



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_17_2017

Tuesday, January 17, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, January 17, 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 - January 4, 2017

Documents: [APC Minutes - January 4, 2017](#)

Review APC Rules & 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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan Comparison Exhibit](#) | [Exhibit 4: Proposed PUD Ord. 16-27 \(updated\)](#) | [Exhibit 5: Proposed PUD Ord. 16-27 Exhibits \(updated\)](#) | [Exhibit 6: Overview of Modifications \(updated\)](#) | [Exhibit 7: Comprehensive Plan Review](#) | [Exhibit 8: Redlined Ordinance \(posted 01/12/17 to posted 01/15/17\)](#) | [Exhibit 9: Written Public Comments \(updated 02/06/17\)](#) | [Petitioner's Presentation](#)

CONTINUED ITEMS

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.

1611-ODP-11 & 1611-SPP-11 [CONTINUED]

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

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.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 17, 2017
1609-PUD-16
Exhibit 1

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

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

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

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

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

Acreage: 799 acres±

Exhibits:

1. Department Report
2. Location Map
3. Concept Plan Comparison Exhibit
4. Proposed Ordinance 16-27 (revised)
5. Proposed Ordinance 16-27 Exhibits (revised)
6. Overview of Significant Modifications
7. Comprehensive Plan Review

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 8, 2016, City Council meeting](#). The petitioner hosted two informational meetings on [August 11, 2016, and August 23, 2016](#), at the Wood Wind Golf Course Pavilion for neighbors and other interested parties (in accordance with Article 10.9(C)(1)(f)). The petition received a public hearing at the [September 6, 2016, Advisory Plan Commission](#) (the "Plan Commission") meeting.

At the October 17, 2016, Plan Commission meeting, the Department distributed a summary of the [list of issues and comments](#) that were raised as part of the initial public hearing, and the Department's analysis of the petition in [review of the Comprehensive Plan](#).

After the October public hearing, the petitioner amended its application to include additional real estate (731 acres± to 799 acres±) (see [Exhibit 2](#)). As a result, the amended application required a new public hearing that was held by the Plan Commission at its [November 21, 2016, meeting](#), following the petitioner's presentation of its [amended application and revisions](#) at the November 9, 2016, Plan Commission meeting. The information presented included:

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

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

PETITION UPDATE

Since the November 21, 2016, public hearing, and in working with the Department, the petitioner has further revised the ordinance and corresponding exhibits (see **Exhibit 4** and **Exhibit 5**). A summary by the petitioner of the significant revisions are included at **Exhibit 6**.

The Department reviewed the revised petition and updated the Department's analysis of the petition in review of the Comprehensive Plan, which is included at **Exhibit 7**.

An exhibit comparing the Concept Plan presented at the initial September 6, 2016, public hearing to the current version is included at **Exhibit 3**.

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.

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

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

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REVIEW CRITERIA

In accordance with Article 5.6 of the Unified Development Ordinance:

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

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

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

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

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

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

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

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

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the Council (1609-PUD-16 / Ord. 16-27).
2. If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at (317) 402-4380 or jpohlman@westfield.in.gov.

Shelborne Rd

Towne Rd

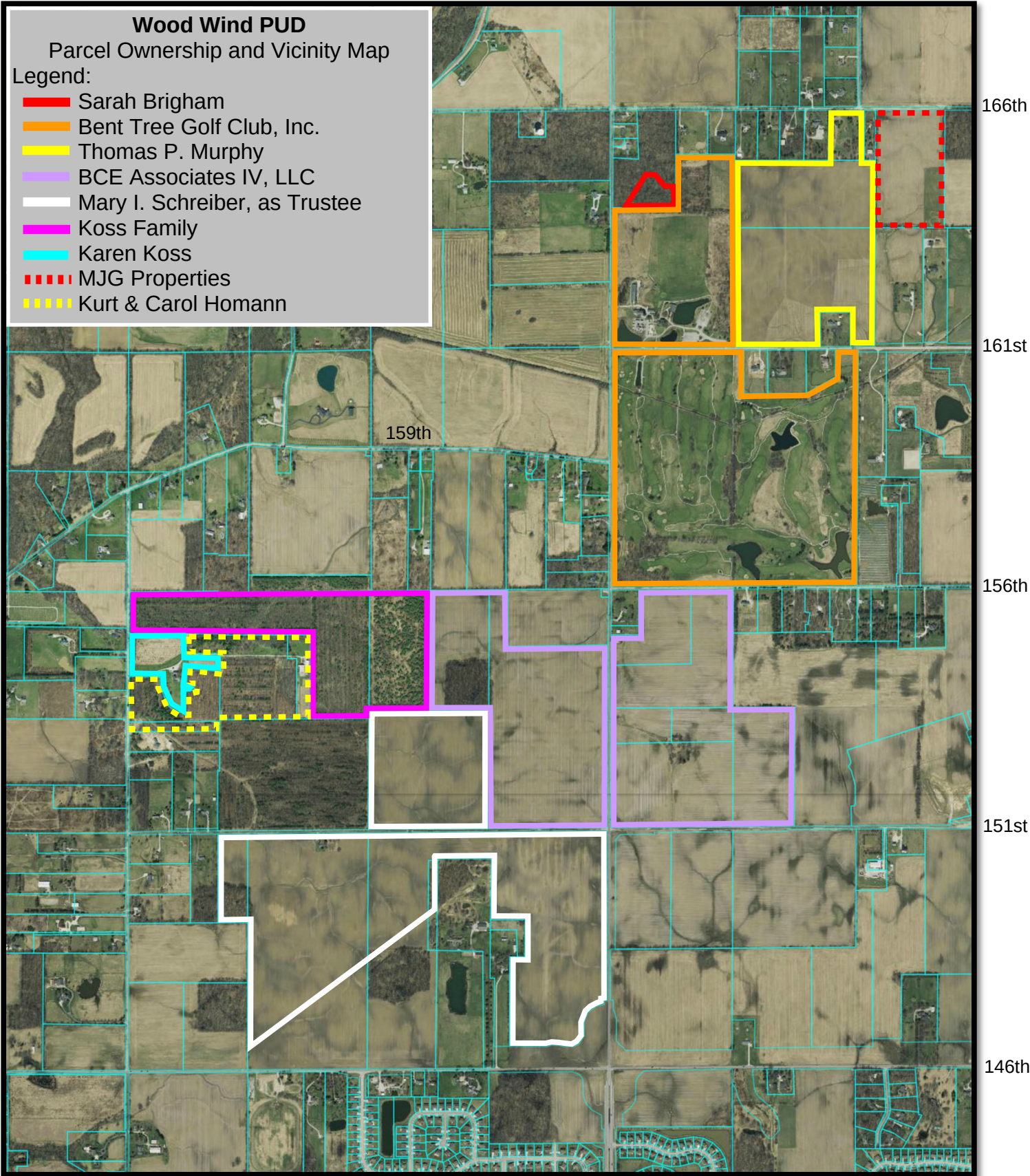


Wood Wind PUD

Parcel Ownership and Vicinity Map

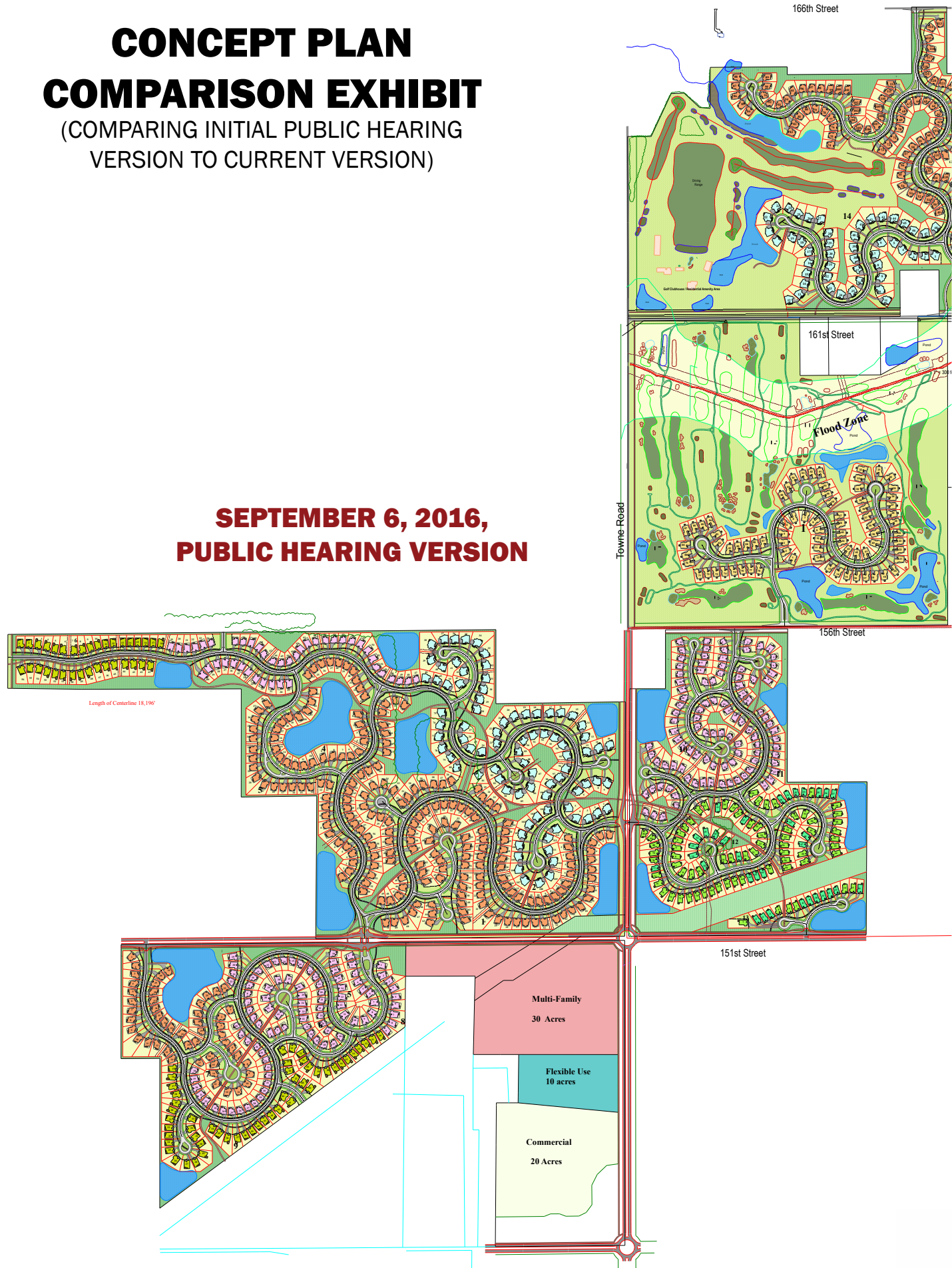
Legend:

- Sarah Brigham
- Bent Tree Golf Club, Inc.
- Thomas P. Murphy
- BCE Associates IV, LLC
- Mary I. Schreiber, as Trustee
- Koss Family
- Karen Koss
- - - MJG Properties
- - - Kurt & Carol Homann

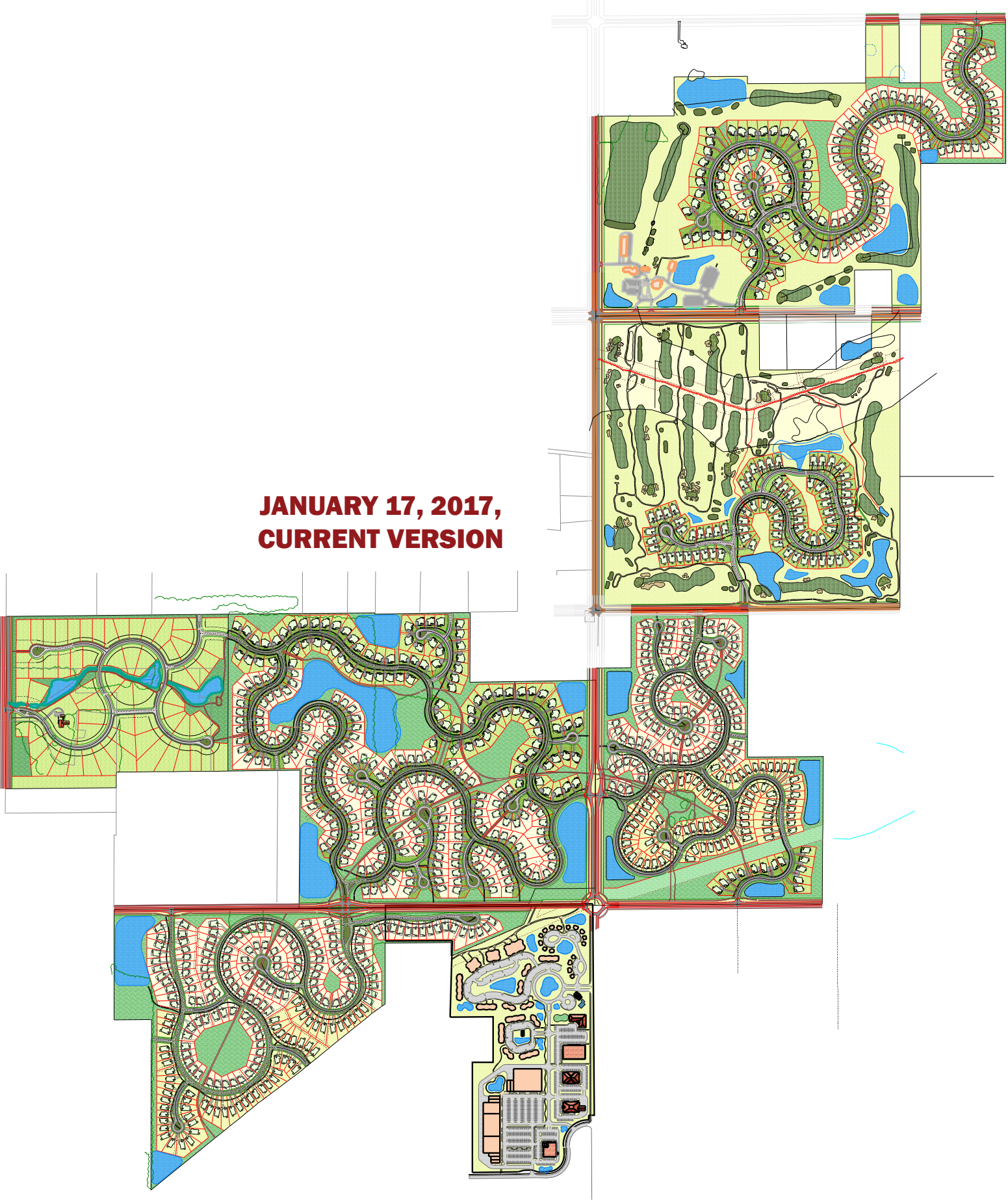


**CONCEPT PLAN
COMPARISON EXHIBIT**
(COMPARING INITIAL PUBLIC HEARING
VERSION TO CURRENT VERSION)

**SEPTEMBER 6, 2016,
PUBLIC HEARING VERSION**



**JANUARY 17, 2017,
CURRENT VERSION**



Purpose: This document is an analysis by the City of Westfield Economic and Community Development Department of the proposed Wood Wind Planned Unit Development (PUD) District (1609-PUD-16) in review of the [2007 Westfield-Washington Township Comprehensive Plan](#).

This review has been updated pursuant to the revised petition, as presented at the January 17, 2017, Plan Commission meeting.

This purpose of this analysis is not to be a rigid checklist; rather, this analysis is a broad policy evaluation for the benefit of the Plan Commission and Council. It is not expected that a proposed development will necessarily meet all of the policies of the Comprehensive Plan, and it is expected that there may be practical or other reasonable justifications that a proposed development may not meet a policy.

Overview: This analysis identifies the stated development policies¹ that are relevant to the geographic area of the proposed development (see Figure 3). In support of the development policies, the Comprehensive Plan also includes potential implementation tools (e.g., zoning regulations, subdivision regulations). The Department recognizes that many of these implementation tools have been addressed with the Unified Development Ordinance, and that the listed implementation tools are not inclusive concepts to meet the stated development policies. As such, if appropriate, implementation tools are also listed with a corresponding development policy in [brackets].

In general, if a development policy infers “appropriate”, then this analysis assumes the minimum standard for “appropriate” is at least as set forth in the Unified Development Ordinance (which was adopted in 2014 after the adoption of the 2007 Comprehensive Plan).

Statutory Consideration: The Comprehensive Plan is one of five criteria that Indiana Code 36-7-4-603 states the Plan Commission and Council shall pay reasonable regard to in the consideration of zoning ordinance amendments and zone map changes.

Comprehensive Plan: “The purpose of the plan is to shape the future of the community and establish policies for future development (Comprehensive Plan, pg. 3).”

“The plan is not a regulation and should not be viewed in that context. At the same time, this plan is adopted by the Plan Commission and the Council, and it is the official policy of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Plan Commission, the Council, and the Board of Zoning Appeals in their decision making (Comprehensive Plan, pg. 8).”

Development Policies: The Comprehensive Plan consists of two parts: overarching community-wide development policies, and land-use specific policies. Each part is reviewed herein.

Proposed Development: A change of zoning of 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 an existing golf course (Wood Wind), single-family residential, multi-family residential and commercial uses (the “proposed development”) (see Figure 1). The subject properties

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

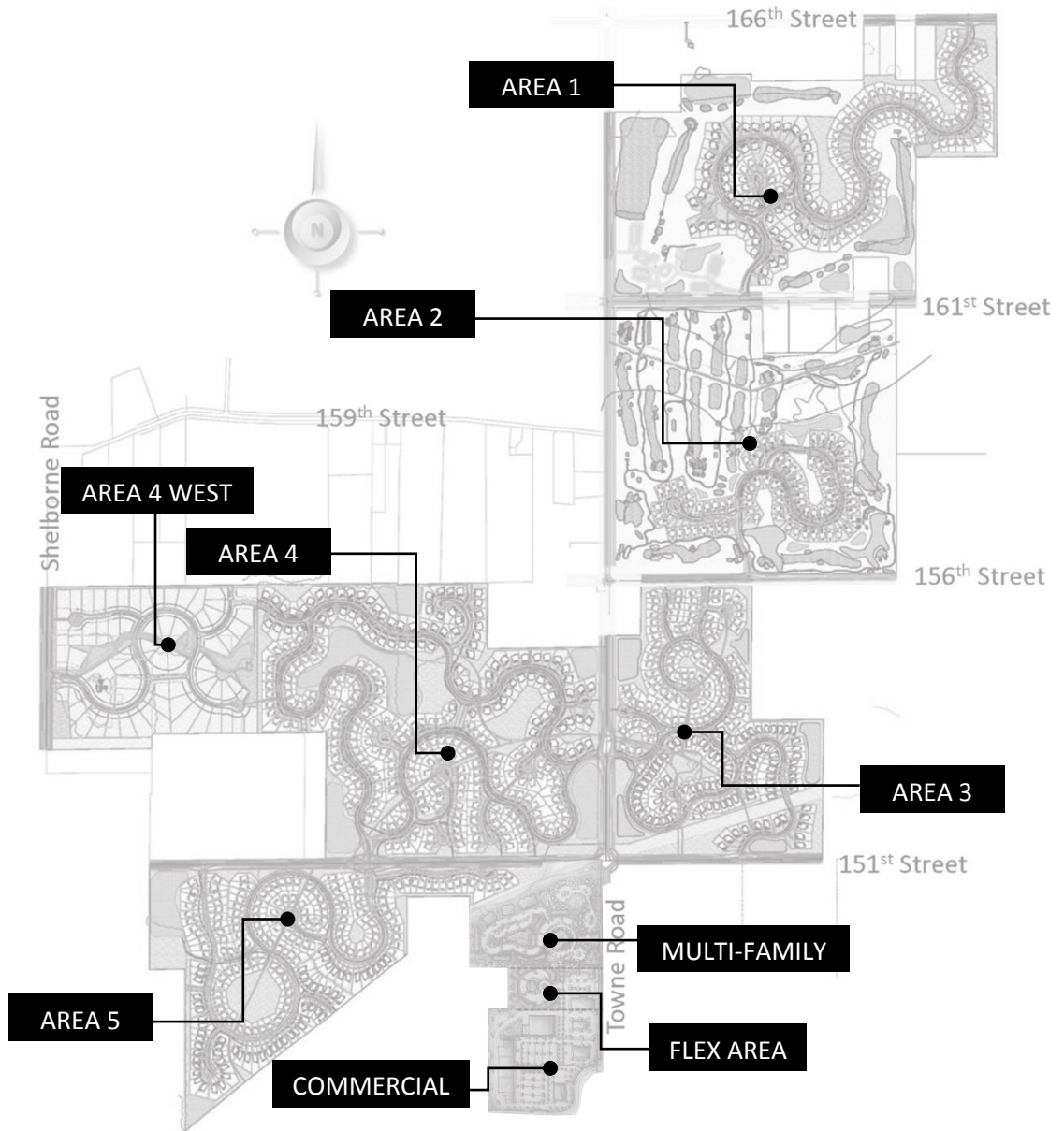
✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 01/11/17)

(collectively, the “property”) encompass real estate extending from 146th Street north to 166th Street, and from Shelborne Road to east of Towne Road.

The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and currently includes the existing Wood Wind Golf Club, as well as property currently and primarily being used for agricultural purposes. The surrounding properties include a number of recently developed and/or proposed developments (e.g., Liberty Ridge, Central Christian Church, Bent Creek, Harmony), as well as large lot residential and agricultural properties (see Figure 2).

Figure 1: Proposed Concept Plan (01/17/17)



✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 01/11/17)



Figure 2: Surrounding Development Context

Overarching Community-Wide Development Policies: “As a starting point, certain overarching principles of growth and development are identified relating to how land uses should develop. These fundamental principles serve as a foundation for more land use specific policies that follow in this chapter. It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another. (Comprehensive Plan, pg. 9).”

The following are the policies that embody these community-wide principles and it is not expected any one development will meet these policies in and of itself.

DEVELOPMENT POLICY		REVIEW COMMENTS
Land Use Diversity and Balance (pg. 9)		
1	Encourage compatible and high quality “life span” housing, including a balanced mix of homes for renters and first-time buyers, housing for first-time owners ready to move up, executive housing, and senior housing. Regardless of type of housing or its target market, all housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.	✓
2	Encourage diversity in lot sizes and lot layout.	✓
3	Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.	✓

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information
(Updated 01/11/17)

Buffers and Transitions (pg. 11)			
4	Provide appropriate buffers between the commercial development and any adjacent non-commercial uses, particularly residential uses.	✓	<i>This objective would apply along the west side of the proposed commercial/multi-family/flex area on the northwest corner of 146th Street and Towne Road.</i> <i>The revised ordinance proposes a minimum 50' wide buffer that includes a reforestation/fence buffer on the south and northern boundaries of the commercial and multi-family area and a mound/fence/planting buffer in the middle area of the boundary near the existing residence.</i> <i>The proposed buffer exceeds the requirements of the UDO, is consistent with the other objectives herein regarding reforestation, and is consistent with similar scenarios approved by the City in the 146th Street corridor (e.g., Cardon Senior Living PUD at the northeast corner of 146th Street and Ditch Road, which required a 40-foot wide buffer with a 5-foot tall mound with a 6-foot tall wood privacy fence atop the mound, and plantings.)</i>
5	Use landscaped building setback areas to provide buffering from roadways.	✓	<i>The UDO only requires perimeter landscaping abutting external streets when the rear or side facades of homes abut the external street. The proposed layout has minimized the number of homes that would have rear or side facades abutting external streets.</i> <i>As a result, the UDO would not require landscaping along perimeter streets in many instances for the proposed development; however, the proposed ordinance requires landscaping along all external street frontage of the single-family areas with a minimum width (30 feet) and planting quantity (10 trees per 100 feet) consistent with the otherwise applicable requirements of the UDO (but does not require a mound with the intent to be more "open" or "rural" in character).</i>
6	Where appropriate, encourage transitional land uses as buffers to help mitigate negative land use impacts. For example, attached housing could be used as a transition between commercial or industrial uses and single family uses. In addition to serving as a land use buffer, such housing can contribute to the goal of providing a balanced range of land uses. Attached housing should be used as a transitional land use only in coordination with actual commercial or industrial development. The mere presence of land recommended or zoned for future business uses should not be used as justification for attached housing as a transitional land use. Absent any existing or pending business use, any attached housing must stand on its own merits and not be justified as a transitional land use.	✓	<i>The proposed development incorporates various land use transitions. For example as the proposed development transitions north from 146th Street to 151st Street, the commercial uses transition to attached residential uses and the proposed density of the single-family uses of Area 5 transitions from 146th Street corridor to lower density single-family uses north of 151st Street.</i>
7	Provide appropriate transition between adjacent dissimilar residential areas.	✓	<i>In general, the proposed buffers are consistent with or exceed the buffer yard requirements of the UDO. The revised ordinance creates and defines a "reforestation" buffer type and more appropriate buffers (than originally proposed) for the varying uses and character of adjacent properties.</i>
8	Ensure proper buffering between existing residences and new development of a dissimilar character.	✓	
9	Develop a range of buffering requirements, to allow for different buffers in different situations.	✓	

			See other development policies herein (#4, #44, #58, #68, #83) regarding transitioning/buffering commercial uses, suburban uses and rural uses.
10	Combine “hardscape” buffers, such as fences and walls, with landscaping and distance for a more pleasing aesthetic effect.	✓	Entry monuments and perimeter landscaping along streets incorporate rural stone and horse fencing.
11	Utilize natural open space for buffering in industrial areas.	–	Not applicable; no industrial areas.
12	Encourage the use of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.	✓	The revised ordinance creates and better defines a “reforestation” buffer type and the applicable locations required for “reforestation”.
13	Discourage the use of berms for buffering.	✓	Berms are not proposed.
Connectivity (pg. 12)			
14	Provide pedestrian systems within open space and along roadways to connect to surrounding pedestrian and bicycle networks, particularly the Midland Trace and Monon Trails.	✓	The revised ordinance incorporates an open space, amenity and connectivity exhibit(s) to require and illustrate how the development meets these objectives.
15	Avoid fragmentation of open space into isolated, unconnected areas, except to provide passive recreation, neighborhood parks and commons.	✓	The revised layout incorporates open space throughout the entire development (rather than primarily in Areas 1 and 2, as originally proposed), incorporates a pedestrian network along perimeter streets, and incorporates internal sidewalks and trails throughout the various areas to provide pedestrian connectivity.
16	Link spaces within neighborhoods and between neighborhoods and the larger community through a multi-modal system of fully connected routes to all destinations.	✓	
17	Include pedestrian facilities in all new developments. In particular, develop improved connections between key destinations such as between residential and commercial areas, and between residences, parks and schools.	✓	
18	Participate in regional transportation efforts that promote better regional connectivity, such as the IndyGo Bus service.	–	Not applicable for this location.
Contiguity of Development (pg. 14)			
19	Encourage new development to be located contiguous to existing development. In rare circumstances, non-contiguous development may be permitted when it is vital to the economically and spatially efficient expansion and improvement of key infrastructure.	✓	The proposed development is contiguous with approved and pending developments, which include (see Figure 2): Towne West PUD (approved), Liberty Ridge (under development), Harmony PUD (under development), West Rail PUD (under development), Ackerson Farms PUD (approved), Westgate PUD (approved), Bent Creek (under development).
20	Recognize that the promotion of efficient expansion of development relative to infrastructure and the avoidance of inefficient sprawl is a general policy; there may be occasions when non-contiguous development is still appropriate, especially when provisions are made for adequate public facilities and infrastructure not just for the development itself, but for land between the development and the existing developed and serviced area.	✓	
Access Control (pg. 15)			
21	Require development of frontage roads in conjunction with new nonresidential development.	✓	The revised layout has incorporated several frontage roads that minimize the rear and side elevations visible from perimeter streets. In addition, a frontage road will be incorporated and required to be improved in conjunction with the proposed commercial area, consistent with the County's planned 146 th Street improvements.
22	Limit access points pursuant to an access management plan, particularly on arterial and collector streets, to new development to reduce the number of areas of traffic conflict and to ensure adequate sight distances.	✓	Access will be regulated by the City as part of the corresponding development plan approvals in accordance with the City's Construction Standards.
23	Utilize traffic calming techniques to control speeds in areas where lower speeds are desirable, such as in residential neighborhoods and in the pedestrian-oriented downtown.	✓	The curvilinear design of the proposed development is a recognized method to calm traffic speeds.
Residential Design Standards (pg. 17)			
24	Encourage neighborhoods that do not have the appearance of “production” housing.	?	The Concept Plan includes variety in the layout and varying model products proposed in the six different neighborhoods.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 01/11/17)

25	Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.	?	<i>In addition, the proposed ordinance incorporates architectural standards for facades oriented towards perimeter streets (in accordance with the UDO) and standards for rear elevations oriented towards the golf course.</i> <i>See overarching policies (#1-3).</i> <i>See <u>Exhibit C</u> of the proposed ordinance for sample home elevations.</i>
26	Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.	✓	<i>Scale and mass are consistent with other single family homes in the community.</i> <i>Proposed ordinance prohibits aluminum vinyl siding and proposes character exhibits and architectural standards generally consistent with other approved subdivisions in the New Suburban area of the community.</i>
27	Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.	✓	<i>In general, the proposed development is consistent with other subdivisions in New Suburban areas of the community.</i> <i>See other policies herein (#9, #44, #58, #68, #83).</i>
28	Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.	✓	<i>The overall density of the proposed development is less than surrounding subdivisions, effectively transitioning to lower densities from east to west, and south to north.</i> <i>The gross (or overall) density of the single-family areas (Areas 1 – 5) is 1.38 du/acre +/-.</i>
Open Space and Recreation (pg. 19)			
29	Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties.	✓	<i>See overarching policies (#15, #17).</i> <i>The revised layout incorporates greater open space areas within Areas 3-5 than originally proposed, and connectivity of open space and/or pedestrian facilities are generally provided where appropriate.</i>
30	Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space.	✓	<i>A woodlands analysis has been submitted by Jud Scott identifying that there are areas with woodland portions that would be candidates for preserving.</i> <i>In general, the revised layout appears to incorporate identified woodlands into proposed open space areas (and buffer yards) or wooded lots (e.g., Area 4 West).</i>
31	Locate open space so as to maintain the visual character of scenic roads.	✓	<i>The revised concept plan generally appears to satisfy this policy. The revised layout has incorporated several frontage roads that minimize the rear and side elevations visible from perimeter streets.</i> <i>The revised ordinance requires substantial compliance with the concept plan (specifically including the location of open space), and in addition, the proposed ordinance includes minimum landscaping along perimeter streets that may not have otherwise been required by the UDO with the frontage roads.</i>

32	Require open space in all new developments. Open spaces should consist of usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process.	✓	<i>The revised layout incorporates greater open space (specifically within Areas 3-5), increasing the required open space from 215 acres +/- to 255 acres +/- (for a total of 30%+ of the overall development set aside for open space and amenity uses).</i>
33	Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.	✓	<i>Please see other policies herein (#30).</i>
34	Protect Little Eagle Creek. The installation of sewers in the township has the potential to damage this important resource. It is important that the sewer expansion be completed in an environmentally sensitive manner.	--	<i>Not applicable for this petition.</i>
35	Provide both passive and active recreation for the residents of the community.	✓	<i>The proposed development proposes active recreation opportunities in Areas 1 and 2 (e.g., central amenity area and golf course) and passive recreation opportunities throughout the entire development (e.g., trails, pocket parks, playgrounds).</i>
36	Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. Recognize that the location and configuration of open space is of importance along with the amount of open space. The location and configuration of open space should be a primary design consideration in the development process, not an afterthought based on a determination of unusable land.	✓	<i>Please see other policies and comments herein regarding open space (#15, #16, #17, #29, #30, #32, #33, #35, #37).</i>
37	Use open space as part of an integrated storm management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater, and incorporate detention facilities as visual and environmental amenities such as ponds.	✓	<i>The petitioner has represented that the Concept Plan incorporates preliminary drainage design. Drainage will otherwise be required to comply with City and County drainage regulations.</i>
Fiscal Considerations (pg. 21)			
38	Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.	✓	<i>Each development is responsible to build corresponding utility and drainage infrastructure to support the development.</i>
39	Consider the impact of growth in land use planning and decisions on public services and facilities.	✓	<i>Utility and government agencies rely upon the anticipated growth as set forth in the community's Comprehensive Plan and Thoroughfare Plan when planning and making capital improvements.</i> <i>Residential developments are required to pay road and park impact fees for each home, and non-residential developments pay road impact fees. These collected impact fees are used to make improvements within the community in accordance with the Thoroughfare Plan and Parks Master Plan.</i>
40	Ensure that all new development will have adequate public services and facilities.	✓	<i>The petitioner is being required to have a traffic impact study performed. This study will inform the City in helping to identify what and when certain road improvements will be warranted as a result of the proposed development.</i>

Land Use Specific Policies:

“This plan...provides a general land use vision supplemented with critical land use policies. The previous plan contained a parcel-specific map that often created confusion for the public and for decision-makers, as the distinction between *comprehensive planning* and *zoning* was blurred. This plan is policy and concept oriented and is intended as a framework for decision-making (Comprehensive Plan, pg. 4).”

The Future Land Use Plan is **not parcel-specific**, but rather provides broad conceptual areas for the various land uses. With that being said, the Future Land Use Plan in the Comprehensive Plan generally identifies the property as primarily **New Suburban** (yellow area), with smaller areas along the western area as **Existing Rural Southwest** (gray area) and an area at the intersection of 146th Street and Towne Road as **Local Commercial** (pink area). The land use specific development policies of the Comprehensive Plan are summarized below.

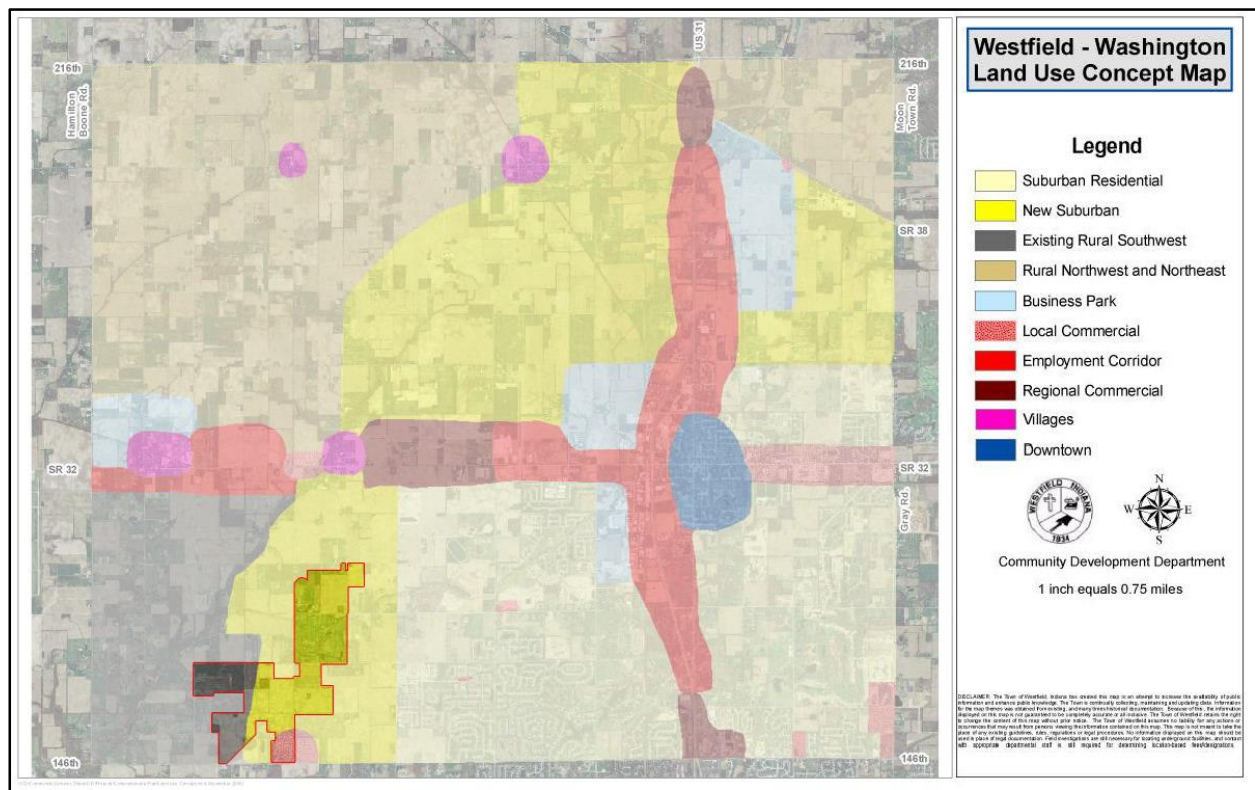


Figure 3: Future Land Use Concept Map

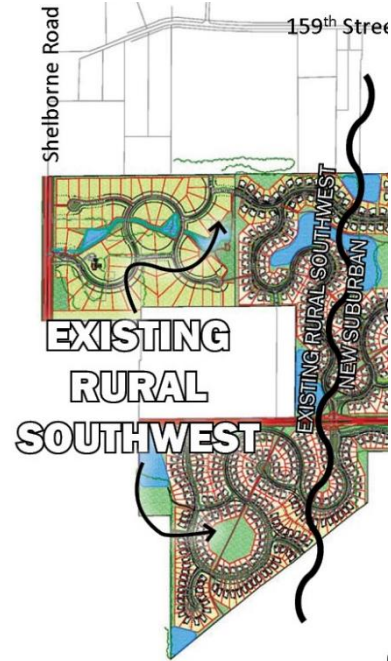
Existing Rural Southwest:

Background: This area is designated as Existing Rural because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle, and this plan embraces the importance of that rural lifestyle opportunity.²

The envisioned long-range gross density is low: no more than one unit per three-acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions³.

Development Policies:

Figure 4: Existing Rural Southwest Area



DEVELOPMENT POLICY		REVIEW COMMENTS	
Existing Rural Southwest: Development Policies (pg. 27)			
41	View large-scale commodity farms (crops and livestock) as being subject to eventual change under growth pressure. Washington Township is in the path of growth and it is expected that the few remaining large-scale agricultural tracts will be converted to other uses. [Limit the land uses to those that are consistent with and contribute to the rural character.] [Housing in this district is secondary to the agricultural and equestrian uses.]	?	This policy acknowledges that development is likely and anticipated.
42	Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere.	--	
43	Protect and enhance the Eagle Creek Trail as a recreational amenity.	--	The proposed development does not abut the Little Eagle Creek corridor.
44	Allow the continuation of the historic rural patterns (single-family houses on large parcels). New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan. [Establish maximum densities aimed at retaining rural character and maintaining the existing density.]	?	The proposed development doesn't prevent the continuation of rural patterns in the area. Area 4 West and Area 5 of the proposed development generally consist of the areas within the Rural Southwest area. As proposed, Area 5 is intended to transition north from 146 th Street and the commercial/multi-family node at Towne Road at the southeast edge of the Rural Southwest area at 2.18 du/acre+/-; whereas, Area 4 West is the northwest edge of the proposed development in the Rural Southwest area and transitions to 1.00 du/acre.

² Comprehensive Plan, page 26.

³ Comprehensive Plan, page 25.

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 01/11/17)

			See other policies herein regarding desired preservation of environmental features (#30, #33).
45	Promote flexible design that maximizes open space by regulating density rather than lot size. This approach will permit a wide range of lot dimensions (area, frontage, setbacks, etc.).	✓	The revised layout has incorporated additional open space and amenities into Area 4 and Area 5. In addition, Area 4 West is intended to be maintained as wooded home lots.
46	Encourage open space through incentives (such as density bonuses). [Establish buffering requirements for new development.]	--	
47	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	The Concept Plan depicts drainage facilities and increased building setbacks along perimeter streets to maintain the "open" and scenic view corridors.
48	Preserve Little Eagle Creek Ave. as a scenic by-way.	--	The proposed development does not abut the Little Eagle Creek corridor.
49	Utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter).	✓	Due to competing storm water management regulations, this type of design would not be appropriate for this development.
50	Preserve historically significant buildings and resources (barns, houses, etc.). [Create design standards for new buildings to ensure consistency with the character of the area.]	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.

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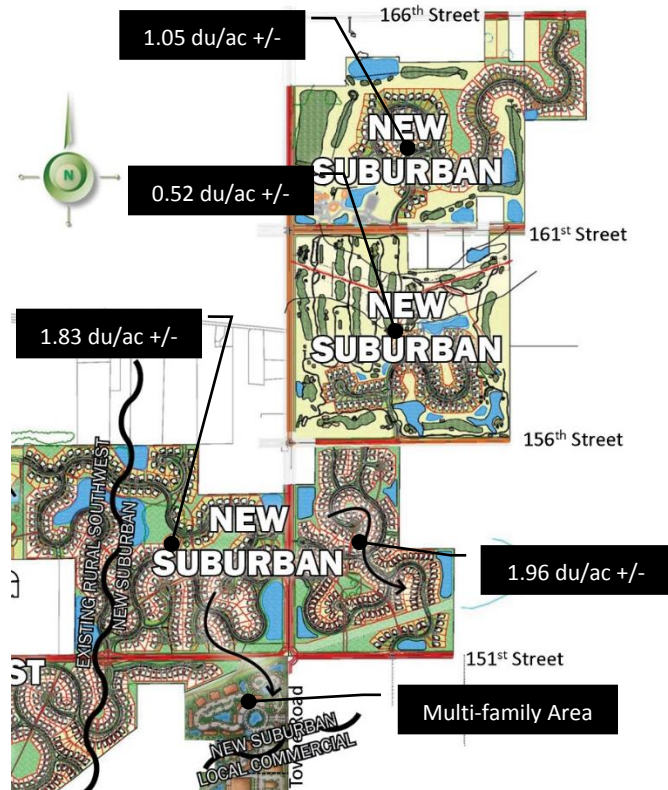
New Suburban Policies:

Background: This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields, and streams. However, the long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for denser development in this area. It is expected that over time the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.⁴

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

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

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.⁵



⁴ Comprehensive Plan, page 40.

⁵ Comprehensive Plan, page 39.

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
New Suburban: Development Policies (pg. 41)			
51	Ensure that new development occurs in a way that it is contiguous with existing development.	✓	Please see overarching policies (#19).
52	Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks. [Require that new development have all necessary services and infrastructure.]	✓	The proposed development will be required to meet the City's subdivision and construction standards.
53	Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.	✓	See policy #31.
54	Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.	?	Please see overarching policies (#24-28).
55	Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.	?	
56	Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. [Establish appropriate locations for varying housing types.]	✓	Please see overarching policies (#1).
57	Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.	✓	As proposed, the revised layout achieves this policy and incorporates the Department’s comments to comply with the UDO’s connectivity requirements.
58	Ensure proper land use transitions between dissimilar types of residential development.	✓	Please see overarching policies (#7).
59	Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.	–	Does not apply.
60	Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.	✓	Please see overarching policies (#4-13).
61	Preserve existing older structures when possible.	✓	The proposed development embraces the existing golf course structures. The remainder of the real estate generally consists of properties that do not include existing structures.
62	Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.	✓	Please see overarching policies (#38-40).
63	Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.). [Emphasize density, rather than lot size.]	✓	Please see overarching policies (#24-37).
64	Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.	–	
65	Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote connections to new regional trails such as the Monon and Midland Trace Trails.	✓	Please see overarching policies (#14).
66	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.	✓	Please see overarching policies (#30, #33).
67	Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. [Create a Traditional Neighborhood Design District that provides for the following: (i) garages that are behind the front line of the dwelling or are side-loaded; (ii) front porches; (iii) smaller front setbacks.]	?	The proposed development incorporates curvilinear streets and varying setbacks. In addition, the revised ordinance and concept plan include requirements for non-front loading garages, and design enhancements for front loading garage

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

(Updated 01/11/17)

			<i>doors. The revised concept plan layout minimizes front load garages that could otherwise be visible from perimeter streets.</i>
68	Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). [Transitions between developments: (i) between new suburban and more rural neighborhoods, use larger lots and increased open space; (ii) cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.] [Landscape standards should discourage berms and fencing in favor of more natural-appearing buffers, using native plants.]	✓	<i>Please see overarching policies (#24-37).</i>
69	Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).	✓	<i>Please see overarching policies (#29-37).</i>
70	Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way.	✓	<i>The proposed development incorporates curvilinear streets and varying setbacks.</i> <i>The revised ordinance and concept plan include requirements for non-front loading garages, and design enhancements for front loading garage doors. The revised concept plan layout minimizes front load garages that could otherwise be visible from perimeter streets.</i> <i>In addition, the proposed ordinance defaults to the UDO's streetscape diversity standards that achieve this objective.</i>
71	Encourage roadway improvements that promote safety but do not increase speed.	✓	<i>The curvilinear design of the proposed development is a recognized method to calm traffic speeds.</i>

[Remainder of page intentionally left blank.]

Local Commercial Policies:

Background: Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis, as opposed to attracting customers or clients from a large geographic area. Examples include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants, and supermarkets. Local examples include Westfield Commons, Westfield Marketplace, Carey Shoppes, Springmill Commons and Bridgewater Marketplace. Shopping centers typically have at least one anchor business.⁶



Figure 5: Local Commercial Area

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are on outlots.⁷

Development Policies:

DEVELOPMENT POLICY		REVIEW COMMENTS	
Local Commercial: Development Policies (pg. 48)			
72	Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads.	✓	Both 146 th Street and Towne Road are identified as arterials on the Thoroughfare Plan.
73	Require commercial uses to be dispersed, but also to be focused on key nodes, avoiding strip patterns, which are inefficient from an access standpoint.	✓	The intersection of 146 th Street and Towne Road is an identified commercial node in the Comprehensive Plan.
74	Require the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits the Township is not acceptable. [Design standards to ensure quality development.]	✓	The proposed ordinance requires a unique equine/rural theme and requires that franchise architecture is subordinate to this design theme.
75	Discourage masses of asphalt. Parking areas should be broken up by landscaping or by being located on more than one side of the buildings.	✓	The proposed development will be required to comply with the UDO for interior landscaping.
76	Require all parking areas to have interior landscaping as well as landscaping along the street.	✓	The proposed development will be required to comply with the UDO for interior landscaping and perimeter street landscaping.
77	Require all lighting to be shielded and directed downward.	✓	The proposed development will be required to comply with the UDO which requires this.
78	Encourage signs that are easy to locate and read, sized and designed in relation to buildings and the traffic conditions in which they are viewed.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.
79	Require loading and service areas to be screened and to be located so as not to be a nuisance to neighboring properties.	✓	The proposed development will be required to comply with the UDO and does not propose to modify these standards.

⁶ Comprehensive Plan, page 47.

⁷ Comprehensive Plan, page 37.

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(Updated 01/11/17)

80	Encourage internal connectivity between adjacent commercial developments.	✓	<i>The concept plan illustrates an internal street that connects the commercial, flex and multi-family areas.</i>
81	Encourage pedestrian connections between local commercial areas and adjacent residential areas.	✓	<i>The concept plan illustrates an external and internal pedestrian network that achieves this objective. In addition, the development will be required to comply with the UDO.</i>
82	Use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses.	✓	<i>Please see overarching policies (#6).</i>
83	Require effective buffering between commercial uses and adjacent residential uses.	✓	<i>Please see overarching policies (#4).</i>
84	Prevent commercial uses from encroaching into residential areas. [Buffering requirements, including transitional land uses.]	✓	<i>The commercial area is defined by the proposed transitions of the attached residential uses to the north, and a 50'-wide reforestation buffer along the western boundary.</i>
85	Encourage the use of frontage roads to minimize traffic conflicts. [Require traffic studies and traffic management plans for new commercial development.] [Access management plan to control curb cuts, which is a plan for promoting smooth traffic flow by establishing standards for access to property. This plan would address issues such as driveway locations and separation distances, frontage roads, passing blisters, left turn lanes, and traffic signals.]	✓	<i>Please see overarching policies (#21-23).</i>

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 4, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher (sworn in by Zaiger prior to the opening of the meeting), Andre Maue, David Schmitz, Robert Smith, Tom Smith, and Chris Woodard.

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

Approval of Minutes: December 19, 2016, Meeting Minutes.

Motion: Approve December 19, 2016, Meeting Minutes.

Motion: Hoover; Second: Woodard; Vote: Approved 8-0. Kelleher Abstained

Election of Officers:

Randy Graham-President. Motion by Maue; seconded by T. Smith; Vote: Approved 9-0

Andre Maue-Vice President. Motion by Schmitz; seconded by Woodard; Vote: Approved 9-0

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1610-PUD-19

Aurora Planned Unit Development (PUD) District

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 314 acres±.

Todd presented an overview and update of the modifications, specifically the density cap in the residential area and regulation of density in the Aurora PUD ordinance.

Russell Brown, attorney with Clark, Quinn, Moses, Scott, & Grahn LLP, on behalf of the petitioner, presented revisions to the proposed amendment. He addressed modernizing the standards to comply with the new UDO and eliminating certain types of housing such as multifamily. He stated the importance of residential being included in the overall project. He addressed the proposal submitted by the neighborhood group and gave an overview of items from their proposal that were incorporated into the plan.

Kelleher asked for the several details about the project on topics including buffering; pedestrian and vehicular access; architecture; landscaping; permitted uses; lighting; and traffic.

Clarifications and responses were provided by Brown, Todd, and other commission members.

R. Smith stated positive remarks for the neighborhood group's time, effort, and participation in the process.

Kelleher asked permission for public input from a member of the neighborhood group. Graham denied this request.

Hoover and Graham agreed with R. Smith's comments regarding the betterment of the project as a result of public involvement.

Motion: Forward with favorable recommendation with the condition that Section 3.2 and Section 3.3 of the Aurora PUD Ordinance be modified (as presented at the meeting) to add a table that establishes a range of maximum number of residential units for various minimum acreages, rather than establish an overall density ratio.

Motion: Woodard; Second: Horkay; Vote: Approved 9-0

PUBLIC HEARINGS

1701-PUD-02 [PUBLIC HEARING]

The Grand Millennium Center Planned Unit Development (PUD) District
Northeast Corner of US 31 and David Brown Drive
EdgeRock Development, LLC requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

Todd gave an overview of this proposed PUD. He stated that the Grand Junction Task Group has seen the proposal and believes it aligns with the Grand Junction Master Plan.

Petitioner, Birch Dalton with EdgeRock Development, presented a detailed overview of the proposed project which includes new corporate office development, hotels, a convention center, an indoor aquatics facility, high-density residential, a civic building, commercial outlots, parking structures, trails, an extension of Westfield Boulevard. He stated that the project is designed to be a high-density downtown use. He indicated that the neighborhood meeting was well attended and that concerns were raised regarding trail connections; increased traffic; light pollution; building heights; adequate buffering; high-density residential; and the overall cost of the project.

Bill Cooler with Cooler Designs addressed the architectural styles and the unique nature of the project.

Maue stated that he would like to see the project be more pedestrian-friendly. He also stated that architecture on all sides of buildings will be important and will need consideration. He stated that he believes the proposed trail between Cherrywood Estates and the Southridge Subdivision it is not needed.

T. Smith asked about the elimination of the apartments.

R. Smith stated that he believes the proposed trail between Cherrywood Estates and the Southridge Subdivision is not needed.

Public Hearing opened at 8:19 p.m.

Dawn Cassidy, 141 Southridge Lane; stated opposition to the trail between Cherrywood Estates and the Southridge Subdivision. She also expressed concern regarding the height of the buildings that may cast shadows that would negatively affect homes, yards, and personal health.

Tony Cardinali, 1612 Cherrywood Court; stated opposition to the trail between Cherrywood Estates and the Southridge Subdivision. He expressed concern regarding the height of the buildings that may cast shadows that would negatively affect sunset views of existing residents. He also had concerns about the location of the proposed hotel.

Madonna Gumm, 1533 Cherrywood Court; stated concerns about the hotel's impact on the neighborhood in regard to noise and lighting, security for residents, and the loss of the sunset views.

Teresa Skelton, 211 South Union Street, Downtown Westfield Association, on behalf of the Grand Junction Task Group; stated that it was unanimous that the Grand Junction Task Group supported the project and that it aligns with the vision established through the Grand Junction Master Plan.

Peg Kriese, 1512 Cherrywood Court; stated concern about the loss of her back yard privacy and view due to the height and location of the hotel tower. She also expressed safety concerns regarding the transient nature of the hotel staff and its users.

Rob Helvaty, 1618 Cherrywood Court; stated opposition to the trail between Cherrywood Estates and the Southridge Subdivision and suggested creating Hapeck Family Preserve instead, retaining natural features of the area.; He also expressed concerns about personal privacy.

Stephany Cardinali, 1612 Cherrywood Court; stated that she circulated a petition against the trail between Cherrywood Estates and the Southridge Subdivision. She stated that she wants to protect natural habitat, wildlife, the sunset view, and personal security.

Karen Platt, 613 Southridge Court; stated that she has negative feelings about apartments locating here and would like more detail on the buffering.

Denver Frazee, 274 David Brown Drive; stated that he doesn't like the hotel tower height and the possible loss of privacy.

Jason Terrie, 224 David Brown Drive; expressed concern about the project's impact on traffic on David Brown Drive. He questioned if there is a true need for another hotel. He wondered if there are any future plans for other homes on David Brown Drive.

Howard Bandy, 321 Jersey Street; stated concerns about his neighborhood being surrounded by several new developments. He expressed concerns regarding light pollution and asked about designs for the existing neighborhood.

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Ron Thomas, 7 Cool Creek Circle; stated broad-based concerns including privacy and property rights; the use of the PUD form of zoning for this project; and multi-family setbacks. He said he wants to see the proposed cost of the project and asked what kind of debt will be incurred from this project.

Ray Schneider, 4455 Whitney Road; stated opposition to this project and challenged the public-private-partnership aspect of the project. He opposed any City funds to be used for this project and spoke against TIF funding being used.

Joe Plankis, 514 Stockbridge Drive; stated that the project fits the City's Comprehensive Plan well. He added that he understands neighborhood privacy concerns, however.

Todd made note of a written comment that was submitted and it will become part of the written public comment record.

Public Hearing closed at 8:50 p.m.

Dalton stated he will meet with staff and review public comments.

Hoover stated that he likes the concept but understands neighbor concerns on the project. He stated that those items will need to be addressed.

R. Smith asked about TIF.

Woodard asked about the possibility of the schools possibly using the proposed YMCA. Dalton stated that the idea is being explored.

Kelleher stated that she likes the way the project looks but understands neighbor concerns, specifically regarding building height and buffering issues.

CONTINUED ITEMS

1611-ODP-11

1611-SPP-11

[CONTINUED]

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

1610-PUD-17

[CONTINUED]

Drexler Woods Planned Unit Development (PUD) District

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 Drexler Woods Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

1609-PUD-16

[CONTINUED]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

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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.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Motion: Graham; second, Horkay. Vote: 9-0.

The meeting adjourned at 8:55 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary

ORDINANCE NUMBER 16-27

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course and related facilities.
- 2.2 Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.
- 2.3 Open Space: As depicted on **Exhibit B-5: Single Family Open Space** and includes the Wood Wind Golf Course.
- 2.4 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.5 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities.

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

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

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

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

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

The Deed Restriction will permit other non-commercial or non-residential uses in the Wood Wind Golf Course area which are not Open Space and are primarily recreational, agricultural or equestrian in nature and are operated by or for the

benefit of the Wood Wind Home Owners Association if: (1) a majority of the owners of Lots within the then secondary platted lots in Areas 1, 2, 3, 4 East, 4 West and 5 approve such uses; and (2) an amendment to this Ordinance allowing such uses is approved by the Council.

6.2 Multi-family Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- A. Dwelling, Duplex
- B. Dwelling, Triplex
- C. Dwelling, Quadraplex

6.3 Flexible Use Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- A. Assisted Living Facility
- B. Dwelling, Duplex
- C. Dwelling, Triplex
- D. Dwelling, Quadraplex
- E. Dwelling, Townhouse
- F. Educational Institution
- G. Nursing Home

6.4 Commercial Area:

A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted

- 1) One (1) Gasoline Service Station shall be permitted on an Outlot along 146th Street and shall only be open and operating between the hours of 5:00 a.m. and 12:00 a.m. (midnight).
- 2) Educational Institution
- 3) Assisted Living Facility
- 4) Nursing Home

B. Prohibited Uses: The following uses shall be prohibited:

- 1) Self-service car wash
- 2) Tattoo parlor
- 3) Tobacco shop
- 4) Billiard parlor
- 5) Cemetery monument sales
- 6) Drive-thru (except where accessory to a coffee shop, bank or drug store)

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

- 7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.
- A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed one-thousand and seven (1,007).
 - B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of dwellings on Custom Home Lots.
- 7.2 Multi-family Area: The standards of the Underlying Zoning District shall apply to the Multi-family Area, except as modified below:
- A. Location: Article 4.11(C)(2) and (3) shall not apply.
 - B. Maximum Dwelling Units Per Structure: Article 4.11(E) shall be modified to a maximum of thirty-six (36) dwellings per structure.
 - C. Maximum Number of Dwelling Units: Article 4.11(F) shall be modified to permit a maximum of two-hundred and twenty-four (224) units.
 - D. Term: The initial minimum lease term for all apartment units shall be twelve (12) months.
- 7.3 Commercial Area: The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:
- A. Maximum Business Size: Article 4.14 (H)(1) shall apply, however, notwithstanding the general limitation contained in the definition of “Medium Intensity Retail”, any individual tenant space may contain up to thirty thousand (30,000) square feet and one (1) tenant space may contain up to a maximum area of sixty-five thousand (65,000) square feet.
 - B. Maximum Aggregate of all Buildings in Commercial Area: Article 4.14 (H)(3) shall be modified to a maximum of two-hundred thousand (200,000) square feet.
 - C. Development Pattern: Article 4.14(I) shall be modified to provide for the development of out lots as depicted on **Exhibit B-4: Commercial / Flexible Use / Multi-family Area.**
- 7.4 Flexible Use Area: The Flexible Use Area may be developed in accordance with the Commercial Area or Multi-family Area of this Ordinance:
- A. Commercial Uses: If the Flexible Use Area is developed for uses permitted in the Commercial Area, then the standards of the Commercial Area, set forth above, shall apply, except as modified below:

- 1) Maximum Aggregate of all Buildings within the Flexible Use Area shall not exceed 90,000 square feet and shall be calculated independently from the Maximum Aggregate of all Buildings in the Commercial Area.
 - 2) In the event of a nursing home or assisted living facility, the Maximum Business Size shall not exceed 50,000 square feet.
- B. Multi-Family Uses: If the Flexible Use Area is developed for uses permitted in the Multi-family Area (i.e., Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse uses), then the standards of the Multi-family Area, as set forth herein, shall apply, provided, however that Dwellings within the Flexible Use Area shall not exceed:
- 1) Maximum Density: Twenty (20) dwelling units per acre.
 - 2) Maximum Number of Units: One-hundred and eighty (180) dwelling units.

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

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

buildings shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit I: Commercial Area Character Exhibit** attached hereto.

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

- 1) **Character Exhibit:** **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 2) **Perimeter Lots:** Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
- 3) **Streetscape Diversity.** Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the façade variety code identified in **Exhibit J: Façade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East, 4 West and 5.

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- 4) Corner Lots. Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the street:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wainscot along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends; and
 - b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.
- 5) Trail Lots. Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the trail:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36”) tall Masonry Material wainscot along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4’) in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Facade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.
- 6) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:
- a) Architectural Elements:
 - i. Dwellings Abutting Golf Holes: In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and where the rear elevation of a dwelling on such Lots is oriented toward a golf hole, then the rear elevation of that dwelling shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of the following elements:
 - 1. Masonry Material a minimum of thirty-six (36) inches in height;
 - 2. Pergola with a minimum of 100 square feet;

3. A Façade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
4. A Façade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
5. Covered porch or covered patio (minimum of sixty-four (64) square feet).
6. Sunroom (minimum of sixty-four (64) square feet);
7. A Façade Projection or Recession in the rear Building Façade that contains a minimum of fifty percent (50%) of Masonry Material;
8. Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Façade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Façade (exclusive of openings and trim);
9. A Façade Projection a minimum of one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of ten (10) feet in length; or
10. Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

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

b) Garages and Driveways:

- i. 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 dwellings shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

Front load garage doors shall include the use of decorative elements substantially similar to those elements depicted in **Exhibit D-2: Illustrative Garage Door Treatments**. The

non-door facade of a courtyard-load or side-load garage oriented toward a street shall include a minimum of twenty-five (25) square feet of windows.

- ii. Dwellings on Lots in Areas 1, 2, 3, 4 East and 4 West as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided no more than one (1) garage door is oriented toward the street.
 - iii. Dwellings on Lots in Area 1, Area 4 East and Area 4 West shall include a minimum three car garage. Dwellings on Lots in Area 2, Area 3 and Area 5 shall include a minimum two car garage.
 - iv. Base model dwellings on Lots in Area 2 are designed for a non-front loading garage; however, model options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build the front loading three car garage option. If a front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include three individual and separate garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of Lots in Area 2.
 - v. All driveways shall be concrete. Asphalt driveways shall be prohibited.
- c) **Exterior Building Materials:**
- i. **Siding:** Aluminum and vinyl siding shall be prohibited.
 - ii. **Trim:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not required a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2”) wide.
 - iii. **Fireplaces:** Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases

shall be constructed of Masonry Materials or masonry veneer.

d) Roof Design:

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

7) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side facades and the rear façade.

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

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

1) Character Exhibits: Buildings shall be constructed substantially in accordance with **Exhibit H: Multi-family Exhibits**, including **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit H-2: Multi-family Conceptual Elevations** (collectively, the "Multi-family Character Exhibits").

2) Architectural Theme: The architectural theme shall be an equine or equestrian theme, reflective of the area's context and as defined by the Multi-family Character Exhibits. Suburban, garden-style development that repeats the same materials and elements shall not be permitted. The equestrian vernacular shall be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story buildings.

3) Building Variation: A variety of structures shall be provided with various sizes and footprints that push three-story buildings to the rear of the site, and at a minimum of two-hundred (200) feet from the right-of-way of Towne Road, while buildings less than three-story shall be located along 151st Street and Towne

Road. One-story and two-story buildings shall be placed at a minimum of twenty feet (20'-0") apart and three-story buildings shall be placed at a minimum of forty feet (40'-0") from all structures, exclusive of covered parking.

The exterior façade of any apartment building shall not be substantially the same to the exterior façade of any other apartment building.

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

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

- 4) Parking: A minimum of 80 covered parking spaces shall be provided.
- 5) Building Materials. Article 6.3(E)(2) shall apply, except as modified below:
 - a) Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of Masonry Materials or masonry veneer.
 - b) Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by masonry. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.
 - c) Masonry Materials: Masonry Materials shall be on all buildings on all sides, with no required minimum and consistent with the Multi-Family Character Exhibits.
- 6) Windows: Article 6.3(E)(3) shall apply; except as modified below:
 - a) Required windows may be located anywhere on the Building Façade, as architecturally appropriate.
 - b) Window grids shall be used on all operable non-casement windows.
- 7) Roof Design: Article 6.3(E)(4) shall apply, except as modified below:
 - a) Minimum Pitch: The minimum roof pitch of the building's primary or main roof shall be 5:12. A roof pitch of 4:12 shall

be permitted if the building has a minimum roof overhang of twenty-four inches (24”).

- b) Minimum Overhang: The roof overhang or eaves shall be a minimum of eighteen inches (18”), as measured prior to the installation of Masonry Materials.
- c) Cupolas: Cupolas of consistent character and varying sizes, as depicted in the Multi-family Character Exhibits, shall be required at appropriate scales.
- b) Roof Form: Shed and gabled dormers shall be incorporated to break up roof planes. Multiple, extended rakes shall be used on gable ends and overhangs shall incorporate chunky brackets and knee braces.

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

- 1) Commercial Area Character Exhibits: All buildings shall be constructed substantially in accordance with **Exhibit I: Commercial Area Character Exhibits**.
- 2) Architectural Theme: Commercial buildings shall be designed and crafted using traditional equine or equestrian themes reflective of the area’s context similar to the Multi-family Area Character Exhibits, thus reinforcing the rural and equestrian themed architecture. Significant elements and features to determine substantial compliance with the required equestrian architectural theme include:
 - a) Hip and gable roof forms with cupolas.
 - b) Similar classic palette of materials.
 - c) Landscape and hardscape placed and configured to soften building facades and enhance the pedestrian experience.
 - e) Building Facades crafted with clapboard siding, board and batten, traditional cement stucco, brick and stone veneer, and metal roofs.
 - f) Traditional architectural detailing designed and crafted with care, true to the historical and regional precedents.
 - g) Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.
- 3) Conflicting Architectural Standards: It is hereby acknowledged that design elements that embody the required architectural theme may be in conflict with the architectural standards of Article 6.3(F). If a proposed building elevation embodies the required architectural theme, as set forth above, then the Plan

Commission has the authority to approve a building elevation that doesn't comply with Article 6.3(F).

- 4) Drive-thru facilities and Fueling Stations: On Lots adjacent to the 146th Street or Towne Road right-of-way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right-of-way line) the following standards shall apply:
 - a) Drive-thru windows and lanes for a coffee shop, bank or drug store shall not be permitted closer to the right-of-way line of 146th Street or Towne Road than the Building Façade nearest to said right-of-way, except as an end cap to the Principal Building nearest 146th Street.
 - b) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the 146th Street or Towne Road right-of-way line than the Established Front Yard of the Principal Building to which the fuel pumps or canopies are appurtenant or associated.
- 5) Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the required rural character and equestrian themed design elements.

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

- 1) Dwellings: All buildings containing: Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse, shall comply with the requirements of Article 8.2, C of this District.
- 2) Commercial Buildings: All commercial buildings shall comply with the requirements of Article 8.2, D of this District, and further Article 6.3 (F)(7)(b)(iv) Roof Design shall not apply.

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

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

- A. Article 6.8(I) Detention and Retention Areas: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
- B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply to the Wood Wind Golf Course and Development Amenities areas.
 - 1) Area 1, Area 2, Area 4 East and Area 4 West: Lots located in Area 1, Area 2, Area 4 East and Area 4 West shall include a minimum lot landscaping of: two (2) shade trees; two (2) ornamental or evergreen trees; and, twenty (20) shrubs.
 - 2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.
 - 3) Area 4 West Custom Lots – Tree Clearing: Developer may perform grading and tree clearing as reasonably necessary to accommodate the following aspect of the residential development: streets, utilities, drainage facilities which shall include side and rear yard drainage swales between future Dwellings, and for reasonable grade changes for proper pad development to accommodate Dwellings. Developer may clear lots of underbrush, dead or dying trees, trees that are less than two inches (2”) in diameter measured at three feet (3’) from existing grade in order to develop a park-like setting for each lot. Developer shall keep trees outside of these aforementioned development areas that are healthy, pose no unsafe conditions to the nearby streets, utilities, or Dwellings, are reasonably aesthetically pleasing, and have a reasonable chance of flourishing through the development and future neighborhood. Developer shall take reasonable care to save as much of the natural growth and terrain as reasonably possible. Developer shall not conduct mass clearing of trees.
 - 4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.
- C. Article 6.8(M) External Street Frontage Landscaping Requirements: Shall not apply; rather, the following shall apply.
 - 1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the

perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.

- 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. Sixty-five percent (65%) of the aggregate exterior boundary for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) abutting an external street shall contain a black four board horse fence.
- 3) Multi-Family Area: A landscaping area shall be required for the Multi-family Area abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**.
- 4) Commercial Area: A landscaping area shall be required for the Commercial Area abutting an External Street in accordance with Article 6.8(M)(2).

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

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

- d) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15)' and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
 - 3) Multi-family Area / Flexible Use Area / Commercial Area Buffers: Buffer yards as depicted on **Exhibit E-2-G: Buffer Yard Locations for Commercial Use Area / Flexible Use Area / Multi-family Area** shall be required in the multi-family area, flexible use area and commercial use.
- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:
 - 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.
- 8.5 Article 6.9 Lighting Standards: Shall apply to the District, as except as modified below:
 - A) Multi-family Area: All parking lighting shall be erected on wood light poles to complement the design character of the Multi-family Area.
- 8.6 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:
 - A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.
- 8.7 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:
 - A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
 - 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.

- 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
- 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.
 - b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
 - c) Temporary Signage: The design objectives of Article 6.17 (K)(2)Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.
- C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the Multi-family Area, except as modified below:
- 1) All monument signage shall be three-dimensional in nature, through sandblasting or pin mounted letters.

- 2) All monument sign panels shall be constructed of wood or sign board (HDU or equivalent). Reverse channel letters shall be prohibited.
 - 3) Any pin-mounted elements shall have a matte finish.
 - 4) Internally lit monument signs shall be prohibited.
 - 5) Monument sign design shall complement the architecture of the development, and shall integrate into an architectural element such as a fence or entry feature, where applicable.
 - 6) Sign interior to the Multi-family Area (e.g., Interior Directional Signs, Street Name Signs, Speed Limit signs) shall be mounted on 4"x 4" wood posts with solid stain and architectural detailing to complement the architecture of the development, and shall be designed to meet breakaway standards of the Indiana Department of Transportation.
- D. Flexible Use Area: Article 6.17 Sign Standards shall apply to the Flexible Use Area, except as modified below;
- 1) If developed with an Educational Institution, Nursing Home or Assisted Living Facility, the Flexible Use Area shall be entitled to a Monument Sign per Article 6.17 (J)(2)(a) independent from any Monument Signs permitted in the Commercial Area or the Multi-Family Area.

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

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

- 10.1 Article 8.1 Block Standards: Shall not apply.
- 10.2 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:
 - A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-5: Single Family Open Space**.
 - B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5-B: Amenity Area Concepts**.

- C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:
- 1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.
 - 2) Development Amenity Center: The Development Amenity Center shall be constructed in two (2) phases as follows:
 - a) Phase One: Phase One shall include three (3) swimming pools (lap pool, resort pool, and a kiddie pool) and associated bath house (restrooms and showers). Construction of this phase shall commence at or prior to the issuance of the 75th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2018, whichever occurs later. Phase One improvements shall be completed within one (1) year of commencement.
 - b) Phase Two: Phase Two shall include a sport court/multi-purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of this phase shall commence at or prior to issuance of the 160th Improvement Location Permit for a Single-Family Dwelling within the District, or by October 31, 2019, whichever occurs later. Phase Two improvements shall be completed within one (1) year of commencement.
- D. Barn Preservation: Developer intends to preserve the existing barn located in Area 4 West as identified in **Exhibit B-2-D: Single Family District Layout – Area 4** and incorporate the barn into the project’s Development Amenities, provided the barn is determined by licensed structural professionals to be in sound condition and does not present a danger to the public health and safety. If the barn is determined to be in sound condition and does not present a danger to the public health and safety, then the barn shall be preserved and incorporated as a part of a Development Amenity. Alternatively, if the barn is determined not to be in sound condition or presents a danger to the public health or safety, then a written report by a licensed structural professional making such determination shall be required and submitted to the City prior to the demolition of the barn.

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

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

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

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

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

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

Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended)

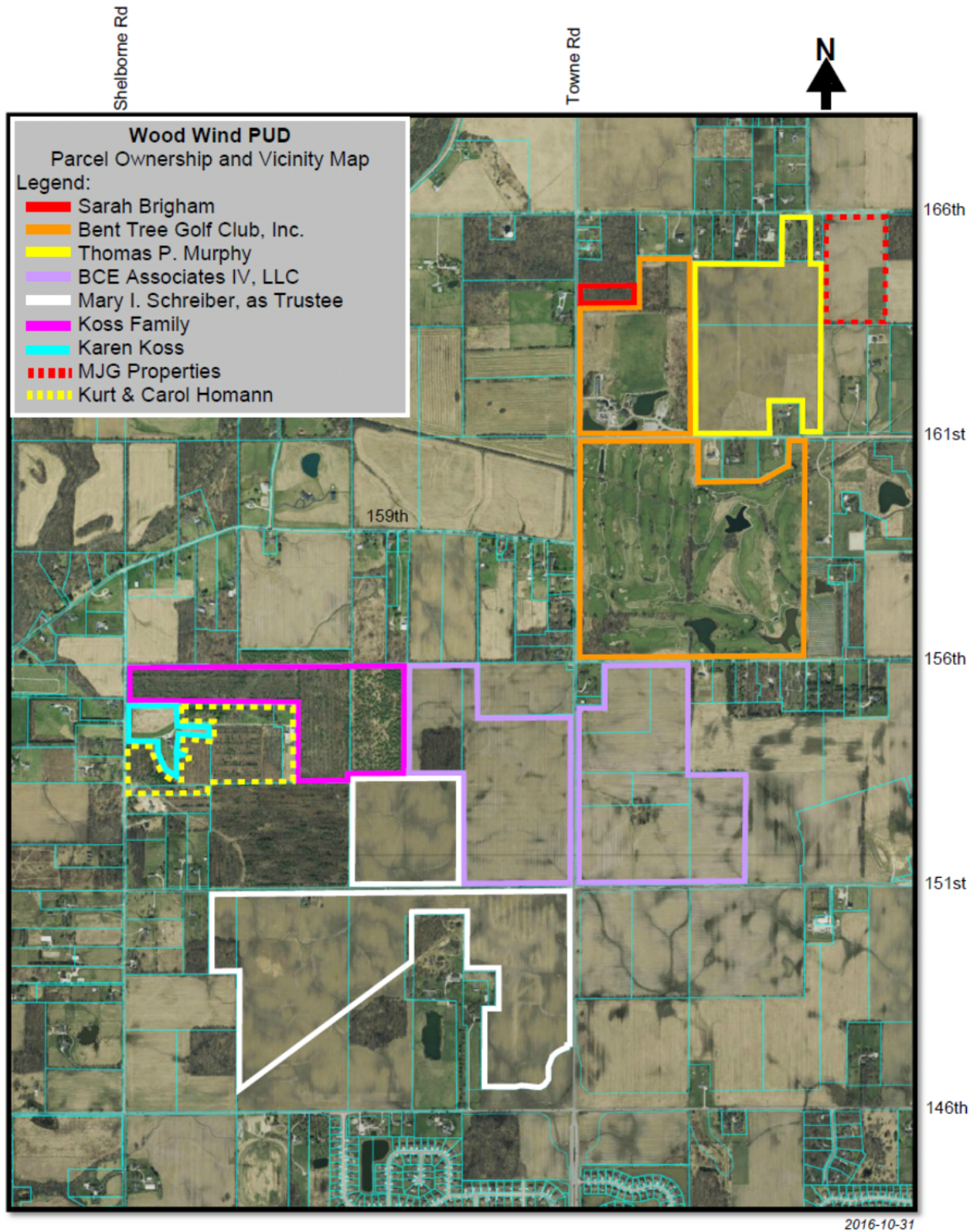


Exhibit A-2: Parcel Ownership List (Amended)

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

Exhibit A-3: Legal Description (Amended)

Bent Tree Parcel (from Instrument #2011005626):

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

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

EXCEPT:

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

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

ALSO EXCEPT:

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

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

Brigham Parcel (Parcel 2 of Instrument #9609647425):

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

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

BCE Parcels (description from survey):

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

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East

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

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

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00

minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

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

Murphy Parcels (from Instrument #9909901082):

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

ALSO:

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

EXCEPT:

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

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

00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey):

Parcel 1:

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

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land

described in Instrument Number 9709730812 in said Recorder's Office; (the next 3 courses being along the perimeter lines of said tract); thence North 00 degrees 03 minutes 15 seconds West a distance of 542.96 feet to a capped rebar; thence North 89 degrees 30 minutes 48 seconds East a distance of 591.13 feet to a capped "Hahn" rebar; thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet to the POINT OF BEGINNING. Containing 136.822 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B"):

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

BEGINNING at an Iron pin marking the Northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the North line thereof a distance of 562.25 feet to a "Mag" nail on the Northwesterly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in the Office of the Recorder of Hamilton County, Indiana, said point measuring 16.5 feet Northwesterly and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northwesterly line of said Easement) thence South 23 degrees 10 minutes 49 seconds West a distance of 176.73 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035"; thence South 66 degrees 31 minutes 16 seconds West a distance of 713.23 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" on the East line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence South 00 degrees 45 minutes 45 seconds West along the East line thereof a distance of 545.89 feet to the Northwest corner of a tract of land described in Instrument Number 200200010702 in said Recorder's Office; thence North 89 degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right-of-way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right-of-way of said 146th Street and along the West right-of-way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East

a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.

ALSO

PARCEL 3 (Easement Area):

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

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

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

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

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page

665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann Parcel (from Instrument #2014032821):

PARCEL 1:

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

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

PARCEL 2:

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

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

Karen Koss Parcel (from Instrument #2016054888):

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)

Wood Wind PUD District

Exhibit Book

Submitted By:

Pulte Homes of Indiana, LLC

Petition No.: 1609-PUD-16

Wood Wind PUD District Exhibit Book

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Exhibit B-1: Single Family District Areas

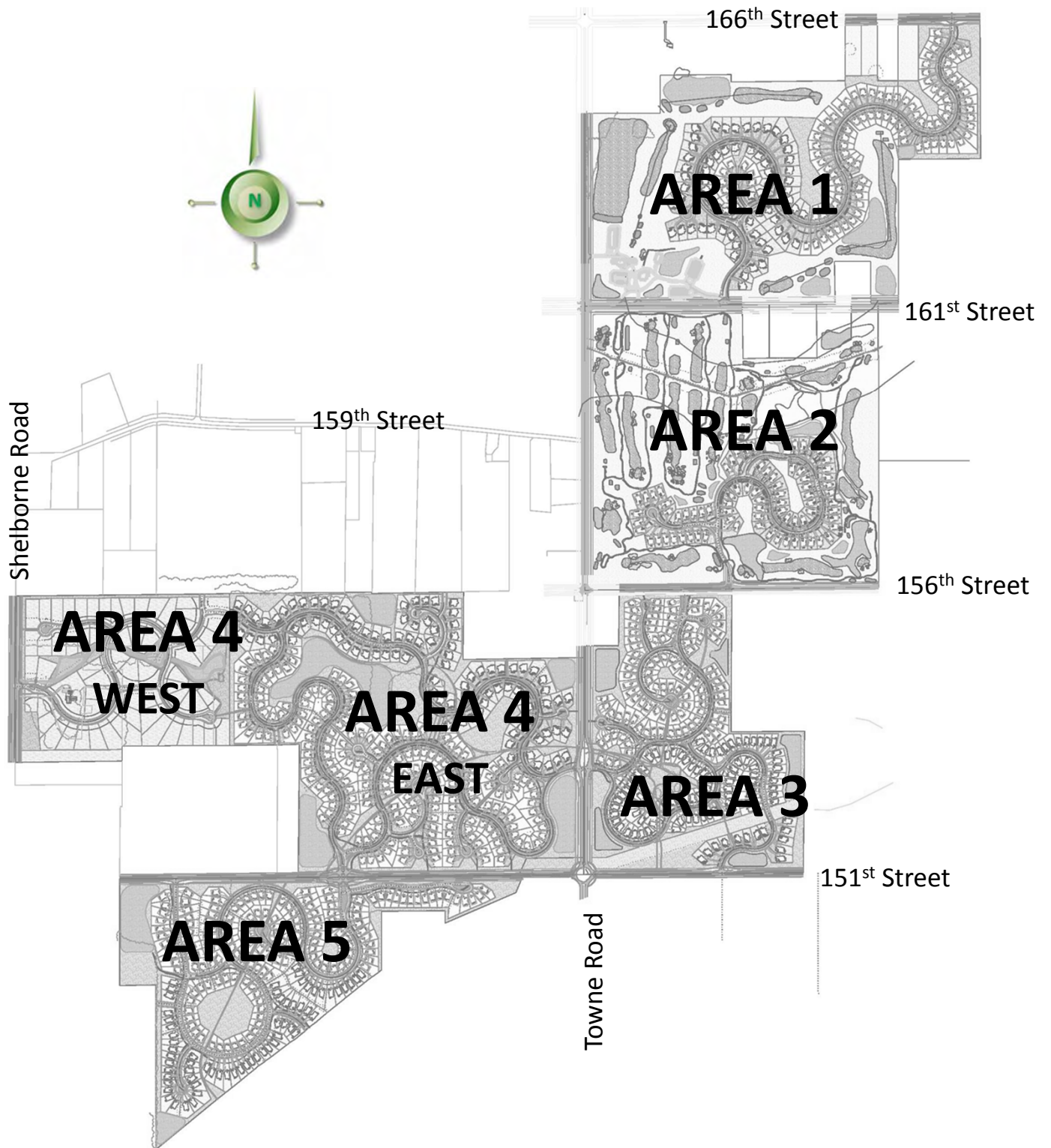


Exhibit B-2: Single Family District Layout



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



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



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



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



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



Exhibit B-3: Single Family District Standards

	AREA					
STANDARD	1	2	3	4 East	4 West	5
Minimum Lot Area ⁽²⁾	11,000 sf ⁽¹⁾	10,750 sf	9,500 sf	11,000 sf	22,000 sf	10,000 sf
Average Lot Area	14,500 sf ⁽¹⁾	13,000 sf	11,000 sf	13,750 sf	27,500 sf	12,000 sf
Minimum Lot Frontage	30'	20'	15'	30'	36'	30'
Minimum Building Setback Lines						
Front Yard	25'	25'	25'	25'	25'	25'
Side Yard	3'	5'	7'	3'	5'	7'
Side Yard (Lot Aggregate)	10'	10'	14'	10'	10'	14'
Rear yard	25'	25'	25'	25'	25'	25'
Minimum Lot Width	75'	75'	60'	63'	100'	63'
Maximum Building Height ⁽³⁾	Two and one-half (2 ½) Stories					
Minimum Living Area (Ground Floor)						
Single Story	2,300 sf	2,600 sf	1,600 sf	2,300 sf	2,750 sf ⁽⁴⁾	1,600 sf
Two Story	1,300 sf	2,300 sf	1,100 sf	1,300 sf	1,500 sf ⁽⁴⁾	1,100 sf
Minimum Living Area (Total)						
Two Story	2,700 sf	3,000 sf	2,400 sf	2,700 sf	3,000 sf ⁽⁴⁾	2,700 sf
⁽¹⁾ Exclusive of the three Custom Home lots along 166 th Street. ⁽²⁾ 20% of the lots in each Area may be reduced by up to 20% in lot area, provided that the "Average Lot Area" for the applicable Area, as calculated at the time of the primary plat, shall be met. ⁽³⁾ Wood Wind Golf Course and Development Amenity buildings shall not exceed fifty-five feet (55'). ⁽⁴⁾ 20% of the lots in Area 4 West may contain a dwelling with the Minimum Living Area as specified for lots in Area 4 East.						

Exhibit B-4: Commercial / Flexible Use / Multi-family Area

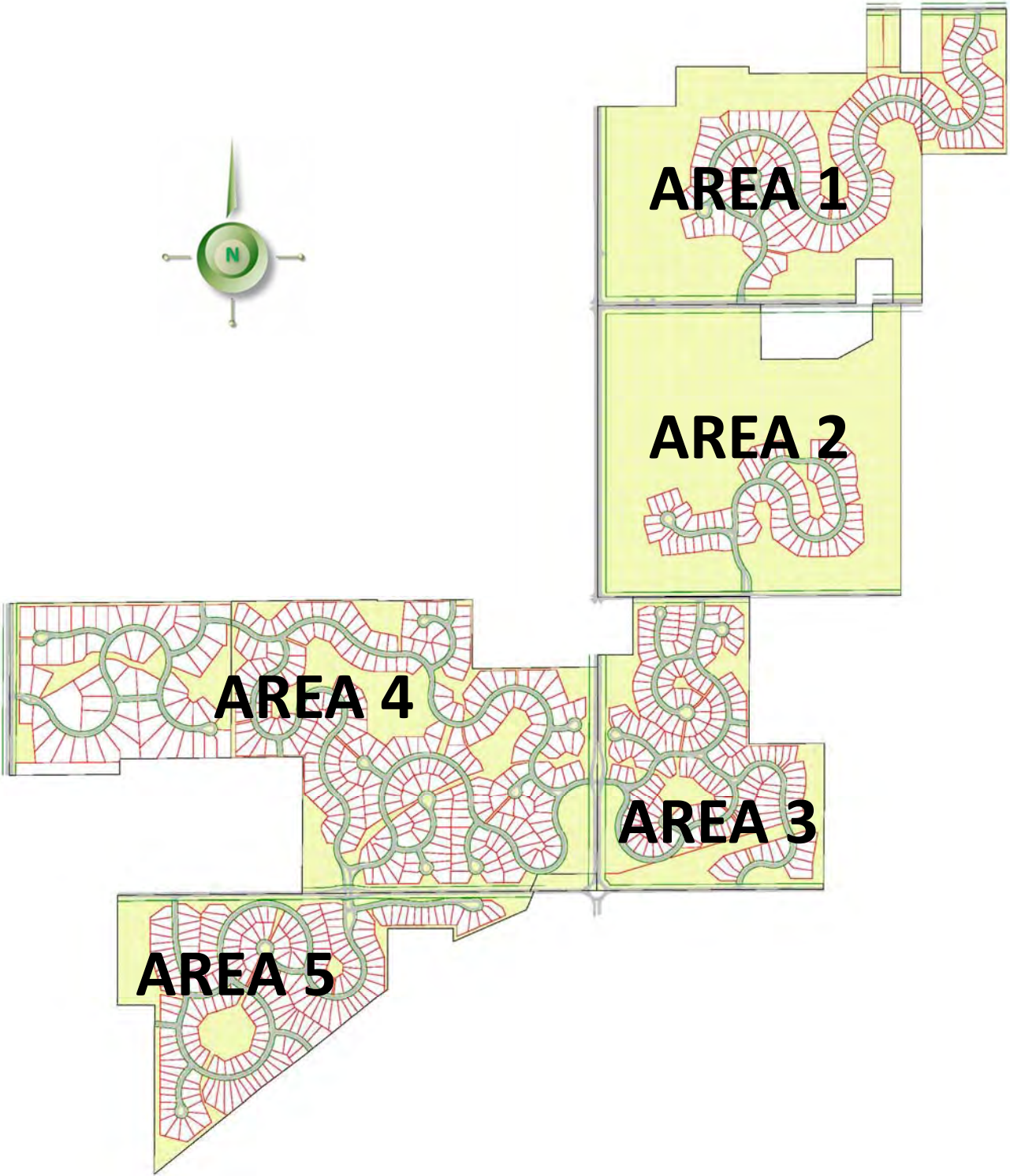
Exhibit B-4-A: Commercial / Flexible Use / Multi-family Concept Plan



Exhibit B-4-B: Commercial / Flexible Use / Multi-family Area Districts



Exhibit B-5-A: Single Family Open Space



Minimum Open Space (in acres)

Area 1	Area 2	Area 3	Area 4	Area 5	Total
65	100	25	45	20	255

Exhibit B-5-B: Amenity Area Concepts

AMENITY 1



AMENITY 3

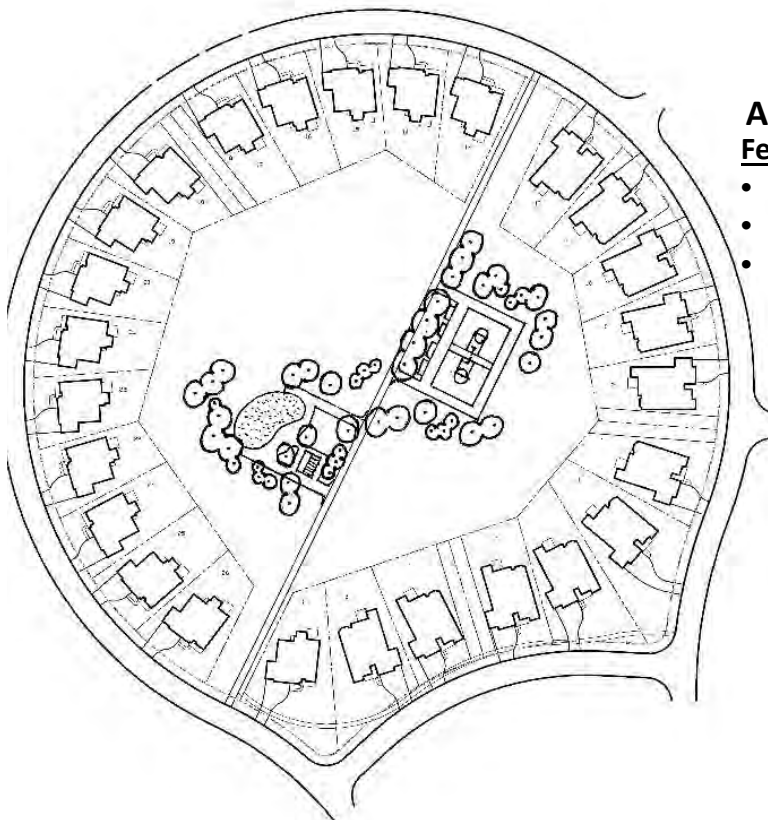
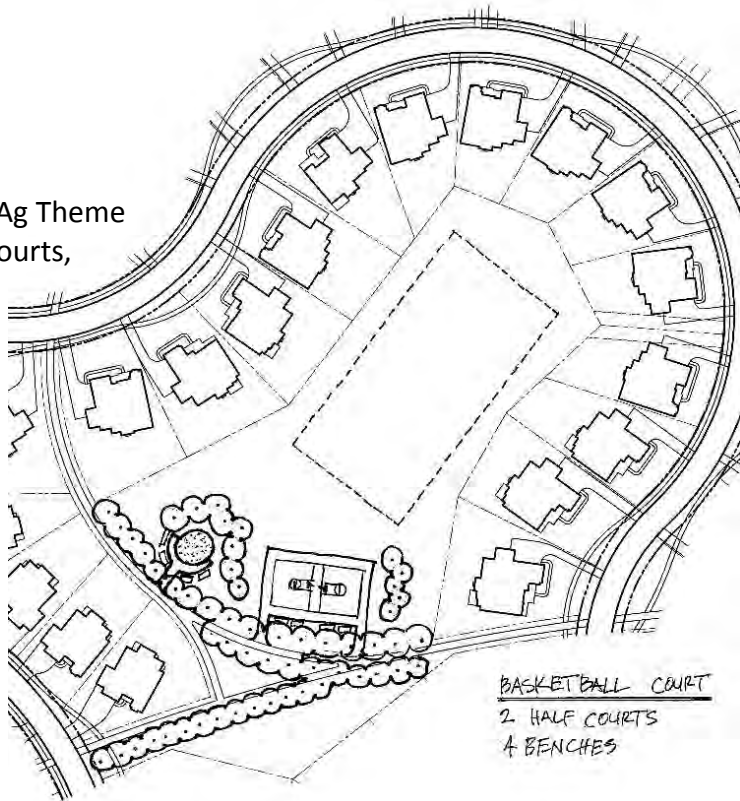


Exhibit B-5-B: Amenity Area Concepts (Cont.)

AMENITY 4

Features:

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



AMENITY 5

Features:

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

Exhibit C-1: Illustrative Front Elevations for Area 1 and Area 4 East



Exhibit C-2: Illustrative Front Elevations for Area 2



Exhibit C-3: Illustrative Front Elevations for Area 3



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



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



Exhibit C-5: Illustrative Front Elevations for Area 5



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

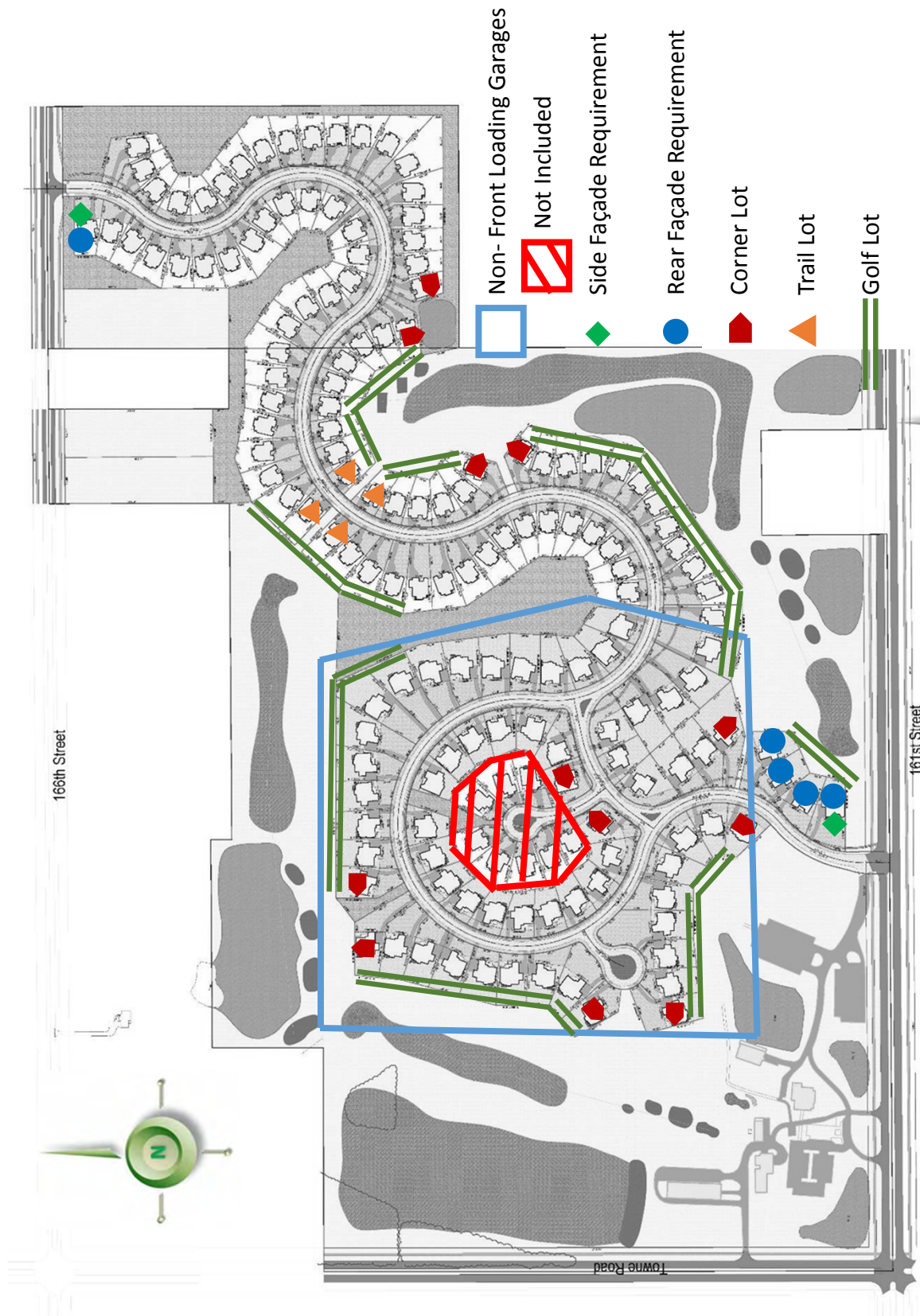
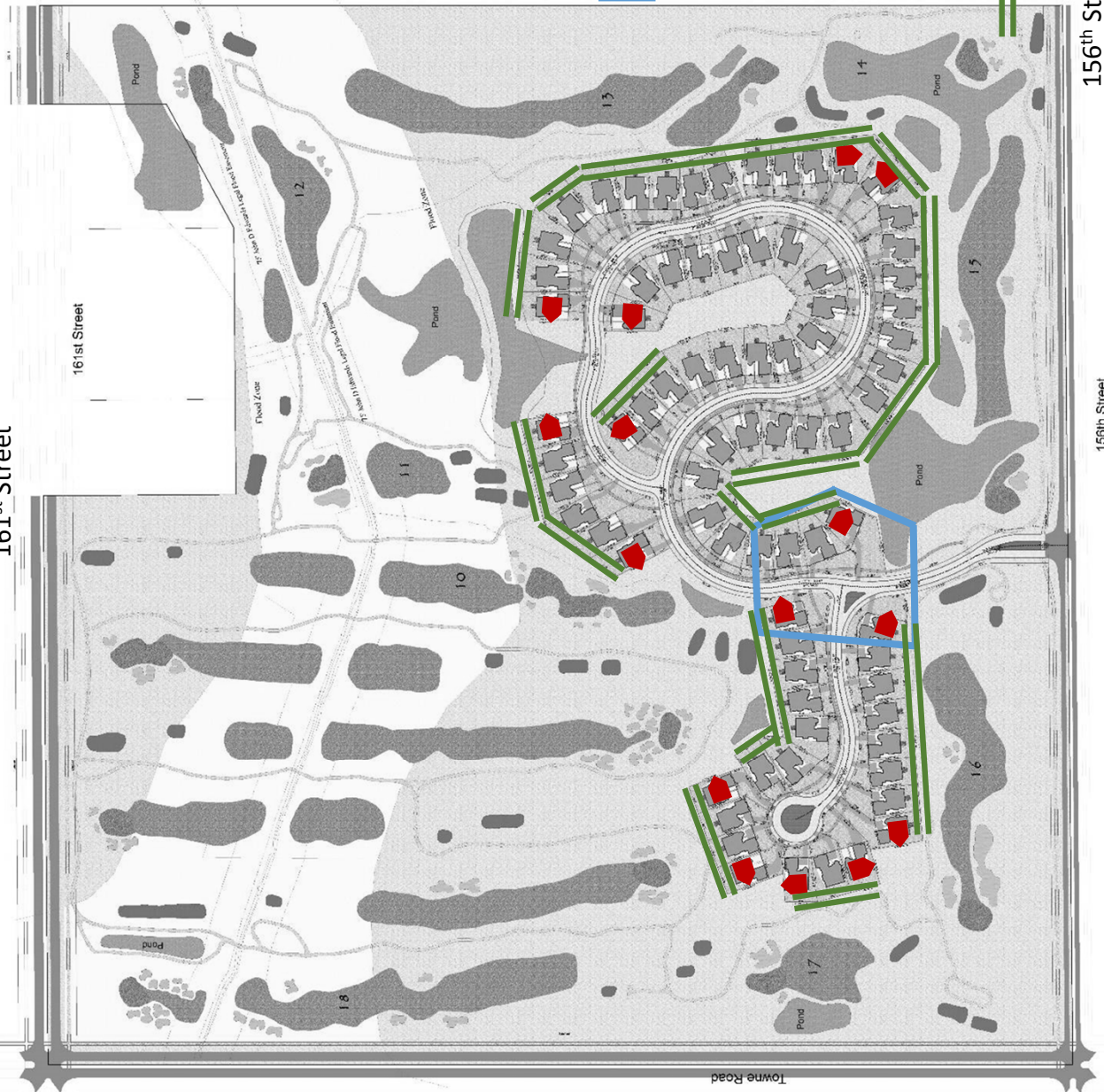


Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 2



-  Non- Front Loading Garages
-  Side Façade Requirement
-  Rear Façade Requirement
-  Corner Lot
-  Trail Lot
-  Golf Lot

161st Street



159th Street

156th Street

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



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

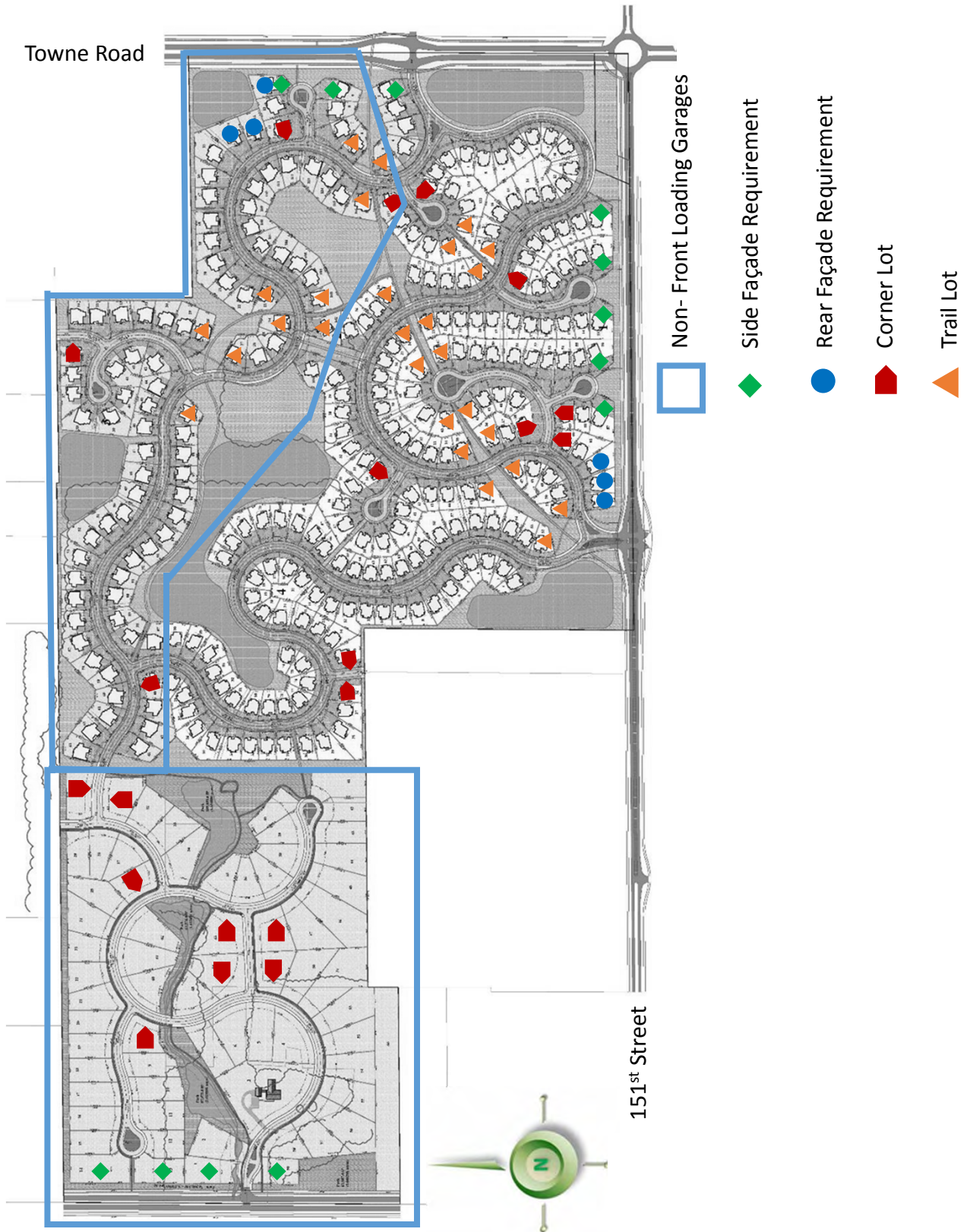


Exhibit D-1: Perimeter Lots Subject to Architectural Standards – Area 5

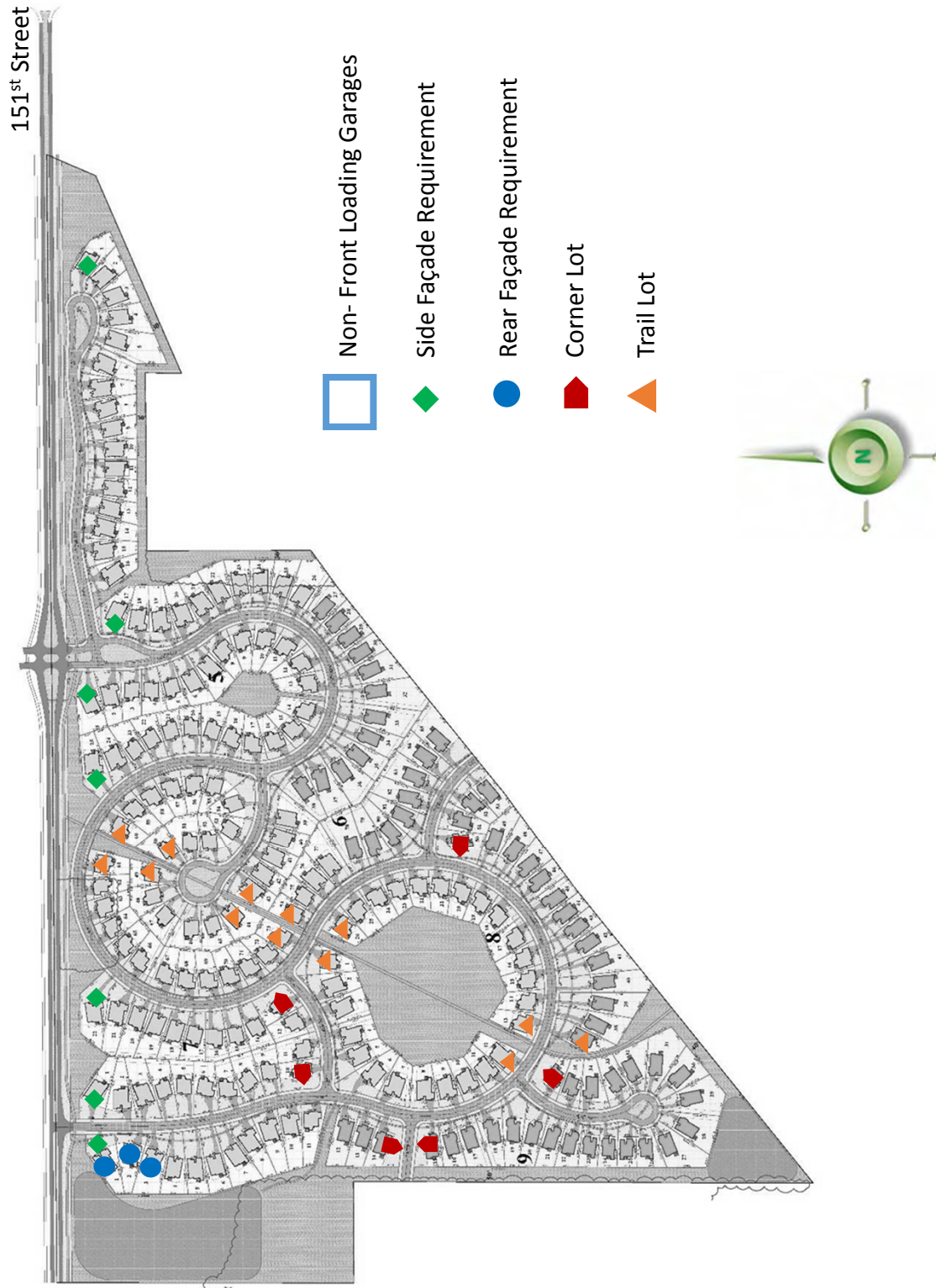


Exhibit D-2: Illustrative Garage Door Treatments



Option 1



Option 2



Option 3

Exhibit D-2: Illustrative Garage Door Treatments



Option 4



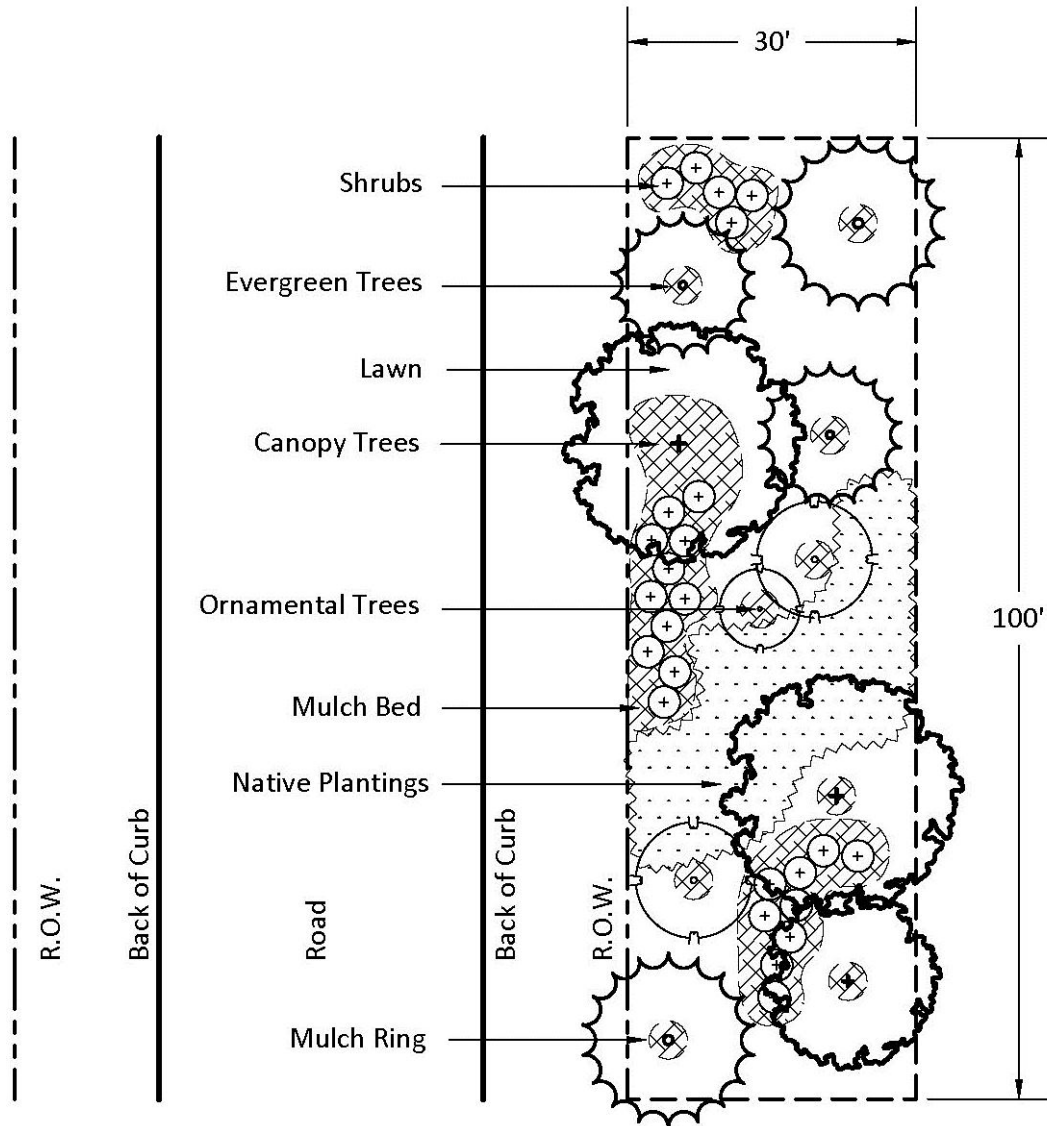
Option 5



Option 6

Exhibit E: District Landscape Exhibits

Exhibit E-1: Road Frontage Landscaping



Plantings per 100 lineal feet:

Width	Shade	Ornamental	Evergreen	Shrub
30'	3	3	4	25

Exhibit E-2: Buffer Yard Locations and Connectivity

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

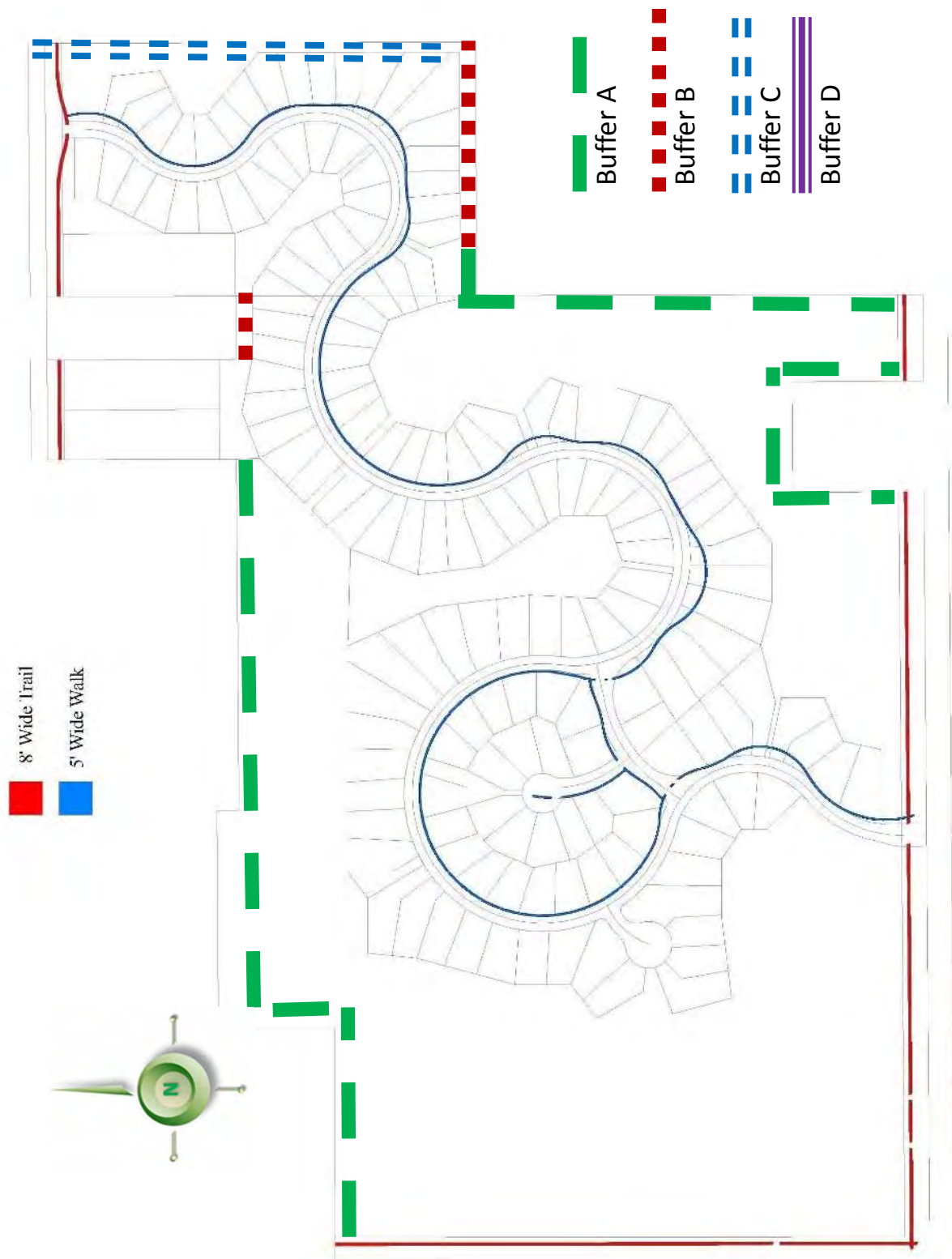


Exhibit E-2-B: Buffer Yard Locations & Connectivity – Area 2

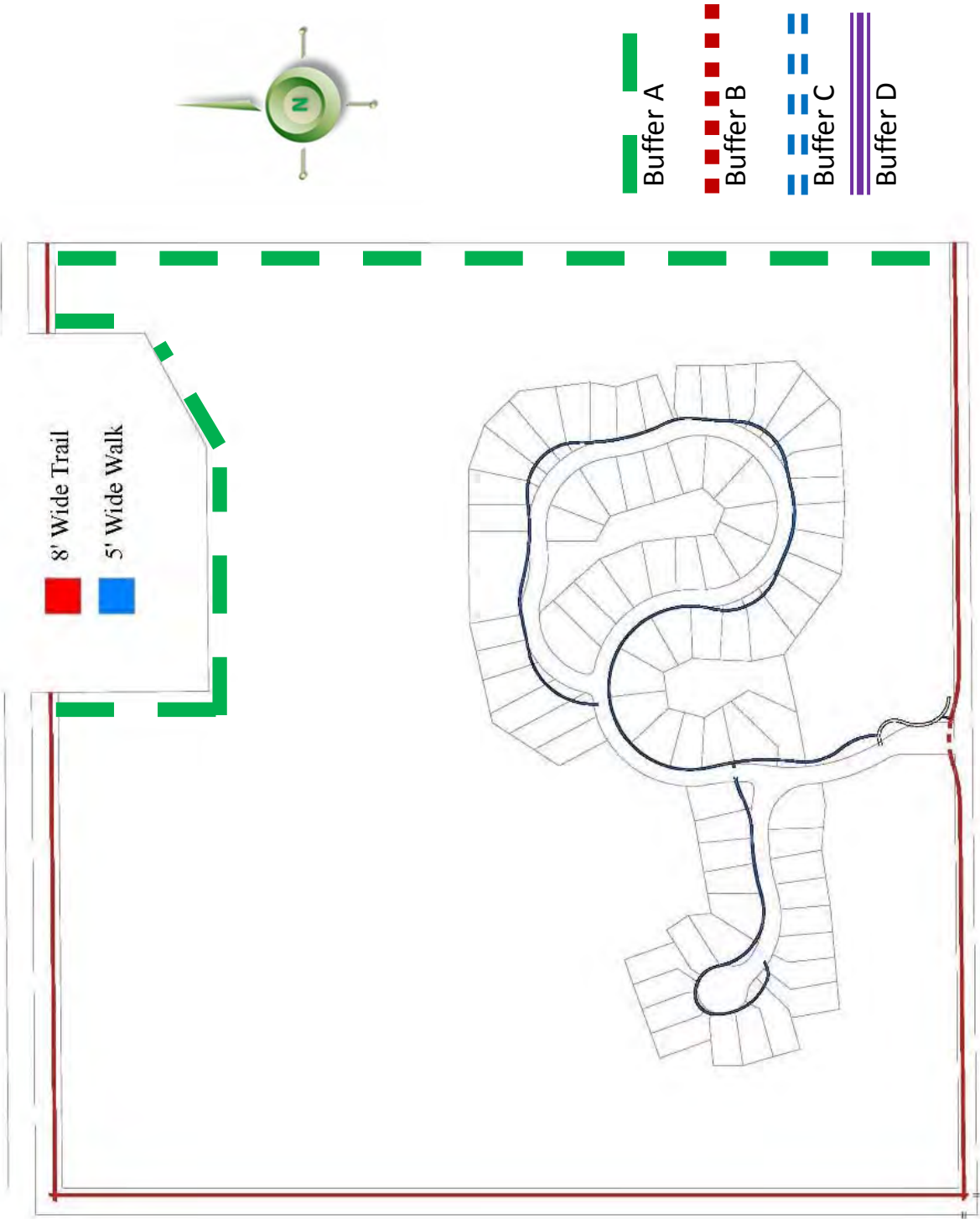


Exhibit E-2-C: Buffer Yard Locations & Connectivity – Area 3

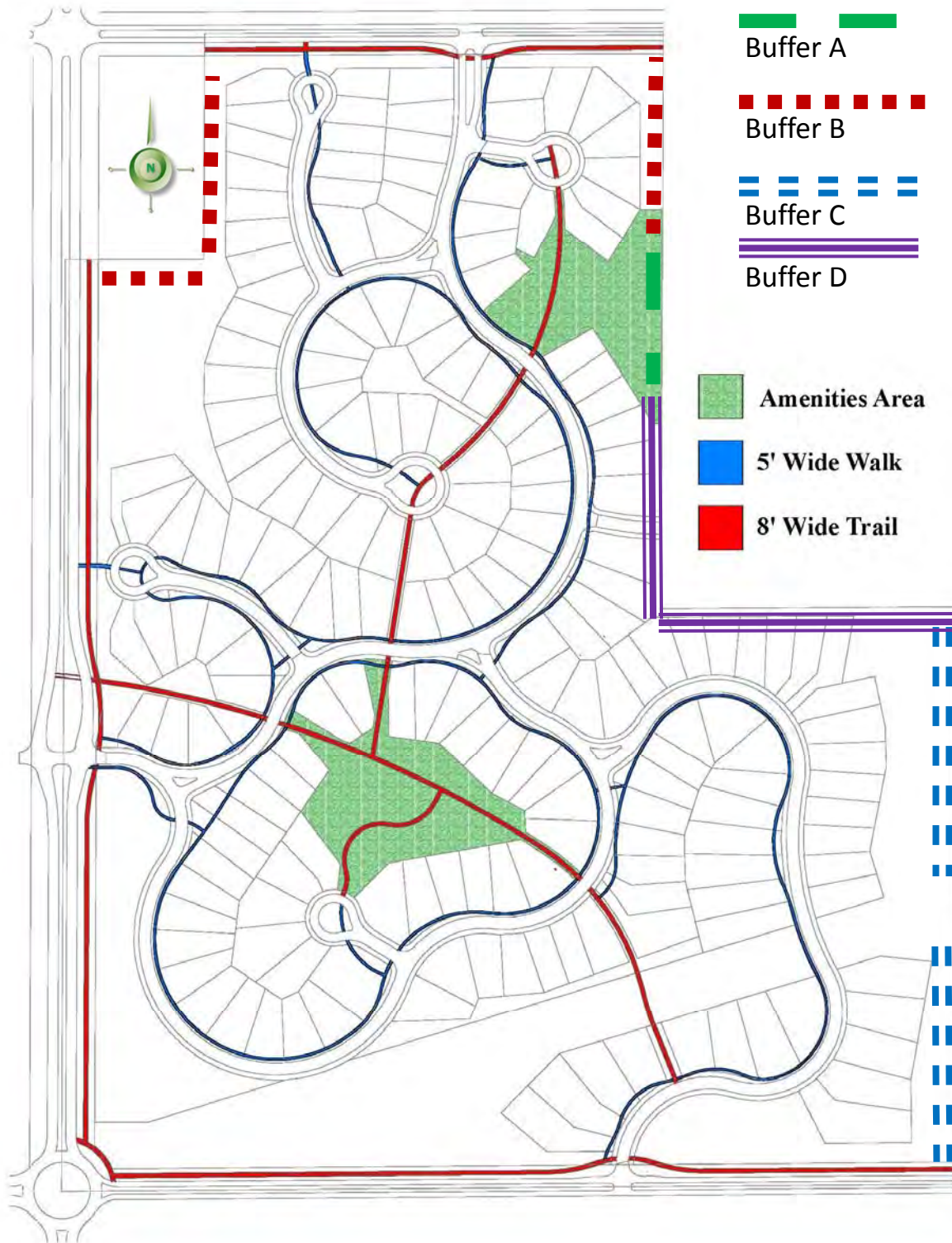


Exhibit E-2-D: Buffer Yard Locations & Connectivity – Area 4 East

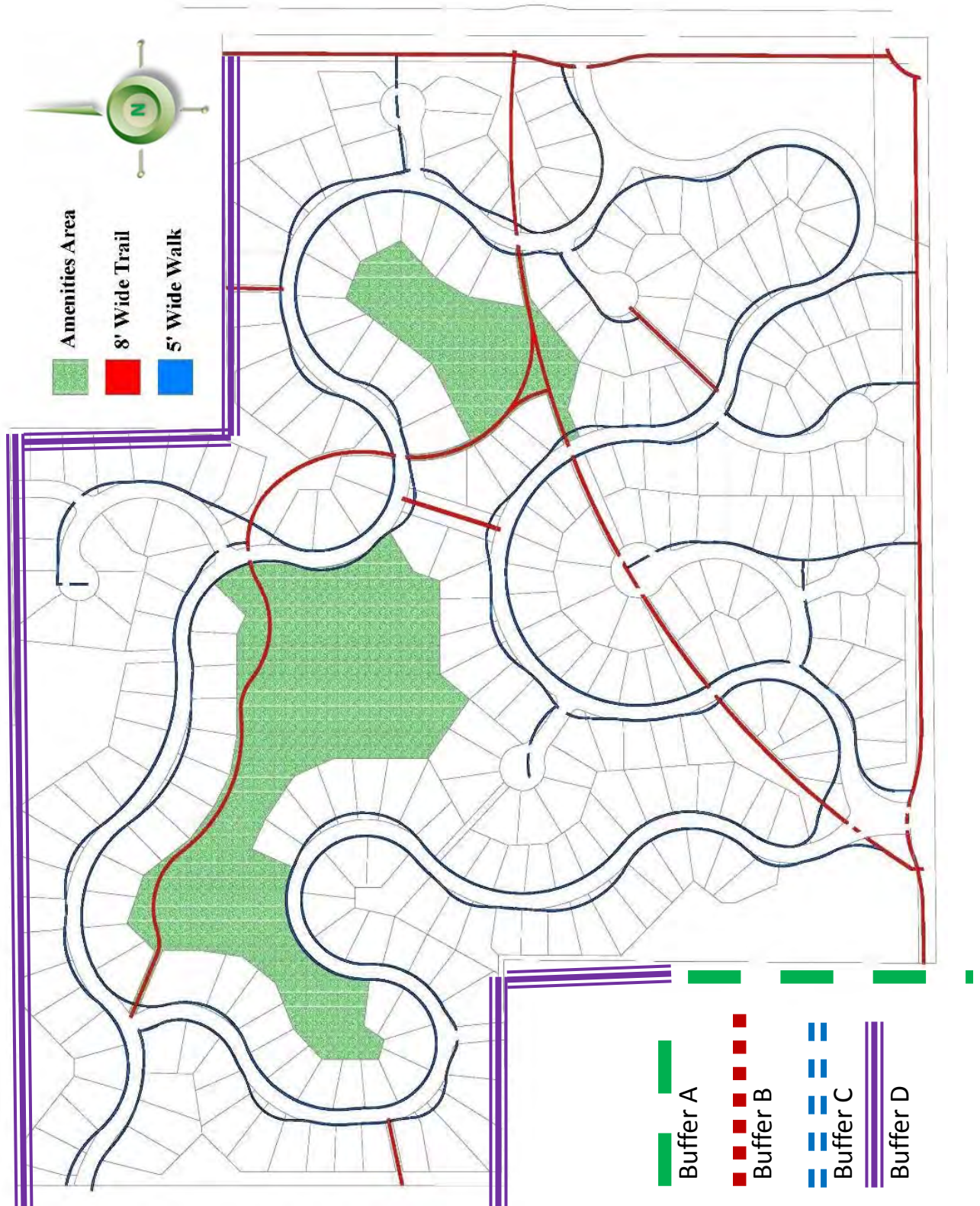


Exhibit E-2-E: Buffer Yard Locations & Connectivity – Area 4 West

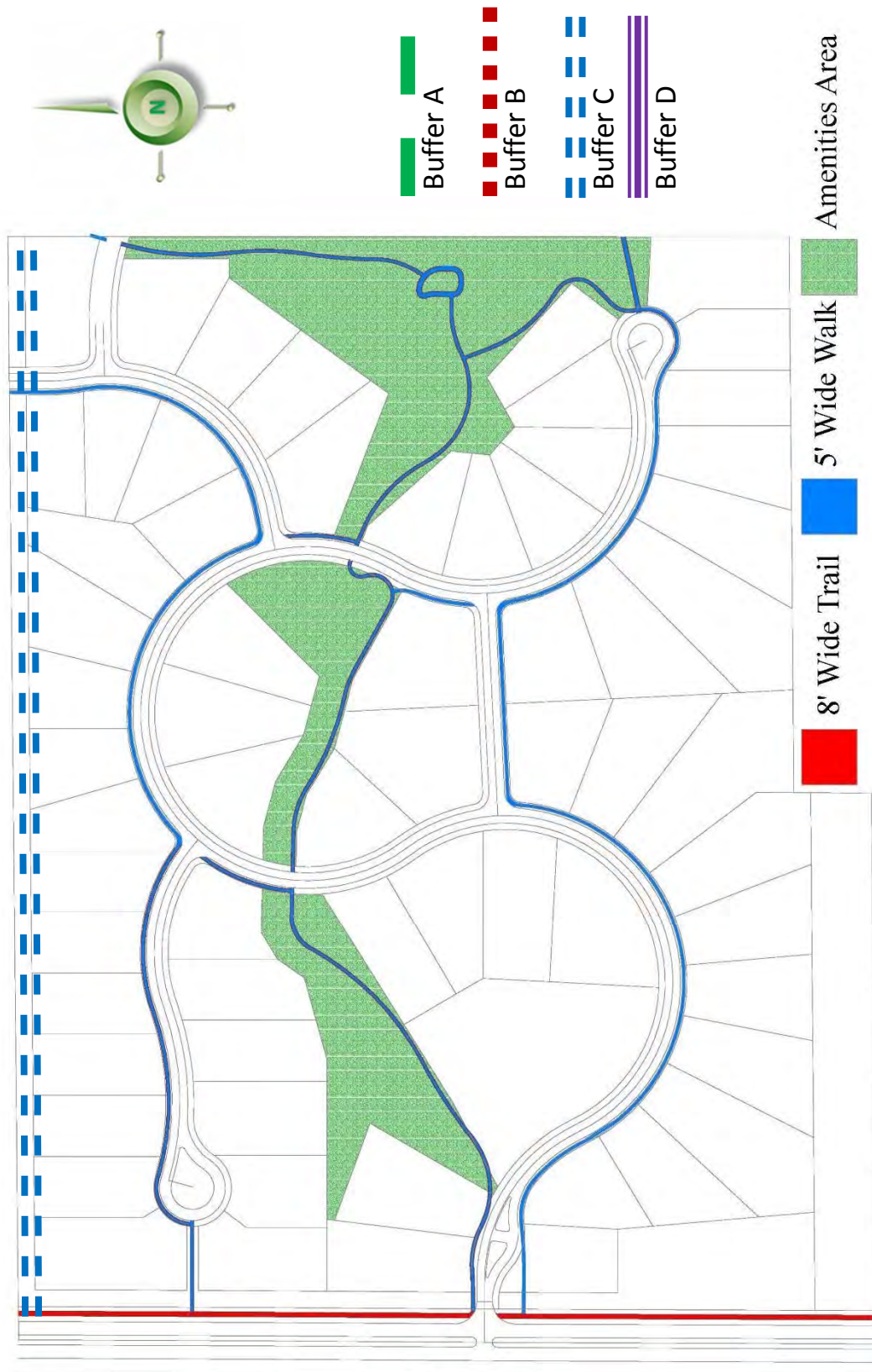


Exhibit E-2-F: Buffer Yard Locations & Connectivity – Area 5

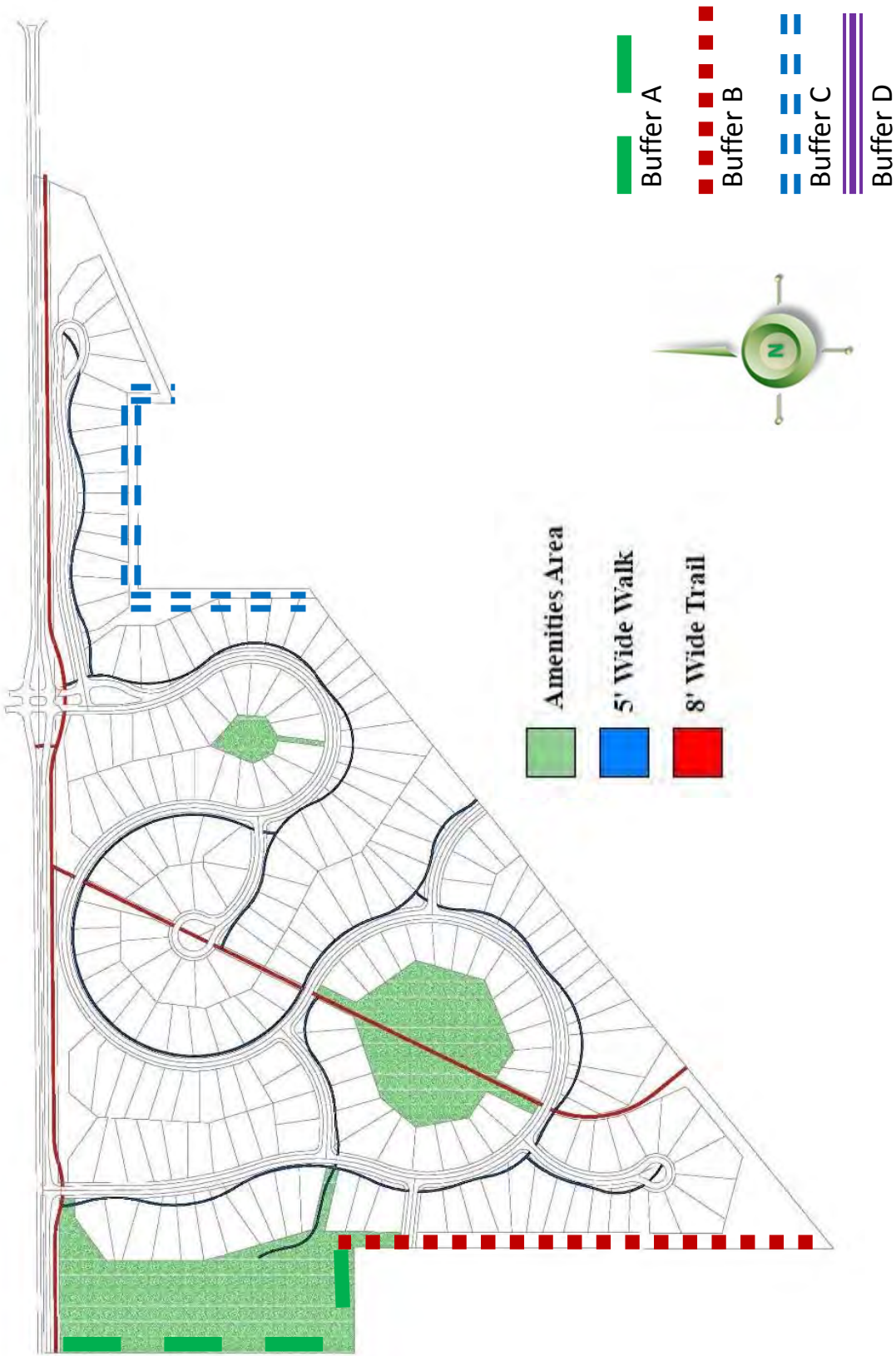
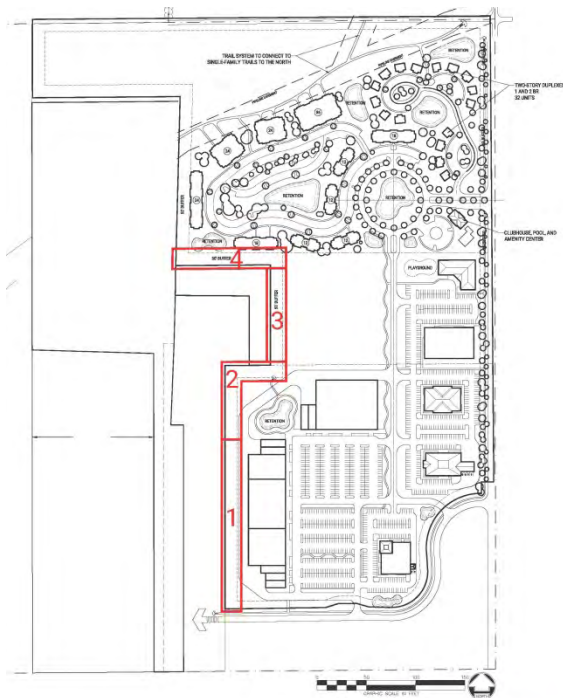


Exhibit E-2-G: Buffer Yard Locations for Commercial / Flexible Use / Multi-family Areas



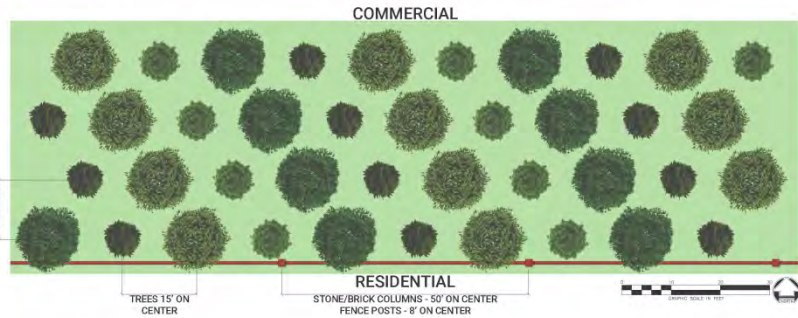
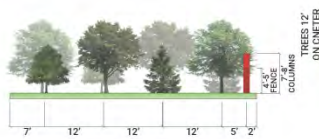
PROPOSED 4'-5' THREE RAIL FENCE, COLOR TBD



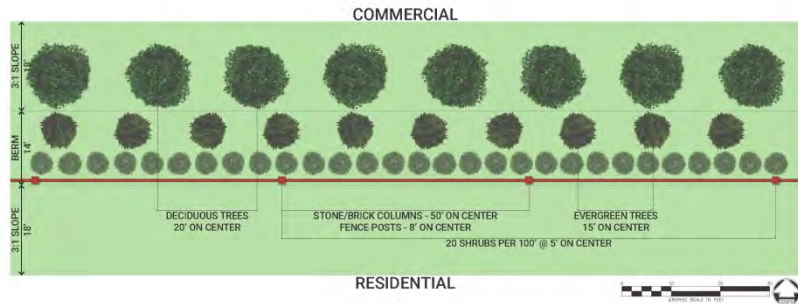
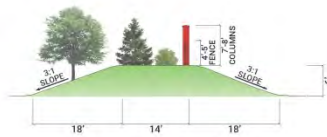
PROPOSED 7'-8' STONE OR BRICK COLUMNS



LANDSCAPE BUFFER 1



LANDSCAPE BUFFER 2



LANDSCAPE BUFFER 3 + 4

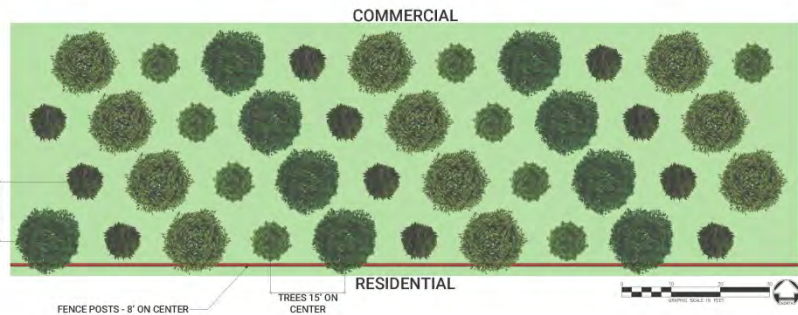


Exhibit E-3: Buffer Yard Types

Exhibit E-3-A: Buffer Yard Type B

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

Plant 5 gallon size container trees of the following species:

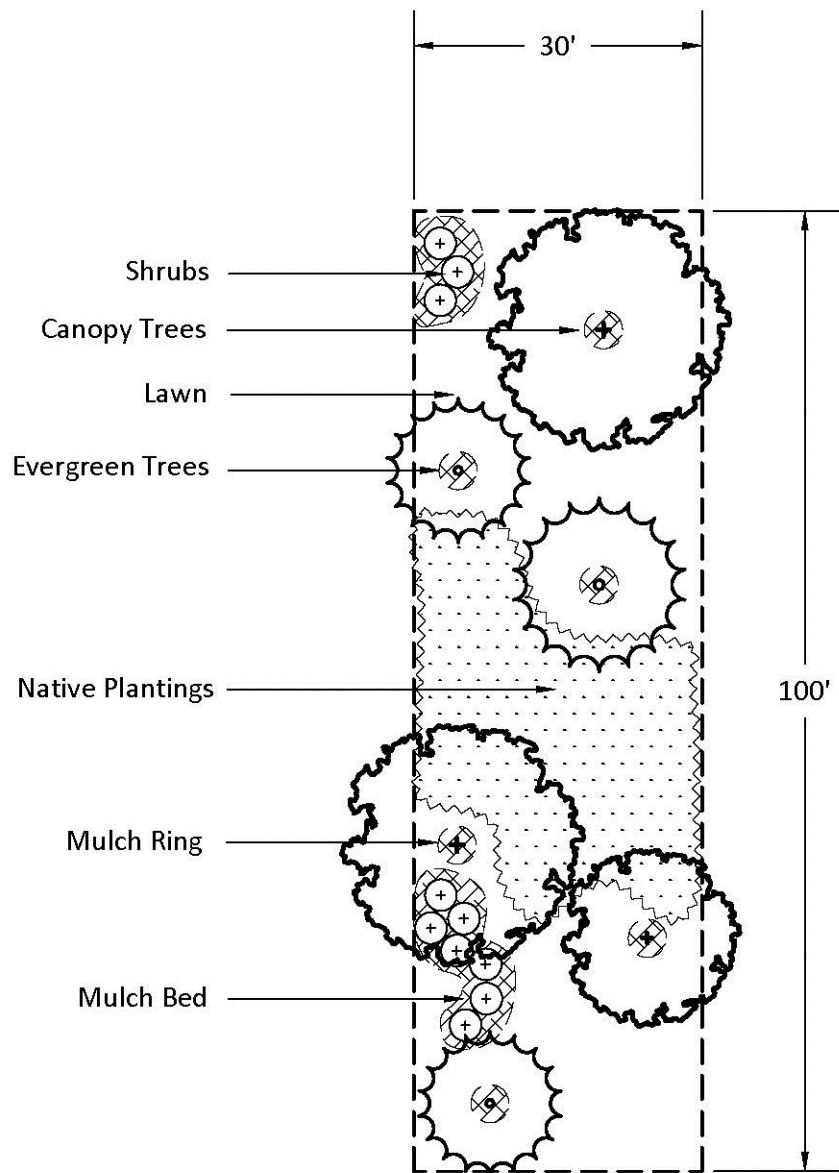
- Bur Oak (*Quercus muehlenbergii*)
- Swamp White Oak (*Quercus bicolor*)
- Norway spruce (*Picea abies*)
- Bald cypress (*Taxodium distichum*)

Alternate the species within the rows.

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

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

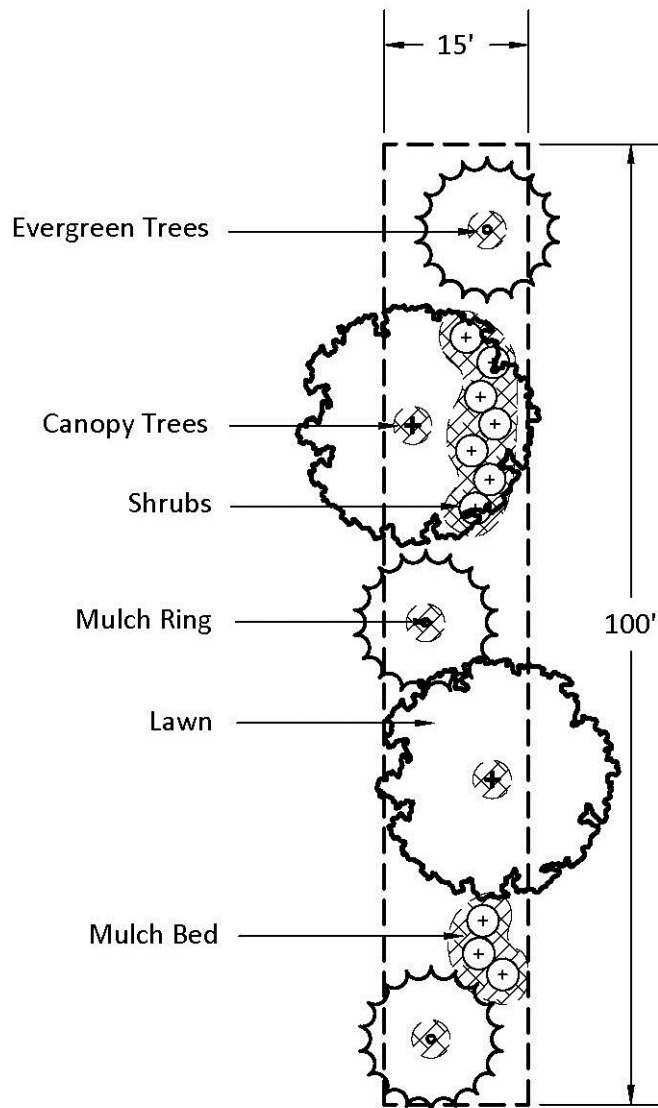
Exhibit E-3-B: Buffer Yard Type C



Plantings per 100 lineal feet:

Width	Canopy	Evergreen	Shrub
30'	3	3	10

Exhibit E-3-C: Buffer Yard Type D



Width	Shade	Evergreen	Shrub
15'	2	3	10

Exhibit F: District Monument Sign & Column Entrance Sign Concepts



Exhibit G: Wood Wind Golf Course Buildings Character Exhibit



Exhibit H: Multi-family Exhibits
Exhibit H-1: Multi-family Character Exhibits



Exhibit H-2: Multi Family Area Conceptual Elevations



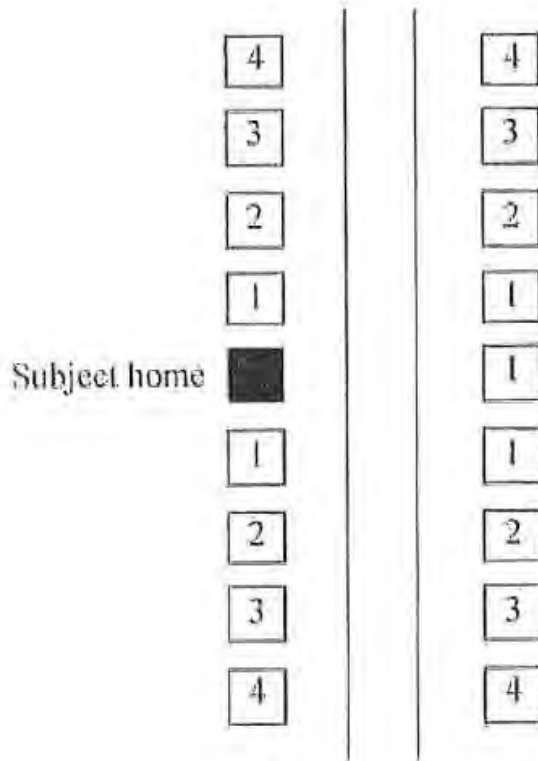
Exhibit I: Commercial Area Character Exhibit



ARCHITECTURAL CHARACTER IMAGERY



Exhibit J: Façade Variety Code



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

January 15, 2017

WRITER'S DIRECT NUMBER: (317) 236-2309
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EMAIL: Joseph.Scimia@icemiller.com

Westfield-Washington Township Advisory
Plan Commission
130 Penn Street
Westfield, IN 46074-9544

**RE: 1609-PUD-16;
Wood Wind Planned Unit Development (PUD) District**

Dear Plan Commission Members:

On January 17, 2017, representatives of Pulte Homes of Indiana, LLC ("Pulte") will appear before you to present the revised Wood Wind Planned Unit Development (PUD) District Ordinance. The revisions are significant, and an updated summary is included with this letter. The changes are the result of extensive meetings and discussions with representatives of the City Council, Plan Commission, Planning Staff, Conservancy Group and interested citizens. The current Ordinance sets a new standard for mixed use planned unit developments in the City of Westfield.

Vision of the Pulte Group

* Comprehensive Plan – The Wood Wind PUD contains six (6) different Single-Family Residential Areas, a Multi-Family Area, a Flexible Use Area and a Commercial Area. The Single-Family Residential Areas provide a wide range of densities with an overall density of 1.38, and a variety of housing types and housing prices which provide housing options to serve a variety of incomes and life situations including singles, young families, growing families, mature families and retirees. The Commercial Area is intended for Local Business to serve the needs of the local neighborhoods, and the Multi-Family Area and Flexible Use Area provide an appropriate buffer for and transition from the Commercial Area to the adjacent Single Family Residential Areas. The Multi-Family Area is half the density of neighboring communities and sets a new standard for architectural design of multi-family projects within the City of Westfield. The Wood Wind PUD is context sensitive because it provides significant buffers and/or larger lots when adjacent to existing residential properties. No development is required or able to meet every one of the recommendations and policies of the Comprehensive Plan. However, the independent analysis of the Wood Wind PUD by the City's Planning Staff determined that the Wood Wind PUD meets all of the existing Comprehensive Plan's recommendations and policies except for those which are clearly subjective determinations.

* Westfield Washington School Corporation – The School Corporation is currently planning for growth which will occur in the City of Westfield and the Wood Wind PUD will

provide much desired certainty to the School Corporation by identifying those areas in which anticipated facilities need to be constructed. The projected assessed value per student from the project significantly exceeds the cost of educating that student, and the project is projected to generate additional funds for programs that will improve the educational process and capital needs of the School Corporation.

* Market Demand – The Wood Wind PUD provides housing opportunities for individuals and families looking for communities that offer nearby shopping, recreational opportunities and less maintenance obligations. Current homebuyers are committing less of their income to housing and looking for neighborhoods that enhance quality of life, and often desire to remain in the same housing community or general area. By providing housing opportunities that today's homebuyers demand and can afford, the City of Westfield will be generating significant Impact Fees to provide additional park space and make significant improvements to its roadway system and growing its employee base and tax base.

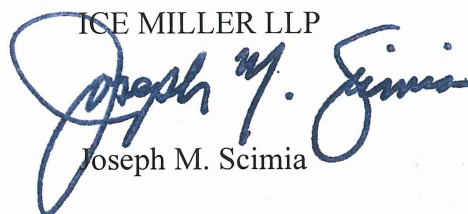
* Wood Wind Golf Course – The Wood Wind PUD provides a permanent solution for enhancing and saving the only remaining public golf course in the City of Westfield and preserving the many benefits to the community of this valuable recreational asset.

* Economic Impact – The Wood Wind PUD will provide for growth in the "New Suburban Residential Area" that will result in significant Road and Park Impact Fees, lower utility costs for citizens, and increased tax revenues for the City of Westfield. Existing and future business owners rely upon roof tops within the community to provide employees and customers necessary for the success and growth of their businesses. Local governments rely upon residents and local tax revenues to maintain the level of government services and fund community improvements and projects. The Wood Wind PUD represents an important step in achieving these objectives.

We hope that you will agree with Pulte that the benefits of the Wood Wind PUD to the City of Westfield are significant, and we request your positive recommendation of the Wood Wind PUD to the City of Westfield Common Council.

Thank you for your consideration and community service.

Sincerely,

ICE MILLER LLP

Joseph M. Scimia

Wood Wind PUD – Significant Modification Overview since November 2016 (As of January 15, 2017)

Land Plan

- Reduced single family lot count from 1,040 to 1,007 - 69 Custom Lots plus 938 lots which Pulte Group will build on for an overall density of 1.38.
- Increased amount of open space per area, and total open space (increased from 215 acres to 255 acres).
- Incorporated Exhibits to confirm trail locations and how pedestrian connectivity is provided to amenities (passive and active) and perimeter trail systems.
- Modified Buffer Yards and provided additional detail for reforestation buffers.
- Modified Land Plan for Area 3 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates views of the rears of 15 lots from the intersection of 151st and Towne Road
 - Removed cul de sac which creates a wooded passive amenity area of over 2.5 acres.
- Modified Land Plan for Area 4 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates the view of rears of 19 lots from the intersection of 151st and Towne Road.
 - Remove cul de sac which creates amenity area of over 4 acres to be developed with a playground, benches, two half-court basketball courts and open space large enough for a youth soccer field.
- Modified Land Plan for Area 5 to increase buffer along west property line and include additional open space of over 4.5 acres which will be developed with a playground, benches, two half-court basketball courts and open space.

Use

- Modified Area 5 Underlying Zoning District from SF4 to SF3.
- Modified Commercial Area Underlying Zoning District from GB to LB.
- Removed Multi Family as an allowable use in the Flex area, reducing allowable MF units to 224.

Wood Wind PUD – Significant Modification Overview since November 2016 (As of January 15, 2017)

Architectural

- Provided Character Exhibit for Custom Lots and increased minimum Living Area for homes on Custom Lots.
- Modified Character Exhibit for Area 3 & 5 to provide elevations that will be new to Westfield.
- Added architectural requirements for:
 - Rear façades of dwellings abutting Wood Wind Golf Course
 - Side facades of dwellings on Corner Lots
 - Side facades of dwellings adjacent to a trail
- Added requirement for non-front loading garages in specific Areas.
- Added standard for window/door trim on all four sides of a dwelling (that is not surrounded by masonry material or shutters).
- Added requirement for Masonry Materials on all Model Homes.
- Expanded requirements for Streetscape Diversity by requiring different elevations and color packages.
- Increased architectural requirement for Development Amenity buildings within Wood Wind Golf Course.
Modified MF design language to prohibit substantially similar buildings and added building elevations as an Exhibit.

Miscellaneous

- Added an additional ten years (aggregate of fifty years) to the Wood Wind Golf Course Deed Restriction.
- Increased quantity and quality of Exhibits to provide clarity and to increase accountability and enforceability of the PUD.

ORDINANCE NUMBER 16-27

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Development Amenities: As defined by the Unified Development Ordinance and shall also include the Wood Wind Golf Course and related facilities.
- 2.2 Custom Home Lots: Collectively, the three (3) lots with frontage along 166th Street within Area 1, as labeled and depicted on **Exhibit B-2-A: Single Family District Layout – Area 1**, and the sixty-six (66) lots within Area 4 West, as labeled and depicted on **Exhibit B-2-D: Single Family District Layout – Area 4**.
- 2.3 Open Space: As depicted on **Exhibit B-5: Single Family Open Space** and includes the Wood Wind Golf Course.
- 2.4 Wood Wind Golf Course: The eighteen (18) hole golf course and associated facilities as depicted on the Concept Plan within Areas 1 and 2, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, refueling/charging, maintenance), Sit Down Restaurant with bar area and outdoor seating, banquet center, and accessory parking areas.
- 2.5 Dominant Exterior Material. The Exterior Material that occupies the greatest percentage of surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

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

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Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B: Concept Plans**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Substantial compliance generally includes, but is not limited to, the location and design of buildings, curvilinear streets, frontage streets, and the placement of open space and detention/retention facilities.

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

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

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

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

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

The Deed Restriction will permit other non-commercial or non-residential uses in the Wood Wind Golf Course area which are not Open Space and are primarily

recreational, agricultural or equestrian in nature and are operated by or for the benefit of the Wood Wind Home Owners Association if: (1) a majority of the owners of Lots within the then secondary platted lots in Areas 1, 2, 3, 4 East, 4 West and 5 approve such uses; and (2) an amendment to this Ordinance allowing such uses is approved by the Council.

- 6.2 Multi-family Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- A. Dwelling, Duplex
- B. Dwelling, Triplex
- C. Dwelling, Quadraplex

- 6.3 Flexible Use Area: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted:

- A. Assisted Living Facility
- B. Dwelling, Duplex
- C. Dwelling, Triplex
- D. Dwelling, Quadraplex
- E. Dwelling, Townhouse
- F. Educational Institution
- G. Nursing Home

- 6.4 Commercial Area:

- A. Permitted Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall be permitted

- 1) One (1) Gasoline Service Station shall be permitted on an Outlot along 146th Street and shall only be open and operating between the hours of 5:00 a.m. and 12:00 a.m. (midnight).
- 2) Educational Institution
- 3) Assisted Living Facility
- 4) Nursing Home

- B. Prohibited Uses: The following uses shall be prohibited:

- 1) Self-service car wash
- 2) Tattoo parlor
- 3) Tobacco shop
- 4) Billiard parlor
- 5) Cemetery monument sales
- 6) Drive-thru (except where accessory to a coffee shop, bank or drug store)

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

- 7.1 Area 1 through Area 5: Chapter 4 Zoning Districts shall not apply; rather, the individual lot standards set forth in **Exhibit B-3: Single Family District Standards** shall apply to each Area as specified therein.
- A. Maximum Number of Lots: The total number of single family lots in the District shall not exceed one-thousand and seven (1,007).
- B. Custom Home Lots: Pulte Homes of Indiana, LLC, or its affiliates, shall not be the builder of ~~dwellingshomes~~ on Custom Home Lots.
- 7.2 Multi-family Area: The standards of the Underlying Zoning District shall apply to the Multi-family Area, except as modified below:
- A. Location: Article 4.11(C)(2) and (3) shall not apply.
- B. Maximum Dwelling Units Per Structure: Article 4.11(E) shall be modified to a maximum of thirty-six (36) dwellings per structure.
- C. Maximum Number of Dwelling Units: Article 4.11(F) shall be modified to permit a maximum of two-hundred and twenty-four (224) units.
- ~~DD. Rates: All apartment units shall be rented at market rates.~~
- E. Term: The initial minimum lease term for all apartment units shall be ~~twelve (12)~~ months.
- 7.3 Commercial Area: The standards of the Underlying Zoning District shall apply to the Commercial Area, except as modified below:
- A. Maximum Business Size: Article 4.14 (H)(1) shall apply, however, notwithstanding the general limitation contained in the definition of “Medium Intensity Retail”, any individual tenant space may contain up to thirty thousand (30,000) square feet and one (1) tenant space may contain up to a maximum area of sixty-five thousand (65,000) square feet. ~~shall be permitted.~~
- B. Maximum Aggregate of all Buildings in Commercial Area: Article 4.14 (H)(3) shall be modified to a maximum of two-hundred thousand (200,000) square feet.
- C. Development Pattern: Article 4.14(I) shall be modified to provide for the development of out lots as depicted on **Exhibit B-4: Commercial / Flexible Use / Multi-family Area.**
- 7.4 Flexible Use Area: The Flexible Use Area may be developed in accordance with the Commercial Area or Multi-family Area of this Ordinance:
- A. Commercial Uses: If the Flexible Use Area is developed for uses permitted in the Commercial Area, then the standards of the Commercial Area, set forth above, shall apply, except as modified below:

- 1) Maximum Aggregate of all Buildings within the Flexible Use Area shall not exceed 90,000 square feet and shall be calculated independently from the Maximum Aggregate of all Buildings in the Commercial Area.
 - 2) In the event of a nursing home or assisted living facility, the Maximum Business Size shall not exceed 50,000 square feet.
- B. Multi-Family Uses: If the Flexible Use Area is developed for uses permitted in the Multi-family Area (i.e., Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse uses), then the standards of the Multi-family Area, as set forth herein, shall apply, provided, however that Dwellings within the Flexible Use Area shall not exceed:
- 1) Maximum Density: Twenty (20) dwelling units per acre.
 - 2) Maximum Number of Units: One-hundred and eighty (180) dwelling units.

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

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

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

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

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

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Development Amenity buildings; rather, such buildings shall be consistent and compatible with the architectural style and building materials depicted in **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit I: Commercial Area Character Exhibit** attached hereto.

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

- 1) Character Exhibit: **Exhibit C: Single-Family Character Exhibits**, attached hereto, are hereby incorporated as a compilation of images designed to capture the intended quality and appearance of structures to be constructed in Areas 1, 2, 3, 4 East and 5 of the District. Although the Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of Single-family Dwellings that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a Single-family Dwelling is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.
- 2) Perimeter Lots: Article 6.3(C)(1) Single-family Districts; Perimeter Lots shall be amended to only apply to those Building Facades on those Lots identified in **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**. If the Lot layout and distance from Perimeter Streets on an approved Secondary Plat varies in any material respect from the Concept Plan, then the Director shall determine which Lots and Building Facades, in accordance with Article 6.3(C)(1), apply.
- 3) Streetscape Diversity. Article 6.3(C)(2) Single-family Districts; Streetscape Diversity shall apply. The extensive use of curvilinear street patterns, substantially as depicted on **Exhibit B-2: Single Family District Layout**, constitutes the use of winding streets throughout the District to eliminate monotonous building placement and, together with the use of variable building setback lines with a minimum variation of two (2) foot increments from adjacent lots wherever the street is straight for more than one-hundred and eighty (180) feet, hereby satisfies the requirement of Article 6.3(C)(2)(b) regarding varying Building Setback Lines. In addition, the façade variety code identified in **Exhibit J: Façade Variety Code** shall be applicable to Areas 1, 2, 3, 4 East, 4 West and 5.

- 4) Corner Lots. Lots identified as corner lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include (a) either: (i) a 36" masonry wainscot along the entire applicable side façade; (ii) a masonry wrap extending not less than 4' around a corner onto the applicable side façade and is equal in height to the masonry treatment that is on the front façade of house at the corner, or (iii) architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) the following on the side building façade oriented towards the street; on gable ends, and (b) a minimum of two (2) windows on a ranch home or three (3) windows on a two-story home.
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wainscot along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4') in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Façade at the corner; or, (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends; and
- b) A minimum of two (2) windows on a single-story dwelling or three (3) windows on a two-story dwelling.
- 5) Trail Lots. Lots identified as trail lots on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards**, shall include the following on the side building façade oriented towards the trail:
- a) A minimum of one of the following: (i) a minimum thirty-six inch (36") tall Masonry Material wainscot along the entire length of the side façade; (ii) a Masonry Material wrap extending not less than four feet (4') in length along the side façade from the corner of the Front Building Façade, of which is equal in height to the Masonry Material treatment on the Front Building Façade at the corner; (iii) an architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends; or (iv) a landscape package including two (2) trees and ten (10) shrubs.
- 6) Architectural Requirements: In addition to the requirements of Article 6.3(C)(3), all Single-Family Dwellings shall comply with the following:
- a) Architectural Elements:
- i. DwellingsHomes Abutting Golf Holes: In Area 1 and Area 2 on Lots abutting the Wood Wind Golf Course and, where the rear elevation of a dwelling on such Lotshome is

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oriented toward a golf hole, ~~then and the Lot abutting the Wood Wind Golf Course;~~ the rear elevation of that dwellinghome shall incorporate either: a full first floor Masonry Material wrap; or, a minimum of two of one of the following elements:

1. ~~Masonry wainscot;~~
2. ~~Masonry~~ Material a minimum of thirty-six (36) inches in wrap first floor height;
2. Pergola with a minimum of 100 square feet;
3. A Façade Projection or Recession including a minimum of one (1) twelve-foot (12') deep offset, which is a minimum height equivalent to one-story;
4. A Façade Projection or Recession including a minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to a one-story;
3. ~~Modulation of over twelve (12) feet;~~
4. ~~Modulation of at least two (2) feet in two or more places;~~
5. Covered porch or covered patio (minimum of sixty-four (64) square feet). ~~Porch or Patio;~~
6. Sunroom (minimum of sixty-four (64) square feet);
7. A Façade Projection or Recession in the rear Building Façade that contains a minimum of fifty percent (50%) of Masonry Material;
8. Two (2) or more siding materials or material patterns (e.g., board and batten, shake, lap siding) on the Building Façade. Each siding material or material pattern shall be a minimum of 10 percent (10%) of the applicable rear Building Façade (exclusive of openings and trim);
7. ~~Masonry feature;~~
8. ~~Two or more Exterior Materials;~~
9. A Façade Projection a minimum of Architectural feature of two (2)-story height, projecting at least one (1) foot deep offset, which is a minimum height equivalent to two-stories and spans a minimum of and spanning at least ten (10) feet in length; or
10. Roof design featuring a hip roof, dormers (minimum of two (2)), reverse gable, shed roof accent or two (2) or more roof planes.

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

b) Garages and Driveways:

~~ii. A minimum two (2) car attached garage shall be required.~~

ii. 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 dwellingshomes shall have decorative garage doors with windows and be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material.

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

~~iii. Dwellings on Lots in Areas 1, 2, 3, 4 East and 4 West as labeled and depicted on **Exhibit D-1: Perimeter Lots Subject to Architectural Standards** identified as “Non-Front Loading Garages” shall include a side or courtyard loading garage. For the purposes of this regulation, an “L” shaped three (3) car garage shall be deemed to comply with this standard provided ~~two of the three garage doors are oriented to a side lot line or a courtyard, and no more than one (1) garage door is oriented toward the streetfront yard and said one garage door is setback further from the front lot line than the two garage doors oriented to the side lot line or courtyard.~~~~

~~iiiiv. Dwellings on Lots in Area 1, Area 4 East and Area 4 West shall include a minimum three car garage. Dwellings on Lots in Area 2, Area 3 and Area 5 shall include a minimum two car garage.~~

~~ivv. Base model dwellings on Lots in Area 2 are designed for a non-front loading garage; however, modelbuyer options include a front loading three car garage. Dwellings in Area 2 shall be non-front loading garages, except in the event a homebuyer elects to build that the front loading three car garage option. If a~~

front loading three car garage option is selected by the buyer, then a three car front loading shall be permitted and shall include the garage shall feature three individual and separate front loading garage doors. In no case, however, shall the number of dwellings with front loading three car garages in Area 2 exceed thirty percent (30%) of the total number of ~~all~~ Lots in Area 2.

~~vii.~~ All driveways shall be concrete. Asphalt driveways shall be prohibited.

c) Exterior Building Materials:

- i. Siding: Aluminum and vinyl siding shall be prohibited.
- ii. Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not required a trim wrap. Required trim shall be a minimum of five and one-half~~three-fourth~~ inches (5-1/2~~3/4~~) wide.
- iii. Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of Masonry Materials or masonry veneer.

d) Roof Design:

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

7) Model Homes: All model homes in Areas 1, 2, 3, 4 East and 5 shall have a minimum thirty-six (36) inch Masonry Material wrap on both side facades and the rear façade.

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

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

1) Character Exhibits: Buildings shall be constructed substantially in accordance with **Exhibit H: Multi-family Exhibits**, including **Exhibit H-1: Multi-family Character Exhibits** and **Exhibit H-2: Multi-family Conceptual Elevations** (collectively, the "Multi-family Character Exhibits").

2) Architectural Theme: The architectural theme shall be an equine or equestrian theme, reflective of the area's context and as defined by the Multi-family Character Exhibits. Suburban, garden-style development that repeats the same materials and elements shall not be permitted. The equestrian vernacular shall be utilized, with the stable building providing the details for the mass of the larger structures, and the carriage house providing the details for the two-story buildings.

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

The exterior façade of any apartment building shall be substantially the same as the exterior façade of any other apartment building.

Freestanding garage and carport buildings may use similar feature identical roof forms, material composition, colors, and

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~~detailing of elements. Duplex, triplex, or quadplex units shall not feature identical roof forms, material composition, colors, and detailing.~~

~~of elements within three (3) adjacent footprints in any direction.~~ If more than one (1) building is proposed, then the building(s) shall be located so that no two (2) buildings are in a straight, unbroken line.

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- 4) Parking: A minimum of 80 covered parking spaces shall be provided.

- 5) Building Materials. Article 6.3(E)(2) shall apply, except as modified below:

a) Fireplaces: Exterior (projects from Building Façade) fireplace chases shall be constructed with Masonry Materials and shall not be cantilevered or shed chimneys. Interior (projects through the roof line) fire place chases shall be constructed of Masonry Materials or masonry veneer.

b) Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by masonry. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

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c) Masonry Materials: Masonry Materials shall be on all buildings on all sides, with no required minimum and consistent with the Multi-Family Character Exhibits.

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- 6) Windows: Article 6.3(E)(3) shall apply; except as modified below:

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a) Required windows may be located anywhere on the Building Façade, as architecturally appropriate.

b) Window grids shall be used on all operable non-casement windows.

- 7) Roof Design: Article 6.3(E)(4) shall apply, except as modified below.

a) Minimum Pitch: The minimum roof pitch of the building's primary or main roof shall be 5:12. A roof pitch of 4:12 shall be permitted if the building has a minimum roof overhang of twenty-four inches (24").

b) Minimum Overhang: The roof overhang or eaves shall be a minimum of eighteen inches (18"), as measured prior to the installation of Masonry Materials.

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- c) Cupolas: Cupolas of consistent character and varying sizes, as depicted in the Multi-family Character Exhibits, shall be required at appropriate scales.
 - b) Roof Form: Shed and gabled dormers shall be incorporated to break up roof planes. Multiple, extended rakes shall be used on gable ends and overhangs shall incorporate chunky brackets and knee braces.
- D. Commercial Area Architectural Standards: All Buildings within the Commercial Area shall comply with Article 6.3(F), except as modified below:
- 1) Commercial Area Character Exhibits: All buildings shall be constructed substantially in accordance with Exhibit I: Commercial Area Character Exhibits.
 - 2) Architectural Theme: Commercial buildings shall be designed and crafted using traditional equine or equestrian themes reflective of the area's context similar to the Multi-family Area Character Exhibits, thus reinforcing the rural and equestrian themed architecture. Significant elements and features to determine substantial compliance with the required equestrian architectural theme include:
 - a) Hip and gable roof forms with cupolas.
 - b) Similar classic palette of materials.
 - c) Landscape and hardscape placed and configured to soften building facades and enhance the pedestrian experience.
 - e) Building Facades crafted with clapboard siding, board and batten, traditional cement stucco, brick and stone veneer, and metal roofs.
 - f) Traditional architectural detailing designed and crafted with care, true to the historical and regional precedents.
 - g) Scale of larger commercial buildings broken down with facade articulation, fenestration and material changes.

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- 3) Conflicting Architectural Standards: It is hereby acknowledged that design elements that embody the required architectural theme may be in conflict with the architectural standards of Article 6.3(F). If a proposed building elevation embodies the required architectural theme, as set forth above, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Article 6.3(F).
 - 4) Drive-thru facilities and Fueling Stations: On Lots adjacent to the 146th Street or Towne Road right-of-way line (and also including Lots where the Lot Line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but Lot Line is located in such a manner that no Principal Building can reasonably be constructed between the Lot and the 146th Street or Towne Road right-of-way line) the following standards shall apply:
 - a) Drive-thru windows and lanes for a coffee shop, bank or drug store shall not be permitted closer to the right-of-way line of 146th Street or Towne Road than the Building Façade nearest to said right-of-way, except as an end cap to the Principal Building nearest 146th Street.
 - b) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the 146th Street or Towne Road right-of-way line than the Established Front Yard of the Principal Building to which the fuel pumps or canopies are appurtenant or associated.
 - 5) Franchise Architecture: Any use of franchise specific architecture or architectural elements shall be subordinate to the required rural character and equestrian themed design elements.
- E. Flexible Use Area Architectural Standards: All buildings within the Flexible Use Area shall comply with Article 6.3 (F), except as modified below:
- 1) Dwellings: All buildings containing: Dwelling, Duplex; Dwelling, Triplex; Dwelling Quadraplex; or, Dwelling, Townhouse, shall comply with the requirements of Article 8.2, C of this District.
 - 2) Commercial Buildings: All commercial buildings shall comply with the requirements of Article 8.2, D of this District, and further Article 6.3 (F)(7)(b)(iv) Roof Design shall not apply.
- 8.3 Article 6.5 Fence Standard: Shall apply. Open wire mesh or chain-link fencing surrounding Wood Wind Golf Course uses may be erected to a height that meets national regulations for the sport, or an increased height specified by the Department of Public Works, to protect nearby vehicular and pedestrian traffic or buildings.

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

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

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

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

2) Area 3 and Area 5: Lots located in Area 3 and Area 5 shall include a minimum lot landscaping of: two (2) shade trees; one (1) ornamental or evergreen tree; and, ten (10) shrubs.

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

4) Area 4 West Custom Lots – Preservation Credits: Trees preserved on individual lots shall qualify for credit against minimum lot landscaping.

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

1) Wood Wind Golf Course and Development Amenities: No External Street Frontage Landscaping shall be required along Wood Wind Golf Course and Development Amenity parcels abutting an External Street. Existing golf cart paths and fencing on the Wood Wind Golf Course and Development Amenity parcels may encroach into current or future rights-of-way, subject to approval and issuance of applicable permits by the Department of Public Works. All existing fencing along the

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perimeter of the Wood Wind Golf Course shall be repaired or replaced as necessary.

- 2) Single-family Areas: A landscaping area shall be required for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise exempted herein for Wood Wind Golf Course and Development Amenity areas) abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**. Sixty-five percent (65%) of the aggregate exterior boundary for Areas 1, 2, 3, 4 East, 4 West and 5 (except as otherwise provided herein for Wood Wind Golf Course and Development Amenity areas) abutting an external street shall contain a black four board horse fence.
 - 3) Multi-Family Area: A landscaping area shall be required for the Multi-family Area abutting an External Street in accordance with **Exhibit E-1: Road Frontage Landscaping**.
 - 4) Commercial Area: A landscaping area shall be required for the Commercial Area abutting an External Street in accordance with Article 6.8(M)(2).
- D. Article 6.8(N) Buffer Yard Requirements: Shall not apply; rather the following Buffer Yards shall apply, as depicted in **Exhibit E: District Landscape Exhibits**.
- 1) Location: Buffer Yards shall be required in those locations of Areas 1, 2, 3, 4 East, 4 West and 5 as depicted on **Exhibit E-2: Buffer Yard Locations & Connectivity**.
 - 2) Buffer Yard Types: The following types of Buffer Yards are hereby established.
 - a) Buffer A: Buffer A is required and depicted in areas where there is Open Space in excess of one hundred feet (100') in depth and contains the Wood Wind Golf Course, detention/retention areas, and/or existing woodlands.
 - b) Buffer B: Buffer B shall be planted as a reforestation buffer as depicted on **Exhibit E-3-A: Buffer Yard Type B**, and shall have a minimum depth of fifty (50) feet.
 - c) Buffer C: Buffer C shall be as depicted in **Exhibit E-3-B: Buffer Yard Type C**, and shall have a minimum depth of thirty feet (30') and shall include a minimum of three (3) Shade Trees, three (3) Evergreen Trees, ten (10) shrubs and a mixture of native plantings per one hundred (100) lineal feet.

- d) Buffer D: Buffer D shall be as depicted in **Exhibit E-3-C: Buffer Yard Type D**, and shall have a minimum depth of fifteen feet (15)' and shall include a minimum of two (2) Shade Trees, three (3) Evergreen Trees and ten (10) shrubs per one hundred (100) lineal feet.
- 3) Multi-family Area / Flexible Use Area / Commercial Area Buffers: Buffer yards as depicted on **Exhibit E-2-G: Buffer Yard Locations for Commercial Use Area / Flexible Use Area / Multi-family Area** shall be required in the multi-family area, flexible use area and commercial use.
- E. Article 6.8(O), Parking Area Landscaping: Shall apply to the District, except as modified below:
- 1) Wood Wind Golf Course and Development Amenities: Subsection (1) Interior Parking Area Landscaping shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenities areas on the date of adoption of this Ordinance.
- 8.5 Article 6.9 Lighting Standards: Shall apply to the District, as except as modified below:
- A) Multi-family Area: All parking lighting shall be erected on wood light poles to complement the design character of the Multi-family Area.
- 8.6 Article 6.14, G, Off-street Parking: Shall apply to the District, except as modified below:
- A) Wood Wind Golf Course and Development Amenities: The requirements of Subsection 7 (b), regarding curbs and gutters for Parking Areas shall not apply to any parking areas existing on the Wood Wind Golf Course and Development Amenity areas on the date of adoption of this Ordinance.
- 8.7 Article 6.17 Signs Standards: Shall apply. In addition, the following shall also apply:
- A. Wood Wind Golf Course and Development Amenity Signs: Article 6.17 Sign Standards shall apply to the Wood Wind Golf Course and Development Amenities. In addition, the following signs shall be permitted and shall not count against otherwise permitted Signs for the Wood Wind Golf Course and Development Amenities. These signs shall not require a sign permit and shall not be visible from the public right-of-way or adjoining residential properties:
- 1) Leaderboard Signs: Signs with scoring or leader board information with manual or digital changeable copy area. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.

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- 2) Message Signs: Message or announcement boards mounted to Wood Wind Golf Course or Development Amenity buildings.
 - 3) Wood Wind Golf Course Hole Signs: All temporary or permanent signs related to tours or layout of the Wood Wind Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours).
 - 4) Directional / Circulation Signs: Signs two (2) square feet or less in Sign Area and located along internal drives and parking areas within the Wood Wind Golf Course and Development Amenity areas.
- B. Single-Family Areas: Article 6.17 Sign Standards shall apply to Areas 1, 2, 3, 4 East, 4 West and 5, except as modified below:
- 1) Monument Signs: Article 6.17(G)(1) shall not apply; rather, the following shall apply:
 - a) Column Signs for Individual Entrances: Individual entrances to the various Areas within the District shall be permitted to be identified by “column” signs substantially similar to **Exhibit F: District Monument Sign & Column Entrance Sign Concepts**. The name of the individual Area may also be included on the column as depicted. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director and the Department of Public Works, if located within the right-of-way. Columns shall not exceed nine (9) feet in height. The total sign surface area of any sign or signs placed on an individual Column shall not exceed thirty-two (32) square feet in area.
 - b) District Monument Signs: A monument sign shall be permitted at the corner of 161st Street and Towne Road to identify “Wood Wind of Westfield”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height or twenty-five (25) feet in width.
 - c) Temporary Signage: The design objectives of Article 6.17 (K)(2) Construction Signs shall apply; however, for the purposes of this section, each Area within the District shall be considered as a separate construction project.
- C. Multi-Family Area: Article 6.17 Sign Standards shall apply to the Multi-family Area, except as modified below:
- 1) All monument signage shall be three-dimensional in nature, through sandblasting or pin mounted letters.

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

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

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

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

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

10.1 Article 8.1 Block Standards: Shall not apply.

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

- A. Minimum Open Space: Article 8.6(G) shall not apply; rather the Minimum Open Space shall be provided in the locations and minimum quantities as depicted on **Exhibit B-5: Single Family Open Space.**
- B. Development Amenity Center and Playgrounds: A Development Amenity Center and playgrounds shall be located in Areas 1, 3, 4 East and 5 as generally located in **Exhibit B-2: Single Family District Layout** and shall include improvements substantially as depicted in **Exhibit B-5-B6: Amenity Area Concepts.**

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C. Timing of Installation: Article 8.6(F)(3) Timing of Installation shall not apply to Areas 1 and 2; rather, the following shall apply:

1) Wood Wind Golf Course: The Wood Wind Golf Course shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to accommodate the construction of other Development Amenities, the Wood Wind Golf Course shall remain open and available to the public during renovations.

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Ewards

James J. Ewards

James J. Ewards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

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

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social

Security Number in this document, unless required by law: Joseph M. Scimia

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate

Exhibit A-1: Area Map

Exhibit A-2: Parcel Ownership List

Exhibit A-3: Legal Description

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

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Exhibit A: Real Estate

Exhibit A-1: Area Map (Amended)

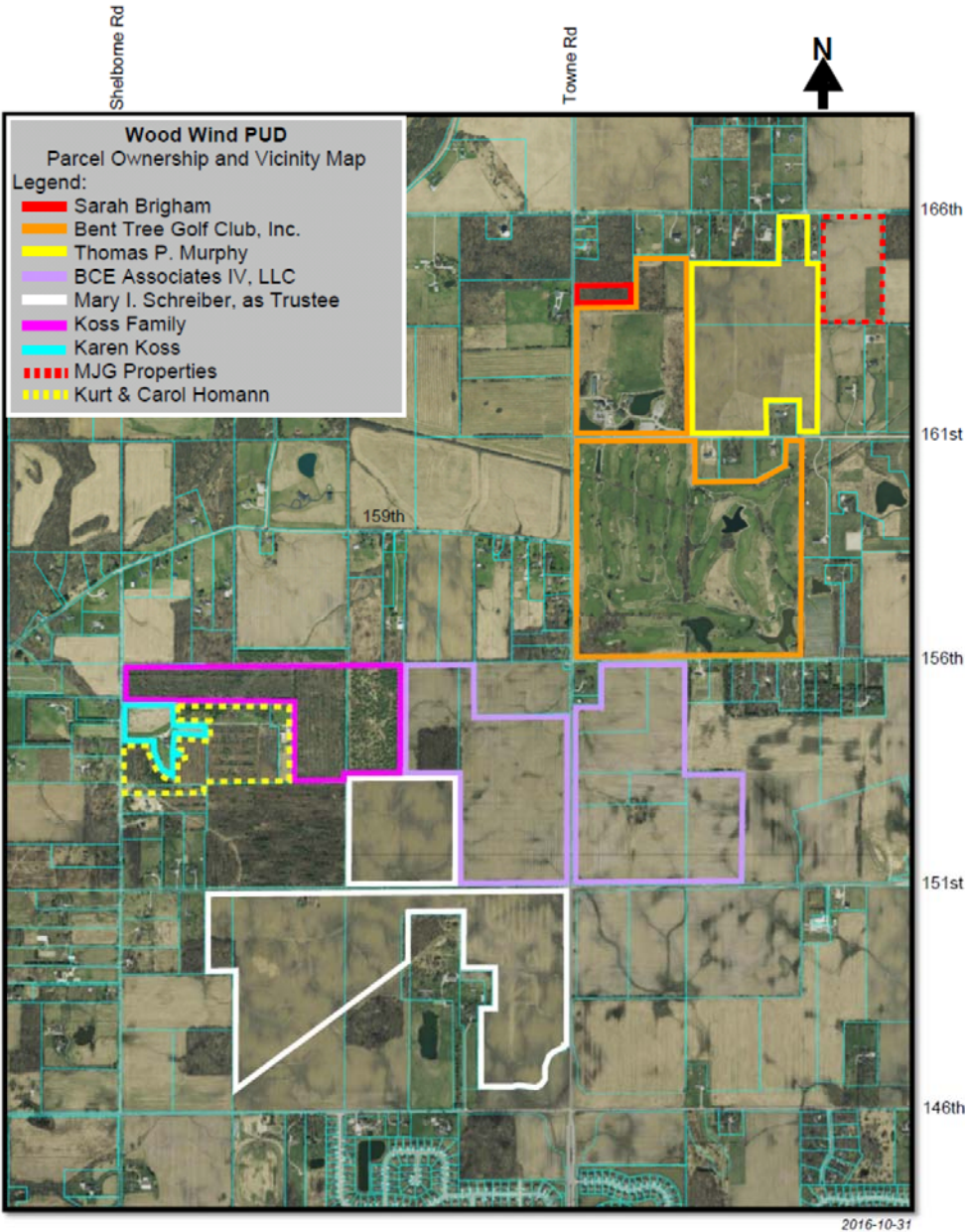


Exhibit A-2: Parcel Ownership List (Amended)

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

Exhibit A-3: Legal Description (Amended)

Bent Tree Parcel (from Instrument #2011005626):

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

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

EXCEPT:

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

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

ALSO EXCEPT:

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

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

Brigham Parcel (Parcel 2 of Instrument #9609647425):

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

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

BCE Parcels (description from survey):

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

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East

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

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

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00

minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

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

Murphy Parcels (from Instrument #9909901082):

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

ALSO:

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

EXCEPT:

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

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

00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schreiber Parcel (description from Schreiber survey):

Parcel 1:

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

COMMENCING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 562.25 feet to a "Mag" nail marking the POINT OF BEGINNING of this description; thence continuing South 89 degrees 26 minutes 39 seconds West along the South line thereof a distance of 759.91 feet to a 5/8 inch rebar marking the Southeast corner of the Southwest Quarter of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the East line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" (hereafter referred to as capped rebar) marking the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the North line thereof a distance of 1320.21 feet to the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 25 minutes 05 seconds West along the West line thereof a distance of 1310.34 feet to a stone marking the Northeast corner of the Southwest Quarter of said Section 17; thence South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 1323.12 feet to the Northwest corner of the East Half of said Southwest Quarter; thence continuing South 89 degrees 31 minutes 59 seconds West along the North line thereof a distance of 330.88 feet to the Northwest corner of a tract of land described in Instrument Number 199909955060 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 984.63 feet to a capped rebar on the North line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office; thence North 89 degrees 35 minutes 51 seconds East along the North line thereof a distance of 334.70 feet to a capped rebar marking the Northeast corner of said tract; thence South 00 degrees 11 minutes 51 seconds West along the East line thereof and along the East line of a tract of land described in Instrument Number 200500074587 in said Recorder's Office a distance of 1360.05 feet to the intersection of the East line of said tract and the West line of the East Half of said Southwest Quarter; thence South 00 degrees 02 minutes 10 seconds West along the West line thereof a distance of 162.22 feet to a capped rebar on the Northerly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in said Recorder's Office, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 4 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 50 degrees 59 minutes 49 seconds East a distance of 1252.01 feet; thence North 53 degrees 27 minutes 51 seconds East a distance of 397.70 feet; thence North 50 degrees 59 minutes 48 seconds East a distance of 865.93 feet; thence North 53 degrees 56 minutes 17 seconds East a distance of 158.93 feet to a capped rebar on the West line of a tract of land

described in Instrument Number 9709730812 in said Recorder's Office; (the next 3 courses being along the perimeter lines of said tract); thence North 00 degrees 03 minutes 15 seconds West a distance of 542.96 feet to a capped rebar; thence North 89 degrees 30 minutes 48 seconds East a distance of 591.13 feet to a capped "Hahn" rebar; thence South 00 degrees 45 minutes 45 seconds West a distance of 119.67 feet to a capped rebar on the Northerly line of said 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231, said point measuring 16.5 feet North and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northerly line of said Easement) thence North 66 degrees 31 minutes 16 seconds East a distance of 713.23 feet; thence North 23 degrees 10 minutes 49 seconds East a distance of 176.73 feet to the POINT OF BEGINNING. Containing 136.822 acres, more or less.

ALSO

Parcel 2 ("Schreiber Remainder B"):

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

BEGINNING at an Iron pin marking the Northeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the North line thereof a distance of 562.25 feet to a "Mag" nail on the Northwesterly line of a 33 foot wide Gas Line Easement as recorded in Deed Record 176, Page 231 in the Office of the Recorder of Hamilton County, Indiana, said point measuring 16.5 feet Northwesterly and perpendicular to the centerline of an existing gas line; (the next 2 courses being parallel with and measuring 16.5 feet perpendicular to said existing gas line and along the Northwesterly line of said Easement) thence South 23 degrees 10 minutes 49 seconds West a distance of 176.73 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035"; thence South 66 degrees 31 minutes 16 seconds West a distance of 713.23 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" on the East line of a tract of land described in Instrument Number 9709730812 in said Recorder's Office; thence South 00 degrees 45 minutes 45 seconds West along the East line thereof a distance of 545.89 feet to the Northwest corner of a tract of land described in Instrument Number 200200010702 in said Recorder's Office; thence North 89 degrees 30 minutes 48 seconds East along the North line thereof a distance of 383.41 feet to the Northeast corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 406.32 feet to the Southeast corner of said tract; thence South 89 degrees 30 minutes 48 seconds West along the South line thereof and along the South line of a tract of land described in Instrument Number 200100027371 in said Recorder's Office a distance of 183.90 feet to an Easterly corner of said tract; thence South 00 degrees 03 minutes 15 seconds East along the East line thereof a distance of 985.65 feet to the North right-of-way line of 146th Street as recorded in Instrument Number 2016013973 in said Recorder's Office; (the next 11 courses being along the North right-of-way of said 146th Street and along the West right-of-way of Towne Road as described in said Instrument Number 2016013973) thence North 89 degrees 35 minutes 51 seconds East

a distance of 409.99 feet; thence North 72 degrees 53 minutes 53 seconds East a distance of 52.20 feet; thence North 89 degrees 35 minutes 50 seconds East a distance of 75.00 feet; thence South 73 degrees 42 minutes 12 seconds East a distance of 52.20 feet; thence South 88 degrees 35 minutes 55 seconds East a distance of 95.30 feet to a point on a curve having a radius of 145.00 feet; thence Northeasterly along said curve to the left an arc distance of 226.88 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 46 minutes 19 seconds East and a length of 204.44 feet; thence North 03 degrees 06 minutes 12 seconds West a distance of 93.98 feet to a point on a curve having a radius of 220.00 feet; thence Northeasterly along said curve to the right an arc distance of 345.58 feet, said curve being subtended by a long chord having a bearing of North 44 degrees 56 minutes 47 seconds East and a length of 311.13 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 5.32 feet; thence North 00 degrees 03 minutes 15 seconds West a distance of 45.85 feet; thence North 89 degrees 56 minutes 47 seconds East a distance of 50.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 15 seconds West along the East line thereof a distance of 1881.33 feet to the POINT OF BEGINNING. Containing 55.014 acres, more or less.

ALSO

PARCEL 3 (Easement Area):

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

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

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

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

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 page

665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

Homann Parcel (from Instrument #2014032821):

PARCEL 1:

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 926.78 feet to a mag nail set at the POINT OF BEGINNING; thence South 88 degrees 30 minutes 33 seconds East 355.80 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 00 degrees 37 minutes 49 seconds East 107.23 feet to a rebar; thence South 20 degrees 36 minutes 32 seconds East 216.78 feet to a rebar; thence South 53 degrees 09 minutes 01 second East 124.95 feet to a rebar; thence South 84 degrees 58 minutes 32 seconds East 95.85 feet to a rebar; thence North 01 degree 29 minutes 53 seconds East 236.92 feet to an existing corner post; thence North 83 degrees 27 minutes 59 seconds East 85.98 feet to a rebar; thence North 09 degrees 55 minutes 50 seconds East 65.30 feet to a rebar; thence North 87 degrees 09 minutes 41 seconds West 89.40 feet to a rebar; thence North 03 degrees 54 minutes 49 seconds East 174.29 feet to a rebar; thence South 83 degrees 43 minutes 11 seconds East 354.47 feet to a rebar; thence North 01 degree 18 minutes 05 seconds East 197.68 feet to a rebar; thence South 89 degrees 22 minutes 02 seconds West 368.24 feet to a rebar; thence North 01 degree 13 minutes 48 seconds East 218.81 feet to a rebar; thence South 89 degrees 50 minutes 31 seconds East 1360.14 feet to a rebar; thence South 00 degrees 19 minutes 30 seconds West 919.69 feet to a rebar; thence South 89 degrees 48 minutes 03 seconds West 998.63 feet to a rebar; thence South 00 degrees 31 minutes 20 seconds West 30.00 feet; thence South 89 degrees 50 minutes 47 seconds West 1008.00 feet to a mag nail on the West line of said Quarter Section, which lies North 00 degrees 31 minutes 20 seconds East 1201.20 feet from the Southwest corner of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along the West line of said Quarter Section, 499.53 feet to the point of beginning and containing 32.694 acres, more or less.

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

PARCEL 2:

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

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

Karen Koss Parcel (from Instrument #2016054888):

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

Commencing at the Northwest corner of the Northwest Quarter of said Section; thence South 00 degrees 31 minutes 20 seconds West (assumed bearing) 454.85 feet to mag nail at the POINT OF BEGINNING; thence South 88 degrees 56 minutes 49 seconds East 643.23 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereafter referred to as rebar); thence South 01 degree 13 minutes 48 seconds West 218.81 feet to a rebar; thence North 89 degrees 22 minutes 02 seconds East 368.24 feet to a rebar; thence South 01 degree 18 minutes 05 seconds West 197.68 feet to a rebar; thence North 83 degrees 43 minutes 11 seconds West 354.47 feet to a rebar; thence South 03 degrees 54 minutes 49 seconds West 174.29 feet to a rebar; thence South 87 degrees 09 minutes 41 seconds East 89.40 feet to a rebar; thence South 09 degrees 55 minutes 50 seconds West 65.30 feet to a rebar; thence South 83 degrees 27 minutes 59 seconds West 85.98 feet to an existing corner post; thence South 01 degree 29 minutes 53 seconds West 236.92 feet to a rebar; thence North 84 degrees 58 minutes 32 seconds West 95.85 feet to a rebar; thence North 53 degrees 09 minutes 01 second West 124.95 feet to a rebar; thence North 20 degrees 36 minutes 32 seconds West 216.78 feet to a rebar; thence North 00 degrees 37 minutes 49 seconds West 107.23 feet to a rebar; thence North 88 degrees 30 minutes 33 seconds West 355.80 feet to a mag nail on the West line of said Quarter Section; thence North 00 degrees 31 minutes 20 seconds East, along said West line, 471.93 feet to the point of beginning and containing 10.683 acres, more or less.

(End of Legal Description)



WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission

January 17, 2017



WOOD WIND
GOLF CLUB

Overview of Significant Modifications



- Land Plan Improvements
 - Street Configuration & Lot Layout
 - Amenities & Connectivity
- Architectural Requirements
- Underlying Zoning Districts/Allowable Use Modifications
- Documentation and Enforceability

1.38

**Overall Density of
Wood Wind
Single Family**

**Chatham
Hills
2.68**

**Ackerson Farms
4.77**

**Bent Creek
1.25**

**AREA 1
1.05**

**AREA 2
0.52**

**AREA 4
1.83**

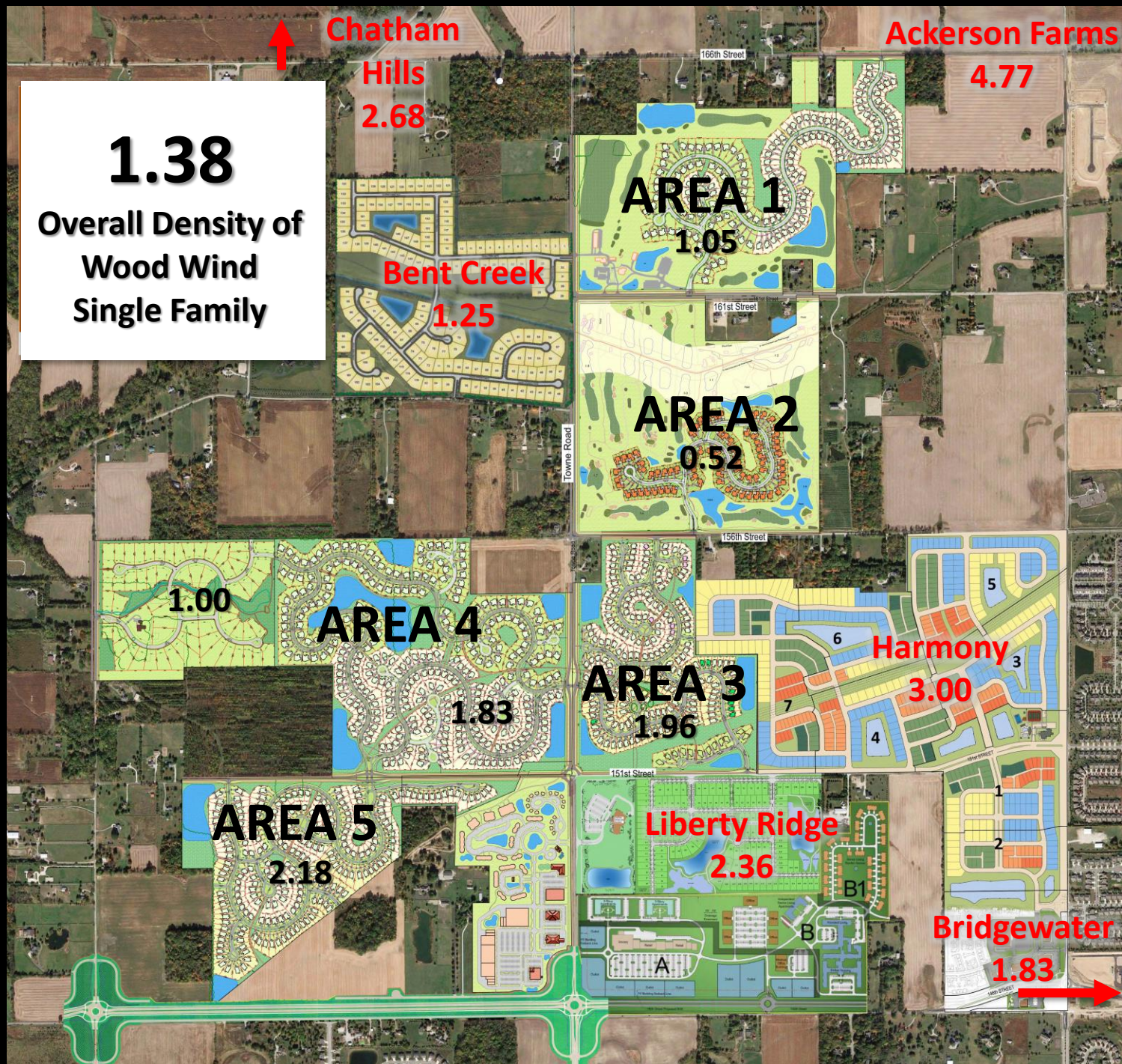
**AREA 3
1.96**

**Harmony
3.00**

**AREA 5
2.18**

**Liberty Ridge
2.36**

**Bridgewater
1.83**





4
ACRES

2.5
ACRES

7

156th Street

151st Street



4.5
ACRES

151st Street

A

149th Street Proposed R/W

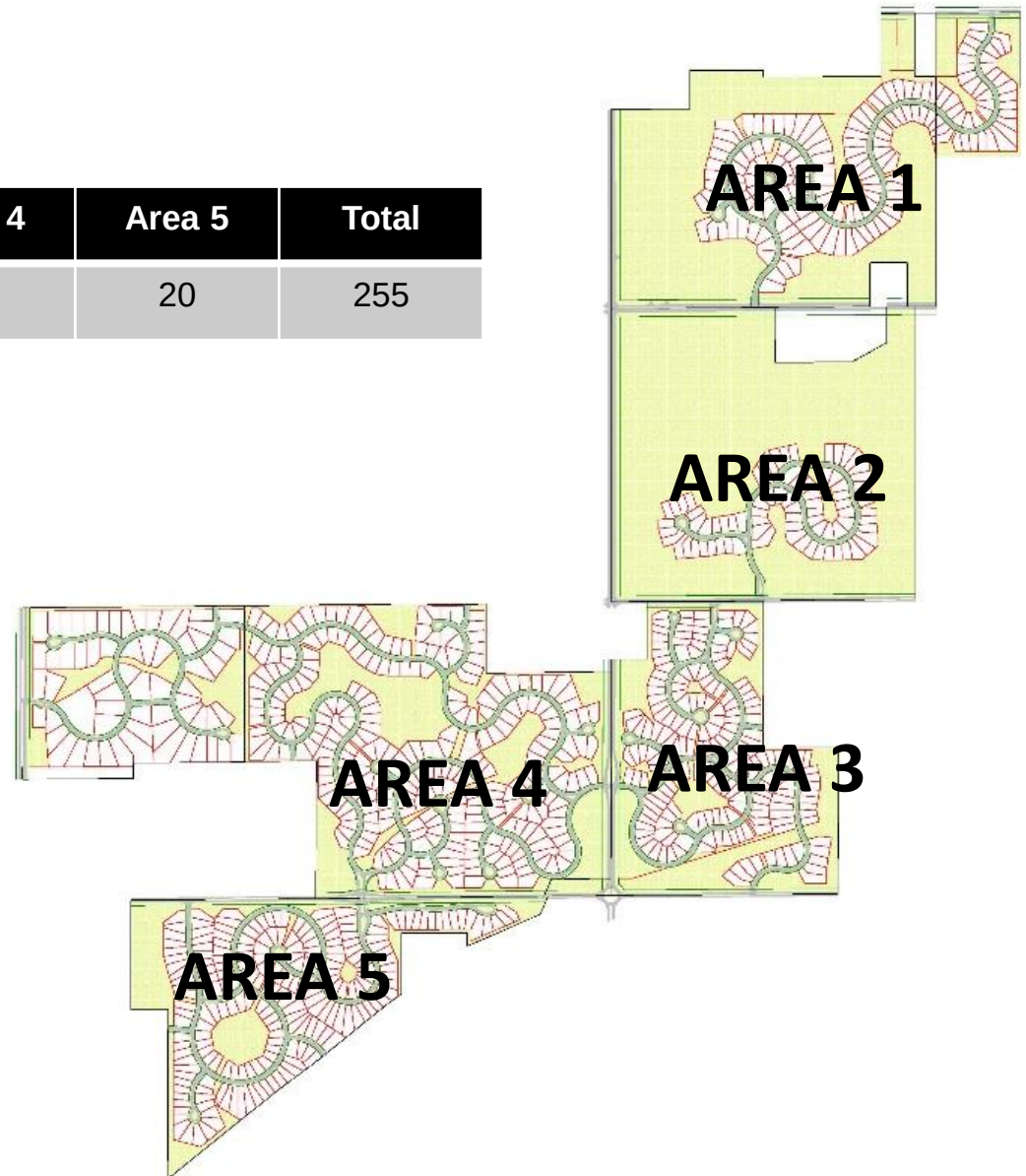
Single Family Open Space



Minimum Open Space (in acres)

Area 1	Area 2	Area 3	Area 4	Area 5	Total
65	100	25	45	20	255

35%



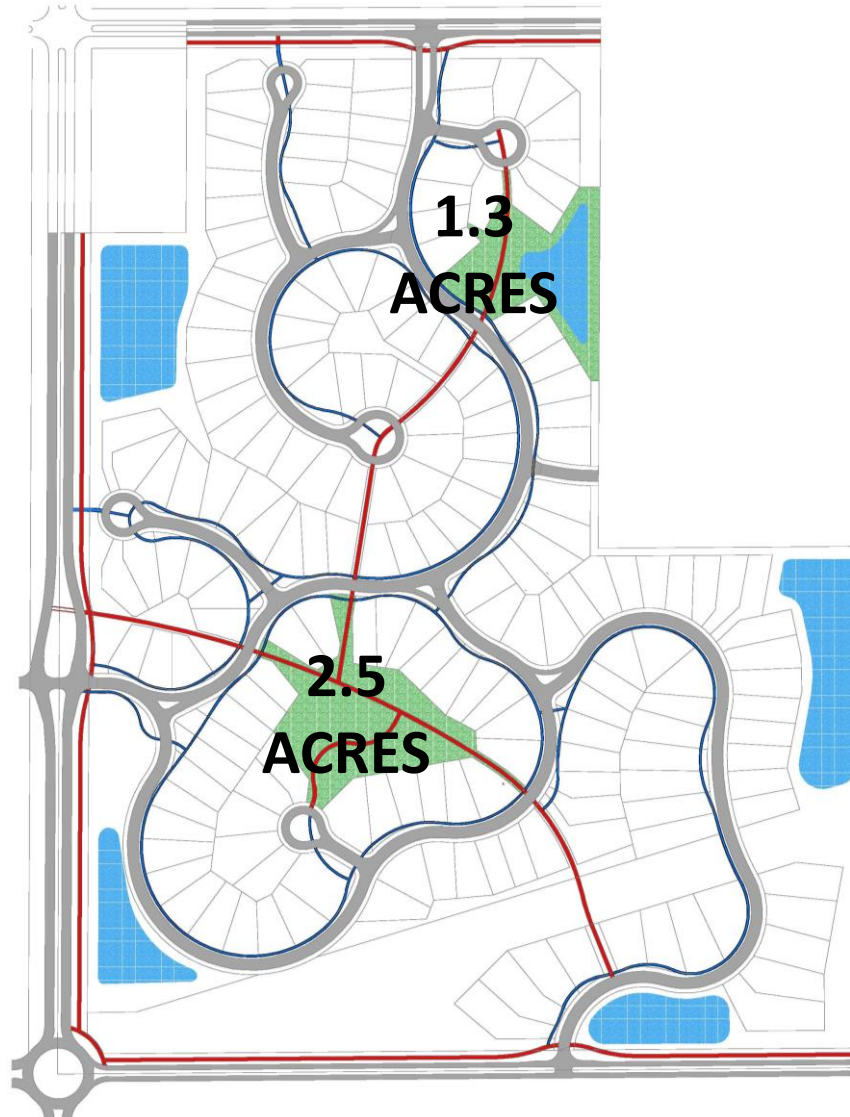
Amenities & Connectivity

Area 1



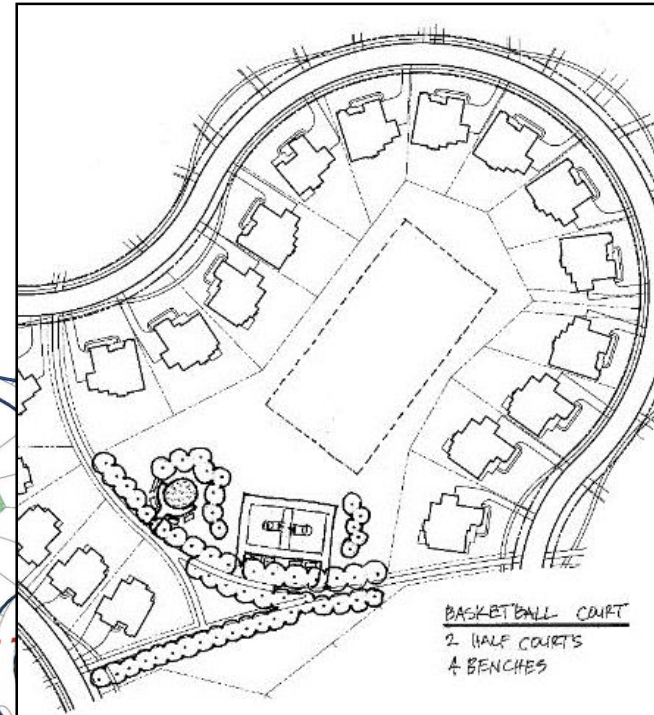
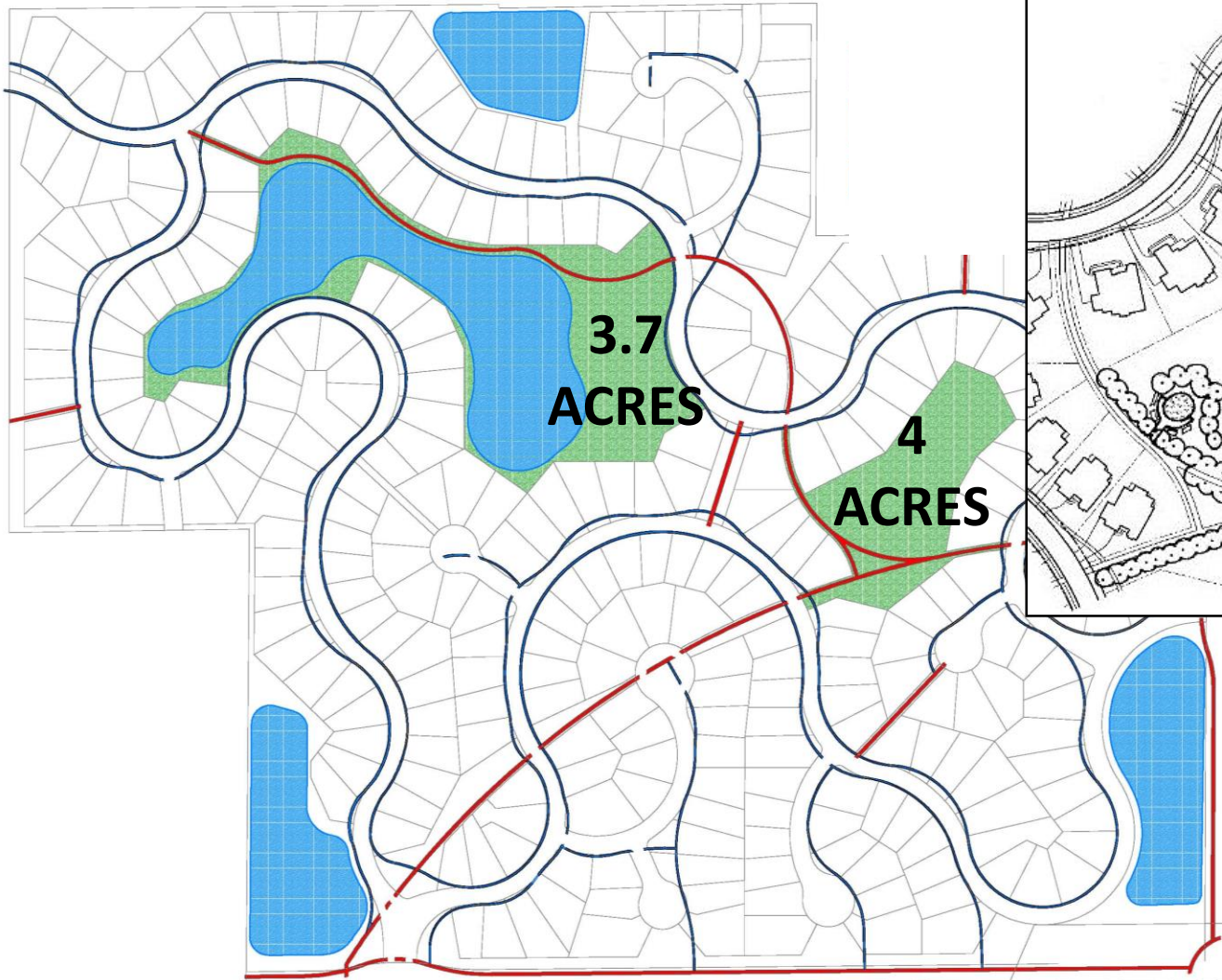
Amenities & Connectivity

Area 3



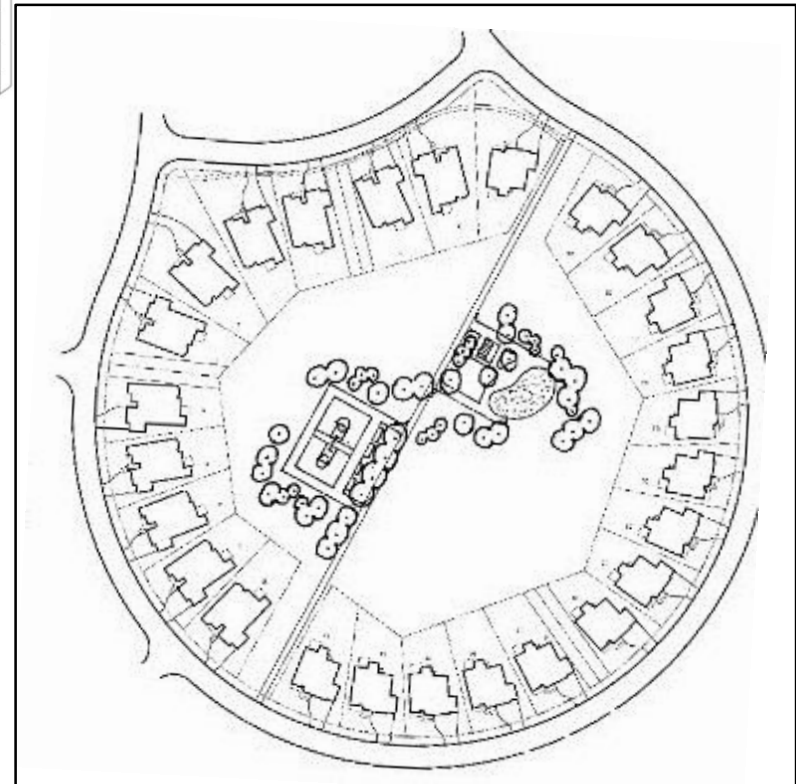
Amenities & Connectivity

Area 4



Amenities & Connectivity

Area 5



Architectural Requirements

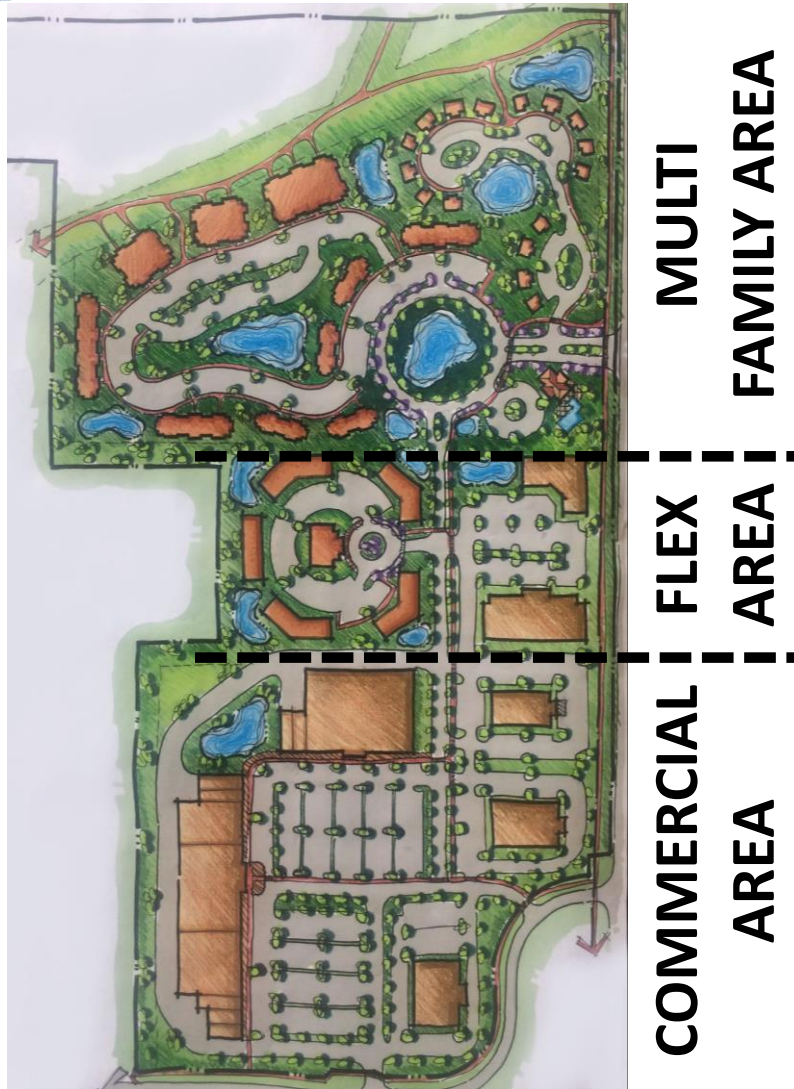
Area 1 Exhibit



Character Exhibits

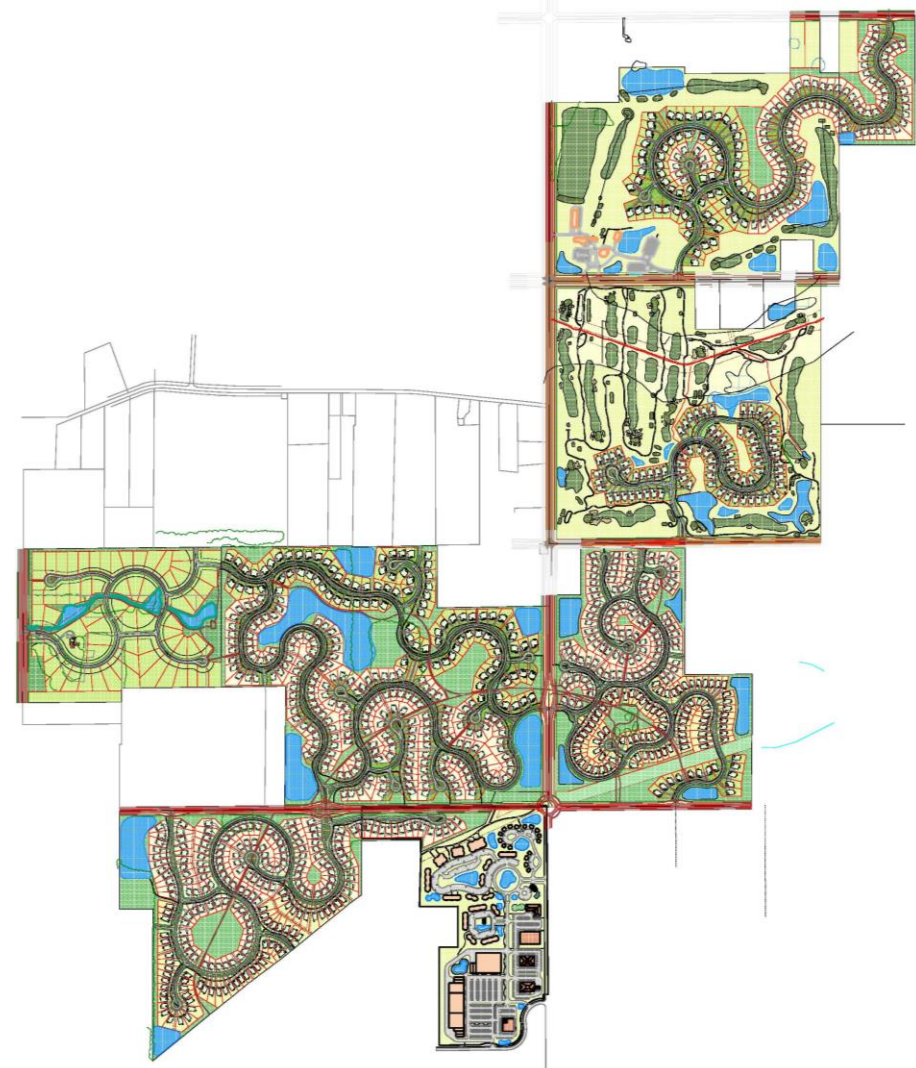
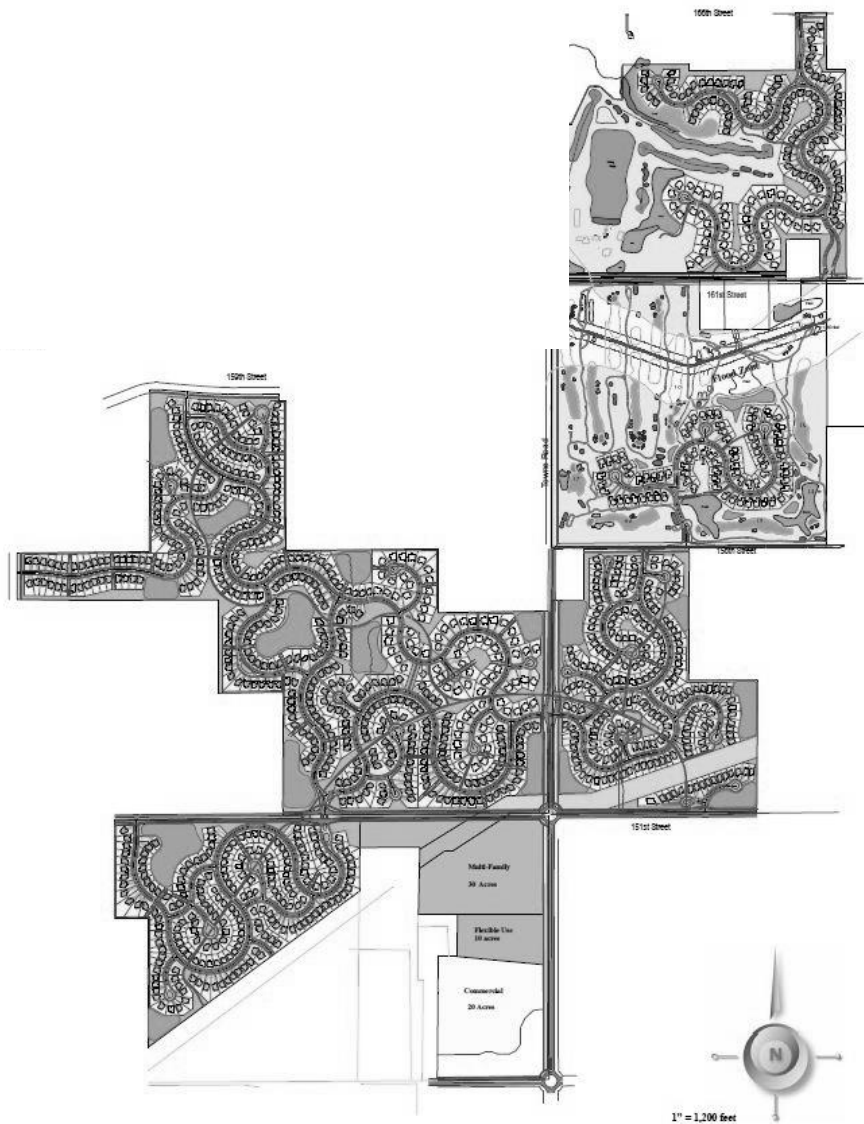


Underlying Districts



- MF2 – up to 224 units
- Conceptual Elevations Included within PUD
- No Multi Family Rental Units
- Duplex, triplex, quadplex, townhome or LB uses.
- LB – Local Business
- Individual tenants up to 30,000 SF with one tenant of up to 65,000 SF
- No Drive-thru (except coffee/bank/drug store)

Conclusion



Conclusion



WRITTEN PUBLIC COMMENTS

This is a summary of comments that were submitted as part of and following the public hearing held at the November 21, 2016, Plan Commission meeting (including supplemented comments submitted for the January 17, 2017, and February 6, 2017, Plan Commission meetings).

Docket Number: 1609-PUD-16
Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP
Request: Petitioner 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.

[\(Link to September 6, 2016, Public Comments\)](#)

Public Comments:

Enclosed Attachments:

- | | | |
|----------------------------------|------------------------------|----------------------|
| 1. Laufter, Ross | 2702 W 146th St | (02/06/17, 11/03/16) |
| 2. Davenport, Kim, Ken and Oni | | (11/04/16) |
| 3. Huntsinger, Nina | | (11/04/16) |
| 4. Davis, John | 15515 Towne Rd | (11/09/16) |
| Davis, Charles | | (01/17/17) |
| Davis, Nancy | | (01/17/17) |
| Davis, Joe | | (01/16/17) |
| Whitson, Carol | | (11/21/16) |
| 5. Armstrong, Lisabeth | 16414 Towne Rd. | (02/05/17, 01/17/17) |
| 6. Tatum, Susie | | (01/17/17) |
| 7. Hedges, Stacy | Century 21 Scheetz | (11/15/16) |
| 8. Murphy, Thomas | W 161st St | (01/16/17) |
| 9. Albertson, Mark | | (11/15/16) |
| 10. O'Connor, J Andrew and Megan | 15201 Shelborne Rd | (02/06/17, 11/15/16) |
| Szigethy, Steven | | (11/21/16) |
| 11. Levins, Richard and Sandy | 15630 Towne Rd | (02/05/17, 01/16/17) |
| 12. Humphrey, Kurt | | (11/16/16) |
| 13. Schreiber, Mary | | (11/16/16) |
| 14. Gibson, Erin and Rick | 2131 W 166th St | (11/16/16) |
| 15. Armstrong, Mikael | | (11/16/16) |
| 16. Henry, Randy | | (11/16/16) |
| 17. O'Neal, Doc | Cohoat and O'Neal Management | (11/17/16) |

18. Stafford, Cynthia and Steve	15736 Towne Rd	(02/06/17, 01/15/17)
19. Smith, Jalene	The Pines of Westfield	(01/17/17)
20. Ackerson, Nels James, Karen		(11/17/16)
21. Moyer, Greg	15001 Shelborne Rd	(02/06/17, 01/20/17, 01/17/17)
22. Connor, Mark	Centennial	(11/18/16)
23. Thompson Family	Wood Wind Golf Course	(01/15/17)
24. Davis, Bill	High School Athletic Director	(11/19/16)
25. Passman, Richard	3510 W 151st St	(02/06/17, 01/17/17)
26. Mendler, Kerri		(11/19/16)
27. Cook, Derek and Cherie	1740 W 161 st St	(02/05/17, 01/16/17)
28. Thayer, Teresa		(11/20/16)
29. Koss, Bill and Karen	15411 Shelborne Rd	(02/06/16, 11/20/16)
30. Scott, Ashley	Viking Meadows	(11/20/16)
31. Emmert, Beverly		(11/20/16)
32. McColgin, Robert McColgin, Scott		(11/20/16) (11/20/16)
33. Cohoat, Matt		(11/19/16)
34. Crandall, Judy		(01/16/17)
35. Rice, Melissa	Beacon Point	(11/21/16)
36. Henry, Marcia		(11/21/16)
37. Polizzi, Steve		(11/21/16)
38. Kotsanos, James and Annetta	0 W 156 th St	(11/21/16)
39. Cohoat, Jeff	16362 Trace Blvd, N Dr	(11/21/16)
40. DiMascio, Mike	17028 Towne Rd.	(01/17/17)
41. Welch, Diana on behalf of Anna Fesenko		(11/21/16)
42. DuBois, Suzy		(02/05/17, 01/20/17, 01/16/17, 11/21/16)
43. Gehr, Edwin		(11/21/16)
44. Sochar, Cynthia and David		(02/06/17, 01/16/17)
45. Plankis, Joe		(11/21/16)
46. Lauff, Ross	(Public Hearing PowerPoint)	(11/21/16)
47. Westfield Citizens for Responsible Growth		(11/21/16)
48. Watson, Bruce	Centennial	(11/21/16)

49. Scheetz, Mike		(11/22/16)
50. Hymbaugh, Karen	2929 W 159th St	(02/06/17, 01/16/17)
51. Daly, John	15936 Little Eagle Creek Ave	(01/15/17)
52. DuBois, John	(Public Hearing PowerPoint)	(11/21/16)
53. Pielemeier, Tracy		(01/16/17)
54. Severson, Leah		(01/17/17)
55. Martin, Mindy		(02/06/17, 11/21/16)
56. Burkman, Kristen	(02/06/17, 01/20/17, 01/20/17, 01/16/17, 11/21/16)	
57. Motsinger, Joshua (Central Christian Church)		(12/28/16)
58. Citizens Energy Group		(01/09/17)
59. Beckner, Martin		(01/16/17)
60. Gllim, Sarah	16505 Little Eagle Creek Ave	(01/16/17)
61. McCurry, Clint		(01/16/17)
62. Smith, Denny	15951 Little Eagle Creek Ave	(02/07/17, 01/16/17)
63. Van Natta, Bruce and Alison	1812 W 156th St	(01/16/17)
64. Hall, Stacy	2001 W 166th St	(01/16/17)
65. Knight, Jon and Dawn		(01/16/17)
66. Arnold, Kyle and Twyla		(01/16/17)
67. Frei, Scott		(01/17/17)
68. Masser, Mark		(01/17/17)
69. Watkins, Sarah	W 166th St	(02/06/17, 01/23/17, 01/17/17)
70. Responsible Growth Alliance of Westfield		(01/17/17)
71. Naas, Linda	161st Street Neighbors	(01/17/17)
72. Fineis, Ken	Little Eagle Creek Avenue	(02/06/17)
73. Smith, Robert	136 S 9th St, Noblesville, IN	(02/06/17)
74. Tolan, Danielle	Washington Township Trustee	(02/05/17)
75. White, Gloria		(02/06/17)
76. Armstrong, Laurence	2553 S 1200 E	(02/06/17)

Jesse Pohlman

From: Laufter, Ross J. <Ross.Laufter@anthem.com>
Sent: Monday, February 6, 2017 11:01 AM
To: Council Members; APC; Andy Cook; Jesse Pohlman; Matt Skelton; ginnykellerher@gmail.com; ginnykellerher@gmail.com
Cc: tinalaufter@sbcglobal.net; rosslaft@hotmail.com; rkburkman@gmail.com; dub164@aol.com
Subject: Pulte Woodward Local Business Node

Please do not approve the PUD as it exist currently. This PUD does not follow the comprehensive plan or the UDO. Look at my email below and see the red arrows pointing to the violations of this PUD.

1. A multi-family unit qualifying as MF-1 should not be located within one half (.5) miles of another multi-family zoning district.
2. MF-1 Maximum Number of Dwelling Units: Forty-eight (48) per project/district.

Let's stay Westfield not Westfilled. There is too much density and not enough true greenspace in this PUD as it exist today.

Ross Laufter

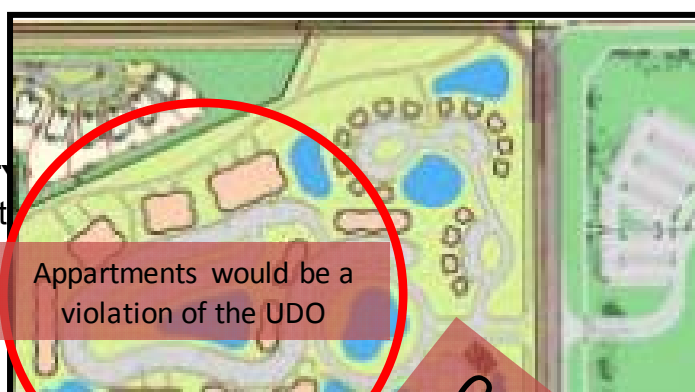
From: Laufter, Ross J.
Sent: Friday, January 20, 2017 1:37 PM
To: 'councilmembers@westfield.in.gov'; 'apc@westfield.in.gov'; 'acook@westfield.in.gov'; 'jpohlman@westfield.in.gov'; 'mskelton@westfield.in.gov'; 'ginnykellerher@gmail.com'
Cc: tinalaufter@sbcglobal.net; rosslaft@hotmail.com; 'dub164@gmail.com'; 'rkburkman@gmail.com'
Subject: Pulte Woodward Local Business Node

APC, Council Members and Mayor

Please understand my family does not want a gas station or apartments next to our residence in the Local Business node. The apartments are in violation of the UDO for being within .5 miles of another MF district. See graphic below. Also note in the graphic how much commercial is approved and how much more is being proposed. This was not the intention of the Comprehensive Plan.

Thanks,
Ross Laufter

CONFIDENTIALITY
for the sole use of t



WESTFIELD-WASHINGTON TOWNSHIP UNIFIED CHAPTER 4

4.10 MF1: Multi-Family Low Density District

- Purpose and Intent:** The purpose of the development of low-density Attached Single-Family Dwellings to encourage a variety of housing in the community and provide diverse housing options.
- Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- Location:** The following criteria shall be required for a project to be zoned to this Zoning District. The project shall:
 1. Be located within the corporate limits of the Township.
 2. Not be located within one-half (0.5) mile of another MF1 District; and
 3. Be contiguous to an existing developed area.
- Maximum Density:** Six (6) Dwelling Units per acre.
- Maximum Number of Dwelling Units:** Forty-eight (48) per project/district.

and privileged information or may otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachment thereto.

Jesse Pohlman

From: Ross Laufert <rosslaufert@hotmail.com>
Sent: Thursday, November 3, 2016 5:22 PM
To: APC; Jesse Pohlman; Council Members; dub164@aol.com; Kristen Burkman; Tina Laufert
Subject: Wood Wind PUD vs. the Right Development

Westfield APC and Council,

As a resident of Westfield and a homeowner who will be impacted greatly by the Wood Wind PUD, I ask you kindly to take my and all the impacted homeowners interests into consideration when making decisions on this development.

I think Kristen Burkman and Suzy DeBois have done a great job in rallying the community to make sure this development is done right.

I strongly agree with their cause and emphasize the points below...

1. Eliminating the apartments from the proposal

- 2. My rural lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- 3. Architecture should be in context (we all have unique, custom homes out here) per the comp plan
- 4. Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan
- 5. Open space should increase per the comp plan
- 6. There should be meaningful transition between rural residences and new development per the comp plan - with this density, a meaningful transition doesn't exist.
- 7. Lowering the total number of homes to 670 - Less Dense
- 8. Increasing Buffers for adjoining long term rural residences
- 9. Adding Outdoor Recreation amenities such as parks, fishing/paddle boat water features, dog park, community garden, picnic areas, bocce ball courts, etc.
- Increasing open green space in all areas
- 10. Decreasing density as the development moves north and west

Sincerely,
Ross Laufert

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Thursday, November 3, 2016 4:10 PM
To: Abigail Angrick; Adam Essex; aimee.foster@comcast.net; Becky Moyer; Brandee; Brandy Dravet; Brenda Myers; brianlcardinal; Bruce Van Natta; Cindy; Cook; Cynthia Stafford; Dave Sochar; David Todd; Dawn Knight; denny@wibc.com; Dick Levins; dtrim1944@yahoo.com; Erin Gibson; Gary Vance; ginnykelleher@gmail.com; gloria White; Henry Armstrong; James Engle; Joe Mccarthy; John Daly; Karen H; kathyjackr@frontier.com; Kemmer, Dennis; Ken Fineis; Ken Kingshill; Kendra Essex; Leah Severson; lisabeth armstrong; Mark Behrens; Megan; Melissa Noparstak; Michael DiMascio; Michael Pingleton; mmthoma2@butler.edu; moyer43@gmail.com; nancy martin; Noah Herron;

Osborne@decoassociates.com; Patrick Heitz; Paul Zawadzki; Riley Pingleton; robertbehring; Robyn Wilds; rosslauff@hotmail.com; rpassman; Sarah Watkins; Scott.frei@tabs.toshiba.com; Stacy Hall; Stephenie Franco; susie tatum; swilds@wildshc.com; T. M.T. Incorporated; Tammy Kartes; tinalaufter@sbcglobal.net; Toni Mattingly; Tracy P; tschapman1@frontier.com; Twyla Arnold; Katy Kaylor; Kaylorinc
Subject: NEW Public Hearing Date for Wood Wind PUD - Nov 21st

Hello Neighbors -

This is a long update but very important. I want to be respectful of your time so there's a lot of information and call to actions and wanted to consolidate it all in one place for you.

Pulte has acquired more land to add to the already very large development for the Wood Wind PUD. This requires a 2nd Public Hearing. **The Public Hearing will be Monday, November 21st at 7:00 p.m.** Currently, this is scheduled to take place at City Hall but we have asked for a larger venue. **We must have a very large number of people at this public hearing.**

Yes, this is the Monday before Thanksgiving. Carmel, Fishers, nor Noblesville have APC meetings during Thanksgiving week not alone a formal public hearing. But, that's what is happening here in Westfield. We sincerely hope many of you are still in town and can come once again to speak or write a letter.

Over the past 8 weeks, Suzy DuBois, Sarah Watkins, and I have worked with Cindy Spoljaric, Jim Ake, Steve Hoover (all City Council Members), Chris Woodard, Dave Schmitz, Bob Smith (APC Members), Danielle Tolan (Township Trustee), and Mark Heirbrandt (County Commissioner), and Noah Herron (Local Business Owner). This cross functional team has reviewed the submitted PUD extensively and responded to Pulte with suggestions to work with our neighborhood.

These ideas included:

- Lowering the total number of homes to 670 - Less Dense
- Increasing Buffers for adjoining long term rural residences
- Front Facing the Homes along major roadways
- Architectural Standards
- Questions regarding road safety, impact on schools, etc.
- Eliminating the apartments from the proposal and adding a retirement community along 146th Street. This could give more density along 146th Street and not burden the schools.
- Tree Preservation
- Adding Outdoor Recreation amenities such as parks, fishing/paddle boat water features, dog park, community garden, picnic areas, bocce ball courts, etc.
- Increasing open green space in all areas
- Decreasing density as the development moves north and west (comp plan says this)
- Sample Land Plans that incorporated all of these ideas

Pulte was given this packet of input. Unfortunately, Pulte so far has responded to very little. They actually increased the number of homes to 1040 and kept the apartments. One item, which is an important one, that is better is the buffering. But that needs improvement in places as well. They also added a small custom section near Shelbourne with 1/2 acre lots.

It's extremely disappointing. Please follow the link below for the documents so you can review.

THEREFORE, WE MUST HAVE ANOTHER RECORD BREAKING TURNOUT AND RESPONSE ON NOVEMBER 21ST!

As the plan currently stands, this will look very much like Viking Meadows with the architecture and density they are proposing and will be twice the size of Viking Meadows. Our neighbors and friends in Viking Meadows have invested in their homes so having the same thing down the street cannot be good for their investment. The comprehensive plan states the need for diverse housing prices, architecture and varying lifestyle offerings. Where do people go in this community for a rural lifestyle? Is anything safe? We are very concerned that a member of the Council thinks this revised/newly submitted plan meets the comprehensive plan for this area.

Now is the time - you must email or call all of the City Council and APC Members to ask them about the following:

- Your rural lifestyle should be preserved if new development comes per the comp plan
- Your lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- Architecture should be in context (we all have unique, custom homes out here) per the comp plan
- Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan - This project is off the charts too dense for this area.
- How many people have to die on Towne Road? It's already a terrible hazard and this plan could add 5,000 people to our small rural area with small country roads.
- Open space should increase per the comp plan - The only tangible open space is the golf course which will be privately owned and not part of the neighborhood. So it appears on these plans that the retention ponds are the predominant open space for kids to play.
- There should be meaningful transition between rural residences and new development per the comp plan - with this density, a meaningful transition doesn't exist.
- Pulte did a tree preservation study but further clarification is needed on the concept plans to understand what trees are being preserved.
- Liberty Ridge was just approved on 151st Street. This developer has 29% open space and this parcel added to the church parcel has 40% open space. Anything going north or west should be at least 40% open space. This developer also faced homes toward the road and increased their architecture standards. Again this should be better going north and west. The submitted architecture by Pulte is not better and rear of the homes face Towne Road, 161st Street, and 156th Street.
- Tell them we already have 21 new developments currently building on the west side of Westfield so we don't need another one right now if it's not right for all Westfield citizens. There is very little pricing diversity on the west side. This Pulte project will be the same price points already available in the other 21 neighborhoods. Maybe we've reached a point of over saturation of the same home styles and same price points already.
- Tell them we don't need another apartment complex on the west side. We already have 6 total approved west of 31 that aren't even built yet. How do apartments fit this far from the city center?
- The proposed commercial at Towne and 146th Street is 20 acres and includes another gas station and drug store - they just approved a gas station and drug store at 146th Street and Ditch. How many gas stations and drug stores do we need out here?
- Why is the city willing to sell short this land asset (beautiful topography, creek, rolling hills, established trees) for dense, over saturated price points and architecture? This is short term thinking for quick AV.

- Why is the city not heavily pursuing meaningful commercial to help our tax base instead of over saturating the city with residential development for tax dollars?
- Chatam Hills, a current Westfield development to the north, took 8 years to plan, Bridgewater took a number of years to plan, Jackson's Grant in Carmel took 10 years to plan. These are all similar in size to this Wood Wind PUD. Pulte wants a vote in January. This is less than 6 months!! As your City Councilor why is the city trying to rush through a plan that's not right for Westfield? Why are developers telling Westfield what they need? We need to tell developers what is right for Westfield! We live here and the developer doesn't.

Below are the contact emails for the City Council and APC members. Copy Jesse Pohlman on emails for inclusion into the public record for this November 21st Meeting. The APC is the group you talk to at the public hearing. They review all the information and give a recommendation to the City Council. They are also extremely important in the process so copy them as well. We need all hands on deck and lots of emails. Forward this email to neighbors not on my email list.

We've really tried to work with this plan and be very respectful to this petitioner and the landowners they represent. Pulte so far has responded to very little of the requests made. They are already scheduling meetings with realtors to sell the project so obviously this is on a very fast track in their minds as they plow ahead.

This isn't over and we must continue to fight for our property values. If Pulte blankets this area, your home values will decrease because it's not in context and will destroy your rural lifestyle.

We need people speaking again on November 21st. Please email me and let me know if you will be there. We want all the above points of concern covered at the APC Meeting so feel free to choose a topic and let me know.

Two additional dates to be aware of - tonight, November 3rd at 6:00 at the Middle School, Citizens will be have a public hearing for increasing the water/sewer rates for all Westfield residents. Secondly, Pulte will give an update on November 9th at 7:00 p.m. at City Hall during the APC meeting on the plans I attached in the email. No public comment but it will be information if you are interested in attending.

Thanks as always for the continued support! Please let me know if you have any questions.

Thanks,
Kristen

Jesse Pohlman

From: Kim Davenport <dramanotdrugs@hotmail.com>
Sent: Friday, November 4, 2016 2:22 PM
To: Jesse Pohlman
Subject: New construction

Jesse,

I am writing to state that our family is against the new housing addiction proposed by Pulte. Westfield cannot absorb that many more citizens into its school system or community. We love our schools, low crime rate and small town feel of Westfield and do not want that disrupted simply so that someone can make a profit. Please add our names to those standing against the Pulte project.

Sincerely, Kim, Ken and Oni Davenport

Sent from my iPhone

Jesse Pohlman

From: Nina Huntsinger <nhuntsinger@comcast.net>
Sent: Friday, November 4, 2016 9:36 PM
To: Jesse Pohlman
Subject: enough is enough

The Woodwind / Pulte development appears to be a case of greed for the city of Westfield to get more properties to tax. The roads leading and around the proposed site are already difficult to travel. There are no safe berms when a driver is trying to maneuver around bicyclists along 161st and Towne Rds. Can you imagine adding all the construction vehicles to this mess ? Then imagine another 2500 cars trying to travel these rural roads once the construction is over. I also cannot envision the stress on the schools with a need for more buses and classrooms. Do you just let all the overcrowding occur first, then try to fix the mess once it is in place? We moved here 4 yr. ago because it offered some rural area as well as urban. All of the rural / green space is disappearing. What kind of monster are you trying to create?

Jesse Pohlman

From: Nancy Davis <davis7583@att.net>
Sent: Tuesday, January 17, 2017 12:08 PM
To: APC
Subject: Wood Wind of Westfield

To Advisory Planning Commission Members,

My name is Nancy Davis and own property with my siblings located at 161st & Ditch Road. As you probably aware I have been following closely and have attended all the public meetings for the Wood Wind PUD since our property is in close proximity. I'm the third generation to grow up in this area and my Brother actively farms our property. Through the years we have seen a lot of changes in the area and have embraced them.

In the beginning Wood Wind of Westfield PUD was an excellent when presented to the City for approval. They have made significant changes to this PUD through meeting with the conservancy to come to a happy medium. In viewing the changes they have reduced the overall density to 1.38, increased the amount of open space per area from 215 acres to 255, added new architectural elements, and let's not forget the economic impact to the City just to name a few. In addition this will save the Wood Wind Golf Course which is a significant plus for the community which will close if this is not approved.

I ask that you make a favorable recommendation for this PUD.

Regards,

Nancy Davis

Jesse Pohlman

From: cdavis83@indy.rr.com
Sent: Tuesday, January 17, 2017 12:11 PM
To: APC
Subject: Wood Wind of Westfield

To Advisory Planning Commission Members, My name is Charles Davis and own property with my siblings located at 161st & Ditch Road. I'm the third generation to grow up in this area and I actively farm our property. Through the years we have seen a lot of changes in the area from the Kroger strip located at 161st & Springmill to the addition of new housing development. Since the Wood Wind PUD is in close proximity to our property I've been attending all the public meetings and hearings on this development.

I've reviewed the changes throughout the development made by Pulte for their Wood Wind PUD in the cooperation with the concerned citizens group. These changes are significant and very well thought out. I think that this will be good for the community and enhance the surrounding area.

I ask that you give a favorable recommendation for this PUD.

Regards,

Charles Davis

Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Monday, January 16, 2017 4:01 PM
To: APC
Subject: Wood Wind Planned Unit Development

Honorable Advisory Plan Commission,

I am writing in support of the above development on the agenda January 17, 2017.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Our family has been in the area for over 80 years. This is the third letter written in support of Responsible Development. To add perspective, we have seen significant changes in the time the family has owned the property. All of my generation grew up at 15802 Springmill Road and farmed portions of the properties planned for development over the years. We have benefited through access to shopping, improved schools, roads, healthcare options, recreation, and general quality of life. I am the third generation to own the property and benefit from these changes.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for residents and visitors.

Thank you for the opportunity to communicate my support.

Respectfully



Joe Davis

Please forgive me I live at 15515 Towne Rd - right on the corner of 156 and Towne. Rd
We are for the Woodwind PUD project.

Thanks for your time.
John Davis

From: John Davis [mailto:johnjdavis52@gmail.com]

Sent: Wednesday, November 9, 2016 5:59 PM

To: Chuck Lehman <clehman@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Mark Keen <mkeen@westfield.in.gov>; APC <APC@westfield.in.gov>; Andy Cook <acook@westfield.in.gov>

Subject: Why changes work.

Changes:

What did you think when they finished Keystone Ave.? Awesome!

What did you think when they finished with the 31 project? Awesome!

What did you think when they finished the Kroger supermarket at 161st street. Awesome!

What would you say to the Woodwind/Pulte project?

This is where you would say Awesome Too!

*We have owned our location since 1967 and we have **seen** the changes. We love our neighbors and everyone has the right of pursuit of happiness. Our good friends in the military have fought for us to live our life – FREE and without Intimidation.*

People invest in the market to earn a profit there is no difference in people buying land with the intention to sell it later for a profit.

A moment of reflection:

Red Skelton performed the Pledge of Allegiance which will have an impact on you. Please take a moment to view this powerful performance to the very end.

You can pull this link up www.youtube.com/watch?v=TZBTyTWOZCM&feature=player

Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Sunday, November 20, 2016 10:00 PM
To: APC; Jesse Pohlman
Subject: NOVEMBER 21, 2016 APC agenda item, Wood Wind Planned Unit Development

Honorable Advisory Plan Commission

I am writing in support of the above development on the agenda November 21, 2016.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Our family has been in the area for over 80 years. We have seen significant changes in that time-frame and have benefited through access to shopping, improved schools, roads, healthcare options, recreation, and general quality of life. I am the third generation to own the property and benefit from these changes.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for area residents and visitors. It appears through the APC supporting agenda documents that much work has been done to listen to area residents and improve the plan versus the original. Highlights are:

1. The proposed development continues to save the Wood Wind Golf course. This is a great asset and preserving this is a win for the area.
2. Density for the project has decreased as it moves north/west and includes a custom home area with a density of 1 home per acre. The number of homes has decreased by 134.
3. Buffers have been added for surrounding residents relocating 4 golf holes north of 161st to wrap the perimeter of the property. All buffer yards adjoining residential properties have been increased to equal or exceed Westfield UDO standards, with plans for targeted reforestation and additional landscaping.
4. Diversity of housing has been addressed. They will be constructing five home series within the community, each with multiple floorplans. This results in over 100 different elevations. Architectural styles will include Craftsman, Northern Craftsman, Euro Country, Classical, Low Country and Prairie. There will also be an area reserved for custom homes.
5. The fiscal impact is very positive for Westfield schools which is where I graduated high school. The project will result in over \$325 Million in net assessed valuation, producing \$543,342 per student in net assessed value. It appears to pay its own way nicely. Similarly, the project will save Citizens Water & Wastewater capital spending as result of re-routing the planned interceptor project. This savings, combined with adding 1200 new ratepayers over the next 12-15 years, will stabilize long-term monthly user rates for both water and sewer. This will reduce the need and frequency for rate hikes.
6. A traffic analysis has been completed. It has confirmed the scope of required traffic improvements to ensure the proposed development will not burden traffic flow in the area.
7. A professional Arborist conducted a woodland analysis and the revised plan preserves and incorporates woodlands into the design.

8. Open space has been increased including additional amenities in each Area which are connected via pedestrian pathways

9. The proposal contains a site plan, development theme and architectural standards for the commercial and multifamily components of the project. These provide clarity about the design.

Thank you for the opportunity to communicate my support.

Respectfully
Joe Davis

Jesse Pohlman

From: Nancy Davis <davis7583@att.net>
Sent: Friday, November 18, 2016 2:38 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; APC
Cc: Jesse Pohlman
Subject: Wood Wind of Westfield

APC Members: Randy Graham, President; Andre Maue, Vice-President; Ken Kingshill; Dave Schmitz; Nathan Day; Steve Hoover; Robert L. Horkay; Tom Smith; Robert Smith; Chris Woodard

City Councilor Members: Chuck Lehman, City County President; Jim Ake, City County Vice-President; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen

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

The reason that I'm writing is to show support for the proposed Pulte Wood Wind development. It looks like that they have put a lot of thought into this project with the curvilinear design that works with natural buffers, the black horse fence and cobblestone entry walls. This is a project that keeps within the 2007 comp plan of New Suburban SW. Plus Pulte will invest over 5.5million in the golf course and amenities as part of this development.

I attended the APC meeting on 9/6 and spoke to my support of Wood Wind of Westfield, Pulte PUD. In listening to the opposition a lot of the parents were indicating how the schools are overcrowded as well of buses.

Let me speak to the bus situation first. My Father drove a bus for the Washington Twp. School system in Marion County for 35 years and part of his protocol for the bus was that everyone had to be in a seat before the bus moved. That is also a state law. If they wouldn't get into seats on their own he assigned seats. So, for them to say that children sit on the floor is not accurate. I also spoke with Mr. Verhoff, the Dir of Business Ops from Westfield Schools on Thursday. He also indicated that the comments made by the parents about the bus situation were inaccurate. The seats on the bus are designed three to a seat. In some instances it may require younger students with older students but everyone has to be in a seat before the bus moves.

Mr. Verhoff also indicated that he talks with the APC and City Council regularly and knows what is going on with all the proposed building in the area. He makes sure that the schools are able to accommodate all the children regardless of where they come from and make sure that they get a good education.

Also in the meeting on 9/6 the individuals opposed suggested that you stop building in this area because of the overcrowding. If there is overcrowding now and there is not, it is coming from building that it going on currently. The Wood Wind PUD will have a build out of at least 12 to 15 years so the children that may start at Westfield in the early stages of this project will be out of the system by the time the projects finishes. If you stop building in this area you will need to stop building everywhere in the city including Chatam Hills. If you do this you are closing the city to any growth. Is that what you want really want to do, close the city to growth? I don't think so.

There are individuals in this so called conservancy group that are asking that the houses that are built here be in the million dollar range. I find that odd when you are asking for diversity in this area that you are taking out the people who would be able to afford the houses in the range that Pulte is suggesting. This doesn't sound like diversity to me it sounds like the opposite. I also find it hard that they are requesting this high dollar value on the homes being built when their own homes have an assessed value comparable and in some cases lower to what Pulte is going to build in this area. Check the tax records it's available to the public. I've done the research and will be glad to meet with you to show you what I have found. These are facts not fiction.

There is also an individual in this group that is opposing this PUD when her family sold their property in 2008 to a developer, has had the benefit of that sale and there is an approved PUD on that land. She has also sold land for a cell tower to be built. Isn't that a little odd that now she's opposed to other building going on? This is a fact not fiction.

Now I'd like to address some of the scare tactics that the conservancy is using to get citizens on their side.

They have asked "How many people have to die on Towne Road"? I would like to deal in facts. How many people have died and what were the circumstances? She didn't say. I can only think of one. I'm not making light of this fact and my heart goes out to the family or families but, accidents happen. Not only on Towne Road but on all the roads around the area. If there was more than one what was the circumstances? Was it alcohol related, slick roads from snow, ice or rain. These are all country roads but I believe that the city has a plan to upgrade 161st, Towne Road and Ditch Road. Is it going to happen overnight? No, and I understand this. Why don't they?

They have asked why the city is willing to sell short this land asset (beautiful topography, creek, rolling hills, established trees, etc. This area of what they are speaking of is over toward Little Eagle Creek as proposed to be conserved in the 2007 comp plan and I agree with that. This area is not being touched. The area in question is flat farm ground that has no trees, rolling hills or creeks. It has been farmed for at least the last 80 years as in the case of our land but as we all know it's been much longer than that. Now I've said that there are no trees. I've seen the study that the arborist did for Pulte and there are trees in the areas that they are building can be saved and should but a lot of the areas have trees that are dead and should be taken out. I'm sure that Pulte would be doing that so that viable trees can live.

I could go on but perhaps it would be better served that we meet in person to correct the fiction that you have been told thus far by the conservancy and get the truth.

I will be honest, when these people started buying acreage for their homes we, the farmers, weren't thrilled for them to start building in the area but, this was their property and they should be able to do whatever they wanted to do as it was the farmers who sold it. No one told them that they couldn't build or what type of

house to build. Now we are asking the same respect to do the same. This isn't their land so why are they trying to direct what is done with this land.

The proposed Wood Wind PUD saves the Golf Course and provides for a sound financial model for this going forward which I thought was a high priority for the neighbors in the area. It also has the decreased density as you go west and north as designated in the 2007 comp plan.

I would ask that you send through a favorable recommendation to approve this proposed development that would be a benefit for not only this area but also the City of Westfield.

Respectfully,

Nancy Davis

Jesse Pohlman

From: cdavis83@indy.rr.com
Sent: Friday, November 18, 2016 2:02 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; APC
Subject: Wood Wind of Westfield

Council Members & APC Members,

My name is Charles Davis and I own property along with family members known as V John Davis Family Farms. Our parents have passed and the property is now owned by us six siblings. Our grandparents purchased this property in 1939 and grew their family and I still actively farm this area.

I would like to share our view of how this area, The New Suburban SW in the 2007 Comp Plan is trying to be changed to be called "The Conservancy".

It started when a developer was trying to purchase the golf course in 2015 and build homes since it could not survive financially on its own. Some members of the community got together and sought out a unique idea to put fewer homes and cluster them together with lots of green space by holding meetings to save the golf course. They achieved signatures for this cause on the golf course of 236 acres. However, when February 1, 2016 rolls around, we found out that this group was proposing a new "Conservancy" (known as the New Suburban Southwest). This area now consisted of approximately 3,000 acres. Wow, what a change from what we have come to know. They took those signatures for saving the golf course and rolled them into what they call the Conservancy. They convinced a lot of city officials that everyone in the area was on board, by using the signatures from saving the golf course, so they proceeded with their plan. We started asking land owners if they were aware of this. We talked to all land owners involved in this area and guess what we found. The land owners had not been contacted. We found out that landowners of approximately 2100 acres out of 3000 were not in favor of this proposal. That's a very good percentage against the Conservancy. A lot of these long term land owners have been continually working their land agriculturally all this time and hoping for the plan for development in this area as proposed in the 2007 Comp Plan as part of their retirement. There are three (3) land owners in this area who have owned property for over 255 years collectively, quite a feat in this day and time.

By this time the city officials were blindsided from what the "Conservancy" group had led them to believe was the situation. As time proceeded a small group of people for the Conservancy and a small group of landowners opposed to Conservancy started having meetings (as recommended by the city council) in which the city officials thought we could come to a compromise. After a few meetings we were not getting anywhere because of the one house per three (3) acres. At this point the Conservancy said we should take density off the table. The next meeting the Conservancy came up with a different proposal regarding the amount of green space in this area. It varied from 35% to 60% green space needed in this area. The largest amount of green space 45% to 60% was in the area where the Conservancy group lives. There we were, right back to density in a different way. At the last meeting we attended it was discussed that land owners that had property in the area were not allowed to have a say in the matter unless they lived in the area (Conservancy). We indicated that any landowner in that area should have a say because they also pay taxes on their property. That fact fell on deaf ears. We quickly moved to the next issue.

I've attached some maps for your review. If you highlight the links provided and select "Go to the <https://www.dropbox.com>...." you can view maps.

The first map will show in yellow all the landowners who are opposed to the Conservancy. Along with this map will be the landowner's name and acres that they own in the proposed Conservancy area. As you can see there is almost 2089 acres of this proposed area in opposition. <https://www.dropbox.com/s/bfyqq65svh7ryys/opposition%20map%201.pdf?dl=0>.

The second map will show you that of this area of opposition, how much of the land (blue) is already zoned for development, how much (orange) has development pending and the yellow area is what is left. This area left consists of approximately 334 acres. <https://www.dropbox.com/s/7johgbpuis0y8q/opposition%20map%202.pdf?dl=0>.

The third map will show all of the above along with roads marked on them. We also drove around the area and marked on the map where existing home are. <https://www.dropbox.com/s/fng7343f2wkxvlz/opposition%20map%203.pdf?dl=0>.

I want you to know that these maps were passed out at our last meeting on August 9th with the Conservancy to show them exactly how much land we were still talking about. These maps were completely dismissed by the Conservancy as it made no

difference to them. With this in mind I ask you why is the Conservancy still trying to control the remaining 334 acres that is sprinkled throughout the area?

Why would Citizens Utilities install a 42 inch sewer line from Steve Wilson's property just south of the school property, which is west of Springmill road all the way west along the north side of 156th street to the west side of our 80 acres. Eventually this will continue all the way west to the sewer treatment plant on 166th street. From what we have been told Citizens Utilities is going to update the sewer plant in the near future. Why would they do this if there is not going to be any growth?

If you want to stop development you might consider calling Mr. Donald Trump to build a wall along Ditch Road so development can't go any further west towards the horizon. If you do this surely Westfield will be remembered for something innovative.

Remember the community is building a Grand Park like no other. Let's build a community we can be proud of. The majority of land owners in this area would embrace a development of this size and economic value to the community. In order to grow we need to take calculated risks with sound judgment.

Can we please stop this Conservancy? Why are they trying to dictate what can be done with land that is not theirs. All of these people got to do with their land what they wanted to do so why can't the rest of us.

The proposed Wood Wind of Westfield PUD provides for a sound financial model plus saves the golf course. It follows the 2007 Comp Plan and I thought it was a high priority for neighbors in the area. I'm in favor of this project and I'm asking that you pass this with a favorable recommendation.

Regards,
Charles Davis

Jesse Pohlman

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Monday, November 21, 2016 3:45 PM
To: APC@westfield.inlgov; Jesse Pohlman; Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Cc: Nancy Davis
Subject: November 21, 2016 - APC agenda - Wood Wind PUD

Members of the Westfield Area Plan Commissioners and City Council:

My name is Carol Davis Whitson. I am co-owner of the V. John Davis Family Farms along with my siblings. The active farm of 80 acres is located at the southwest corner of 161st and Ditch Road. This property has been in our family for 80 years.

I support the Wood Wind/Pulte project for many reasons. The golf course has been redesigned to include more buffers near existing home owner's property and the housing density has decreased. This project will significantly increase the area's property tax base. Although schools and traffic will be impacted, this will be spread over a period of 12-15 years which will provide ample time for planning. Citizens Utilities water and sewage rates will be more stable because of the additional housing units added to their service area due to this project. There are five different types of homes planned to be built in this project to appeal to a diversity of people at different stages of life. Individual property owner's rights will be preserved as to selling their land to be used how the the owners want.

Again, I support the Wood Wind/Pulte project and I urge you to support it also.

Respectfully submitted,

Carol Davis Whitson

--

Carol Whitson
765-427-4783
carol.j.whitson@gmail.com
mydoterra.com/carolwhitson

Jesse Pohlman

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Sunday, February 5, 2017 5:50 PM
To: Andy Cook; Jesse Pohlman; APC; Council Members; Matt Skelton
Subject: Wood Wind PUD

Dear Council members, APC and Mr. Mayor,

The agreed upon vision for the future of this community needs the full weight of the comprehensive plan. Major themes are being neglected in the proposed Wood Wind PUD. Types and intensities of land use outlined in this PUD will increase density unsupported by current infrastructure, eliminate a valuable rural lifestyle, discourage people seeking higher end homes and estate sized properties and introduce a commercial element to an obviously totally inappropriate area. In addition, the 5 criteria our state statutes that the APC must consider when changing a zoning have NOT been met by Pulte. Not to mention the Deed Restriction language that needs to be changed.

Mr. Mayor, you said yourself that you desire "quality over quantity" in a recent issue of the Current. You are missing a huge opportunity with this 799+ acre portion of Westfield. This area is right "on the way" to Grand Park, why not make it a grand entrance, something to be proud of, setting a new trend for conservation and rural subdivisions? Why ruin the view with a mishmash of convenience stores, apartments and common looking houses packed together like sardines? Where is your vision leading to Mr. Mayor? Some decision making is out of control here and our cookie jar is almost empty, time to put a lid on it.

Lisabeth Armstrong
16414 Towne Rd

Jesse Pohlman

From: Lisabeth Armstrong <lisabetharmstrong84@gmail.com>
Sent: Tuesday, January 17, 2017 4:34 PM
To: APC; Andy Cook; Matt Skelton; jpohlman@westfield.in.gov; ginneykelleher@gmail.com
Cc: Kristen Burkman; dub164@aol.com; Thomas Armstrong; Mikael Armstrong; Henry Armstrong
Subject: The APC vote on Wood Wind tonight

Dear council members and Mayor,

I am not able to attend this meeting tonight due to a family crisis. I had to choose between a family crisis and a city in crisis. You probably think that's an exaggeration, a city in crisis, but when a decision is going to be made by a handful of people that will affect hundreds then it's not an exaggeration.

I believed that this PUD was not to be considered unless the deed restriction language was changed to ensure that the golf course remain a golf course. To the best of my knowledge this has not been done. I also know that Pulte has not cooperated in improving the architectural designs and this development will be much like other developments in the area. These are just two of a list of complaints that I have voiced in past letters and public meetings.

Honestly, this area is a cornerstone to Westfield. Carmel and Zionsville border it. It is so visible and how it is developed will absolutely determine how people view our city. We can do so much better than this proposal. Our city needs something really special. Why don't you look at the big picture and listen to your citizens?

Thank you for reading, please don't vote on this PUD.

Lisabeth Armstrong
16414 Towne Rd.

Sent from my iPhone

Jesse Pohlman

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Friday, November 11, 2016 3:18 PM
To: Jesse Pohlman; Andy Cook; Mark Keen; Joe Edwards; Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake; Chuck Lehman
Subject: Pulte's Wood Wind

Dear Mr. Mayor and City Council members,

I am writing this letter in regards to the proposed Wood Wind development. In my appeal I feel I must say first that you are supposed to represent the citizens of Westfield. With that being said, I'm not alone in feeling there is little respect for the protection of the existing lifestyle of the rural residents from all of you. This proposal is an example of why.

In this proposal are many concerns. The golf course itself and retention ponds cannot be considered "open" space in this plan because the golf course is privately owned and neither can be considered as areas for passive or active human enjoyment. It should be suggested that the developer make a plan for areas of homes around open spaces that have different themes and features for people to enjoy, not just look at. In this plan there should be at least 40% open space.

In Westfield rural lifestyle opportunities are declining at a rapid pace. If this plan is approved there will be NO transitional density. It needs to be pointed out that there are already 21 new developments currently underway with an over saturation of home styles and price points. There are already 6 apartment buildings approved west of 31 and more included in this proposal which are painfully inappropriate for our rural landscape. There is already a commercial plan for 146th and Ditch, that goes against the zoning for the area and this proposal wants to put the same kind of gas station, drugstore, etc. a block away on Towne Rd. 146th is supposed to be a people mover thoroughfare, not clogged with stop and goes.

It is my feeling that the city should be appealing for more commercial development in and around the city center instead of relying on residential development for tax purposes. For as large as this proposal is, the largest by far that Westfield has considered, wouldn't it make sense to take years instead of months to make a careful and considerate plan? This kind of rush to push this through in what, 6 months, is unheard of and in stark contrast to 8-10 years others like Chatham Hill, Bridgewater, and Jacksons Grant, to name a few, took to plan. This area of Westfield is just important as any of those developed areas and deserves to be regarded with clarity and respect.

All of you are responsible for making Westfield a city people want to live in. That's a big and serious responsibility. The citizens have spoken at council meetings, through petitions and most importantly through the Comp Plans (2020&2007). ARE YOU LISTENING?

Respectfully,
Lisabeth Armstrong
Westfield citizen

Jesse Pohlman

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Wednesday, November 23, 2016 12:56 PM
To: Andy Cook; Jesse Pohlman; APC; Council Members
Subject: Regarding the Wood Wind Pulte Plan

Dear Mr. Mayor, council members, and commissioners,

After spending the past weekend reading through material from our state statutes, the Citizen Planners Guide, and our comprehensive plan, in preparation for the public hearing last Monday, I wanted to send you a letter that expounds upon the three minute speech I gave. These are insights that I feel should be underscored when making decisions about our community. I understand that your deliberations are ongoing and that each letter sent to you is read and taken into consideration. I thank you for all of your time and effort.

In our statute that mandates a comprehensive plan for all municipalities, it states that this is to be a plan that will ultimately outline how and where we should grow, using the comp plan to support future land use decisions can help ensure* that actions are properly taken, that the decision-making process is transparent to citizens. When a plan is adopted it is required by law (title 36-7-4 of IN Code), that it include at least the following three elements:

- >statement of objectives for future development
- >statement of policy for land use development
- >statement of policy for development of public ways, public places, public lands, structures and utilities

In the IN Citizens Planner's Guide, part 7, Comp Plans, it is stated: one of the reasons communities engage in a planning process is to ensure* that the needs of the whole community are considered, not just the benefits to individuals. When communities plan, they establish and implement a public policy for the community. They create a guideline for decisions and development. Plans help communities achieve a character of their own, one that the residents recognize and support. A plan should enhance the unique characteristics of each place and a good plan will reflect the local culture.

*as a footnote I wanted to point out the word "ensure" used in both documents.

That being said, the existing policies and objectives lawfully outlined in our comp plan, pertaining to Existing Suburban Areas (pg. 39 of comp plan), are not being followed by the Pulte proposal as they apply to New Suburban SW. According to these policies the Proposal:

- >does NOT promote the protection of existing rural character and quality of life for existing residents in the area
- >alters greatly the character of the area because of the high density of homes and loss of open space
- >generates negative land use impact with degradation of habitat, increased infrastructure, and unmitigated densification
- >price points and architectural style is not compatible nor is the suggested buffering sufficient
- >new retail uses should NOT be permitted because it changes the rural character of the area

I would point out in addition, that this Pulte Plan PUD for Wood Wind and the additional acreage totaling around 800+ acres, is in mass, scale, density and architectural design, considered by comp plan standards is an "infill" area development. The New Suburban SW is NOT an "infill" area because it is NOT "a parcel of land within an existing urban area already largely developed"! Per comp plan objectives (pg. 40), "as development

moves south from SR 32, North from 146th and West from Ditch Rd the density should decrease and open space should increase. The key for this area will be land use transitions and buffers that accommodate in such a way that negative land use impacts are mitigated so as not to negatively affect the quality of life of long term residents."

The Pulte representative who spoke in rebuttal at the end of the hearing on Monday actually said that the reason this area of Westfield has been named "New Suburban SW" is because as developers run out of land to build on they need to keep moving west to look for new opportunities to buy more land. He must not have read and understood the description I quoted above, and I would like to clarify, the name New Suburban SW means that new suburbs will inevitably be introduced, but that the SW area is characterized as such because it is to remain "context-sensitive, density should decrease and open space should increase". In other words, this area has a definitive plan and is not just more land to buy up and build up in title wave 🐘 fashion.

In conclusion, our plan commission and elected officials are essential to the success or failure of the comprehensive plan. The decisions you make shape our community. Your votes on requests to rezone land, where to construct and upgrade should be guided by the comprehensive plan, according to the IN Planners guide. If you don't agree with or like what is in it, your decisions will not further the plan's objectives. Accepting this proposal and granting the request for re-zoning would be doing just that. Our comp plan hasn't been updated since 2007 and it is recommended by the state of IN that they be updated every 5-10 years. It appears that changes are already being made, as evidenced by current development, without community input and proper amendments being made to the plan. At the public hearing there were at least 29 people against the proposal, all neighbors, and perhaps just as many in favor, the majority of which are not residents of Westfield. I understand you possibly may not have given much weight to my petition (Stop Rampant Development in Westfield), with over 700 signatures, that you deal with a lot of emotional testimony and there is relentless developer and business pressure, but I am appealing to you to make a reasoned decision based upon evidence and letters sent that best serves the community.

Thank you again for your service,
Sincerely,
Lisabeth Armstrong
16414 Towne Rd.

Jesse Pohlman

From: Susie Tatum <Suzanne.Tatum@stjude.org>
Sent: Tuesday, January 17, 2017 8:46 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Wood Wind

Hello,

I am very concerned about the manner in which this development has been pushed forward without adequate attention to the voices of the local residents. It is very important to utilize this parcel of land in a responsible manner. It cannot be un-developed, so let's make it the best we can by listening to the voices of the locals rather than the developers.

The following details are very important to consider:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10% which is deplorable. Centennial has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Thank you for doing the right thing by giving your attention to these issues and for developing responsibly in our city.

Sincerely,

Susie Tatum

Jesse Pohlman

From: Susie Tatum <Suzanne.Tatum@stjude.org>
Sent: Saturday, November 12, 2016 8:00 AM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Woodwind

Hello,

This letter is in regards to the proposed Pulte Woodwind Development. I strongly object to what is currently being proposed by Pulte for several reasons. This is our opportunity to develop an area in a thoughtful and meaningful way. A comprehensive plan is in place for that purpose. It's important to me and many in the community to preserve what makes Westfield special – the beautiful trees, rolling hills, green space and wildlife.

This Pulte development is very dense and doesn't take into account the needs of the residents – only the developers. With 21 developments west of 31, do we really need 5000 more residents, another development of tacky houses that all look the same and at the same price point, three apartment complexes, more gas stations and drug stores? Our schools are already overburdened with students. This dense development will increase the burden on our schools, traffic, and will increase Westfield congestion. This could be a beautiful, thoughtfully designed area such as Bridgewater, with custom homes, trees, green space. It enhances the surrounding area. This Pulte development will reduce the value of the unique, custom homes in the area.

Our community needs and wants more green space, more parks and trails, places for horseback riders, hikers, bikers. If you have any doubt, go to Cool Creek Park and look at the trails. It is becoming overused and trampled because it's the only major park in the vicinity. This is our opportunity to add another park. We can't undo development once it is done.

I urge you to listen to the people who voted you in and to work hard to abide by their wishes – not the developers. We live here. They don't. Please listen and do what is right for your neighbors.

Thank you.

Susie Tatum

Jesse Pohlman

From: Stacy Hedges <stacy@scheetzteam.com>
Sent: Tuesday, November 15, 2016 12:01 PM
To: APC
Subject: Wood Wind / Pulte

Sending an email to show that I support [saving the golf course and the Pulte development](#).

Thank You,

Stacy Hedges

The Scheetz Team
Century 21 Scheetz
317-814-2100
Stacy@ScheetzTeam.com

Jesse Pohlman

From: Tom Murphy <tpmurphy849@sbcglobal.net>
Sent: Monday, January 16, 2017 12:32 PM
To: APC
Subject: PULTE PUD

Dear Plan Commission Members,

Please support the Pulte PUD. This development plan sets the gold standard for future projects, pays for itself, and provides for the measured responsible growth of the schools.

This is a once in a lifetime opportunity to make a positive significant impact for the continued growth and success of our community.

Thank you,
Tom Murphy

Sent from my iPad

Jesse Pohlman

From: THOMAS MURPHY <tpmurphy849@sbcglobal.net>
Sent: Tuesday, November 15, 2016 3:34 PM
To: APC
Subject: PULTE - WOOD WIND PUD

Dear Plan Commission Members,

As the owner of seventy five acres, for over twenty five years, on the north side of 161st Street and adjacent to Wood Wind golf course, I am writing to request your support for the Pulte PUD. The proposed PUD is an excellent concept setting the highest development standards for all citizens of Westfield.

This slow measured growth over a projected twelve years benefits all residents and adheres to the excellent comprehensive plan you now have in place. This PUD plan provides certainty to the city, school, utilities, golf course and landowners, also providing 5.5 miles of pathways, forty two acres of right-of -way, and 100 foot setbacks. I respectfully request you not allow a small number of newer residents to dictate the future of Westfield.

Please continue your good planning and vote YES for the Pulte PUD.

Sincerely,
Thomas Murphy

Jesse Pohlman

From: Mark Albertson <mtalbertson@gmail.com>
Sent: Tuesday, November 15, 2016 6:45 PM
To: APC
Subject: Woodwind

I play golf at Woodwind maybe 10 times a year. I do live close which is why I play there. Not real fond of the course as it does not suit my game, but it is close , convenient, well-kept and priced fairly.

That being said.....

There is no way ANYONE should support this with the exception of the developer, their investors and tax hungry politicians in Westfield. Why in the world would anyone want 1,000 new houses up here besides the Pulte folks and politicians ?

MT Albertson

Jesse Pohlman

From: Andy O'Connor <jandrewoconnor@gmail.com>
Sent: Monday, February 6, 2017 4:20 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Cc: rkburkman@gmail.com; Megan OC
Subject: Opposition to Pulte Plan and Irresponsible Development

Esteemed Leadership and other interested parties,

I write you again in order to respectfully express my concerns with the proposed Pulte development. I maintain my firm conviction that this plan, as it currently exists, is unfair, irresponsible, and, ultimately self-defeating for our community. Unless and until dramatic changes are made to the plan, the only proper vote is a "No" vote rejecting this plan.

Borrowing from our zoning ordinance, I remind you that it is your duty to pay reasonable regard to the following issues:

The plan should be modified to come into compliance with our community's Comprehensive Plan. Pulte's plans for violations regarding the Comprehensive Plan's stance on open space, "cookie-cutter" appearances, and regard for contextual homes are unacceptable features of their proposal.

Further, the plan must be modified to match the current conditions and character of the current structures.

Additionally, the conservation of property values must be considered. The current Pulte plan gives little regard to property values of the jurisdiction.

Finally, the plan lacks any credible attention to the responsible development and growth of our community. This prodigious deficiency poses a real danger to the long-term success of the town I love.

If we accept this plan, then that is a wholesale rejection of the qualities that make us so endearing. Please vote against this plan, and demand better for our community.

Sincerely,

J Andrew O'Connor MD
15201 Shelborne Road, Westfield

Dear Westfield APC, Mayor Cook, Jesse Pohlman, and City Council,

I am writing today to share my concerns regarding the proposed Pulte development to be built along Towne and Shelborne Roads.

My husband and I purchased our property 4 years ago on Shelborne Road in Westfield, and we built our “forever” home. We wanted a more rural lifestyle for our family. We looked around the area and chose Westfield because we liked the small-town, friendly feel of Westfield. We were drawn by the good schools, the thoughtful development plan for the area, and the remaining rural land. Unfortunately, the Pulte plan appears poised to destroy all that we loved about Westfield.

The Pulte development as currently planned is not consistent with the Westfield-Washington Township Comprehensive Plan, adopted in 2007. Page 40 of the plan states:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context sensitive. As development moves south from SR32, north from 146th, 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 affect the quality of life of long term rural residents**.

This should be interpreted such that by the time the development reaches Shelborne Road, it should not be nearly as dense as Pulte proposes. The infrastructure in this area is not built for the increase in traffic that this neighborhood would bring. Shelborne Road is very narrow north of 146th street with no shoulders or sidewalks and two one-lane bridges. In addition, the two bridges that are present are crumbling and in need of being rebuilt. The resulting increase in traffic will make rush hour traffic at the 4 way stop with 146th street unbearable and dangerous. In this area, there is currently so little traffic that I and many of my neighbors are able to walk, run, bike and ride horses on the road. This leads to a community feeling, even though many have large lots and homes set back from the road. This sense of community will be impossible if this neighborhood is built and the traffic increases as hundreds of homes exit onto this country road. I remind you that page 42 of the plan states that Westfield will “...permit development only where the transportation network is sufficient for the added traffic volumes.”

In addition, the comprehensive plan states on page 8 that Westfield “**desires not to become indistinguishable from other communities in the metropolitan area**.” Westfield already has 21 neighborhoods under construction and 6 approved apartment buildings, all west of 31. The reason our family and many of our neighbors chose to live in Westfield include the fact that it is not overbuilt with identical neighborhoods, overburdened with poorly planned traffic paths, filled with overcrowded schools that cannot keep up with development. This Pulte development is very large and poorly laid

out, such that it will cause many of the problems listed above. It will decrease property values and quality of life throughout the area.

It is worth mentioning that this Pulte plan does not even offer a good quality of life for those homeowners in the neighborhood they are building. The neighborhood offers very little green space except for the golf course itself. The “greenspace” in the neighborhood, other than the golf course, is essentially limited to retention ponds. Retention ponds are an unfortunate necessity imposed by the hardscape development, are insufficiently green to be called “green”, are not safe for children to play near, and offer no sense of community. There is very little pedestrian connectivity and little diversity of housing types, sizes, or densities. The plan does nearly nothing to maintain the beautifully wooded areas of the land they wish to build on. This decreases the buffer for neighbors and roads and decreases wildlife habitats extensively. In addition, it destroys the rural feel in this area.

Please consider my concerns along with those of many of my neighbors and stop this development. I believe it will be seriously detrimental to the future livability, marketability, and thoughtful growth of Westfield. Our community’s property values and quality of life will be irreversibly damaged by it, and it must not happen.

Sincerely,

Megan O’Connor



Jesse Pohlman

From: megan britton <mkbritto@yahoo.com>
Sent: Monday, November 21, 2016 2:09 PM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Professional Critique of the proposed Pulte Woodwind Neighborhood
Attachments: WoodWind Critique 11-15-16.docx

Mayor Cook, Westfield APC, Westfield Council members, Mr. Pohlman,

Please read the attached critique of the Woodwind neighborhood written by an urban planner. He describes some of the major problems with the current design of the Pulte neighborhood. We must allow progress and development in Westfield but it should be done thoughtfully and to the benefit of our citizens. Pulte does not have the best interest in Westfield in mind with this current design.

Thank you,
Megan O'Connor

November 15, 2016

Randy Graham, President
Westfield Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Dear President Graham:

This letter is a critique of Pulte Homes' Wood Wind of Westfield PUD proposal. Full disclosure: While I live nowhere near the development, I am good friends with one Westfield family directly affected by the development. In addition, several members of my own extended family live a few miles south of the development in Carmel. I have been visiting the area for my entire life and have a fond appreciation and familiarity with the area.

In terms of my credentials, I have been in the community planning profession for 15 years and hold a Master's degree in Urban and Regional Planning from Portland State University and a Bachelor's degree in Geography from Indiana University. I have crafted comprehensive plans, transportation plans and open space plans in many jurisdictions across the country, including a number of rural/suburban areas similar to Westfield.

My overarching concern about Wood Wind is that, while the Westfield Comprehensive Plan offers a legal path forward for this development through the "New Suburban" map designation and the PUD process, the design of the proposed development runs counter to many agreed upon tenets of high-quality community design. The current and future residents of Westfield deserve much better.

Design, of course, is subjective. However, there is increasing concurrence among planning and development professionals that mid-20th-century-style suburban designs with cul-de-sacs, looping roads, meaningless open spaces and large swaths of single uses is less attractive, less healthy, less sustainable and even less marketable than the traditional neighborhood development (TND) patterns seen in older towns and "new urbanist" developments.

Developers and homebuyers in Hamilton County have taken note: From the Village at West Clay to the Carmel Arts District to Saxony Village, people recognize that walkability, eye-catching architecture, mixed uses and a variety of housing sizes not only attract customers, but also raise the quality of life and reputation of the community. Where I live in Oregon, developments such as Orenco Station and Villebois have raised the bar and nurtured a demand for complete, walkable communities in the new construction market. Many people are also moving to revitalizing urban neighborhoods to avail themselves of walkability, vitality and a sense of place, putting new suburbs like Westfield at a competitive disadvantage unless they create excellent new places.

The Wood Wind of Westfield proposal, while appearing geometrically interesting on paper, is heading in a direction that is counter to well-tested themes of new urbanism and will do little to improve the lives of its future residents, let alone those that live in the area today. Consider the following problematic aspects of the design of Wood Wind:

- **Poor Connectivity.** Academic studies have shown that neighborhoods with higher street connectivity – measured by the density of intersections, ratio of links to nodes, infrequency of dead ends, block sizes, or other methods – can encourage more walking and therefore improve health and social outcomes. Good street connectivity also reduces out-of-direction travel, disperses traffic and provides route redundancy for all users including emergency providers. Centuries of land development up until the age of the automobile employed this basic principle, visible in the area's older towns – downtown Westfield and Carmel both have blocks approximately 340 feet on a side. By contrast, Wood Wind proposes a series of looping roads and cul-de-sacs with very few intersections, limited points of ingress/egress, and significant out-of-

direction travel. Even with the proposed off-street pathway system, the overall transportation network will discourage walking and biking, confuse visitors, lengthen emergency responses, and generally lessen any sense of place that the development could inspire. The poor connectivity is worsened by two of the next points: poor street design and homogeneity.

- **Poor Street Design.** At a finer scale, the individual streets will not be pleasant to experience, regardless of how many trees and shrubs are planted. For one, the streets will be penetrated by hundreds of driveways on both sides of the street, one every 50 to 100 feet. Thousands of cars will back out of driveways in the morning, putting joggers and playing children at risk. Garbage and recycling bins will litter the streets once a week. Front facades of homes will be dominated by two- and three-car garages. Obviously garages, driveways and curbside waste pickup are not uncommon in American suburbia, but the preferred approach in traditional Midwestern towns is to have garages and waste bins facing alleys, while the more attractive uses such as front porches and walkways ornament the street side. Even downtown Westfield has alleys. Also evident in the proposal is that some streets will not have sidewalks on both sides of the street. This may be legal under city code (I didn't check), but it's a cost-cutting practice that forces people to walk the street, discourages walking in general, and places an uneven burden on certain property owners. Even worse is the proposed commercial / multi-family area which will have a textbook suburban strip feel with buildings set far back from the street and surrounded by acres of parking.
- **Homogeneity.** The most pervasive critique of suburbia is the sameness created by cookie cutter house designs, all with roughly the same size, shape and color palette. The proposed development appears to offer a few different home sizes, but they're all segregated by price point into uniform districts of monotony. Multi-family options are similarly segregated into a single-use pod near a major intersection. In an era of increasing income inequality nationwide, such neighborhood designs exacerbate the divide. Commercial uses are also segregated – everyone must drive to a large shopping center with big box stores and pad sites lining a huge parking lot. By contrast, traditional neighborhoods across Indiana and the rest of the world have found a way to mix a diversity of housing types and sizes along with commercial uses in the same walkable vicinity.
- **Meaningless Open Space.** Parks are among the most defining and attractive amenities of a neighborhood. More than just a place to walk the dog, they are gathering places for the community. Other than the golf course (which should not be counted as community parkland), open space in the Wood Wind proposal consists of mere scraps – leftover pieces of land between houses and next to stormwater retention basins. There is no apparent attempt to create real neighborhood parks with a sense of purpose and with good surveillance by surrounding homes. One location where buffer-style open space may be more appropriate is along the west edge of the development to aid the transition to the more low-density rural area to the west.

I believe Westfield residents understand, as I do, that it is counterproductive to oppose all development of land that is designated for growth in the city's Comprehensive Plan. But it is certainly in the interest of those residents, as well as the future residents of Wood Wind and the Westfield community at large, to demand the best possible development. Now is the chance to make some changes and get it right.

Sincerely,



Steven L. Szigethy

2/5/2017

Advisory Plan Commission

Westfield IN 46074

I see the Wood Wind PUD is back on the agenda for Monday evening.

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. Where is all the open space besides the golf course which will not be useable to most of the homes being built. We need more diversity not more of the same.

Who wants or needs a 60 acre commercial development on 146th St. Not ourselves or are neighbors. We already have more than we need with 161st and 146th and Ditch.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the needs of Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

1/16/2017

Advisory Plan Commission

Westfield IN 46074

I see the Wood Wind PUD is back on the agenda for tomorrow evening.

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small and cheaply built. Where is all the open space besides the golf course which will not be useable to most of the homes being built. We need more diversity not more of the same.

Who wants or needs a 32 acre commercial development on 146th St. Not ourselves or are neighbors. We already have more than we need with 161st and 146th and Ditch.

What will be the affect on the local schools and roads? I can hardly get out of my drive at the busy times. Now.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

11/16/2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy, have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Pulte Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the effect on the local schools and roads?

Towne Road and the adjoining roads are already overloaded, cars pass our house going well over the posted speed limit. The roads are also used by hundreds of bikers every week. Accidents and fatalities have occurred and will continue. Wood Wind will just add to the congestion.

What happened to our comprehensive plan which many of us worked on several years ago? Where can people go for a rural life style?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard/Sandy Levins

Jesse Pohlman

From: Kurt Humphrey <Kurt.Humphrey@Pulte.com>
Sent: Wednesday, November 16, 2016 6:58 AM
To: APC
Subject: Save Woodward Golf Course

I am a supporter of saving the golf course.

Kurt Humphrey
Sent from my iPhone

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To: The Advisory Plan Commission

From: Mary Schreiber, Trustee

I am in favor of the Wood Wind Planned Unit Development

In the early 1970's my parents bought a farm in Westfield, IN. There were only a couple of us kids still living at home, so we all moved out to the small 2-bedroom, one-bath farmhouse. Then my parents built a brick ranch on the property and we moved into that house.

Eventually my parents moved and sold both homes. They did keep approximately 250 acres of farm ground. We have had this land for over 40 years.

I would like to think we have good neighbors and good stewards of the land. We have kept it free of debris, planted yearly, cut the perimeter, and promptly paid taxes. We have done this for decades.

Most of this is included in the Wood Wind PUD.

I believe the developer has diligently studied and addressed the concerns of the neighbors.

I also believe the Wood Wind PUD would be good for all of the City of Westfield.

Please give consideration to this thoughtfully designed Planned Urban Development.

Respectfully,

Mary Schreiber, Trustee

Jesse Pohlman

From: Erin Gibson <elmgib@aol.com>
Sent: Wednesday, November 16, 2016 1:28 PM
To: Andy Cook
Cc: APC; Jesse Pohlman; Council Members
Subject: Pulte Proposed Neighborhood

We wanted to reach out to you as concerned homeowners about the proposed Pulte Development around the Wood Wind Golf Club.

Firstly, we are DEEPLY concerned about the number of homes proposed in this plan!! What are all these homes, apartments, and people going to do to our schools, public service, roads, etc. Pulte shows absolutely no concern for these issues!!!!

Secondly, the buffer zones around this development are at best VERY minimal!!!!!! We want to see the buffer zones at least doubled or better before this proposal is considered. The entrance to the neighborhood from 166th street needs to be re-considered as well. It shouldn't be there at all, NOR should the 8 or so homes they intent to cram into that area. It's completely ridiculous. IT SHOULD NOT BE ALLOWED, period!!!!!!!!!!!!

We moved to our location on 166th street 17 years ago. We moved to the "country" for the space, peacefulness, wild life, privacy, and relaxing environment. We, over the years, have expected change, but this development is entirely TOO close to the existing homes. We, along with our neighbors, expected the City to respect the Conservancy plan!!!!!! There still are people who want to purchase acreage, and want a rural atmosphere to raise their families, to be able to have horses and livestock, and space to enjoy.

Thirdly, we don't understand why the City of Westfield has to "sell out" to every developer that comes along?? At this point, there are enough neighborhoods being built, where does it stop????? And as for the apartments, they should not be allowed. We have enough apartments in this area. Just look at who lives in the apartments up on Casey Road!!!!!! The City of Westfield needs to stand your ground, set your standards high, and tell these developers what this area stands for. Westfield and Hamilton county are one of the most desirable areas in the State of Indiana to build and settle down to raise a family. The City of Westfield should be able to state their expectations to the builders and the builders should follow the plans for the area or bottom line, they aren't approved to build. Pulte says they are all about the black wooden fences, and stone entries to their additions, but bottom line, Pulte is all about the almighty dollar.

Pulte is about how many homes can we cram on a postage stamp for the most amount of money is their philosophy. Many residents are tired of the same McMansions and Vinyl Boxes on top of each other!!!!!!!!!!

Fourthly, we truly believe that before this proposal is considered, the City of Westfield should require Pulte to enter into a contract that states the golf course at Wood Wind will remain a golf course for an extended amount of years (10, 20, etc) and they cannot destroy the course and build more houses on it. PLEASE stand your ground!! Pulte is a national builder and makes millions upon millions of dollars. They can certainly afford to take care and maintain this beautiful course on an upper scale level.

Also, with the proposed "amenities / pool area", Pulte needs to have lower level lighting as to not completely disrupt the surrounding areas with light noise!!!

Remember, you individuals were VOTED into your positions by the people of Westfield and you need to WORK for the people of Westfield, and LISTEN to the people of Westfield. We hope that you take into consideration some of these concerns that we have, as I know our neighbors feel the same.

Sincerely,

Erin and Rick Gibson
Concerned Westfield Residents

Jesse Pohlman

From: Mikael Armstrong <jmarmstr@gmail.com>
Sent: Wednesday, November 16, 2016 4:02 PM
To: APC; Jesse Pohlman; Council Members; Andy Cook; Mark Keen; Joe Edwards; Steve Hoover; Robert Horkay; Cindy Spoljaric; Jim Ake; Chuck Lehman
Subject: Pulte's Woodwind Proposal

Dear Mr. Mayor and City Council members,

I am writing you to express my concerns regarding Pulte's proposed housing development in and around the existing Woodwind golf course. I have reviewed both the initial proposal and the revised one that will be discussed on November 21st. Overall the rural lifestyle and charm of this area, with it's beautiful topography, creeks, rolling hills, established trees, etc, is not being preserved and should be considered more of a protected asset than an opportunity for developers to make money and the city to increase tax revenue. Not to mention, many of the guidelines included in the comprehensive plan are not being followed.

Per the existing comprehensive plan, a number of issues still seem to be unaddressed in Pulte's most recent proposal.

- Current rural lifestyle should be preserved if new developments come to the area per the comp plan
- Lifestyle and property values should not be negatively impacted by new development per the comp plan and 5 criteria for a zoning change
- Architecture of homes included in Pulte's proposal is not in line with the unique character of the homes existing in that area
- Density should be less as you move west from Ditch Road and north from 146th and south from 32 per the comp plan - This project is off the charts too dense for this area.
- Open space should increase per the comp plan - The only tangible open space is the golf course which will be privately owned and not part of the neighborhood. So it appears on these plans that the retention ponds are the only predominant open space for people to enjoy.
- There should be meaningful transition between rural residences and new development per the comp plan - with this density, there is no gradual transition from high density, to low density, to buffer, and then on to neighboring property owners
- Pulte did a tree preservation study but further clarification is needed on the concept plans to understand what trees are being preserved. It seems that many of the trees included in the tree farm north of 151st and Shelbourne would be removed. Why not preserve and incorporate more of this dense forest into their development?
- Liberty Ridge was just approved on 151st Street. This developer has 29% open space and this parcel added to the church parcel has 40% open space. Anything going north or west should be at least 40% open space. This developer also faced homes toward the road and increased their architecture standards. Again this should be better going north and west. The submitted architecture by Pulte is not better and rear of the homes face Towne Road, 161st Street, and 156th Street.

There are already 21 new developments currently building on the west side of Westfield so why do we need another one right now if it's not right for all Westfield citizens? There is very little pricing diversity on the west side. This Pulte project will be the same price points already available in the other 21 neighborhoods. Maybe we've reached a point of over saturation of the same home styles and same price points already.

Apartment buildings, gas stations, drug stores, or any commercial-like development in general is wildly inappropriate for this area. Especially considering that some of this has already been approved near the new Harmony development, why do we need more?

In conclusion, it seems that the city and a few large land owners in our neighborhood are on track to make some very hasty decisions about the future of this beautiful area. My family has owned land here since the 1950's, and I have always pictured myself building a home to permanently settle down here in the future. The complete disregard for preserving open spaces, rural charm, and character in rural Westfield has honestly made my desire to settle down here much less appealing.

I ask all of the City planners to not rush through a plan that's not right for Westfield and allow us all to come to a more thoughtful compromise on what is right for Westfield!

Respectfully yours,

Mikael Armstrong

Jesse Pohlman

From: Randy Henry <rhenry@maininvest.com>
Sent: Wednesday, November 16, 2016 5:03 PM
To: APC
Subject: Wood Wind Development

Members of the Westfield Area Plan Commission

I was recently made aware of the planned development around Wood Wind Golf Course.

As someone who plays at Wood Wind many times a year, I would like to express my support for the planned development project with Pulte Homes. The price range of homes seems in line with the area and the ability to preserve and enhance the golf course is a huge plus for the city. The course has been around a long time and continues to have a good following of members and players. Adding homes, improvements and stability for Wood Wind's future will be beneficial to the entire project and area.

Regards,

Randy Henry

Randy Henry
Director of Investor Relations



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rhenry@maininvest.com | www.mainstreethealthinvestments.com | HLP

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Jesse Pohlman

From: Doc O'Neal <doneal@COHOATANDONEAL.COM>
Sent: Thursday, November 17, 2016 10:50 AM
To: APC
Cc: Matt Cohoat; david.compton@pultegroup.com; ashley.bedell@pultegroup.com
Subject: Wood Wind

Dear Commission:

Over the past 20 years I have been involved with the growth of the City of Westfield, primarily with my 10+ years with The Bridgewater Club.

In 1998, I had asked Steve Henke a friend, to assist me in finding an 80-acre parcel to build a practice golf facility. That ultimately came to fruition and in September of 1998 we opened The Golf Preserve. Unbeknownst to us at the time, we had broken a barrier for Carmel residents to consider conducting business north of 146th Street. "My goodness, what are you thinking, people would say" and then when Steve Henke, Gerald Throgmartin (our Capital partner) and myself decided to do a complete residential golf course community, people thought we were looney.

People said that it would never work, that Westfield could not support such a community with high-end residential and a high end championship golf course. Well, I guess you could say that 18 years later, it all worked quite well.

The Bridgewater Club changed the course/future of the City of Westfield (it was a town when we started the project). New communities (various price points) began to sprout all over, residential price points had reached record levels, new home permits were going extremely well, and when it was all said and done, now in 2016, we have so many wonderful communities, amenities (Grand Park and so much more) that it is hard to believe that just a short 18 years ago, Westfield was a dot on the map.

The path of growth took a direct line through Westfield and I can proudly say that the officials and commissioners involved have done a great job of understanding the growth, managing the growth and establishing standard qualities that are representative of quality cities. Westfield should stand proudly!

My partner, Matt Cohoat and I have been working closely with Dave Compton, Ashley Bedell and others from Pulte Homes as they work through the process of zoning and approval of the Wood Wind PUD. We have enjoyed our time with them and their organization/company. They do extraordinary work, are creative and I personally feel that they have gone beyond the call to meet and amend the proposed plan to meet the necessary requirements.

My father was on the Carmel Planning Commission for 20 years. I was able to see first-hand what went into the decisions and planning as many similar type communities and retail centers were proposed for, at that time, a very quickly growing City of Carmel. My father used to say that growth is critically important to the future of any city, however, it must be done right. He made sure along with the other commissioners that it was done right. Carmel is a testimony to so many people over the past 30 years that carefully planned and worked through the standard details that made it all so great.

The Wood Wind PUD is a blessing to a community such as Westfield. In my mind, the term rejection should never be an option. This community will bring 1,000 families to Westfield, which favorably impacts, as you know, so many things....quality of life, tax base, growth of schools, and the sustainability of our great City of Westfield. Not to mention it will provide Wood Wind Golf Club the ability to be Wood Wind in perpetuity. The golf course needs rooftops/families to survive and this beautifully designed community will be the hub for a quality of life that we will all be proud of for many years into the future.

Sure....work through the details, revise as needed, and work in a spirit of cooperation. There should not be anyone on this Commission or Council who should ever consider rejecting this opportunity. Just make it right!

Thank you for your service to our great community!

“Doc” O’Neal

Cohoat and O’Neal Management Corp., Chief Operating Officer

317.816.3100 Office

317.428.8086 Mobile

7000 Longest Drive

Carmel, Indiana 46033

www.cohoatandoneal.com



Jesse Pohlman

From: staffordhouse92@att.net
Sent: Monday, February 6, 2017 10:03 AM
To: Andy Cook; Council Members; APC; Jesse Pohlman
Subject: The Pulte Group development proposals

Dear Mr. Mayor and Council Members,

Tonight, you will *AGAIN* listen to representatives of The Pulte Group make a pitch for development in Westfield. You will hear another petition to change zoning so more open spaces can be covered by high density, tract houses. What's worse is the inclusion of commercial elements in the proposal.

When are you going to say '*no more*' to Pulte? Why is that so hard? Take a stand on preserving Westfield's quality of life and stick with land use as specified on the Comprehensive Plan.

The Pulte Group reminds me of a petulant teenager. They want to do what they want just because they want it. Usually, the desire is to have something even though it may not benefit anyone but the teen. In this case, it appears that Pulte wants money regardless of the negative impact earning it may have on the Westfield community at large. We've all known or dealt with that kind of attitude. It calls for someone to step up and say, "No. You can't do that just because you want to."

We urge you, the people we elected to safeguard our community plan and assets, to say no to Pulte's rampant, destructive development proposals. Do not let that development corporation overrun our once close-knit, family oriented community. No more begging, pleading, or encouraging. We say vote against Pulte proposals. Be responsible on our behalf.

Mr. Horkey should recuse himself from the vote since he has indirect financial interest in Pulte proposals that come before the APC and Council. We wondered what hold Pulte had on the Westfield Council. Now we know.

Sincerely,
Steve and Cynthia Stafford
15736 Towne Road
Westfield

Jesse Pohlman

From: staffordhouse92@att.net
Sent: Sunday, January 15, 2017 5:21 PM
To: Council Members; APC; Andy Cook; Jesse Pohlman; Matt Skelton
Subject: Pulte Homes developments

Last year, we loved to sit on our front porch and enjoy a huge evergreen tree that grew on the far side of the 17th hole on Wood Wind Golf Course. We can't do that anymore because that gorgeous tree has been chopped down. That tree, and numerous others around it, are gone. They were cut down and sold for firewood last Fall. Looks like something is destroying the landscape in Westfield. It's not a pretty sight.

An article appears on page 2 of the January 17, 2017 issue *Current in Westfield*. The article focuses on Westfield-Washington School District's proposed \$90 million construction referendum. Rapid growth in Westfield has made it mandatory for the school district to expand its capacity to serve the community so it can continue to provide quality educational opportunities. Taxpayers will pick up the bill for those efforts. Most know that the 1% property tax cap increased the challenge of funding school services (i.e. transportation), but funding problems cannot be solved by building more homes. Increased home inventory simply compounds the problem in the future. More homes = more children = need for increased school space. It's not a pretty sight.

Apparently, there are around 1,300 homesites currently under construction in Westfield. Have you looked around lately? Digging behind the once peaceful cemetery on 161st street, digging by the Monon Trail, digging farther East and West on 161st, digging on 156th St, digging on Towne Road near 146th Street, digging on Highway 32, digging on Union and Park St. Soon there will be digging for Aurora. There doesn't seem to be any end to developers with plans for building homes. Westfield is not a pretty sight.

Pulte Homes wants Wood Wind Golf Course, the one remaining greenspace with rolling hills, lakes, and mature trees (though it's plain to see how easily that amenity can be removed), for another development featuring hundreds of homes. Approving Pulte's proposal (more accurately, another Pulte proposal) would be a tragedy for our community.

Pulte Homes was not part of the planning process that resulted in the Comprehensive Plan that we, as home buyers, thought would drive development around Wood Wind. Pulte will not pay for school buildings. Pulte will over build our community and leave for greener pastures...literally.

We urge you to be reasonable and responsible. Vote to stop this rampant, destructive development and save what's left of our community's outdoor assets.

Sincerely,
Cynthia & Steve Stafford

Jesse Pohlman

From: Stephen Stafford <staffo92@att.net>
Sent: Thursday, November 17, 2016 8:52 PM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Cc: Kristen Burkman
Subject: Pulte propsoal

Mayor Andy Cook
Westfield City Council Members
APC Members

130 Penn Street
Westfield, IN 46074

Dear Mr. Mayor, Council Members and APC Members:

Here we go again. Pulte Homes once again wants to convince you, the people we elected to protect our best interests, to change the comprehensive plan so more homes can be built. Pulte's recent proposal for over 1,000 homes comes even though there are no less than 21 other neighborhoods and 6 apartment buildings currently under construction...all West of SR 31! We do not believe changing the zoning ordinance to allow more houses on smaller lots is in our community's best interest.

To make matters worse, the Pulte proposal involves Wood Wind Golf Course, the only remaining natural greenspace in Westfield. Take a drive along any local roadway that runs parallel to Highway 32 and you will see cornfield after cornfield changing to planned developments of dense housing. When will there be "enough" homes under construction to satisfy the voracious appetites of developers?

Changing a flat, open expanse of barren land (like a cornfield) into a housing area with trees and ponds (like Centennial) is a different matter than what Pulte proposes. The Wood Wind acreage is neither flat nor barren. It is rolling terrain, has old growth vegetation, irreplaceable large trees, and established lakes. Why would you equate that kind of greenspace with a flat cornfield?

We are told that Wood Wind Golf Course is in jeopardy of closing because golf is a declining pastime so the course is not profitable. It seems Pulte Homes is the only entity that can "save" Wood Wind. How can this be when a few months ago there were hundreds of thousands of golf enthusiasts in attendance at the BMW Golf Tournament?

Perhaps the problem is that Wood Wind has not been marketed effectively. We believe it would be far more responsible for the City of Westfield to enter into a public/private partnership with Wood Wind and focus on preserving its beauty.

When will you take a strong stand and say "NO" to non-local developers who want to change the citizens' vision for our community? We urge you to stay true to the comprehensive plan and its intent to preserve at least some of Westfield's rural character. We urge that you make that statement and protect a unique community asset, Wood Wind Golf Course.

Thank you for your attention and commitment to preserving Westfield's integrity.

Sincerely,
Cynthia and Steve Stafford
15736 Towne Road
Westfield, IN 46074

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Tuesday, January 17, 2017 9:57 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; Ginny Kelleher
Subject: Woodwind PUD

Dear City Council, APC, and Mayor Cook,

I am writing to voice my concern about the Woodwind PUD. I do not live on that side of town, but I am an invested member of the community. I grew up here, have planted my family here, teach at the high school, and LOVE Westfield. I have attended several public council meetings because I care about the future of our city. In addition, I voted for many on the current council and Mayor Cook because I loved the vision for revitalizing downtown Westfield.

Let me start by saying that I am not opposed to this land being developed. I understand this will happen. I just want the land to be developed responsibly with the future of our city and its current residents as a top priority. I am primarily concerned with the density of this project. I am concerned with the way this will look on this beautiful land, and I am greatly concerned about the impact this will have on our school population. It seems more beneficial to the city to have more expensive homes on larger land plots so that we are getting the same tax base with less impact on traffic and schools. I also think more expensive homes on larger land would diversify this area of Westfield. There are already lots of cookie cutter homes in that area. Less density would also protect the country feel of the far Western part of Westfield. The last thing I want to see when I drive through that part of Westfield is another sea of houses (especially when we just see the backs of houses). I am also against apartments where we are literally stacking people on top of each other. Again, I am concerned with the impact this amount of people will have on our roads and schools. While I know that there are people in Westfield that support this project, it seems that they are "for" it under false pretenses of saving the golf course. I think we need to do a better job of following the comprehensive plan. We only get one shot at developing this land. Please consider how this will affect the future of our city. Please put current residents above Pulte.

Jalene Smith
2103 Corsican Circle
Westfield

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Thursday, November 17, 2016 10:30 PM
To: APC
Subject: Concerned citizen

Members of the Advisory Plan Commission,

I would like to express my extreme concern about the proposed Pulte development on the Southwest side of Westfield. I am a home owner, parent, and a high school teacher in Westfield. I also grew up in Westfield. I love Westfield. I think its truly a special place. AND, I even like the some of the growth and development in Westfield. I voted for many of the current council members because I like what they are doing with our downtown/grand junction.

However, I am very concerned about the rate of growth in the community. I feel like neighborhoods are being approved without concern for two of our greatest assets - our beautiful land and our great schools. I realize that this land will be developed, but I think it can be done with respect to the land and without increasing our population to the degree that Pulte is proposing. I believe that the comprehensive plan should be followed. Many of the people that bought homes in that area bought those homes with the comprehensive plan in mind. I think those community members interests need to be represented. Also, many people (me included) moved to Westfield for the schools. We need to be represented. Please protect our schools. Westfield is an amazing community, and I would like it to stay that way. I don't want the overcrowded overdeveloped feeling of Fishers. Lets be Westfield. Lets be unique. Please listen to the people that have made Westfield home.

On that note, I know that some people are fighting FOR this neighborhood because they believe it will save the golf course. Yet, Pulte has not actually guaranteed it will stay. There are other viable ways of saving the course. I think the course is beautiful and an asset to our community, but not at the expense of overcrowding our community.

Thank you very much for your time and attention,

Jalene Smith
2103 Corsican Circle

ACKERSON FAMILY FARM

November 17, 2016

By Email Attachment

TO: Westfield Plan Commission
Randy Graham, President Andre Maue, Vice President
Ken Kingshill Dave Schmitz
Nathan Day Steve Hoover
Robert L. Horkay Tom Smith
Robert Smith Chris Woodward

CC: Westfield City Council

RE: Support for Wood Wind of Westfield

Dear Westfield City Council Members:

Like many of our Westfield neighbors, we are longtime Westfield landowners. In 1905 our grandparents bought the farmland and farmhouse along State Road 32 and Ditch Road that have been in our family ever since.

More than 100 years after our grandparents settled here, we are grateful for the conscientious work by Westfield's planners and elected officials who sought and received inputs and suggestions from hundreds of Westfield citizens and landowners before adopting Westfield's Comprehensive Plan several years ago. The future of our community and all of Westfield is brighter and more promising – even exciting – as a result of the process that led to adoption and implementation of the Comprehensive Plan.

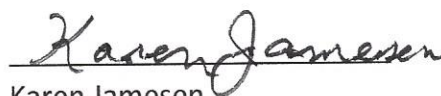
We support the Wood Wind Westfield proposal. It is consistent with the high standards of the Comprehensive Plan, and we believe it is a welcome addition to the Southwest section. Indeed, we believe approval of the Wood Wind proposal is important for the integrity of the Plan, because the proposal coincides with the Plan's high standards.

Approval of the Wood Wind proposal is also important because it is critical to the survival of the Wood Wind Golf Course, which promises valuable amenities that will benefit homeowners and others in Westfield and beyond. In addition to a fine golf course, the proposal offers a clubhouse as a gathering place in a natural setting, open space, and quality homes. Wood Wind Westfield also will contribute significantly to Westfield's tax base.

We applaud Wood Wind's developers for listening to neighbors and others who have expressed concerns, and for making changes in response to many of the concerns while retaining high standards of quality and feasibility – all consistent with the Comprehensive Plan.

Thank you for your care in reviewing the Wood Wind Westfield proposal. We urge you to approve the proposal.

Respectfully,



Karen Jamesen

Karen@Jamesen.com



Nels Ackerson

NelsAckerson@comcast.net

Jesse Pohlman

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Monday, February 6, 2017 8:55 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte Woodwind PUD

I am a tax paying resident of Westfield living on Shelborne Rd, and I respectfully request you to vote NO on the Woodwind proposal. The commercial is too vast and will trigger even more commercial development, similar to what happened at Springmill/161. This isn't fair to those of us who purchased land in the rural southwest and relied on the comp plan to protect our rural lifestyle. We own a small three bedroom ranch and intentionally chose to spend our budget on land, not a big house, so our four young children could enjoy the earth and the quiet she offers. I kindly ask you to respect the comp plan, even if the city could earn more money by disregarding it.

Thank you for reading.

Becky Moyer
15001 Shelborne Rd

Sent from my iPhone

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, February 6, 2017 12:47 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Wood Wind

Dear Advisory Plan Commission,

Please consider the following comments as you review the current version of the Wood Wind PUD. This ordinance needs more work to meet Westfield's high standards.

Comp Plan --- Existing Rural Southwest

The language used in the design principles for the Existing Rural Southwest is very restrictive: "New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan." The plan goes on to define rural subdivisions as having large lots (3-acre minimum), shared private streets or driveways, natural topography (no mass grading), and rural street patterns (no curb and gutter). The plan defines conservation subdivisions as having substantial open space (at least 60% of gross acreage) that is connected, preserve primary conservation areas, clustering of houses, and home sites that border open space. Areas 4 & 5 of the current PUD do not meet the criteria for Rural or Conservation Subdivisions, nor do the lot sizes approach the 3+ acre lots of current residents.

Conservation subdivisions should be strongly considered for areas 4 & 5. Not only does the land contain several tributaries to Little Eagle Creek, but it contains Westfield's largest stand of native native hardwoods outside of Cool Creek Park. It would take 35+ years to create a similar reforestation area.

Approving SF-3 zoning at the western edge of the development will invite future conflicts. Developers will continue to test the limits of allowable density in this area and use similar arguments (proximity to 146th, density of nearby subdivisions, tax \$). Approving similar zoning in the rural southwest will run afoul of the comp plan. Denying similar zoning would bring accusations of spot zoning. These types of conflicts can be avoided through purposeful, measured reductions in density as development approaches areas designated to remain rural in the long-term.

Comp Plan --- New Suburban Southwest

Careful wording is used throughout the comp plan to ensure that development remains context sensitive. New development should proceed in a way that preserves distinct neighborhood characteristics and fosters a sense of place. This is recognized in the design principles for new suburban areas: "Ensure proper land use **transitions** between dissimilar types of residential development." Transitions, not just increased buffering, are needed. The concept plan does little to transition land use intensity as it approaches the current residents. Existing residents throughout the southwest sit on 3+ acre lots. The average proposed lot size for homes abutting these residents is less than 1/3 of an acre. This lack of transition will negatively affect the quality of life of long term rural residents. These residents chose to live in an area where the sights, sounds, and smells of artisinal farms are encouraged. While it would be out of place for someone in Countryside or Centennial to spread a few tons of manure in their backyard, it is to be expected in a rural setting. Decreasing density near these residents will allow a proper transition between existing rural land use and those looking for traditional suburban life. We should ensure proper buffering between existing residences and new development of a dissimilar character.

Responsible Development

It is no secret that our schools are under severe stress from rapid growth. More of the same is not a solution. Halting development is not a reasonable alternative. Reducing density is an attractive middle ground. Reduced density means fewer new students. Larger homes on larger lots also means that each additional student will be better funded.

Responsible development also means development with a long-term focus. Each area of this PUD should stand on its own. Quality in design applies not just to individual homes, but to the collective impact of an entire development. The current PUD contains too many homes in a similar style (often exact style) and price range as what has already been built elsewhere in Westfield. There is a glut of these homes in the pipeline. We should encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.

Commercial Area

The PUD overrides both the individual and aggregate building size limits for LB zoning under the UDO. This transforms the commercial area into a district that is clearly not "local" commercial. Neither the comp plan nor the thoroughfare plan contemplated such a large commercial development in this area. I do not dispute the need for *some* local commercial in the area, but recent developments have provided much of the needed capacity. Harmony has a gas station, drug store, and yet-to-be-determined retail space. Residents will be no more than a 6 minute drive from the expanding commercial options at Springmill & 161st. Is an additional 200,000 sq ft really needed here? Is a 52,000 sq ft establishment feasible using only the support of residents within a 2 mile radius? The commercial area should default to the LB standard in the UDO and be targeted towards the professional services lacking in nearby development.

Apartments

More apartments are not desirable in this area. Apartments are already approved across the street and there is no compelling reason to set aside the UDO's requirement that MF-2 districts be located at least 0.75 miles apart. Residents are concerned that non-owner occupied housing will not retain long-term value and that the density will create traffic issues. This type of high density housing is better suited to the city center.

Traffic Studies

Finally, I encourage the city and planning staff to take a more holistic approach to traffic studies. Residents have legitimate concerns about the impact of additional traffic on the rural roads located to the west and north. The traffic study commissioned by Pulte focused on current conditions. Traffic counts along Towne & 151st today are meaningless unless they're combined with the traffic projections for Liberty Ridge, Harmony, Shadow Wood, and Tallyn's Ridge. The traffic study used to justify this PUD ignores the additional traffic these developments will generate. The population of this area will explode in the next ten years. These cars will need to share narrow country roads with bicyclists, runners, and dog walkers.

Sincerely,

Greg Moyer
15001 Shelborne Rd

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Friday, January 20, 2017 5:15 PM
To: Jesse Pohlman; Matt Skelton; APC; Cindy Spoljaric; Chuck Lehman; Jim Ake; Mark Keen; joe.edwards@comcast.net; Danielle Tolan
Subject: Wood Wind PUD Requested Changes (with attachments)
Attachments: Tree Preservation.docx; Wood Wind Area 5 Map.png

To Jesse Pohlman / APC Members,

My neighbors and I would like to request some changes to the Wood Wind PUD in order to protect our home values and ensure that the development proceeds according to what has been presented to us at the APC meetings. The following email highlights a number of areas we feel could use improvement and clarification. Please forward these concerns to Pulte.

Area 4 West

- 1) We believe the character exhibits for the custom homes should be improved in order to depict homes in the \$900,000 price range as detailed in Pulte's financial analysis. The current character exhibit includes homes that would not command this price.
- 2) We would like to see additional clarification around what constitutes a custom home. It is our understanding that these homes will be one-of-a-kind homes designed for specific clients and for a particular location. The existing homes in the neighborhood set a high architectural standard and show much more variation than what is typically found in developments using "stock plan" homes. Perhaps a limit on the number or percentage of homes built by a single builder will help ensure these homes achieve a heterogeneous mix of architecture.
- 3) We suggest creating a limit of disturbance (LOD) that indicates the specific area(s) of a site in which construction and development activity must be contained. For the single-family custom homes, the limits of disturbance shall include that area required for the principal structure, utilities, services, drainage facilities, and a septic tank (if required). This would require that designated areas for temporary parking, material storage, and construction spoil, and holding areas for vegetation and topsoil be established outside the LOD. Creating a limit of disturbance around 5 to 10 feet outward from the building pad and driveway in the custom home lots in Area 4 West would minimize visual impacts from the development, prevent erosion, preserve wildlife habitat, and maximize the availability of wooded lots for potential homeowners.

Tree Preservation

- 1) Pulte agreed to preserve trees in a number of areas as the development progressed. These tree preservation areas should also be identified in the concept plan and primary plat. We request that Section 3 of the PUD be amended to include tree preservation areas to the list of items establishing "substantial compliance" with the concept plan. We also request language similar to the attached document be included in the PUD to govern the preservation of trees during and after construction. The language is based on what Pulte agreed to in the Shadow Wood PUD and is intended to bring the PUD in compliance with 6.8 (E) (4) of the UDO. The tree preservation language could also be applied to land falling inside the LOD in order to bring all wooded areas to the same standard.

Area 5

- 1) To avoid monotony, the number and type of product allowed in this area should be specified. Color coding on the concept plan would help the APC evaluate which models will be built where.
- 2) We would like to see greater diversity in the type of products offered in this area. This includes additional home plans, such as those found in Shadow Wood / Lantern Park.
- 3) We would like to see at least 80% side or courtyard garages.
- 4) We would like to see at least 80% of homes with 360 degree first floor brick wraps or wainscot treatment.
- 5) We would like to see additional open space added to area 5 to improve the long-term viability of the neighborhood and help the development blend in to the large lots abutting it. The attached map contains one possibility.

Area 4 East

- 1) Several lots could be removed around the entrance on Towne Rd in order to improve the aesthetics of the entrance. Increasing setbacks from perimeter roads would help meet this goal.
- 2) The number of side load or courtyard garages should be increased where homes face Towne Road and 151st.
- 3) To avoid monotony, the number and type of product allowed in this area should be specified. Color coding on the concept plan would help the APC evaluate which models will be built where.

Open Space

- 1) Minimum open space requirements should be added to the PUD. At the 1/17 APC meeting the open space target was 35%. This should be calculated inclusive of the commercial and flex areas.

Commercial Area

- 1) 7.4 (A) (1) allows the maximum square footage of the Flex Area to be calculated independently from that of the Commercial Area. As presented at the 1/17 APC meeting, this would result in a total maximum of all buildings in the commercial / flex area to be $90,000 + 200,000 = 290,000$ square feet. This far exceeds the 90,000 sq ft for LB zoning in the UDO. The aggregate of these two areas should be capped at what is called for in the UDO. We should also consider defaulting commercial use in the flex area to GO-PD zoning in order to better blend with nearby residential use.
- 2) 7.3 (A) should be removed and the maximum business size should default to 30,000 for LB zoning. The tenants Pulte says they are targeting would not require the increased space. We see no reason why this flexibility should be granted from the start; Pulte can always return to the APC and request a modification to the PUD if a specific, desirable tenant requiring larger space is found.
- 3) Section 8.2 (E) (2) of the PUD appears to override the requirements of Article 6.3 (F)(7)(b)(iv) Roof Design of the UDO. This would allow one-story commercial buildings in the flex area to be built with flat roofs rather than a pitched roof and without approval of the plan commission. This would allow substantial deviation from the elevations shown in the concept plan. It should be removed.
- 4) The UDO allows the front yard setback for LB zoning to be reduced to the existing setback of two or more legally established buildings on the same block or within 300 ft either direction (see UDO 4.14 E). Since MF2 zoning requires a set back of only 30 feet, the flex and commercial areas could also be built with only a 30 ft setback. A higher minimum setback should be established for the flex and commercial areas.

5) Apartments and gas stations are not desired. Apartments are already approved across the street. There are already 2 gas stations approved nearby on 146th.

6) As this is a local commercial area placed next to residential use, careful consideration should be given to the allowable hours and noise levels of the businesses.

Miscellaneous

1) The 1/17 modification overview states that windows/doors will be trimmed on all four sides of a dwelling. This needs to be added to the PUD. Perhaps: All windows on a home shall be trimmed on all four sides except for windows that are (i) trimmed by Masonry, (ii) located on the front of the home and have shutters on both sides of the window, or (iii) located within a portion of a facade that is covered in Masonry. Trim boards shall not be less than 5/4" by 4" in size.

2) The 1/17 modification overview states that multi-family was removed as an allowable use in the Flex Area. This needs to be added to the PUD.

Sincerely,

Greg Moyer & Becky Moyer, 15001 Shelborne Road
Andrew O'Connor & Megan O'Connor, 15201 Shelborne Rd
Richard Passman, 3510 W 151stSt
Martin Beckner & Renee Beckner, 15340 Shelborne Rd

Tree Preservation Language Example

To the extent Open Areas include any Tree Preservation Areas, as shown on the Primary Plat or Concept Plan, such Tree Preservation Areas shall be regulated and well maintained in accordance with the following:

- A. The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - i) Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - ii) Removal of an overabundance of combustible material (e.g. dead, fallen trees, and leaves).
 - iii) Removal of vines growing on and up a tree.
 - iv) Removal of dead, hazardous and at risk trees.
 - v) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.
- B. The following best management practices shall be implemented with respect to Tree Preservation Areas:
 - i. Planting of Indiana native trees, pursuant to the City of Westfield Master Tree List ([link](#)).
 - ii. Removal of hazardous, exotic and non-native vegetation pursuant to City of Westfield Master Tree List ([link](#)).
 - iii. Direct discharge of surface drainage or stormwater from the rear half of any Lot that is adjacent to a tree preservation area.
 - iv. Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
 - v. Installation of minor improvements such as identification signs provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible.
 - vi. Establishment of access easements, unpaved trails, utility and drainage improvements; provided, however, that any such easements shall be as narrow or small as reasonably possible with no blanket easements.
- C. The following activities shall be prohibited within Tree Preservation Areas:
 - i. Removal of living vegetation except as otherwise permitted in this Section.
 - ii. Mowing any portion of existing, naturally vegetated areas.
 - iii. Dumping of leaves or other debris from areas other than the Tree Preservation Area.
 - iv. Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden unless otherwise approved by the City's Urban Forester.

- v. The construction of pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures unless approved by the City's Board of Zoning Appeals.
- vi. Active recreational activities that would adversely impact the Tree Preservation Area such as the placement of playground equipment, paving for basketball or tennis courts and swimming pools.

D. The following shall be required for all Tree Preservation Areas:

- i. Signs identifying the Tree Preservation Area shall be posted every five hundred (250) feet around the perimeter of all Tree Preservation Areas.
- ii. Such signs shall state "Natural Preservation Area No mowing or spraying".
- iii. Barriers shall be installed prior to site development and earth moving activities, which shall be specified on all landscape construction, demolition and grading plans. Such barriers shall remain in place during the site's construction activity.

E. The Declaration of Covenants shall (i) create tree preservation easements that encumber the Tree Preservation Areas shown on the Primary Plat, and (ii) include and apply the requirements of this Section to such tree preservation easements.

Tree Preservation Areas as understood by current residents



Location of Tree
Preservation Areas

Benefits of Trees at Development sites

Source: http://www.in.gov/dnr/forestry/files/fo-UrbanWatershedForestryPart_2.pdf

Benefit	Supporting Information
Decrease heating and cooling costs	· Properly placed trees can reduce heating and cooling costs by 10% to 20% on average within 10-15 years after planting · Trees properly planted next to buildings can reduce summer air conditioning costs by 40%. Direct shading of an air conditioner can increase efficiency up to 10% · Energy use in a house with a treed lot can be 20% to 25% lower per year than for the same house in an open area
Reduce construction and maintenance costs	· Developers who conserve trees can save up to \$5,000 per acre for clearing, grading, and installing erosion control practices · Developers who conserve trees can save \$2,000 to \$50,000 to treat the quality and quantity of storm water from a single impervious acre · Developers who conserve trees can save \$270 to \$640 per acre on annual mowing and maintenance costs
Increase property values	· Property values of homes with trees are an average of 5% to 7% and as much as 20% higher than equivalent properties without trees · Two regional economic surveys document that conserving forests on residential and commercial sites can enhance property values by an average of 6% to 15% and increase the rate at which units are sold or leased.
Buffer wind and noise	· Depending on housing density, an added 10% tree cover can reduce windspeed by 10% to 20%, while an added 30% tree cover can reduce windspeed by 15% to 35%. Even in winter, trees can reduce windspeeds by as much as 50% to 90% of summer values. · A belt of trees 98 feet wide and 49 feet tall has been shown to reduce highway noise by 6 to 10 decibels, a rate of almost 50%.
Rainfall interception	A large deciduous tree may intercept up to 760 gallons of water per tree per year. This reduces storm water runoff volumes to treat.



Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 16, 2017 10:51 PM
To: APC; Andy Cook; Jesse Pohlman
Cc: Council Members
Subject: Re: Wood Wind Concerns

I'd like to elaborate on my "limited reservations" about the development east of **Towne** since it appears this may be coming to a vote and I won't have another chance to comment. There remain significant opportunities for improvement. I'd like to see the city take more time to get this right rather than rush to vote.

First, I believe fewer homes at higher price points make more fiscal sense. Time and time again we've seen the additional tax revenue from similar density developments get almost completely offset by the associated marginal costs. These homes will demand police & fire protection, ongoing street maintenance, sanitation services, and send more students to our already challenged schools. Only the small portion of the city's budget that remains somewhat fixed will be spread over more rooftops. All other expenses will grow proportionally with the number of homes --- our tax burden remains high despite the substantial growth we've seen. More of the same is unlikely to change this trend and is hard to sell to current residents. Reducing the number of homes makes fiscal sense because these homes will bring comparatively lower costs! Less police and fire protection is required for the same acreage. Fewer cars means lower traffic density and reduced street maintenance. Storm water from individual large lots can follow the natural drainage pattern to the creek. Comparatively fewer students will be sent to the school system. Higher assessed values will ensure that each added student will be better funded. The higher incomes needed to support those assessed values will increase **COIT** collections.

Second, I fear that the style of the proposed homes (architecture, price point, lot size, etc.) is already overabundant. All recent developments in the southwest have targeted this market and there are plenty of similar homes approved but not yet built. However, it is difficult to find custom homes in the \$400k+ price range in Westfield. It is exceedingly difficult to find these homes on large lots. This market is severely underserved and the southwest is perfectly placed to cater to this market. It has sufficient space remaining to allow a blend of homes, already contains a central core of large-lot residential properties, offers equestrian / **artisanal** / vineyard pursuits, is located on popular bike routes ([nearly one-third of bicycling households earn at least \\$100,000 a year](#)), is close enough to 31 / 32 / 146th to offer a reasonable commute for professionals, and already contains some of the most expensive homes in **Westfield** (removes the risk of first-moving). Encouraging this type of housing will also make it much easier to meet the comp plan's vision for larger lots and increased open space between new suburban and more rural neighborhoods. It would be in context with current land use. Most would like to see the rolling hills preserved rather than masked by denser developments.

Third, the size of the commercial node stretches the definition of local commercial. It appears to be double the size of the Kroger shopping center at **Springmill** & 161st. There is little need for more convenience shopping now that there is a gas station and **CVS** at Harmony. The renderings I've seen don't appear to be tailored towards professional services.

Finally, the investors that control the open land in the southwest currently have no incentive to sell to individuals or developers offering lower density. Their profit increases with density. Thus, they will continue to push the boundaries of the comprehensive plan in hopes of maximizing their profit until the city makes it clear that it is serious about offering more diverse housing options at lower densities in this area. This development sets the tone for future developments and we should incentivize developers to

craft *initial* proposals that make a good faith effort to satisfy the comp plan. I don't want to have to come back to the APC twice a month for the next 10 years to argue over fulfilling the vision of current residents, a vision clearly laid out in the comp plan. Pulte wasn't the only company that tried to get this land under contract. There are plenty of quality developers eager to work with the city and residents on an improved proposal.

Thank you,

Greg Moyer

On Fri, Dec 30, 2016 at 9:46 PM, Greg Moyer <moyer43@gmail.com> wrote:

Dear APC Members,

My wife and I have some questions regarding Pulte's Wood Wind proposal and how the comprehensive plan applies to the rural southwest, where we live. We have written letters and spoken at public both public meetings, but the one way communication has been frustrating. Do you have 15 minutes in the coming weeks to discuss our concerns in person or over the phone?

Our concerns can be divided into four main themes:

1) The development does not compare favorably to other nearby developments. The developments captioned below offer higher home values, larger lots and better access to open-spaces than the homes proposed in the Wood Wind PUD. Moving west from Towne Rd on the south side of 146th:

a. On the southwest corner of 146th & Towne, Pulte has proposed building the Shadow Wood PUD. This development would include 29 residential lots on 20.3 acres with an average proposed home price of \$450k. Pulte has agreed to preserve 6.14 acres of trees as part of the development. This development would have higher assessed values and much lower density than what Pulte has proposed across the street in area 5 of the Wood Wind PUD. Carmel Docket No. 16070015Z:

<http://cocdocs.carmel.in.gov/WebLink/0/doc/1272840/Page1.aspx>

b. Heather Knoll is located immediately to the west of the proposed Shadow Wood PUD. It includes 38% of open space that is well-distributed throughout the development (compared to only 30% in Wood Wind concentrated at the golf course). Homes in the development resell for \$350k to \$400k.

c. Tallyn's Ridge by Lombardo Homes is being built immediately to the west of Heather Knoll. This development includes 27 lots on 18.5 acres (1.46 homes per acre) with a price range of \$400k-600k.

Pulte has justified the density and prices in area 5 of Wood Wind due their proximity to commercial and 146th, yet they are building a much higher value product and preserving more open space literally across the street in Shadow Wood. We should demand better in Westfield. These are highly desirable parcels and we should expect developers to create neighborhoods purposefully built for the resident's long-term quality of life. Empty nesters are not likely to want second story apartments next to commercial with no amenities within walking distance. Families want to purchase homes that can grow with them. In an area with few parks, this means they do not seek small lots where large shade trees cannot mature without conceding space for a swing set or pool. Once the architecture is outdated and the kitchens need remodeled, what will attract continued investment in this neighborhood?

2) Our family, the O'Connor family, and others like us carefully reviewed the comprehensive plan before purchasing land in the existing rural southwest. Living in a rural setting is important to us and we paid a premium to live in an area that Westfield specifically set aside for low density development. This is the type

of behavior the comprehensive plan should encourage --- we reviewed the plan and modified our investments accordingly. The language in the plan is clear and repetitive in expressing Westfield's desire for low density development in this area. It is concerning to us that the Wood Wind PUD has gone through several revisions but the lot sizes in the existing rural southwest have not been brought in line with the plan. Approving the proposal in its current form would significantly weaken confidence in the comprehensive plan and reduce its usefulness to home buyers. Developers should play by the same rules that the average citizen does.

3) The proposal is not consistent with city's general land use vision.

a. With regards to the existing rural southwest, the comprehensive plan says "new residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan." The current Wood Wind PUD clearly violates this tenet. It contains a significant number of homes in this area at a density around 2.0 homes per acre. While some lots in the new suburban area around the golf course have been increased to 3 acres, the lots abutting current residents in the existing rural southwest have not been increased to a comparable size. Most homes along Shelborne and 151st are located on 5+ acre lots. The plan envisions a minimum a DUA in this area no higher than 0.33. The plan is flexible in how this density is reached --- 3+ acre lots or conservation subdivisions would both be agreeable to current residents. The proposed density sets a poor expectation for future development if allowed.

b. As the planning staff noted in their review of the comprehensive plan, "The proposed development should generally fall within, or at a minimum should transition to, the desired character of the Existing Rural Southwest area, as it transitions from the commercial node and higher intensity uses of the 146th Street corridor." No portion of the proposed development transitions to a density close to the existing land use pattern. Area 5 lacks any transition and includes the highest density development. Area 4 only begins to transition once it crosses into the existing rural southwest, and then only slightly to 1.0 DUA. The comprehensive plan calls for this transition to begin in the "new suburban" area west of Ditch. Lot sizes and open space should increase as development moves west of Ditch and north of 146th. There is sufficient land available within the development to provide the transition called for in the plan.

c. The commercial area far exceeds what was represented in the comprehensive plan as a small, local commercial node. Strip commercial is not desired in residential areas. The noise, traffic and light pollution from such a large commercial area clearly harms the property value of nearby residents. Developments of this size should be encouraged in downtown locations or along the US 31 / SR 32 corridors. The commercial node envisioned at Towne has already been approved at Ditch. There is no need for a gas station on every corner in what would otherwise develop into a valuable residential area.

d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. 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. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

e. The homes near the commercial node are not new to the area. They were established long before the comprehensive plan was developed and long before development encroached on the area. The city should require higher quality buffering to protect these residents. The homes around Clay Terrace are buffered by an 8 foot wall, then roughly 100 feet of reforestation. Nothing less should be considered for the homeowners near Wood Wind's commercial. The city should work with these homeowners to determine what constitutes adequate buffering.

f. We should prevent commercial use from encroaching into residential areas. One of our main concerns is that Pulte has not included the triangular shaped parcel to the west of the commercial area (west of existing residences, south of the gas line) in their proposal. This area will clearly develop soon. The inclusion of a frontage road leading that direction in their drawings indicates that Pulte anticipates something developing in that area. Why is this parcel not included in the residential portion of the proposed development? It is owned by the same party that owns the land north of the gas line. There seems to be no logical reason that this parcel would not be developed in concert with the parcel to the north unless developers believe approval of the Wood Wind PUD will alter the environment for future development. Thus we wonder, if Pulte is allowed to justify increasing density because of the proximity to commercial and 146th street in the PUD currently before us, what will prevent further encroachment into the areas specifically set aside for rural residential use in the comprehensive plan? If the city is serious about providing diverse housing options then it should protect the areas it has designated for low density residential development.

4) Unless the Wood Wind PUD is modified, there will be no meaningful outdoor recreation opportunities in southwest Westfield besides the pay-per-use golf course. Armstrong Park in Countryside provides the nearest open space for kids to play soccer or football, but no playground structures are located there. Simon Moon Park and Quaker Park are 6+ miles from the southwest corner. The compact playground in area 3 of the Wood Wind PUD has no parking attached. The amenities located at the clubhouse will be 1.5+ miles away from the homes in areas 4 & 5. The small lot sizes proposed do not leave space for school-aged children to kick a ball around in. This corner of the city is desperately in need of publicly accessible parks and green spaces.

In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

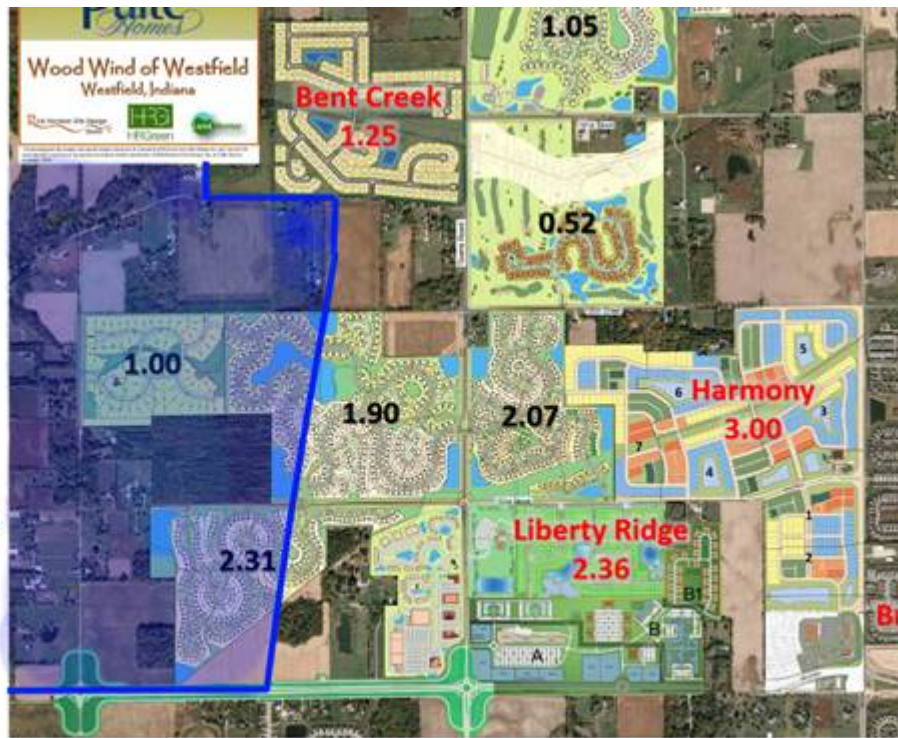
[\(312\) 401-2207](tel:(312)401-2207)

15001 Shelborne Road

1.43

**Overall Density
of Wood Wind
Single Family**

Existing Rural
Southwest --->



Jesse Pohlman

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Monday, January 16, 2017 9:05 AM
To: APC
Subject: Concern regarding the woodwind PUD

Good morning! I realize you're probably swimming in emails regarding the Woodwind PUD so I'll be brief.

I live at 15001 Shelborne Rd so this proposal is right out my window. We moved here in 2013 from the Chicago suburbs, charmed by the rural feel, and comfort in the comp plan in place to preserve that feel. I understand that all of the farmland around us will develop, but if this is approved, it seems like Westfield is settling for less than and honestly we would feel regret in our decision to choose to move to Westfield instead of other communities. We're right at the Carmel border and are witnessing high quality neighborhoods with large lots and high price points being built along 146th. Why doesn't Westfield demand better?

Westfield has such promise and right now is the time to decide what kind of town we're going to be. Twenty years after these medium quality, tiny lot homes are built, who's going to want to live here? Novelty fades quickly. Please consider the long term legacy of the decision ahead.

Thanks for reading,

Becky Moyer

Sent from my iPhone

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Saturday, January 14, 2017 9:36 PM
To: APC
Cc: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen; Andy Cook
Subject: Re: Wood Wind Concerns

Thank you to those who took the time to read my prior email and especially those who took the time to respond. I know your schedules are busy and time valuable. To respect your time, I won't re-hash points already made. I would however like to rebut several of the responses I've received that justify higher density in the existing rural southwest because the reasoning used will be recycled whenever future proposals encroach on the existing rural residents.

1.) I have been told that the line used in the comp plan to delineate the "existing rural southwest" was drawn arbitrarily and probably should have been drawn to follow Shelborne. This is a dangerous line of reasoning that quickly makes the comp plan useless. The argument would go like this... *"If this line is arbitrary, then the location of the local commercial node is also arbitrary. Since commercial was added at Ditch, then the comp plan has been satisfied and no new commercial should be approved."* This argument may appeal to NIMBYs but we all know that the lines on the comp plan are not arbitrary. There was significant discussion around where the commercial node should be placed. Likewise, the line separating the existing rural southwest from the new suburban area was also not drawn arbitrarily. The comp plan clearly identifies the rural southwest as being unique from the other rural areas identified in the plan because it was already largely developed. The line was drawn between Towne & Shelborne in order to protect the cluster of existing rural residences along Shelborne and the west end of 151st. To argue otherwise ignores the clear stated intent of the comp plan in this area.

2.) I have been told that the proposed density fully complies with the comp plan because density is reduced as development moves west. I would completely agree *if* the density reached 0.33 DUA by the time it reached existing residents. But the proposed density far exceeds that (especially in area 5). The comp plan calls for density to decrease as development moves west in the new suburban area and only calls for density to be maintained the existing rural southwest. Lots should be increased to at least 3 acres wherever new development abuts current residents in the rural southwest. Pulte saw fit to do this along 166th street and likewise it is appropriate to buffer those living in an area the comp plan specifically set aside for development that respects the existing rural pattern land use pattern. Preserving this housing diversity is in all of Westfield's interest.

3.) I have been told that higher density along 146th is justified because no one could have foreseen that 146th street would develop like it has. Additional commercial encroachment (i.e. beyond the local commercial node) is justified because no one wants to live along a 4-lane thoroughfare. Both of these statements are demonstrably false. First, Westfield's thoroughfare plan and Hamilton County's transportation plan were developed concurrently with the 2007 comp plan. Both of these documents plan for 146th to expand to 4 lanes from Springmill to the Boone County line. 146th and the surrounding area have developed exactly as envisioned by planners 10 years ago. Second, our neighbors to the south continue to sell homes for \$400k+ in high-quality subdivisions that preserve 30-50% open space along 146th. The shorter commute times facilitated by 4 lanes

unencumbered by commercial development are highly valued by the residents moving into this area. This is not an interstate highway where tractor-trailers rumble by at 70 mph.

In conclusion, I have very limited reservations about what is being proposed to the east of Towne. Many needed changes have been made to the proposal in that area and it has been greatly improved. However, the proposed development to the west of Towne sets an unfavorable precedent for future land use decisions. Density should be reduced in the portion of the development that falls within the existing rural southwest. This is clearly called for in the comp plan and has been loudly demanded by the existing residents the comp plan was meant to protect.

Sincerely,

Greg Moyer
15001 Shelborne Rd

On Fri, Dec 30, 2016 at 9:46 PM, Greg Moyer <moyer43@gmail.com> wrote:

Dear APC Members,

My wife and I have some questions regarding Pulte's Wood Wind proposal and how the comprehensive plan applies to the rural southwest, where we live. We have written letters and spoken at public both public meetings, but the one way communication has been frustrating. Do you have 15 minutes in the coming weeks to discuss our concerns in person or over the phone?

Our concerns can be divided into four main themes:

1) The development does not compare favorably to other nearby developments. The developments captioned below offer higher home values, larger lots and better access to open-spaces than the homes proposed in the Wood Wind PUD. Moving west from Towne Rd on the south side of 146th:

a. On the southwest corner of 146th & Towne, Pulte has proposed building the Shadow Wood PUD. This development would include 29 residential lots on 20.3 acres with an average proposed home price of \$450k. Pulte has agreed to preserve 6.14 acres of trees as part of the development. This development would have higher assessed values and much lower density than what Pulte has proposed across the street in area 5 of the Wood Wind PUD. Carmel Docket No. 16070015Z:

<http://cocdocs.carmel.in.gov/WebLink/0/doc/1272840/Page1.aspx>

b. Heather Knoll is located immediately to the west of the proposed Shadow Wood PUD. It includes 38% of open space that is well-distributed throughout the development (compared to only 30% in Wood Wind concentrated at the golf course). Homes in the development resell for \$350k to \$400k.

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Pulte has justified the density and prices in area 5 of Wood Wind due their proximity to commercial and 146th, yet they are building a much higher value product and preserving more open space literally across the street in Shadow Wood. We should demand better in Westfield. These are highly desirable parcels

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2) Our family, the O'Connor family, and others like us carefully reviewed the comprehensive plan before purchasing land in the existing rural southwest. Living in a rural setting is important to us and we paid a premium to live in an area that Westfield specifically set aside for low density development. This is the type of behavior the comprehensive plan should encourage --- we reviewed the plan and modified our investments accordingly. The language in the plan is clear and repetitive in expressing Westfield's desire for low density development in this area. It is concerning to us that the Wood Wind PUD has gone through several revisions but the lot sizes in the existing rural southwest have not been brought in line with the plan. Approving the proposal in its current form would significantly weaken confidence in the comprehensive plan and reduce its usefulness to home buyers. Developers should play by the same rules that the average citizen does.

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d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. 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. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

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In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

[\(312\) 401-2207](tel:3124012207)

15001 Shelborne Road



From: Greg Moyer [mailto:moyer43@gmail.com]
Sent: Friday, November 18, 2016 2:10 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Cc: Andy Cook <acook@westfield.in.gov>; APC <APC@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>
Subject: Comments on the Wood Wind Planned Unit Development (PUD)

Jesse,

My comments on the proposed Wood Wind PUD can be found below. I appreciate your work on reviewing the proposal and the opportunity to provide input.

Thank you,

Greg Moyer
[\(312\) 401-2207](tel:3124012207)
15001 Shelborne Rd
Westfield, IN 46074

Commercial use

Westfield's stated goal for the Grand Junction area is to promote downtown as a growth center and destination place. Every island of retail and apartments that we add outside of the US 31 / US 32 corridors will detract from this goal. We will not be able to re-direct growth to the downtown area if outlying commercial areas intercept a substantial portion of potential customers.

Setting aside the fact that commercial and multi-family development in this area is not in the city's best interest, the current plan with parking lots along the street lacks imagination. Sprawling parking lots represent one of the ugliest features of suburbia. Wouldn't a mixed use structure along the street with parking behind provide a more attractive view? Blending a ground level containing professional offices and childcare facilities with residential space on the upper floors would better balance commercial use with nearby residential areas. Increasing re-forestation buffers surrounding the mixed use area to at least 100' would greatly improve the transition and aesthetics.

Westfield's development lacks diversity in lot sizes, layout, and lifestyle

Westfield should encourage diversity in lot sizes, layout, and lifestyle. The Wood Wind PUD impacts an area where this diversity is clearly valued. It has attracted doctors, nurses, lawyers, actuaries, engineers and entrepreneurs. These residents chose a rural lifestyle away from traditional housing developments and should not be disenfranchised. The proposed development offers a product and lifestyle that is already abundant elsewhere in Westfield. The southwest corner should continue to be allowed to develop organically and attract those looking for a more rural lifestyle.

One of Westfield's greatest advantages is that it can look to surrounding communities to see what works (and what doesn't work) long-term. People continue to invest in areas where homes are situated on large lots, located near parks, or back up to wildlife corridors. The homes near Starkey Park or the rail trail in Zionsville offer a good example. Many of these homes were built in the

60's and 70's, yet they continue to demand a premium. Residents continue to invest in upgrades and improvements year after year because the mature trees, wooded setting, and large lots cannot be found in most new planned communities. The same pattern holds true for similarly situated homes in Carmel, Fishers, and Noblesville. The scarcity of such homes ensures that their assessed value will continue to rise at a faster pace than those located in traditional high-density neighborhoods.

The shiny, new construction in the Wood Wind PUD will sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now, when the architecture of these homes is outdated and the kitchens need remodeled, what incentive will people have to invest in these homes? These homes are not within walking distance of schools. The lots do not provide a private backyard. One will not be able to add a pool or sunroom without sacrificing a garden or child's play area. The only sizeable, public green space nearby will be a pay-per-use golf course that school-aged children cannot use for tag or soccer or football. Most parents dream of their kids running through a lush, green backyard rather than dragging a basketball hoop into a cul-de-sac. The density and layout proposed by Pulte is short-sighted. The development will age rather than mature.

We should preserve the southwest for lots of *at least* 2-3 acres. These homes are in high demand and represent a much more durable investment than that presented by the current Wood Wind proposal.

Failure to comply with the comprehensive plan

The Comprehensive Plan should serve as a guide for Westfield's future development. Decision makers should give full weight to this plan as it is the agreed-upon vision for the future of the community.

Pulte has chosen to bring only a small portion of Zone 4 into partial compliance with the comprehensive plan's vision for the rural southwest. The remainders of Zones 4 & 5 are far from complying with the plan. Pulte has taken several liberties with their interpretation of the plan by arguing that much of the comprehensive plan is subjective. This interpretation ignores the overall spirit of the comprehensive plan. The planning process was designed to be open and citizen-driven rather than legally precise. Thus, the plan should be judged based on the residents' clear intent. Residents clearly intended for the southwest corner to be substantially less dense than the new suburban areas.

The language used is unambiguous in this desire. It cannot be squared with Pulte's selective interpretation. The following excerpts make this clear:

Existing Rural Southwest – Background:

“The envisioned long-range gross density is low: no more than one unit per three acres gross density”

“Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions”

“This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses.”

Existing Rural Southwest – Development Policies:

“New residential development will be accommodated, but only on large lots consistent with existing patterns or in Rural or Conservation Subdivisions as defined in this plan”

Existing Rural Southwest – Implementation Tools – Zoning Regulations:

“Establish maximum densities aimed at retaining rural character and maintaining the existing density”

“Limit the land uses to those that are consistent with and contribute to the rural character”

One could argue about what exactly is meant by “rural character” or whether a 2 acre lot is a “large lot” in comparison to a 15 acre lot next door. However, no reasonable person would view Pulte’s proposal as being in substantial compliance with the intent of the plan.

For the last decade prospective homeowners have reviewed this plan and invested in this area under the assumption that the city means what it says. No one appreciates bait & switch tactics. Most of the current residents would have invested elsewhere if it were not for the supposed protection offered by the comprehensive plan.

Jesse Pohlman

From: Greg Moyer <moyer43@gmail.com>
Sent: Friday, December 30, 2016 9:46 PM
To: APC
Cc: Council Members
Subject: Wood Wind Concerns

Dear APC Members,

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c. The commercial area far exceeds what was represented in the comprehensive plan as a small, local commercial node. Strip commercial is not desired in residential areas. The noise, traffic and light pollution from such a large commercial area clearly harms the property value of nearby residents. Developments of this size should be encouraged in downtown locations or along the US 31 / SR 32 corridors. The commercial node envisioned at Towne has already been approved at Ditch. There is no need for a gas station on every corner in what would otherwise develop into a valuable residential area.

d. While the plan says that attached housing can be used as a transition between commercial uses and single family uses, it does not require it. 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. Thus, alternative buffers should be examined. Transitional land uses should be context sensitive and in this area residents have loudly declared their desire for lower density development. A park or naturalized area (possibly included as part of a conservation subdivision) is better suited to buffering commercial in this area. Removing the apartments would reduce the impact on current residents and work towards the plan's goal of decreasing density as you move west of Ditch and north of 146th.

e. The homes near the commercial node are not new to the area. They were established long before the comprehensive plan was developed and long before development encroached on the area. The city should require higher quality buffering to protect these residents. The homes around Clay Terrace are

buffered by an 8 foot wall, then roughly 100 feet of reforestation. Nothing less should be considered for the homeowners near Wood Wind's commercial. The city should work with these homeowners to determine what constitutes adequate buffering.

f. We should prevent commercial use from encroaching into residential areas. One of our main concerns is that Pulte has not included the triangular shaped parcel to the west of the commercial area (west of existing residences, south of the gas line) in their proposal. This area will clearly develop soon. The inclusion of a frontage road leading that direction in their drawings indicates that Pulte anticipates something developing in that area. Why is this parcel not included in the residential portion of the proposed development? It is owned by the same party that owns the land north of the gas line. There seems to be no logical reason that this parcel would not be developed in concert with the parcel to the north unless developers believe approval of the Wood Wind PUD will alter the environment for future development. Thus we wonder, if Pulte is allowed to justify increasing density because of the proximity to commercial and 146th street in the PUD currently before us, what will prevent further encroachment into the areas specifically set aside for rural residential use in the comprehensive plan? If the city is serious about providing diverse housing options then it should protect the areas it has designated for low density residential development.

4) Unless the Wood Wind PUD is modified, there will be no meaningful outdoor recreation opportunities in southwest Westfield besides the pay-per-use golf course. Armstrong Park in Countryside provides the nearest open space for kids to play soccer or football, but no playground structures are located there. Simon Moon Park and Quaker Park are 6+ miles from the southwest corner. The compact playground in area 3 of the Wood Wind PUD has no parking attached. The amenities located at the clubhouse will be 1.5+ miles away from the homes in areas 4 & 5. The small lot sizes proposed do not leave space for school-aged children to kick a ball around in. This corner of the city is desperately in need of publicly accessible parks and green spaces.

In conclusion, we are certainly not against the golf course staying open. And we're not against development in the southwest. We welcome the certainty of knowing how the agricultural ground will be filled in. However, this development should fulfill the vision established by Westfield's comprehensive plan. The current version of the Wood Wind PUD clearly does not meet this standard. Thank you for your time in reviewing the proposal. We look forward to hearing from you.

Best regards,

Greg & Becky Moyer

[\(312\) 401-2207](tel:(312)401-2207)

15001 Shelborne Road

1.43

Overall Density
of Wood Wind
Single Family

Existing Rural
Southwest --->



Jesse Pohlman

From: Mark Connor <bramptonllc@gmail.com>
Sent: Friday, November 18, 2016 2:37 PM
To: APC
Subject: Wood Wind Golf Course and Pulte Development

Good afternoon,

As an owner of a townhome at 1322 Middlebury Drive in Centennial and father to a four year old little girl I am very up to speed on what goes on in and around the neighborhood. I sincerely appreciate the proximity of Wood Wind to my house and was involved both as an employee of Estridge at the time and also as a Westfield resident who loves to golf, in the improvements that were made to the golf course and its facilities. What Pulte is proposing will not only save the golf course from closing but its development plans are well intentioned for the community. As an Urban Planner by education, some of the site planning concepts they have designed to are deserving of consideration. Development is progress when done properly. This plan is best for the City and this is coming from someone who thinks Centennial is clearly the best neighborhood in the City. Thanks,

Mark Connor
317-900-6643

Jesse Pohlman

From: Mark Thompson <markthompson64@yahoo.com>
Sent: Sunday, January 15, 2017 9:00 PM
To: APC
Subject: Wood Wind Golf Course

January 17th, 2017

Dear Members of the City of Westfield Advisory Plan Commission and City Council:

My name is Mark Thompson and I am the representative of the Thompson Family who are the majority owners of the Wood Wind Golf Course. Tonight, I am writing you in support of the updated Pulte plan to develop land around and adjacent to the Wood Wind Golf Course. Over the last eight years as golf has continued to decline, my family has been seeking a buyer and a plan that would keep the Wood Wind Golf Course open into the future.

After many starts and stops, we chose Pulte and their plan. Initial discussions with Pulte started in the Spring of 2014, and a final agreement was not reached until January 2016. We fully support the Pulte plan and believe that it provides the BEST opportunity for Wood Wind to remain open and flourish into the future.

As of today we have closed the books on calendar year 2016 which was another disappointing year in the golf business. Based upon the financial results of the 2016 year and the increasing deferred maintenance that continues to pile up, we will not be able to continue the operation of the Wood Wind Golf Course beyond the end of the 2017 golf season without a viable approved plan for its operation.

Thank you for all you do in serving the citizens of Westfield.

Kind Regards,

Mark Thompson

Sent from my iPhone

November 18, 2016

Dear City of Westfield Official,

My name is Robert Thompson and I am the original developer and current owner of the Wood Wind Golf Course. In 1987 my partner Tom Rush and I decided that we wanted to build a public golf course in Central Indiana. We originally narrowed the locations down to Hamilton County, Indiana. From there we looked at sites all across Fishers, Noblesville, Carmel and Westfield. In the end we chose Westfield because we found this rolling beautiful parcel of land that had a creek running through it with an old farm house across from the main body of land. Although it seemed far out. We were convinced that if we built it "Golfers would come". We did not consider adding any homes around it. We started construction in the summer of 1988 and by July of 1989, the course was open to the public.

There was a time when we thought that the demand for golf would only go up. I certainly do not know all the reasons but over the last 20 years golf has gone the other way. Demand has fallen and Wood Wind has not been immune to it. During this time period, my partners and myself looked for a solution to save the Wood Wind Golf Course. In 2006 we believed that we had a solution in working with Paul Estridge and his proposed Symphony Development. Unfortunately, Paul's plan failed to materialize and ultimately we got the course back.

During the period, we leased the course to Matt Cohoat and Doc O'Neil who have done an excellent job running the course. However, over the term of their lease revenues have continued to fall. In 2015 not having an alternative, we sold the golf course to George Sweet, who planned to close the course and construct homes on it. This petition was ultimately withdrawn and we were back to the drawing board on how to save the Wood Wind Golf course.

My son, Mark on our families behalf reached out to the development community looking for the one developer who had a plan, the financial resources and a proven track record to save the golf course and create a sustainable operating platform for the course into the future. We received three inquires and two written offers. The written offers came from Paul Estridge and through David Compton representing the Pulte Group. The third offer came from the operators of the golf course who were talking with a developer who had Wedge Wood and Drees as their builders. However, they never submitted a written offer. Therefore, we did not consider it to be a viable alternative to the two written offers that we received.

After careful consideration, we selected the Pulte offer. We selected it for two main reasons. First we believe that they have the financial strength and expertise to see the project through to its completion through the ups and downs over a ten to fifteen year development period and second we believe that they presented the best plan for saving the golf course and making it financially viable as a "daily fee" golf course open to the public. We were impressed by Pulte's commitment to invest \$5.5 million in upgrading the golf course and adding meaningful amenities in the first three years after purchasing it from us. Under Pulte's plan all of their homeowners will become social members to the golf course like Chatham Hills and Bridgewater have done. These revenues will provide the year round

revenue needed to support the golf course and related amenities. Our financial models indicated that this number of homes is need to cover the cost of the amenities as well as to provide for the ongoing support for the golf course. I have constructed seven golf courses in Central Indiana. I wish that I had implemented a similar structure and level of amenities at each of the others.

I have talked to my son, Mark who has kept me up to date about the hearings on the Pulte proposal. I can only speak for me that I support their proposal to save Wood Wind, a golf course that is very special to me and the only public golf course in Westfield. I hope that you will see the benefits in what Pulte is providing for the City of Westfield today and into the future by saving and enhancing the Wood Wind Golf course.

I can be reached through my son Mark Thompson if you have questions or comments on what I have written

I wish the best for Westfield

Robert "Bob" Thompson

Jesse Pohlman

From: Davis, Bill <davisb@wws.k12.in.us>
Sent: Saturday, November 19, 2016 10:58 AM
To: APC
Subject: Wood Wind

I hope that this message finds everyone doing well. I would like to offer my support of the future plans for Wood Wind Golf Course in Westfield. Wood Wind has been a wonderful partner with our athletic program through the years. Westfield Golf has been blessed to have a huge amount of success on both the girls and boys side. Our girls team have been IHSAA State Runners-up the past two seasons and our boys team have been IHSAA State Champions three of the past four years and IHSAA State Runners-up the off year. I say that humbly and only to say that Wood Wind has provided access that has been great for our kids. Doc O'Neal and his staff have been extremely helpful in providing opportunities at their courses. From a community member point, I feel that Westfield needs a public course available to our community. Although we have great private facilities, the community at large will benefit from the availability of a public course. I know there are many factors in making these difficult decisions for our community and trust that whatever decision is made, will be a good one for our community. Thank you for your service to our community.

Take care,

--

Go Rocks!!

Bill Davis, Westfield High School Athletic Director

Richard Passman
3510 W 151 St
Westfield, IN 46074
rpassman@indy.rr.com

February 6, 2017

Westfield-Washington Advisory Plan Commission Members

RE: 1609-PUD-16;

Wood Wind Planned Unit Development (PUD) District

Dear Westfield-Washington Advisory Plan Commission Members:

Today, representatives of Pulte will present some minor revisions to the Wood Wind PUD and may expect a vote of approval. I respectfully request that the PUD not be approved in its current form for the following reason:

Area 5 of their proposal needs revision. I believe this specific area conflicts with the Comprehensive Plan but perhaps they hope it will be approved anyway, as part of a total package.

My wife and I selected this area for our home because it was a rural setting, away from commercial, apartments, and typical neighborhoods. Many other people feel the same way. This is one of the few areas in Westfield that offers a rural environment. Every one of the neighbors in our area that I have spoken to, are opposed to the current PUD for the same basic reason. We are not opposed to housing development in Area 5 as outlined in the Comprehensive Plan, but we are opposed to building a Kroger type commercial area plus apartments, plus relatively high density housing in this location. If I read the details correctly, the homes are spaced only 14' apart in area 5.

There are already 6 apartment complexes approved on the West side of 31. I am very much opposed to approving a 7th apartment complex in this location! **This was intended to be a zone of reducing housing density, blending into the existing 5 acre or larger properties (per the Comprehensive Plan).** Instead, of a small commercial node on the corner of 146 & Towne, they propose a much larger commercial and apartment buildings.

Why would Westfield want commercial areas spread out across the city instead of primarily clustered along 32 per the Comprehensive Plan? And of all places to put a Kroger sized commercial area and

apartment complex – right in the area that is intended to be transitioning to the existing rural homes & farms!

We live very close to area 5 (most SW area of their plan), so I am more sensitive to it. Pulte did a nice job of improving the buffer on the west side of area 5. They also increased usable green space in that area. However, outside of the golf course areas, they should have increasing usable green space as the development extends west.

Area 5 (most SW area) includes apartments and the lowest % green space of all areas. The house models planned in Area 5, appear to be densely packed lower price point homes like the large number already planned & available on the west side of Westfield. Because this is the most SW area of the development, with some elevation change, a wooded area retained, and located near 5 acre or larger existing properties, it seems a good opportunity to blend in some of their higher price point homes. I respectfully request that we give Pulte an opportunity to make further revision to that area.

Please do not vote to approve until area 5 until Pulte adjusts some details of this very large development to better suit the current area and residents. This is a big deal to the current residents. It greatly affects their quality of life, the traffic past their homes, the immediate area in which they live. It affects the value of their homes, their taxes, their schools. Let's do this right. Thank you for your consideration.

Sincerely,

Richard Passman

Richard Passman
3510 W 151 St
Westfield, IN 46074
rpassman@indy.rr.com

January 17, 2017

Westfield-Washington Advisory Plan Commission Members

RE: 1609-PUD-16;

Wood Wind Planned Unit Development (PUD) District

Dear Westfield-Washington Advisory Plan Commission Members:

On January 17, representatives of Pulte will present a revised Wood Wind PUD and may expect a vote of approval. After review of their plan via the link you provided, I respectfully request that a vote is delayed.

Pulte stated in their 1/15/17 letter to the plan commission: "The School Corporation is currently planning for growth ... and Wind Wood PUD provides much desired certainty to the School Corporation...".

The School Corporation plans to have a Referendum put up for vote early May. That referendum is a tax increase to pay for a significant expansion of the Westfield schools. This is on top of a recent tax increase which was required just to maintain the staff that they currently have.

What is clear to me: The many new housing developments and apartments that have been built require everyone to pay higher taxes to cover the added cost of the new students and infrastructure. Thus, the added fees and tax revenue does not cover the added costs. Continuing the current growth model, the more "roof tops" as Pulte refers to it, that we add to Westfield, the higher the taxes for residents. That is not a model for long term success. Before you vote to recommend, please be certain you are not, in effect, recommending higher taxes for current residents.

Perhaps it would be prudent to hold off on a vote until you know that the School's Capital Referendum passes.

In addition, there are some remaining concerns to be addressed with the community:

I understand what is in writing does not require the golf course to remain. This has grown to a large concern because it has been raised several times. At this point, it should be clear that they don't want to be bound by a written commitment. Why?

There are already 6 apartment complexes approved on the West side of 31. I am very much opposed to approving a 7th apartment complex in this location! This was intended to be a zone of reducing housing density, blending into the existing 5 acre or larger properties (per the Comprehensive Plan). Instead, of a small commercial node on the corner of 146 & Towne, they propose a much larger area extending to 151 St. with commercial space and apartment buildings.

Pulte has increased useable green space in response to community input. I understand that reduces their profit – they make money selling houses not making green space. Therefore, they want a plan approved with as little as possible. However, what does the community of Westfield want? I live very close to area 5 (most SW area of their plan), so I am more sensitive to it. Pulte did a nice job of improving the buffer on the west side of area 5. They also increased usable green space in that area. However, outside of the golf course areas, they should have increasing usable green space as the development extends west.

Area 5 (most SW area) includes apartments and the lowest % green space of all areas. The house models planned in Area 5, appear to be densely packed lower price point homes like the large number already planned & available on the west side of Westfield. Because this is the most SW area of the development, with some elevation change, a wooded area retained, and located near 5 acre or larger existing properties, it seems a good opportunity to blend in some of their higher price point homes. I respectfully request that we give Pulte an opportunity to make further revision to that area.

I view this process as our only opportunity to adjust some details of this very large development to better suit the current area and residents. This is a big deal to the current residents. It greatly affects their quality of life, the traffic past their homes, the immediate area in which they live. It affects the value of their homes, their taxes, their schools. Let's do this right. Thank you for your consideration.

Sincerely,

Richard Passman

Jesse Pohlman

From: rpassman@indy.rr.com
Sent: Tuesday, November 22, 2016 8:38 AM
To: Andy Cook; APC; Jesse Pohlman; Council Members
Subject: Follow up to last night's meeting - copy of ppt presented
Attachments: Counter to Pulte Proposal pdf 161121.pdf

Jesse and all,

This 161121 file is the one that I presented in the meeting last night. Compared to the "letter" ppt that I e-mailed on 11/19/16, in this ppt, I had attempted to trim it down to a minimum, and make it more on point. I knew that I would not be able to cover all the slides in 3 minutes, but hated to remove any more. Please review this, to understand what I would have presented in the meeting, if allowed about 6 minutes.

Thank you all for a well conducted meeting.

Richard Passman

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]
Sent: Saturday, November 19, 2016 3:18 PM
To: 'acook@westfield.in.gov' <acook@westfield.in.gov>; 'apc@westfield.in.gov' <apc@westfield.in.gov>; 'jpohlman@westfield.in.gov' <jpohlman@westfield.in.gov>; 'councilmembers@westfield.in.gov' <councilmembers@westfield.in.gov>
Subject: Letter regarding Pulte Wind Wood PUD

All,

Please review the attached ppt to express my concerns regarding the current Pulte PUD proposal for Wind Wood. I think the proposal needs further refinement before zoning changes are made or the PUD is approved. I plan to speak at the meeting on 11/21 as well.

I personally am not opposed to the basic intent of this PUD. But I am opposed to the apartments, very concerned about 151 St, and some of the details in the housing areas, particularly the west an SW areas.

Thank you for your consideration,

Richard Passman

Further adjustments are needed to the Current Pulte proposal for Wood Wind PUD before it is approved, so that it aligns better with the guidelines in the comprehensive plan.

Focus on the SW area

Richard Passman

11/21/16

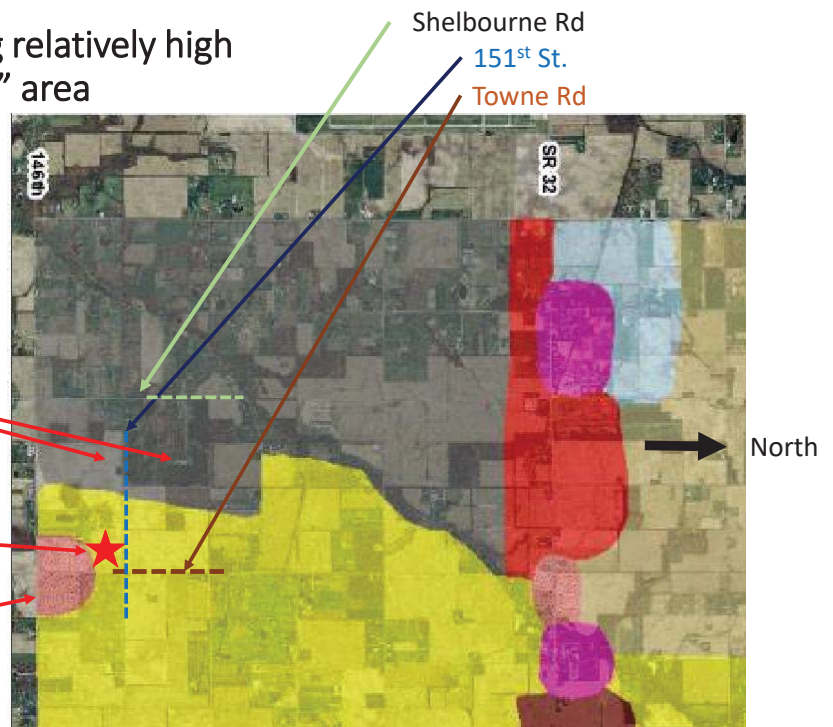
Pulte proposal **overreaches** – extending relatively high density housing into the “Existing Rural” area

Comprehensive plan shows “SW New Suburban” (yellow) ending just W of Towne Road at 151st St.

Pulte proposal includes large swaths of dense neighborhoods in “Existing Rural” zone (gray)

Pulte proposal includes Apartments west of Towne Rd.

A “local commercial” zone is designated in pink at Towne and 146th St.



This figure taken from current Comprehensive plan (2007)

Westfield respects that many people want to live in a rural environment instead of a housing development. Westfield supports these residents, and values a diversity of home environment choices.

Example of typical Existing Rural properties

From the comprehensive plan: “Existing Rural Southwest” - This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. **Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle ...**



Approving relatively high density housing, and apartments west of Towne Rd, including in the Existing Rural area, would be devastating to current residents who selected this area, and negatively impact property values

Example photos show the current open, rural character of this area

From the Comprehensive Plan: ... the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.

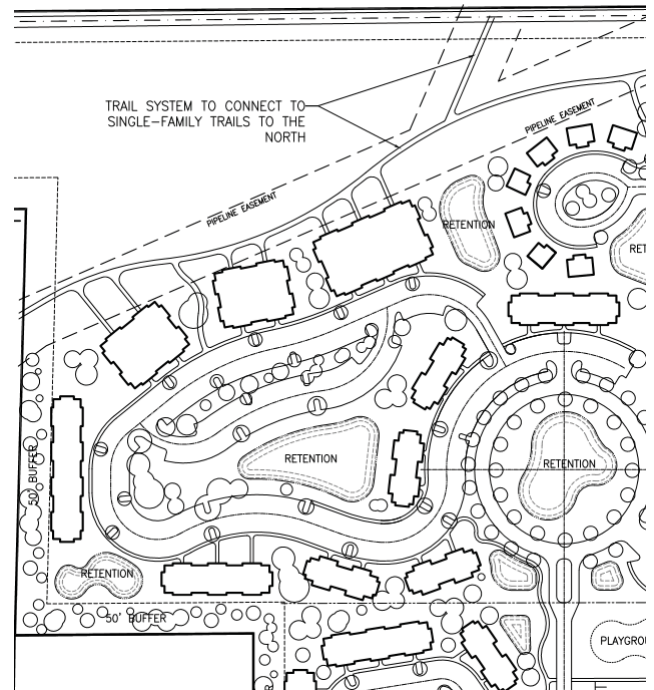
For compatibility, homes on 3 acre lots would be appropriate in the Existing Rural portions of the Pulte Development.



The Apartments in the Pulte Plan West of Towne road should not be approved.

Westfield has already approved several apartment developments between Towne and Ditch roads.

Draw the line on this at Towne Road – enough is enough!



Housing density

From the Comprehensive Plan:

... every effort should be made to encourage uses that preserve this open character. ... no more than one unit per three acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions ...

Replacing the apartments with homes, and then further reducing home density in the most SW corner (a custom home section?) would significantly improve alignment with the Comprehensive Plan.

The most SW and western portions of the Pulte plan **should** be the lowest housing density in their plan – These extend into the “Existing Rural” zone



This W buffer is well done, assuming the mature trees are retained

SW corner shown above

Some appealing features & some opportunities with Pulte's Current Plan

- The curvilinear roadways are a nice approach.
- The plan does a good job in orienting the fronts of homes toward the main roads in some areas, **but fails to carry this through along 151 St.**



- The revised plan per 11/7/16 includes much improved buffers – the changes at the most SW corner to move pond and retain mature trees is much better.
- **There is improvement to open / greenspace area, but still not enough outside the golf course portion.**
- **There are some great opportunities to enhance green space, bike paths and to compliment the retention ponds by retaining more patches of existing mature hardwoods (see next slide).**

From the comprehensive plan:

Require open space in all new developments. **Open spaces should consist of usable areas or valuable natural areas.** Open space should not consist only of land that is left over in the site plan review process.

There is a great opportunity to keep more of the mature trees where possible (one example shown) to create some high quality green space with walking trails to compliment the enlarged retention ponds.



Figures above show current land and proposed result at the same yellow square location (N of 151 St. and W of Towne Rd.)

Roads –The worst approach possible would be the divided boulevards as Pulte depicts in their plan (similar to the photo below)

- The Pulte plan shows both Towne and 151st St as expansive divided 2 lane boulevards similar to Shelborne road south of 141th street or 136th street at Springmill. This is **costly, unnecessary, and greatly impacts / devalues current homes.**
- 151st St only extends between Shelborne and at Ditch roads – it is a connector - divided road does not make sense here.
- The Pulte provided traffic study (11/7/16) does not recommend a divided boulevard on 151 st.
- In addition, the author asks that Westfield does **not** use Divided 2 lane **boulevards: They require a very wide swath of land – this takes out existing residences' plantings and a large portion of their yards. This would devalue existing property dramatically.** Another outcome, is that if cars are following a trash pickup truck, a person with car trouble, or if police pull someone over, traffic has no way to get around the obstruction.



In Conclusion:

- The voice of the Westfield community is captured in the Comprehensive Plan, expressing that new development of “Southwest New Suburban” and “Southwest Existing Rural”, should preserve the characteristics and lifestyle which currently exist. Parts of the Pulte proposal are in obvious conflict with this rural area.
- Relatively high density housing, and apartments, should not be allowed to expand into what remains of the SW Existing Rural area.
- The Pulte proposal incorporates some aspects of Westfield’s Comprehensive Plan. Improvements were made in the current revision, but the Plan still has some features in conflict with what the Westfield Community wants as their future. These could be cleaned up in another revision.
- We would invite the Pulte representatives to further adjust their proposal so that it better fits Westfield’s Comprehensive Plan, and show that they are the right developer to work with, in the “Southwest New Suburban” and “SW Existing Rural” areas of Westfield.

Jesse Pohlman

From: Kerri Mendler <Kerri.Mendler@PulteGroup.com>
Sent: Saturday, November 19, 2016 9:34 PM
To: APC
Subject: Wood Wind Development

Westfield Plan Commission,

My name is Kerri Mendler, and my family and I have lived in Westfield for almost ten years. We have two kids in the Westfield school system and are very proud of our city and community. I am an employee of Pulte Homes and have been for 16 years. Very proud of the homes and communities we build.

I am in favor of Pulte Home's development plan to save Wood Wind Golf Course and build a beautiful community around it. The plan to add a mix of homes in a very unique layout, while providing amenities to the residents is a great plan to save the course, while creating another great community for the citizens of Westfield.

I have taken some time to research some of the concerns that fellow Westfield citizens have mentioned, and feel confident that this project will have a positive impact on our city. The time period of the project is going to allow for the schools to plan for the potential increase in enrollment, while also generating tax dollars through property taxes. The city as well will gain from the development through tax dollars and park impact. With growth of our city being inevitable, I'm not sure why some are so against this project. Westfield is a great place to live and one of the best to raise a family. I don't see that slowing down any time soon, and we always encourage people to consider Westfield when making a decision to relocate or buy their first home.

I hope that the plan is approved and Pulte can begin development soon. I believe the residents of Westfield, who want to continue to golf at Wood Wind, will be happy with the new plan and to see the only public course in Westfield thrive again. I know the residents will enjoy the course as well as all the amenities available to them.

Thank you for your time,

Kerri Mendler?

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Jesse Pohlman

From: Ashley Bedell <Ashley.Bedell@PulteGroup.com>
Sent: Monday, February 6, 2017 10:02 AM
To: Cook
Cc: Jesse Pohlman; David Compton
Subject: RE: Wood Wind Buffering
Attachments: Cook Property.pdf

I apologize for the delay in getting the information to you. I was asked to send it on Thursday and I realized as I was getting caught up over the weekend that I had not sent it yet. If we are fortunate enough to receive a recommendation from the APC tonight, that does not mean our discussions with neighboring property owners ends. We were encouraged to utilize reforestation and 50' wide buffers for the project. The planting plan was created with the input of certified arborists. Beyond the 50' buffer there is one full lot, and a portion of a second lot behind your home. I've attached an image of this area if it is helpful to you.

Again, we are happy to continue discussions regarding buffer enhancements and meet at the property to review if you would like.

Thank you.
Ashley

From: Cook [mailto:cookhouse3841@comcast.net]
Sent: Sunday, February 05, 2017 6:15 PM
To: Ashley Bedell <Ashley.Bedell@PulteGroup.com>
Cc: apc@westfield.in.gov; councilmembers@westfield.in.gov; Cook Andy <acook@westfield.in.gov>; Pohlman Jesse <jpohlman@westfield.in.gov>; mskelton@westfield.in.gov; ginnykelleher@gmail.com
Subject: Re: Wood Wind Buffering

Thank you for reaching out but it's 3:00pm, the day before the APC meeting, and it is my understanding your revisions were due on Friday. Chris Woodard is on record asking you to reach out to us at the last APC meeting, I find it disheartening that you waited until now. I also requested at the beginning of the process to have a discussion concerning purchasing additional space for safety and liability reasons.

As for the buffers, the increase in the tree sizes is appreciated but not sufficient. 6 foot Spruce trees are fairly small and to only commit to 50% being 6 feet in height is an extremely small gesture on your part. Providing a mix of 8 and 6 foot spruce would provide a more appropriate/thoughtful buffer. The deciduous trees should be nothing less than 2 1/2" in caliper. It is highly unlikely that the 15 gallon trees will be this size. With the potential to put in over 1,000 homes, I feel you could have made more of an effort to the tax paying citizens of Westfield.

We are also disappointed with the architecture of the manors product that is being proposed by our home. It is not in context with the homes in this area and we were expecting Pulte to deliver their higher end product line. The manors product has an average selling price of \$399,900 as per your November market data you provided and most of the homes in this area are in the \$700,000 to \$2,000,000 price range.



50' BUFFER B

COOK
PROPERTY

Once again, disappointed because Westfield deserves better!

Derek and Cherie Cook

On Feb 5, 2017, at 2:53 PM, Ashley Bedell <Ashley.Bedell@PulteGroup.com> wrote:

Dear Ms. Cook:

It was brought to our attention that you had concerns regarding the buffer between your property and the proposed Wood Wind community. The buffer is 50' wide and includes both spruce and hardwood trees. We have increased the planting sizes from our last submittal so that 50% of the spruce trees have a minimum height of 6' at the time of planting, and that 50% of the hardwood trees are 15 gallon size plantings. I've attached a copy of the updated exhibit which has been submitted to the City. Please let us know if you have any questions or if you would like to review the buffer on site.

Thank you.
Ashley Bedell

<image001.gif>

ASHLEY BEDELL

Director Land Planning & Entitlement : : Indianapolis Market

direct (317) 814-3313 : : **cell** (317) 523-1773

pultegroup.com

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<Buffer B Reforestation.pdf>

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Jesse Pohlman

From: Cook <cookhouse3841@comcast.net>
Sent: Monday, January 16, 2017 6:42 PM
To: Steve Hoover; Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Cc: Cook Cherie
Subject: Re: Pulte Wood Wind

Steve,

I realize that you are much better educated in the review of development plans with your vast experience. However, as per the plan, I am unable to recognize any changes to the 39+ homes constructed in our line of site of the 23 acres directly to the north of us. It should be noted that no more than 7 homes would be permitted under the current AGSF-1 zoning that we have all been restricted to in this area. My understanding is the homes that are recommended for this area are the same product that is built in Viking Meadows violating the Comprehensive Plan request to not implement the same "cookie cutter" production housing throughout our community especially on the same street several miles away. The Comprehensive Plan also discourages front load garages. My understanding is that 100% of these recommended homes on the 23 acres to the north have front load garages. I have also heard comments that our city officials, you included, and Pulte representatives have made comments that we did a lot of ugly things at Viking Meadows. I am baffled as to why there is any consideration to repeating the ugliness right down the street in this beautiful area with so much potential for something better and more in context to the homes in this region.

I have read through the documentation on line and have been unable to locate any architectural enhancements to the homes in the section to the north of our hobby farm. The backs of these homes will most likely be the same concrete board with a few potential bump outs that we see as we drive past Viking Meadows on 161st Street. Please feel free to let me know if I have misunderstood the documentation as I am somewhat new to this process.

I wanted to make a comment about the green space as the pursuit of more green space played a large role in the decision to relocate our family from Bridgewater to our current hobby farm. I have seen statistics that indicate that the green space is about 10% outside of the golf course. The golf course is a terrific amenity for our community but is something that one must pay to utilize. Where are the families with children going to play? Where will they walk, jog, ride their bikes or play catch? The request for open space is made numerous times in the Comprehensive Plan that we reviewed prior to our move and is an important attribute for our community and this area of the city. Open space is supposed to increase as you move west of Ditch not decrease. Benchmarked with the West Rail subdivision on the east side of Ditch they have 37% open space and Centennial has 33% open space.

In closing I wanted to once again reiterate that we had requested to discuss purchasing additional border space from Pulte. We were never contacted although our information was provided to Ashley Bedell of Pulte and our pursuit of additional buffer land was communicated. There seems to be a real lack on Pulte's part to work directly with the citizens most effected in the area. The proposed plan does not work for this area in it's current state. There is much work to do to make it right. I hope you will take the time to ensure that it is right before pushing it

rapidly through with many details left unaddressed. I look forward to your response.

Thank you for your consideration,

Derek & Cherie Cook
1740 W 161st St

On Jan 14, 2017, at 3:50 PM, Steve Hoover <shoover@westfield.in.gov> wrote:

Appreciate your comments. Per the plan, only 2 homes will back up to your property. Many green spaces (parks) have been added since the last plan and architectural improvement have been made.

Regards,
Steve Hoover

Sent from my iPad

On Jan 14, 2017, at 1:26 PM, Cook <cookhouse3841@comcast.net> wrote:

Good afternoon,

We are writing again to voice our concerns regarding the proposed Wood Wind development as it relates to our horse farm and the city of Westfield.

As previously stated, we purchased our property in 2015 after a 2 year land search. We relocated from Bridgewater to pursue our dream of owning a hobby farm. We understood that the undeveloped land in the area could potentially be developed. We were confident the Comprehensive Plan that is in place would be followed.

The Comprehensive Plan requests that cookie cutter housing be avoided and front load garages be minimized. Over 500 of the recommended houses in the PUD are currently in Viking Meadows. The majority of the proposed 1,007 houses have front loaded garages. We have heard comments from Pulte and City Officials that Viking Meadows was a mistake that was not to be repeated. The curvilinear design will only serve to magnify the issues that are prevalent at Viking Meadows and the poor example of architecture in our community.

The golf course is a valuable asset to the city of Westfield. This area has the potential to generate very high AV that will be beneficial to our entire community and our schools. Look across our borders and you will easily assess the opportunity for our community. This feedback has been provided over and over again. Examples have been provided of more acceptable Pulte architecture for the

area that would provide more diversity in our housing and higher AV. Pulte is building these products in our neighboring communities and Westfield deserves better. The city should demand something similar to the Chelmsford area at the Village of West Clay in Carmel or their Estate collection at Hidden Pines in Zionsville for certain sections of the project, and not let Pulte "off the hook" in our community.

The Comprehensive Plan references a strong desire from the community for open space. The open space provided in this land plan fails drastically in this area outside of the golf course. There is minimal space for a population of over 3,000 new people to enjoy. The golf course will continue to be a private business and should not be considered as open space for the general population of this new neighborhood.

As it pertains to our horse farm, we've expressed concerns regarding the proposed buffers on the north side of our property. Their PUD states a 50' buffer (Buffer B, Area 1) between our horse pasture on our northern border and the proposed neighborhood using 5 gallon sized container trees. While the species of trees are safe to use around livestock, the size of the buffer and trees are not. These trees will likely be 5 feet in height but thinly branched and less than an inch in caliper. It will take nothing short of ten years to look like much. This is unacceptable considering the safety, liability and the lack of screening for our home site. We suggested a more appropriate buffer of 100' and a minimum of 8' spruce trees to be planted at the last APC meeting. We have never been contacted by any Pulte representative nor any one from the city of Westfield to address our concerns. I would hope you would consider our recommendations to avoid potential issues from both a safety perspective as well as a legal perspective in the future.

Acknowledgement of this email would be appreciated and we are available for further discussion.

Thank you for your consideration.

Derek and Cherie Cook
1740 W 161st St

Jesse Pohlman

From: Cook <cookhouse3841@comcast.net>
Sent: Sunday, November 20, 2016 10:08 AM
To: Jesse Pohlman; Council Members; Andy Cook; APC
Subject: Westfield developments

Good morning,

Our family moved to Westfield from Frankfort, IL in 2008 and have loved being a part of such a great community. Our first home was in Bridgewater and we enjoyed the golf course life but moved to our current address after wanting more land and space for our kids to play, and our horses to reside. We chose this location (after a 2 year search) for several reasons: keeping our children in WWS district, the Comprehensive Plan which protects the rural lifestyle West of Ditch Rd, and the proximity of being close to everything but still being in the 'country'.

When we moved here we weren't naive to think that the undeveloped land around us would remain that way. We were, however, confident that the Comprehensive Plan that was put in place would be followed. The Pulte plan doesn't come close, nor does it guarantee the golf course stays. It reads the course can stay a golf course or houses can be built. I truly hope the course remains open but regardless, this plan is not right for the area and not right for Westfield.

We need to step back and look at the approved developments West of 31 (20+ and counting) and let infrastructure, public service and most importantly, our schools catch up before we add a "mega" PUD.

Last year in Mayor Cook's 2015 State of the City Address, he asked the question, "How big do you want this city to be?" From what I've read on social media and the public comments sections regarding this PUD, there are more residents 'opposed' than 'for' the proposal. This aligns with nearly every resident we have spoken to, besides those that have a financial interest in these projects being completed. It's time for city council, APC and Mayor Cook to listen to their residents. These tax paying citizens, along with many others concerned about the future of Westfield, says STOP!

Thank you,

Derek and Cherie Cook
1740 W 161st

Jesse Pohlman

From: mtthayer@netzero.net
Sent: Sunday, November 20, 2016 2:40 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman

Dear Westfield City official:

I am writing you in support of the proposed Pulte project and their plan to save the Wood Wind Course. My family was the original developer of the Wood Wind golf course and I know how special Wood Wind is to my father, Bob Thompson. The course is beautiful today and Pulte's plan to update and enhance it will only make it better. I know from talking with my family that many changes and updates have been made to the Pulte land plan since it was originally filed. I believe that these changes have made it better in compliance with the Westfield Comprehensive Plan for the area.

Therefore, I support the proposed Wood Wind Development and Saving the Wood Wind Golf Course for the following reasons.

My father Bob Thompson has been working on a plan to "save" Wood Wind for almost ten years. It started with the Symphony development that was proposed by The Estridge Group. Unfortunately, this project did not progress. George Sweet had a proposal to develop the golf course in 2015 and this proposal also did not go forward. Pulte started working on a proposal to save the Wood Wind Development in 2014. This proposal was refined and submitted in July 2016. The Wood Wind land plan was further refined after the September 2016 Plan Commission hearing. The Pulte Proposal was neither rushed into nor not contemplated by the Thompson family for a significant period of time.

The proposed Wood Wind development saves the Wood Wind Golf course while updating it and providing a sound financial operating model for it going forward. Pulte is committing via a deed restriction that the golf course will be a "public" course for the next 40 years. Like Bridgewater and Chatham Hills, all homeowners within the Wood Wind Development WILL be mandatory "social" members of the golf course. This guaranteed stream of income will help assure the golf course the revenues needed to operate into the future.

Thank you for your consideration

Teresa Thompson Thayer

Westfield Planning Commissioners

Feb 2, 2017

Wood Wind PUD

Dear APC members,

I am a long time resident of Westfield Washington Township. I purchased our land in 1987 and lived raising my 5 children. I was instrumental in getting the town of Westfield to become a city, by starting up the Westfield Washington Tea Party and fighting Carmel when they were trying to take over our area and make it part of their city. I grew up in Carmel, but did not think that it was right for them to annex us into their city and pay their high taxes so they could get control of the Terry airport by annexing us into their city. Instead we opted to lead Westfield to become a city so that they could annex us.

I believe that Westfield needs to expand and be progressive and develop not stagnate. We do not want a few rich people to dictate to those of us who own land & have been here many years how and what we can do with our land. It is akin to socialism or communism. If they want to control what is done on the land, they can buy it the same as we did. What they want to do is make us pay taxes on our land while they get to tell us who we can sell our land to.

I am in support of the Wood Wind Golf Club. I believe that the homes in the area will generate tax revenue far out weighing the downside of improving our roads and schools. Growth is inevitable. The latest plan submitted and approved as of Jan 27, 2017 calls for homes ranging in price from \$325,000 to over \$900,000. The Pulte Group is a reputable company and has a proven track record of following through with their commitments. They build quality communities and homes. This project has much attention to detail not found in other PUD's in Westfield or other localities. It has a projected impact of over \$500 million for our community.

This will help keep a public golf course for future generations by developing the area over the next 10-12 years. As I understand they have agreed to a 50 year deed restriction to keep the golf course. This is more than generous. This development will be a big asset to our community and Pulte is a great company. I believe the time is right to accept their plan and move forward as a community.

Sincerely, Bill Koss 15411 Shelborne Road, Westfield, IN 46074

Jesse Pohlman

From: Karen Koss <karen.jo1212@gmail.com>
Sent: Sunday, November 20, 2016 2:45 PM
To: APC
Subject: My thoughts on Pulte Dev, and Wood Wind Golf Course

Dear Members of the City of Westfield Planning Commission

My name is Karen Koss and my family and myself have been living in at 15411 Shelborne Road since 1985. I am writing today to show my support for saving the Wood Wind Golf Course and the Pulte project. As long time land owners in the area we have a real passion for how it will develop in the future. I have raised my family in the house and enjoyed the quietness and country feeling. However, we knew that one day development would come our way. We just want to make sure that it respects the area and is high quality. I believe that as updated, the Pulte plan does just that. Myself and family are working with Pulte on approximately 106 acres that are on the west side of the project.

This 106 acres includes the proposed 66 lot custom project on 66 acres that includes our current home. I have been impressed with how Pulte has listened and attempted to work with the neighbors since the September Plan Commission meeting. I know that they have worked hard to plan a transition of density from Towne to Shelborne Road. This land plan is very important to me especially how my home and the existing red barn will be incorporated into their land plan. I am happy to say that David Compton has indicated that the existing red barn will stay and be incorporated into a 4 plus acre common area around it. I believe that the updated Pulte land plan provides for a transition of density from East to West.

I have heard and read comments that are being made about the impact of this development on the school system and as a teacher I understand that people could have concerns without knowing all the facts. It is my understanding that Wood Wind will be built out over a 10 to 15 year period with an average price point of over \$440,000 per home. At this price point per home, I am sure that the project will more than pay for itself in terms of the cost of educating each school child. As an empty nester myself, I am happy that they are proposing that over 20% of Wood Wind will be targeted at empty nesters.

I am also very happy to see a plan to Save the Wood Wind Golf Course. Almost all of the land east of Shelborne is flat and being farmed. The Wood Wind Golf course sits on a beautiful parcel of land and I am really glad that I will be still able to drive down 156th, 161st and Towne road and enjoy the beauty of the course as it rolls down to the creek. I also like the fact that Pulte changed the routing of four golf holes on the north side of 161st street. Now those holes are around the perimeter and I will also enjoy that view.

No project is perfect. However, I am very pleased that the City of Westfield now has a proposal in front of it that will save the Wood Wind Golf course, respect the 2007 comprehensive plan and build the tax base in a quality fashion for the city of Westfield.

Thank you for your consideration and support of the Pulte proposal.

Karen Koss

Jesse Pohlman

From: Ashley Scott <Ashley.Scott@Pulte.com>
Sent: Sunday, November 20, 2016 3:59 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman
Subject: Wood Wind Development

Dear The Westfield Plan Commission,

My name is Ashley Scott, and my family and I built a home in Viking Meadows 4 years ago. We are so very pleased with our home, neighborhood, and the whole Westfield community. We absolutely love all that Westfield has to offer and look forward to raising our two small children in the community and schools.

I wanted to write to you and voice my approval for Pulte's plan to save Wood Wind Golf Course and build a fantastic community around it. Having a master planned community like this in our community would be a great addition.

Pulte builds homes and communities to make lives better and I truly believe that the proposed community would do just that. The plan is a well thought out methodical design to slowly and steadily add homes to our community. Wood Wind will provide for a diverse blend of housing and give the opportunity for homebuyers to not only move up and stay within the City of Westfield but also to enjoy the golf course and amenities at a reasonable price point. I could even see a lot of Viking Meadows residents move from Viking to Wood Wind after

I hope that Pulte's proposal is approved so that the Wood Wind Golf Course can be saved and that other families are able to enjoy living in a great community with upscale amenities like my family has enjoyed while living in Viking Meadows.

Thank you for your time,

Ashley Scott

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Jesse Pohlman

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Sunday, November 20, 2016 6:05 PM
To: Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Cc: APC
Subject: Pulte at Woodwind of Westfield

November 20, 2016

To: City of Westfield Elected Representatives – Council Members
Chuck Lehman, City County President
Jim Ake, City County Vice - President
Robert Horkay, City County Member
Steve Hoover, City County Member
Joe Edwards, City County Member
Mark Keen, City County Member

Dear Councilors,

My name is Beverly Davis Emmert, and my family owns 80 acres immediately adjacent to the Wood Wind of Westfield project. Our family has owned this land for over 80 years. We fully support this important project for a number of reasons. As lifelong citizens of Westfield, we want a solid plan to preserve Wood Wind Golf Course. The golf course is a key amenity for our community. Wood Wind of Westfield saves the golf course and without spending tax dollars.

On a personal level, it has always been my hope to spend my golden year's right here in Westfield and with my children and grandchildren nearby. This project offers high quality housing choices and amenities for the young and old. How nice it would be for my kids to move back to Westfield.

Pulte has worked very hard to make this proposal fit in with the surrounding properties – the redesign of the golf course for added perimeter buffering and the addition of custom home sections demonstrate creativity and sensitivity to the surrounding neighbors. This is an opportunity for Westfield to set an even higher standard for future development. We have enjoyed our years in Westfield and have the highest confidence in our leadership. Please vote "Yes" for Wood Wind of Westfield.

Respectfully submitted,

Beverly Davis Emmert

Beverly Davis Emmert

CC: Westfield/Washington Plan Commission

Jesse Pohlman

From: Robert McColgin <bob.mccolgin@gmail.com>
Sent: Sunday, November 20, 2016 8:42 PM
To: APC; Chuck Lehman; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen
Subject: Pulte at Woodwinds - Support

Dear Council and Planning Commission Members

When my dad and I spent time helping with the long range planning process, we did not foresee the many great opportunities that have developed. We did, however, feel that Westfield was going to grow and that the long range plan would be a stabilizing guide that would enable the town to move forward with quality development. We did not see the long range guide as a stop sign or a thing to limit moving forward with a first rate community.

I support the Pulte project currently proposed. I feel it supports the long range plan and pushes other developments on paper such as the McColgin property (Westgate) and the Ackerson property to strive to be even better when development occurs.

Thank you for your time.

Bob McColgin
317-409-9759

11/20/16

Attn: Westfield Area Planning Commission and Westfield City Council

Re: Wood Wind PUD

Ladies and Gentlemen:

I am writing in support of the Wood Wind of Westfield project being presented by Pulte. My family owns a farm on Towne Road north of Wood Wind, currently approved as Westgate. This land has been in our family for decades and means a great deal to us.

My grandfather William E. McColgin along with my father Robert W. McColgin have been engaged with members of the Westfield City Council for many years and played a role in developing a strategic land plan. That strategic plan was labored over and well represents the Westfield Community.

The current project being proposed for the revitalization of an aging golf course and the development of quality housing would be right in line with that existing strategic land use plan. This is the type of development which we would be proud to have near our family's property.

I urge you to approve the Wood Wind PUD. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott R. McColgin", written in a cursive style.

Scott R. McColgin

1427 Northbrook Dr
Indianapolis, IN 46260

November 19, 2016

Advisory Plan Commission (APC)
City of Westfield
Westfield, IN

Re: Pulte Wood Wind Development PUD Plan

Dear Committee Members:

I am thankful for this opportunity to provide comments and information related to Wood Wind Golf Course (WWGC) which is incorporated into the proposed development referenced above. Thank you in advance for your service, time and consideration.

Please accept my offer to meet individually or in a group setting with any or all of the APC. I have noted many inaccurate statements set forth in social media and public comment periods regarding WWGC and would welcome the opportunity to provide answers to any questions regarding the operations and/or sustainability of WWGC. In that regard, please find below several key notes to assist in understanding the scope and service of WWGC, as well as the financial position and results of operations:

- First, I would like to debunk the rumor that Cohoat and O'Neal Management (C&O) has a viable alternative plan of development and retaining WWGC. The fact is that C&O made an offer to purchase the golf course in late 2015, which was conceptual only and contained a number of financing contingencies. After submitting the offer, we found our plan lacked financial support and feasibility. The financial support and related profitability of the proposed investment proved to be unattainable and our offer became null and void. **We have no alternative plan to purchase and/or retain the golf course operation absent the Pulte Plan.**
- The golf course operations lost in excess of \$400,000/year prior to C&O management. We have reduced these losses to an average of about \$100,000/year for the past five years. These losses exclude reinvestment and capital improvements to WWGC. The purpose of sharing these summary results of our private entity operations is to provide both the reality of the sustainability issues facing WWGC as well as to call attention to the operating expertise of C&O. We have affected an admirable turnaround at WWGC, however lack the depth of customer base to sustain the business in the long term.
 - To be frank, a logical question is "how stupid are the C&O leaders to continue to operate this business through year after year of losses?". This question has two answers. (1) C&O has invested in the future which has now become a potential reality through the Pulte Plan for WWGC. Discussions to develop the west side of Westfield are over 10 years in the making, with most discussions, public presentations and plans including WWGC in perpetuity. Most of you have been a party to these discussions and plans from the Estridge Symphony plans, through George Sweet proposal and the current Pulte Plan. Only in the last year has there been opposition to plans that incorporated saving WWGC. We simply have a belief that these years of discussions and planning will result in a progressive development plan that will provide the market share of activity to sustain the golf course, (2) C&O leadership, Doc O'Neal and Matt Cohoat, have a strong belief that our Westfield community (and most communities) are better places to live with public golf and related activities. We leverage the golf courses in our portfolio, like WWGC, to enhance the community and provide many services to the residents in the area. We

enjoy and take pride in making investments and contributions to enhance Westfield. Thus, while we await resolution of a plan that sustains WWGC, we have made significant investment in the community for which it serves. Our ability to continue this is limited and is dependent on approval of the Pulte Plan.

- Following is a list of many positive elements of WWGC that will no longer be available to the Westfield community absent approval of the Pulte Plan:
 - Nearly 80 employees in 2016 will lose their jobs. Additionally, with the planned growth, the total loss of employment from the future plans exceeds 100 positions
 - In addition to over 100 lost employment positions, the WWGC Caddy Program which provides over 20 youth each year the opportunity to earn fees and seek to obtain college scholarships
 - The Westfield Education Foundation is a wonderful community program. Since founding in 1986, the WEF has provided over \$1.0 million of college scholarships and teaching grants. In 2015 alone, the WWGC Caddy program provided for Westfield students to receive \$240,000 of college scholarships to IU and Purdue. Over a similar 30 year period as the WEF, we would anticipate Westfield students to receive over \$10 million of college scholarships. This significant opportunity for our Westfield Students will be eliminated absent a plan to sustain WWGC.
 - WWGC pays taxes of approximately \$45,000 per year that help fund Westfield schools, etc.
 - Over 50 vendors supported annually by WWGC will have their business negatively impacted absent a plan to sustain WWGC
 - Westfield Athletics will no longer have a public course to call home in their city. This negatively affects over 100 student athletes over a four year period.
 - Footgolf will not be replaced, eliminating a wonderful family activity provided by WWGC
 - Westfield High School Fishing Club will lose a prime site
 - Weddings, graduation parties, rehearsal dinners, fundraisers, etc. For those who enjoy these special events in the setting of a golf course, they will have to leave our city as WWGC is the only public golf course
 - Mayor Cook recently announced exciting plans for additional development of downtown Westfield, including a conference center. Corporate conference participants often seek activities in the area, particularly golf outings. Westfield will need to reference these visitors to other cities in the area to enjoy public golf.

WWGC is much more to the community than a place to play golf. C&O has spoken at the public hearings of the APC and provided separate information as well as this letter to outline the depth and breadth of this community asset. I have confidence in the APC to realize and respect the broad scope of value that WWGC brings to the community. I hope the above partial list of WWGC key elements will simply help with your evaluation.

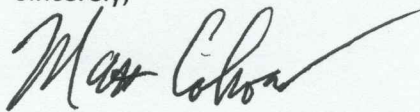
At times, the comments from those opposed to the Pulte WWGC Development Plan seem to question the nexus between the Development plan and viability of WWGC. If that nexus is not clear to any of you, I again ask to meet and answer questions. Pulte and C&O, as well as the WWGC land owners, have collaborated and emphasized "Saving WWGC" in discussions and planning. The proposed plan provides direct and committed investment of capital in WWGC to enhance the property and the ability to serve the Westfield community. In addition, the plan provides for committed, predictable and meaningful annual funding to WWGC to ensure the long term sustainability of the facility. These capital investments and annual funding are not possible absent a comprehensive, long term plan as Pulte has developed.

Development of the area through a combination of "one-off" developments over time will fail to improve the facility and fail to provide supplemental revenue needed to survive. **To be clear, C&O fully supports the Pulte WWGC Development plan and we do not anticipate being able to keep WWGC open absent approval of the plan.** Please note that this is not meant in any way to be threatening as we will try our best to stay in business. We simply cannot envision a business plan that will allow us to succeed absent a development plan as set for by Pulte.

On a personal note, Jan Cohoat and I reside in the area subject to the proposed development. We believe diversity and inclusion is important to Westfield as the City continues to grow. The Pulte plan provides homes and apartments that provide for a wide range of socio-economic backgrounds to be served. Once complete, we would enjoy a diverse area where parents and grandparents may live side by side with their adult children in a wide variety of affordable and beautiful homes. Those opposed to the Pulte plan speak of development limited to large lots with upscale, homogenous residences not affordable to the majority of families. Such plans are inherently exclusive, forcing our youth and senior family members to look elsewhere to reside. We ask that the APC be sensitive to nature of the Pulte plan that emphasizes diversity and inclusion in our City.

We enjoy a wonderful life in Westfield. We thank you for your service and management of our City growth and progress in the last 15 years. The Pulte Plan will add approximately 1,000 additional residences over the next 15 years for people like Jan and Matt Cohoat who will also consider themselves blessed to live in our community. Please provide them this opportunity and C&O will ensure they have an exceptional experience each and every day at WWGC for years and years to come!!

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Cohoat", with a long, sweeping flourish extending to the right.

Matt Cohoat

President

Cohoat and O'Neal Management

Jesse Pohlman

From: Judy Crandall <hoosier824jc@gmail.com>
Sent: Monday, January 16, 2017 7:05 PM
To: APC
Subject: Wood Wind of Westfield

To APC members,

My name is Judy Crandall and I own 80 acres along with my siblings between 156th and 161st on Ditch Road which is V. John Davis Family Farms. I have been continuing to educate myself on the progress in relation to the Wood Wind of Westfield. I also want to thank you for your continued effort in making the Wood Wind of Westfield a priority to help get this PUD passed and on to the City Council. To review some of the significant changes in the PUD that Pulte has made to improve this project as requested by the Conservancy in order to meet the needs of all concerned:

- Preserve the Wood Wind Golf Club for future generations.
- Architecture improvements to the homes on all lots to include corner lots.
- Providing additional exhibits to help in your decisions to pass this PUD
- Increased amount of open space
- Decreased the amount of lots being built
- Providing addition trail/pedestrian connectivity is provided to the amenities and trail systems
- Adding neighborhood parks to Areas 3, 4, & 5. Also buffers have been increased in Area 5.
- All homes that backed up to Towne Road have now been removed and a frontage road is added to this area.

Pulte has been very mindful of the needs of our community and I would recommend that you pass this PUD and send to the City Council for their approval.

Thank you

Jesse Pohlman

From: Judy Crandall <hoosier824@indy.rr.com>
Sent: Sunday, November 20, 2016 11:12 PM
To: APC
Subject: Pulte Project - Wood Wind of Westfield; APC meeting on November 21, 2016

To:

Randy Graham – President, Andre Maue – Vice-President, Ken Kingshill, Dave Schmitz, Nathan Day, Steve Hover, Robert Horkay, Tom Smigh, Robert Smith, Chris Woodward

Thank you for the opportunity to let my voice be heard. My name is Judy Crandall and myself along with my other 5 brothers and sisters own 80 acres between 161st street and 156th street and Ditch roads. This property has been is our family for 80 years starting with my grandparents, then my parents and now we are actively farming this property.

I want to start with, that I am very much in support of the Pulte Project “Woodwind of Westfield”. This PUD has followed the 2007 Comprehensive Plan along with saving the only public golf course in Westfield. Not everyone can afford to join a private golf club. . Pulte has been very mindful of the Comprehensive Plan while planning this project.

As indicated in the Comprehensive plan:

“Westfield and Washington Township are committed to planning for the future growth. Impacts of that growth are felt in many ways. Traffic increases but so does the opportunities for new families and businesses. Infrastructure is strained as new growth requires additional road, sewer and water but new tax revenues are enhanced. In general, new growth is seen by many as a healthy sign of progress and is feared by others as a threat to quality of life. In any case, Westfield – Washington Township is committed to managing that growth to maximize its positive impacts and minimize its negative impacts.”

That is why you as city officials have the responsibility to send this project through with a positive approval to our City Council. That said, that is what “The Wood Wind of Westfield” is trying to do. It is giving the city the opportunity to grow and provide responsible growth for first time homeowners, new families to the area, families that just want something better for themselves, and empty nesters. Pulte is affording this to everyone. They have developed a responsible plan for growth.

They are helping with the expansion of the sewer facilities by stepping up to the plate. Citizens Utilities through the PUD will be saving approximately \$4.5 million as a result of re-routing the planned interceptor project. This project will be done whether or not Pulte goes in. This savings plus the adding the 1200 new ratepayers to the existing base over the next 12-15 years will stabilize long-term monthly user rates for both water and sewer, reducing the need for frequent rate hikes.

This will help each and every resident of Westfield with their sewer and water bills which are already astronomical as it is, verses what the citizens of Carmel now pay. If this PUD is not approved Citizens Utilities will have to follow the road right of way for the expansion which will increase their overall costs and therefore the burden of this will be back on the Citizens of Westfield as an increase on the water and sewer bills. Certain people that are part of the once called “Conversancy” and people who have their own well and septic system will never help in any cost of water and sewer. As it stands now they will not be affected if the rates for water and sewer go up.

The city needs to allow landowners to pursue the use of their land as they want. We do not need the people of the once “Conservancy” Project to dictate otherwise. This is retirement for many people that have been in

this area for more years that many of you can count on one hand. Allow the landowners this privilege. You as City Councilors and APC members need to allow developers to expand in this area. **If you do not allow this, you as city officials, have to SUSPEND development in all others areas of the City and that would include Grand Park, and Chatham Hills just to name a couple of areas that have joined in the cities philosophy for growth in Westfield and Washington Township.**

To address the issue of schools; this project will more than pay its own way and then some because of the over \$325 million is new assessed value. The school system is very much aware of any project going forward and they have the responsibility to adjust for it. Keep in mind this project will be built over 12 – 15 years and we hope all of the children that are in the system now will be on to bigger and better things.

Now for the real truth, many people are using scare tactics in order to play on your emotion and that of the citizens of Westfield. Examples are traffic accidents, property values, and density just to name a few. Any traffic accidents/traffic deaths are very tragic but how many has really happened on the stretch of Town Road in the past 20 years. I only know of one. Town Road is going to be restructured and will look like Hazel Dell at some time in the future. This will not happen overnight. Also this is not the responsibility of Pulte. It is the responsibility of the county and city which has been shown in the traffic studies. The property values will not go down. They will get a major boost because of this development and others like it to come in the future. Density for this project is 1.43 homes per acre. The golf course should be considered as part of this density in order to be consistent with the other neighborhoods that have a golf course as part of their plan which is Chatham Hills and Bridgewater. Let's compare apples to apples.

Again I am in support of the Wood Wind Project. Thank you for your time.

Jesse Pohlman

From: Melissa Rice <walkyourbike@icloud.com>
Sent: Monday, November 21, 2016 8:27 AM
To: Jesse Pohlman
Subject: Pulte development

Good morning

I have serious concerns regarding the proposed large Pulte development that will be discussed this evening.

There are already so many new developments under construction at this time, do we really need this additional large development at this time?

We had moved to Westfield when Fishers experienced large uncontrolled growth. Fishers has huge traffic issues now and we would appreciate seeing Westfield refrain from these issues.

Please consider the wishes of the citizens of Westfield.

I planned to attend the meeting tonight but due to my work schedule may be unable.

Sincerely,

Melissa K. Rice
14901 Beacon Blvd.
317-810-0767

Sent from my iPhone

Jesse Pohlman

From: Marcia Henry <hmarcia86@gmail.com>
Sent: Monday, November 21, 2016 11:32 AM
To: apc@westfieldin.gov; APC
Cc: Charline Avey; Jake Peacock
Subject: Save Woodwind!

To Whom it may Concern,

Please save Woodwind! As a member of EWGA (Executive Women's Golf Association), I have been playing there for the last 4 years in our league. Our members enjoy the course greatly and it has been a great experience and it is in a great location now with easy access. I would personally, and on behalf of EWGA, like to see that it continues as a golf course in the future as we would like to continue our league there.

Sincerely,

Marcia Henry
EWGA league coordinator

November 21st, 2016

Westfield Plan Commission

Westfield City Council members

To whom it may concern:

My name is Steve Polizzi and own approximately 110 acres on the northeast corner of 146th and Towne road otherwise known as Towne West.

I had planned on attending tonight's public hearing regarding the Pulte development of Wood Wind to speak in favor and I'm not sure I will be able to attend.

I wanted to send a letter to the plan commission and the council members to share my view and why I am in favor.

The Pulte plan is in compliance with the comp plan that was worked on for a couple years and unanimously passed, the density is well below other successful developments in Westfield, landscape buffering exceeds normal requirements, and the diversity it brings should serve the area well. I live in a community that Pulte has built many homes and have friends in other Pulte developments and only have wonderful things to say about Pulte and their commitment to quality, it's residents and the community.

The last and a very important issue is it's my understanding that this is probably the only way to save the Wood Wind golf course which is the only public golf course in Westfield. I know golf courses are struggling in the private and public sector. I am an avid golfer and golf has afforded me many opportunities in life and my career. I grew up learning the game playing the public golf course Riverside golf course at 21st and Lafayette road. There were several private courses in the area but my family could not afford a country club membership at the time. I know Wood Wind allows high school teams to play there and they have several youth programs along with serving many other golf enthusiasts of all ages. I think it would be a real shame to let the only public golf course in Westfield close down because a few folks want to preserve their horse farms vs. the thousands of residents that have and will continue to enjoy the course.

Thank you for first and foremost serving the city and next taking the time to read this and I welcome any feedback or answer any questions if needed.

Regards,

Steve Polizzi

From: Steve Polizzi [mailto:SteveP@ppolizzi.com]

Sent: Monday, November 21, 2016 12:54 PM

To: Chuck Lehman <clehman@westfield.in.gov>; Jim Ake <jake@westfield.in.gov>; Robert Horkay <rhorkay@westfield.in.gov>; Steve Hoover <shoover@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Mark Keen <mkeen@westfield.in.gov>; APC <APC@westfield.in.gov>

Cc: jlevinsohn@levirealty.com; Matt Skelton <mskelton@westfield.in.gov>

Subject: Re: Wood Wind Pulte

Dear Plan Commission and City Council members,

I was just informed that the Pulte plan has a commercial component that includes a gas station and multi family.

I would like to be more specific that I am in favor or a single family residential development but not a gas station and multi family.

The comp plan did not call for those uses. My other reasoning is the Towne West PUD was zoned several years ago and has a gas and multi family component and we are finally working after the recession and the expansion of 146th st to bring in quality users and the market will not support a third.

The Harmony development was just approved a get n go gas station with much remonstration and hope you would agree we have enough between Harmony and Towne West.

Again, thank you for taking the time to hear me.

Regards

Steve Polizzi

21 November 2016

APC Members: Randy Graham, President; Andre Maue, Vice-President; Ken Kingshill; Dave Schmitz; Nathan Day; Steve Hoover; Robert L. Horkay; Tom Smith; Robert Smith; Chris Woodard

City Councilor Members: Chuck Lehman, City County President; Jim Ake, City County Vice-President; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen

Our names are James and Annetta Kotsanos and we own 20 acres of property along the north side of 156th street just west of Ditch Road in Westfield Indiana. We purchased the property about 17 years ago with the intent to use it for our retirement.

We support the proposed Pulte Wood Wind Development Project.

We studied the Pulte proposal and believe that it has many positive elements for the continued vibrancy of Westfield. Firstly, the development will preserve the golf course, and its open spaces. Secondly, the development will pour money back into the Westfield community in a positive way, e.g. real estate taxes, such that both growth and maintenance will continue to be affordable. Plus, there will be an increase in employment in the area, presumably at the golf course, as well as through additional community needs such as landscapers, handymen services/tradesmen such as plumbers, electricians, painters, etc.

On a personal note, we believe the golf course will be a nice continuation to keep for when we utilize the property, and we also look forward to having additional neighbors.

The proposed Pulte development is a win-win for everyone in the area and in Westfield.

We encourage the Westfield Area Plan Commission and the Westfield City Council to agree to approve this proposed development.

Sincerely,



James and Annetta Kotsanos

317-965-2705

(James' personal mobile phone)

Jesse Pohlman

From: Jeff Cohoat <jeffcohoat@gmail.com>
Sent: Monday, November 21, 2016 1:27 PM
To: APC
Subject: Wood Wind Golf Club

To Whom it may Concern:

As a resident and employee in the city of Westfield, I would like to express my sincere desire for your approval of the Pulte plans to develop on and around Wood Wind GC. It seems crazy to me that you would consider voting against this proposal. Mayor Cook speaks about the growth potential of Westfield, expanding the tax base and business development. Why would a business, the YMCA or anyone consider locating in Westfield if these types of win-win-win developments are denied?

This plan calls for a gradual build out, saves the golf course, attracts investment, builds our tax base and and would be wonderful for Westfield! Please vote yes to allow Pulte to get started.

Thank you

Jeff Cohoat
16362 Trace Blvd, N Dr
Westfield, IN 46074

Jesse Pohlman

From: Mike DiMascio <mdimascio@misoenergy.org>
Sent: Tuesday, January 17, 2017 4:38 PM
To: APC; Council Members; Jesse Pohlman; Ginny Kelleher; Andy Cook; Matt Skelton
Cc: rkburkman@gmail.com
Subject: Pulte Woodwind PUD Proposal at tonight's APC meeting

City Council and APC members,

The three of us are writing you with regard to the Pulte Woodwind PUD proposal under continued consideration in tonight's January 17th APC meeting. We understand that you may be voting on this proposal tonight. We have attended previous APC meetings and have remained educated on the Pulte proposal, and we continue to strongly object to the Pulte proposal as it currently stands.

Given the beauty and alluring natural assets of the area around Woodwind GC and Little Eagle Creek, and also given the guiding policies and lower density intent of the Comprehensive Plan for this part of Westfield, the proposal remains unacceptably high in density and low in price point compared to what it could draw. Almost 80% of the homes in this massive proposal are priced at \$375,000 or less, and the designs are often redundant to those of other developments in Westfield. There are already plenty of options in Westfield for home buyers of the type of home and price point Pulte is proposing here. A very large number of similarly designed residential construction projects are already in progress or have completed are beginning to create a redundant and monotonous look and feel. We are also concerned about the pace of the population inflow into Westfield and the degrading effect on our schools, as so many new students arrive faster than our schools can add quality staff and build its infrastructure.

Just look nearby to see how Carmel and Zionsville both recognized that the geographic area can easily attract home buyers at higher price points of \$425,000 and higher. Market research has indicated that homes above \$425,000 with larger lot sizes would easily have a strong market demand in this area, so there is a much more appropriate residential use (and beneficial tax revenue) that this land can draw than what Pulte is proposing.

Finally, let's not allow Pulte to pressure us into accepting their current proposal for the continued viability of the golf course. Woodwind is a nice golf course, but if for some surprising reason it cannot succeed with a lower density/higher price point proposal, that's ok. In its place we should have homes with larger lot sizes and green space appropriate to its surroundings.

Thank you,
Mike DiMascio
Brandee Thornburg
Samara Thornburg
17028 Towne Rd
Westfield, IN 46074

Jesse Pohlman

From: Michael DiMascio <michaeldimascio@frontier.com>
Sent: Monday, November 21, 2016 2:05 PM
To: Council Members; Jesse Pohlman
Cc: Brandee Easterday; Burkman Kristen; DiMascio Michael
Subject: Woodwind Pulte Proposal, tonight's meeting

Jesse and Council members,

Brandee, Samara, and I live at 17028 Towne Rd. We moved here in 2013. We have spent upwards of \$50,000 making improvements to our home and property and we are very concerned about maintaining property values in this part of Westfield.

The area around Woodwind and Little Eagle Creek is very attractive and deserves better quality, higher price-point homes than \$350 - \$550K (an overly-optimistic Pulte expectation for the home designs) at high density. Just look nearby to see how Carmel and Zionsville both recognized that the area can easily attract home buyers at higher price points. The area in and around Woodwind has so much natural beauty because of Little Eagle Creek and its tributaries, watershed area and woodlands. Larger lot sizes and homes exist throughout the area.

Westfield does not need any more high-density, low price-point subdivisions like the one Pulte has proposed at Woodwind. There are now plenty of options in Westfield for home buyers of that category of homes. Westfield must maintain some standards that are as high as those two cities have, and the area deserves it.

Also, higher price-point and lower density means less impact on our infrastructure and schools. Westfield MUST maintain its excellent school rating, its the biggest reason people want to live here. Schools are already struggling big time to keep and hire good teachers, and another high density subdivision will add too many new students and cause schools to reduce their hiring standards to keep the student-teacher ratio in check. One more thing, lower density, higher priced homes could provide the same tax base as high density, lower priced homes.

We like the golf course, but if it truly needs high-density housing to continue its existence, we say let the golf course close if it has to and have Pulte propose a lower density, higher price point plan there. Woodwind is a nice golf course and is beautiful and all, but Woodwind ownership and Pulte are saying that this proposal is needed for the Woodwind Golf Course to continue to be viable. It sounds like the owner is no longer interested in continuing the course, and a business without a dedicated, interested owner is not going to be successful anyways. Bottom line; don't let the continued existence of the golf course be a driving factor to accept the current high-density Pulte proposal. If the course cannot succeed, we should have beautiful homes with large lot sizes and lots of green space consistent with the surrounding homes in its place. The Comprehensive Plan must have strong weighting in this decision, and it says lower density (for good reason) in this part of Westfield.

Thank you for your consideration, this is very important for the future of Westfield.

Mike DiMascio
Brandee Thornburg
Samara Thornburg

APC 11/21/16
Wood Wind PUD Public Hearing
Linda Naas, 161st Street Neighbors

While I enjoyed hearing about the golf course support and am glad so many people support WoodWind as I do and have, golfing there since it opened. And it was great hearing about the Evans Scholars as I have supported them and think it's a great program.

However, this hearing is about the WoodWind PUD and we have questions:

1. If we need more homes to save the golf course, how many?
2. We have approved thousands of residential single and multi-family homes, how many more are required?
3. Or, do you assume these homes of these densities must surround the golf course? Pulte does, we as neighbors do not.
4. If the population now exceeds 36,000 and will increase to over 65,000 with housing that is currently approved, at what population can Westfield support a public course?
5. Never mind, the unanswered question of how big do we want Westfield to be, the APC and Council are growing it with every PUD.

No one has told us or answered these. These questions are not answered in the documents that are a part of tonight's agenda.

Carmel thought outside the box to finance and support their City owned golf course, perhaps more thought should be given to keeping WoodWind financially sound.

We are not saying no to development, we are asking for better development. All the comments about the golf course seem to be off topic. The public hearing is for a PUD including single-family of various densities, multi-family and commercial development that surrounds the golf course and uses it as open space.

There were approximately 85 items in the Comprehensive Plan analysis that the City prepared and Pulte responded to. Half of those were vague and without sufficient information. We hope that all of these are sufficiently and adequately resolved.

1. Is there any certainty that the golf course will remain? For how long?
2. Is there any determination of memberships within the PUD to support the course?
3. Will this affect the availability of the course to the public at large?

Whatever wise decision you make, you will need to explain and support it to satisfy the many who spoken out.

A concern with Pulte development is that they tend to flatten the land, bulldoze the trees, destroy the views and totally change the character of the land – not what we expect according to the Comprehensive Plan. This development as proposed will not look like the drawings presented. Pay

special attention to the details including site elevations and grade. With Pulte, development takes the most expeditious path to the greatest profits with little regard to neighbors.

We invite you to travel along 161st Street from US 31 West and watch the development on both sides of the Monon Trail, multi-family townhomes. This type of development will affect the neighbors surrounding WoodWind and forever change the character of the area it encompasses and the drive home for residents in the area.

It was not the intent of the people working on the Comprehensive Plan that every tract of land would be developed to the highest intensity allowed. We expected varying densities and lifestyles to exist together as laid out in the Comp Plan. That is why so much time was spent on “buffers and transitions” so that all neighbors could maintain their property values as some property owners sought to develop their land and others planned to continue their rural, large-lot and current uses. A PUD should not pit any property owners against others. All should be able to reside together in a rural, small town atmosphere described in the Comp Plan.

Please require the best quality development and if that requires a change to the UDO, then begin the task to improve the UDO. Many items listed to be done in the Comp Plan have yet to be accomplished.

November 21, 2016

I am writing this letter as the POA for Anna Fesenko. Her land is off of 151st and Ditch. I have written multiple letters to the council regarding the land issues that have arose for this area of Westfield. Today I am writing in favor of the Pulte Wood Wind of Westfield project.

Pulte has gone above and beyond to accommodate the concerns of the community with the planning of the Wood Wind of Westfield project. It is such an asset for the community to have a golf course and to be able to utilize such an amenity for the area. It would be detrimental for the community if this project wasn't accepted. They have hired experts to problem solve and answer many of the community's concerns and questions regarding this project. Their concern for the community with the planning of this project, is such a gift and should be taken into consideration when voting for the Wood Wind of Westfield project.

Wood Wind of Westfield is very important for us to keep as a community, and Pulte has gone above and beyond to facilitate keeping the golf course and adding to this area of Westfield. The students at the high school would be negatively impacted, as well as other children who would use the course as an extracurricular activity, adding to their childhood and the chances for scholarship opportunities the students would have to be accepted to University. It is the duty of the council to make sure that this project goes through and that the community gets to keep the golf course.

Pulte has implemented multiple accommodations for the community and addressed many of the concerns and issues the community has expressed about the Wood Wind project. The recent changes they have made with decreasing the density of houses, adding a custom home section to the development, and moving four of the holes north of 161st Street; all demonstrate what an opportunity for Westfield it is to have Pulte develop that area. They have hired multiple experts to address some of the concerns that the residents of Westfield have expressed, this provides the answers and solutions for the concerns of the community. They have amended their plans to accommodate the conservancy's desires with this project. They have increased open space and come up with methods to preserve and incorporate natural habitat and woodlands into their design. They have also hired an expert to ensure that this project will not negatively affect the traffic flow of the area.

The Pulte project will lessen the burden of increased taxes and lessen increased utility rates on the existing residents and the community of Westfield as a whole. This is a positive thing. This is something that the council should consider when looking at whether or not projects should be accepted into this area of Westfield. Westfield becomes less attractive to people in the market to move or buy in Westfield, because compared to the surrounding areas, the utilities and taxes are higher. In addition, Westfield put in the infrastructure for suburban growth for this area. Why would Westfield not follow through with the clear plans that were already carried through to make this area a growing, suburban area? Why would Westfield have put so much money into planning and building up an area where there will not be growth?

It is unfortunate that the Westfield community has been fed blatant lies and untruths to feed the agendas of a few people. When the situation is looked at rationally and objectively, no matter which way you spin it, the Pulte Wood Wind of Westfield project is a positive for the Westfield community. There is no way that children are going to be without a proper education or educational resources. There is no way, with the amount of money Pulte is bringing into the

school system and the intentional slow growth and building of this project, that Westfield will not be able to scale the schools according to the anticipated population growth of the area. The real question is; does Westfield want to be a growing community or do they want to be stagnant? Does Westfield want to be swayed and controlled by a few people's agendas, who are dynamic at persuading others and feeding the community stories and irrational, unfounded information; or do they want to make the best decision for the betterment of the community as a whole?

Lastly, sometimes a council's job is to act like a parent to the community. Sometimes the community cannot foresee or properly weigh the impact of their decisions and what the impact will have on the community as a whole, in the long run. This is why the council is voted on and put into place by the people, to help them make the best, most educated decisions, void of emotion, for the community as a whole. It would be detrimental for Westfield to stop the Wood Wind of Westfield project with Pulte. There is no other developer that would put so much time, money, and effort to address and solve the community's issues with a project. It is such a gift to have a developer who is willing to work so extensively with the community and to preserve something such as a golf course, in order to keep the integrity of the area. As the parent of this community, if you will, it is your place to make choices that sometimes aren't liked by everyone, however, you know are the best choice. This is the best choice for the community. This is the most rational, educated choice for the city of Westfield and its positive growth. It is your job to vote in favor of the Wood Wind of Westfield project to move forward with sustained growth and maintaining the golf course.

The Pulte Wood Wind of Westfield project is positive. Pulte has been very intentional in their plan to grow the Westfield community while keeping the golf course. They have hired people to make sure the landscaping and habitat of the area is preserved, the utilities and tax rates do not continue to increase based on the infrastructure put into place by Westfield, and they have conducted studies to ensure the children of Westfield will continue to get one of the best educations. This project will be modeled with sustained growth and added amenities for not only the neighborhoods they are building, but also for the community as a whole. Please consider the economic research and facts when deciding on how you will vote for this project. I have, and that is why I am writing you today, to tell you, I am in favor for the Pulte Wood Wind of Westfield project.

Thank you for your time,

Diana Cage Welch

Jesse Pohlman

From: Gabby Dubois <gabby.dubois@aol.com>
Sent: Monday, February 6, 2017 3:03 PM
To: APC; council@westfield.in.gov; Andy Cook; Jesse Pohlman
Subject: Woodwind PUD

Dear Ladies and Gentlemen,

I am writing as a student of Westfield High School. There has been much discussion about the actual status within our school system and I felt it was important to provide an actual student perspective. I have been fortunate to have completed my entire primary education within the Westfield Washington School System and will be heading to college in the fall to the university of my choice, Indiana University in Bloomington. I appreciate the preparation that I have been provided and hope others will be as fortunate.

Through the course of my academic career I have seen class sizes exploding. The teachers are stretched beyond capacity to teach effectively in many classes. The high school hallways are jam packed with students. One is almost unable to make it to their next class due to the congestion in the hallways. Help us all if there is a fire or major emergency! There is no more room for additional students in the high school. I understand this has been confirmed by our new super intendent as well. The addition of more housing will not help this issue.

Having been a witness to my parents involvement with the remonstrance efforts over the Pulte Woodwind Project, (I have heard more than I care to share with any of you), I believe it was time for someone my age to provide some input. I hear discussions that in 50 years we may not utilize green space in the manners we do today so it is unimportant to guarantee the golf course or other park area beyond that time period. I would like to go on the record as an 18 year old and say that green space is important to me and will be for my entire life span. People of my generation are extremely concerned about what you will leave behind. Will we have access to water? Will there be any place to play with our children or will you have built some house or shopping center on every available piece of land in our city in your haste for the mighty dollar or whatever else motivates you. Where do we go if we want our own rural lifestyle for our future families? If you continue to make the decisions you are so rapidly making to develop every piece of available property, me and many of my classmates will be leaving this place we have called home our entire lives. You will leave nothing desirable behind based upon the thoughtless rapid development of the area.

You are going to ruin my home and this beautiful part of our city if you allow a bunch of low end housing! By the way, I am 18 and I can vote. Oh, and I will vote. If you continue this path of nonsense and irresponsible development you will find your future political career in the hands of others like myself. I urge you to be considerate in your decision making and think about future generations like myself. This proposed development is not considerate and should be denied. Please be considerate of our environment, our lifestyle, our city, and our planet.

Thank you,

Gabrielle DuBois

Jesse Pohlman

From: dub164@aol.com
Sent: Sunday, February 5, 2017 6:00 PM
To: APC; Council Members; Andy Cook; Jesse Pohlman; Matt Skelton
Subject: Woodwind PUD-STOP Irresponsbile Development
Attachments: Issues with current Wood Wind PUD Ordinance Number 16.docx

Ladies and Gentlemen,

The Woodwind PUD is on the schedule for the February 6th agenda. Even though revisions were due on Friday the 3rd, Pulte continues to make last minute adjustments because they know they have not done enough. I know this because there are many e-mails still circulating from them. Pulte has failed to listen intently to the reasonable requests and suggestions of many of the APC Members and more importantly to the tax paying citizens who live in this area of the city. Pulte will claim that they have worked with the neighbors. They have met with some of the neighbors but they have done little to address the concerns and reasonable suggestions. I am attaching my review of the revision that was posted on the agenda Friday that points out questions and concerns by section.

First of all, does the golf course remain or not? Maybe the golf course remains for about 50 years, but maybe not. Maybe the Woodwind homeowners don't want to pay the high HOA fees and vote to eliminate the course. Maybe the golf course owner decides they don't want to continue to operate the course. Regardless of what this language implies since when was it acceptable to alter the open space in our neighborhoods to something other than open space? This is clearly the only meaningful open space in the entire PUD and yet we allow the potential to eliminate it. The comment has been made that people in the future may wish to do something other than use green space in manners currently enjoyed. Should we put a 50 year mark on all our city parks if we believe this?

Thousands of man hours have been spent gathering data to ensure you are provided the facts as you make a decision that will potentially increase the population of our community by 15%. This could be one of the largest PUD's ever considered. The facts say that what is being proposed is a homogeneous "cookie cutter" product mix that is currently built down the street at a similar price point of 85% of the homes in this area. The average starting price point for this PUD is \$298,000 (this is pulled directly from Pulte's website). David Compton may argue that like his Tahoe purchase he added things to the price of his car, however, the average home buyer will not add more than 25% to the base price of the house.

Over 85% of the homes in this area of Westfield are not covering the costs for our schools or infrastructure, (target of \$375,000). Over 60% of the recommended homes are built in Viking Meadows and Maple Knoll. If you doubt this please compare the model names provided in Pulte's presentations to those offered in those neighborhoods. You will easily be able to verify this fact. The price points are reflective in the housing in this area, (please see the housing inventory provided) and are readily available in the 1,340 developed lots in the 19 neighborhoods currently under construction in this area. Pulte is capable of much better but they chose to build the suggested higher end product in Carmel and Fishers not Westfield as was requested over and over again! Our city desires housing options for all that include a variety of price points and lot sizes.

Over 70% of the homes have front loaded garages. One will drive the streets of this neighborhood and see one garage door after another, over 700 of them. That may be why they have more character

exhibits of garage doors than most of their housing models. You may have noticed that the character exhibits for the "custom homes" do not show a single example with a front load garage. It does make a big positive difference. This was a significant request of the Comprehensive Plan to avoid this horrid appearance of front loaded garages. It has been suggested from day one that they add more side load product offerings. Pulte has chosen to ignore this request.

The architecture enhancements offered in the recent PUD revision are appreciated. Please look at the architecture at Harmony and the improvements that were requested and delivered upon at Liberty Ridge. What Pulte is presenting at their borders is not at the same level. Why would you allow something less after commitments were made to other developers that future development would have the same high standards ie: Cal Atlantic?

The language with the architectural enhancements reads in the form of a riddle. Pulte has made it extremely hard to understand exactly what they are committing to but clearly it is not enough. Do 20% of the homes receive a masonry wrap? Or is it 20% of 40% of the lots, or a total of 8% of the homes in each section? Do the 50% of homes on the golf course qualify towards the 8% or 20% or 40%? If anyone wants to get back with me on what they really mean by this that would be great. 100% of homes on the premium golf course course lots should have a masonry wrap. The golf course will be visited by many and is a reflection on the quality of our community.

The corner of 146th and Town Road has some new language. The combination of the commercial and the flex area could account for 32 acres of commercial has remained with the one positive elimination of the fueling station. This is twice the size of the Kroger shopping area at 161st and Springmill and far surpasses the original intended commercial node of 3-4 acres according to some of the original authors of the Comprehensive Plan. The multi family area, that is in complete violation of our UDO and brings nothing new in writing to the already approved 6 apartment complexes for this area, has new language that if not transferred to a multi family developer within three years it too can be approved for commercial uses. There is no commitment to the apartment builder of the Kentucky horse barn apartment in the PUD language. This could create a commercial site the size of Clay Terrace. We have heard that our city needs more commercial but there are specific areas in our Comprehensive Plans as to where something of this size and magnitude should be located ie: on Hwy 31, Hwy 32, Grand Junction, and Grand Park Village. The allowance of a commercial site this size violates the intent of the Comprehensive Plan and will cannibalize the desired commercial sites.

We have presented factual data as to how this PUD fails to meet the five criteria that must be considered for a re-zone according to the laws of the state of Indiana over and over again and it has not changed. If you have had the opportunity to drive around in the southwest section of Westfield you will be hard pressed to ignore the "STOP Irresponsible Development" signs in the yards of those who live and pay taxes here. There are 100 signs in tax paying voting citizens' yards. The people have presented the facts and the facts say that this PUD does not meet the five criteria. It would be in the best interest of our entire community to wait for something better because Westfield deserves it.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
867-3691

Continued Issues with current Wood Wind PUD Ordinance
Number 16-27
February 3, 2017

Section 2. Definitions.

- 2.2 Custom Home Lots: Lots are defined but further clarification/definition of Custom Home Builder other than "not Pulte".
- 2.3 Open Space: Open space definition recognizes the parking lot, the restaurant, banquet center, and other non-open space elements as open space items with the golf course.
- 2.4 Wood Wind Golf Course: Open space definition recognizes the parking lot, the restaurant, banquet center, and other non-open space elements as open space items with the golf course. (Section 2.3 and Section 2.4)

Section 6. Permitted Uses

- 6.1 Wood Wind Golf Course: Deed restriction language on golf course requires additional work. Perhaps a clause that the Township Trustee gets first right of refusal for a park to ensure the long term existence of the green space should be considered. References non-residential, needs to also reference that no commercial is permitted if golf course is unsuccessful. Open spaces (excluding the golf course) should be under the control of and maintenance of the HOA or subject to restricted covenants that are placed on record in the office of the Recorder of Hamilton County, Indiana.
- 6.1(b). excluding lots owned by Pulte Homes of Indiana should also include other developers/home builders to protect if neighborhood is sold to other like Viking Meadows.
- 6.1(c) same as above

Section 7. General Regulations

- 7.1B Custom Home Lots: Who will be the builder or who is the list of builders that are being considered? The exhibits provided range from multi million dollar home down to a small bungalow that may be priced at \$250,000 or thereabouts. It is highly unlikely that multi million dollar homes will be built next to \$250,000 homes. Pulte indicated that the average selling price for the custom homes would be \$900,000. All character exhibits do not support this statement nor do the lot sizes, square footage requirements in exhibit B-3 support this target. Please note that the character exhibits for the custom homes are suggested for section 4-west only. Where are the character exhibits for the custom lots on 166th Street?
- 7.2 Multi-family Area: Should not even be considered given direct violation of UDO due to proximity of Town West apartments and Harmony apartments. There are a total of six approved apartments in the area north of 146th, west of 31 and south of 32. Market research data should be required to demonstrate additional need over the already approved apartments for this area.
- 7.3 Commercial Area: The potential acreage of up to 32 acres with commercial and flex area is not likely what was intended for this area as per significant input from participants on Comprehensive Plan.
- A. Maximum Business Size: The PUD allows a maximum business size of 52,000 sq ft in the commercial area. This should be defaulted to the UDO since the tenants Pulte claims to be targeting require less than 30,000 sq ft. They can always come back to the APC if a larger, desirable tenant is found. No need to write the flexibility into the UDO. The UDO allows a front yard setback of 30 feet for MF2 zoning (see UDO 4.11 I). The UDO allows the front yard setback for LB zoning to be reduced to the existing setback of two or more legally established buildings on the same block or within 300 ft either direction (see UDO 4.14 E). Thus, if the flex area defaults to LB under commercial use, it could legally be built with the same legal setback of 30 feet applicable to the MF2 area. If the flex area gets built with a 30 ft setback, the commercial area could also be built with a 30 ft setback. A higher minimum setback should be established for the flex and commercial areas.
- 7.4 Flexible Use Area: The PUD allows the maximum square footage of the flex area to be calculated separate from the commercial area. $90,000 + 200,000 = 290,000$ sq ft is more than

triple the 90,000 sq ft cap provided for in the UDO. This is excessive for local commercial. The two areas should be capped together at a much lower threshold. See 7.3 (B) Commercial Area and 7.4 (A) (1) Flex Area.

7.5 Phasing Restrictons and Expiration:

C. If the multi-family area is not transferred to a multi-family developer than that section can convert to the permitted uses in the Flexible Use area. This potentially provides for even more commercial at this corner. This would be a massive commercial site that was never intended for this location.

Section 8: Development Standards.

8.2 Article 6.3 Architectural Standards:

B-1) Character Exhibit: Exhibit C: Single Family Character Exhibits: Language that indicates that character exhibits do not necessarily represent the final design or specify a required architectural style or element..." is concerning especially for those sections that are targeted to commence construction within the next few years. There should be more detail and commitment on what is intended. There should be commitment to how many of each character exhibit is assigned to each section.

B-3) Home Series by Area: (a) ii. Series A lots may not be reduced by up to 10%. This is the nicer product. Why would you allow less? We had suggested this product and the Pulte product being built in the Chelmsford and Northlake areas of the Village of West Clay for section 1. Also requested 100% side load garages for this section.

B-4) Custom Home Lots Character Exhibit: The examples provided should be narrowed down and potential builders included. There is nothing that says this area can not be sold to another production builder which was not the intent or commitment.. Where are character exhibits for 166th Street custom homes? This only mentions section 4 West.

B-6) Perimeter Lots: More homes need to be added to perimeter lot architectural enhancements Exhibit D-1: Perimeter Lots Subject to Architectural Standards. It is our strong suggestion that all homes that back up to golf course have masonry from front elevation carried to sides and back elevations either as wainscot or full floor wrap. Furthermore the homes in section 1 with the backs visible from 161st Street should have the same requirement. It would be appropriate to ask for at least 40% of homes in each section to have brick or stone first level wrap from front carried to sides and backs, 40% of homes in each section have brick or stone wainscot carried to sides and back, leaving only 20% with concrete board.

B-7) Streetscape Diversity: This should default to UDO anti-monotony clause. The curved roads will not eliminate the need for the language.

B-8) Corner Lots: section a-(ii) the Masonry Material wrap should extend the entire length along the side façade from the corner of the Front Building Façade not just the defined "not less than four feet".

B-9) Trail Lots: these should be 100% masonry wrap of either first floor or 36" wainscot treatment.

B-10) Golf Lots: these should be 100% masonry wrap of either first floor or 36" wainscot treatment. The options provided are well below any acceptable standard for these premium lots.

B-11) Architectural Requirements: It is the suggestion that all homes in each section meet the following architectural requirement of: 40% of the homes have a first level masonry wrap carried to sides and rear from front elevation, 40% of homes to have a wainscot treatment not less than 36" carried from front elevation to sides and rear of homes. This will elevate architecture and be more appropriate for our community. This is a much simpler approach than what is

being presented. They are committing to 8% of the homes in each section having masonry wrap.

b) Garages and Driveways: The current recommendation of over 77% of the homes having front load garages is unacceptable. There should be a limited percent of homes in each section that should be allowed front load garages more in line with 40% or below. Changing the color of the garage doors will not enhance the appearance that will be created by almost all homes having front loaded garages. Special attention should be paid to the homes visible from the major arterials and require side load garages or alley load.

iv. No consecutive lots with front loading garages permitted in Area 2

C. Multi-Family Area Architectural Standards:

C-1) Character Exhibits: This are primarily inspirational pictures of actual horse barns. Further detail should be required with actual plans for the buildings proposed.

E. Flexible Use Area Architectural Standards: E-2) overrides the requirements of Article 6.3 (F)(7)(b)(iv) Roof Design of the UDO. This would allow one-story commercial buildings in the flex area to be built with flat roofs rather than a pitched roof and without any approval of the plan commission or director. This section should be removed and defaulted to the UDO. If it is not removed, buildings in that area could differ substantially from the character exhibits presented.

8.4 Article 6.8 Landscaping Standards: Are these at or greater than UDO requirements? If not they should be at a minimum meeting the UDO and should be inspected after installation.

A. Article 6.8(I) Detention and Retention Areas: There is no language included that discusses the pond buffers. Need to include the following:

An eight feet (8') wide strip around wet detention ponds shall be planted with native plant species that thrive along the shores of ponds, lakes or in wet or damp soil environments. A single path to the pond through the strip may be maintained to provide access to the pond for maintenance purposes. Such strip shall not be mowed and shall be maintained in accordance with the best management practices contained below:

- Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
- All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.

B. Article 6.8(K) Minimum Lot Landscaping Requirements

- 1) UDO should apply
- 2) UDO should apply

C. Article 6.8(M) External Street Frontage Landscaping Requirements:

- 2) Why only 65% of frontage to incorporate black four board fence?

D. Article 6.8(N) Buffer Yard Requirements:

2-a) Buffer Yard Types Buffer A: This buffer should be guaranteed into perpetuity so if the use of the area defined on the concept plan should change the current residents are protected with committed 100' buffer.

2-b) Buffer B: This still needs more work. Needs to include larger stock to provide immediate impact for residents with this buffer. Suggestions

for nothing less than 8' spruce trees and deciduous trees at least 2 ½" in caliper.

Section 10. Design Standards.

10.2-A Article 8.6 Open Space and Amenity Standards: Minimum Open Space. Need detail as to how totals were derived?

Jesse Pohlman

From: dub164@aol.com
Sent: Friday, January 20, 2017 1:51 PM
To: Andy Cook; Council Members; APC; Ginny Kelleher; Jesse Pohlman; Matt Skelton
Cc: danielle@washingtontownship-hc.us; mark.heirbrandt@hamiltoncounty.in.gov
Subject: Please forward to Pulte
Attachments: Issues with current Wood Wind PUD Ordinance Number 16.docx; Woodwind-JANPUDRequest-1.doc

To all,

As a citizen who has sat on an informal discussion group with eight elected and appointed officials over the past six months studying this proposed development, I am providing some critical information. This morning we were directed to provide our input so I am taking the PUD evaluation of this project on behalf of many of the group members and attached is my report. This is largely why there continue to be so many questions. At a basic level the pictures do not necessarily support what has been placed in writing. It is important that this be addressed prior to any decision being made on this development.

In addition a bulletized list of suggestions for the different sections is included. Many of the suggestions within these bullets has been provided to Pulte from the group over the last six months as well as being presented in public hearings. Please review and let me know if you have any questions. I would also appreciate if staff could forward these documents to Pulte.

Suzy DuBois
T.M.T., Inc.
867-3691

Issues with current Wood Wind PUD Ordinance Number 16-27

January 20, 2017

Section 2. Definitions.

2.2 Custom Home Lots: Lots are defined but further clarification/definition of Custom Home Builder other than "not Pulte".

2.3 Open Space: Open space definition recognizes the parking lot, the restaurant, banquet center, and other non-open space elements as open space items with the golf course. Open space exhibits need to be tied to specific sections they are intended for. For example park area with basketball court, where is that to be installed?

2.4 Wood Wind Golf Course: Open space definition recognizes the parking lot, the restaurant, banquet center, and other non-open space elements as open space items with the golf course. (Section 2.3 and Section 2.4)

Section 6. Permitted Uses

6.1 Wood Wind Golf Course: Deed restriction language on golf course requires additional work. Perhaps a clause that the Township Trustee gets first right of refusal for a park to ensure the long term existence of the green space should be considered. Golf course and amenity center should be separated from one another to protect future Wood Wind PUD home owners. Open spaces (excluding the golf course) should be under the control of and maintenance of the HOA or subject to restricted covenants that are placed on record in the office of the Recorder of Hamilton County, Indiana.

6.4 Commercial Area:

A. Permitted Uses: Gasoline Service Station should not be permitted. Already have Get Go approved at 146th and Ditch and within Town West PUD at northeast side of Town and 146th Street. A nightclub is listed as a permitted (LB) use and should be further defined in this section.

Section 7. General Regulations

7.1B Custom Home Lots: Who will be the builder or who is the list of builders that are being considered? The exhibits provided range from multi million dollar home down to a small bungalow that may be priced at \$250,000 or thereabouts. It is highly unlikely that multi million dollar homes will be built next to \$250,000 homes. Pulte indicated that the average selling price for the custom homes would be \$900,000. All character exhibits do not support this statement nor do the lot sizes, square footage requirements in exhibit B-3 support this target.

7.2 Multi-family Area: Should not even be considered given direct violation of UDO due to proximity of Town West apartments and Harmony apartments. There are a total of six approved apartments in the area north of 146th, west of 31 and south of 32. Market research data should be required to demonstrate additional need over the already approved apartments for this area.

7.3 Commercial Area: The potential acreage of up to 32 acres with commercial and flex area is not likely what was intended for this area as per significant input from participants on Comprehensive Plan.

A. Maximum Business Size: The PUD allows a maximum business size of 65,000 sq ft in the commercial area. This should be defaulted to the UDO since the tenants Pulte claims to be targeting require less than 30,000 sq ft. They can always come back to the APC if a larger, desirable tenant is found. No need to write the flexibility into the UDO. The UDO allows a front yard setback of 30 feet for MF2 zoning (see UDO 4.11 I). The UDO allows the front yard setback for LB zoning to be reduced to the existing setback of two or more legally established buildings on the same block or within 300 ft either direction (see UDO 4.14 E). Thus, if the flex area defaults to LB under commercial use, it could legally be built with the same legal setback of 30 feet applicable to the MF2 area. If the flex area gets built with a 30 ft setback, the commercial area could also be built with a 30 ft setback. A higher minimum setback should be established for the flex and commercial areas.

7.4 Flexible Use Area: The PUD allows the maximum square footage of the flex area to be calculated separate from the commercial area. $90,000 + 200,000 = 290,000$ sq ft is more than triple the 90,000 sq ft cap provided for in the UDO. This is excessive for local commercial. The two areas should be capped together at a much lower threshold. See 7.3 (B) Commercial Area and 7.4 (A) (1) Flex Area.

Section 8: Development Standards.

8.2 Article 6.3 Architectural Standards:

B-1) Character Exhibit: Exhibit C: Single Family Character Exhibits: Language that indicates that character exhibits do not necessarily represent the final design or specify a required architectural style or element..." is concerning especially for those sections that are targeted to commence construction within the next few years. There should be more detail and commitment on what is intended. Language is absent that ties the character exhibits to the colored lots on the land plan. There should be commitment to how many of each character exhibit is assigned to each section.

B-2) Perimeter Lots: More homes need to be added to perimeter lot architectural enhancements Exhibit D-1: Perimeter Lots Subject to Architectural Standards. It is our strong suggestion that all homes that back up to golf course have masonry from front elevation carried to sides and back elevations either as wainscot or full floor wrap. Furthermore the homes in section 1 with the backs visible from 161st Street should have the same requirement. It would be appropriate to ask for at least 40% of homes in each section to have brick or stone first level wrap from front carried to sides and backs, 40% of homes in each section have brick or stone wainscot carried to sides and back, leaving only 20% with concrete board.

B-3) Streetscape Diversity: This should default to UDO anti-monotony clause. The curved roads will not eliminate the need for the language.

B-4) Corner Lots: section a-(ii) the Masonry Material wrap should extend the entire length along the side façade from the corner of the Front Building Façade not just the defined "not less than four feet".

B-5) Architectural Requirements: It is the suggestion that all homes in each section meet the following architectural requirement of: 40% of the homes have a first level masonry wrap carried to sides and rear from front elevation, 40% of homes to have a wainscot treatment not less than 36" carried from front elevation to sides and rear of homes. This will elevate architecture and be more appropriate for our community.

a-i) Architectural Elements: Dwellings Abutting Golf Holes: All homes on golf course in sections 1 and 2 should be required to have masonry wrap on all four sides of the home or a brick or stone wainscot wrap carried from front elevation to sides and rear not less than 36" tall.

b) Garages and Driveways: The current recommendation of over 77% of the homes having front load garages is unacceptable. There should be a limited percent of homes in each section that should be allowed front load garages more in line with 40% or below. Changing the color of the garage doors will not enhance the appearance that will be created by almost all homes having front loaded garages. Special attention should be paid to the homes visible from the major arterials and require side load garages or alley load.

B-6) Custom Home Lots Character Exhibit: Exhibit C: Single Family Character Exhibits, The examples provided should be narrowed down and potential builders included. There is nothing that says this area can not be sold to another production builder which was not the intent or commitment.

C. Multi-Family Area Architectural Standards:

C-1) Character Exhibits: This are primarily inspirational pictures of actual horse barns. Further detail should be required with actual plans for the buildings proposed.

C-7-a) Roof Design: Minimum Pitch: character exhibits do not support roof pitch of 5:12 or 4:12.

E. Flexible Use Area Architectural Standards: E-2) overrides the requirements of Article 6.3 (F)(7)(b)(iv) Roof Design of the UDO. This would allow one-story commercial buildings in the flex area to be built with flat roofs rather than a pitched roof and without any approval of the plan commission or director. This section should be removed and defaulted to the UDO. If it is not removed, buildings in that area could differ substantially from the character exhibits presented.

8.3 Article 6.5 Fence Standard: Does this ensure the black four-board fence from the conceptual presentations?

8.4 Article 6.8 Landscaping Standards: Are these at or greater than UDO requirements? If not they should be at a minimum meeting the UDO and should be inspected after installation.

A. Article 6.8(I) Detention and Retention Areas: There is no language included that discusses the pond buffers. Need to include the following:

An eight feet (8') wide strip around wet detention ponds shall be planted with native plant species that thrive along the shores of ponds, lakes or in wet or damp soil environments. A single path to the pond through the strip may be maintained to provide access to the pond for maintenance purposes. Such strip shall not be mowed and shall be maintained in accordance with the best management practices contained below:

- Removal of invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.

- All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods.

D. Article 6.8(N) Buffer Yard Requirements:

2-a) Buffer Yard Types Buffer A: This buffer should be guaranteed into perpetuity so if the use of the area defined on the concept plan should change the current residents are protected with committed 100' buffer.

2-b) Buffer B: needs to include larger stock to provide immediate impact for residents with this buffer. Suggestions for nothing less than 8' spruce trees and deciduous trees at least 2 1/2" in caliper.

Other: Currently language is absent in the PUD that identifies which open space areas will include tree preservation. Agreed upon areas clearly called out in the concept plan (open space at the far west end of Area 5, open space around the barn in Area 4, tree preservation buffer for existing residences along Shelborne in Area 4 West). Stronger language around long-term preservation and protection during the construction process should be added.

Section 10. Design Standards.

10.2-A Article 8.6 Open Space and Amenity Standards: Minimum Open Space. Need detail as to how totals were derived?

10.2-B Development Amenity Center and Playgrounds: Exhibits need to be tied to specific sections and to concept plan.

Here are my thoughts:

Golf course deed restriction language: Golf course is to remain as and 18 hole public golf course or open space into perpetuity.

Buffer A: this only applies to sections 1 and 2. Buffer as described in PUD is to remain in place as golf course, retention area or open space into perpetuity. If the golf course should close those buffers should transition to open green space.

Section 1:

- All homes must have side load or courtyard garages.(Currently 40%)
- No less than 40% of homes to be of the product line from the Chelmsford or Northlake neighborhoods at the Village of West Clay.
(Plan Numbers: At Village of West Clay:3850,4150, 3900, 5271, 4741, 3950, 4634 or 4563 – At Hamilton Proper 4600, 4700, 5200)
- the remaining 60% or less homes to be from the Hidden Pines Estates line(Deer Valley, Rockwall, Skyview, Truman, Trailway, Cedarwood)
- 40% of the homes must have a first floor brick wrap on sides and rear elevations carried from front masonry material
- 40% of homes to have wainscot treatment carried from front masonry material
- Elimination of four homes at entry to enhance entry and not treat 166th as a back door

Section 2:

- Homes to be from Hidden Pines(product line)
- No more than 30% front load garages
- 40% of homes to have first floor brick wrap on sides and rear elevations carried from front masonry material
- 40% of homes to have wainscot treatment on sides and rear elevations carried from front masonry material
- homes with allowable front load garage not placed next to one another

Section 3:

- Front face custom lots on 156th Street
- 40% of homes to have side load or courtyard garages (Currently 0%)
- 40% of homes to have first floor brick wrap on sides and rear elevations carried from front masonry material

- 40% of homes to have wainscot treatment on sides and rear elevations carried from front masonry material
- 60% of homes to have side load garages
- Side load garages on homes in Southeast corner facing Towne Road
- Elimination of 9 lots at entry at Town Road to make entry more elaborate
- Introduce new product such as Shadow Woods or Lantern Park to break monotony and limit sameness with Viking Meadows.

Section 4 East:

- Elimination of 9 lots at entry at Town Road to make entry more elaborate
- 60% of homes to have side load or courtyard garages (Currently 30%)
- 40% of homes to have first floor brick wrap on sides and rear elevations carried from front masonry material
- 40% of homes to have wainscot treatment on sides and rear elevations carried from front masonry material
- Side load garages on homes in Southeast corner facing Towne Road
- Specify how many of each home product to be built

Section 4 West:

- Custom builder needs to be defined.
- Character exhibits need to be narrowed

Section 5:

- 40% of homes to have first floor brick wrap on sides and rear elevations carried from front masonry material
- 40% of homes to have wainscot treatment on sides and rear elevations carried from front masonry material
- Introduce new architecture such as Lantern Park or Shadow Woods.
- 40% side or courtyard garages. (Currently 0%)

Commercial:

- Eliminate fueling station
- Reduce square footage of commercial allowed
- Further define night club
- Eliminate apartment
- Evaluate ownership multi family option
- Reduce acreage of commercial to ____?

Jesse Pohlman

From: dub164@aol.com
Sent: Monday, January 16, 2017 7:21 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Subject: Letter of Concern about Woodward PUD
Attachments: APC-Housing Inventory.docx; APC-Woodwind Comp Plan Critique.docx; APC-Market Graphics Research Group.docx

Lady and Gentlemen,

I would first like to thank you for your time and commitment to this process. I am attaching a critique similar to the initial critique that was completed by the informal discussion group made up of Steve Hoover(council), Jim Ake(council), Cindy Spoljaric(council), Danielle Tolan(Township Trustee), Mark Heirbrandt(County Commissioner), Bob Smith(APC), Dave Schmidt(APC), Chris Woodard(APC), Kristin Birkman(concerned citizen), Sarah Watkins(concerned citizen), and myself(concerned citizen) of the Comprehensive Plan. The Comprehensive Plan is a logical starting point and one of the required criteria in consideration of a rezone. The Comprehensive Plan was and is a citizen driven document and one of the few outputs that the citizens of the community can contribute and participate towards the plan and vision for growth in their city.

As a citizen who has made every attempt to be fact based in evaluation of the proposed development the Comprehensive Plan is a logical document to utilize in baseline discussions of fact. I recognize that the City of Westfield staff has included their own review comments but recognize that they indicate this is not to be interpreted as a rigid checklist but rather the analysis is a broad policy evaluation. I went through an exercise that evaluated points in the Comprehensive Plan and how the recently revised Woodward PUD applied. I have attached for your review and hope you will take yet more of your valued time to review and understand.

I also wanted to point out a few significant deficiencies in the recently presented PUD Ordinance. The first and most glaring is the lack of commitment in the deed restriction language for the golf course. The golf course has and continues to be the cornerstone of the development. Without its existence into perpetuity it appears negligible to consider the development at all.

One of the key goals established at the commencement of the informal discussion group was to ensure that the documentation contained in the ordinance supported the perceived vision for the project. Beyond the golf course deed restriction language there are many details that require additional attention to date.

- The character exhibits do not match the architectural detail.
- There is no mention within the PUD as to what color lots match to what character exhibits. How many of each of the character exhibits is the builder committing to in each section.
- The proposed apartment character exhibits are horse barns not apartments, is this a new stable for livestock or an apartment complex for humans? The proposed apartments are in violation of the UDO with approved complexes at Town West across the street and the new Harmony apartments. Please remember that this area of the city already has six apartment complexes approved.
- The proposed commercial is for 65,000 square feet which is likely more than the Walmart at Greyhound Pass. Is this really what was intended for this corner?

-There is a fueling station recommended at the commercial corner. How could you possibly consider such an install after the recent remonstrance for the Get Go at 146th and Ditch Rd. and the approval of another fueling station at the northeast corner of 146th and Town Rd. across the street?

These are just a few items that have been noted with many many more needing attention. This is critical that we get this correct as there is absolutely no guarantee that Pulte will be the builder. We need to ensure the detail is present for the benefit of our community and to ensure that we implement what was intended. Let's not repeat Viking Meadows. We need to start learning from our mistakes.

Finally the financial analysis. I have attached the housing inventory and the recently provided market research data. The housing inventory shows that this proposed development will provide more of the same price point from this region as well as identical housing products. According to the market research data(see Market Graphics letter to David Compton dated November 9) we currently have a nine year supply for the price point Pulte is recommending. We as a community will ultimately miss the opportunity for over \$1 billion dollars of increased assessed value over the next ten years if we approve this PUD as it is designed today. We are missing out on the higher price home demand in southwest Hamilton County. This will do an incredible disservice to our entire city and our schools. Please consider this information as you make important long term decisions for all of us.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
867-3691

Market Graphics Research Group

Prepared for David Compton on November 9, 2016.

About Market Graphics Research Group:

- They are a recognized leader in the new home market research industry.
- One of the largest privately owned research companies of its kind in the United States.
- Market Summary is from December 2016 Strategic Housing Forecast report for the Indianapolis Metro market.

Data found in that report supports the following conclusions:

*Housing Demand for Southwest Area of Hamilton County:

Price Range	Demand Per Year
Over \$925,000	8 to 10
\$625,000-\$925,000	47
\$425,000-\$625,000	140

*Lot Demand for Southwest Area of Hamilton County:

2 to 3 acre lots	8 to 12 per year
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The only neighborhoods that are close to supporting that demand are Harmony with a median sales price of \$400-\$490K and Derby Ridge with an average sales price of \$450,000.

We are missing out on considerable assessed value likely in the annual range of over \$100,000,000 and a ten year value of over a billion dollars.

Please don't be short sighted in your long term decision and the consequences for our entire community.

Westfield Neighborhoods

West of Highway 31, East of Town Rd.,
North of 146th St., and South of Highway 32

***Red highlight denotes currently under construction**

Neighborhood	Pricing	Builder	# Homes/ Remaining to Build	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750	Epcon	44	
Sonoma	From \$130,000-\$150,000	Arbor Homes	200/50	Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000	Dura	64	
Quail Ridge	\$138,000-\$173,000	Crossman	429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90/30	Under Construction
The Oaks	From the \$160,000's	Pratt	68/10	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman	/13	Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	ASP \$301,000	Multiple/Pulte	255/86	Under Construction
Viking Meadows-Enclave	From \$206,990 ASP \$309,000	Pulte	128/39	Under construction
Westfield Farms	Median list \$209,900	Ryland/Trinity	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's ASP \$295,000	Beazer	178/22	Under construction
Beacon Pointe	Median list \$232,450	Ryland	104	Built in 1992
Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by

				McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Maple Villas	?	Cal Atlantic	80/80	Duplexes
Centennial	Median \$284,900	Estridge	1,197	
Viking Meadows-Blue Grass	ASP \$311,000	Pulte	126	
West Rail	Average \$315,000-\$385,000	Beazer <i>*target as per builder is \$350,000</i>	183/183	Under Construction
*Viking Meadows-Meadowlands	ASP \$384,000	Pulte	161	Sold out but still under construction
*Harmony	\$275,000-\$450,000 Median Sale Price \$400-\$490K	Estridge & David Weekly	675SFD (SFD&Attached)/542	Under Construction
*Viking Meadows-Manors	From \$319,990 ASP \$399,000	Pulte	46/18	Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
*Derby Ridge	From \$350,000's ASP \$450,000	Fisher Homes	82/68	Under construction
*Viking Meadows-Two Gates	From \$351,990 ASP \$486,000	Pulte	61	Under construction
*Drees-Village Farms	Starting at \$414,700 ASP is \$580,000	Drees	18/4	Under construction
Springmill Park		Ryland	64/52	Under construction
Bainbridge		Custom	15	
*Viking Meadows-Valley View	\$1,000,000+	Custom	33	Under construction
Viking Meadow-Retreat on the Monon	?	Pulte Town Homes	86/86	Under construction
Willshire	?	?	86/86	Under Construction

Rezoned/Approved:				
Harmony			260-270MFD	
Springmill Station			300 MFD	
Town West			480 MFD	SFD & MFD
Apartments @32 and Oak Ridge			300MFD	
Westgate			1012	748SFD& 264MFD
Akerson Farms			1127	407SFD & 720MFD
Bent Creek	\$400,000	Custom SF-2	168	

Updated with as per Market Graphics Detail from 11/9/2016

- ***Denotes that average sales price meets or exceeds necessary Accessed Value of \$375,000 for Schools and Public Works Department***

Total Current Developed Lots Available is 1,341. According to the Market Graphics Research this is over a nine year supply of lots for southwest Hamilton County in the \$325,000-\$425,000 price range.

Total Rezoned and approved SFD is 1,323.

Total Approved Apartments is 2,334 units

Westfield Comprehensive Plan Critic of Woodwind PUD

Overview

-Process was designed to be open and citizen-driven (many of the people who participated in the development of the 2007 Comprehensive Plan still reside in this area and are opposed to this plan based upon the development not meeting the 2007 Comprehensive Plan)

-While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character than can be identified for the purpose of planning. Westfield-Washington Township has significant natural areas and open space.

-It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable(85% of the homes in this area do not support the financial requirements of the schools or public works please refer to housing inventory), high quality, and should be accompanied by substantial and permanent open space of one form or another.

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected. Please see housing inventory and APC Market Research. We have a nine year supply at this price point under development in this section of the city.

-Westfield – Washington Township is committed to managing growth to maximize its positive impacts and minimize its negative impacts.

-It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

-Encourage development to occur contiguously and not “hopscotch” across the township. (+) With the large land acquisition of almost 800 acres it appears the PUD meets this requirement.

-Preserve the community’s rural and small town atmosphere, even as it accommodates new growth. (-)

-Promoting a diversity and balance of land uses.

-Creating adequate buffers and transitions between different types and intensities of land uses. (-) There is no gradual transition from high density to low density to significant buffer to adjoining rural residents.

-Developing design standards for new residential development to encourage quality development.

-Providing adequate open space and recreation areas for all people of the township. (-) Outside of the golf course the open space is approximately 10%. As a benchmark Centennial has 33% open space, West Rail has 37% open space, and the recently approved Liberty Ridge, which borders previously approved commercial has 29% open space.

-Establish appropriate locations for varying housing types. (-) As per the UDO, input from many who served on 2007 Comprehensive Plan Committee there was never intent to approve apartments at 146th and Town Rd. The proposed apartments violate the proximity requirements in the UDO as it is within $\frac{3}{4}$'s of a mile from Town West and Harmony's approved apartments.

-Development standards that establish appropriate setbacks, densities, lot sizes. (-) Regardless of how many trees and shrubs are planted the streets will be penetrated by hundreds of driveways on both sides in most cases every 50-75'. Front facades will be dominated by garages as over 75% of the proposed housing has front load garages. There are minimum variations of lot sizes with an underlying zoning of SF-4.

-Design standards to ensure quality development. (-) Architectural specifications and recommended Pulte products built elsewhere in the region were recommended. Some examples included Lions Creek, the Chelmsford and Northlake areas of The Village of West Clay, and more options from The Estates Collection at Hidden Pines. Little to not effort has been made to achieve 360 degree architecture. Most homes are simply a façade built upon a similar box.

-Demographic studies that evaluate the market and the availability of housing stock in the various categories. (-) Please refer to the housing inventory and Market Graphic Research Document. We currently have a nine year supply of the housing price point of the housing recommended in the PUD under development. This does not take into account rezoned but not under development which is another 1,323 lots. Our community is missing out on the Southwest Hamilton County market demand for homes

in the \$425,000-\$625,000 range, (140 per year), as well as the \$625,000-\$925,000, (47 per year), over \$925,000(8-10 per year), and the demand for lots that are 2-3 acres which is 8-12 per year. This equates to nothing short of \$119,000,000 per year or over a billion dollars of additional AV to our community over the next ten years.

-Encourage neighborhoods that do not have the appearance of “production” housing. (-) Of the 1,007 homes in the PUD over half are currently in Viking Meadows and Maple Knoll less than five miles up the street. There have been many negative comments made by Pulte as well as City Officials as to the poor outcome of the Viking Meadows PUD and a strong desire to not repeat the same mistakes. The curvilinear design will only exaggerate the significant architectural issues as the sides and rears of the homes become more visible with the poor street design.

-Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions. (-) Same as above, the proposed development offers a product and lifestyle that is already abundantly available elsewhere in Westfield.

-Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. (-) The preservation of the golf course is a positive if the deed restriction language is edited to provide the guarantee of its existence. That is not the current case as Pulte continues to attempt to wordsmith the language as to confuse and not truly commit to the golf course’s long term existence. The intent is to sell the golf course to a private entity. As a result the only open space that remains with the subdivision and its over 3,000 residents is less than 10% of the developed land. This is clearly unacceptable as benchmarked against the neighboring subdivisions of Centennial, West Rail, and Liberty Ridge.

-Locate open space so as to maintain the visual character of scenic roads (-) Attempts have been made especially the southern sections of the PUD along Town Rd. However, there is opportunity to enhance buffers at the main entries along Town Rd to sections 3 and 4, along 156th Street, and at the entry along 166th.

-Require open space in all new developments.(-) 10% open space outside of the public golf course does not meet the standards especially as the 2007 Comprehensive Plan states as you move west density should

decrease and open space should increase. Benchmarked against the neighborhoods to the east this is a clear decrease in open space.

-Open spaces should consist of usable areas or valuable natural areas.(-)
Outside of the golf course the majority of the remaining open space consists of mere scraps made up of retention ponds, utility easements, and roadway easements.

-Open space should not consist only of land that is left over in the site plan review process.(-) See above.

-Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. (-) Parks are among the most defining and attractive amenities of a neighborhood. The amount of open space dedicated to parks and the arrangement of the housing does little to provide for maximizing open space for the residents. Please take a look at the Pulte neighborhood in Zionsville, Clark Meadows at Anson has 200 acres of open space and it is not a golf course. Westfield deserves better.

Development Policies(applyes to all New Suburban)

- Ensure that new development occurs in a way that is contiguous with existing development. (+) Based upon the large land acquisition of almost 800 acres that Woodwind PUD will meet this requirement.
- Require all development to have public sewer and water, paved streets, curbs, gutter, and sidewalks.(+) Specified in PUD.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided. Some attempt has been made to achieve with varied setbacks and facing homes to front streets. There is still opportunity at main entries off Town Rd., northern points along Town Rd on east and west sides, 156th Street, and 166th Street entry.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high quality development if they are all the same and are not part of a sensitive and quality overall design. (-) Lack of diversity especially with over half of homes in Viking Meadows and Maple Knoll and a significant potential for higher AV.

- Encourage a diverse range of home styles in individual subdivision, using innovative architecture of a character appropriate to Westfield.
(-) Once again there is a very limited range of housing options over half of which are being built in Maple Knoll and Viking Meadows. The price range is extremely limited as well. 360 degree architecture was requested with little concession made by Pulte. Request nothing less than 40% brick or stone wrap carried per from front elevation of home per section, 40% brick or wanescoat carried from front elevation of home per section, and no more than 20% concrete board.
- Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. (-) This refers to people procuring a home that they wanted to live in for their entire life span. Perhaps they planned to add on to their home or move in an in-law later in life. People continue to invest in areas where homes are situated on large lots, located near parks or that back up to wildlife corridors. The new construction in Woodwind will likely sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now when the architecture is outdated and the kitchen needs remodeled, what incentive will people have to invest in these homes? The lots do not provide private backyards. One will not likely add a pool or sunroom without sacrificing a garden or child’s play area. The development will age not mature. Families want to purchase homes that grow with them.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development. (+)
- Ensure proper land use transitions between dissimilar types of residential development. (-) There is little to no transition present in the residential.
- Ensure appropriate transitions from businesses located along US 31, SR 32, SR 38 and from adjoining large subdivisions. (-) This applies to resident at 146th and Town and they require additional buffering.
- Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances. (-) More than 10% open space outside of golf course is needed.
- Appropriate Land Uses in New Suburban(-)
 - o Detached dwellings (+)
 - o Attached dwellings(-) violates UDO due to close proximity to existing approved apartments. Also, there are six apartment complexes already approved in this area that have not broken ground.

- Greenbelts and landscaping buffers can help create a transition between uses. (+) Addition of golf course holes to protect residents in area one is much better. Still opportunity in section three and five.
- Preserve existing older structures when possible. (+) Preservation of bank barn, golf course club house, and family barn at section four.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development. (?) Traffic impact study was completed. However, roads in the area are dangerous and highly traveled already. Significant concern among residents about addition of more traffic and increased dangers.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions(area, frontage, setbacks, etc.) and a variety of housing types(detached, semi-detached, attached) to serve multiple markets(traditional families, single-parent households, empty-nesters, etc.). (+ & -) Design does not maximize open space but provides for a wide range of housing options.
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths. (+ & -) The golf course if ensured with appropriate deed restriction language is quality and useable space. The current deed restriction language does not ensure the continuance of the golf course. The remaining 10% open space is negligible and requires work.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity in particular, promote connections to new regional trails such as the Monon and Midland Trace Trails. (+ & -) Trail system provides much connectivity for area. However, significant concern with crossings for pedestrians across Town Road and across 161st Street. Suggested tunnels for both locations.
- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. (+ & -) The curvilinear design is dated and simply provides an opportunity for

developer to maximize lots. Section two is a terrific example of a conservation subdivision layout.

- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). (+ & -) There is little transition that occurs throughout the plan. The reforestation buffers are embraced but the tree sizes recommended in the plan are much too small and do little to provide any type of screening for at least ten years. The tree sizes should be increased considerably. There is opportunity to improve buffering in several areas such as area three and five.
- Bicycle and pedestrian trails increase connectivity and can improve the overall quality of the development.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street) "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages). (+ & -) Effort has been made to front load many of the homes. Opportunity still exists to minimize side and rear views at 156th Street and Town Road main entries and northern section of Town Road on east and west sides.
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. (-) The plan fails miserably with over 75% of the homes having front loaded garages.
- Encourage roadway improvements that promote safety but do not increase speed. (+) Curved roads will likely decrease speed.

The Southwest New Suburban

The Southwest New Suburban area includes a diverse mix of uses:

- a town park,
- a golf course,

- open farmland,
- residential development
- a central core of large-lot residential and rural properties,
- equestrian uses
- artisan farms

This development should be context-sensitive. (-) The housing in this area is currently zoned AGSF-1 or three acres per home site. All residents have been held to this standard with new construction still occurring on large lots in the region. The majority of the homes in the area are custom on large acre lots ranging from 3 to 57 acres. The current citizens in this area have sought these sites out to pursue a rural lifestyle. The high density housing on fairly small lots, low architectural standards, and cookie cutter housing are not in context to the area. They will devalue the homes in the area and the lifestyle of the current residents.

As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. (-) As benchmarked against the neighboring subdivisions the open space of 10% outside of the golf course is not supportive of a decrease.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. (-) There have been some concessions made in several areas that are more in line with appropriate buffering but there is still more work to be done in this area. Language that guarantees the buffering specified especially the golf course holes needs to be included in the PUD.

Promote innovative development such as conservation subdivisions. (-) The curvilinear design is antiquated and dated. There has been little effort to pursue innovative development such as conservation subdivisions except in section 2 on the golf course. The remaining parcels are designed with the intent to maximize lots with little to no thought given to open space for the long term residents of this area.

To: Jesse Pohlman, Council, APC

From: Suzy DuBois

To All,

I am writing to remind you of your extremely important role in this potential rezone of almost 800 acres in the southwest quadrant of our community. Please read through the letters and presentations that our citizens have spent countless hours creating. It is your own personal responsibility to take the time to review and understand the data and draw your own conclusions. You each bring a valuable perspective and experience level to the decision process.

I have spent the last year and half working with fellow citizens, council members, APC members, the Hoover Commission, our County Commissioner, our Township Trustee, and staff. I would like to thank those of you who have taken the time to meet with us and demonstrate your commitment to our community. We have gathered data to ensure that the appropriate information is available to make educated decisions that will benefit our community and our treasured area of the city. We have had meaningful discussions that need to continue on such an important decision. Great projects take time and commitment to detail. Please do not rush through this process!

As a local task group we conducted a housing inventory which has been updated to reflect the ever changing evolution of development in our area. The housing inventory tells a story of neglect. The neglect is in the architecture, (improvements have been made in a few projects but continued improvement is required). The complete neglect and disregard to follow the Comprehensive Plan that requested diversity in housing, innovative development not made up of cookie cutter housing, front facing home sites to arterial roads, and a minimization of front load garages is apparent. The neglect is in the lack of diversification in housing price points. We have over 85% of the over 8,000 homes in our area at a price point below \$375,000 which is the target for our schools and public works department.

If you have an opportunity to tour this area of the community you will notice an almost homogeneous set of architecture. The backs of the production houses line our streets. Take 161st Street west from Highway 31 and the backs of the Viking Meadows Pulte houses line the thoroughfare, many the exact same color next to one another. They are suggesting in their new PUD that they don't need to follow the anti monotony clause in our Unified Development Ordinance because their curved roads will create the impression that it is not the same house repeated over and over and over again. They are recommending much of the same product available in Viking Meadows right down the street in the Woodwind PUD to be repeated over and over and over again.

We have taken many of you on a tour of the area to show you what is currently here and the potential the area has for new high quality development. On our tour we showed you neighborhoods of higher assessed value housing immediately across

our borders. We highlighted the front facing home sites and the large expansive buffers from the roadways. It makes such a positive impactful difference to a community. It provides more the "small town feel" that people requested in the Comprehensive Plan.

On our many tours we reviewed Pulte architecture that is available in other communities that would be more appropriate for this area and more beneficial to the financial well being of our city. We discussed and questioned why Pulte would not want to offer this higher level product in our community. We have such strong schools and a high level of safety in our community. Aren't we worth the best they have to offer? If not maybe they are not the right company for this area.

Please take a look at the Market Graphics Research Group Data that David Compton of Pulte provided. The report provides data that shows demand in the southwest area of Hamilton County for 57 homes per year at a price point of \$625,000 to over \$925,000. There are 140 homes per year in a category of \$425,000 to \$625,000. The only neighborhood that closely supports that target is Harmony, which has a median price point of \$400,000 to \$490,000. According to the Market Graphics Research Group we are missing out on the potential of over \$119,000,000 million dollars of AV in the southwest corridor of Hamilton County per year with a ten year payout of over 1 billion dollars in AV improvements. There are long-term consequences for our city and our taxpayers.

Don't be short sighted with this major decision by blatantly disregarding the potential opportunity in this area, disregarding the Comprehensive Plan and further alienating your tax paying citizens. Let's see you demonstrate support for your citizens and follow our community plan. If future generations are to remember us more with gratitude than sorrow, we must achieve more than just the miracles of technology. We must also leave them a glimpse of the world as it was created, not just as it looked when we got through with it.

Thank you for your consideration,

Suzy DuBois



Edwin P. Gehr

Vice President/General Manager

November 21, 2016

Dear City of Westfield officials,

I am writing in support of the Wood Wind Development and Saving the Wood Wind Golf Course.

We have lived in the Merrimac subdivision since 1998 and watched Westfield grow while our two children went through the Westfield Washington schools beginning at Shamrock Springs and going through various schools that were either expanded or built to support the growth. Since moving to Westfield eighteen years ago, I have worked for Martin Marietta, a large national aggregate conglomerate, in various senior management roles which includes leading close to 300 employees on a daily basis.

I am in support of this project for the primary reason that the development depicts responsible growth by offering homes that will add value to the surrounding neighborhoods while providing a tax base that will be accretive for our schools. The average price range of the homes are at a level that is a step up from numerous surrounding communities but well below the high priced communities of Chatham Hills and Bridgewater. Also, the development saves Westfield's last remaining public golf course and will require the developer to upgrade the existing facilities and golf course to provide a community amenity without having to join an expensive private country club. The development will also help to attract more retail and service businesses that will generate much needed business tax revenue to help support our schools and services.

This project is the type of future growth that will elevate Westfield in the future and make it an even a better community to live.

Sincerely,

A handwritten signature in blue ink that reads "Edwin P. Gehr".

Edwin P. Gehr

Resident and VP/GM Martin Marietta Indiana District

Indiana District

11405 North Pennsylvania Street, Suite 250, Carmel, IN 46032

t. (317) 575-5711 f. (317) 815-4823 m. (317) 213-6231 e. ed.gehr@martinmarietta.com

www.martinmarietta.com

Jesse Pohlman

From: Acorn Woodworks <acornw@frontier.com>
Sent: Monday, February 6, 2017 4:19 PM
To: Andy Cook; APC; Matt Skelton; Jesse Pohlman; Council Members
Subject: Tonight's APC Meeting

Please put me down, once again as opposed to the Pulte WoodWind Development.

The fact that they wasted your time and my time 2-3 weeks ago with an unchanged proposal shows how they value you and I. Reason enough to oppose. Bringing in the old and tired golfers to one meeting is yet another reason to dismiss the entire proposal. They did bring in some young and tearful that erroneously thought you were going to eliminate all golf in the Northern Hemisphere, but that was balanced by the cute 'cheer' (sic) girls. You noted that they all left as soon as they could.

However, I agree with the 5 points that they still have not addressed properly. They need to treat this project with the importance that so many of the Westfield citizens do. They don't live here, and we don't get paid. Do the math with a cursory head count tonight and multiply out the numbers, again. Westfield residents have spent tens of thousands of dollars in their attempt to convince the APC and Pulte of their feelings about this development.

I would wish they would get mad and walk. Zoning at 3 acres or more is fine, and is exactly what this area needs for long term value. This brings diversity of architecture, of families and residents, and enhances the quality of the area much more than rows and rows of boxes, all coming off one drawing board.

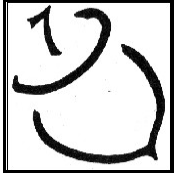
Lastly, I wish to register my complaint on the frequency of these APC meetings, and the lack of notice. I once thought all this happened after a 30 notice in the 'paper'. But recently, opponents of the project have had to mobilize on a moment's notice, or on Holiday weeks to attend these meetings "to get our fair share of abuse".

You- we - forget which is the tail and which is the dog. These people come the citizens and petition us at our determination. You folks, elected or appointed or hired, also work for the citizens, and you most certainly do not work for the petitioners. Perhaps a 30 day notice - minimum - with intent to file is needed for these APC meetings since these are the first notice and first revelation. This may save some of your time and be easier to plan remonstrations. Remember who works for who, please.

Thanks for your time and efforts.

--

David R Sochar
Cynthia R Sochar
16116 Ditch Road



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

City of Westfield, APC members
Mayor Andy Cook
Jesse Pohlman
Others

January 16, 2017

Re: Pulte WoodWind PUD Discussion....

Once again, I find I am compelled to write to the City leaders to petition you regarding yet another development that does nothing but ignores our way of life here in Westfield.

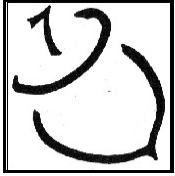
The Pulte development is too much, too fast, in the wrong place and with the wrong components.

This (all) development should adhere to the wishes of the Comprehensive Plan and be contiguous to the City to minimize utility, road, traffic, school and other impacts. These 'impacts' and their costs will be born by the current citizens disproportionately for many years. We don't want the development as proposed, and we do not want to pay for the impact of same.

This development should reflect the wishes of the City residents and preserve the small town nature of this community. Over the years (35, that is), several studies and petitions have all pointed to one quality that makes this a great place to live – the small town nature. Why these studies are lost to us now that we need them, I do not know. However, we can preserve and enhance that strongly desired small town feeling with contiguous development close to the existing City Center. This will help preserve and enhance the City Core more than any other single quality, making restaurants and other investments in the City more viable.

Island developments like the Pulte Proposal do not enhance the small town feel or indicate a reality based desire to attract commercial investment that is necessary to make for a viable City Center. Sustainable commercial development for the City core has been identified by more than one entity as crucial to a desirable City experience. A new Kokomo bypass, transferred to highway 32, is not an attraction. It also is not sustainable. The lesson is close if you travel to Kokomo. Investors will move more slowly if they see the problems the City now has getting worse instead of taking a turn to improve and eliminate. Do we want quality, long term investment, or more fast food outlets than any other place in Indiana? Surely one is much easier than the other, but if you ask the residents, they will tell you what they want. They have for years.

Island developments require autos, and roads become necessary for any or all transport, despite the few Trails. The congestion already overloading the country roads will get far worse, with tempers, and blood pressure rising. This does not make for a pleasant experience. Multiply it out by a factor of thousands of people, every day, and it adds up to a nightmare. One you are responsible for.



Acorn Woodworks

David R. Sochar

P.O. Box 468
Westfield, IN 46074
317-867-4377
acornw@frontier.com

We are moving toward an unsustainable period of building new and fast, torturing the earth, cutting the trees, and drawing wandering roads on maps. But we are not building for the long term where we build neighborhoods that enhance the community and communication between neighbors. We separate by economic means and prevent diversity and the richness that is found within diverse communities of all ages and economic levels. We are making the tightest use of various zoning classes and maximizing while minimizing – that strange science – but ignoring the human scale. These buildings will be with us for many years, so we have that responsibility also.

We are now witnessing an entire shopping center as it becomes disposable. Large empty spaces, shorter leases, marginal commercial vendors. Yet when this was sold to the Town, it was the development of the Century. It would need no bridge over US 31, in fact 3 studies indicated there would be little or no impact once Greyhound Pass was routed thru the center of the Center. \$25 million was spent for the bridge that was 'not needed', and the area was a traffic nightmare for 20 years. It will not survive another 10 years. Is Westfield ready for 'redevelopment zones' and some form of sub-urban renewal? Current problems are of our own making. Do we want more?

I would request the most stringent of restrictions be placed upon the Pulte proposal. I understand that it is too late for a simple "No, thanks". But you can craft it to a higher level, to a better outcome, one that you and I can be proud of. If Pulte walks, we all know there will be many that will follow, with petition and plans in hand, hoping for a crack at some quick profit at the cost of our community's soul.

David R Sochar
Cynthia R Sochar
16116 Ditch Road
Westfield, IN 46074

City Of Westfield
Mayor Cook and City Council Members

11/20/2016

Re: Pulte Proposed Development Discussion for 11/21/2016

My wife and I want to go on record against the Pulte development for most of the same reasons you will hear – repeatedly - tonight. Overbuilt, no golf course guarantee, no land left for large lots, no infrastructure, no roads, no plan to handle traffic other than more of the same, suburban sprawl with island developments that require auto traffic, and neighborhoods that isolate neighbors from neighbors, and so on.

What I wish to comment upon is the community involvement you will witness tonight, and one way of evaluating that involvement.

Look around the room tonight, do a head count on how many folks you think would be against this development. Then, think about the several hours it took for each individual to get here tonight – previous meetings, neighborhood meetings, impromptu discussions at the schools, the store, the ball field, over the fence. Think about how many hours they will be here tonight. Should we add in hours for future meetings? Good question. Add these hours together and multiply by the average household or individual income for this area.

My simple run thru goes like this: 3 hrs incidental, 3 hrs tonight, lets say 1.5 hrs for future as a middle ground. 7.5 hours total. We can use per capita income of \$40,000, for an hourly rate of \$20.00 per hour. At 7.5×20 , we have \$150.00 per hour per person. Now, lets multiply that by the head count we will do. If there are 500 people here tonight that wish to see the Pulte proposal refused, then we have a total of \$75,000 invested by just the citizens in front of you.

We might add on a complicating factor for the fact that this meeting is held on the first night of a Holiday week, and many people may be out of town or have guests, preventing their attendance. Probably fair to say 0.2, so the \$75,000 would be more like \$90,000.

That is quite an investment. Try to sell tickets to a event to get 500 or more people to show up at \$150 or more a head. It had better be a darn good political candidate to garner that kind of support from the average voter. But we are not talking political candidates, we are talking about the quality of the future in our city. What value does that have?

The folks that do want this project need to be counted also. First, let not one of you breath a word of the lunacy that "everyone that does not show up at the

meeting is for the project". That is almost the worst thing I have ever heard from any Town or City official in the last 30 years. Please do not insult anyone's intelligence with such a statement. Secondly, we would rule out landowners and others that will profit off of this development, for obvious reasons. Next, friends of the political/economic structure that support this on the notion that it is good for a certain group, therefore the individuals do not count. Add the remainder as a total and see how it compares to those that are against.

What does this mean? The point is that we have a large community involvement of educated, active citizens that know about this project, have discussed it and have determined it is not right for Westfield. They have come at a significant expense of sorts to let you know how they feel. Unlike the Pulte folks, these citizens do not expect to reap large financial rewards should they defeat the project. They will not profit from defeating their neighbors.

I ask that you recognize these facts, the efforts, of so many people united in one cause, and I ask that you summon the political gumption to vote against the proposal. Every single City Representative and the Mayor all promised to represent the voters given the chance during their campaigns. Here is your chance.

Sincerely,

Cynthia R Sochar
David R Sochar

Jesse Pohlman

From: Joseph Plankis <jplankis@gotown.net>
Sent: Monday, November 21, 2016 5:00 PM
To: Jesse Pohlman
Cc: Andy Cook; Jim Ake; Chuck Lehman; Matt Skelton
Subject: Wood Wind

Jesse,

I have not had the time to dig into all the info that has been presented by Pulte. I will attempt to do that next week.

I would like to have you read the following into the record, so if you could pass it along to the APC, the council and the mayor that would be greatly appreciated:

- Contrary to some comments that have been made, the "node" at 146th and Towne was envisioned as Commercial. The Levinson project that has already received approval fits that part of the Comp Plan. However, I question why we would want another gas station on the NW corner as well as on the NE corner. There should be a joint effort to review that intersection with the Hoover Commission, neighbors, and both developers, such as was done with the Springmill Station group. That resulted in an excellent result, after a very poor start 10-12 years ago.
- There was never a discussion during the development of the Comp Plan about allowing apartments at, or near that intersection and that idea should not be part of the project, let's call it Towne Road Group to set some standards that would match the Comp Plan intentions and language..
- Pulte has assigned a section with 66 potential lots at the west end of their proposed development for custom homes that Pulte would not build. That is only 6% of the total homes to be built and would be high end homes costing about \$900K. It seems to me that the homes north of 161st and in the golf course south of 161st should also have some percentage of higher end homes. Those are prime spots that, while not competing with Chatham Hills or Bridgewater per say, would lend themselves to custom builders rather than production homes by Pulte. That would help the entire project not take on the look of "track housing" such as what has happened to some areas of Viking Meadows.
- We are reviewing a petition of over 1000 home sites, only three communities in Westfield are larger including Centennial, so we need to slow down and setup a multi-dimensional team to do this right. This is far too large a project to just pass it through without thorough vetting of all aspects. When we studied Symphony and then Harmony, much more time and involvement of the various segments of the community were involved in the process. We ended up with better results with that process. Giving the golf course only a 40 year "safety net" is not acceptable for saving the green space. It should be saved in perpetuity for the residents of Westfield.
- Finally, with all these projects coming forward, it may be time to establish another Steering Committee, or whatever you would call it, to update the 2007 Comp Plan so the APC is given direction. Contrary to the opinion of a number of individuals, the Comp Plan IS the guide we should follow and not ignore it. Otherwise the quarter of a million dollars, and the tremendous time spent by the hard working staff of the City and almost 300 residents of Westfield in the 2005-2007 time frame was just lip service. It time to have a plan that we have enough guts to follow and if we have to say no to folks, most of whom are not Westfield

residents, that's what we should do. When we have developed our own plans, such as Grand Park, Grand Junction, and Springmill Station, with the support of the Mayor and the Council, the results have been "knocked our socks off" and are, or shortly will be, a fantastic success. We only have one shot at doing it right.

Once I have been able to study the petition further Jesse, I will provide additional comments to the APC and Community Development.

Joe Plankis

Email: jplankis@gotown.net

Cell: 317-625-4387

Proposed Apartments and Commercial at 146th and Towne Road

- There are six approved apartment complexes with 2300+ units that have not broken ground in the area:
 1. Harmony has 260-270 units
 2. Springmill Station has 300 units
 3. Town West has 480 units
 4. Westgate has 264 units
 5. Akerson Farms has 720 units
 6. Birch Dalton's apartments at 32 and Oak Ridge have 300 units
- Pulte is requesting an additional 408 units.
 - 228 in the Multifamily area and 180 in the Flexible Use Area.
- We still have vacant apartments in our community now not including those that have not been constructed.
- Do we have any idea what appropriate inventory would be for a community of our size?
- We need to evaluate before additional apartments are approved!

1

Proposed Apartments and Commercial at 146th and Towne Road

- Hamilton County Commissioner, Mark Heirbrandt and Washington Township Trustee, Danielle Tolan have requested that **we not approve additional apartments** for the area due to the **significant burden** they place on our community especially in the areas for relief funding and public safety.
- Danielle has stated in our discussion groups that **20% of our population is receiving relief funding**.



MARK HEIRBRANDT
HAMILTON COUNTY COMMISSIONER

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Trustee



Overview
By far the largest "grassroots" elected officials in Indiana, township trustees serve 1,000 townships covering every part of the state. A trustee administers a township, which includes township assistance, fire protection, weed control, fence disputes, and cemetery maintenance. Trustees are an elected subdivision of the county and serve a four year term.

Danielle Carey Tolan, the current trustee, is the newly elected Washington Township Trustee and took office January 1, 2015. Danielle comes from a 5th generation farming family, one of the few operating farms still in Westfield, and has become an active steward of the land and community. She serves on the following organizational boards within the state and locally: Indiana Rural Caucus, Indiana

2

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

The addition of the apartments at 146th and Town Rd. would be in direct violation of the Westfield Unified Development Ordinance, (UDO).

- This **Ordinance is intended to guide the growth and development of the community in accordance with the Comprehensive Plan.** The provisions of this Ordinance shall be the minimum requirements for the protection of the health, safety, comfort, convenience, and general welfare of the people at large, and are designed to encourage the establishment and maintenance of reasonable community standards for the physical environment.
- No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, enlarged or used, **nor shall any piece of land be used**, nor shall any existing use be expanded **except when in full compliance with all provisions** of this Ordinance and the permits and certificates required by this Ordinance have been lawfully issued.

3

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

According to the guidelines within the UDO...

1. A multi-family unit qualifying as MF-1 should not be located within one half (.5) miles of another multi-family zoning district.
2. A multi-family unit qualifying at MF-2 should not be within (.75) miles of another multi-family zoning district.

The proposed apartments are in violation of both provisions!

- Town West is across the street and the Harmony project is within this distance requirement.

3. MF-1 Maximum Number of Dwelling Units: Forty-eight (48) per project/district
4. MF-2 Maximum Number of Dwelling Units: One hundred and fifty (150) per project or district (e.g., Development Plan)

The Pulte PUD is requesting 408 and is in violation of these provisions!

4

Proposed Apartments and Commercial at 146th and Towne Road

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 4

4.10 MF1: Multi-Family Low Density District

- A. Purpose and Intent: The purpose of this district is to accommodate the development of low-density Attached Single-family Dwellings and Multi-family Dwellings to encourage a variety of residential types within the community and provide diverse housing opportunities.
- B. Permitted Uses: See [CHAPTER 13: USE TABLE](#).
- C. Location: The following criteria shall be considered in order for a property to be zoned to this Zoning District. The property should:
 - 1. Be located within the corporate limits of the City;
 - 2. Not be located within one-half (0.5) mile of another Multi-family Zoning District; and
 - 3. Be contiguous to an existing developed parcel.
- D. Maximum Density: Six (6) Dwelling Units per acre
- E. Maximum Number of Dwelling Units: Forty-eight (48) per project/district
- F. Minimum Living Area: 1,000 square feet
- G. Minimum Road Frontage:
 - 1. Duplex: 50 feet

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 4

4.11 MF2: Multi-Family Medium Density District

- A. Purpose and Intent: This purpose of this district is to: (i) accommodate medium density Multi-family Dwellings; and (ii) provide housing alternatives within the community.
- B. Permitted Uses: See [CHAPTER 13: USE TABLE](#).
- C. Location: The following criteria shall be considered in order for a property to be zoned to this district. The property should:
 - 1. Be located within the corporate limits of the City;
 - 2. Not be located within three-quarters (0.75) of a mile of another Multi-family Zoning District; and
 - 3. Be contiguous to an existing developed parcel.
- D. Maximum Density: Ten (10) Dwelling Units per acre
- E. Maximum Dwelling Units per Structure: Ten (10)
- F. Maximum Number of Dwelling Units: One hundred and fifty (150) per project or district (e.g., Development Plan)
- G. Minimum Living Area: 650 square feet
- H. Minimum Road Frontage: 70 feet

5

Proposed Apartments and Commercial at 146th and Towne Road

Text in red cut and pasted directly from UDO

It was the original intent of the **Comprehensive Plan to provide for a small Local Business node** of commercial at the corner of 146th and Town Road. As per our UDO, local business has the following...

Purpose and Intent: The purpose of this district is to accommodate local and neighborhood-oriented developments that provide retail services, convenience shopping, and professional services to meet the daily needs of the community and where all uses are conducted within buildings.

Pulte is requesting GB or General Business which has the following...

Purpose and Intent: The purpose of this district is to accommodate the general business needs of the community. This district is intended to be more comprehensive than the LB: Local and Neighborhood Business District by permitting a broader range and greater intensity of uses.

6

CHAPTER 4



4.14 LB: Local and Neighborhood Business District

- A. **Purpose and Intent:** The purpose of this district is to accommodate local and neighborhood-oriented developments that provide retail services, convenience shopping, and professional services to meet the daily needs of the community and where all uses are conducted within buildings.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** 50 feet
- E. **Minimum Building Setback Lines:**
1. Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building.
 2. Side Yard: 15 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
 3. Rear Yard: 20 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
- F. **Maximum Building Height:** 45 feet (see also [Article 6.6 Height Standards](#))
- G. **Project Perimeter Setback:** No structure shall be erected above the projected 1:3 Proximity Slope line.
- H. **Building Size Requirements:**
1. Minimum Business Size: 800 square feet
 2. Maximum Business Size: 30,000 square feet
 3. Maximum Aggregate of all Buildings (within a single development): 90,000 square feet
- I. **Development Pattern:** Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.
- J. **Development Plan Review:** Required.

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CHAPTER 4



4.16 GB: General Business District

- A. **Purpose and Intent:** The purpose of this district is to accommodate the general business needs of the community. This district is intended to be more comprehensive than the *LB: Local and Neighborhood Business District*, by permitting a broader range and greater intensity of uses.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** 80 Feet
- E. **Minimum Building Setback Lines:**
1. Front Yard: 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building.
 2. Side Yard: 20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
 - a. Abutting a Residential District: 60 feet
 3. Rear Yard: 20 feet
- F. **Minimum Lot Width:** No minimum
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- H. **Minimum Building Size:** No minimum
- I. **Development Plan Review:** Required.

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8

Proposed Apartments and Commercial at 146th and Towne Road

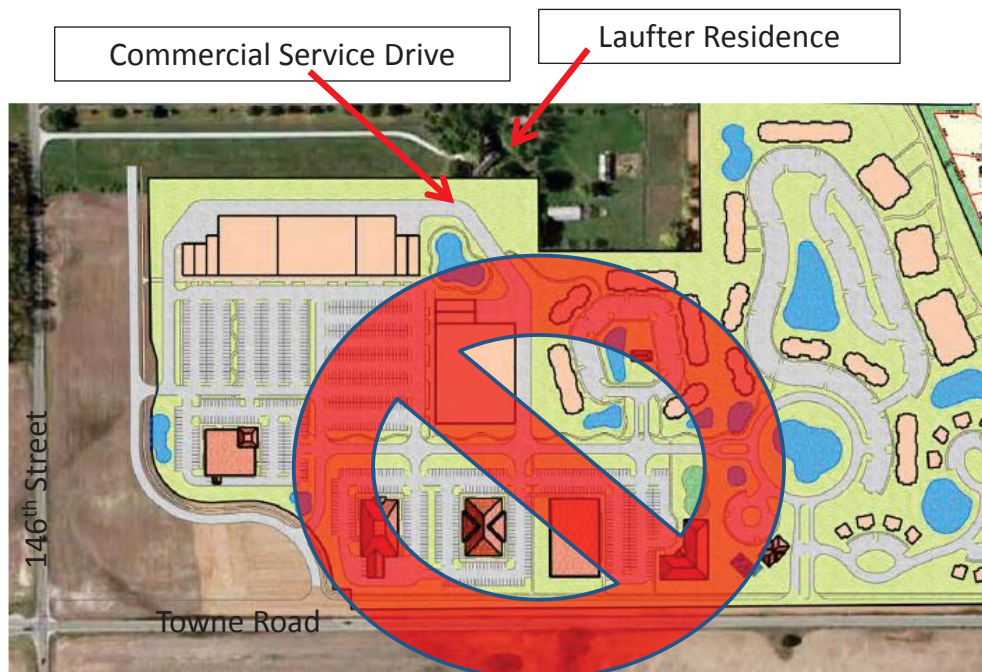
We suggest that the commercial **be zoned as Local Business as was intended by the Comprehensive Plan** and limitations of use be provided from the LB permitted uses table.

Given the recent dissatisfaction with the approved gas station at Harmony and the ongoing legal consequences for our community we suggest that a gas station be eliminated from the permitted uses.

9

The proposed 50 foot reforestation buffer does not provide the Laufter's the protection needed.

- We suggest 150 foot reforestation buffer with a 8 foot wall on the side of the development around the whole property for necessary protection and to minimize impact.



10

Section 5

Suggestions

- No Apartments – already 6 developments approved on west side and in violation of UDO
- Light Commercial/Local Businesses on 10 acres on 146th Street
- Recommendation: Retirement Community
 - Resident Target – Empty Nester, Baby Boomers who like to golf
 - Develop Village with higher density on this parcel along Towne Road
 - Residences: All owned, no rental
- **Appropriate Buffering Needed** – At least 150 feet for long term residents with 8 foot wall for protection.
- Trail System: Walking and access by golf cart to Wood Wind
- PUD Open Space: 25%

11

Section 5

Concept Residential Design



12

Westfield Citizens for Responsible Growth



Who Are We?

We are Westfield families, property owners, business owners, citizens and voters. We are proud to live, work, play and grow in Westfield—a welcoming community with strong leadership and a history of solid planning and high quality development.

As Westfield citizens, we appreciate and enjoy the Wood Wind Golf Course—it is a community amenity and our City's only truly public golf course. Last year, a development proposal that would have redeveloped the golf course for new homes was introduced. It did not go forward—precisely because it did not provide for the continued existence of Wood Wind.

Wood Wind has been given a second chance through Pulte's Wood Wind of Westfield community.

What is this About?

Earlier this year, Pulte Homes filed its proposal with the City for an ambitious project that would not only save Wood Wind, but update it and redesign it, allowing Wood Wind not to merely survive, but thrive and enjoy a new life. It would remain open to the public, but also be included within a high quality residential neighborhood. Wood Wind of Westfield is good for our City and its citizens for a number of reasons.

- Assures the future of the Wood Wind Golf Course.
- Provides High Quality/High Value Housing Options for Westfield residents in all phases of life (young families, midlife and seniors) and all walks of life (yes, lawyers, doctors, and investment advisors, but also teachers, police officers and fire men and women actually living in the community where they work!).
- Enhances Westfield's tax base to pay for schools, parks, roads and utilities.

- Adds pathways connecting our community.
- Represents responsible planning by implementing the City's Comprehensive Plan.
- Sets the benchmark for future development at a very high level—assuring that development in western Westfield will be on par with the City's existing high standards.

Why Start this Petition?

Simple. We want to show that widespread support exists for Wood Wind of Westfield and help get this project approved because it represents responsible development.

We also need to set the record straight. Opponents of Wood Wind are misleading the public in order to defeat the project. For instance, the opponents argue that the City should defeat the project because it offers no guaranty that it will include the golf course forever. This is like arguing that a surgeon should not perform a critically needed bypass on a 50 year-old patient because he may not live past 80! Let's be clear—the Pulte proposal represents a last, best chance for the golf course to remain a viable public amenity over the long haul. Pulte's plans incorporate the golf course, and it is those plans which the City will consider and ultimately vote upon.

Our opponents argue that the project is too dense. The density for Wood Wind of Westfield is no greater than that for Bridgewater or Chatham Hills—high quality golf course communities in Westfield.

Our opponents argue that Wood Wind of Westfield will cause the schools to be overcrowded and for taxes to go up. The truth is high quality projects like the one proposed here help pay for schools and other public services—they pay their own way.

The reality is our opponents don't have a problem with just Pulte's project, but with ALL projects—they are behind an ill-conceived plan referred to as "The Conservancy." The essence of this plan is to stop development of all kinds in western Westfield by reducing permitted densities to one home for every 3 acres and making public utilities optional (no water or sewer required). The idea is that, by reducing density and promoting "equestrian" uses and "artisan" farms, new development will be stopped.

Local experience has shown us that this approach does not work. In a free market, property owners wishing to sell their properties continue to do so, and, once sold, these properties are developed. The developments may be "low density," but they come with some poor tradeoffs, primarily in the form of piecemeal subdivisions incapable of paying their own way. If sewer and water are no longer a requirement (as the Conservancy proposes), these developments occur without even basic infrastructure. If sewer and water are extended, there are fewer homeowners to divide the costs among, and these costs are recouped through lower property values or are shifted to existing ratepayers (You). When roads fall apart and septic systems fail, the City (we mean its taxpayers and ratepayers (You again)) ultimately pick up the tab through higher taxes and utility bills.

Think of it this way: The Conservancy is an attempt to build a wall around western Westfield, and have you--the taxpayers in Westfield—pay for it. Who's going to pay for it? You are! Get the picture? In the long term, this approach represents poor planning. In the near term, this approach will close Wood Wind.

How Can You Help?

First, you can sign this petition, and our partners at Wood Wind Golf Course's petition.
<https://www.change.org/p/westfield-city-council-mayor-save-wood-wind-golf-club>

Second, you can write your elected representatives on the City Council.

Chuck Lehman, City County President – clehman@westfield.in.gov

Jim Ake, City County Vice-President – jake@westfield.in.gov

Robert Horkay, City Council Member – rhorkay@westfield.in.gov

Steve Hoover, City Council Member – shoover@westfield.in.gov

Joe Edwards, City Council Member – jjedwards@westfield.in.gov

Mark Keen, City County Member – mkeen@westfield.in.gov

Third, you can attend the public hearing on this matter on November 9, 2016 at 7:00 p.m.

	Name	City	State	Postal Code	Country	Signed On
1	Thomas Murphy				United States	27-Oct-16
2	Mark Thompson	Noblesville	Indiana	46062	United States	1-Nov-16
3	Judith Davis Crandall	Carmel	Indiana	46033	United States	1-Nov-16
4	Keshs Kelly	Carmel	Indiana	46033	United States	1-Nov-16
5	Jerry McColgin	Westfield	Indiana	46074	United States	1-Nov-16
6	Cheryl Saalfrank Saalfrank	Carmel	Indiana	46033	United States	1-Nov-16
7	Nancy Davis	Carmel	Indiana	46032	United States	1-Nov-16
8	Helen Brown	Carmel	Indiana	46033	United States	1-Nov-16
9	Robert Eggleston	Carmel	Indiana	46032	United States	1-Nov-16
10	Robert Robey	Westfield	Indiana	46074	United States	1-Nov-16
11	Annmarie Hajduch Jones	Westfield	Indiana	46074	United States	1-Nov-16
12	Amy biggs	Carmel	Indiana	46033	United States	1-Nov-16
13	Matthew Emmert	Westfield	Indiana	46074	United States	1-Nov-16
14	Andrea Cooke	Westfield	Indiana	46074	United States	2-Nov-16
15	Matt Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
16	Leslie McNutt	Westfield	Indiana	46074	United States	2-Nov-16
17	Jeannine Wiese	Cicero	Indiana	46034	United States	2-Nov-16
18	RONALD WILLIAMS	WESTFIELD	Indiana	46074-9424	United States	2-Nov-16
19	Tommy Cohoat	Fishers	Indiana	46038	United States	2-Nov-16
20	Jan Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
21	Guissele Martinez	Carmel	Indiana	46032	United States	2-Nov-16
22	Mary Cohoat	Westfield	Indiana	46074	United States	2-Nov-16
23	Jon Dax	Carmel	Indiana	46032	United States	2-Nov-16
24	Christian Ravo	Westfield	Indiana	46074	United States	2-Nov-16
25	Brighton Kooy	Westfield	Indiana	46074	United States	2-Nov-16
26	Selina VanHoogstraat	Noblesville	Indiana	46062	United States	2-Nov-16
27	Jeffrey Eldridge	North Manch	Indiana	46962	United States	2-Nov-16
28	Mark Connor	Westfield	Indiana	46074	United States	2-Nov-16
29	Rodney Jones	Westfield	Indiana	46074	United States	2-Nov-16
30	Maureen A. Ryan	Carmel	Indiana	46033	United States	2-Nov-16
31	William R. Hutchison Jr.	Westfield	Indiana	46033-8147	United States	2-Nov-16
32	Eyad Abdallah	Westfield	Indiana	46074	United States	3-Nov-16
33	Charles Davis	Westfield	Indiana	46074	United States	3-Nov-16
34	Joe Davis	Westfield	Indiana	46074	United States	3-Nov-16
35	Beverly Emmert	Westfield	Indiana	46074	United States	5-Nov-16
36	Levi Emmert	Westfield	Indiana	46074	United States	5-Nov-16
37	Haley Liston	Westfield	Indiana	46074	United States	5-Nov-16
38	Emily Reisman	Whitestown	Indiana	46075	United States	8-Nov-16
39	Dona Carlisle	Westfield	Indiana	46074	United States	9-Nov-16
40	Stacy Hedges	Sheridan	Indiana	46069	United States	15-Nov-16
41	Jason Rose	Carmel	Indiana	46032	United States	15-Nov-16
42	Mark Milnamow	Noblesville	Indiana	46062	United States	16-Nov-16
43	Steve Rounds	Westfield	Indiana	46074	United States	16-Nov-16
44	Nicole Keltsch	San Ramon	California	94582	United States	18-Nov-16
45	Brandon Carder	Westfield	Indiana	46074	United States	19-Nov-16
46	Kerri Mendler	Carmel	Indiana	46033	United States	19-Nov-16
47	Robert Crandall	Carmel	Indiana	46033	United States	21-Nov-16

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
Ben Connors	16253 Milhouse A Trail	Ben-connors@aol.com
LISA TREPCOS	16255 Milhousen Trail	jltrepcos@aol.com
Robert Hatcher	71 Markleville lane	rchatch98@gmail.com
Luis Garcia	570 East Pine Ridge Dr	ig253728@gmail.com
Mario Garcia	570 East Pine Ridge Dr	CTA 29@gmail.com
Neil Harkavy	128 E Senafor way	NZ9317@aol.com
Jalon Burns	3611 Snowdon Drive	Jalonburns123@hotmail.com
John Turner	16255 Milhousen Tr	jltrepcos@aol.com
CHRISTEN BAYHA	Westfield, IN	Kbayha@gmail.com
Hannah Martinez	62 N. Loop Westfield IN 46074	nursehannah424@comcast.net
Jeremy Couvers	16255 Milhousen TR	Jeremy Connors 53@yahoo.com
Robyn Bright	479 E Clearlake Lane Westfield IN 46074	ecarmeltaps@aol.com
Frederic Bayha	15110 GOODTIME A	Djklbayha3@es.com
Kurti Reynolds	18990 Eagletown Rd Westfield	JKrey2495@aol.com
Paula Yeary	17707 Eagletown Rd Westfield	paula.yeary31@gmail.com
Matt Smith	16311 Haddam Lane Westfield	MatthewRFL@hotmail.com

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
emma thompson	16109 chancellors ridge way	emma ¹⁰³ thompson@yahoodnol.com
Ajay Lanton	16124 Chancellors Ridge way	lantonaj@vindy.edu
Shanna Thompson	16109 Chancellors Ridge Way	shanna.thompson@roche.com
Keanaye Crawford	4010 ELKHORN DR	Keke Crawford 93@gmail.com
Janie Rios	620 Zephyr way	Janiemarie 1996@hotmail.com
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Jane Freed	16108 Chancellors Ridge Way	161freed@ddw.com
MATT TODD	3935 Rachel Lane, B	matodd3935@gmail.com
Kym Todd	3935 Rachel Lane	Kimtdod3935@gmail.com
MARY SCHREIBER	7604 CIDER MILL CT, FISHERS ⁴⁶⁰³⁸	mis228@sbcglobal.net
THOMAS MURPHY	12618 WINDING CK. LN. FISHERS ⁴⁶⁰³⁸	tmurphy849@sbcglobal.net
Karen Jamesen	711 Sugar Hill Dr W. Lafayette, IN	Karen@jamesen.com

Westfield Citizens for Responsible Growth
Wood Wind of Westfield Petition

Name (please print)	Address	email
1 Chris Beth	15720 Sundew Cir Westfield	chris.beth@roche.com
2 Sarah Cox	1370 Monmouth Dr Westfield	sarah.cox.sc7@roche.com
3 Brad Nelson	17041 S Brentwood Way Westfield	brnelson40@gmail.com
4 Ashley Harrison	304 W Main St. Westfield, IN	ashley.harrison@roche.com
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[illegible]

Save Wood Wind Golf Club



Wood Wind Golf Club is a beautiful and treasured asset of the Westfield and Hamilton County community. Wood Wind has served the community for over thirty years, providing a beautiful setting for golf of all ages, weddings, charitable events, family outings, college scholarships, youth employment and much, much more.

As many know, PulteGroup has developed and proposed a comprehensive development plan with Wood Wind as the keystone of the community. We are pleased and thankful for the plan as it retains, enhances and sustains Wood Wind for years to come. With the demographic and infrastructure changes of the proposed plan, Wood Wind will be sustainable and thrive.

PulteGroup has demonstrated a commitment to retaining the Wood Wind community asset in every discussion, plan and negotiation with Cohoat and O'Neal Management. Our experience and negotiations with PulteGroup has been cooperative and collaborative. We are pleased and thankful for the proposed plan supported by a company that can deliver.

We support the plan and ask you to review the materials per the website links noted below to see more about the details. The plan requires compromise and change for sure. The completed community will provide hundreds of new families to join and enjoy the wonderful City of Westfield as well as retain Wood Wind as a place of fun, camaraderie, character development, community organization support and.....Golf, but much, much more than just golf!

We ask you to express your support of the project by joining the on-line petition referenced below. A vote for the project is a vote for Wood Wind. We thank you all for the support of Wood Wind in the past, now and in the future. Thanks also for your consideration and respectful deliberation of this important matter to our City and community.

Please follow the links below to important public information regarding the PulteGroup plan for Wood Wind of Westfield

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063823903>

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063860565>

<http://www.westfield.in.gov/eGov/apps/document/center.egov?view=item;id=5068;doc=1470063925125>

This petition will be delivered to:

- Westfield City Council & Mayor

	Name	City	State	Postal Code	Signed On
1	Jake Peacock				31-Aug-16
2	Doc O'Neal	Carmel	Indiana	46032	31-Aug-16
3	Chris Lindley	Fishers	Indiana	46037	31-Aug-16
4	Jimmy Cohoat	Westfield	Indiana	46074	31-Aug-16
5	kevin paschke	Westfield	Indiana	46074	31-Aug-16
6	Dan Leshner	Carmel	Indiana	46032	31-Aug-16
7	Jeff Nelson	Westfield	Indiana	46074	31-Aug-16
8	Kyle Kramer	Westfield	Indiana	46074	31-Aug-16
9	Alex Morrison	Indianapolis	Indiana	46203	31-Aug-16
10	Ryan Bensley	Westfield	Indiana	46074	31-Aug-16
11	Steve Barrett	Westfield	Indiana	46074	31-Aug-16
12	Mike Wells	Brownsburg	Indiana	46112	31-Aug-16
13	Renee Eldridge	Noblesville	Indiana	46062	31-Aug-16
14	Rich Huber	Carmel	Indiana	46033	31-Aug-16
15	Anthony McEvoy	Westfield	Indiana	46074	31-Aug-16
16	Milton Hatfield	Carmel	Indiana	46032	31-Aug-16
17	Michael Cohoat	Fort Wayne	Indiana	46804	31-Aug-16
18	Carrie Donnelly	Fort Wayne	Indiana	46804	31-Aug-16
19	Fernando Ely	Westfield	Indiana	46074	31-Aug-16
20	Jeff Baechle	Westfield	Indiana	46074	31-Aug-16
21	Terry Cohoat	Indianapolis	Indiana	46256	31-Aug-16
22	Lane Erickson	Carmel	Indiana	46032	31-Aug-16
23	Joey Cohoat	Westfield	Indiana	46074	1-Sep-16
24	Jan Cohoat	Westfield	Indiana	46074	1-Sep-16
25	Alice Kasdorf	Carmel	Indiana	46032	1-Sep-16
26	David Smith	Logansport	Indiana	46947	1-Sep-16
27	Bobby Cohoat	Westfield	Indiana	46074	1-Sep-16
28	Matt Cohoat	Westfield	Indiana	46074	1-Sep-16
29	Pam Boland	Grovetown	Georgia	30813	1-Sep-16
30	Ken White	Westfield	Indiana	46074	1-Sep-16
31	David Neilan	Zionsville	Indiana	46077	1-Sep-16
32	jerry johnston	Westfield	Indiana	46074	1-Sep-16
33	Gary Aletto	Carmel	Indiana	46033	1-Sep-16
34	Troy Coker	Westfield	Indiana	46074	1-Sep-16
35	Ryan Catt	Westfield	Indiana	46074	1-Sep-16
36	Leslie McNutt	Westfield	Indiana	46074	1-Sep-16
37	Mark Connor	Pendleton	Indiana	46064	1-Sep-16
38	Lexi Koch	Westfield	Indiana	46074	1-Sep-16
39	Ali Curry	Noblesville	Indiana	46062	1-Sep-16
40	Snezhana Hardcastle	Westfield	Indiana	46074	1-Sep-16
41	emma hamilton	Sheridan	Indiana	46069	1-Sep-16
42	Kate Alt	Fishers	Indiana	46038	1-Sep-16
43	Victoria Curtner	Westfield	Indiana	46074	1-Sep-16
44	Cory Sullivan	Westfield	Indiana	46074	1-Sep-16
45	kathy johnston	Westfield	Indiana	46074	1-Sep-16
46	patrick mcguinness	Noblesville	Indiana	46062	1-Sep-16

47	Michael Delaney	Westfield	Indiana	46074	1-Sep-16
48	Michele Lyons	Westfield	Indiana	46074	1-Sep-16
49	Marc Hillmer	Westfield	Indiana	46074	1-Sep-16
50	Charles Combs	Carmel	Indiana	46032	1-Sep-16
51	Michael Bechert	Carmel	Indiana	46032	1-Sep-16
52	Steve Rounds	Westfield	Indiana	46074	1-Sep-16
53	Andrew Tisch	Zionsville	Indiana	47077	1-Sep-16
54	Steve Kappen	Westfield	Indiana	46074	1-Sep-16
55	Will Vandever	Carmel	Indiana	46033	1-Sep-16
56	Kristopher Good	Westfield	Indiana	46074	1-Sep-16
57	Jennifer Gerow	Westfield	Indiana	46074	1-Sep-16
58	Hung Trieu	Carmel	Indiana	46074	1-Sep-16
59	Sheila Lowther	Westfield	Indiana	46074	1-Sep-16
60	Diane Buhler	Zionsville	Indiana	46077	1-Sep-16
61	Adrienne Cohoat	Indianapolis	Indiana	46250	1-Sep-16
62	pamela kainrath	Westfield	Indiana	46074	1-Sep-16
63	Steve Shepard	Westfield	Indiana	46074	1-Sep-16
64	Holly Shull	Westfield	Indiana	46074	1-Sep-16
65	Mark Peacock	Linton	Indiana	47441	1-Sep-16
66	Kristin Willing	Westfield	Indiana	46074	1-Sep-16
67	Cortney Ogrzewalla	Westfield	Indiana	46074	2-Sep-16
68	wylie etscheid	Westfield	Indiana	46062	2-Sep-16
69	Catherine Gray	Carmel	Indiana	46032-1074	2-Sep-16
70	Richard Desjardins	Westfield	Indiana	46074	2-Sep-16
71	Devon Edtes	Westfield	Indiana	46074	2-Sep-16
72	Patricia Slama	Carmel	Indiana	46032	2-Sep-16
73	Linda Baldini	Westfield	Indiana	46074	2-Sep-16
74	David Rocchio	Carmel	Indiana	46033	2-Sep-16
75	Jijun Chen	Westfield	Indiana	46074	2-Sep-16
76	Robert Burt	Carmel	Indiana	46032	2-Sep-16
77	LINDA NAAS	Westfield	Indiana	46074	2-Sep-16
78	ALAN NAAS	Westfield	Indiana	46074	2-Sep-16
79	Grant Tobey	Carmel	Indiana	46032	2-Sep-16
80	Scott Alexander	Westfield	Indiana	46074	2-Sep-16
81	Ken White	Westfield	Indiana	46074	2-Sep-16
82	Heather Mullett	Carmel	Indiana	46033	2-Sep-16
83	Matt Zmich	Westfield	Indiana	46074	2-Sep-16
84	Larry Turner	Indianapolis	Indiana	46219-5710	2-Sep-16
85	Eric Sendelbach	Zionsville	Indiana	46077	2-Sep-16
86	Rick Radcliff	Westfield	Indiana	46074	2-Sep-16
87	Jeff McNutt	Indianapolis	Indiana	46220	2-Sep-16
88	Annie McMIndes	Noblesville	Indiana	46062	2-Sep-16
89	Richard Haneline	Noblesville	Indiana	46060	2-Sep-16
90	Rakesh Kumar	Carmel	Indiana	46032	2-Sep-16
91	Doug Stemmler	Indianapolis	Indiana	46250	2-Sep-16
92	Marcus Warner	Noblesville	Indiana	46062	2-Sep-16
93	Rich Graham	Lebanon	Indiana	46052	2-Sep-16

94	Ben Brown	Westfield	Indiana	46084	2-Sep-16
95	Larry Kaufman	Carmel	Indiana	46032	2-Sep-16
96	Steve Johnson	Carmel	Indiana	46032	2-Sep-16
97	Josh Kneifel	Carmel	Indiana	46032	2-Sep-16
98	Andrew Cohoat	Indianapolis	Indiana	46220	2-Sep-16
99	Luke Moreau	Indianapolis	Indiana	46256	2-Sep-16
100	Peggy Belland	Westfield	Indiana	46074	2-Sep-16
101	John Griffin	Carmel	Indiana	46033	2-Sep-16
102	Jeannette Mills	Carmel	Indiana	46032	2-Sep-16
103	James Bush	Indianapolis	Indiana	46250	2-Sep-16
104	Joe Wyckoff	Carmel	Indiana	46032	2-Sep-16
105	Ryan Rady	Carmel	Indiana	46033	2-Sep-16
106	Nicolas Leon	Westfield	Indiana	46074	2-Sep-16
107	Brian Barich	Carmel	Indiana	46033	2-Sep-16
108	Landon Toll	Westfield	Indiana	46074	2-Sep-16
109	John Lett	Indianapolis	Indiana	46250	2-Sep-16
110	Amy Moore	Carmel	Indiana	46032	2-Sep-16
111	Jerry Buhler	Zionsville	Indiana	46077	2-Sep-16
112	Ryan Davis	Carmel	Indiana	46033	2-Sep-16
113	Kirke Willing	Westfield	Indiana	46074	2-Sep-16
114	Cody Cheetham	Carmel	Indiana	46032	3-Sep-16
115	Carl Eaton	Westfield	Indiana	46073	3-Sep-16
116	Christian Badar	Westfield	Indiana	46074	3-Sep-16
117	Erik Fritzsche	Carmel	Indiana	46032	3-Sep-16
118	Heather Mairn	Carmel	Indiana	46032	3-Sep-16
119	Donna Horvath Eaton	Westfield	Indiana	46074	3-Sep-16
120	Logan Rickman	Indianapolis	Indiana	46229	3-Sep-16
121	Michael Youree	Westfield	Indiana	46074	3-Sep-16
122	Richard Kassel	Indianapolis	Indiana	46234	3-Sep-16
123	Michael Shourd	Westfield	Indiana	46074	3-Sep-16
124	Alessandra Walters	Carmel	Indiana	46033	3-Sep-16
125	Kaycee Schooley	Sheridan	Indiana	46069	3-Sep-16
126	Andrew Fritz	Indianapolis	Indiana	46280	3-Sep-16
127	David Ratliff	Zionsville	Indiana	46077	3-Sep-16
128	Tommy Cohoat	Fishers	Indiana	46038	3-Sep-16
129	Josh Bryant	Westfield	Indiana	46074	3-Sep-16
130	Charles Potts	Noblesville	Indiana	46060	3-Sep-16
131	karen green	Indianapolis	Indiana	46260	3-Sep-16
132	Andrea Selstad	Carmel	Indiana	46032	3-Sep-16
133	Charlie Green	Indianapolis	Indiana	46260	3-Sep-16
134	Terry Coyle	Carmel	Indiana	46032	3-Sep-16
135	Stuart Warden	Carmel	Indiana	46032	3-Sep-16
136	Jeanne Potts	Brazil	Indiana	47834	3-Sep-16
137	Darlene Reeder	Rockville	Indiana	47872	3-Sep-16
138	Kevn Morris	Zionsville	Indiana	46077	3-Sep-16
139	Juanita Smith	Westfield	Indiana	46074	3-Sep-16
140	Hassan Abdalah	Westfield	Indiana	46074	3-Sep-16

141	Lee Lurton	Indianapolis	Indiana	463256	3-Sep-16
142	Mark Masser	Westfield	Indiana	46074	3-Sep-16
143	Susan Broderick	Zionsville	Indiana	46077	3-Sep-16
144	Scott Pauley	Carmel	Indiana	46032	4-Sep-16
145	Toni Hillman	Dakar			4-Sep-16
146	Carl mills	Carmel	Indiana	46032	4-Sep-16
147	Ryan Pigg	Carmel	Indiana	46032	4-Sep-16
148	William Tipps	Westfield	Indiana	46074	4-Sep-16
149	Scott Wolfe	Westfield	Indiana	46074	4-Sep-16
150	Rob Cotton	Westfield	Indiana	46074	4-Sep-16
151	Jim Tubbs	Westfield	Indiana	46074	4-Sep-16
152	Whitesell Terry	Carmel	Indiana	46032	4-Sep-16
153	Lisa Marie	Westfield	Indiana	46074	4-Sep-16
154	Robert Cicchillo	Westfield	Indiana	46074	5-Sep-16
155	Stephen Sanders	Carmel	Indiana	46032	5-Sep-16
156	Tony Magri	Zionsville	Indiana	46077	5-Sep-16
157	James Lukowiak	Westfield	Indiana	46074	5-Sep-16
158	Andy Hosier	Westfield	Indiana	46074	6-Sep-16
159	Dennis Lods Lods	Carmel	Indiana	46032	6-Sep-16
160	Vincent Cohoat	Indianapolis	Indiana	46256	6-Sep-16
161	Thomas Randall	Indianapolis	Indiana	46256	6-Sep-16
162	Greg Francis	Fishers	Indiana	46038	6-Sep-16
163	Gene Tomey	Brownsburg	Indiana	46112	6-Sep-16
164	Mary Wasky	Indianapolis	Indiana	46236	6-Sep-16
165	Kendal Nagy	Fishers	Indiana	46038	6-Sep-16
166	Ian Geise	Indianapolis	Indiana	46268	6-Sep-16
167	Brian Booth	Carmel	Indiana	46033	6-Sep-16
168	Dawn Stephens	Westfield	Indiana	46074	6-Sep-16
169	Robert Jackson	Indianapolis	Indiana	46256	6-Sep-16
170	Bill Zilligen	Carmel	Indiana	46033	6-Sep-16
171	Paul richard	Westfield	Indiana	46074	6-Sep-16
172	Nabeel Bitar	Westfield	Indiana	46074	6-Sep-16
173	Josh Albrecht	Indianapolis	Indiana	46204	6-Sep-16
174	Randy Mifflin	Zionsville	Indiana	46077	6-Sep-16
175	Jose Beyer	Westfield	Indiana	46074	6-Sep-16
176	Max Leary	Carmel	Indiana	46032	7-Sep-16
177	Jeff Hackett	Westfield	Indiana	46074	7-Sep-16
178	Tracy Schooler	Westfield	Indiana	46074	7-Sep-16
179	Scott McCrea	Carmel	Indiana	46032	7-Sep-16
180	Jeff Schad	Westfield	Indiana	46074	8-Sep-16
181	Monica Mace	Carmel	Indiana	46032	8-Sep-16
182	Tammi Scozzaro	Carmel	Indiana	46032	8-Sep-16
183	Kristen Fouts	Carmel	Indiana	46032	8-Sep-16
184	Andy Fouts	Carmel	Indiana	46032	9-Sep-16
185	Suzie Shannon	Westfield	Indiana	46074	9-Sep-16
186	connor hendrick	Zionsville	Indiana	46077	9-Sep-16
187	james garrett	Carmel	Indiana	46032	10-Sep-16

188	Tim Scher	Carmel	Indiana	46033	11-Sep-16
189	Ron Brose	Carmel	Indiana	46033	11-Sep-16
190	james paris	Noblesville	Indiana	46062	12-Sep-16
191	Lori VanBuskirk	Noblesville	Indiana	46062	12-Sep-16
192	Andrea Lindeman	Noblesville	Indiana	46060	12-Sep-16
193	Tara Yancey	Noblesville	Indiana	46062	12-Sep-16
194	Colt Cannon	Noblesville	Indiana	46062	12-Sep-16
195	Alexandria Bevins	Noblesville	Indiana	46060	12-Sep-16
196	Krischelle Jones	Noblesville	Indiana	46060	12-Sep-16
197	Autumn Huntsman	Noblesville	Indiana	46062	13-Sep-16
198	Jeri Magri	Zionsville	Indiana	46077	13-Sep-16
199	Alli Cohoat	Westfield	Indiana	46074	14-Sep-16
200	Richard Walker	Westfield	Indiana	46074	17-Sep-16
201	Ozelle Hackett	Westfield	Indiana	46074	17-Sep-16
202	James Searcy	Westfield	Indiana	46074	19-Sep-16
203	Scott Monts	Westfield	Indiana	46074	19-Sep-16
204	Anh Thieu	Zionsville	Indiana	46077	19-Sep-16
205	Steve Kreiger	Zionsville	Indiana	46077	20-Sep-16
206	Rachel Jackson	Westfield	Indiana	46074	21-Sep-16
207	James C. Patton Patton	Carmel	Indiana	46032	22-Sep-16
208	Russell Lilly	Carmel	Indiana	46032	23-Sep-16
209	Gene Bare	Greenwood	Indiana	46143	25-Sep-16
210	Rebecca Bruggers	Zionsville	Indiana	46077	25-Sep-16
211	David Kledzik	Zionsville	Indiana	46077	26-Sep-16
212	Paul Georgescu	Carmel	Indiana	46032	27-Sep-16
213	Thomas Burtnett	Westfield	Indiana	46074	27-Sep-16
214	Thomas Swain	Westfield	Indiana	46074	27-Sep-16
215	Mike Murphy	Carmel	Indiana	462032	27-Sep-16
216	Mike Davidson	Brownsburg	Indiana	46112	30-Sep-16
217	Scott Dearing	Carmel	Indiana	46032	3-Oct-16
218	David Snyder	Westfield	Indiana	46074	3-Oct-16
219	Kim Reeves	Carmel	Indiana	46032	3-Oct-16
220	Timothy Hanrahan	Westfield	Indiana	46074	3-Oct-16
221	Tim Catton	Indianapolis	Indiana	46220	3-Oct-16
222	Matt James	Westfield	Indiana	46074	3-Oct-16
223	John Myers	Westfield	Indiana	46074	3-Oct-16
224	Allen Sims	Noblesville	Indiana	46062	3-Oct-16
225	David Paxton	Carmel	Indiana	46033	3-Oct-16
226	Mark Schutte	Zionsville	Indiana	46077	3-Oct-16
227	Steve Wooldridge	Carmel	Indiana	46032	3-Oct-16
228	Matthew Ward	Westfield	Indiana	46074	3-Oct-16
229	Kevin Harrell	Zionsville	Indiana	46077	3-Oct-16
230	Megan Howard	Westfield	Indiana	46074	3-Oct-16
231	Scott VanMeter	Noblesville	Indiana	46060	3-Oct-16
232	Jason Stealy	Westfield	Indiana	46074	3-Oct-16
233	Deb Romanczuk	Carmel	Indiana	46032	3-Oct-16
234	Sabrina Wooldridge	Morris	Indiana	47033	3-Oct-16

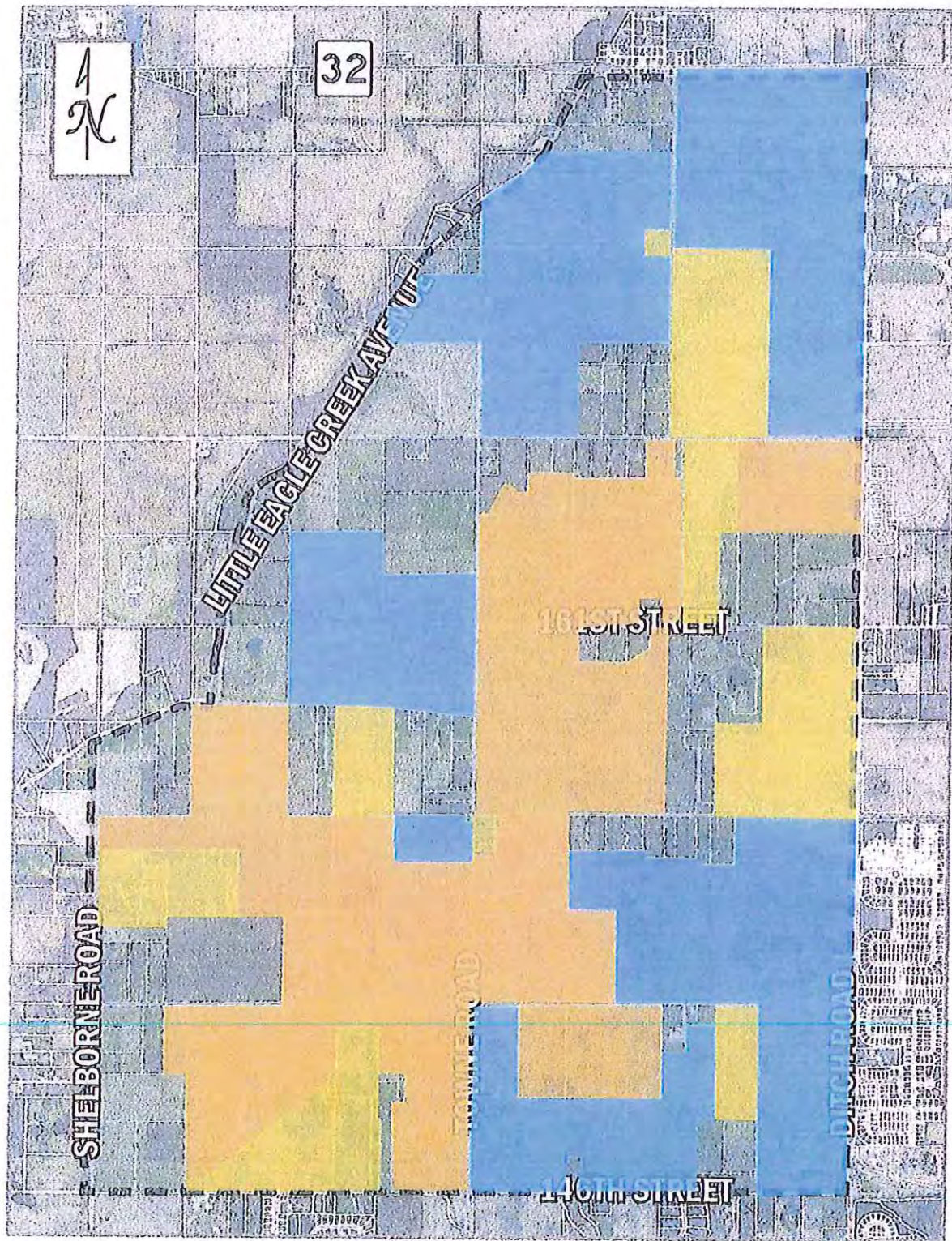
235	Laurel Fick	Carmel	Indiana	46032	3-Oct-16
236	Andrew Horstman	Westfield	Indiana	46074	3-Oct-16
237	Misha Horstman	Westfield	Indiana	46074	3-Oct-16
238	Brett Desmond	Chicago	Illinois	60614	3-Oct-16
239	Kirk Nelson	Westfield	Indiana	46074	3-Oct-16
240	Chad Hanefeld	Fishers	Indiana	46038	3-Oct-16
241	Gregg Munson	Carmel	Indiana	46032	3-Oct-16
242	Jennifer Lawson	Westfield	Indiana	46074	3-Oct-16
243	Doug Roudebush	Westfield	Indiana	46074	3-Oct-16
244	Mike DeCamp	Zionsville	Indiana	46077	3-Oct-16
245	Kyle Falk	Indianapolis	Indiana	46256	3-Oct-16
246	Marv Stammen	Greenville	Ohio	45331	3-Oct-16
247	Joe Patrick	Westfield	Indiana	46074	3-Oct-16
248	Joe Montalone	Westfield	Indiana	46074	3-Oct-16
249	Beth Bundy	Carmel	Indiana	46032	3-Oct-16
250	Earl Schrack	Zionsville	Indiana	46077	3-Oct-16
251	Bob Hatcher	Westfield	Indiana	46074	3-Oct-16
252	Greg Wischmann	Indianapolis	Indiana	46256	3-Oct-16
253	Gary Stough	Whitestown	Indiana	46075	3-Oct-16
254	Mike Bundy	Carmel	Indiana	46032	3-Oct-16
255	Jack Sloan	Zionsville	Indiana	46077	3-Oct-16
256	James Teskey	Carmel	Indiana	46033	3-Oct-16
257	Leslie Swathwood	Westfield	Indiana	46074	3-Oct-16
258	Steven Walters	Noblesville	Indiana	46062	3-Oct-16
259	Paul Dumas	Carmel	Indiana	46033	3-Oct-16
260	Trevor Neu	Westfield	Indiana	46074	3-Oct-16
261	JEFF BLAISDELL	Carmel	Indiana	46033	3-Oct-16
262	Mindy McGinnis	Westfield	Indiana	46074	3-Oct-16
263	Samuel Kim	Carmel	Indiana	46032	3-Oct-16
264	Kyle Thomas	Indianapolis	Indiana	46240	3-Oct-16
265	Derek Tarrh	Seymour	Indiana	47274	3-Oct-16
266	Paul Higgs	Indianapolis	Indiana	46220	3-Oct-16
267	jeff kautsky	Carmel	Indiana	46032	3-Oct-16
268	Larry Sexton	Fishers	Indiana	46037	3-Oct-16
269	Dustin Walker	Greenwood	Indiana	46142	3-Oct-16
270	Chris Goodyear	Indianapolis	Indiana	46208	3-Oct-16
271	George Ruschhaupt	Noblesville	Indiana	46062	3-Oct-16
272	James Graham	Greenwood	Indiana	46143	3-Oct-16
273	Brian Harris	Westfield	Indiana	46074	3-Oct-16
274	Scott Mairn	Carmel	Indiana	46032	3-Oct-16
275	Jay Huenemann	Carmel	Indiana	46032	3-Oct-16
276	Matt Worthley	Indianapolis	Indiana	46280	3-Oct-16
277	Mick Dowell	Fishers	Indiana	46038	3-Oct-16
278	Tony Barbee	Carmel	Indiana	46032	3-Oct-16
279	Jeff Tweedy	Carmel	Indiana	46033	3-Oct-16
280	Sean Lowe	McCordsville	Indiana	46055	3-Oct-16
281	Kurt Kussman	Carmel	Indiana	46032	3-Oct-16

282	Jeremy Carter	Carmel	Indiana	46032	3-Oct-16
283	Jennifer Meece	Carmel	Indiana	46033	3-Oct-16
284	Ed Ryan	Carmel	Indiana	46033	3-Oct-16
285	Justin Umthum	Noblesville	Indiana	46062	3-Oct-16
286	Jon Tucker	Carmel	Indiana	46032	3-Oct-16
287	Kim Sharpe	Carmel	Indiana	46032	3-Oct-16
288	Kevin Flannagan	Indianapolis	Indiana	46220	3-Oct-16
289	Jim Broadbent	Carmel	Indiana	46033	3-Oct-16
290	Dan Oberbroeckling	Westfield	Indiana	46074	3-Oct-16
291	Scott Sutton	Carmel	Indiana	46033	3-Oct-16
292	alex Honigford	Indianapolis	Indiana	46256	3-Oct-16
293	Craig Harger	Westfield	Indiana	46074	3-Oct-16
294	Mike Williams	Carmel	Indiana	46033	3-Oct-16
295	Bruce A Watson	Westfield	Indiana	46074	3-Oct-16
296	John Schild	Fishers	Indiana	46037	3-Oct-16
297	Kyle Nagy	Indianapolis	Indiana	46220	3-Oct-16
298	Jocelyn Bruch	Carmel	Indiana	46033	3-Oct-16
299	sung Kong	Fishers	Indiana	46038	3-Oct-16
300	John Gillihan	Carmel	Indiana	46032	3-Oct-16
301	Pani Chitturi	Carmel	Indiana	46032	3-Oct-16
302	Tim Kussman	Carmel	Indiana	46033	3-Oct-16
303	Seth Ackley	Westfield	Indiana	46074	3-Oct-16
304	Gary Mann	Zionsville	Indiana	46077	3-Oct-16
305	Ken McKnight	Carmel	Indiana	46033	3-Oct-16
306	Brooke Snyder	Noblesville	Indiana	46062	3-Oct-16
307	Cliff Jaebker	Zionsville	Indiana	46077	3-Oct-16
308	Nick Holliday	Noblesville	Indiana	46060	3-Oct-16
309	Kurt Smalley	Westfield	Indiana	46074	3-Oct-16
310	Asif Kidwai	Westfield	Indiana	46074	3-Oct-16
311	Thomas W. Fisher	Carmel	Indiana	46033-8739	3-Oct-16
312	Patricia Sharp	Westfield	Indiana	46074	3-Oct-16
313	Dwight Chernish	Indianapolis	Indiana	46250	3-Oct-16
314	Kristi Nelson	Westfield	Indiana	46074	3-Oct-16
315	Steven Jardina	Carmel	Indiana	46033	3-Oct-16
316	Jeffrey Brown	Zionsville	Indiana	46077	3-Oct-16
317	Rev. Paul Albrecht	Westfield	Indiana	46074	3-Oct-16
318	Robert Wilmoth	Carmel	Indiana	46033	3-Oct-16
319	Eyad Abdallah	Westfield	Indiana	46074	3-Oct-16
320	Michael Janovicz	Indianapolis	Indiana	46260	3-Oct-16
321	Dennis Amberger	Indianapolis	Indiana	46236	3-Oct-16
322	BLAINE IMEL	Ossian	Indiana	46777	3-Oct-16
323	Michael Pollock	Carmel	Indiana	46032	4-Oct-16
324	Joel Behlmer	Fishers	Indiana	46037	4-Oct-16
325	Brent Hunt	Westfield	Indiana	46074	4-Oct-16
326	Derek Sexter	Carmel	Indiana	46033	4-Oct-16
327	Joey Cohoat	Westfield	Indiana	46074	4-Oct-16
328	Larry Graham	Westfield	Indiana	46074	4-Oct-16

329	Lisa Russell	Carmel	Indiana	46032	4-Oct-16
330	Ryan Forbes	Carmel	Indiana	46074	4-Oct-16
331	Mary Hansen	Carmel	Indiana	46032	4-Oct-16
332	Mike Moore	Westfield	Indiana	46074	4-Oct-16
333	Jon zatkulak	Carmel	Indiana	46033	4-Oct-16
334	Don Erler	Indianapolis	Indiana	46240	4-Oct-16
335	Wayne Vandiver	Carmel	Indiana	46033	4-Oct-16
336	Karl Reiff	Westfield	Indiana	46074	4-Oct-16
337	Blickman Andrew	Indianapolis	Indiana	46202	4-Oct-16
338	Carlos Panfili	Carmel	Indiana	46032	4-Oct-16
339	Denise Gowan	Carmel	Indiana	46032	4-Oct-16
340	dave bassett	Fort Wayne	Indiana	46845	4-Oct-16
341	Mark Holbreich	Indianapolis	Indiana	46260	4-Oct-16
342	Mike Barley	Noblesville	Indiana	46060	4-Oct-16
343	Ron Eppert	Carmel	Indiana	46033	5-Oct-16
344	Jim Long	Indianapolis	Indiana	46220	5-Oct-16
345	JanettMarie Braun	Indianapolis	Indiana	46240	5-Oct-16
346	Scott Weddle	Carmel	Indiana	46032	5-Oct-16
347	Todd Trainer	Carmel	Indiana	46033	6-Oct-16
348	bruce glor	Fishers	Indiana	46037	6-Oct-16
349	Ralph Purcell	Zionsville	Indiana	46077	6-Oct-16
350	Phil Stuepfert	Yorkville	Illinois	60560	6-Oct-16
351	Ronald Gilmore	Carmel	Indiana	46033	6-Oct-16
352	Justin Barton	Loveland	Ohio	45140	6-Oct-16
353	Chris McKinley	Westfield	Indiana	46074	6-Oct-16
354	Robert M. Baker III	Carmel	Indiana	46033	7-Oct-16
355	Bryan Spitzer	Carmel	Indiana	46032	8-Oct-16
356	Chris Painchaud	Carmel	Indiana	46033	8-Oct-16
357	Sande Frutiger	Westfield	Indiana	46074	8-Oct-16
358	RON Colangelo	Indianapolis	Indiana	46234	8-Oct-16
359	Gabe Perrin	Carmel	Indiana	46033	9-Oct-16
360	Mark Lewis	Zionsville	Indiana	46077	9-Oct-16
361	Jason Lewis	Noblesville	Indiana	46062	10-Oct-16
362	Tim Carroll	Indianapolis	Indiana	46220	13-Oct-16
363	Fred Martinez	Avon	Indiana	46123	13-Oct-16
364	Aaron Hancart	Noblesville	Indiana	46060	14-Oct-16
365	Steve Jones	Westfield	Indiana	46074	14-Oct-16
366	CHARI OLSON	Zionsville	Indiana	46077	14-Oct-16
367	Brian House	Fishers	Indiana	46037	16-Oct-16
368	Tom Donovan	Indianapolis	Indiana	46254	16-Oct-16
369	Steven McKinney	Fishers	Indiana	46037	16-Oct-16
370	Bob Hurre	Westfield	Indiana	46074	17-Oct-16
371	Sindre Kaspersen	Leinesfjord			17-Oct-16
372	Shaun Hicks	Carmel	Indiana	46032	18-Oct-16
373	Tom Gregg	Zionsville	Indiana	46077	18-Oct-16
374	Armen Shanafelt	Carmel	Indiana	46032	18-Oct-16
375	Ryan Patterson	Westfield	Indiana	46074	22-Oct-16

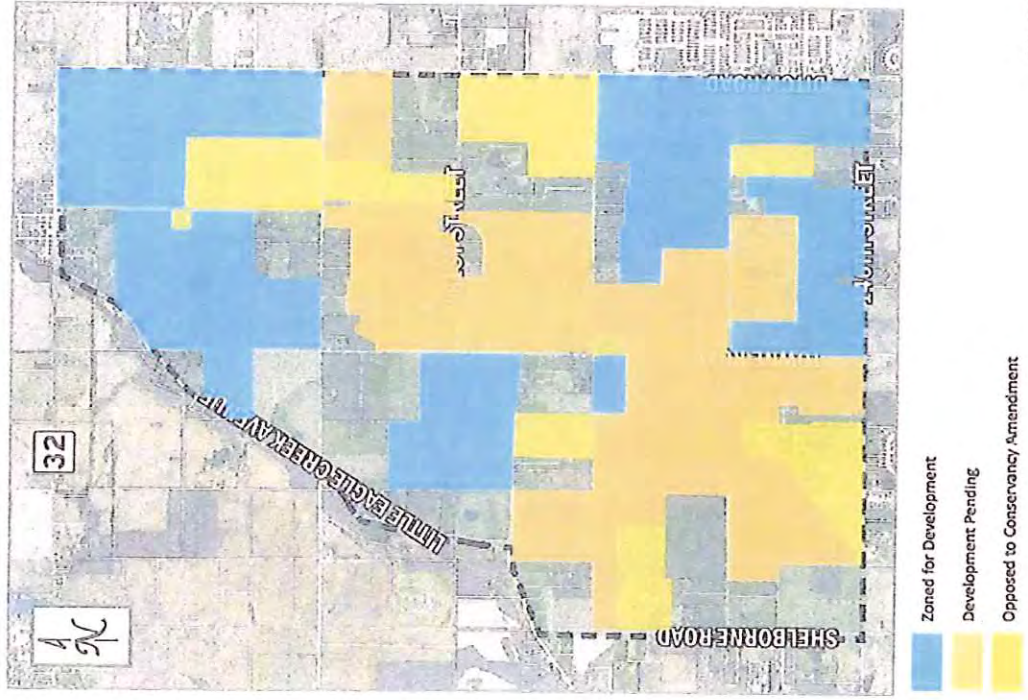
376	Larren New	Indianapolis	Indiana	46260	23-Oct-16
377	Jeffrey Wilder	Westfield	Indiana	46074	24-Oct-16
378	David Atkinson	Carmel	Indiana	46033	30-Oct-16
379	James Kotsanos	Potomac	Maryland	20854	1-Nov-16
380	Nancy Davis	Carmel	Indiana	46032	1-Nov-16
381	Beverly Emmert	Westfield	Indiana	46074	1-Nov-16
382	Tim Murray	Westfield	Indiana	46074	2-Nov-16
383	Gordon Deschambault	Westfield	Indiana	46074	2-Nov-16
384	Charles Davis	Westfield	Indiana	46074	3-Nov-16
385	Scott Williams	Westfield	Indiana	46074	4-Nov-16
386	Gerald Farley	Carmel	Indiana	46032	4-Nov-16
387	Jack Bradshaw	Carmel	Indiana	46032	4-Nov-16
388	John Davis	Westfield	Indiana	46074	8-Nov-16
389	Chris Lehrman	Fishers	Indiana	46038	9-Nov-16
390	Gabe Hofmann	Westfield	Indiana	46074	10-Nov-16
391	Aaron Uribe	Fishers	Indiana	46037	15-Nov-16
392	Stacy Hedges	Sheridan	Indiana	46069	15-Nov-16
393	THOMAS MURPHY	Fishers	Indiana	46038	15-Nov-16
394	Robert Mccolgin	Avon	Indiana	46123	15-Nov-16
395	Jason Rose	Carmel	Indiana	46032	15-Nov-16
396	Matthew Emmert	Westfield	Indiana	46074	15-Nov-16
397	Chris Rops	Westfield	Indiana	46074	15-Nov-16
398	Susan Molnar	Noblesville	Indiana	46062	16-Nov-16
399	William Amburgy	Carmel	Indiana	46033	16-Nov-16
400	Mark Milnamow	Noblesville	Indiana	46062	16-Nov-16
401	Ben Rogge	Westfield	Indiana	46074	16-Nov-16
402	Adam Ogrzewalla	Westfield	Indiana	46074	17-Nov-16
403	Lauren Giesler	Westfield	Indiana	46074	17-Nov-16
404	Jeff Beidl	Westfield	Indiana	46074	17-Nov-16
405	Ashley Scott	Westfield	Indiana	46074	18-Nov-16
406	Keltsch Nicole	Westfield	Indiana	46074	18-Nov-16
407	Jenny Paul	Carmel	Indiana	46032	19-Nov-16
408	Brandon Carder	Westfield	Indiana	46074	19-Nov-16
409	Kerri Mendler	Carmel	Indiana	46033	19-Nov-16
410	Judith Davis Crandall	Carmel	Indiana	46033	21-Nov-16
411	Mj ERDBERG	Fishers	Indiana	46037	21-Nov-16

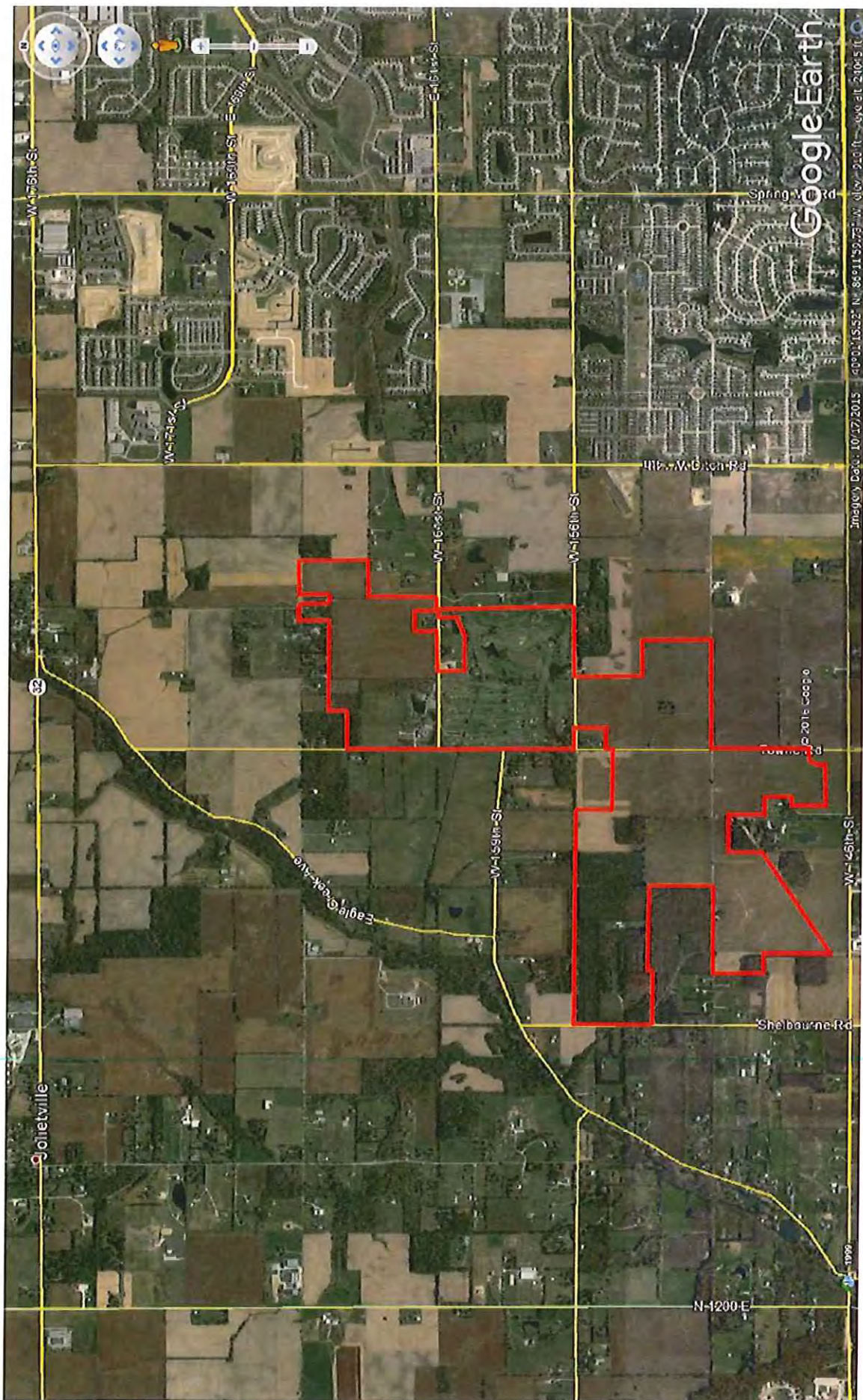
Context Map for the Proposed Conservancy Amendment



-  Zoned for Development
-  Development Pending
-  Opposed to Conservancy Amendment

Context Map for the Proposed Conservancy Amendment







Pulte/ Wood Wind Proposal

What makes a community attractive for people and families to live in?

- **A first class school system**
- **A variety of churches of different faiths**
- **A good government**
- **A variety of housing options**
- **Good, well maintained infrastructure**
- **Proximity to work places**
- **Public amenities**
 - **Parks**
 - **Trail systems to connect the community**
 - **Public golf courses**

Wood Wind is the only public golf course in Westfield, and a gem in the community that could not be replaced if it were to go away.

Maintaining Wood Wind as a first class public golf course is as important an amenity as many of the others enumerated earlier.

The Pulte Proposal provides an opportunity to not only save and improve this gem of an amenity, but one that has addressed many of the issues raised by the surrounding property owners.

The combination of the proven experience and professionalism of Pulte and the experience and knowledge of the Cohoat & O'Neal Golf Course Management team provides a unique opportunity for maintaining WoodWind Golf Course for the current and future residents of Westfield, while providing the community with a well thought out housing development.

I believe that his proposal is a Win-Win for Westfield and its' residents.

**Bruce A. Watson
1355 Trescott Dr.
Westfield, IN 46074
317-443-3101**

Jesse Pohlman

From: Mike Scheetz <mm@scheetzteam.com>
Sent: Tuesday, November 22, 2016 1:15 PM
To: APC; Jim Ake; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Chuck Lehman
Subject: Wood Wind

City of Westfield Plan Commission and City Council:

My name is Mike Scheetz. I have been a realtor for over 22 years and in the building and real estate industry my entire life. I have witnessed Westfield grow into the thriving progressive City it is. I am not an expert on planning, but understand the Wood Wind project proposed by Pulte Homes exceeds the requirements of the updated Comprehensive Plan.

I support the Pulte development of the Wood Wind Project because:

1. The project will be built over a 10-15 year time frame.
2. The economic impact on the Westfield is significant on the Tax Revenue side.
3. Pultes contribution to the infrastructure.
4. Affordable homes are attainable. Home owners can stay within their desired school district.
5. With the first home completion scheduled for 2018, the student burden on the schools can be planned for and the impact should be slow and predictable.

Thank you for the jobs you do in keeping Westfield a leading city in our greater community! I support the project.

Thanks,
Mike Scheetz
CENTURY 21 Scheetz
[317-814-2100](tel:317-814-2100)
mm@ScheetzTeam.com

Jesse Pohlman

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, February 6, 2017 10:52 AM
To: Councilmembers@westfield.in.go; APC; Andy Cook; Jesse Pohlman; Matt Skelton
Cc: Ginny Kelleher; Steve Hoover
Subject: Pulte is disrespecting Westfield and the tax paying citizens.

Dear Honorable Mayor Cook, Planning Commission and City Council Members,

I just don't get it. Please explain. Many tax paying citizens have given up their time (unpaid) to attend the Pulte Planning Commission meetings. We have given feedback over and over again and either they are just not listening or they don't care and want to cram this PUD down our throats. I am getting tire of wasting my time reviewing their plan over and over again with so little improvements. We should all be tired of their disrespect for what the citizens of Westfield are asking for.

Have you driven on this side of Westfield? Do you see all of the yellow signs begging for stopping irresponsible development? It is hard to find a yard on this side of Westfield that doesn't have a sign. These are your tax paying, voting citizens. Where is the rural natural of Westfield anymore and which you so proudly featured in the Westfield Calendar? Where is that rural area?

So, there is still so much that is wrong with this and you must get it right. I noticed at the last meeting Mr. Steve Hoover was really pushing to get this vote done and get it over with. Why? What is the rush until Pulte does this right? There were some really good points and questions by several of the Planning Commission Members and they obviously seemed to care that Pulte get it right and state specifically a number of issues in their proposal (problems with open space and density, side load garages, the apartments, cookie cutter homes, commercial area, etc., etc., etc.). I have had several email correspondence with Mr. Hoover (and others) but I still don't understand the rush to get this wrong. I notice they finally took out the gas station. Big deal, they threw that in there to begin with so that they could "give up" something. However, what about the commercial area at 146th and Towne? It was only supposed to be about 4 acres and local businesses and now it has the potential to be over 60 acres and as big as Clay Terrace. We need businesses to stay on the 31 and 32 corridors not be next to our farms.

I still strongly object to the apartments too. They have done nothing about that. We don't need more apartments. Westfield already has so many apartments being planned. I talked about this in earlier emails to you, please refer to those. Also, if those apartments aren't built in 3 years, then what? That zoning can change to commercial and at this point, I don't trust Pulte one inch. They will actually have free reign in this area that was supposed to follow the Comprehensive plan. .

Pulte and anyone who supports this PUD does not demonstrate that they support responsible development and growth. There are laws in Indiana about responsible growth and development and preserving land values. This PUD will do nothing but decrease land values and increase density. That is not responsible.

I have traveled around the local neighborhoods and it is embarrassing what is happening in Westfield. Drive through Zionsville, Carmel, and even Fishers for heaven's sake. All of those

neighborhoods look so much nicer than the crap that Pulte is building and proposing for our neighborhoods.

You should all be as embarrassed and angry as the rest of us. Pulte is out to make more and more money. I thought it was interesting the way the Pulte Hot Shot at the last meeting talked about buying his \$90,000 Lexus and add-ons that made it so expensive. I just about choked as how many people can afford a \$90,000 Lexus. Yes, the Pulte people can because they are making millions off of cities like Westfield to line their pockets. It is pure GREED !! Don't let them make their fortunes on the backs of those of us who work here and built our rural environments.

Please, please if there is a vote tonight, say no. Send them back. Don't just vote yes so that it will all go away and we are all fatigued by them. Say no and send a clear message that Westfield cares about its tax paying citizens and the quality of life here.

Thank you for doing the right thing and supporting the citizens of Westfield over the big developer Pulte.

Karen Hymbaugh
2929 W 159th Street

Jesse Pohlman

From: Karen H <khymbaugh@yahoo.com>
Sent: Monday, January 16, 2017 12:10 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Cc: Cari Hahn; Karen Hymbaugh
Subject: Objections to the Pulte - Wood Wind PUD.

Dear City Planners and Council Members who hold our futures in your hands,

I recently learned that you may be voting on the "Wood Wind PUD" this Tuesday evening. As you must know by now, Pulte did not make the changes that were requested and noted by the people who actually live here. I was so disheartened at the recent public meeting when Pulte brought in people from all over Indiana to support their case with very few people who actually live here. Since then, I have made it a point to travel around the area looking at their homes. I can't understand why the Westfield city planners would even consider their current proposal. IT is a real waste of the city's time and all of the real people who live I Westfield who have attended the planning meetings.

Not only are they not even paying attention to the Comprehensive plan but why would you even consider such dense, low cost homes in this area? There is already so many lots under construction on the west side of Westfield at the same price they are proposing. Why would you even consider so many apartments being built when the roads and schools can't support it. I have seen their homes in other areas and they are just cookie cutter models. Why aren't you looking at other developers? Why are you even considering this type of low budget development in this area when other cities like Carmel and Fishers have more upscale designs. I won't even get into the lack of green space, buffering problems, high density details in these plans. You know it, you see it. How many people does it take to raise awareness of these issue? **Once it is gone, it is gone forever.** You have a choice here. If you don't want to think about the people who live in this area, think about your families and your kid's families. Do you think they will always want to live with 2 - 3 feet of space between their neighbors? Will they want apartment complexes and fast food restaurants on every corner in Westfield?

I am not going to go through all the details of the repeated requests for new designs and better options like in Fishers, Carmel, Zionsville, but I would like to know why you aren't asking for that yourself? Why are our city planners not demanding that our city also have the upscale neighborhoods and green space that our neighboring cities have? Do you not care enough about Westfield to bring at least the same level of quality to the homes and standard of living? Why would you let Pulte treat Westfield as a second class city?

Last week, I was in Tractor Supply and started talking to another person helping me with feed bags. We started talking about how our city government is allowing irresponsible development. We all know development is inevitable but irresponsible development is not. He told me about his neighborhood and how everyone is talking about it. I told him to go to planning meetings and he said "why, it won't do any good --they are all getting kickbacks and making money off of the developers". Is that true? Is that what this boils down to? When I questioned him further, he admitted to knowing some of the council members (he has lived here his whole life)s and he assured me it is true. I don't know if it is true but there are a lot of people asking the same questions. Why is Westfield even considering such irresponsible development which is not good for

the citizens of Westfield -- more taxes, crowded schools, more crime, broken down roads, more health problems, more density, more pollution,?

Please, it is time to show the citizens of Westfield that you do care about us, our environment and our quality of life and that you can do the right thing. Say no the current Woodwind PUD, do the right thing now.

Thank you so much for helping curb this irresponsible development. Send them back to the drawing board for something that Westfield deserves.

Karen Hymbaugh
2929 W. 159th Street
Westfield, Indiana 46074

Current conditions and the character of current structures and uses in each district

Who's Involved in this PUD?

Karen Hymbaugh

Sellers:

- Pulte Corporation

- ❑ 2015 Revenue \$5,980,000,000 Billion
- ❑ 2015 Profit \$494,100,000 Million
- ❑ 3rd Largest Home Builder in the US
- ❑ Have an operating costs budget for proposals

- RN Thompson

- ❑ Owns/Manages 11 Golf Courses including ownership of Wood Wind Golf Club
 - ❑ Also own RN Thompson Development Corporation
 - ❑ Principles of RN Thompson Development Corp include: Mark Thompson, David Compton, Arthur Kaser, RN Thompson Jr. (Source: Bizapedia)
-

Sellers: Land Owners

- BCE
 - ❑ Wealth Management representing the Otto Frenzel Family
 - ❑ Otto Frenzel Family – one of the original owners of Merchants National Bank
 - ❑ Doesn't Live in Westfield
 - MJG
 - ❑ Josie George – Granddaughter of Tony Hulman and part owner of Indianapolis Motor Speedway
 - ❑ Doesn't Live in Westfield
 - Thomas Murphy Real Estate
 - ❑ Land Investor
 - ❑ Doesn't Live Westfield
-

Sellers: Land Owners

- Mary Schreiber
 - ❑ Managing the Family Land Trust that includes over 250 acres as part of this project
 - ❑ Doesn't live in Westfield
 - Koss Family
 - ❑ Area family selling combined parcels
 - ❑ Some live in Westfield and some do not.
-

Westfield Citizens Living in this Area

- | | |
|-------------------------|---------------------|
| ■ Teachers | ■ Authors |
| ■ Firemen | ■ School Volunteers |
| ■ Doctors | ■ WYSI Coaches |
| ■ Small Business Owners | ■ City Employees |
| ■ Mechanics | ■ Bus Drivers |
| ■ Craftsmen | ■ Lawyers |
| ■ Photographers | ■ Business People |
| ■ Epidemiologist | ■ Mechanics |

What do these people have in common?

- Love of open space to enjoy the outdoors
 - Love living in the designated rural area of Westfield.
-

Outdoor Enthusiasts Enjoying a Rural Lifestyle



These are the Current Conditions of the Area



Meet the Newest Member of the Neighborhood

Red Wing



Jesse Pohlman

From: John Daly <john@golitkodaly.com>
Sent: Sunday, January 15, 2017 2:43 PM
To: Council Members; APC; Andy Cook
Cc: Matt Skelton
Subject: Objections to Pulte PUD

Problems:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at [161st Street](#) and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10% which is deplorable. Centinneal has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Solution:

Deny the Pulte petition. They will be back with an acceptable proposal. If the golf course is really that critical, the City should own and operate it. Indianapolis has several municipal courses that have been open for decades. If we don't take time to do it right, we won't have the time to do it over.

All the Best,

John Daly

www.indianaworkers.com

15936 Little Eagle Creek Ave
Westfield In 46074

The most desirable use for
which the land in each district is
adapted

John Daly

Housing Demand

Southwest Area Hamilton County

Home Price Range/Lots	Demand Per Year
Over \$925,000	8 – 10
\$625,000 - \$925,000	47
\$425,000 - \$625,000	140
2 to 3 Acre Lots	8 - 12

Potential AV per year \$100,000,000

Responsible Development and Growth

John DuBois

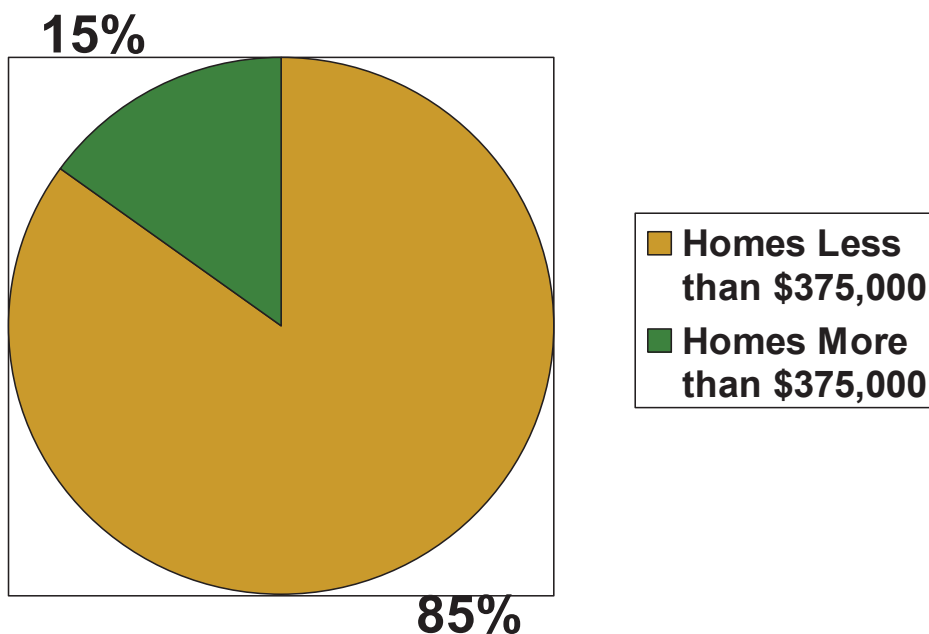
19 Neighborhoods Under Construction West of SR 31

- Sonoma
 - Oak Trace Carriage Homes
 - The Oaks
 - Countryside
 - Maple Knoll
 - Enclave
 - Keeneland
 - Maples @ Springmill
 - Maple Villas
 - West Rail
 - Harmony
 - Manors
 - Derby Ridge
 - Two Gaits
 - Village Farms – Drees
 - Springmill Park
 - Valley View
 - Retreat on the Monon
 - Willshire
-

Lots Currently Approved – 3,541 on the West Side

- 1,341 Lots
 - Available for construction today
 - 2,200 Lots
 - Rezoned and approved – ready to go
-

Housing Inventory – West Side



Total Homes = 8,746

Need to Balance the Housing Portfolio on the West Side

Jesse Pohlman

From: Tracy P <netherfield101@gmail.com>
Sent: Monday, January 16, 2017 8:50 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte Proposal

Okay, Elected and Appointed Officials:

With all due respect, it's time once again to consider who you work for, and what matters for our city...

With regard to the Pulte proposal for WestFishers, I mean, Westfield, it would mean MORE of the same old, same old. We have seen what Pulte does in Westfield, at Viking Meadows. Not pretty. They are capable of SO much more. Why do they not want to bring it to Westfield?? Have they made any significant changes since the public hearing?

Woodwind Golf Course, is a wonderful amenity. The only way it can stay an amenity for the city is with a deed restriction stating exactly that it can only be a golf course...forever. Not just as long as Pulte is interested in it. Please do not get hung up on preserving the golf course, at any cost. It seems like we already have enough rooftops in Westfield to keep this course afloat, without drowning our city infrastructure and school system with a firehose full of mediocre development for development's sake.

As I stated many meetings ago, great cities become and remain great cities using a boring little technique called zoning. It really doesn't require a lot of the city. It's called passive resistance. They just set their standards high, and then they wait. And wait, until developers decide to submit. Let the mediocrity blow away, and the good stuff will come. You don't work for them. You work for the greater good of the existing city. We're already over committed on the west side with 1300 lots under construction now--all at the same price point as Pulte proposes. Additional apartments, when Casey Acres is already draining the township well on a monthly basis??

Pulte is playing fast and loose with the open space requirement as well. The golf course can't count as open space if my kids can't play on it. The density proposals for the quadrant are absurd. Does the comp plan matter, at all? While the rest of us built according to the rules, relying on what we were promised, the big developer thinks they can just tromp through like Godzilla. HELP US!

You don't have to dance with the first guy, or the tenth guy, that asks you! You can just sit and wait for the right "guy"...the right plan. The thoughtful, design that brings a win to both sides--new and existing residents. We are not opposed to development. We recognize that this area is a peach waiting to be picked. We are just desirous of top-notch development that takes advantage of the beautiful situation of this area, and adds to Westfield's desirability, and reputation.

Please do not allow Westfield to be the country cousin. We deserve the best.

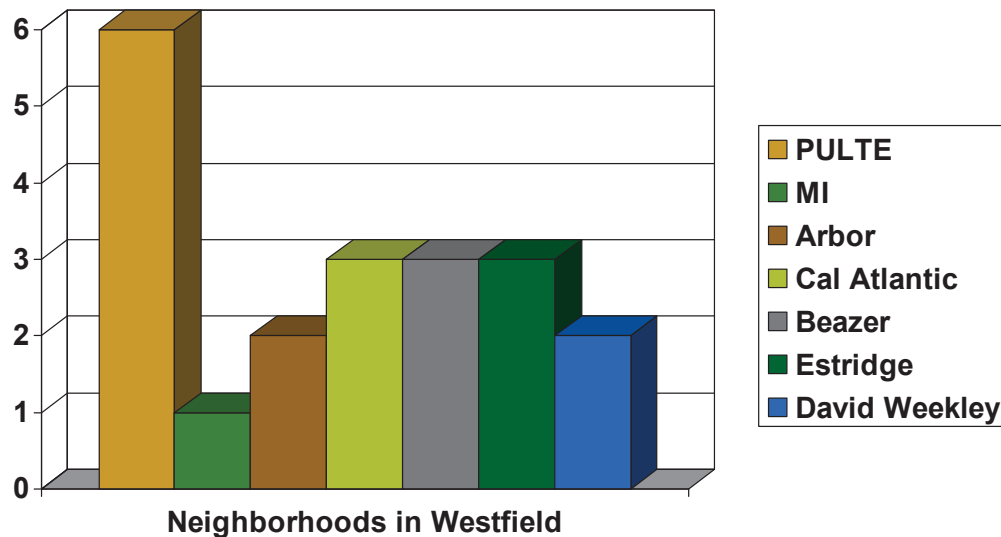
Tom, Tracy, Rachael, Hana and Rebecca Pielemeier
Lightscape, Inc.
2 Queen Bees, LLC
Westfield, IN

Responsible Growth and Development

Tracy Pielemeier

How Much PULTE Does Westfield Need?

PULTE Dominates the # of Neighborhoods Under Construction in Westfield



Source: Builder Websites

PULTE NEW CONSTRUCTION in WESTFIELD

vs.

Carmel, Noblesville, Zionsville

Source: Pulte Website

City	Neighborhood	Ave. Starting Price	# of Lots	Ave. Weighted AV per home	# of Total Lots
Carmel	Village of West Clay	\$667,000	32	\$503,941	173
Carmel	Woods at Shelbourne	\$569,000	48		
Carmel	Bear Creek	\$398,000	93		
Zionsville	Hidden Pines	\$442,000	146	\$370,085	284
Zionsville	Clark Meadows	\$294,000	138		
Noblesville	Lockhaven	\$380,000	69	\$297,351	259
Noblesville	Lake Forest	\$275,000	138		
Noblesville	Blue Ridge Creek	\$247,000	52		
Westfield	Lantern Park	\$371,000	58	\$259,548	593
Westfield	Manors	\$341,000	46		
Westfield	Maple Knoll	\$247,000	154		
Westfield	Enclave	\$238,000	81		
Westfield	Landings Andover	\$222,000	174		
Westfield	Andover Crossing	TBD	80		
Westfield	Wood Wind PUD	\$298,000	977	\$298,000	977

Summary

- Pulte has more neighborhoods under construction in Westfield than any other production builder
- Pulte has more neighborhoods under construction in Westfield than any neighboring city AND at the LOWEST average starting point
- When is too much of the same designs and same price points TOO MUCH?

Jesse Pohlman

From: TS <seversons@sbcglobal.net>
Sent: Tuesday, January 17, 2017 4:43 PM
To: Council Members; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Wood Wind Development

Hello,

I live on property that connects with the proposed Wood Wind Development.

While I know what i say will matter very little to you, as you seem to be intent on rezoning and developing every inch of our city with cookie cutter houses. I am very much against any rezoning in this area.

You see, the majority of the citizens of Westfield do not want to become the next Fishers, with crowded traffic, schools and cookie cutter developments with no character as far as the eye can see.

Is Westfield in that diar of financial health that you feel the need to approve every crappy development that comes along?

To those who say that this kind of grow is inevitable...I say WHY?

Why can't Westfield do things differently? Why can't you think "out of the box" and develop the town in a new and creative way. Why do you have to do things like every other donut suburb? Why does growth have to occur as the developers see fit? Why can't the city dictate and STICK TO plans?

I urge you to think about what you are doing to this city. You have an opportunity to be a shining example of a suburban development that has never been seen. That preserves the character of the city, and sets an example for this area, state and even nationally.

Thank you, and even though I am not optimistic, I hope that you are listening to the citizens that want something not like our neighbors to the east and south, but a higher standard as we grow and develop.

Thank you,

Todd Severson
2223 W 166th St.

--

Todd Severson

Jesse Pohlman

From: Leah Severson <leah.severson@gmail.com>
Sent: Tuesday, January 17, 2017 2:04 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte Wood Wind PUD

To whom it may concern:

I'm strongly opposed to allowing this development to be built. The impact on our schools will be staggering. I don't believe it is in the best interest of Westfield to continue covering every free patch of land with houses. We don't want to be another Fishers!

Thank you for your consideration.

Sincerely,

--

Leah Severson

Problems with Wood Wind PUD

Leah Severson

Golf Course Deed Restriction

- A deed restriction for golf course was requested: PUD language states, “Deed restrictions shall provide that the area designated as a Golf Course on the Concept Plan in Areas 1&2 be maintained as a golf course available to the public for regular play or **Open Space per this District**; provided that **such deed restrictions shall permit other uses in such area upon the approval of the majority of the then platted lots in Areas 1 through 5**; and, provided further, that all such deed restrictions shall terminate upon the 40th anniversary of the adoption of this Ordinance.” **THIS DOES NOT SAVE THE GOLF COURSE!!**
 - What are the other “permitted uses?”
-

Wood Wind PUD

These meet the Custom Specifications



MI Homes – 2,421 - \$273,990 (Noblesville)



Davis – 2,763 - \$170,900 (Pittsboro)



Arbor Homes – 3,200 - \$208,990 (Westfield)



Cal Atlantic - 2,797 – \$254,995 (Westfield)

Recommended Custom in Context with Area



Let's Compare Custom Options:



What could be in the area.



What the PUD says.

Conclusion:

- Golf Course deed restriction language still isn't right – this is not a mistake.
 - Density is incredibly high for this area
 - Custom Home Specifications need critical evaluation and further revision.
-

Jesse Pohlman

From: mindy martin <mindy.martin@att.net>
Sent: Monday, February 6, 2017 2:52 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Fw: pulte pud

On Monday, February 6, 2017 9:47 AM, mindy martin <mindy.martin@att.net> wrote:

Hello,

My name is Mindy Martin and I live at 1839 w. 166 street, Westfield. I'm writing to you for the first time about the Pulte PUD. I don't waste my time on a computer. So, this is something that means a lot to me and the rest of the people that are extremely concerned about our town. I hope the council reads it and realizes how much this would impact our lives if this not very thought out plan is voted through.

I've been to all the meetings on this subject and have witnessed Pulte at their finest. The lying and the half truths are not something that I feel is very respectful to our town. Saying that they have worked with the surrounding neighbors is a joke. I've never heard from them other than receiving a notice that they want to save the golf course. In their plan my property is being surrounded. They didn't state that to me on my notice. Seems as though they don't want anyone knowing what they are doing. Especially with all the last minute inconvenient meetings. I currently have no neighbors that their properties actually but up to mine. So, this would be a massive change to my neighborhood. They have lied right to my face and then looked at me as if to say "What are you going to do about it?". Well, I hope the officials of the town have something to say about it for me. At the APC meetings, Pulte is obviously more respectful to the council in their way of speaking to them but yet they're still coming in and TELLING the council what they are going to do without making much change to the PUD at all when the council has repeatedly told them that a lot more needs changed. They keep coming back with the same things the council members are telling them "NO" about. They are quite disrespectful. How can something like this even be considered? Are we, the residents in this town, just wasting our time? Do we mean nothing to the town of Westfield? That is what it feels like on this side. I don't think I know a single person who lives out here who is for this plan because of it's ridiculousness. Isn't that something to be considered when voting on this? It's our way of life that is going to be destroyed. I don't think anyone realizes this. I don't think any of you would want everything that you have worked for your whole life and your way of life to be destroyed. Would you? Pulte wants Westfield to break all the rules for them. Why? So they can line their pockets with greed money and then laugh at how they bullied the town. That's sad and embarrassing. They don't care what they do to the place as long as they get their money. I think there is probably a better plan that could be made that is less intrusive to the countryside and the town as a whole.

The residents who live in this area are in this area for a reason.

#1 It's suppose to be protected from things like this happening. . . THE COMPREHENSIVE PLAN.

#2 We don't want to live on top of other people. With this plan all of us out here will more or less be living in a housing addition. I'm sorry, that's like living in town. Not where any of us chose to live.

#3 We all chose the country to live in because we were all being responsible citizens. We have or do things that would bother other people. So, We made sure to go to an area where we can have farm

animals, tractors, four wheelers, big dogs, bonfires, PEACE AND QUIET, ect. The things that this area has been preserved for by our town.

What are we suppose to do when these other people move in around us and they don't like our country way of living. We will be bullied and more or less be pushed out of our homes if we don't conform to the way "housing addition people" live. It's sad, the amount of people who have made comments about it being time to leave Westfield. Is this what the town is after? Letting the citizens know that the town doesn't care about what they as tax payers want. That is the message that will be sent out if this plan is approved.

The countryside that would be destroyed just makes me sick. All of the trees, wild animals, open space. . . gone. Even the golf course that Pulte claims to be saving might not be there with the way they have worded what they can do with it in their plan. Where is the open space that is required if they use the golf course for "other interests"? Wait a minute, isn't that why they are doing all of this to begin with, to save the golf course?!? A failing business that is trying to get the whole town of Westfield to bail them out with this PUD at Westfield's expense! At our children's expense! I'm sure your well aware of the overcrowding at the schools. If not then you need to realize how packed our school system is. We get e-mails all the time from school pretty much letting us know that they are scrambling to figure out what they are going to do with all the kids they already have and all of this growth that is coming. That's just in response to the housing that has already been approved. Not with this plan added to it! This is the biggest plan yet for the town of Westfield and with it there will be no place to send your kids to school because there is no room for them in our system. They don't even have enough busses to haul all the kids. I've been told this by the head of the bus barn. Who, by the way, along with several others that work for the school are quite upset about how all of this is smacking them in the face.

Somebody needs to get their ducks in a row. This town of course is going to grow and that is great. None of us are against that. The way it grows needs to be regulated and you are the people who are responsible for doing that. Not making sure Pulte gets everything they want at the town, the tax payers and the environments expense. Pulte is out for themselves. Of course they want to make as much money as they can but they are not being respectful to you or this town with their "oh, well, we made a tiny change in this one area no one cares about." attitude that quite frankly should make you want to tell them to get out of our town. There are other choices that could be made. This is not the only one.

I don't have all the numbers and facts to throw out at you concerning all the major problems with this plan. There are many. I know you've been made aware of these things by others in our remonstrance group. Bless their hearts for giving up their lives to take the time to see that all of you get the RIGHT facts and all of us who live out here might get a fair chance against Pulte. This is not the right plan for this area. It's obvious. I hope you take my letter and all of the peoples thoughts and concerns from the town into consideration as you vote on this. Thank you for your time.

~Mindy Martin

Problems with Wood Wind PUD

Mindy Martin

Road Views on Westfield's West Side



Homes Facing the Road

- Liberty Ridge has already committed to this so why isn't Pulte?



Example: Homes on 146th Street – 2 miles away in Zionsville

What Looks Better?



Reforestation Buffers



<<<These trees to the left will take 30 years to mature.

Starting with larger trees and the right mix will be the key to successful reforestation buffers.
•3 inch caliper recommended for immediate impact



Conclusion

- The devil is in the details and this PUD is **NEGLIGENT** on the details.
 - Open space numbers include front yards.
 - Careful scrutiny must be given to every aspect of this PUD including “expert” reports.
 - We believe this proposal could be a Win/Win for everyone but as it currently stands, it is definitely a WIN/LOSE-LOSE-LOSE for area residents, Westfield citizens and the city of Westfield.
-

Jesse Pohlman

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, February 6, 2017 11:39 AM
To: APC; Andy Cook; Jesse Pohlman; Chuck Lehman; Cindy Spoljaric; joe.edwards@comcast.net; Mark Keen; Jim Ake
Subject: Wood Wind PUD Doesn't Meet 5 Criteria Needed for Positive Recommendation

Dear Mr. Mayor, APC, and City Council -

Again this evening, Pulte is scheduled to appear in front of the APC. After a two hour meeting just two weeks ago with extreme concern expressed by many APC members closest to the details of this PUD, Pulte is returning and has not addressed the majority of these concerns.

The concerns are real -

- A deed restriction that still leaves the door open for the golf course or green space to disappear
- Over 50% of the home designs that are being built down the street which literally defaces the spirit of the comprehensive plan for each neighborhood to be unique
- Average starting price of \$294,000 which is well below our school/infrastructure target of \$375,000
- Total disregard to introduce "new to Westfield" designs being built by Pulte at Hamilton Proper and Village of West Clay to maximize the golf course assessed value
- Open space number of 6% usable green space (not including retention ponds and strips of grass along the roads) for the HOA,
- Apartments not needed with 6 already approved and not built
- Potential commercial area the size of Clay Terrace

The factors below must be considered for a recommendation. I truly appreciate your time reviewing each of these:

5 Factors:

The zoning ordinance items that require consideration says in sec. 603 that in preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

(1) the comprehensive plan;

- Open Space should increase and density decrease. (Total Green Space that is owned by the HOA 35 acres or 6% - Total open space owned by the HOA including green space, retention ponds and road buffering 17%) The properties in this area have over 95% green space, West Rail has approx. 30%, Centennial has approx. 30%, Liberty Ridge has 29%) Harmony is low but let's not keep repeating the same mistakes.
- Density without the golf course which will be privately owned 1.8 units per acre. Everyone out here is .33 units per acre or lower. Density is way too high
- Strongly encourage majority side load garages - Almost 80% of homes in PUD have front load garages
- No cookie cutter neighborhoods repeating the same designs - 55% of the home designs in PUD are being built in Viking Meadows and Maple Knoll. This devalues the homes our neighbors have invested in at Viking Meadows and Maple Knoll. Each neighborhood should have it's own unique feel and designs. This PUD fails miserably here.
- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price \$294,000. This development is not in context with this area.
- The commercial area on the corner of 146th & Towne was envisioned to be about 4 acres. In this PUD, the potential exists for it to be 60 acres. As a point of reference, Clay Terrace is 62 acres. This is absurd in addition to the long term affects it will have in taking business away from 32 and 31 corridors where it's supposed to be.

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

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

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

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

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

- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price \$294,000. This development is not in context with this area.
- Obviously, if people have invested in large properties, having 1.8 homes per acre next to them, devalues their property. It's out of context.
- Additionally, all homes in this area are designed with 4 sided architecture. The homes in this PUD have minimal architectural diversity and many flat sides.

(5) responsible development and growth.

- 1,300 lots are currently under construction west of US31 between 146th Street and SR32. These 1,300 are at the same price point as the PULTE PUD and is estimated from market research to be a 9 year supply.
- 1,350 more lots are rezoned and available for a developer to start a neighborhood
- Yes, that's 2,650 lots already rezoned and half of those for sale right now just on the west side..
- This PUD does not demonstrate responsible development and growth. The average starting price is \$294,000 which is below the \$375,000 target given by the schools as needed to support the school needs.
- Our Intermediate, Middle and High Schools are at capacity. Adding more students only makes the current problems worse.
- 97% of the homes proposed in the PUD can be built with 4-8 bedrooms. Obviously, this will affect the schools.
- Mayor Cook has stated recently in the Current that Westfield needs quality development, not quantity. This PUD is obviously quantity not quality for Westfield. The APC and City Council need to say no thank you. We'll wait for a QUALITY development for this extremely desirable location.

I understand everyone's fatigue with this project. Unfortunately, the petitioner just hasn't responded to many of the requests. Fatigue is not a reason to approve something that is not right for this area of Westfield or for the entire city. Your consideration and the time spent on this petition is much appreciated.

Best Regards,
Kristen Burkman

•

Jesse Pohlman

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Friday, January 20, 2017 8:16 PM
To: Jesse Pohlman; Matt Skelton; APC; Chuck Lehman; Cindy Spoljaric; Danielle Tolan; T.M.T., Incorporated; Mark Heirbrandt; Jim Ake; Sarah Watkins; joe.edwards@comcast.net; Mark Keen
Subject: Proposed Home Designs from Wood Wind PUD
Attachments: ww-JanPUDHomeComp.xls

Jesse -

Thank you for the opportunity for the Informal Discussion Group to submit their data for the decision making process regarding the Wood Wind PUD.

Information Regarding Attached Spreadsheet:

Part of my contribution has been to analyze the number of different color lots that Pulte is offering and what character exhibits match those lot colors. The lot colors in each section are hand counted because I couldn't find that information in the PUD. If it's there, please let me know.

In four hours of architecture meetings with Pulte, they gave the Informal Discussion Group a list of models that would be built on each color of the lots. I have taken that data from those meetings and matched those to the color of the lots shown on the land plans.

Additionally for analysis purposes, I've shown which home designs have a front load garage and the number of bedrooms available to build for each design. The base price for each home design is listed and the neighborhood where this information can be found on the Pulte website is listed. The base price is the only public pricing shown so that is what is used in the analysis. However, the representatives from Pulte often want to discuss Average Selling Price. After reviewing data from BAGI, I've estimated an industry average of adding 20% to estimate an average selling price. This column is also available for review.

As you will see, almost 80% of the designs have front load garages and have a base price below the \$375,000 needed for school and infrastructure costs. The garage door issue is discussed consistently throughout the comprehensive plan and states to minimize front load garages.

An additional item to note is 55% of the homes proposed are currently under construction at Viking Meadows and Maple Knoll. After repeatedly hearing from City Council members over the past two years that they do not want to repeat Viking Meadows, this analysis shows this PUD looks remarkably similar. Could staff please let us know if there is a standard in the UDO for the number of homes that should be built of the same design within 4 miles of each other?

PUD Question - Potential Issue:

Because I've attended these architectural meetings, I'm able to match the lot colors to the proposed designs in the character exhibits. However, this information is not in the PUD. This is alarming because it seems in the PUD, the lower priced product could be built entirely in those sections. There are no commitments to insure they are building all the products shown within the character exhibits. For example in sections 3 & 5, there are pink and green lots. In the character exhibits for sections 3 & 5, they show pictures of homes. What would

keep them from building all of the lots with Enclave product starting at \$222,990 in sections 3 & 5? Shouldn't the PUD match the character exhibits to these lot colors?

Thank you for looking into this situation and directing the petitioner to make clarifications in the revised PUD.

Again, thank you for your leadership in pulling together all of the inputs for the petitioner! If you have any questions regarding this analysis, please let me know.

Kind Regards,

Kristen Burkman

Pulte New January PUD

	#	Average	Projected AV
	of Units	Base Price	w/ Base Price
Blue	161	\$433,240	\$69,751,640
Yellow	307	\$324,490	\$99,618,430
Orange	78	\$391,792	\$30,559,776
Green	143	\$237,990	\$34,032,570
Pink	250	\$243,823	\$60,955,833
Pulte Total	939	\$326,267	\$294,918,249
Custom	68		
Total Homes	1,007		

Section	Lot Units per Sec
Section 1	65 Blue, 97 Yellow
Section 2	78 Orange
Section 3	100 Pink, 81 Green
Section 4	96 Blue, 197 Yellow
Section 5	150 Pink, 62 Green

Section 5	150 Pink, 62 Green			Pulte Base						
	#			Pulte Website	Plus 20% for ASP	Pulte Website		Front or Side	Already in	Neighborhoods
Lot Color	of Units	Section	Model	Base Price	Estimate	Price Source	# of Bedrooms	Garage	Westfield	Being Built
Blue	161	1, 4	Deer Valley	\$415,990	\$499,188	Bear Creek	4 to 8	Side	No	BC, HP
			Rockwall	\$434,990	\$521,988	Bear Creek	4 to 6	Side	No	BC, HP
			Skyview	\$425,990	\$511,188	Bear Creek	4 to 7	Side	No	BC, HP
			Truman	\$455,990	\$547,188	Bear Creek	4 to 5	Side	No	BC, HP
Orange	78	2	Geneva	\$372,990	\$447,588	Hidden Pines	2 to 3	Front or Court	No	HP
			Monoco	\$367,990	\$441,588	Hidden Pines	2 to 3	Front or Court	No	HP
			Naples	\$397,990	\$477,588	Hidden Pines	3 to 4	Front or Court	No	HP
			Turin	\$402,990	\$483,588	Hidden Pines	2 to 5	Front or Court	No	HP
			Vienna	\$417,990	\$501,588	Hidden Pines	3 to 5	Front or Court	No	HP
Yellow	307	1, 3, 4	Castleton	\$324,990	\$389,988	Lake Forest	4 to 6	Front	Yes	LF, VM
			Glenbourne	\$339,990	\$407,988	Lake Forest	4 to 6	Front	No	LF, BC
			Maple Valley	\$305,990	\$367,188	Lake Forest	4 to 6	Front	Yes	LF, VM
			Woodside	\$326,990	\$392,388	Lake Forest	4 to 6	Front	No	LF, BC
			Stockbridge		\$0			Front	No	
Pink	250	3, 5	Amberwood	\$233,990	\$280,788	Maple Knoll	3 to 5	Front	Yes	MK, LF
			Baldwin	\$232,990	\$279,588	Maple Knoll	4 to 5	Front	Yes	MK, LF
			Greenfield	\$236,990	\$284,388	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Hilltop	\$246,990	\$296,388	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Riverton	\$251,990	\$302,388	Maple Knoll	4 to 6	Front	Yes	MK, LF
			Westchester	\$259,990	\$311,988	Maple Knoll	4 to 7	Front	Yes	MK, LF
Green	143	3, 5	Abbeyville	\$222,990	\$267,588	Viking Meadows	2 to 5	Front	Yes	VM
			Ascend	\$242,990	\$291,588	Viking Meadows	2 to 5	Front	Yes	VM
			Castle Rock	\$232,990	\$279,588	Viking Meadows	2 to 5	Front	Yes	VM
			Martin Ray	\$252,990	\$303,588	Viking Meadows	2 to 5	Front	Yes	VM

Key Points:

723 Units or 77% are Front Load Garages assuming 30% of Orange are front load
516 Units or 55% of proposed designs are already being built on the west side of Westfield
723 Units or 77% of base prices are under \$375,000 needed for school/infrastructure support
455 Units or 48% of estimated average selling prices are under \$375,000

Neighborhood Key:

Bear Creek or BC 4504 Voyageur Way, Carmel, Indiana 46074
Hidden Pines or HP 3948 Sugar Pine Lane, Zionsville, Indiana 46077
Lake Forest or LF 16136 Rockcress Drive, Noblesville, Indiana 46062
Viking Meadows or VM 531 Harstad Blvd, Westfield, Indiana 46074
Maple Knoll or MK 457 Redhill Road, Westfield, Indiana 46074

Source Data:

Models are data from Pulte
Pricing is from the Pulte website

Jesse Pohlman

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Friday, January 20, 2017 4:32 PM
To: Jesse Pohlman; Matt Skelton; APC; Cindy Spoljaric; Chuck Lehman; Jim Ake; Mark Keen; joe.edwards@comcast.net; Danielle Tolan
Subject: Wood Wind PUD Requested Changes

Dear Mr. Pohlman:

Thank you for the opportunity to submit requests to Pulte from the neighborhood where this plan is proposed. Due to the massive scale of this project, the neighborhood requests will be delivered in different emails. This email requests changes in Sections 1 & 2. You will receive a separate email requesting changes for sections 3, 4 & 5. All neighbors listed will be heavily impacted and ask the petitioner for their careful consideration to implement these changes in the revised PUD.

1. Buffering:

We would request that Buffer A in sections 1 and 2 as written and depicted in the PUD, remain as a golf course, retention area, reforestation or open space into perpetuity. If the golf course should close, those buffers as depicted in the submitted land plan should transition to open green space.

2. Architecture:

In Section 1, to be in context with neighboring homes, maximize the city's AV potential on the golf course, and have aesthetically pleasing views for visitors on the Wood Wind Golf Course, we would request the following:

- All homes have side load or courtyard garages. No front load garages.
- The product lines used in this area would be the home plans found in the Village of West Clay or Hamilton Proper in Fishers as defined by the following Pulte plan numbers: 3850, 4150, 3900, 5271, 4741, 3950, 4634, 4563, 4600, 4700 and 5200. We request a minimum of 40% of the lots in this area have these home designs from the Village of West Clay and Hamilton Proper listed above. Additional product designs suitable for this area include Pulte model names Deer Valley, Rockwall, Skyview, Truman, Trailway and Cedarwood.
- All homes should have 4 sided architectural enhancements including brick, wainscoting or stone wrap. Exceptions apply for home designs without masonry on

the front where other elements on the side and rear can be used to compliment the front elevation.

- A grand entrance should be designed from 166th Street so this entrance is not portrayed as a back door. We would recommend the elimination of 4 lots at the 166th Street entrance to facilitate this.

In Section 2, to be in context with neighboring homes, maximize the city's AV potential on the golf course, and have aesthetically pleasing views for visitors on the Wood Wind Golf Course, we would request the following:

- Keep product line proposed which are Pulte's models Geneva, Monoco, Naples, Turin, and Vienna
- All homes should have 4 sided architectural enhancements including brick, wainscoting or stone wrap. Exceptions apply for home designs without masonry on the front where other elements on the side and rear can be used to compliment the front elevation.
- No more than 30% front load garages
- Homes with front load garages should not be placed next to each other

3. Golf course deed restriction language:

- Many issues exist with the language submitted in the current PUD. This deed restriction was the cornerstone for the plan even being considered yet after three attempts, Pulte still has many language problems with this deed restriction. We recommend the City of Westfield takes this action item and drafts the deed restriction.
- Our recommendation: Golf course is to remain as an 18 hole public golf course or open space into perpetuity.
- Residents are buying properties for this open space and to consider it as anything else is contrary to their investment to live here.
- However if the voting clause remains, we would recommend that residents (not the developer owning the lots) have voting rights in sections 1 & 2 and not in areas 3, 4 & 5. Residents in 1 & 2 have paid lot premiums and are the most impacted by any change in use.

4. Oppose Apartments, Gas Station and 32 Acres of Commercial Zoning

- As a neighborhood, we oppose more apartments (direct UDO violation), the gas station (already 2 approved within 2 miles), and 32 Acres of Commercial Zoning.
- A smaller (10 acres) Local Business commercial zoning area as specified in the Comprehensive Plan would be acceptable.

We appreciate the opportunity to submit our requests to the Economic and Development Department and to the petitioner.

Respectfully Submitted,

Beth Armstrong Family - Towne Road
Rick & Kristen Burkman - 161st Street
Derek & Cherie Cook - 161st Street
John & Deb Daly - Little Eagle Creek Road
John & Suzy DuBois - 161st Street
Scott Frei Family - 166th Street
Wade & Stacy Hall - 166th Street
Karen Hymbaugh - 159th Street
Dennis & Patricia Kemmer - 161st Street
Dick Levins Family - Towne Road
Nate & Mindy Martin - 166th Street
Tracy Pielemeier Family - Little Eagle Creek Road
Todd & Leah Severson - 166th Street
Denny & Jane Smith - Little Eagle Creek Road
David & Cindy Sochar - Ditch Road
Stephen & Cynthia Stafford - Towne Road
Dr. Bruce and Alison VanNatta - 156th Street
Gary & Sarah Watkins - 166th Street

Jesse Pohlman

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Monday, January 16, 2017 9:23 PM
To: APC; ginnykelleher@gmail.com; Chuck Lehman; Cindy Spoljaric; Jim Ake; Steve Hoover; Mark Keen; Robert Horkay; joe.edwards@comcast.net; Andy Cook; Matt Skelton; Jesse Pohlman; Danielle Tolan; Mark Heirbrandt; T.M.T., Incorporated; Sarah Watkins
Subject: Wood Wind PUD Analysis - Architecture
Attachments: ww-JanPUDHomeComp.xls

Dear Lady & Gentlemen of the APC -

Tomorrow evening, the Wood Wind PUD is on the agenda. Attached is an analysis that shows the home designs by Section and Lot Color as you review the land plan. The home designs were given to the Informal Discussion Group in an architecture meeting hosted by Pulte. Included are the number of homes in each section, base prices as shown on Pulte's website, garage configuration, and neighborhoods where these home designs are being built. If you would like to see these designs in person, the neighborhoods and the addresses are also noted.

Key points:

- 723 or 77% of the base prices are under the \$375,000 figure given by the school and public works department as needed to support the school and infrastructure.
- 516 Homes or 55% of the proposed designs are already being built on the west side of Westfield (Viking Meadows and Maple Knoll)
- 723 Homes or 77% have front load garages.
- Over 900 homes of the proposed designs can be built with 4-8 bedrooms.
- The price points offered in this PUD are the same as the 1,300 lots currently available in neighborhoods under construction.

The Architecture has changed very little from the first PUD. The Informal Discussion Group has submitted to Pulte desired architecture that Pulte builds in Carmel, Fishers and Zionsville. This architecture would be new to Westfield, features 4-sided enhancements that coordinate with the front architecture, features side load garages, offers a new price point from Pulte to Westfield and exceeds the \$375,000 target for the school and infrastructure.

You can view the architecture recommended by the Informal Discussion Group by clicking on the following links:

Pulte Neighborhoods with Requested Architecture:

Village of WestClay: 12680 Rosebery Street, Carmel, Indiana 46032

<https://www.pulte.com/homes/indiana/indianapolis/carmel/village-of-westclay-83508>

Hamilton Proper: Hawthorn Ridge West & Hawthorn Ridge, Fishers, Indiana 46037

<https://www.pulte.com/homes/indiana/indianapolis/fishers/hamilton-proper-209195>

Woods at Shelborne: 3380 Shelborne Woods Parkway, Carmel, Indiana 46032

<https://www.pulte.com/homes/indiana/indianapolis/carmel/woods-at-shelborne-209511>

The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side of Westfield, there are already 6 apartment buildings approved. This would be the 7th. The proposed commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that. There needs to be careful thought and consideration given to what this area along 146th Street should be. The gentleman representing the apartment project said he would consider a product that was owned vs. rented. These are the type of questions that need to be addressed before any rezone occurs.

Westfield sits in an enviable position just north of Carmel with land yet to be developed. It is critically important to get any new development to a point of optimization for the city of Westfield. After working with 8 elected and appointed officials over the past six months to develop a plan that would work for Westfield, the petitioner has made minimal changes requested by this group. The buffering of existing residents, myself included, along 161st & 166th is the most significant adjustment made and is much appreciated. However, other current residents still have not been buffered properly and this needs to be addressed.

This area, developed the right way, has the potential to be one of the most unique and revered neighborhoods in central Indiana. The plan before you now isn't it. This PUD has lots of potential but time is needed to see if the petitioner is willing to be a partner to Westfield. That's what should be demanded and what the citizens of Westfield deserve. As a city, we cannot fall prey to the developer's deadlines.

I want to personally thank all of you for the time, effort and patience you've put into this petition. It's obviously been one of the largest if not the largest remonstrance in the city's history given the almost 800 signatures on a responsible development petition and dozens of public hearing speakers and letters. People are concerned about the city's growth and their children. They need to see actions matching the words "responsible growth." This development is one of the largest ever proposed in the city, let's make sure it's perfect for Westfield or let's wait for one that is.

Respectfully Submitted,

Kristen Burkman

Pulte New January PUD

	# of Units	Average Base Price	Projected AV w/ Base Price
Blue	161	\$433,240	\$69,751,640
Yellow	307	\$324,490	\$99,618,430
Orange	78	\$391,792	\$30,559,776
Green	143	\$237,990	\$34,032,570
Pink	250	\$243,823	\$60,955,833
Pulte Total	939	\$326,267	\$294,918,249
Custom	65		
Total Homes	1,004		

Section	Lot Units per Sec
Section 1	65 Blue, 97 Yellow
Section 2	78 Orange
Section 3	100 Pink, 81 Green
Section 4	96 Blue, 197 Yellow
Section 5	150 Pink, 62 Green

Lot Color	# of Units	Section	Model	Pulte Website Base Price	Pulte Website Price Source	# of Bedrooms	Front or Side Garage	Already in Westfield	Neighborhoods Being Built
Blue	161	1, 4	Deer Valley	\$415,990	Bear Creek	4 to 8	Side	No	BC, HP
			Rockwall	\$434,990	Bear Creek	4 to 6	Side	No	BC, HP
			Skyview	\$425,990	Bear Creek	4 to 7	Side	No	BC, HP
			Truman	\$455,990	Bear Creek	4 to 5	Side	No	BC, HP
Orange	78	2	Geneva	\$372,990	Hidden Pines	2 to 3	Front or Court	No	HP
			Monoco	\$367,990	Hidden Pines	2 to 3	Front or Court	No	HP
			Naples	\$397,990	Hidden Pines	3 to 4	Front or Court	No	HP
			Turin	\$402,990	Hidden Pines	2 to 5	Front or Court	No	HP
			Vienna	\$417,990	Hidden Pines	3 to 5	Front or Court	No	HP
Yellow	307	1, 3, 4	Castleton	\$324,990	Lake Forest	4 to 6	Front	Yes	LF, VM
			Glenbourne	\$339,990	Lake Forest	4 to 6	Front	No	LF, BC
			Maple Valley	\$305,990	Lake Forest	4 to 6	Front	Yes	LF, VM
			Woodside	\$326,990	Lake Forest	4 to 6	Front	No	LF, BC
			Stockbridge				Front	No	
Pink	250	3, 5	Amberwood	\$233,990	Maple Knoll	3 to 5	Front	Yes	MK, LF
			Baldwin	\$232,990	Maple Knoll	4 to 5	Front	Yes	MK, LF
			Greenfield	\$236,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Hilltop	\$246,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
			Riverton	\$251,990	Maple Knoll	4 to 6	Front	Yes	MK, LF
			Westchester	\$259,990	Maple Knoll	4 to 7	Front	Yes	MK, LF
Green	143	3, 5	Abbeyville	\$222,990	Viking Meadows	2 to 5	Front	Yes	VM
			Ascend	\$242,990	Viking Meadows	2 to 5	Front	Yes	VM
			Castle Rock	\$232,990	Viking Meadows	2 to 5	Front	Yes	VM
			Martin Ray	\$252,990	Viking Meadows	2 to 5	Front	Yes	VM

Key Points:

723 Units or 77% are Front Load Garages assuming 30% of Orange are front load
516 Units or 55% of proposed designs are already being built on the west side of Westfield
723 Units or 77% of base prices are under \$375,000 needed for school/infrastructure support

Neighborhood Key:

Bear Creek or BC 4504 Voyageur Way, Carmel, Indiana 46074
Hidden Pines or HP 3948 Sugar Pine Lane, Zionsville, Indiana 46077
Lake Forest or LF 16136 Rockcress Drive, Noblesville, Indiana 46062
Viking Meadows or VM 531 Harstad Blvd, Westfield, Indiana 46074
Maple Knoll or MK 457 Redhill Road, Westfield, Indiana 46074

Source Data:

Models are data from Pulte
Pricing is from the Pulte website

Community Review of Wood Wind PUD

Kristen Burkman

Cross Functional Team Formed for PUD Review

- Given the scope and vast size of this development, a team was formed to review and development suggestions for the submitted Wood Wind PUD
-

Team Members

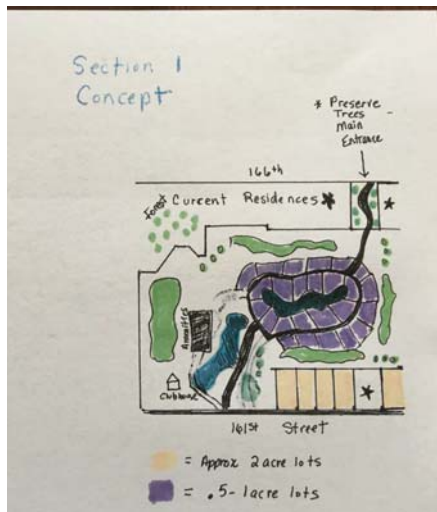
- City Council
 - Steve Hoover
 - Jim Ake
 - Cindy Spoljaric
 - Advisory Plan Commission
 - Steve Hoover
 - Dave Schmitz
 - Chris Woodard
 - Bob Smith
 - Township Trustee
 - Danielle Tolan
 - Hamilton County Commissioner
 - Mark Heirbrandt
 - Area Business Owners
 - Noah Herron
 - Suzy DuBois
 - Neighbors
 - Sarah Watkins
 - Kristen Burkman
-

Team Evaluation Process

Weekly Meetings over 10 weeks

- Discussion Group Goals Established
 - SWOT Analysis
 - Comprehensive Plan Comparison to Proposed Plan
 - Appropriate Architecture Standards (with input/direction from professional Architect)
 - Suggested Land Plan / Density
 - Suggested Open Space Strategy to optimize area assets
 - Suggested Architecture.
-

Sample Land Plans Given to Pulte

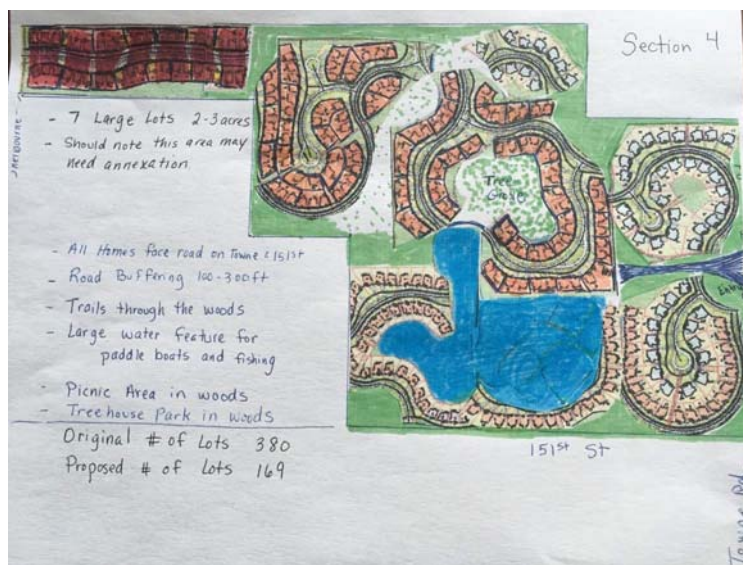


- 30 Custom Lots
- Estate Lots on 161st Street
- Decrease in Density
- Golf Hole Buffering for Residents
- Homes Facing Roads



- Rural Playground Feature in Center
- Custom Lots on 156th
- Open Space to Play
- Decrease in Density
- Tree Preservation
- Homes Facing Roads

Sample Land Plans Given to Pulte



- 2-3 Acre Lots with Custom
- Density Decrease
- Large Water Feature
- Tree House Park in Woods
- Picnic Areas
- Trails through Woods
- Tree Preservation
- All homes face road

Sample Land Plans Given to Pulte



- NO APARTMENTS
- Retirement Housing targeting golfers
- Local Business Commercial Only
- Amenity Open Spaces: Dog Park, Community Garden, Bocce Ball
- Proper Buffering for Long Term Residents
- Stable Themed Architecture

Great Recommendations for WESTFIELD

- Team results optimize benefits to Westfield
 - Really appreciate the buffering to 161st/166th residents that was suggested
 - However, not sure why Pulte hasn't responded to most of the ideas/suggestions
 - Again thank you to all who have donated their time to work on this!
-



1242 W 136th Street ~ Carmel, IN 46032 ~ 317.846.1230

www.cccCarmel.org

Elders

Todd Andrews
Steve Butz
Josh Motsinger
Mike Russell
Bob VanVoorst
Steve Wooldridge

Ministry Staff

Graham Richards
Senior Minister

Scott Daily
Youth Minister

Pete Howard
Children's Minister

Administrative Staff

Lisa Russell
Office Manager

Sabrina Wooldridge
Financial Administration

December 28, 2016

Dear Esteemed Representatives,

As you are aware, Central Christian Church is in the process of constructing a new facility on the southeast corner of Towne Road and 151st Street, relocating our congregation from Carmel to Westfield. The mission of our congregation is to spread to gospel of Jesus Christ through building relationships with our neighbors and serving in our community. Thus, we are excited about the opportunity that exists for such outreach with the recently approved Liberty Ridge PUD. The proposed Woodwind PUD would increase the opportunity for the church to fulfill our God-given mission of ministering to and serving our neighbors. Therefore, we would like to formally express our support for the Woodwind PUD.

Best regards,

Joshua K. Motsinger
Chairman of Elders
Central Christian Church



2150 Dr. Martin Luther King Jr. St. | Indianapolis, IN | 46202

CitizensEnergyGroup.com

January 9, 2017

Kevin Todd
Westfield Planner
2728 E 171st St
Westfield, IN 46074
VIA email to: ktodd@westfield.in.gov

Re: 1609-PUD-16

Dear Kevin Todd,

The Department of Public Utilities of the City of Indianapolis doing business as Citizens Energy Group ("Citizens") has reviewed Vacation Petition # **1609-PUD-16**. Representatives from Citizens' business units have reviewed the request and have noted the following responses respective to their areas:

Citizens Issue ID:	119
Petition Number:	1609-PUD-16
Petitioner:	Pulte Homes of Indiana, LLC
Parcel address:	146th Street-166th Street
	Indianapolis IN 46282
County:	Hamilton
Description:	The requested Rezoning of approximately 799 acres would allow for a master planned residential community designed with Wood Wind Golf Course as a centerpiece. The details of the Application and the legal description are on file in the Planning and Zoning Division of the Westfield Community Development Department, City Services Center, 2728 E. 171st Street, Westfield, IN 46074, and may be examined during normal office hours. Please see attached documents for details.
Gas Response:	Do not oppose zoning
Thermal Response:	Does not apply
Environmental Response:	Do not oppose zoning
Sanitary Response:	Do not oppose zoning
Water Response:	Do not oppose zoning

All of which is subject to the legal notice of Public Hearing in the above referenced Petition: 1609-PUD-16.

Sincerely,

A handwritten signature in blue ink, appearing to read "CKehl", is written over a light blue circular background.

Chris Kehl
Real Estate – Coordinator
Citizens Energy Group
cc: Pulte Homes of Indiana, LLC

Jesse Pohlman

From: mbeckner@americanestateplanners.com
Sent: Monday, January 16, 2017 11:22 AM
To: Council Members; APC; Andy Cook; Jesse Pohlman
Cc: kburkman@gmail.com; john@kolitkodaly.com
Subject: Re; Deed Restriction- Woodward

Gentlemen:

Since it appears that the primary motivation to approve the Woodward PUD is to save the Golf Course and to maintain it for public use, has your City Attorney examined the Deed Restrictions referred to in Exhibit 4, Sec. 6.1 to PUD. Has he issued you his legal opinion that the proposed Deed restriction will maintain the use as a Public Golf course for the 50 year period. This should be conducted prior to any vote on this PUD.

Martin Beckner, JD

Jesse Pohlman

From: berryfrog froglet <bufogil@gmail.com>
Sent: Monday, January 16, 2017 2:01 PM
To: APC
Subject: pulte PUD

Dear Council Members

I am writing to voice my concern about the PUD proposed by Pulte development corporation around the Woodwind golf course. There is no doubt that the golf course is a wonderful amenity for the city of Westfield and many people in and outside of Westfield enjoy it. What bothers me is the fact that Pulte has used the golf course as an instrument to get its way with a development that is inappropriate for this part of Westfield. This is a rural area and although I know over time land will be developed, the approval of a massive development of this size that does not fit with the comprehensive plan is irresponsible. Pulte has not addressed concerns of the residents who live in this community. Pulte seems to assume that because they promise to save the golf course, they should be able to pack in huge numbers of homes with very little green space. The golf course is private and cannot be used by non-member residents of Westfield. The non-golf course portions of the developments proposed by Pulte have inadequate green space, buffers, and wildlife corridors. These are issues residents hoped Pulte would address; but Pulte has not made any efforts to work with residents about these issues and many other concerns.

I know that you want Westfield to be a place that businesses, schools, residents and even wildlife can thrive. With the homes and subdivisions currently under construction, the population is going to grow significantly placing great pressure on already overburdened schools. I respectfully ask that you not approve the Pulte subdivision at this time. This land will not disappear and it will only become more valuable. If Pulte does not come up with a proposal that is more suitable for this part of Westfield, some other developer will soon be at the table. Once the PUD is approved there is no turning back. Let's get this right the first time. Don't let fear of losing the golf course pressure approval. Instead of rallying golfers to speak on behalf of the development, Pulte should work harder to address concerns of residents of southwest Westfield who will be greatly impacted by this proposal.

Thank you very much for your time and consideration.

Sincerely,

Sarah Gllim

16505 Little Eagle Creek Ave

Westfield, IN

Jesse Pohlman

From: berryfrog froglet <bufogil@gmail.com>
Sent: Monday, January 16, 2017 4:18 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: incorrect statement in previous email

I incorrectly stated that the golf course is members only in my first letter. I understand now that it is public, but still feel it should not take the place of more traditional green space in this rural part of Westfield. Not everyone is able to or can afford to play golf. My point is that Pulte has failed to address the concerns of the community regarding green space for people and wildlife in their plans. Livable developments should have adequate green space for adults, children and wildlife, especially in a part of Westfield originally slated to be more rural in the master plan.

Thank you again for your consideration.

Sincerely
Sarah Gillim

Jesse Pohlman

From: Clint McCurry <clintmccurry@gmail.com>
Sent: Monday, January 16, 2017 2:32 PM
To: APC
Subject: Wood Wind PUD

Dear APC Members,

I am writing to express my opposition to the proposal from Pulte for Wood Wind PUD. The proposal violates the zoning guidelines and minimum price point outlined for this area. Additionally, it includes apartment style multi-family homes. The continued acceleration of development in Westfield is straining our already crowded schools and utility infrastructure.

We existing Westfield residents are left holding the bag. Property taxes continue to raise not to mention the school referendum. All the while this over supply of housing will push values down for the rest of us. It is time to end this reckless approach to development in Westfield. Your constituents have concerns that you are failing to address.

Respectfully,

Clint McCurry
Westfield Reside

Sent from my iPhone

Jesse Pohlman

From: Denny Smith <DESmith@indy.emmis.com>
Sent: Monday, February 6, 2017 2:36 PM
To: Council Members; APC; Chuck Lehman; Andy Cook; Matt Skelton; Jesse Pohlman; Ginny Kelleher
Subject: Woodward PUD issues

Lady & Gentlemen:

My wife and I reside at 15951 Little Eagle Creek Avenue on the west side of Westfield. The purpose of this e-mail is to again voice our concerns about the Westwind PUD proposal before the Council.

Once again, the proposal is on the agenda to be brought before you for approval. We would encourage you to listen to the overwhelming voices of citizens of Westfield and affected neighbors to this proposed PUD and vote to NOT APPROVE the proposal. We have attended the public meetings made available to us by both the developers and the City. Since the beginning, however, the request for approval by the developers has changed very little has changed from the original specifications and criteria. As the proposal stands, we continued to be opposed to what appears to be an irresponsible approach to the development of this acreage. The reason they have not changed the proposal from the beginning is because of simple economic realities.

The short explanation to the question of approval of the Westwind PUD is this: The developers have probably paid too much for the land. This prevents the project from becoming economically viable without violating the Comprehensive Plan and without providing designs that will be assessed in value below the minimum necessary to deliver City and school services; therefore, the request should be denied.

The City of Westfield has a comprehensive plan. After all of the public meetings and discussions with the City and the developers, the proposal as it now stands will never meet the Comprehensive Plan. What is quite apparent is that the developers cannot meet the Comprehensive Plan standards, nor meet the minimum assessed values required to deliver City and school services, because they have more than likely paid too much for the land they are attempting to acquire for the development.

If the developers pay too much per acre for the land, they must have much higher density per acre, which therefore drives lower selling prices just to make the project financially viable for their investment of resources. That is a business decision they have made, but it does not constitute an obligation by the City, nor we as citizens, to bail them out for that decision by changing our standards. The consequences of the developer's decision to pay too much per acre for the land will naturally drive entirely different designs, and layouts, and types of development than are in compliance and intentions of the Comprehensive Plan.

Most of the proposed homes to be built in this development have a base price below the assessed value necessary to support the infrastructure, City services, and schools from which they will be served. If we as a community know the assessed value necessary to deliver services, and if we go ahead and approve developments that build homes less than the assessed values needed, we are complicit in irresponsible development of the precious land resources of our community.

Of course those who are benefitting financially from this project are in favor of the project. Outside of those individuals, we have heard very little testimony in favor of this project because it is obvious in this case that the economic equation does not fit our City standards in place. That fact speaks for itself. However, our City cannot be in the position of choosing winners and losers by amending the Comprehensive Plan without due process, nor can the City be in the position of ignoring the reasonable expectations of the citizens who will be affected by selective enforcement of long standing and well thought out plans and processes.

Once again, we are truly thankful that you have stayed engaged with all of us throughout this approval process. We know it has not been an easy process, but we are hopeful that you will continue to consider the long-term ramifications of the decisions before you and maintain the standards in place.

Kindest personal regards,

Denny Smith

Jesse Pohlman

From: Denny Smith <DESmith@indy.emmis.com>
Sent: Monday, January 16, 2017 4:20 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; Chuck Lehman; ginnykelleher@gmail.com
Subject: Wood Wind PUD

Ladies & Gentlemen:

My wife and I reside at 15951 Little Eagle Creek Avenue on the west side of Westfield. The purpose of this e-mail is to voice our very real concerns about the West Wind PUD proposal before the Council.

We have attended the public meetings made available to us by both the developer and the City. Since the beginning, however, the specifications and details originally submitted for request for approval by the developer have changed very little. As the proposal stands, we simply cannot support what appears to be an irresponsible approach to the development of this acreage.

The reason they have not changed the proposal from the beginning is because of simple economic realities.

The short explanation to the question of approval of the Westwind PUD is this: The developer has probably paid too much for the land. This prevents the project from becoming economically viable without violating the Comprehensive Plan and without providing designs that will be assessed in value below the minimum necessary to deliver City and school services; therefore, the developer's request should be denied.

The City of Westfield has a Comprehensive Plan. After all of the public meetings and discussions with the City and the developers, the proposal as it now stands will never meet the Comprehensive Plan. What is quite apparent is that the developer cannot meet the Comprehensive Plan standards, nor meet the minimum assessed values for each new home required to deliver City and school services. This is because they have more than likely paid too much for the land they are attempting to acquire for the development.

If the developer pays too much per acre for the land, they must have more homes (higher density) per acre, which therefore drives lower selling prices for these smaller homes just to make the project financially viable for the developer's investment of resources. That is a business decision they have made, but it does not constitute an obligation by the City, nor an obligation of its citizens, to bail them out for that decision by changing our standards in place. The consequences of the decision to pay too much per acre for the land will naturally drive entirely different designs, and layouts, and types of development than are in compliance and intentions of the Comprehensive Plan.

Most of the proposed homes to be built in this development have a base price below the assessed value necessary to support the infrastructure, City services, and schools from which they will be served. If we as a community know the assessed value necessary to deliver services, and if we go ahead and approve developments that build homes less than the assessed values needed, we are complicit in irresponsible development of the precious land resources of our community.

Of course those who are benefitting financially from this project are in favor of the project. Outside of those individuals, we have heard very little testimony in favor of this project because, in this case, it is obvious that the economic equation does not fit our City standards in place. That fact speaks for itself. However, our City cannot be in the position of choosing winners and losers by amending the Comprehensive Plan without due process, nor can the City be in the position of ignoring the reasonable expectations of the citizens who will be affected by selective enforcement of long standing and well thought out plans and processes.

Thanks for staying engaged with all of us throughout this approval process. We are truly hopeful that you will continue to consider the long-term ramifications of the decisions before you and maintain the Comprehensive Plan standards in place.

Kindest personal regards,

Denny Smith

Jesse Pohlman

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 16, 2017 7:32 PM
To: APC; Andy Cook; Matt Skelton; Jesse Pohlman; Chuck Lehman; ginnykelleher@gmail.com
Subject: Wood Wind PUD

Dear Commission Members,

My wife Alison and our children reside at 1812 W 156th St and have a 29 acre farm that forms the entire eastern border of the Wood Wind golf course. I would like to offer our concerns regarding this Pulte PUD.

First and foremost, the language of the deed restriction is NOT adequate and would, as written, allow the development of the golf course property in the future. This is a nonstarter for this proposal. This language MUST be bullet proof as to this issue. If not corrected, this PUD should not be considered or voted upon. Secondly, as has been well articulated by multiple people, this proposal clearly violates the spirit and direction of the Comprehensive Plan. The developer has arrogantly made minimal token changes and continues to propose highly dense, lower priced product that benefits Pulte but serves as a significant ball and chain financially on the City of Westfield. Third, the proposal contains a large apartment complex and a huge 32 acre commercial development. These should be considered separately and should be scaled down significantly.

On a personal note, since we have a half mile border with this project we would like to ask for two things: 1) we request that the deed restriction include a buffer protection for our property of a minimum of 100 feet of reforestation buffer. 2) we request that the homes located within the center of the golf course which are directly visualized from our home and multiple surrounding homes, be built with significantly increased architectural standards to include 360 degree masonry wrap. These homes will also be directly and frequently viewed by all who play the golf course.

The city officials reviewing and ultimately approving this proposal have absolutely no obligation to acquiesce to a large national developer. These officials should demand that Pulte offer a proposal and product that serves the best interest of Westfield citizens.

Make no mistake about it: officials who failed the citizenry on the Kroger development at 161st and Springmill Rd paid the price at the ballot box. There is a far more committed, knowledgeable and connected large group of citizens who will work tirelessly against officials who choose developers interests over Westfield's.

Please do the right thing for our community's future.

Sincerely,

Bruce and Alison Van Natta

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Jesse Pohlman

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 16, 2017 7:42 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com
Subject: Woodwind PUD

Dear Council Members,

My husband and I have lived in Westfield for 16 years. This is the town we chose to raise our family because it was a small town with great schools. We have seen many things change over the years and understand the need for growth and development. I don't feel, however, that this plan meets the requirements of the comprehensive plan for this area.

This plan is for a high density neighborhood in an area that calls for less density. The lot sizes should be much larger to go with the rural setting. Pulte's solution to put up horse fencing does not make this neighborhood have a rural feel when they have houses on top of each other. I have seen neighborhoods that they have developed in neighboring cities with larger lots and more appealing designs, so i do not feel that they are bringing their best options for this area and our city.

More green spaces throughout this community should be required. The golf course should not be considered green space when it will continue to be privately owned and operated. Without the golf course there will only be 10% of this development as green space. They have an opportunity to add more green space in each section of this development to exceed requirements and expectations.

The golf course still has not been deed restricted to stay a golf course for years to come. How are we assured that the golf course will not be sold to build more houses on in the future?

There are currently 6 apartment complexes approved on the west side of 31, not to mention the complexes that are already here. The apartment complex within this plan should be eliminated.

My kids are currently in 5th and 8th grade. These schools are already overcrowded and there are many neighborhoods currently in the works to make this matter worse. The school referendum hasn't been approved yet. What happens if it does not pass? Do you continue to add more kids to these overcrowded schools?

Pulte has taken over the City of Westfield. Offering the same cookie cutter types of other neighborhoods already being developed within Westfield. The city needs to require more diversity and set higher standards. I think that the council has the opportunity to do some great things in Westfield if they really wanted to. We are asking you to please vote against this Woodwind Plan!

Thank you

Sincerely

Stacy Hall
2001 W 166th St

Jesse Pohlman

From: knight dawn <dawnknight1@yahoo.com>
Sent: Monday, January 16, 2017 7:59 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; ginnykelleher@gmail.com; Dawn Knight; Kristen Burkman
Subject: Pulte/Woodwind

Council Members, Mayor Cook, ladies and gentlemen:

As involved community members and local business owners, we feel it is extremely important to be actively engaged in the continued progress of our community. It is for this reason, that we feel the need to reach out to you today, as there are some very real concerns with the Pulte PUD that have yet to be addressed.

For example, the proponents of this development have largely voiced their support over it in regards to saving the golf course. The idea of saving the golf course is certainly noble. However, it is our understanding that saving the golf course is not guaranteed based on the current deed restrictions, thereby making the proponents arguments void of any real substance. What happens when Pulte decides to scrap the course down the road? At that point, the arguments for the approval of the PUD became baseless and are left without merit. In addition, the financial costs of the infrastructure improvements needed (ie school referendums) will have been borne squarely on the backs of citizens that overwhelmingly oppose the PUD's approval.

We implore you to consider what we feel are very significant negative repercussions if this PUD is approved. Over the last few years, there has been an outcry from the community against the pace and terms by which these developments have been approved. In general terms, the perception is that these concerns from the community have been largely ignored. We desperately need to get back to priorities within our community. While it is both true and valid that it is the only public course, the reality is that there are plenty of public courses in the vicinity, and our focus should be on what matters most. We need to prioritize the characteristics that make Westfield the special place it is.

Priority 1: Schools

As you are no doubt aware, the school system is asking for a second referendum because our schools are all at or near capacity. Even for the least expensive option, which entails building onto already existing structures rather than building new structures, the taxes for the average home owner will go up fairly considerably. Unfortunately, this is necessary, as the rampant development was done too quickly, making it difficult for the school system to keep up. As a teacher at the high school, Dawn sees this every day. The hallways are so congested during passing periods, it is difficult to get through them. Because there are not enough classrooms for all of the teachers, numerous teachers are now on carts. Cart teachers use rooms of teachers on prep period, displacing the teacher whose prep it is - forcing them to have to find somewhere else to go to plan, grade, call parents, write tests, etc. Clearly, this is not ideal for our students. With overcrowding already an issue at our schools and thousands of lots currently under construction, building more seems, well, ridiculous.

Priority 2: Small-town charm

Westfield's unique combination of rich history, historic buildings, parks, stores and amenities, and agriculture and hobby farms are all part of its charm. Unfortunately, much of this diversity is being lost as more and more land is being lost to development. What this amounts to is whether Westfield

wants to retain its unique identity, or become another Castleton, an unoriginal suburb of Indianapolis known only for its proximity to the city. The time to determine what will remain of Westfield's uniqueness is today. Pretty soon, there won't be anything left to preserve. The fact that 55% of the homes are being built on the west side of the city is a direct violation of the comprehensive plan and a significant loss to its uniqueness and charm. Homes in Westfield, whatever the size, should reflect the charm of the town. They should be a reflection of the unique, interesting, and diverse city we love. We can demand that. If developers want to build here, they should be held to our high standards. We should not feel any obligation to lower our standards for them.

Priority 3: Simple Economics

Lowering standards for developers will also lower our property values. You have a duty to the taxpayers here. With almost 80% of the homes proposed being under the school and infrastructure target of over \$375,000, taxpayers are having to make up the difference. This is one of the reasons that a referendum is necessary. As there are already adequate amounts of affordable housing available at a range of price points, building more is simply not smart from an economic perspective. Demanding that Pulte build houses at a higher price point, however, will add to the diversity of our community and alleviate some of the tax burden from the current residents. In fact, from what we understand, the Market Graphics data states there is a demand in the southwest section of Hamilton County for 140 homes per year in the \$425,000-\$625,000 range, 47 homes in the \$625,000 to \$925,000 range, 8-10 homes in the over \$925,000 range, and a demand of 8 to 12 2-3 acre lots. The City of Westfield is missing out on the potential for demand for higher priced housing that equates to over \$120,000,000 million dollars of assessed valuation per year. That is over a billion dollars over the next ten years.

Conclusion

We are in the position to demand that the Woodwind development meets our high standards. These should include:

- large lots to go along with the west side's agrarian feel
- higher price point homes with unique character and design
- green space
- a written guarantee, with deed restrictions set in place, that the golf course remains "as-is" and that no homes can be built on, or within, the existing course layout

Sincerely,

Jon & Dawn Knight

Jesse Pohlman

From: Twyla Arnold <ktbarnold@aol.com>
Sent: Tuesday, January 17, 2017 6:52 AM
To: APC
Cc: Kristen Burkman
Subject: Wood Wind PUD

Please continue to evaluate the Wood Wind PUD. Many components of the current plan need careful consideration and adjustment by the developer. It is not ready for a yes vote.

Thank you.

Kyle and Twyla Arnold

Jesse Pohlman

From: Scott.Frei@tabs.toshiba.com
Sent: Tuesday, January 17, 2017 10:31 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman; Ginny Kelleher; Ginny Kelleher
Subject: Wood Wind

Good Morning,

As a concerned citizen and tax payer of Westfield, I wanted to take a couple minutes to urge you not to move forward with the Wood Wind PUD. This would directly impact my family, and all of my neighbors in this area. Regardless of efforts to provide buffers, specific elevations, and "appropriately colored fences" 1,000+ houses simply cannot be added to this area without permanently altering what has made this quiet part of Westfield so fantastic. The addition of more than 1,000 homes crammed into this area will forever remove the opportunity to enjoy a more rural lifestyle in this part of Westfield.

In addition to destroying the rural feel of this area, I have additional concerns that, to me, make it seem as if you cannot consider moving forward with this PUD.

- The main argument being used in favor of this PUD is saving Wood Wind. As it is written, Wood Wind is not saved, simply extended into the future. From what I can tell, Wood Wind would be around for a few years beyond the total time of the construction estimates. After that time, once again, the Wood Wind future is very unclear. Based upon this point alone the approval of this PUD would lack logic. It becomes clear that Wood Wind is simply a pawn in the money making plan for Pulte.

- Without Wood Wind, the open spaces in this plan are very minimal.

- The proposed homes in this area are not unlike other homes already built, and being built in this general area of Westfield. There is a lack of diversity in these homes, where the comprehensive plan states that homes that will eventually be built in this area should have their own character and design. This is another miss.

- The proposed home values will not be advantageous to most homes already existing in this area. The average proposed value of these homes is too low, and actually will negatively impact the residents that already live here. Westfield will continue to have developers interested in this part of the city. Westfield should understand the value of what they have here, and not settle for a cookie cutter type of development that you can find in three or four other areas within a five minute drive.

- In a continuation of the previous point, the proposed lot sizes are small, and actually tiny for this area. Before moving to this part of Westfield I lived in a subdivision on the east side of the city. The size of my lot was just over 19,000 sqft. The proposed average lot size for a home supposedly valued around \$375k is only 14,000 sqft. How can Westfield ignore the residents already in this area on multi-acre lots, and allow 1,000+ homes to be jammed into their backyards?

These are just a few of the many, many concerns I have regarding this PUD. I understand that growth is inevitable, but I ask you to please realize the value of this area. Please do not turn your back on the residents already in this area by allowing this amazing part of Westfield to become like every other part of Westfield, or any other overcrowded nearby city. You have the ability to keep this area special and unique. I ask that you do just that.

Respectfully,

Scott Frei
Senior District Sales Manager
Toshiba America Business Solutions
(317) 435-7784

Jesse Pohlman

From: markmasser@comcast.net
Sent: Tuesday, January 17, 2017 1:27 PM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Pulte's PUD for Wood Wind Golf Course

1-17-2017

Dear Sirs;

Do not approve Pulte's proposal (PUD) to build on the Wood Wind Golf Course for the following reasons listed below:

Quick Summary of Problems:

1. The deed restriction on the golf course is still not correct. It appears to state they can vote to build houses on it. This is not acceptable!
2. Almost 80% of the homes proposed have a base price under \$375,000. This is not in context for this area and does not meet the school and infrastructure targets which is over \$375,000.
3. 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
4. Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers. They have refused to do this.
5. There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
6. The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.
7. There are still problems with buffering for some neighbors.
8. Open space outside the golf course is about 10%, which is deplorable. Centennial has 33%, the newly approved Liberty Ridge development has 29% and West Rail by Shamrock Springs has 37%. Open space including the golf course is 26% so this is still under these other neighboring developments. Keep in mind the golf course (if it's even there) will be a private business and not part of the usable open space for the neighborhoods so it shouldn't be counted.
9. The density is still way too high. They haven't decreased the density at all.

Mark Masser
Westfield, IN

Jesse Pohlman

From: Sarah Watkins <sarahwatkins99@gmail.com>
Sent: Monday, February 6, 2017 10:09 AM
To: APC; Council Members; Andy Cook; Matt Skelton; Jesse Pohlman
Subject: Woodwind PUD

Good Morning,

I write to you today as a tax paying citizen of Westfield to express my continued concern for the Woodwind PUD. I am against it as it is written and being presented today for many reasons, but I will bullet point a few below.

- The entire Commercial Area is entirely too large and was not intended to be that large when the comprehensive plan was written. 146th Street was intended as a people mover. The size of this commercial node needs to be reduced.
- We do not need more apartments.
- The density is still not right for this area. There are too many houses and not enough green space. Although I appreciate the addition of some small parks in a few areas. It still goes back to the golf course cannot be enjoyed by all. It is beautiful and preserving it is great, but it should not count as greenspace for this entire community.
- The golf course. We want it to remain viable and be successful, correct? So lets put homes around it that have 4 sided architecture and side load or courtyard load garages. The houses seen from all of the roads should have this, as well as the homes that can be seen from the trails within the neighborhood. All homes in section 1 and 2 should have side load or carriage load garages.
- As someone drives the roads of our city they do notice and make a judgement about how we do things here. What they see is a first impression of our city. Constantly seeing houses that are all vinyl boxes is not showing the standards that I believe you all would want for our city. Lets mix it up and demand more. The west side of our city is growing. Many neighborhoods are being started and many are in the works. This PUD needs to be tightened up and demand higher architecture making the west side diverse, as well as desirable for all different home buyers. This neighborhood is claiming its crown jewel is the golf course. Then lets show off that crown jewel with higher architecture around it. So that those playing it can say, wow, they did a great job with working houses into this country setting.

Finally, I feel I have my finger on the pulse of the families that attend Westfield Washington Schools. I am involved in many different committees and attend all information meetings. The talk of the families is they are worried. And although some of you say the schools can handle it, the people are not believing you. They are living in it right now. They are experiencing the over crowding right now and how that effects their children anywhere from not being able to get through the lunch line in enough time, move through the hallways without being pushed into a locker or down the stairs due to overcrowding, class sizes continue to increase making it harder to focus and get the time with a teacher because they are feeling the demands of more students... You have heard all of this and I hope you are listening. You voting yes on more neighborhoods tells these citizens that you don't believe what they are going through right now. They want to believe it is going to be ok, but more and more neighborhoods continue to be passed through. What is wrong with holding off for awhile? Or at least decreasing the density on these proposed projects and give our city more green space to be proud of (How often do you hear that people moved to Westfield for the open space!). This would send a message to the tax paying citizens that you are listening and being thoughtful about the direction our city is headed by moving slow and really evaluating each project.

Thank you so much for your time and attention to this and all the projects that shape our city's future,

Sarah and Gary Watkins
166th Street

Jesse Pohlman

From: Sarah Watkins <sarahwatkins99@gmail.com>
Sent: Monday, January 23, 2017 9:13 AM
To: Jesse Pohlman; Matt Skelton; Andy Cook; APC; Council Members
Subject: Woodward-Comp Plan Critique/Housing Inventory
Attachments: APC-Housing Inventory.docx; APC-Woodwind Comp Plan Critique.docx

Hello,

I have had the opportunity to sit on a Woodward discussion panel for the last 6 months as a neighbor representative with a few council members, a few APC members, the Township Trustee, County Commissioner, local business owner, and 2 other neighbors. We have dug pretty deep into what Pulte was offering and what we already have here in Westfield. Thank you for taking the time to read my thoughts.

On this panel we did a lot of work, including going through the Comprehensive Plan for this area and how the Woodward neighborhood would fit into this plan. As a representative to the neighbors in this area, I get a lot of feedback from the neighbors as they attend the APC meetings and see the revisions Pulte has made. Most everyone who lives in this area is familiar with the Comprehensive Plan and was either involved when it was written or read it before buying land here. The biggest feedback I have gotten so far from many neighbors that I felt should be passed along is that Pulte's plan did not change all that much from the previous submission, yet Staff's critique did change. That is concerning and makes people wonder why. I realize the Comprehensive Plan is somewhat subjective, but I thought it appropriate for you to look at a second opinion. You will find that in the document attached.

I want to reiterate that this plan clearly violates the strong desire to have homogeneous, "cookie cutter", production housing throughout a community. A recent count shows about 80% of homes with front load garages. This doesn't meet the comprehensive plan, in fact it violates it. Please take the time to read the document attached and consider how this neighborhood could be so much better for Westfield by requiring more. Spending 6 months on this discussion panel, going through how the PUD violates the comp plan and these things have not changed as well as the items listed on page 8 in the analysis attached.

The other attachment is a thorough housing inventory. You will see what Pulte is proposing in the Woodward PUD is just more of what we already have. We are missing out on an opportunity that would be beneficial for the entire city and the school system by allowing the same priced housing to continue on and on. They can offer us different floor plans, higher architecture on all 4 sides of the home, and side load garages. This neighborhood can be so much more. The golf course deserves to remain unique and beautiful. Lets surround it with higher end homes and make this a win win.

Thank you for your attention and the endless hours you have spent on this project. The citizen's of Westfield notice your efforts and are following this project closely.

Best,
Sarah Watkins

Westfield Comprehensive Plan Critic of Woodwind PUD

Overview

-Process was designed to be open and citizen-driven (many of the people who participated in the development of the 2007 Comprehensive Plan still reside in this area and are opposed to this plan based upon the development not meeting the 2007 Comprehensive Plan)

-While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character that can be identified for the purpose of planning. Westfield-Washington Township has significant natural areas and open space.

-It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable (85% of the homes in this area do not support the financial requirements of the schools or public works please refer to housing inventory), high quality, and should be accompanied by substantial and permanent open space of one form or another.

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected. Please see housing inventory and APC Market Research. We have a nine year supply at this price point under development in this section of the city.

-Westfield – Washington Township is committed to managing growth to maximize its positive impacts and minimize its negative impacts.

-It is the intent of this plan to preserve those valued characteristics and enhance them where possible.

-Encourage development to occur contiguously and not “hopscotch” across the township. (+) With the large land acquisition of almost 800 acres it appears the PUD meets this requirement.

-Preserve the community’s rural and small town atmosphere, even as it accommodates new growth. (-)

-Promoting a diversity and balance of land uses.

-Creating adequate buffers and transitions between different types and intensities of land uses. (-) There is no gradual transition from high density to low density to significant buffer to adjoining rural residents.

-Developing design standards for new residential development to encourage quality development.

-Providing adequate open space and recreation areas for all people of the township. (-) Outside of the golf course the open space is approximately 10%. As a benchmark Centennial has 33% open space, West Rail has 37% open space, and the recently approved Liberty Ridge, which borders previously approved commercial has 29% open space.

-Establish appropriate locations for varying housing types. (-) As per the UDO, input from many who served on 2007 Comprehensive Plan Committee there was never intent to approve apartments at 146th and Town Rd. The proposed apartments violate the proximity requirements in the UDO as it is within $\frac{3}{4}$'s of a mile from Town West and Harmony's approved apartments.

-Development standards that establish appropriate setbacks, densities, lot sizes. (-) Regardless of how many trees and shrubs are planted the streets will be penetrated by hundreds of driveways on both sides in most cases every 50-75'. Front facades will be dominated by garages as over 75% of the proposed housing has front load garages. There are minimum variations of lot sizes with an underlying zoning of SF-4.

-Design standards to ensure quality development. (-) Architectural specifications and recommended Pulte products built elsewhere in the region were recommended. Some examples included Lions Creek, the Chelmsford and Northlake areas of The Village of West Clay, and more options from The Estates Collection at Hidden Pines. Little to not effort has been made to achieve 360 degree architecture. Most homes are simply a façade built upon a similar box.

-Demographic studies that evaluate the market and the availability of housing stock in the various categories. (-) Please refer to the housing inventory and Market Graphic Research Document. We currently have a nine year supply of the housing price point of the housing recommended in the PUD under development. This does not take into account rezoned but not under development which is another 1,323 lots. Our community is missing out on the Southwest Hamilton County market demand for homes

in the \$425,000-\$625,000 range, (140 per year), as well as the \$625,000-\$925,000, (47 per year), over \$925,000(8-10 per year), and the demand for lots that are 2-3 acres which is 8-12 per year. This equates to nothing short of \$119,000,000 per year or over a billion dollars of additional AV to our community over the next ten years.

-Encourage neighborhoods that do not have the appearance of “production” housing. (-) Of the 1,007 homes in the PUD over half are currently in Viking Meadows and Maple Knoll less than five miles up the street. There have been many negative comments made by Pulte as well as City Officials as to the poor outcome of the Viking Meadows PUD and a strong desire to not repeat the same mistakes. The curvilinear design will only exaggerate the significant architectural issues as the sides and rears of the homes become more visible with the poor street design.

-Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions. (-) Same as above, the proposed development offers a product and lifestyle that is already abundantly available elsewhere in Westfield.

-Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township. (-) The preservation of the golf course is a positive if the deed restriction language is edited to provide the guarantee of its existence. That is not the current case as Pulte continues to attempt to wordsmith the language as to confuse and not truly commit to the golf course’s long term existence. The intent is to sell the golf course to a private entity. As a result the only open space that remains with the subdivision and its over 3,000 residents is less than 10% of the developed land. This is clearly unacceptable as benchmarked against the neighboring subdivisions of Centennial, West Rail, and Liberty Ridge.

-Locate open space so as to maintain the visual character of scenic roads (-) Attempts have been made especially the southern sections of the PUD along Town Rd. However, there is opportunity to enhance buffers at the main entries along Town Rd to sections 3 and 4, along 156th Street, and at the entry along 166th.

-Require open space in all new developments.(-) 10% open space outside of the public golf course does not meet the standards especially as the 2007 Comprehensive Plan states as you move west density should

decrease and open space should increase. Benchmarked against the neighborhoods to the east this is a clear decrease in open space.

-Open spaces should consist of usable areas or valuable natural areas.(-) Outside of the golf course the majority of the remaining open space consists of mere scraps made up of retention ponds, utility easements, and roadway easements.

-Open space should not consist only of land that is left over in the site plan review process.(-) See above.

-Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows. (-) Parks are among the most defining and attractive amenities of a neighborhood. The amount of open space dedicated to parks and the arrangement of the housing does little to provide for maximizing open space for the residents. Please take a look at the Pulte neighborhood in Zionsville, Clark Meadows at Anson has 200 acres of open space and it is not a golf course. Westfield deserves better.

Development Policies(applyes to all New Suburban)

- Ensure that new development occurs in a way that is contiguous with existing development. (+) Based upon the large land acquisition of almost 800 acres that Woodwind PUD will meet this requirement.
- Require all development to have public sewer and water, paved streets, curbs, gutter, and sidewalks.(+) Specified in PUD.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided. Some attempt has been made to achieve with varied setbacks and facing homes to front streets. There is still opportunity at main entries off Town Rd., northern points along Town Rd on east and west sides, 156th Street, and 166th Street entry.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high quality development if they are all the same and are not part of a sensitive and quality overall design. (-) Lack of diversity especially with over half of homes in Viking Meadows and Maple Knoll and a significant potential for higher AV.

- Encourage a diverse range of home styles in individual subdivision, using innovative architecture of a character appropriate to Westfield. (-) Once again there is a very limited range of housing options over half of which are being built in Maple Knoll and Viking Meadows. The price range is extremely limited as well. 360 degree architecture was requested with little concession made by Pulte. Request nothing less than 40% brick or stone wrap carried per from front elevation of home per section, 40% brick or wanescoat carried from front elevation of home per section, and no more than 20% concrete board.
- Encourage compatible and high quality “life span” housing in furtherance of the overall policy of this plan. (-) This refers to people procuring a home that they wanted to live in for their entire life span. Perhaps they planned to add on to their home or move in an in-law later in life. People continue to invest in areas where homes are situated on large lots, located near parks or that back up to wildlife corridors. The new construction in Woodwind will likely sell. However, there is little in the proposal that will ensure a prosperous community long-term. Twenty years from now when the architecture is outdated and the kitchen needs remodeled, what incentive will people have to invest in these homes? The lots do not provide private backyards. One will not likely add a pool or sunroom without sacrificing a garden or child’s play area. The development will age not mature. Families want to purchase homes that grow with them.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development. (+)
- Ensure proper land use transitions between dissimilar types of residential development. (-) There is little to no transition present in the residential.
- Ensure appropriate transitions from businesses located along US 31, SR 32, SR 38 and from adjoining large subdivisions. (-) This applies to resident at 146th and Town and they require additional buffering.
- Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances. (-) More than 10% open space outside of golf course is needed.
- Appropriate Land Uses in New Suburban(-)
 - Detached dwellings (+)
 - Attached dwellings(-) violates UDO due to close proximity to existing approved apartments. Also, there are six apartment complexes already approved in this area that have not broken ground.

- Greenbelts and landscaping buffers can help create a transition between uses. (+) Addition of golf course holes to protect residents in area one is much better. Still opportunity in section three and five.
- Preserve existing older structures when possible. (+) Preservation of bank barn, golf course club house, and family barn at section four.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development. (?) Traffic impact study was completed. However, roads in the area are dangerous and highly traveled already. Significant concern among residents about addition of more traffic and increased dangers.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions(area, frontage, setbacks, etc.) and a variety of housing types(detached, semi-detached, attached) to serve multiple markets(traditional families, single-parent households, empty-nesters, etc.). (+ & -) Design does not maximize open space but provides for a wide range of housing options.
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths. (+ & -) The golf course if ensured with appropriate deed restriction language is quality and useable space. The current deed restriction language does not ensure the continuance of the golf course. The remaining 10% open space is negligible and requires work.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity in particular, promote connections to new regional trails such as the Monon and Midland Trace Trails. (+ & -) Trail system provides much connectivity for area. However, significant concern with crossings for pedestrians across Town Road and across 161st Street. Suggested tunnels for both locations.
- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design. (+ & -) The curvilinear design is dated and simply provides an opportunity for

developer to maximize lots. Section two is a terrific example of a conservation subdivision layout.

- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions). (+ & -) There is little transition that occurs throughout the plan. The reforestation buffers are embraced but the tree sizes recommended in the plan are much too small and do little to provide any type of screening for at least ten years. The tree sizes should be increased considerably. There is opportunity to improve buffering in several areas such as area three and five.
- Bicycle and pedestrian trails increase connectivity and can improve the overall quality of the development.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street) "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages). (+ & -) Effort has been made to front load many of the homes. Opportunity still exists to minimize side and rear views at 156th Street and Town Road main entries and northern section of Town Road on east and west sides.
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. (-) The plan fails miserably with over 75% of the homes having front loaded garages.
- Encourage roadway improvements that promote safety but do not increase speed. (+) Curved roads will likely decrease speed.

The Southwest New Suburban

The Southwest New Suburban area includes a diverse mix of uses:

- a town park,
- a golf course,

- open farmland,
- residential development
- a central core of large-lot residential and rural properties,
- equestrian uses
- artisan farms

This development should be context-sensitive. (-) The housing in this area is currently zoned AGSF-1 or three acres per home site. All residents have been held to this standard with new construction still occurring on large lots in the region. The majority of the homes in the area are custom on large acre lots ranging from 3 to 57 acres. The current citizens in this area have sought these sites out to pursue a rural lifestyle. The high density housing on fairly small lots, low architectural standards, and cookie cutter housing are not in context to the area. They will devalue the homes in the area and the lifestyle of the current residents.

As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. (-) As benchmarked against the neighboring subdivisions the open space of 10% outside of the golf course is not supportive of a decrease.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents. (-) There have been some concessions made in several areas that are more in line with appropriate buffering but there is still more work to be done in this area. Language that guarantees the buffering specified especially the golf course holes needs to be included in the PUD.

Promote innovative development such as conservation subdivisions. (-) The curvilinear design is antiquated and dated. There has been little effort **to pursue innovative development such as conservation subdivisions except in section 2 on the golf course. The remaining parcels are designed with the intent to maximize lots with little to no thought given to open space for the long term residents of this area.**

Westfield Neighborhoods

West of Highway 31, East of Town Rd.,
North of 146th St., and South of Highway 32

***Red highlight denotes currently under construction**

Neighborhood	Pricing	Builder	# Homes/ Remaining to Build	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750	Epcon	44	
Sonoma	From \$130,000-\$150,000	Arbor Homes	200/50	Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000	Dura	64	
Quail Ridge	\$138,000-\$173,000	Crossman	429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90/30	Under Construction
The Oaks	From the \$160,000's	Pratt	68/10	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman	/13	Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	ASP \$301,000	Multiple/Pulte	255/86	Under Construction
Viking Meadows-Enclave	From \$206,990 ASP \$309,000	Pulte	128/39	Under construction
Westfield Farms	Median list \$209,900	Ryland/Trinity	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's ASP \$295,000	Beazer	178/22	Under construction
Beacon Pointe	Median list \$232,450	Ryland	104	Built in 1992
Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by

				McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Maple Villas	?	Cal Atlantic	80/80	Duplexes
Centennial	Median \$284,900	Estridge	1,197	
Viking Meadows-Blue Grass	ASP \$311,000	Pulte	126	
West Rail	Average \$315,000-\$385,000	Beazer <i>*target as per builder is \$350,000</i>	183/183	Under Construction
*Viking Meadows-Meadowlands	ASP \$384,000	Pulte	161	Sold out but still under construction
*Harmony	\$275,000-\$450,000 Median Sale Price \$400-\$490K	Estridge & David Weekly	675SFD (SFD&Attached)/542	Under Construction
*Viking Meadows-Manors	From \$319,990 ASP \$399,000	Pulte	46/18	Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
*Derby Ridge	From \$350,000's ASP \$450,000	Fisher Homes	82/68	Under construction
*Viking Meadows-Two Gates	From \$351,990 ASP \$486,000	Pulte	61	Under construction
*Drees-Village Farms	Starting at \$414,700 ASP is \$580,000	Drees	18/4	Under construction
Springmill Park		Ryland	64/52	Under construction
Bainbridge		Custom	15	
*Viking Meadows-Valley View	\$1,000,000+	Custom	33	Under construction
Viking Meadow-Retreat on the Monon	?	Pulte Town Homes	86/86	Under construction
Willshire	?	?	86/86	Under Construction

Rezoned/Approved:				
Harmony			260-270MFD	
Springmill Station			300 MFD	
Town West			480 MFD	SFD & MFD
Apartments @32 and Oak Ridge			300MFD	
Westgate			1012	748SFD& 264MFD
Akerson Farms			1127	407SFD & 720MFD
Bent Creek	\$400,000	Custom SF-2	168	

Updated with as per Market Graphics Detail from 11/9/2016

- ***Denotes that average sales price meets or exceeds necessary Accessed Value of \$375,000 for Schools and Public Works Department***

Total Current Developed Lots Available is 1,341. According to the Market Graphics Research this is over a nine year supply of lots for southwest Hamilton County in the \$325,000-\$425,000 price range.

Total Rezoned and approved SFD is 1,323.

Total Approved Apartments is 2,334 units

Jesse Pohlman

From: Sarah Watkins <sarahwatkins99@gmail.com>
Sent: Tuesday, January 17, 2017 3:30 PM
To: APC; Ginny Kelleher; Chuck Lehman; Cindy Spoljaric; Jim Ake; Steve Hoover; Mark Keen; Robert Horkay; joe.edwards@comcast.net; Andy Cook; Matt Skelton; Jesse Pohlman; Danielle Tolan; Mark Heirbrandt; T.M.T., Incorporated; Chris Woodard; Dave Schmitz; Robert Smith
Subject: Woodwind PUD

My name is Sarah Watkins and I live at 166th W 166th Street. I am writing to express my concern with the Woodwind PUD. I have spoken in person with many of you about this, but I want to outline what I still see as major problems.

1. Density is still too high, especially the areas further north in the plan.
2. The architecture on the homes is really not at all that fresh and new for Westfield. Pulte is building these homes in neighborhoods here in Westfield already. We need to avoid cookie cutter neighborhoods that repeat what we already have and bring new, innovative homes to our area.
3. The architecture at the very least should be elevated (masonry wraps and 4 sided architecture) on homes near the course (sections 1,2,3) and homes in the other sections that you can see from the roads and the trail systems that the golf carts will be using to travel to the amenity center.
4. It still includes apartments and a HUGE commercial area. This would be our 7th apartment complex on this end of town. The commercial area is so large and 146th street was intended to be a people mover. If we continue adding commercial nodes it will turn into 82nd Street.
5. Appropriate buffers have been provided to some neighbors, including my self and I am grateful, but other than the pictures we have no guarantee that it will turn out this way. IT NEEDS TO BE IN WRITING. I know this has been done for other neighbors in past projects. Some neighbors are still not appropriately buffered.
6. Finally, open space. We are running out of it in Westfield. It is the reason that so many people say they moved here and is what makes us special and different from the surrounding cities of Fishers and Carmel. The golf course is beautiful but cannot be considered in the green space/open space formula because you can't run and play on a golf course. More greenspace needs to be worked into this plan.

This neighborhood needs to be different than what has been approved around it. We need to raise the standards while we have a chance. What a great opportunity you have to mold the future of Westfield and how the citizens feel about their beloved city. Thank you for taking the time to take this seriously and for listening to what the people want for this area.

Thank you for your time,
Sarah and Gary Watkins

Jesse Pohlman

From: Responsible Growth Alliance Westfield <rgawestfield@gmail.com>
Sent: Tuesday, January 17, 2017 3:20 PM
To: APC
Cc: Council Members
Subject: APC meeting Wood Wind PUD

Dear members of the Advisory Plan Commission,

We the members of the RGAW are contacting you with a request to consider a "no" vote tonight for the current version of the Wood Wind PUD. Based on the scale of the project and the large amount of push back from the residents, we feel the project is not ready to move forward. Many parties have invested large amounts of time and effort to try to find a resolution that will satisfy everyone impacted. The Wood Wind PUD seems to be moving in the right direction due to the input and efforts of the discussion group but still needs more work. Most impacted residents feel there are still many issues with the PUD that need to be resolved. By approving the current PUD, the city is again sending mixed messages to the community. We continually hear that the city does not currently want more residential and is focused on building it's commercial / industrial tax base. Even when the residents asked to have the the residential removed from the Aurora PUD, the city disregarded the input. The residential growth confusion continues with the approval of the residential at Scofield Farms. Unlike what was available to Aurora PUD process, the city has put in place the discussion group representing residents, the developer and city officials. Why not utilize this to its fullest and bring Wood Wind to its best possible version. It does not make sense to approve the Wood Wind PUD in the same manner as the Aurora PUD. The resounding theme from council on the Aurora vote was that is was better that the original but not great. Why are we not holding our developers and projects to a level of greatness? Keep in mind a "D" is better than and "F" but it is still not an "A". It is crucial that the city not only hears but actually listens to the input from concerned residents. Unfortunately it seems that those listening seem to be the minority. Residents of Westfield are a great sounding board that the city should take larger advantage of. Below we have listed some of the concerns that we feel need to be resolved prior to sending the Wood Wind PUD on to city council.

Respectfully yours,

Responsible Growth Alliance of Westfield

- 1)** This PUD would add over 1,000 homes to the community. Over 900 of the homes can have between 4-7 bedrooms. This will again impact our schools and children when the schools are already experiencing capacity problems. If the referendum passes in May, the school tax will be \$.50 which is one of the highest in the state.
- 2)** This proposal was to only be considered if it deed restricted the golf course and guaranteed it would remain. It appears the deed restriction language still does not do that and could allow homes to be built on it.
- 3)** 55% of the home designs proposed are already being built on the west side of Westfield today. This is a direct violation of the comprehensive plan that says each neighborhood should have its own character and design.
- 4)** Pulte has been repeatedly asked to bring new designs and higher priced designs to this area like models being built in Carmel, Zionsville and Fishers to help our tax base. They have refused to do this.
- 5)** There are currently over 1,300 lots under construction on the west side of Westfield at this same price point. This is a nine year supply.
- 6)** The PUD still contains apartments and commercial at the corner of 146th and Towne Roads. On the west side, we already have 6 apartment buildings approved. This would be the 7th. The commercial is 32 acres. As a point of reference, the entire Kroger corner at 161st Street and Spring Mill is 15 acres so this would be double that.



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Responsible Growth Alliance of Westfield

Jesse Pohlman

From: Linda Naas <linaas@logickey.com>
Sent: Tuesday, January 17, 2017 4:41 PM
To: APC
Subject: WoodWind PUD

1. So long as this PUD does not adhere to the Comprehensive Plan in the specific and critical areas still noted by a "?", it should not receive approval. This community does not need more of this proposed housing in single family or multi-family.

2. It is not the responsibility of the City to pave the way for WoodWind to become a neighborhood membership golf club or to enhance income by approving the dense housing in this PUD. We also would like to be assured in writing that WoodWind remains a public golf course.

Respectfully,

Linda Naas
On behalf of the 161st Street Neighbors
317-867-0584

Sent from my iPhone

Jesse Pohlman

From: Ken Fineis <ceo811@aol.com>
Sent: Monday, February 6, 2017 9:12 AM
To: Jesse Pohlman; Andy Cook; APC; Council Members; Kristen Burkman
Subject: Pulte Development

Dear Members of Westfield Government ,

I am writing you about the development of our city. The current Pulte plan jeopardizes not only our property values, but the way we have enjoyed our home. I have lived in Westfield for nearly 15 years. One of the primary reasons for choosing Westfield was the lifestyle the city offered. There are limited number of areas in Westfield that offers country living with larger parcels. It is my hope Westfield wishes to preserve some of it's heritage by protecting these areas. Most of us living in these areas are not interested in living in a community with densities similar the Fishers or Carmel. I do understand most cities progress with development however, I feel we are at a very important stage of our city's growth and should give careful consideration on how Westfield is developed. The "Task Force" has spent countless hours developing an addendum that I feel represents the majority of our citizens. Also please note, some of the large parcels of farm land are owned by individuals who do not live in our city and have little or no concern of our city's well being. I thank you for your time and consideration for our city's future.

Sincerely,
Ken Fineis
Little Eagle Creek Ave.

Sent from my iPhone

SMITHWADE LLC
ATTORNEYS AT LAW

136 South 9th Street, Suite 202
Noblesville, IN 46060
Email: rsmith@smithwade.com

ROBERT A. SMITH
Registered Mediator

Office: (317) 814-4030
Cell: (317) 417-0302
Facsimile: (317) 814-4030

February 6, 2017

Via Electronic Mail

Matthew S. Skelton, Esq., AICP
Director of Economic and Community Development
City of Westfield, Indiana
2728 E. 171st Street
Westfield, IN 46074

**RE: 1609-PUD-16 Woodwind Planned Unit Development
Towne Road – 146th to 166th Street**

Dear Mr. Skelton:

This letter will serve to follow my letter of January 20, 2017. As you know, I announced during the last Advisory Planning Commission meeting that I would be out of town on vacation February 6, 2017, and asked whether the Pulte matter could be bumped back two weeks from the next meeting. I was immediately advised that it would not be. Word that I am going to Cancun is correct. It is a personal matter. My sister, Shannon, has a two-week time share. Last fall, as I was/am still in the process of recovering from the passing of my wife, Sandy, sister Shannon invited me to come down and spend a week in Cancun with her husband and her. He is a retired Lutheran bishop, and still a Lutheran pastor. I accepted. Any other trip I would have postponed, but I simply cannot postpone this one.

This next point I would make is I requested the opportunity to participate remotely, either by way of video or audio. I was advised by Brian Zaiger, City counsel, that state statutes do not allow that, and therefore, that would not happen. Wearing my attorney hat, I asked him to give me the citation, to review the statute, because I had not found it. He advised that he did not have a computer in front of him, and that he would get it to me as he was able to do so. I have not received the citation, but I trust Brian Zaiger as an experienced lawyer, and rely upon his advice that Indiana statutes do not allow my remote participation. Otherwise, I would be participating from a convenient, workable remote location in the February 6, 2017 APC meeting.

January 20, 2017, in response to your request that we all get our opinions as to Woodwind to the staff that Friday, I sent you a letter that laid out my concerns. My concerns remain substantially the same, and if I were present Monday night, February 6, 2017, based upon multiple meetings with interested parties, and meetings with Pulte, including most recently Friday, February

3, 2017, my vote would be “no” as to the Pulte project. I am briefly summarizing my key points as to why.

- 1) I do not agree to adding any apartments at this location. That is enough for me to vote “no”. Also, I cannot agree to the large area of multi-family and/or commercial and/or LB acreage area. It was agreed that a small LB commercial node could be put at this location on 146th Street, but the area specified is much larger. That, too, would be sufficient for me to say “no”.
- 2) I have twice encouraged Pulte to remove the whole section of commercial, multi-family, apartments, LB and GB, from this project, and simply make it the residential golf course proposal that was thought about and intended at the beginning. Their answer is “no”.
- 3) I have repeatedly asked Pulte, including during my meeting with them last Friday, to upgrade the entrances of 166th Street, 161st Street, the two entrances off of Towne Road, and other areas, as identified in my prior correspondence. They have made no changes to make those entrances more appealing and to promote the area and Westfield. It could easily be done, and they have chosen not to.
- 4) Others and I have repeatedly requested that all homes in sections 1 and 2 be side load or courtyard load garages. We have specifically asked that all houses visible from the golf course, from paths, from side roads, from main roads, be side load and/or courtyard load garages. They have considered these requests, and they have refused to make such changes.
- 5) We have repeatedly said that we did not want the Pulte houses to look like the ones in Viking Meadows, which are unattractive boxes. However, Pulte continues to promote certain models in this development, which are the same as in Viking Meadows. I have, and others have, suggested that the homes in Two Gaits, although they are not still building them, are good examples of homes that would look great in the Woodwind project. In addition, the houses in the Village of West Clay, Hamilton Proper, Woods at Shellborne, and others, have a nicely designed, architecturally pleasing look. Many homes have 360 brick or stone wrap, either 36 inches high, and/or Wainscot. Pulte has only committed to guarantee that 20% of the homes will have side and rear wrap.
- 6) The custom lot areas ought to have a minimum average of 30,000 square feet per lot. Pulte has indicated they cannot do that because that would reduce the open space. The point is that they can well make the minimum average lot 30,000 square feet, remove a few the lots, and maintain significant open space. They have not been willing to do that.
- 7) Many of us have requested four-sided renderings on the homes that they propose to include in this project, and that has not yet happened. In my meeting with Pulte last Friday, the comment was made that an 18-20 inch Wainscot would be a no-brainer. In other words, they could do that on all houses, and I strongly encouraged them to do so. It is very important that as to the golf course lots, which are going to have a higher value, all homes have four-sided brick or stone wrap, or Wainscoting of some nature, which could well be done because the homes on those lots are going to be more expensive, due to the golf course views. That will also tend to enhance the improvements inside the home that the buyer chooses, significantly increasing the assessed valuation. Pulte’s answer is “no”.

- 8) Although it's generally discussed in the PUD, it is not precisely made clear as to who owns, for example, the pool, pool house, outdoor basketball courts, outdoor tennis courts, indoor basketball courts, and activities facilities, should the golf course cease to operate. It is not quite clear, as written, even if the golf course continues to operate, who is the owner of those facilities. I asked at my meeting with Pulte last Friday where the monthly fee, whether it be \$90.00 or whatever, goes, and I was advised it goes to the owner or operator of the golf course.
- 9) When I asked who was going to maintain the pool and all of those facilities that are not part of the golf course, I wasn't sure of the response. I asked who would be the owner of the golf course building, structure, and facilities, and the golf course itself, should the golf course cease to operate, and I think I understood the answer to be that the owner of the golf course would own all of that area.
- 10) The question then becomes who maintains the golf course area, if it is no longer a golf course, as well as who maintains the swimming pool, the basketball courts, the tennis courts, and other similar areas. If the homeowners master association owns the golf course, and/or the other facilities, then it would appear to have an obligation to maintain them. Is there a reserve fund being generated as time goes on, by the golf course manager and owners, with the monthly fees going to them, as a set aside for capital, maintenance and improvements? That is all unclear. Should City be given an option?
- 11) I could identify many more issues, but the last one I will mention is the notice we all received regarding the wetlands reserve area. This, to me, sounds like a very significant legal issue that needs to be addressed by the City Attorney, and by Pulte's counsel, and all of us advised, as a result of that, inquiry and comment. It appears to me that this whole project could not go forward, absent that being clarified and all state application permits being processed and passed.
- 12) If Indiana law allowed me to vote, my vote would be "no".

Respectfully submitted,

Robert A. Smith

RAS/jam

cc: Westfield Advisory Planning Commission members (via electronic mail)
Westfield City Council Members (via electronic mail)
Mayor Andy Cook (via electronic mail)

Jesse Pohlman

From: Danielle Carey Tolan <danielle@wwtownship.us>
Sent: Sunday, February 5, 2017 9:30 AM
To: APC; Council Members
Cc: Matt Skelton
Subject: Westfield Apartments
Attachments: Apartment Inventory.xlsx; ATT00001.txt

Many of you have asked me about our current apartment inventory and how they affect the township. I have put together a spreadsheet that shows the current apartment inventory and capacity along with what we have already zoned. I know that staff will not have time to do any verification on zoned max unit numbers so I did attach a link for each PUD and pg# that I found.

I want to point out that even though the apartments are all at 80% capacity or higher they have an average tenancy of 18 months to 2 years. Apartments start depreciating after 2.3 years and have a lifespan of 25 years. At the Township we see clients from all of our current apartments, yes even Bridgewater. In 2016 we spent 82% of township assistance funding on apartment rent.

I met with Abbe Hohmann and the apartment developer and told them that I like their apartment design concept being proposed but never gave them my support for the project.

I do not approve of any more apartments until we do an analysis on what our true demand is based on our current inventory in consideration of what is already zoned to be built.

[illegible]

Jesse Pohlman

From: gloria White <gwhite2@aol.com>
Sent: Monday, February 6, 2017 11:00 AM
To: Council Members; APC; Andy Cook; Matt Skelton; Jesse Pohlman
Cc: Kristen Burkman
Subject: Pulte Wood Wind Project!

I would like to express my continued concern for the Pulte Wood Wind Project. It appears that Pulte has only removed the gas station but not adjusted the other necessary changes...yet have lead all of you to believe they've adjusted more which is not the case!!

Another **very** concerning fact is the conflict of interest regarding Bob Horkay, as a member of the APC and City Council, the petitioner, the Indiana State Statute for Plan Commissions—IC-36-7-4-223 applies and says that : “ **a commission member may not participate in a hearing or decision concerning a matter in which he/she has a direct or indirect financial interest**”. Since Mr. Horkay’s son works for Pulte, Mr Horkay should recuse himself on this Pulte project and on any other projects Pulte has in Westfield. Failure to do so will be in direct violation of the state statute and would invite a legal challenge to the decision of the APC.

While I can appreciate the desire to develop Westfield, and I’m not apposed to development...however, as I’ve said in previous correspondence: Any development should benefit all the residents of Westfield...not just the people who own the land, or the developers.

My expectation as a Westfield tax payor, is that the City Council and APC develop Westfield in a responsible manner that benefits ALL the residents of Westfield, which is what we expected you to do when we elected you. I would, again, ask the City Council to think about the drastic change from a residential area with large houses to commercial and dense residential areas with no buffer zone. Build residential areas that compliment the surrounding demographics, not vinyl villages and apartments, just to be clear.

Additionally the City Council and APC should be able to share the economic benefits to the residents of adding approximately 5,000 people...what will be the NET economic benefit for the existing residents of Westfield. While new homes may slightly increase property tax revenue, the **infrastructure will not sustain** that level of new residents aka roads, sewer systems, public safety, schools (I understand our existing schools are already at capacity), not to mention you can hardly find parking at the Kroger at 161st St and Springmill, today...

Please be responsible care takers of Westfield, develop our city responsibly that benefits all residents without being decremental, look at the long term bigger picture.

Thank you.

Jesse Pohlman

From: Laurence G. Armstrong <lga@pedcor.net>
Sent: Monday, February 6, 2017 1:22 PM
To: APC
Subject: FW: Woodwind PUD

Dear Westfield Advisory Plan Commission,

I am a tax paying citizen of Westfield and I am against the Pulte petition. I am a rural landowner with over 10 acres in the existing rural southwest. A significant portion of this PUD extends into the Existing Rural Southwest. Not only does the PUD fail to pay reasonable regard to the comprehensive plan for the New Suburban area, it certainly fails to give reasonable regard to the comprehensive plan for the Existing Rural Southwest area would set a disturbing precedent.

The zoning ordinance items that require consideration per Indiana State Statute sec. 603 that in preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

(1) The comprehensive plan;

- Open Space should increase and density decrease. (Total Green Space that is owned by the HOA 35 acres or 6% - Total open space owned by the HOA including green space, retention ponds and road buffering 17%) The properties in this area have over 95% green space, West Rail has 30%, Centennial has 30%, Liberty Ridge has 29%) Harmony is low but let's not keep repeating the same mistakes.
- Density without the golf course which will be privately owned 1.8 units per acre. Everyone out here is .33 units per acre or lower. Density is way too high
- Strongly encourage majority side load garages - Almost 80% of homes in PUD have front load garages.
- No cookie cutter neighborhoods repeating the same designs - 55% of the home designs in PUD are being built in Viking Meadows and Maple Knoll. This devalues the homes our neighbors have invested in at Viking Meadows and Maple Knoll. Each neighborhood should have it's own unique feel and designs. This PUD does not meet this criteria.
- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price \$294,000. This development is not in context with this area.
- The commercial area on the corner of 146th & Towne was envisioned to be about 4 acres. In this PUD, the potential exists for it to be 60 acres.

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

- This area currently has over 90 residents on large acre properties, many with horses or livestock. All residents enjoy the rural lifestyle that they invested in having in this part of Westfield.
- This PUD provides very little detail on proposed lighting. If Pulte's other subdivisions in the area are any indication of the type and intensity of street lighting that would be used without night sky cut off and extremely high foot candle lighting levels that would be completely out of character for the area and contribute to light pollution.

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

- This area adjoins Carmel and Zionsville, both which are commanding higher home prices. This PUD loses the potential for high AV that this area could demand.
- Additionally, this is a new suburban area that was supposed to feature conservation subdivisions and rural subdivisions. This is a lost opportunity if this PUD is approved.
- A significant portion of this PUD extends into the Existing Rural Southwest and fails to meet the criteria for this area.

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

- Homes should be in context with area. Most property values of properties with line of sight to this development are valued between \$700,000 - \$2,000,000. PUD average starting price \$294,000. This development is not in context with this area.
- Obviously, if people have invested in large properties, having 1.8 homes per acre next to them, devalues their property. It's out of context.
- Additionally, all homes in this area are designed with 4 sided architecture. The homes in this PUD have minimal architectural diversity and many flat sides.

(5) responsible development and growth.

- 1,300 lots are currently under construction west of US31 between 146th Street and SR32. These 1,300 are at the same price point as the PULTE PUD and is estimated from market research to be a 9 year supply.
- 1,350 more lots are rezoned and available for a developer to start a neighborhood
- This PUD does not demonstrate responsible development and growth. The average starting price is \$294,000 which is below the \$375,000 target given by the schools as needed to support the school needs. This will invariably result in a larger tax referendum for Westfield tax payers.
- Our Intermediate, Middle and High Schools are at capacity. Adding more students only makes the current problems worse.
- 97% of the homes proposed in the PUD are proposed to be built on small lots and with 4 or more bedrooms. Obviously, this will affect the schools.
- Mayor Cook has stated recently in the Current that Westfield needs quality development, not quantity. This PUD is obviously quantity not quality for Westfield. This PUD gives the Mayor the perfect opportunity to demonstrate this statement by saying no thank you. We'll wait for a QUALITY development for this extremely desirable location.

Sincerely,

Laurence G. Armstrong

2553 S 1200 E

Zionsville, IN 46077 (In Westfield, Washington Township, Hamilton County)