westfield in the first place.

The size of the lots in the "Age Restricted" housing portion is much too small. My lot and most of the surrounding lots are at least three acres in size, and some of them are much larger. Having seven homes per acre (or even the 2.6 averaged out with the green spaces that the developer is claiming) is crowded and disproportionate to the existing, surrounding homes. It is my understanding that, according to the city's master plan, lot sizes just North or West of here will be mandated to be three acres or more. There does not seem to be a transition from overcrowded to spacious. The proposed square footages of the houses are similarly undersized

and will potentially attract a population different from the one that the builder claims to be seeking.

There is minimal planned buffer between 193rd street and the houses. There should be at least forty yards of space between the road and the first lot in the new development. The diagram shows a pond planned across from the field at 193rd and Springmill. It makes sense to relocate this pond to the Western corner of the development on 193rd street to provide a larger space between the existing homes and the proposed new ones. There should also be provisions for front facing houses on all road fronts. I believe that this is mandatory per city ordinance. Details of fencing, tree barriers, and entryway appearances need to be outlined as well.

It is my understanding that the long term plan is to expand 193rd street in order to allow for the larger traffic burden that would be incurred as the local population expands. Any expansion on the South side of 193rd would destroy old growth trees, carefully planted newer trees, and landscaping that exists. For this reason, I would like a guarantee that any sidewalk/path construction or widening/expanding of 193rd street would take place on the north side of the road. Obviously, this thinking applies to Horton, 191st street, parts of Springmill, Six Points, and others.

The developments of Areas “A” and “B” are of concern as well. First the density of housing in the duplex/quadrplex section is out of place. These types of dwellings will almost certainly lead to the myriad of problems that come with lower end and overcrowded housing developments. Secondly, the “local business” portion of this section is concerning because it has not been defined or limited in any way. Fast food/carry-out restaurants, Gas stations, night-

clubs, concert halls, department stores, and grocery stores are examples of business that should be prohibited from opening in this area. Strip malls should not be constructed.

It seems only fair to have limits to sound and light in the area in general. There is already substantial light pollution coming from Grand Park and any escalation of this would be intrusive and should be disallowed. The quiet and darkness that we enjoy is so special and should not be lost.

My family loves the town of Westfield and we want nothing more than to keep the character of our town while allowing for the controlled expansion that our civic leaders desire. I am proud to say that I will be moving my place of business here, and I truly believe in the future of Westfield. If possible, I would prefer that the historic farm and farm house to the north remains a working farm, but I recognize that this is not a reality. I desire only to enjoy the rural lifestyle that brought me here in the first place.

Sincerely,

Andrew McLaren

From: [Kim Plumer](#)
To: [APC](#)
Subject: Drexler Woods Development
Date: Sunday, December 4, 2016 9:43:54 PM

December 4, 2016

To Whom It May Concern:

My husband and I are raising our family at 19030 SpringMill Rd. We have lived here 13 years but began purchasing our 3 acre dream more than 15 years ago.

We have watched the explosion of Grand Park and sat back quietly and embraced the growth of the "Family Sports Capital of the World". Some refer to this as progress. The families in the northwest quadrant of 31 & 32 have been greatly impacted by Grand Park. We've tolerated traffic-most of which isn't from our community. Farmers pull over for endless lines of cars to pass-most rushing to their sporting event.

Area A of the proposed Drexler Woods suggest local business. This area is roughly 500 feet from our home. With out-of-state traffic from Grand Park this area will be supported by out-of-state guest...people with nothing vested in our community. This could potentially increase crime in the area.

Our school system is working hard to accommodate the current growth. Area B is proposing a quadplex community which will put more strain on the current overcrowding in

our schools.

Area C is proposing very high density housing. There needs to be a transition between what we currently have in the area and growth in the area.

My husband and I chose to raise our boys in the "country". If we wanted high density housing we would have selected an area south of State Rd 32. When we chose to build on SpringMill we were required to have at least a 3 acre parcel. At the time 3 acres seemed to be a fair transition to those who resided north of 32. We feel it's in the best interest of our farming community and families that have chosen to live in this area to maintain or preserve the lifestyle in which we have chosen. The proposed high density homes is not healthy for Westfield or what the northwest quadrant of 31 & 32 is all about.

Kim Plumer
19030 SpringMill Rd.
Westfield
317-339-0148

December 4, 2016

Sandra McLaren

691 West 193rd Street

Sheridan, IN 46069

Dear Area Planning Committee Members:

I am contacting you regarding the new development, Drexler Woods, which will be located directly across the street from my home. We moved from Carmel to Westfield 3 years ago to get away from the suburban sprawl and to live in the country. We love it up here and feel very much a part of this great community. We were drawn to the smaller town and size of the schools. So having this development coming in directly across the street creates some concerns.

In the zoning regulations of the Comp Plan Compliance with New Suburban it states: *Between new suburban and more rural neighborhood, use larger lots and increased open space.* This plan is suggesting that a high density neighborhood be put smack dab in the middle of a rural area that has no other neighborhoods. So, it seems to me that having larger lot sizes per house would make for a better transition and be more consistent with this regulation. The Comprehensive Plan Map shows the Rural Northwest area right at the edge of this area. This area mandates that lot size be a minimum of 3 acres. It seems that it would be more natural to have homes on bigger lots.

I would like to see the buffer area be at least 100 feet from 193rd street to the new lots. I would like to see front facing homes; I think this is necessary to help make this buffer feel more natural. Landscaping, fencing and entrances should be substantial and in keeping with the area. Requiring the neighborhood to be a gated community would provide more privacy for them and us.

Area A is zoned for local business and has not been defined in detail. I am not in favor of gas stations, take out restaurants, night clubs, trailer parks or strip malls. Area B is of concern from a density standpoint as well. It will be too crowded and could bring the wrong type of element to the area. Along with this will come more traffic and more light and noise pollution. Being able to go outside and look up and see the amazing stars will be compromised. We already have a lot of light coming from Grand Park and it would seem unfair to create even more.

I understand that development is a part of the process. I just want the City of Westfield to be careful when approving plans that are not consistent with the needs of the community.

Regards,

Sandie McLaren

From: [Amy Pictor](#)
To: [APC](#); [Matt Pleasant](#)
Cc: [jim pictor](#)
Subject: Drexler Woods Development
Date: Monday, December 5, 2016 8:49:44 AM

Dear Planning Commission,

We appreciate the opportunity to comment on this proposed development and do have several concerns:

- Our big picture concerns is allowing this dense of development when the current zoning calls for a minimum of 3 acres and how to transition from high density within the northwest quadrant. We understood that the NW quadrant was to remain rural. We understand there is demand for development and opportunities for land owners, but this development needs to be driven by responsible growth.

- How will the infrastructure be supported with utilities, ie: water and sewer? How can development be approved when the support is not in place and without a timeline?

- How will the traffic be supported with an increase of the proposed 450 homes and potential apartments, which would equate to double the number of vehicles?

- How is the feel of the last remaining country space in the township going to be preserved?

- Why are so many development projects assigned PUD zoning? We are very concerned about the lack of information provided for Area A & B. What proposed plans are in writing for this proposed development? A map with areas identified without any documentation is insufficient to approve this zoning.

- We would be strongly opposed to an apartment complex along Horton Road, especially if it is similar to Casey Acres.

- In regards to an age restricted community – what does this mean? Wouldn't a semi-retirement community make more sense closer to 161st near stores.

- We would be concerned for a gas station to be in the middle of a residential area

- We understand the the UDO standards for Westfield are written at a low standard and may need to be revised.

- Neighbors in our area need to be given more specific information about plans and there should be strict guidelines for the developer to follow.

- *We are very concerned about our road frontage property along Horton Road being eliminated with a roundabout in the middle of the Bray property. How will we be compensated for this loss and de-valuing of our road frontage property?*

- With all properties developed on a grid and squared – throughout time -- what is the desire to connect 191st and 193rd Street?

- 193rd Street doesn't go very far until it deadends into Joilet Road.

- Is there a reason a roundabout couldn't be developed at 191st and Springmill Road to encourage traffic to slow down?

- With 191st Street being an exit from Highway 31, wouldn't this roundabout

complicate traffic attempting to park at Grand Park's lot just west of Horton Road?

- There is pressure for development in Westfield, but it is moving at too rapid of a pace
 - There is a rising voice in our community about too much development with the recent developments from Woodland to Aurora. It's time to step back and review what is already approved. Please listen to these concerns.
 - As a Commission you have the authority to pause this development to fine tune requirements.
 - The development along Casey Road is extremely un-attractive and disjointed. We have a large apartment complex with neighborhoods growing out of fields.
 - As a community, we don't want the continuation of random, unconnected neighborhoods springing up within the township. We thought that was the point of developing a master plan. Village Farms is a development with actual streets, uniquely designed homes vs. an isolated neighborhood. We want Westfield to be a community, and not an abundance of neighborhoods like Fishers.
 - Our school system is trying to adapt to the growth that is already approved and address the current student population which is pushing the limits of our 5-12 buildings. Our schools need an opportunity to plan and expand our buildings to accommodate the current enrollment and expected growth. Community focus groups are in progress at this time to collect thoughts on how to address the physical building needs for our students.
- Lastly, the Osborne family members are our friends and neighbors. We don't want to deprive them of an opportunity, but we do want responsible development.
 - We want development that is less dense (SF2 zoning vs. SF4) and homes are well built and unique. We understand that the desired AV for new homes is over \$300K. The proposed homes are well below this threshold.
 - We have only known of this proposed development for a few weeks. With sufficient time, we would have more specific requests to green space and detailed amenities.
 - We request that it be placed on hold until more information is provided, particularly with Areas A & B.

Thank you for considering our perspective.

Matt Pleasant
City Planner
mpleasant@westfield.in.gov

Area Planning Commission
apc@westfield.in.gov

Commission members:

I am writing to express my concerns about the proposed Drexler Woods PUD. I strongly urge this Commission to take further review of the specifics of the proposed PUD.

Platinum Properties has not provided sufficient information regarding the building standards and general requirements of construction as part of the rezoning. This is especially important because of the extremely small lot size and high density re-zoning that is being proposed. Without strong building requirements imposed now, during rezoning, it will be likely that future projects will strive to achieve low cost construction to the detriment of the community. The quality of construction, and connected developments, will have a strong impact on the long term success of Grand Park and surrounding businesses.

Additionally, the location of this development reaches out from Grand Park into a rural setting where homes are constructed on 3+ acre lots. Many of these home sites have been around long before Grand Park pushed development this far north. This commission should assess the rezoning proposal and ensure that the PUD includes a plan to maintain a significant buffer with a berm and the use of mature plantings. The existing trees, that are proposed to be saved, should not offset the need to properly buffer and screen the borders of the development. The use of common area should also be used to create a buffer from established home sites and travel corridors. The commission should consider mandating a 150' building line from surround property lines and roads. The overall density of this proposed PUD is one of the lowest that has ever been proposed. The density and classification should not be allowed to be SF4, but rather SF2 would be more appropriate.

In conclusion, I urge the commission to seriously consider the impact of this decision. Without specific standards set in place at the time of rezoning, I'm fearful that this and future projects will bring down the image Westfield is working to portray with the investment in the Grand Park project.

Respectfully,

Brain Hamilton
721 W. 193rd Street
Sheridan, IN 46069
bahamilton@tcco.com

December 5, 2016

Area Planning Commission Members

Matt Pleasant, City Planner

Hello Friends,

Please do not approve the Drexler Woods PUD plans.

We bought our place in 2006 for the rural setting and ask that future development honor the 3 acre per house ordinance.

Note that this proposal is not contiguous with similar densities and should not be allowed in accordance with good planning.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dan Boardman", with a long, sweeping horizontal line extending to the right.

Dan Boardman

1510 W 206th Street

December 5, 2016

Matt Pleasant
Area Planning Commission Members

Dear Mr. Pleasant and APC

We are home owners on Six Points Road that will be directly affected by the Drexler Woods subdivision. The proposed plan calls for housing behind us (east side) and potential housing and/or a road to the south side of our home. So our home is being directly impacted on two sides. We moved to this location eleven years ago to get away from subdivisions and to be able to enjoy a rural life. With the limited details that are known, our biggest concern is with the devaluing of our home.

Additional areas of concern and questions:

1. Notification and timing
 - a. Timing of holidays and holiday season
 - b. Signs placed in land evening before Thanksgiving
 - c. Meeting during busy holiday time
 - d. No indication land was for sale; blindsided by letter
 - e. What is the rush to push this development through the council?
 - f. How was this introduced to the council prior to any notification?
2. Roads
 - a. Increased auto and bicycle traffic in the area
 - b. Condition of the roads
3. Subdivision
 - a. Size of lots, all existing homes are on 3 plus acres of land
 - b. Impact on property drainage
 - c. Buffering between our home and proposed subdivision; would request at least 100 feet on both side with a fence and at least six foot trees or common area; would be best to have no houses against existing homes
 - d. What are the projected costs of the single retirement homes and attached dwellings?
 - e. Does the subdivision go against the grand park master plan by not preserving the northwest agricultural section?
 - f. What builders have expressed interest in this development?
 - g. Article references housing for athletes visiting the Westfield area. Will this mean areas for rent and families moving in and out each season?
4. Other
 - a. What is happening with Duke property on the corner of 193rd and Six Points Road? There was never official notice of the sale to that land to Duke.
 - b. Do the development standards apply to the houses and businesses on Six Points Road? If not, what are thoughts and concerns related to landscape standards and buffer yard standards?
 - c. How will utilities affect exist homes?
 - d. Proposal calls for a difference with UDO standards and PUD ordinance being requested (9000 vs 6000); why would developer be allowed to decrease the size and not follow at least the minimum standards?

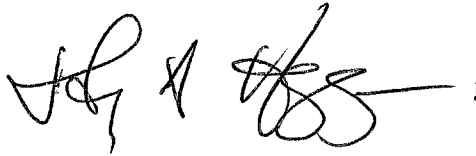
- e. What happens if there is a downturn in the economy and the project is halted or goes bust?
- f. What are the city and councils concerns regarding the homes that already exist? What are the issues you have identified?
- g. If approved, impact on existing homes with dust, dirt, construction materials into the pools and outdoor living areas on the properties around the construction sites.
- h. Impact of additional lighting and noise in the area; we have already been impacted by noise and lighting from Grand Park
- i. Designated business area; would request it not include businesses like liquor stores, taverns, adult entertainment, big box stores, music venues, and fast food.

There is a lot of development occurring in Westfield. It appears there is more of an emphasis on quantity and not quality. The current homeowners in the area are all on 3 plus acres of land and this should be considered when looking at additional development in this area. Zero lot line housing, townhomes, and apartments should not be considered. It would make more sense to have a less dense subdivision or estate lots in this area.

Based on the lack of information provided in the Drexler Wood PUD, we would request that this project be sent to sub-committee or postponed until further review.

Sincerely,

Tim & Lisa Higgins
Concerned Homeowners
19411 Six Points Road

A handwritten signature in black ink, appearing to be 'Tim & Lisa Higgins', written in a cursive, flowing style.

Robert and Angela Smith
19449 Six Points Rd
Sheridan, Indiana 46069

12/5/16

Dear Area Planning Commission Members,

We received notice about a new planned development Drexler Woods on 11/23/2016.

While reviewing the plan the homes in Section C are far too dense compared surrounding homes. Within the last year 4 new homes have went up on 193rd street that are on 5 acre lots. Our homes sits in the middle of 3 lots that are all 3 acres in size. The average of 2.6 homes per acre is just too small for this area and will affect the value of our homes.

Our home will back directly up to Section C of the subdivision. Because of this we would like 100 Feet of a buffer between existing homes and the new addition. In this buffer we would like to see a 2x planting of trees from what is required. The addition of a farm/ranch style fence around the entire subdivision would look appropriate for the area. Using the same style fence as Grand Park has would add some continuity to the area. A vinyl fence would not look as positive.

Limits should be set for light in the area. Currently there is a large amount of light given off from Grand Park in the evenings. The Drexler Woods community should work to install streetlight design's that curb light pollution.

Area A of the proposed Drexler Woods states that "local business" could reside there. This needs to be limited in some way. There is no need for Gas stations, Fast food restaurants, department/grocery stores in this section. There is plenty of room for that south of Grand Park.

We love and are very proud of Westfield. We knew that at some point development would head this direction and are not entirely opposed to this project. But this project should not hurt the value of the home where we have lived for 10 years. In these past 10 years we have added 30 + trees, a barn and a pool to the property.

Dec. 5, 2016

Matt Pleasant, City Planner
mpleasant@westfield.in.gov

Area Planning Commission
apc@westfield.in.gov

To whom it may concern:

I'm writing today concerning the lack of details before moving forward with plans for an age-restricted PUD, "Drexler Woods." My concerns fall into four categories:

- Fiscal viability
- Design of transition from rural to suburban
- Lack of detail on architectural design requirements
- Overall variance from spirit of Westfield Washington Master Plan

Per the City of Westfield Parks and Recreation Master Plan, over 93% of Westfield residents consist of either Up and Coming Families (59%) or Boomburb residents (35%). Is there really a market for an age-restricted community? What details do we have to support the need? And, what happens if the development is started and there's no demand for it. The potential for a decrease in standards to "sell out" the community is a concern for my since I live across the street.

Per the Westfield Washington Master Plan - Buffers and Transitions, "appropriate transitions between land uses are essential to the full enjoyment of property." Given the fact that the surrounding established home are 3+ acres each, the have 6,000 square foot lots across the street doesn't follow the plan.

A few more bullets from that document include

- Provide appropriate transition between adjacent dissimilar residential areas.
- Ensure proper buffering between existing residences and new development of a dissimilar character.
- Encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.

I would like to know the details being suggested here before moving forward, and I would recommend you consider the following:

- Neighborhood set back from any existing street or residence property line of 150 feet.
- Mixed user of mature trees/scrubs to be included at increased proportion to typical new subdivision given the drastic transition in land usage from rural to subdivision.

Again per the Westfield Master Plan – Design Standards, we should encourage neighborhoods that do not have the appearance of "production" housing.

- Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.
- Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.
- Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.
- Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.

The plan goes on to offer an implementation tool stating the city should require subdivision proposals to include transition plans, to show how the new development will complement existing adjacent development. Given the existing adjacent development includes custom homes in a rural setting, the architectural details will be important to the design of this proposed community. How can we move forward without seeing those details?

I realize the original Westfield Master Plan has been updated, including a change in the area to new suburban, but even with that in mind, I think there is a spirit to the original document that needs to be considered. The plan states, “It is expected as growth pressure moves northwest, some agricultural land will be converted to other uses.” Some guidelines were included:

- Allow the continuation of the historic rural patterns, including homestead farms, artisan farms, and equestrian uses. New residential development will be accommodated, but only as it fits into the agricultural life style.
- Encourage appropriate transitions from the villages to the open agricultural land.
- Preserve the night sky by limiting lighting.
- Limit the land uses to those that are consistent with and contribute to the rural character
- Create design standards for new buildings to ensure consistency with the character of the area.
- Establish buffering requirements for new development.

In fact, per the Master Plan, the existing suburban development policies include:

- Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- Subdivision regulations - Substantial open space (at least 60% of gross acreage)

Overall, I feel like there needs to be more detail in the requirements before the commission moves forward with these re-zoning discussions. The devil is always in the details, and without the detail, I as a homeowner directly connected to the proposed PUD have serious concern about how this decision will impact my property value and the vision the city has for the future of Westfield.

Sincerely,

Kelly Hamilton

317-223-8350

Planning Commission Members,

There is great concern about this Drexler Woods. This development has many problems before it even has begun. It seems very obvious that a blind eye has been turned while uninformed neighbors and land owners of the surrounding area are shocked by the lack of communication from the process.

New home owners as well as neighbors that have a life-long residence and have chosen this rural lifestyle are appalled at the lack of detailed information within this PUD.

We are a sixth generation farm family and this area is agriculture. Where does the destruction of the farm land stop?!? And where does the value of peoples livelihood begin?!? Has there been any discussions on the value of businesses like ag at your table? Where does the "Historical Value" of a 150 year old farm (that has received the "Hoosier Farmstead Award") come into play? Where does the education and values start? Have land owners and neighbors been included in this decision making process from the beginning? Isn't it ironical what PUD stands for "Planned Unified Development" a unified plan? Again, where were the neighbors and land owners during the planning development?

There is already a number of transitional housing communities in Westfield....why do it again? Just drive west down 193rd and turn south on Casey Rd. and take a look at that mess. And if you don't understand some of the mess there, just call our police and fire department.

There are so many in-depth and serious concerns about this project. Traffic flow is major. We know there is data being collected and looked

at, but planning an age restricted community is absurd....with such heavy traffic, heavy equipment, Grand Park, plus bicyclers are just a few reasons that such a plan as this is absurd! These type of communities should be closer to town.

Now let's go to the issue of development standards and architectural design standards. Where are they? Are local business provisions set? Where is all this information and why hasn't it been presented to the surrounding land owners and neighbors?

What about drainage? Have those been researched? Major concerns in that area. Also tree preservation and reforestation.....is there a plan for this?

So many unanswered concerns. And these are just a few concerns There are many people that chose to live out in this area and have a huge investment. They chose it because it was rural and now you are taking this lifestyle of these investors away. And the way we see it, you've done this planning with little or no concern to the current land and home owners. This plan needs to come to a halt!!

Westfield needs to stop and look at its growth. Be more diligent and more informative to our community

Sincerely,

Jim & Lynn Carey

From: [Don Saunders](#)
To: [APC](#); [Matt Pleasant](#)
Subject: Comments on Proposed Drexler Woods Subdivision
Date: Monday, December 5, 2016 3:48:13 PM

This e-mail is to provide specific comments on the proposed Drexler Woods subdivision which will be addressed at the Westfield-Washington Township Advisory Plan Commission meeting, Monday, December 5 at 7:00pm.

I am Don Saunders and my wife Leona and I live at 19519 Six Points Rd, just west of the proposed subdivision and just south of the Stone Center.

We have several concerns with the proposed plan for the subdivision:

Housing Density

The proposed plan appears to indicate very high housing density with small lots of 6000 sq ft for example 60 x 100 ft. There are 10 lots along the east property line of the Stone Center which is 576 ft. Using another example, if 6000 sq ft lots were packed together there would be 7 lots/acre.

Tree Preservation

The Drexler Woods plan appears to eliminate the forest at the northeast corner of the property. This forest should be preserved and included in the "green area" of the community.

Compliance with Westfield and Washington Township Comprehensive Plan

The proposed subdivision does not appear to be compliant with the comprehensive plan.

Specific Information on the Development Plan.

Few details appear to be available at this time. For example:

Buffers: Need 100 ft from lots to neighboring property and existing roads.

Landscaping: Need mounds, suitable fencing, and trees (>2 in diameter) in buffered areas.

Quality of Housing: Need examples of proposed housing including floor plans and photographs.

Don Saunders

From: lameds@aol.com
To: [APC](#)
Subject: Drexler Woods
Date: Monday, December 5, 2016 5:51:32 PM

Dear City Council Members and to whom it may concern,

We wanted to express our concern about the proposed community "Drexler Woods" proposed at 193rd and Six Points Rd. It has been brought to our attention that it appears this would be a high density home community with very little open space or natural boundaries. We are residents close to this area - on 206th St, and we have multiple concerns about how this will impact the look of this rural/farming area, how this would impact home values, and increase traffic. We understand that there is going to be growth, and we cannot stop that. We would just like to see it be done properly. It seems of recent Westfield is going for quantity vs quality in regards to building patterns. It would be nice to preserve this area with some quality standards and not just put the next "cookie cutter" home community in.

We moved to this area, because we could have the feeling of living in the country, it was peaceful and quiet. You could actually look up at a dark sky and see an abundance of stars. Our kids and their friends have learned to have a deep appreciation also for those things. We feel this is going to all be taken away very quickly.

It is our wish, that you take these things into consideration when looking at proposed communities in this area. We would like to see neighborhoods that have less homes on it per acre - for example - 2 homes per acre, farm style fencing, buffers that are 70-100 feet, preserve the forestry areas, have homes that face the existing streets and have more open spaces in general - in keeping with the surrounding area.

We feel like Westfield is growing way to fast, our roads, schools, utilities and businesses cannot keep up. We feel like we know very little about this proposed project (what the quality of home would look like, proposed home prices, what area A and B would look like. We ask that the council take a step back and get more information before approving this project, and take more time to assess how Westfield is growing and the direction they are going.

Thank you for your consideration,

Mike and Laura Medlen
1515 W. 206th St St

December 5th, 2016

Attention to the City of Westfield in regards to the Drexler Woods PUD:

My husband, Jeremy Bergunder, and I live at 655 West 193rd Street Sheridan, IN 46069. We purchased the property in 2012 and began the building process about a year later. We had previously lived in Noblesville. Our reason for selecting the property was due to the rural setting, competitive price for the land, and our fondness for the City of Westfield. The areas of concern we have in the interest to build the subdivision are shared with many of our neighbors. First and foremost, we chose the rural setting. Some have been there far longer than us and we knew with plans we had seen on the Westfield site, that new developments would be coming around the park, however it has been less than 2 years since we have lived in our home and although the development will take years, we will soon be surrounded 365 degrees by what we chose to move away from.

Additional concerns are:

- 1) The monotony of the proposed housing project in terms of the architecture of homes and lot sizes are very small. We drove through the similar housing subdivision suggested for comparison (Dell Webb in Fishers) and those houses are practically on top of each other.
- 2) Impact on property value and taxes
- 3) Very much so want a large buffer (requesting minimum of 100') along 193rd where homes currently exist and I know the neighbors along Six Points are also concerned about separation/privacy.
**We did note at Dell Webb that the landscaping upon entering was very nice and was a good buffer for neighbors.
- 4) With the new subdivision, roundabout, and commercial use, traffic will increase more than we believe is assumed by the City
- 5) The areas of Carmel and Fishers, as well as large parts of Noblesville offer a subdivision living in abundance. We had hoped to see more opportunities for homes on larger lots to the North of us as we were already aware the land behind us through to 32 would primarily be filled in with the traditional subdivision living along with commercial use.

The two areas of interest are the opportunity to receive a better connection to internet. We are currently on limited satellite usage. And more trails are of appreciation for our kids and pets. We would also like to mention that we are aware Duke owns the corner lot on Six Points and 193rd. Obviously all of this new development requires power. We are highly disappointed about the discussion of possibly a large, very unattractive power structure being built across the street in open view from our homes.

Sincerely,

Jeremy and Kristin Bergunder
655 West 193rd Street
Sheridan, IN 46069

From: [Bergunder, Kristin](#)
To: [Jeremy Bergunder](#)
Cc: [APC](#); [Matt Pleasant](#)
Subject: Re: Letter to City of Westfield Concerning the Proposed Drexler Woods PUD
Date: Monday, December 5, 2016 11:31:42 PM

Mr Pleasant and Members of the Westfield Area Planning Commission:

I would like to add the following to the letter sent by my husband if I could please:

- 1) It is to our understanding that a roundabout is constructed in order to help better flow traffic, however with the proposed plan, we see a large X of traffic consisting of businesses on each plot of land, however no entrance to those except to utilize the roads leading to the roundabout. Am I mistaken to assume people entering and exiting those roads for business use defeats the purpose of putting in a roundabout to flow traffic? I am not confident that has been thoroughly looked at in detail.
- 2) The area surrounding said proposed subdivision currently consists of homes that sit on 3 plus acres for the most part, some of which are newer homes. How is the new subdivision with tiny lots and smaller homes a smooth transition from that? Take this in to consideration when looking at Area B as well that would be considered even more dense.
- 3) We do not prefer to see any homes right on 193rd (rear of houses). That should be designated landscaping/buffering. I imagine if the entire row of houses proposed in the farthest Southwest corner on the plan were eliminated and replaced with landscaping, it would make many of us happier along 193rd and Six Points, or at the very least the outside row that would have the rear of homes all facing our properties.
- 4) We would like more specifics on the homes they intend to build. They have stated the homes would not consist of vinyl, would be ranches primarily with less than 50% having basements, and few having loft spaces selling for mid-\$200's to \$300k. Dell Woods has homes primarily consisting of stone or brick on the front and the rest being vinyl. They fall in the same category as far as ranch style with few basements/lofts and they are priced in the same range as what is being proposed here.
- 5) Pathways and open scenery was highlighted in the first neighborhood meeting as a bonus for setting this complex apart from others and opening that to the public as well as connecting it to Grand Park, however a good portion runs literally right next to and between houses. Again, we are look at really tiny lots. I envision people who don't live in that subdivision walking their dogs or running within feet of these resident's back doors, considering the size of their yards. I am not sure that I would feel comfortable taking advantage of that as a neighbor with access to be honest without feeling like I was intruding on their privacy and I am uncertain how the residents will feel about it (and the safety). Will every house have a fenced yard? If there were more space between the houses and the pathways such as Brookside (? almost positive of the name?) located in Westfield on 169th, I could see that being more of a selling point. However, given the small lots, it isn't possible without larger green spaces that separate the homes from the paths.

Sincerely,

Kristin A Bergunder
655 West 193rd Street
Sheridan, IN 46069

On Mon, Dec 5, 2016 at 6:51 PM, Jeremy Bergunder

<jeremybergunder@renconservices.com> wrote:

Mr. Pleasant and Members of the Westfield Area Planning Commission,

Please see attached letter containing our thoughts and concerns regarding the proposed Drexler Woods PUD. We look forward to meeting you this evening at the council meeting and learning more details. Please utilize our feedback as well as the thoughts and feedback of our neighbors when deciding how to move forward with this or any other developments around our area.

Kind Regards,

Jeremy Bergunder

RenCon Services Inc.

8504 South SR-9

Pendleton, IN 46064

Cell: [317-376-5263](tel:317-376-5263)

Office: [317-644-1347](tel:317-644-1347)

Fax: [317-841-0701](tel:317-841-0701)

jeremybergunder@renconservices.com

visit us at www.renconservices.com

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Kristin A. Bergunder
Office: 317-644-1347 ext 115
Cell: 317-376-3351



8504 South State Road 9
Pendleton, IN 46064

Kevin M. Todd, AICP

From: GLEN KOOY <gakooy@msn.com>
Sent: Tuesday, December 6, 2016 3:21 PM
To: Kevin M. Todd, AICP
Subject: Last evening's Advisory Plan Commission meeting

Dear Mr. Todd,

I spoke at last night's board meeting concerning Drexler Woods. After I sat down, I realized that I missed three items I wanted to bring up.

One item is the view along existing roads. The developer talked about the attractiveness of the houses. I find that this usually means that the fronts of the houses are attractive and the backs are very plain. Only people who live in the development and their guest will normally see the fronts. There are a whole lot more people traveling on Six Points Road and 193rd Street than will go into the development. The developer should be required to make the backs of the houses bordering existing roads to be as attractive as the fronts, or require a frontage road with houses on only one side, facing the existing road as is done along Countryside Blvd and other developments in Westfield. I feel that this should be done regardless of buffers. All existing houses in the area are facing existing roads.

My second concern is the loss of the country feel. I like the view from my house. I can see at least a quarter of a mile in three directions. Buildings and buffers block the view that is typical in the country. People who move into such developments are not moving into the country, they are moving the city into what was country. Even though Drexler Woods will not affect the view from my house, I drive by the site about every day and will lose the country view when driving by the development. Also I expect that most common areas within Drexler Woods will be mowed. Much of the country, if not farmed, is left to grow naturally. If left to grow naturally, volunteer trees and shrubs will soon be growing. When I bought my property, it was a hay field. Now people refer to parts of it as a woods.

My other concern is access to existing property. Per the current drawing of the rerouting of Springmill Road, there is at least one parcel of land that will lose public access. I hope the owners of the parcels call this to your attention.

Glen Kooy

Sent from [Mail](#) for Windows 10

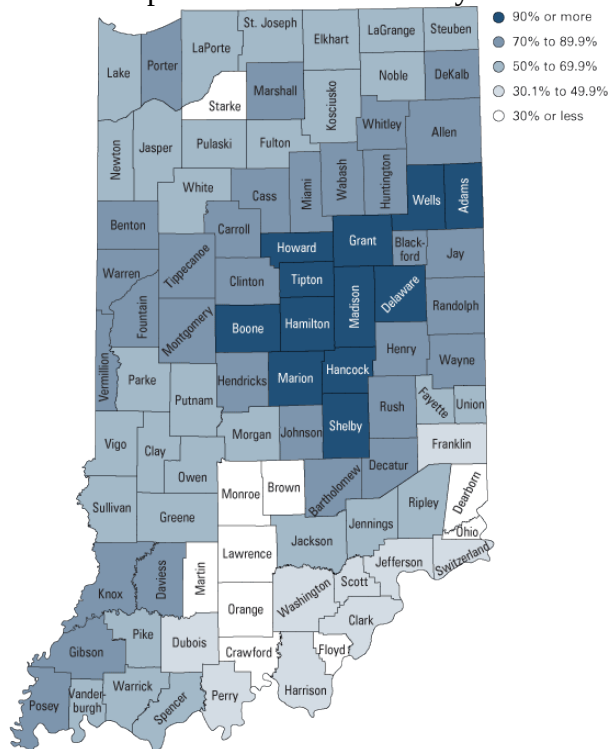
Dear Plan Commissioners & City Councilors:

Developers argue that they build what people want according to market demands. Indeed, development is spurred by positive economic growth, which is desired here in Westfield, but is this development occurring at the expense of our community.

Urban sprawl can produce severe growing pains for communities-both economic and social. We know that urban encroachment brings into conflict farm and non-farm groups whose goals and aspirations are distinctly different. It's found to be true that with urban sprawl, agricultural production operations struggle to survive in the same location.

Studies done by the American Farmland Trust show that residential development demands more in public services than it generates in property taxes, whereas farmland generates more property taxes than it demands in services. Therefore, it is necessary to carefully guide the development around metropolitan areas to preserve prime farmland, while needing to recognize the agricultural industry is a large contributor to our state's economy.

Over 80% prime farmland is mostly clustered in north central Indiana.



I bring this up because I am part of a fifth generation farm family, farming over 2,500 acres here in Westfield. I am not against one farmer selling their farmland, but at another farmer's expense is a bigger question I have. We currently already have issues traveling our roads with our farm equipment. Road travelers don't respect large or slow moving

equipment or provide us the right away when traveling the roads from one field to another. With this proposed high density housing comes a huge cost to us as farmers.

Some of the environmental impact of change of land-use changes are:

- Deforestation adds to the greenhouse effect, destroys habitats that support biodiversity, affects the hydrological cycle and increases soil erosion, runoff, flooding and landslides.
- Urban development causes air pollution, water pollution, and urban runoff and flooding
- Habitat destruction, fragmentation, and alteration associated with urban development are a leading cause of biodiversity decline and species extinctions

Loss of ag land to urban development is irreversible.

Onto the subject of age restricted communities. People entering into the age restricted communities does not mean that they are not active but the very opposite. Many of the residents continue to work. 79% of the Boomers still work part or full time or start a second career after they retire. Historically, age-restricted communities have appeal to a minority of senior buyers about 20%, stated by Len Bogorad, Managing Director at Real Estate Consultancy RCLCO. Majority age restricted communities want a smorgasboard of lifestyle experiences. They want more of a college town feel near retail, dining outlets, bookstores, theatres. Most of these communities are gated if on the outskirts of town have state-of-the-art clubhouse, acres of gardens and Olympic style village and abundant open space.

Age-qualified housing for buildings and communities generally falls into three categories: 1) age restricted, where at least one occupant in at least 80 percent of occupied homes must be age 55 or older, according to federal law; 2) occupied mostly by people 55 or older, with some homes available to younger people and families; and 3) age targeted, with no legal age restrictions, but designed and marketed to appeal to renters or buyers over age 55. Which one is this community being proposed?

The petition has proposed the same product as the Del Webb Pulte product with a starting price at \$146K up to \$260K. We currently have The monotony of housing product proposed is not what we want in our community. I am not against the age restricted community overall, but this is not the right location for it. This would be a perfect product for the Woodwind Development.

Currently approved in this area Springmill Trails, Chatham Hills and Grand Park Village that are still under construction. These PUDs already have LB and GB closer to St Rd 32 and 38. Mixed use even though was put in as an optional use on the Grand Park Plan in this area, I do not think any additional mix uses should be approved in this area until the current demand and already zoned PUDs are met.

Why would we approve additional housing and business north of Grand Park when our current approved rezones are not fully developed? Where is our transition moving from new suburban into Rural Northwest?

The current Drexler Woods PUD lacks detail. If we proceed with this development plan for these 3 parcels, I suggest many things need to be addressed including:

- Reducing the land zoning to SF2 (low density) not SF4 (high density)
- Keep 4 inches of topsoil to allow proper drainage
- Gated Community with 2 grand entrances and setbacks off 193rd and one Six Points Rd
- 45% or more open space
- High end amenities
- Tree preservation
- Buffers:
 - o 100' along existing home owners
 - o 75' along existing property lines
 - o Farm style fencing around community
 - o Reforestation buffer yards along property lines
- Homes
 - o Mixed dwelling styles with character exhibits
 - o Front Facing homes along Six Points and 193rd St with 1 acre lots
- Additional set back requirements
- 150' set back off 193rd street for future road expansion
- Max height restrictions on both SFA and LB
- Local Businesses
 - o restrictions
- Signage
 - o No illumination
- Historical preservation
 - o Osborne's has received the Hoosier Homestead award for the home being in the family more than 150 years.

I am strongly opposed to this PUD as presented.

Respectfully,

Danielle Carey Tolan
787 W 216th St
Sheridan, IN 46069

From: [Smith, Bobby](#)
To: [APC](#); jond@nf-law.com; [Council Members](#); [Andy Cook](#); [Danielle Tolan](#)
Subject: Osborne Trails
Date: Tuesday, February 21, 2017 11:59:52 AM
Attachments: [image004.png](#)

Robert and Angela Smith
19449 Six Points Rd
Sheridan, Indiana 46069

2/21/17

Dear Area Planning Commission Members,

We found out on 2/20/17 that Osborne Trails (formally Drexler Woods) would be in front of the Advisory Planning commission on 2/21/17. I have frequently checked the APC website showing meeting status and did not notice this being posted when I checked on 2/17/17. Listed below are some of the issues we see with this development.

1. The timing seems awful quick. There is tons of information and we don't have time to review all of it. It's not something all of us do for a living.
2. I explicitly asked at the neighborhood meeting about not wanting a vinyl jungle and was told there would be no vinyl by Jon Dobosiewicz representing the developer. Now section 7.3 part B of the red Line states that is shall be permitted on up to 100% of the building facades. This is completely opposite to what I was told. To be upfront I currently have vinyl on my home. But that will be removed and upgraded within the year.
3. At the end of the first APC meeting Mr. Hoover and Mr. Smith both asked the developer to give the homes on the east side of Six Points more buffer. Mr. Hoover even gave the example of a pond. Now I completely understand a pond would be hard to do but I also thought they would give us a better buffer. From reading question 16 on the issue list response it looks like they gave us an additional 10 feet over the 40 feet that is required. They never state if trees will be planted in that area. This area should have trees and shrubs just like the other buffers but as stated before that is no note if it. We requested 100' of buffer space from our property along with landscaping. Question 17 brings up the question of what are the enhancements that have been specified adjacent to the existing homes along Six Points Road? Are they talking about the additional 10'?
4. We had asked about ranch style fencing around the entire property (including behind the homes on Six Points) but see no mention of it in the response. We believe that ranch style fencing like what's around Grand Park would add to the area. Left the natural wood tone would really bring a country feeling to the area.
5. We asked about what type of lighting would be in the development and all I can find in the response is the comprehensive plan statement of "preserve the night sky by limiting lighting". There is nothing about what will be done to curb light pollution.
6. The developer was asked multiple times by Danielle Carey to meet with us to make this successful and they believed it was not necessary. We are very willing to meet but both parties have to agree to this
7. We need to have better information on Area A. The developer stated that Gas Stations are not permitted in the response but that does not mean that 4 years from now one will not be

allowed. This need to be put in the zoning information that no Gas Station will be permitted.

8. During the neighborhood meeting we asked what the homes would sell for. The answer was it will be compared to Britton Falls and the homes are expected to sell around 300K. In the response it states 200K in the single family attached to the low 400K in the age restricted. What price does the age restricted start at? There will be many more homes around the 200K mark than the higher end of the spectrum.
9. The 16 example homes shown have a good amount of space and landscaping around them. We believe that something much different will actually be built as homes with be within feet of each other.

We would like this to be successful for all parties involved but without the time to review along with not meeting the developer for discussions we are not sure how this will work out.

Thanks for your time in regard to these questions.

Robert Smith

Bobby Smith

Enterprise Architect

robert.w.smith@hpe.com

317-506-8616



**Hewlett Packard
Enterprise**

Please take note of my new email address robert.w.smith@hpe.com

Linkedin: www.linkedin.com/in/robertwsmithin



From: [John Smitson](#)
To: [Paul Rioux](#)
Cc: [Matt Pleasant](#)
Subject: Osborne Trails
Date: Tuesday, February 21, 2017 10:16:51 AM

Paul and Matt,

On the surface, I'm a lot happier with the most recent concept plan for area "C". It would appear that the buffer has increased to the North and East of my property, but still remain concerned about the lack of any buffer on the Northeast corner of my property. I would like to see a plan that has the actual distance between the properties.

As I have stated in previous emails, I want to be a good neighbor and feel that the only way to avoid future conflicts between commercial and residential property is to require a fence along the north and east side of my property. With that addition, I would have no reservations with the development and look forward to having new neighbors.

Look forward to seeing you this evening.

Cheers, John

John Smitson
President/ Owner
Stone Center of Indiana
317-849-9100 work
317-697-9639 cell

From: John Smitson
Sent: Monday, December 5, 2016 3:51 PM
To: 'Paul Rioux' <prioux@platinum-properties.com>
Cc: 'Matt Pleasant' <mpleasant@westfield.in.gov>
Subject: RE: Drexler Woods

Paul,

Thanks for getting back to me. I realize that the project would need buffering and possibly fencing to make the homesites marketable. Look forward to seeing additional details from your design plan this evening.

Cheers, John

John Smitson
President/ Owner
Stone Center of Indiana

317-849-9100 work
317-697-9639 cell

From: Paul Rioux [<mailto:prioux@platinum-properties.com>]
Sent: Saturday, December 3, 2016 9:59 AM
To: John Smitson <john.smitson@stonecenterofindiana.com>
Subject: RE: Drexler Woods

John – Good to meet you as well.

In our planning process I will be mindful of your situation and will make an effort to put a little more distance between you and future homes. The city will require a buffer area between us and it will include mounds and landscaping as well.

If you have any questions as this progresses let me know.

I expect first homeowners will not show up behind your area until late 2108 or early 2019.

Paul

From: John Smitson [<mailto:john.smitson@stonecenterofindiana.com>]
Sent: Friday, December 02, 2016 1:54 PM
To: Paul Rioux <prioux@platinum-properties.com>
Cc: Matt Pleasant <mpleasant@westfield.in.gov>; Brian Heaton (bheaton@kdlegal.com) <bheaton@kdlegal.com>
Subject: Drexler Woods

Paul,

Great to meet you Wednesday night. On the surface, I look forward to seeing the project move forward as well as hearing more details of landscaping and barriers. The Stone Center does not have much retail traffic, but can be very busy with truck deliveries and contractor pick up Mon-Sat 7am to 5pm. We strive to be a good neighbor, but there will be a fair amount of noise and dust from equipment etc.. My overall goal is to turn neighbors into customers, therefore I want to take care of avoidable issues ahead of time.

Cheers, John

John Smitson
President/ Owner
Stone Center of Indiana
317-849-9100 work
317-697-9639 cell

Happy President's Day!

I wanted to address some still outstanding issues I still see on the Osborne Trails PUD after reviewing its revisions. Below are my continued concerns and would like your consideration on these outstanding issues.

1. I still think this area needs to be SF3 for Area C. The north side of Spring Mill Trails has now been developed with 4 homes on 3 acres or more lots which was planned for SF4. With surrounding neighbors with all 3 acres or more.
2. I would like to see more defined prohibited uses for Area A. I would be happy to list them but for these small triangles this needs to be looked at closely.
3. Concept plan needs to call for 100% of all dwellings adjacent to external street to be front facing.
4. Area B in general regulations need to have max # of dwelling units below the max dwellings per structure
5. Area A need to look at max sq ft for commercial use
6. Need an area describing the Owners Association that details dues for upkeep of common area/structure and declares the age restriction apart of the covenants.
7. Concerns about that is doesn't detail restrictions on exterior material. I am afraid that this development could become all vinyl
8. Windows would like to see they have to have either 4" trim or shutter.
9. Shingles would like to see that they carry a min of 40 year warranty
10. Garages need to have at least on decorative element
11. Landscape stands are very poor in this document. No talk of screening along external street or existing residents. This need work
12. Buffer yards along adjacent parcels requesting 100'
13. Amenities: a lap pool should be included in clubhouse.
14. Would suggest removing fitness trail out of the min 3 additional amenities as a trail system is already proposed. Would suggest adding in the suggest list of amenities fireplace patio or community garden.
15. No exhibits for Area B or A
16. Would like open space be 35% of the development. Which no mention of open space in PUD
17. Nothing talks about preserving the historic farmstead that dates back to 1871 (barn possibly before. I haven't had time to research)

I wanted to let you know that I had reached out to the developer couple of times to work towards successful project that would be acceptable amongst the neighbors and was told that they felt like the heard the concerns.

With Abundance,

Danielle Carey Tolan
317-966-5523

From: [Don Saunders](#)
To: [APC](#); [Council Members](#)
Subject: Osborne Trails PUD at Todays APC Meeting
Date: Tuesday, February 21, 2017 1:28:45 PM

All

First, let me introduce myself. We are Don and Leona Saunders and live on Six Points Road, just south of the Stone Center. Yesterday, we were informed that the Osborne Trails PUD would be heard at the APC meeting today at 7 PM. Reference material on Osborne Trails totaled 108 pages. Obviously, one day notice of the meeting does not allow neighboring land owners time to study the material and meet to outline concerns. Thus it appears that the APC does not intend to vote on Osborne Trails today but will allow several weeks for continued discussion and will vote at a future meeting.

Our major concern with Osborne Trails has always been the quality of the homes. Thus it is quite concerning that Ordinance Number 16-44 section on external materials appears to allow 100% vinyl siding:

Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches, shall comply with ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679) and shall be permitted on up to 100% of all Building Facades subject to the following standards:

Further, Exhibit E has photographs of 16 example homes and **not one of these homes appears to be 100% vinyl siding**. In addition these example homes appear to be on large lots, not the 60 ft wide lots that will be in the retirement community.

The second concern is the width of buffer between Osborne Trails and the three properties at the south end of Six Points Road. This appears to be addressed in Exhibit 7, Issue List Response General Comments, Item 16:

16. What type of buffering will be implemented along Six Points Road? Reply: External Street Frontage Landscaping and homes fronting Six Points Road will be incorporated along Six Points Road (see the Area C Concept Plan). An enhanced Buffer Yard of 50' in width will be provided along the rear of the homes on the east side of Six Points Road which abut the community (see the Area C Concept Plan). Plantings along the street frontage area where homes don't face the street require 3 shade trees, 3 ornamental trees and 25 shrubs per 100' and a 3' tall mound. In addition the PUD provides a requirement for 80% of all homes adjacent to Six Points Road and 193rd Street to face the perimeter streets along a frontage road adjacent to Six Points. The Buffer Yard requires 4 shade trees, 4 evergreen trees and 10 shrubs per 100' and a 4' tall mound in part of areas along the buffer.

While width of the buffer appears to be set at 50 ft, the discussion on plantings does not appear to clearly specify what areas the plantings apply to.

Don Saunders

February 21, 2017

Area Planning Commission Members

Once again, we are concerned about the timing. We have been checking daily to look for updates and nothing had been posted when we looked on February 17. We were shocked when we found out last night that the Osborne Trails PUD would be heard on February 21. There is a lot of information to process in a very short period of time. The recommendation from the council at the December meeting was to work with the homeowners being affected along Six Points Road, especially with buffering. Lisa had one call with the developer and he stated the new PUD was not complete but he would work with us on buffering. We never heard anything else from him or anyone else.

Areas of major concern:

1. Vinyl siding was asked about at the neighborhood meeting and we were assured there would be no vinyl siding in the development. Potential for 100% vinyl siding; this will not be aesthetically pleasing and will further devalue the homes in the area; typically you do not see vinyl on \$400,000 homes.
2. Buffering of 50 feet for adjoining parcels on Six Points is not what we considering "working with homeowners" to ensure proper buffering ; would like to see at least 100 feet buffering; we also do not see anything about what will be included in the buffering. The drawing appears to now show a court that would put lights into the homes along Six Points Road; with no indication of how this would be avoided.
 - a. We, as home owners directly impacted by the development, would like to see large trees, mounding, and fencing.
3. PUD calls for lower standards than set by the UDO; PUD should be at least what is in the UDO or higher. We are most concerned with lot sizes; standard in the area has been set for 3 acres (135,000 square feet) or more, not 6000 square feet.
4. If the developer will own the land to the south side of our home; will he be required to go back for zoning, etc in the future or will he be able to do whatever he wants with the two acres? We have been told by the developer that he plans to also purchase that land, but there is nothing in the PUD to describe what he is planning to do with it.
5. What is the price range of the homes in Area C. There is mention of \$400,000, but nothing stating the range. The neighborhood had been compared to Britton Falls in Fishers. We have reviewed the homes that are selling in Britton Falls and they are selling for \$170,000 to 240,000. There is nothing selling in the \$400,000 range.

We have reviewed the updated Osborne Trails PUD and still have a major concern that our home and the other homes in the area will be devalued based on what has been listed in the PUD.

We still have additional concerns that were not addressed from our original letter, but these are the most pressing from our quick review of the new material.

Sincerely,

Tim & Lisa Higgins

19411 Six Points Road

From: [Kristin Bergunder](#)
To: [APC](#)
Cc: councilmembers@westfield.in.gov
Subject: Osbourne Trails
Date: Tuesday, February 21, 2017 2:55:46 PM

All,

Hello. My name is Kristin Bergunder and my family lives on 193d Street directly across the street from where the proposed Osbourne Trails (formerly Drexler Woods) is being proposed. We learned of the meeting agenda just last night for this evening's meeting. Having taken some time to read through the plans submitted, we are still not content with the location for this development and feel is very out of place for a number of reasons. Conformity is being terribly missed here.

Principle of Conformity

The principle of Conformity states that conformity to land use objectives contributes the most to economic stability in a residential community. This is why homes are built in the same style as the other properties in that same area, because the values will go up. As long as a house is similar to other homes in the neighborhood, as it relates to condition, age, and size, it is more likely to appeal to potential buyers and thus increase in value. For example, a grandiose four-story home, located in a neighborhood of modest sized ranch-style homes, would be worth much less than if it were situated in a neighborhood of similarly extravagant homes. The modest sized homes would not invoke the same feeling of prestige for the neighborhood as would the community with much larger homes, thus decreasing the value of the four-story home. A homeowner does not want to stand out from the crowd when it comes to real estate, especially if they want to elicit top-dollar for their home at resale.

Other concerns:

- 1) Minimum of 1 window on each side of the home. No decorative elements of any kind. Monotony in appearance other than different color of exterior.
- 2) Up to 100% vinyl allowed??
- 3) Still minimal buffers for surrounding homes that do not conform with the proposed properties at all.
- 4) Only one person in the home has to be 55 years or older resulting in NO (they underlined it) impact on schools. So this is guaranteed simply because ONE person in the house is at least 55? No high school kids are expected or married couples varying of age with children?
4. What kind of impact will this development have on the school system and public safety?
[The age restricted community will have a low cost to serve with no impact on local schools, lower peak hour traffic than traditional subdivisions and approximately 50% fewer trips overall](#)
- 5) Traffic to be much less due to the restricted age community as they propose? So none of these people will work and will just sit in the clubhouse all day? Last I checked, most people at 55 do still work and again, married couples of varying ages will have spouses that most likely will work as well considering what they propose to charge for these small homes.

- 6) It is suggested that the traffic will not increase much simply because of the age restricted community, however just steps away they propose building what they consider to be the “actual dense housing” so that won’t impact traffic? The dense housing will impact schools, water, and sewer consumption. That area not age restricted.

Reply: The age restricted community will have a positive impact on the surrounding area. (i) Grand Park, local schools, churches and civic groups will benefit from higher levels of volunteerism of residents, (ii) Low cost to serve with no impact on local schools, (iii) Lower peak hour traffic than traditional subdivisions and approximately 50% fewer trips overall, and (iv) Less water and sewer utilization than traditional subdivisions due to smaller household sizes.

- 7) Still no concrete plans on the commercial intents located in the roundabout area or convenient ways to get to the businesses within it. With 32 still being developed, exactly what kind of businesses are going to be attracted to this proposed area that will not receive nearly as much exposure as other areas surrounding the park?
- 8) No exhibits of areas A or B or any real plans. EXTREMELY vague all the way around.
- 9) 11. What are the estimated home values? Reply: Home values will range from starting in the mid \$200,000 in the single-family attached Area to the low \$400,000 in the age restricted community.
I find this VERY, VERY difficult to believe and an incredibly tough sell consider what type of property (housing) is being proposed here. I think this is all just smoke and mirrors to get the project passed. We were also told the homes in the age restricted community would sell for a solid \$100k less on average just a couple months ago.
- 10) With all of the other projects going on in the surrounding area, is this something the City of Westfield is truly ready for? Is this the right location and does it fit everything that surrounds it? Where are the statistics that prove this is a good fit for the City now? We were originally sold on the idea that Westfield would not jump all over the place building anything that brought in tax dollars.

Sincerely,

Kristin A Bergunder

From: [GLEN KOOY](#)
To: [APC](#)
Subject: Osborn Trails
Date: Tuesday, February 21, 2017 3:47:05 PM

Dear Board Members,

I would encourage you, the board members, to reject the proposed Osborn Trails PUD completely until a more reasonable proposal is made. There are a multitude of problems with the proposal. The biggest problem I see is the insertion of low cost, and maybe even cheap housing units between the nice houses of Cheetam Hills to the north and the very nice houses on the south side of 193rd Street to the south. Continuity within the city of Westfield is extremely important and this proposal does not promote continuity.

Sincerely,
Glen Kooy
317-896-5357