



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 11/18/2024
Monday, November 18, 2024 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, November 18, 2024 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)*
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.*

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes

Review Rules of Procedure

CONSENT AGENDA

2403-DDP-06 Westfield Fire Station 84

1315 East 191st Street.

The City of Westfield by HWC Engineering requests Detailed Development Plan review for a 20,328 square foot fire station on 1.9 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2406-DDP-12 Centennial Middle School

Generally, at the Northeast corner of State Road 32 & Centennial Road.

Westfield Washington Schools by Church Church Hittle + Antrim requests Detailed Development Plan review of new middle school campus and associated site improvements on 57.45 acres +/- in the Westfield Washington Schools Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

**2406-DDP-14 The Depot at Spring Mill Station, Phase 4
15930 & 15950 Spring Mill Road.**

**KennMar by SPACECO Inc. request Detailed Development Plan review for two (2) 6,674 +/- square foot commercial buildings on 5.55 acres +/- in the Spring Mill Station Southwest Corner Planned Unit Development (PUD) zoning district.
(Planner: Weston Rogers - wrogers@westfield.in.gov)**

**2411-DDP-34 Citizens North Water Tank 2
98 West 193rd Street.**

**Citizens Water of Westfield, LLC requests Detailed Development Plan review for a new water storage tank on 3 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)**

**2411-DDP-35 H Steakhouse
130 Penn Street and 211 Mill Street.**

**Henri Najem by Church Church Hittle + Antrim requests Detailed Development Plan review for a 7,190 square foot sit-down restaurant on 0.52 acres +/- in the Najem Planned Unit Development (PUD) Zoning District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)**

ITEMS OF BUSINESS

No items of business.

WORKSHOP ITEMS

**2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)
Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.**

**Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.
(Planner: Weston Rogers – wrogers@westfield.in.gov)**

**2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD
Generally, North of and adjacent to 151st Street and East of Shelborne Road.
Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)**

**2409-PUD-22 Woodwind East
North of and adjacent to 161st Street and south of and adjacent to 166th Street.
Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodwind East Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)**

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street.

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2403-DDP-06
Project Name: Westfield Fire Department Station 84
Subject Site Address: 1315 E. 191st Street (the "Property")
Petitioner: City of Westfield by HWC Engineering
Request: Detailed Development Plan review of a 20,328 square-foot fire station on 1.9 acres +/- in the AG-SF1: Agriculture and Single-family Rural District.
Current Zoning: AG-SF1 District
Current Land Use: Residential
Approximate Acreage: 1.9 acres +/-
Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in***

compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

- 5) Abbreviations:
- a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.

- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

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

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

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

- 27) Minimum Lot Area: Three (3) acres

COMMENT: Via approval of Variance Petition 2403-VS-10, the Minimum Lot Area of the development will be modified.

- 28) Minimum Lot Frontage: 250 feet

- 29) Minimum Building Setback Lines:

- a) Front Yard:

- i) Expressways/Arterials: 100 feet

COMMENT: Via approval of Variance Petition 2403-VS-10, the Minimum Front Yard Setback of the development will be modified.

- ii) On all other Streets: 80 feet

- b) Side and Rear Yard: 30 feet

COMMENT: Via approval of Variance Petition 2403-VS-10, the Minimum Side & Rear Yard Setback of the development will be modified.

- 30) Minimum Lot Width: 100 feet

- 31) Maximum Building Height: Two and one-half (2 ½) stories

- 32) Minimum Living Area (Ground Floor):

- a) Single-story: 1,350 square feet
 - b) All others: 800 square feet
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OVERLAY DISTRICT STANDARDS (Chapter 5 of the UDO)

The plans comply, as applicable to a Detailed Development Plan.

COMMENT: Via approval of Variance Petition 2403-VS-10, the US Highway 31 Overlay District shall not apply to the development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

33) Accessory use and Building Standards (Article 6.1):

- a) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

vii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

34) Architectural Standards (Article 6.3)

a) Building Orientation:

i) No loading spaces or loading docks shall be permitted to face a Street.

COMMENT: Via approval of Variance Petition 2403-VS-10, the Building Orientation of Loading Docks standard shall not apply to the development.

ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

b) Building Materials: In order to ensure compatibility of nonresidential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

35) Building Standards (Article 6.4)

36) Fence Standards (Article 6.5)

37) Height Standards (Article 6.6)

38) Home Business Standards (Article 6.7)

39) Landscaping Standards (Article 6.8)

a) Preservation and Replacement of Trees:

i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with

this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

- ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

b) General Landscaping Design Standards:

i) Placement:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

c) General Screening Standards:

- i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) foot high, completely opaque fence or wall; (ii) a six (6) foot high berm; (iii) a six (6) foot high screen of evergreen

trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

COMMENT: Via approval of Variance Petition 2403-VS-10, the Service and Loading Area General Screening standard shall not apply to the development.

d) Detention and Retention Areas:

- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.
- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

e) Street Trees:

f) Minimum Lot Landscaping Requirements:

g) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

h) External Street Frontage Landscaping Requirements:

i) Buffer Yard Requirements:

j) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

40) Lighting Standards (Article 6.9)

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

a) Off-street Parking:

i) Required Spaces:

(1) Other Uses: Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and

parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

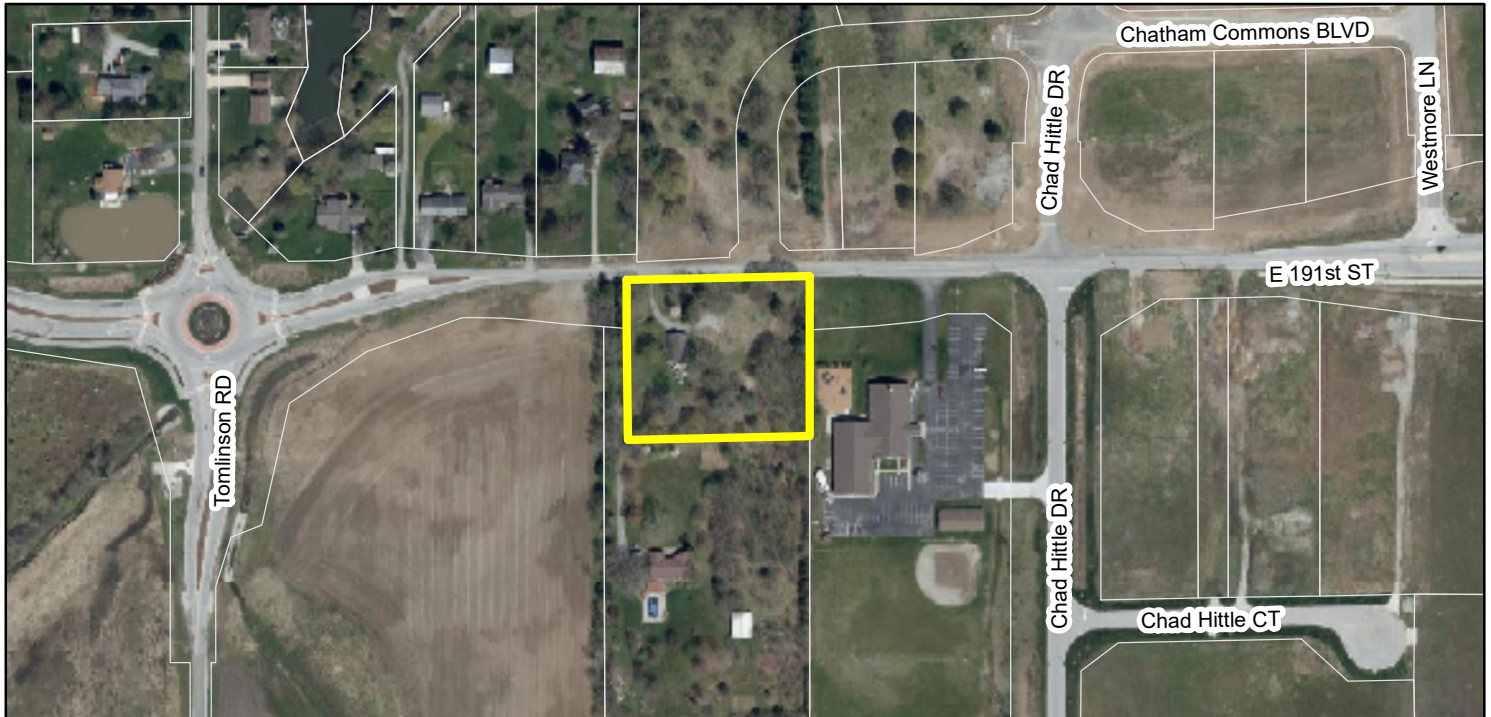
Requested Action: Approve 2403-DDP-06 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property

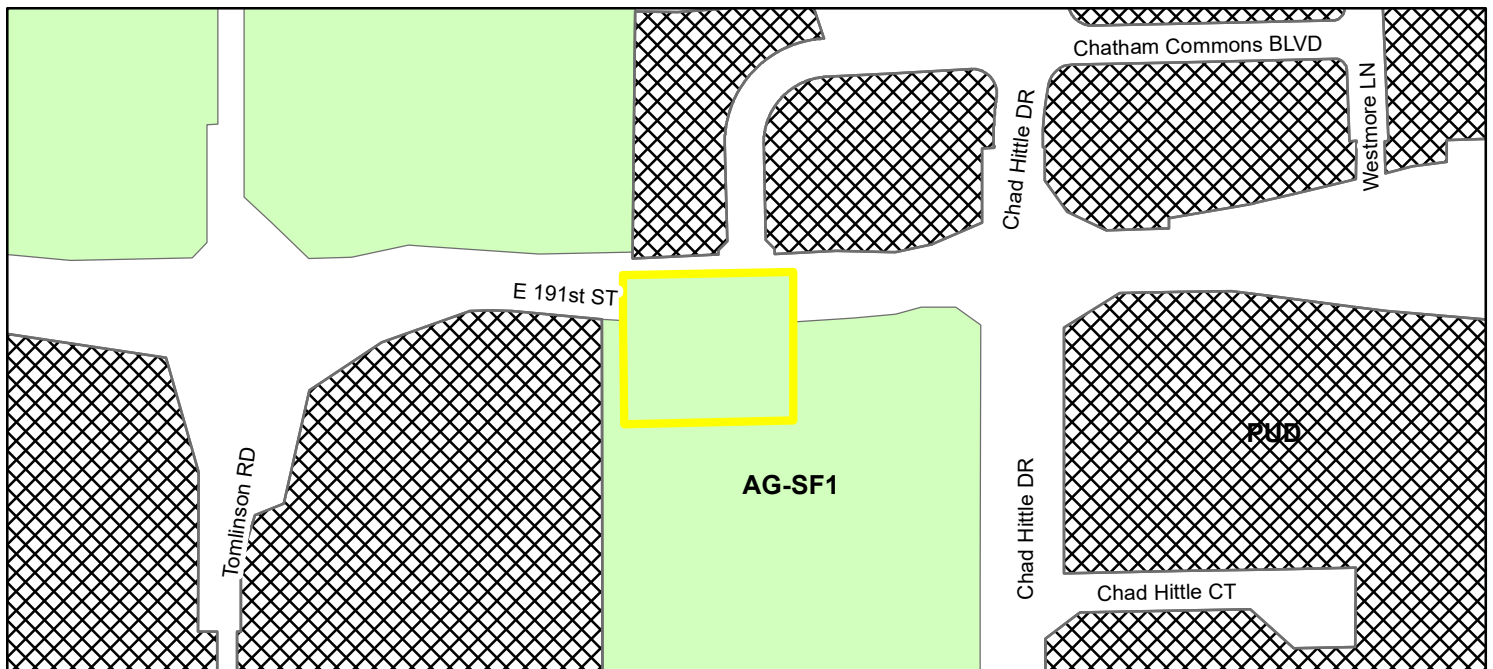
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 Site



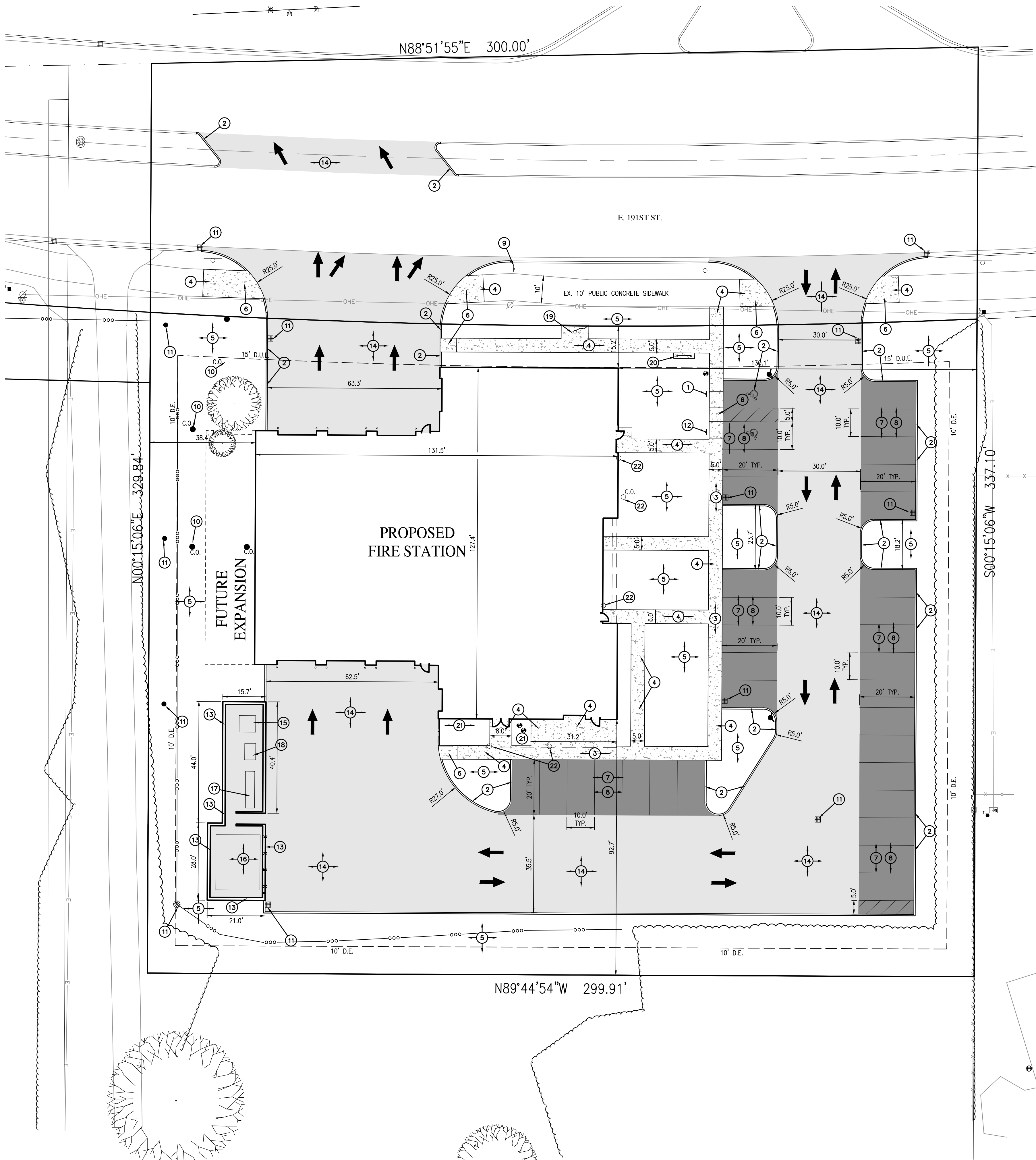
Zoning Map



 **SITE Zoning**

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)



GEOMETRIC LAYOUT NOTES:

- SURVEY/TOPOGRAPHIC PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
317-347-3663
- ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
 - REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS.
 - THE TYPICAL PARKING SPACE IS 10' WIDE BY 20' DEEP FOR PARKING SPACES.
 - THE HANDICAP ACCESSIBLE PARKING SPACES (10'x20' MIN.) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DISTURBED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
 - ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

GENERAL SITE NOTES:

- THE PROPOSED BUILDINGS, SPORT FIELDS AND SPECIALTY FURNISHINGS SHALL BE CONSTRUCTED ACCORDING TO ARCHITECTURAL/LANDSCAPE ARCHITECTURAL PLANS PREPARED BY:
AXIS ARCHITECTURE & INTERIORS
618 E. MARKET STREET
INDIANAPOLIS, INDIANA 46202
(317) 264-8162
REFER TO ARCHITECTURAL/LANDSCAPE ARCHITECTURAL PLANS FOR ALL INFORMATION REGARDING UTILITY LAYOUT AND DETAILS WITHIN THE BUILDING AND EXTENDING OUT 5' FROM EXTERIOR FACE OF BUILDING. ALL MEP DESIGN AND COORDINATION IS THE RESPONSIBILITY OF ARCHITECT/CONTRACTOR. SITE WORK CONTRACTOR TO COORDINATE WITH ALL TRADES PRIOR TO START OF WORK.
- SEE ARCHITECTURAL/LANDSCAPE ARCHITECTURAL AND MECHANICAL PLANS FOR INFORMATION.
- ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVED AREAS AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

PARKING TABLE

PROVIDED IN PLAN
31 - 10'x20' PARKING SPACES
2 - 10'x20' ACCESSIBLE SPACES

SITE IMPROVEMENT KEYNOTES: ①

- INSTALL ACCESSIBLE PARKING SIGN PER SHEET C8.3.
- INSTALL 6" STRAIGHT CURB PER SHEET C8.3.
- INSTALL INTEGRAL CONCRETE CURB AND WALK PER SHEET C8.3.
- INSTALL CONCRETE WALK PER DETAIL ON C8.3.
- LANDSCAPING / GRASS.
- INSTALL CONCRETE INDOT ADA RAMPS PER DETAILS ON WESTFIELD CONSTRUCTION STANDARDS.
- INSTALL REGULAR DUTY CONCRETE PAVEMENT PER SHEET C8.3.
- INSTALL PAVEMENT STRIPING PER SHEET C8.3.
- RELOCATED EXISTING WALK XING SIGN.
- SANITARY STRUCTURE. SEE SITE UTILITY PLAN.
- STORM STRUCTURE. SEE SITE UTILITY PLAN.
- INSTALL VAN ACCESSIBLE PARKING SIGN PER SHEET C8.3.
- INSTALL MASONRY TRASH/TRANSFORMER DEPOT ENCLOSURE. SEE ARCH PLANS AND DETAILS ON C8.4 FOR GATE.
- INSTALL HEAVY DUTY CONCRETE PAVEMENT PER SHEET C8.3.
- TRANSFORMER PAD.
- INSTALL CONCRETE PAD FOR DUMPSTER.
- INSTALL CONCRETE PAD FOR GENERATOR.
- FUEL STATION.
- FLAG POLE LOCATION.
- BIKE RACK, SEE DETAIL ON C8.3.
- DECORATIVE GRAVEL.
- INSTALL BUILDING DOWNSPOUT AND CONNECT TO STORM SYSTEM.

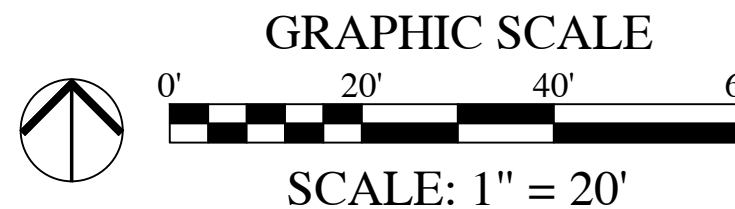
BENCHMARK INFORMATION:

ORIGINATING BENCHMARK:
ELEVATION DATA IS BASED UPON CONTROL ORIGINATING FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED UTILIZING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATIONS (INCORS), AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TEMPORARY BENCHMARK (TBM) MONUMENT #1, LISTED BELOW, WERE ESTABLISHED WITH ON-SITE BASE GPS/GNSS OBSERVATION AND CONVENTIONAL METHODS. HORIZONTAL COORDINATES ARE FOR REFERENCE PURPOSES ONLY AND ARE REFERENCED TO THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE, GRID NORTH (NAD83, 2011, EPOCH 2010.000)

TBM #1
CUT "X" ON THE CORNER OF THE SIDEWALK NORTH OF EAST 191ST ST. AND WEST OF CHATHAM COMMONS BLVD.
ELEVATION= 907.03 (NAVD88)
[NORTHING: 1,754,610; EASTING: 197,261]



Call 811 or 800-382-5544 Before you Dig!



LEGEND:

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
FENCE	FENCE
TREE LINE	TREE LINE
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
STORM END SECTION	STORM END SECTION
EXISTING WATER VALVE	EXISTING WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
TREE	TREE
LIGHT POLE	LIGHT POLE
SIGN	SIGN
CLEAN OUT STRUCTURE	CLEAN OUT STRUCTURE
EXISTING UTILITY PEDISTAL	EXISTING UTILITY PEDISTAL
CL - CENTERLINE	CL - CENTERLINE
FL - FLOW LINE	FL - FLOW LINE
R/W - RIGHT-OF-WAY	R/W - RIGHT-OF-WAY
SSE - SANITARY SEWER EASEMENT	SSE - SANITARY SEWER EASEMENT
AE - ACCESS EASEMENT	AE - ACCESS EASEMENT
DE - DRAINAGE EASEMENT	DE - DRAINAGE EASEMENT
PROPOSED WATER VALVE	PROPOSED WATER VALVE
CLEAN OUT STRUCTURE	CLEAN OUT STRUCTURE
TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKINGS)	TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKINGS)
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE WALK

SITE IMPROVEMENT GENERAL NOTES:

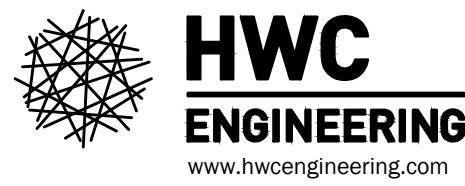
- ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
- WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
- FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 98% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELED ROLLER OR EQUIVALENT. ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
- BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
- THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADES AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
- UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS IT-P-1952. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STENCILS TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
- PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DETRIMENTAL TO CONCRETE OR STEEL.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH ARSI RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
- ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
- FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE MORTAR TIGHT. THE FORMS AND ASSOCIATED FALSEWORK SHALL BE SUBSTANTIAL AND UNWEIGHED AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SACS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 308R FOR COLD WEATHER PLACEMENT AND ACI 308R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

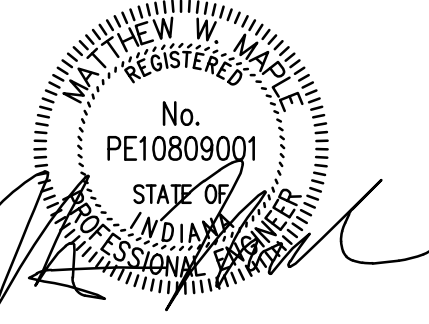
DATE	DESCRIPTION	BY
6/28/24	ADDENDUM #2	MM
11/05/24	REV ENCLOSURE	MM



WESTFIELD FIRE DEPARTMENT - FIRE STATION NO. 84

WESTFIELD, INDIANA

SITE IMPROVEMENTS PLAN



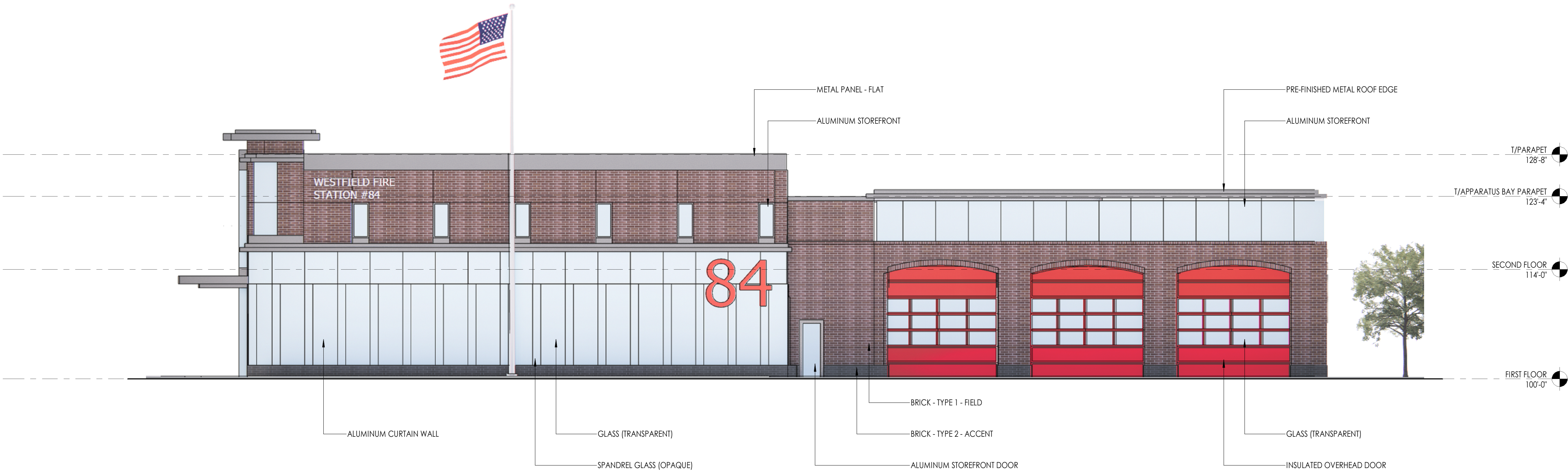
DRAWN BY TD/MAM	JOB NUMBER 2023-345
CHECKED BY MWM	
DATE JUNE 7, 2024	
SCALE AS SHOWN	
SHEET	

C1.2

SITE IMPROVEMENTS PLAN



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING EXTERIOR MATERIALS

NORTH ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 32%
- BRICK - TYPE 2 - ACCENT: 5%
- METAL PANEL: 6%
- GLAZING/OPENINGS: 56%

EAST ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 44%
- BRICK - TYPE 2 - ACCENT: 6%
- METAL PANEL: 25%
- GLAZING/OPENINGS: 26%

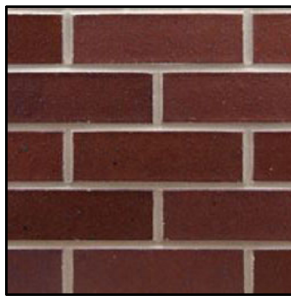
SOUTH ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 41%
- BRICK - TYPE 2 - ACCENT: 4%
- METAL PANEL: 17%
- GLAZING/OPENINGS: 39%

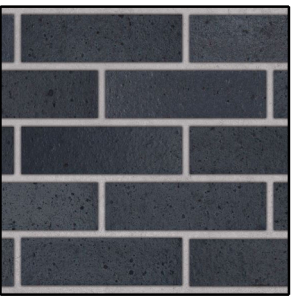
EAST ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 56%
- BRICK - TYPE 2 - ACCENT: 5%
- METAL PANEL: 11%
- GLAZING/OPENINGS: 28%

BRICK - TYPE 1 - FIELD



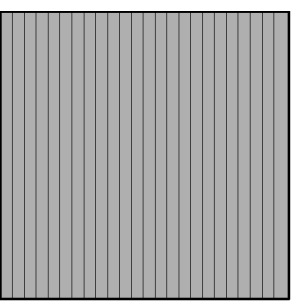
BRICK - TYPE 2 - ACCENT



METAL PANEL - FLAT



METAL PANEL - RIBBED



STUDIO **AXIS**

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618 East Market Street
Indianapolis, Indiana 46202
+1 (317) 264-8162

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NOT FOR
CONSTRUCTION

PROJECT NUMBER:	2023037
DRAWN:	CHECKED:
DESIGN DEVELOPMENT	01/25/2024
REVISIONS	
#	DESCRIPTION
	DATE

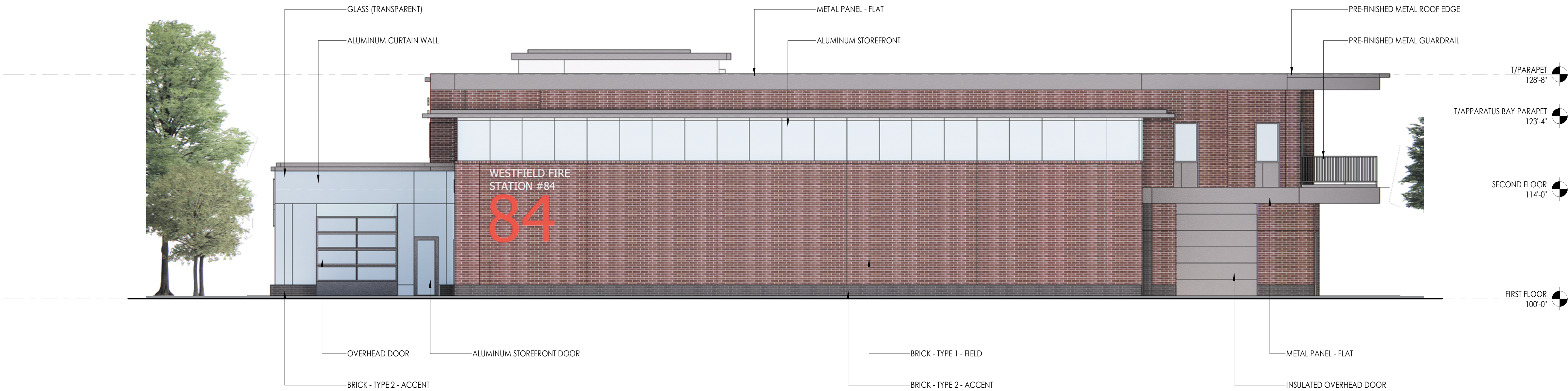
CITY OF WESTFIELD

**WESTFIELD FIRE
DEPARTMENT STATION
84**

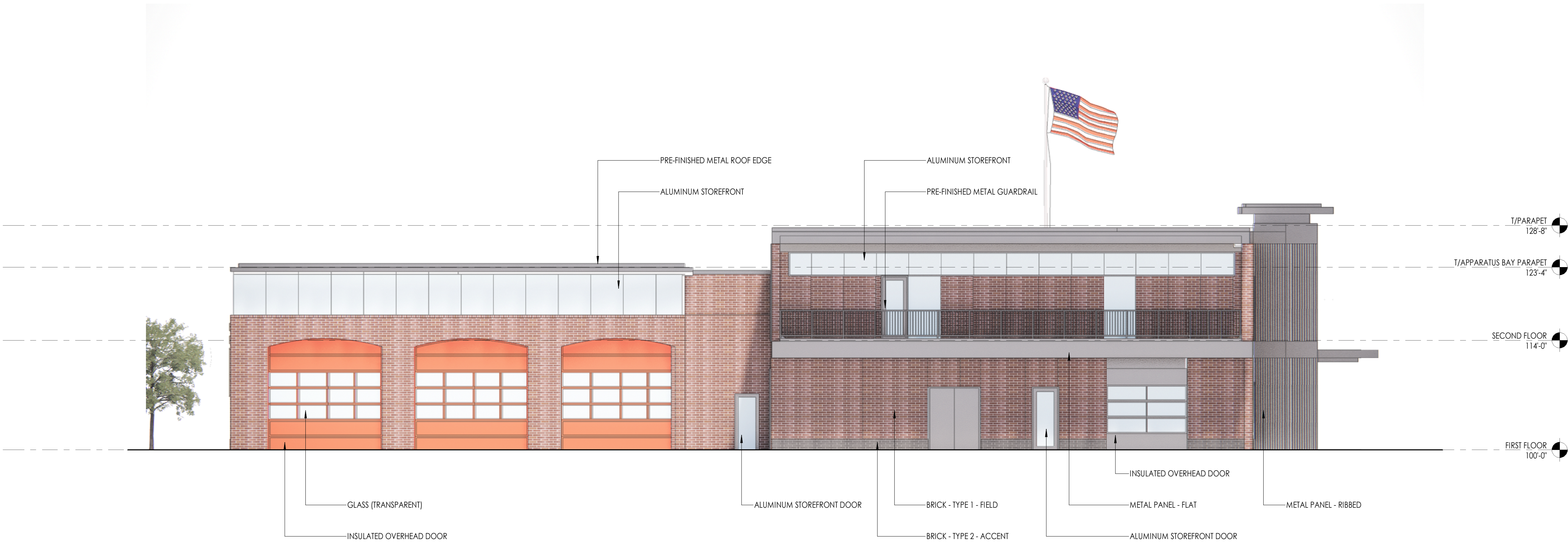
1315 E 191ST STREET
WESTFIELD, INDIANA 46074

EXTERIOR ELEVATIONS

TAC-01



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING EXTERIOR MATERIALS

NORTH ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 32%
- BRICK - TYPE 2 - ACCENT: 5%
- METAL PANEL: 6%
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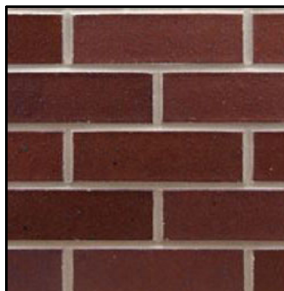
SOUTH ELEVATION MATERIAL PERCENTAGE

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- METAL PANEL: 17%
- GLAZING/OPENINGS: 39%

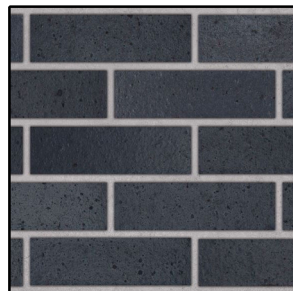
EAST ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 56%
- BRICK - TYPE 2 - ACCENT: 5%
- METAL PANEL: 11%
- GLAZING/OPENINGS: 28%

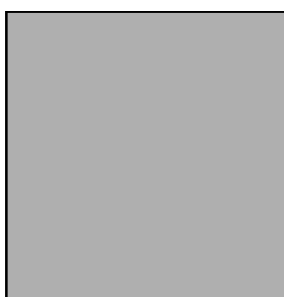
BRICK - TYPE 1 - FIELD



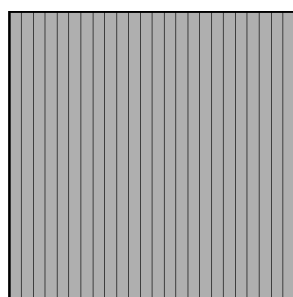
BRICK - TYPE 2 - ACCENT



METAL PANEL - FLAT



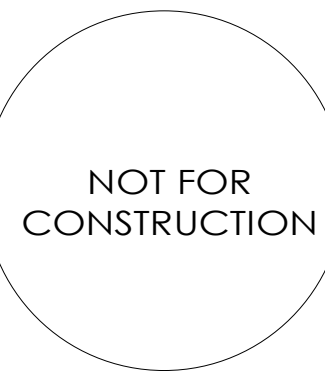
METAL PANEL - RIBBED



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CITY OF WESTFIELD

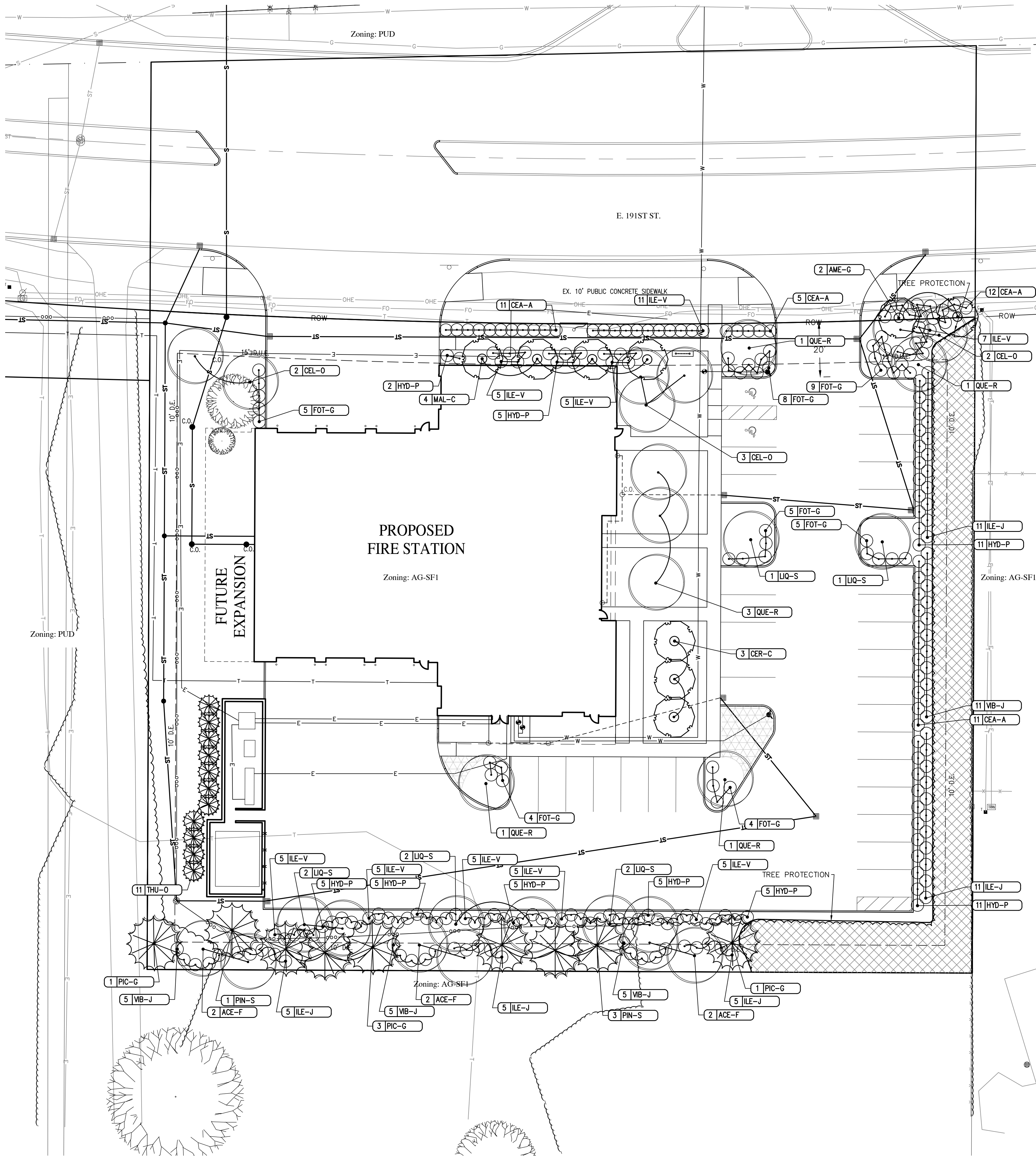
**WESTFIELD FIRE
DEPARTMENT STATION
84**

1315 E 191ST STREET
WESTFIELD, INDIANA 46074

EXTERIOR ELEVATIONS

TAC-02

Plot Date: Nov 07, 2024 Plot Time: 9:32am File Name: W:\Axis\2023-345-S StudioAxis - Westfield Fire Station 84\Design\CAD\23345_Landscape Plan.dwg, Layout: L1.0 By: mmapple



PLANTING NOTES:

1. PLANT LOCATION SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. STREET TREES ARE TO BE SPACED AT 40' O.C., TYPICAL. HOWEVER, TREES WILL REQUIRED A MINIMUM 10' SEPARATION FROM SANITARY SEWER MAINLINES/LATERALS AND WATER MAINS.
5. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
6. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.
7. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVED STAKING MATERIALS.
8. EXCAVATION FOR TREE PITS SHALL BE 2.5 TIMES DIAMETER OF ROOT BALL, SET ON UNDISTURBED SUBBASE.
9. REMOVE ALL RIBBONS OR TREE TAGS AFTER APPROVAL BY LANDSCAPE ARCHITECT.
10. TREES SHALL BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING.
11. PRUNE TREES AS REQUIRED, AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
12. STAKING AND GUYING TO BE AT THE DISCRETION OF THE CONTRACTOR. TREES SHALL NOT SWAY EXCESSIVELY.
13. TREE SHALL BE TURNED SO BEST SIDE FACES FRONT
14. CONTRACTOR SHALL INSTALL TWO REINFORCED RUBBER HOSE SECTIONS WITH A DOUBLE STRAND OF #14 WIRE. WRAP WIRE A MINIMUM OF TWO TIMES AROUND EACH POST.
15. THE FIRST STAKE SHALL BE DIRECTLY SOUTHWEST OF THE TREE TRUNK.

SEE PLANT SCHEDULE SHEET L1.1

GRAPHIC SCALE

0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND:

- QUANTITY KEY
- SHADE TREE – 8' TALL, 2" CALIPER
 - ORNAMENTAL TREES – 2" CALIPER
 - EVERGREEN TREE – 6'
 - SHRUB – 18" TALL (MIN)
 - GRASS
 - SPADE EDGE
 - INTERSECTION SIGHT TRIANGLE
 - TREE PRESERVATION AREA *TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT REQUIRED PARKING PERIMETER PLANTING.

LANDSCAPE REQUIREMENTS

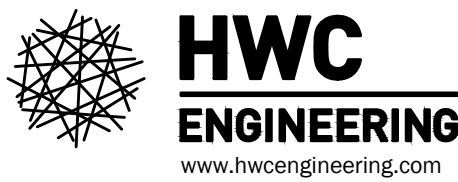
PROPERTY ZONING:	AG-SF1
EAST, SOUTH ADJACENT:	AG-SF1
WEST ADJACENT:	PUD
NORTH OF E. 191ST STREET:	PUD
PROJECT SITE AREA:	2.62 ACRES
PROPOSED USE:	INSTITUTIONAL
BUFFER YARD REQUIREMENT (SOUTH ADJACENT):	
BUFFER A: 30' WIDTH, 3 SHADE TREES, 3 EVERGREEN TREES, 10 SHRUBS PER 100 LF	
PROPERTY LENGTH:	300 LF
REQUIRED SHADE TREES:	9
REQUIRED EVERGREEN TREES:	9
REQUIRED SHRUBS:	30
PROVIDED SHADE TREES:	9
PROVIDED EVERGREEN TREES:	9
PROVIDED SHRUBS:	30
PARKING LOT INTERIOR LANDSCAPING	
INTERIOR LANDSCAPING - PLANTING ISLANDS	33
NUMBER OF PROPOSED PARKING SPACES:	20,713 SF
PARKING LOT SQUARE FOOTAGE:	1,554 SF
REQUIRED LANDSCAPE AREA (7.5%):	1,595 SF
PROVIDED LANDSCAPE AREA (7.6%):	
PLANTING REQUIREMENT PER ISLAND:	
1 TREE + 4 SHRUBS	
TOTAL TREES REQUIRED:	4
TOTAL TREES PROVIDED:	4
TOTAL SHRUBS REQUIRED:	16
TOTAL SHRUBS PROVIDED:	18
PARKING LOT PERIMETER	
5' MINIMUM WIDTH BUFFER	
1 TREE PER 30 LF + 3 SHRUBS PER 3' OF PARKING AREA	
APPLICABLE PERIMETER OF PARKING LOT:	387 LF
DRIVE AISLE LENGTH (50% OF REQUIREMENT):	50 LF
TOTAL TREES REQUIRED:	14
TREES PROVIDED:	6*
TOTAL SHRUBS REQUIRED:	137
TOTAL SHRUBS PROVIDED:	141
*REMAINING 6 TREES TO BE COMPENSATED BY TREE PRESERVATION AREA.	
BUILDING FOUNDATION PLANTINGS:	
1 PLANTING PER 40' AGAINST 80'+ EXPANSE OF BUILDING	
FRONT FACADE: 1 SHRUB OR ORNAMENTAL TREE/12 LF	
BUILDING EXPANSE (EAST):	126 LF
PLANTINGS REQUIRED:	3
PLANTINGS PROVIDED:	3
FRONT BUILDING FACADE:	131 LF
PLANTINGS REQUIRED:	11
PLANTINGS PROVIDED:	11
EXTERNAL STREET:	
3 SHADE/EVERGREEN TREES, 2 ORNAMENTAL TREES, 25 SHRUBS PER 100 LF	
EXTERNAL STREET LENGTH:	300 LF
SHADE/EVERGREEN TREES REQUIRED:	9
ORNAMENTAL TREES REQUIRED:	6
SHRUBS REQUIRED:	75
SHADE TREES PROVIDED:	7**
ORNAMENTAL TREES PROVIDED:	6
SHRUBS PROVIDED:	75**
**REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS IF THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN TWENTY (20) FEET OF THE RIGHT-OF-WAY. 2 SHADE TREES + 26 SHRUBS IN OVERLAP AREA.	

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

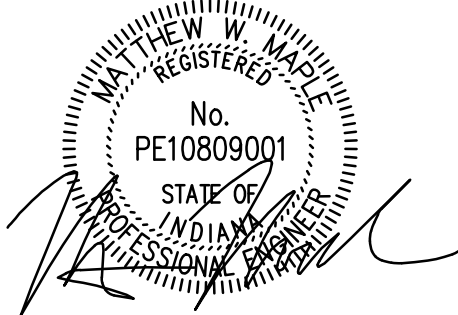
DATE	DESCRIPTION	BY
6/28/24	ADDENDUM #2	MM
11/05/24	REV ENCLOSURE	MM



WESTFIELD FIRE DEPARTMENT - FIRE STATION NO. 84

WESTFIELD, INDIANA

LANDSCAPE PLAN



DRAWN BY	TD/MAM	JOB NUMBER 2023-345
CHECKED BY	MM	
DATE	JUNE 7, 2024	
SCALE	AS SHOWN	
SHEET		

L1.0

LANDSCAPE PLAN



Petition Number: 2406-DDP-12
Project Name: Centennial Middle School
Subject Site Address: Generally, at the Northeast corner of SR 32 & Centennial Road (the "Property")
Petitioner: Westfield Washington Schools by Church Church Hittle + Antrim
Request: Detailed Development Plan review of new middle school campus and associated site improvements on 57.45 acres +/- in the WWS Planned Unit Development (PUD) District.
Current Zoning: WWS PUD District ([Ord. 22-62](#))
Current Land Use: Vacant / Agricultural
Approximate Acreage: 57.45 acres +/-
Staff Reviewer: Ryan Collingwood, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in***

compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

- 5) Abbreviations:
- a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.

- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

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

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

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with the WWS PUD (Ord. 22-62) & UDO Article 4.2 (AG-SF1 District).

- 27) Minimum Lot Area: Three (3) acres
- 28) Minimum Lot Frontage: 250 feet
- 29) Minimum Building Setback Lines:
 - a) Front Yard:
 - i) Expressways/Arterials: 100 feet
 - ii) On all other Streets: 80 feet
 - b) Side and Rear Yard: 30 feet
- 30) Minimum Lot Width: 100 feet
- 31) Maximum Building Height: Sixty (60) feet [Ord. 22-62]

DEVELOPMENT STANDARDS (Chapter 6 of UDO & WWS PUD)

The plans comply, as applicable to a Detailed Development Plan.

- 32) Accessory Use and Building Standards (Article 6.1 & Ord. 22-62):
 - a) General Standards

- i) Accessory Uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths, and structures of a like nature are permitted in any required Front, Side or Rear Yard, and with the issuance of a permit as may be required.
- ii) Accessory Buildings shall be held under the same ownership and maintenance as the Principal Building.

b) Screening of Receptacles and Loading Areas:

- i) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
- v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

33) Architectural Standards (Article 6.3 & Ord. 22-62)

a) Building Orientation:

- i) No loading spaces of loading docks shall be permitted to face a Street.

- ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

b) Building Materials:

- i) Section 6.3(D)(2) does not apply to the development. Instead, Principle Buildings shall be comparable in quality to the existing Westfield-Washington School Corporation facilities included in Exhibit C.

34) Building Standards (Article 6.4 & Ord. 22-62)

- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

35) Fence Standards (Article 6.5)

- a) Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- b) Height Limitations:
 - i) Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
 - ii) Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.
 - iii) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

36) Height Standards (Article 6.6)

37) Landscaping Standards (Article 6.8)

- a) Content of Landscape Plan

- i) Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
 - ii) Planting and installation details as necessary to ensure conformance with required standards.
- b) Preservation and Replacement of Trees:
- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
 - ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- c) General Landscaping Design Standards:
- i) Placement:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- d) General Screening Standards:
- i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be

- achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) foot high, completely opaque fence or wall; (ii) a six (6) foot high berm; (iii) a six (6) foot high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.
- e) Detention and Retention Areas:
- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.
- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- f) Minimum Lot Landscaping Requirements:

<u>Institutional Use</u>			
@ 58 acres	Required	Provided	Deficient
Shade Trees (2 per acre)	116	149	0
Ornamental/Evergreen Trees (3 per acre)	174	183	0
Shrubs (10 per acre)	580	1,113	0

g) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

h) External Street Frontage Landscaping Requirements:

- i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

i) Buffer Yard Requirements:

Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

38) Lighting Standards (Article 6.9 & Ord. 22-62)

- a) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- b) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.
- d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- e) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- f) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- g) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14 & Ord. 22-62)

a) Off-street Parking:

i) Required Spaces:

- (1) Other Uses: Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

42) Setback Standards (Article 6.16)

43) Vision Clearance Standards (Article 6.19)

44) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

45) Easement Standards (Article 8.3)

46) Monument and Marker Standards (Article 8.5)

47) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

48) Storm Water Standards (Article 8.8)



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

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

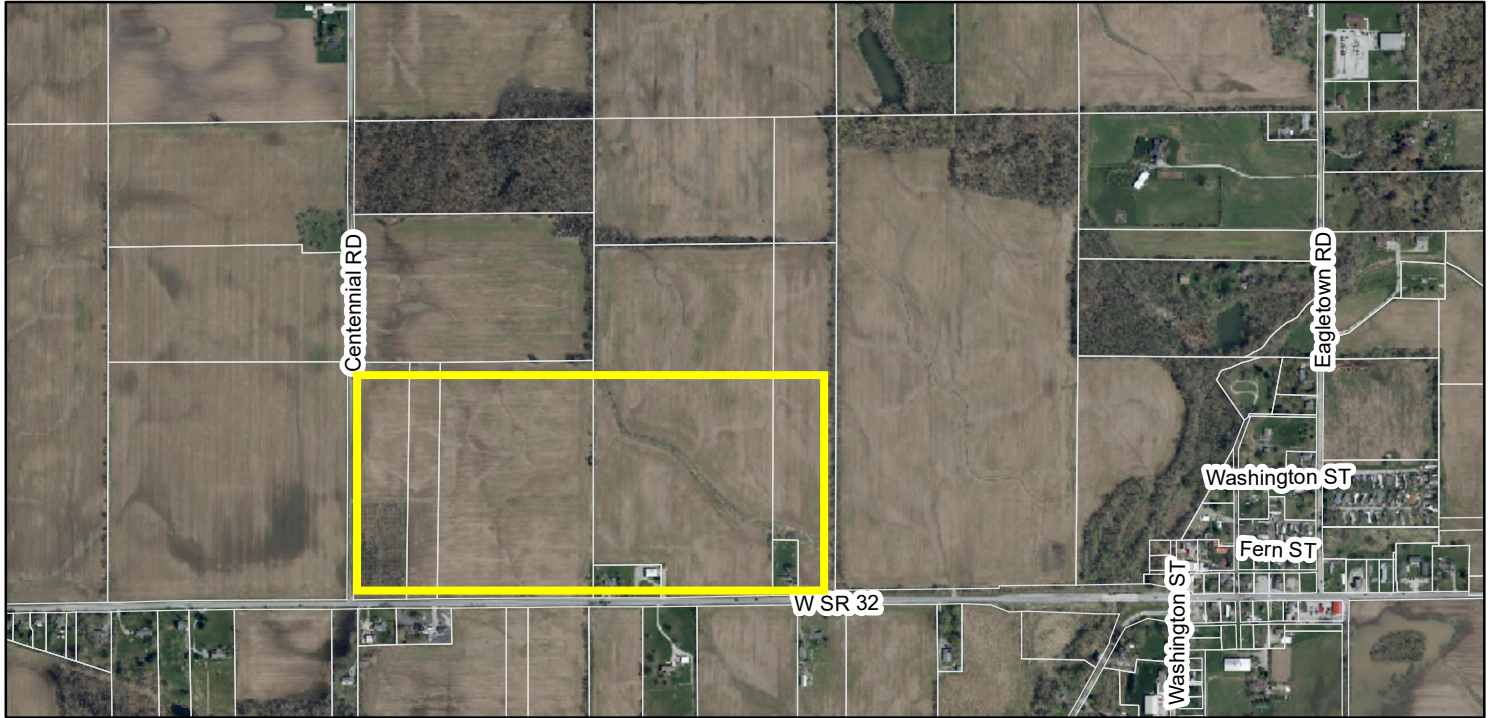
Requested Action: Approve 2406-DDP-12 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property

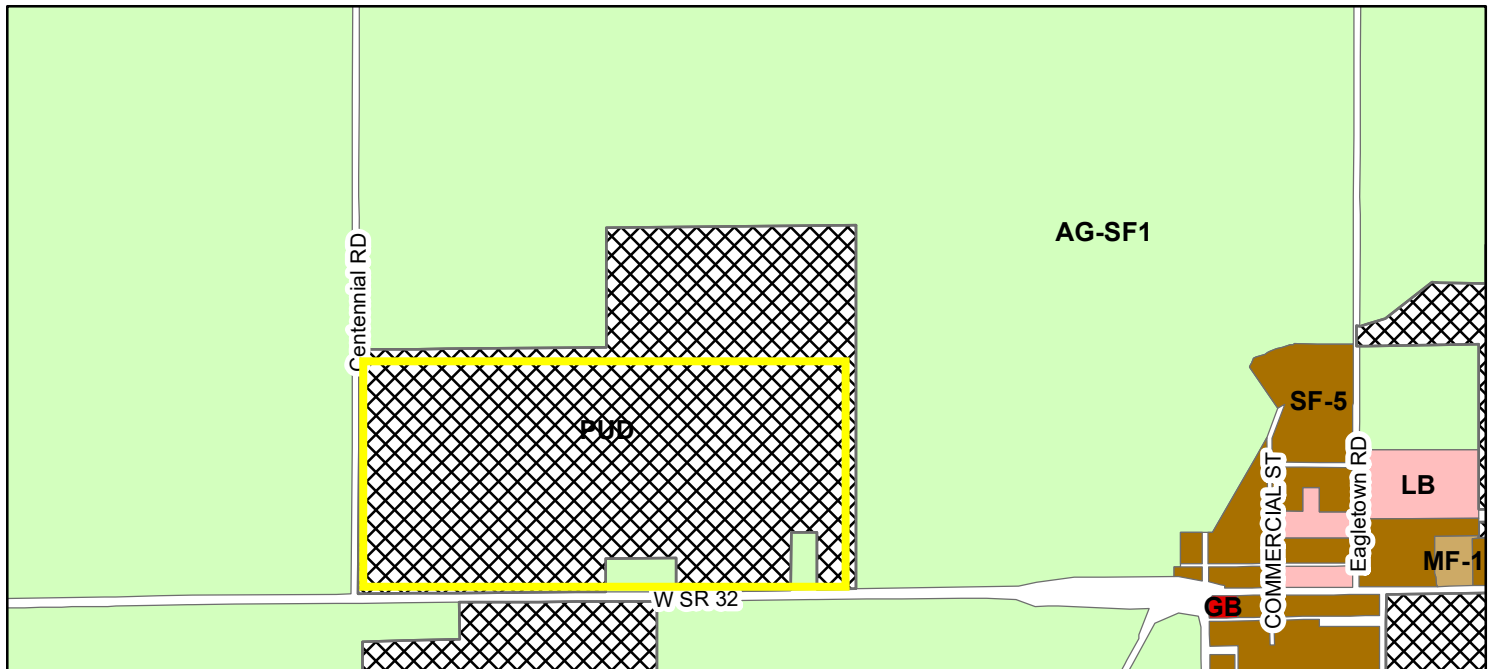
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 Site

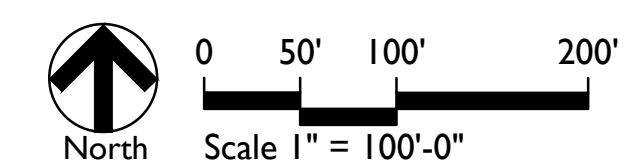
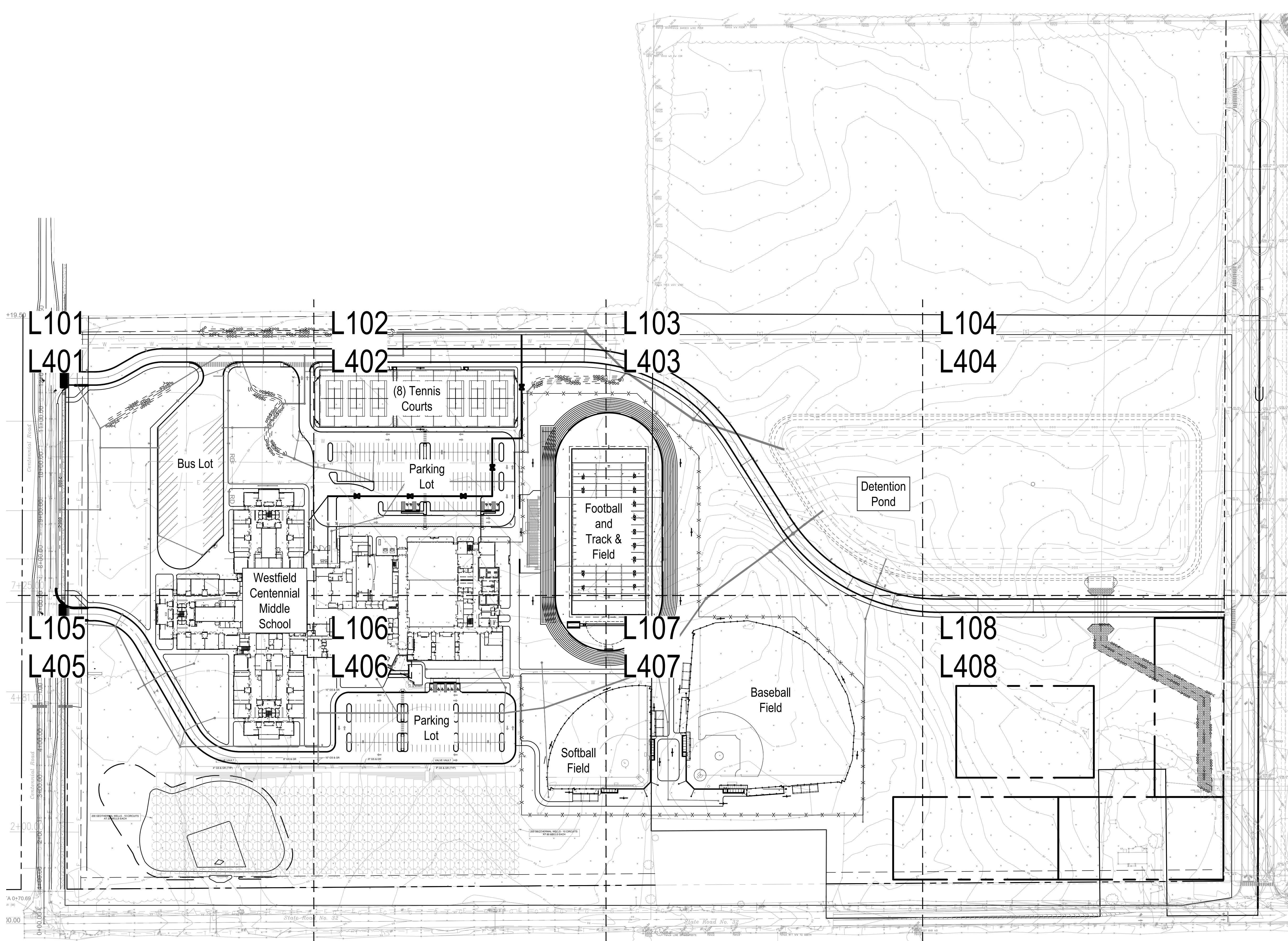


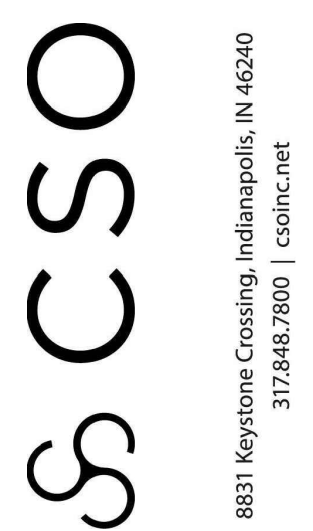
Zoning Map



Zoning

- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  PUD (Planned Unit Development) |
|  GB (General Business) |  SF-5 (Single Family - 5) |
|  LB (Local Business) | |





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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as shown on the site plan. The dimensions of the building, the major structural elements and the type of construction materials are shown. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. On the basis of the general scope indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:

REFERENCE PLAN

CERTIFIED BY:

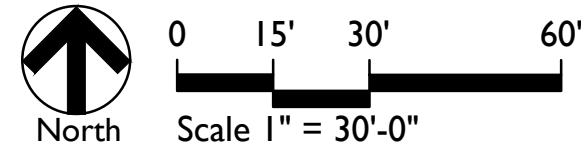
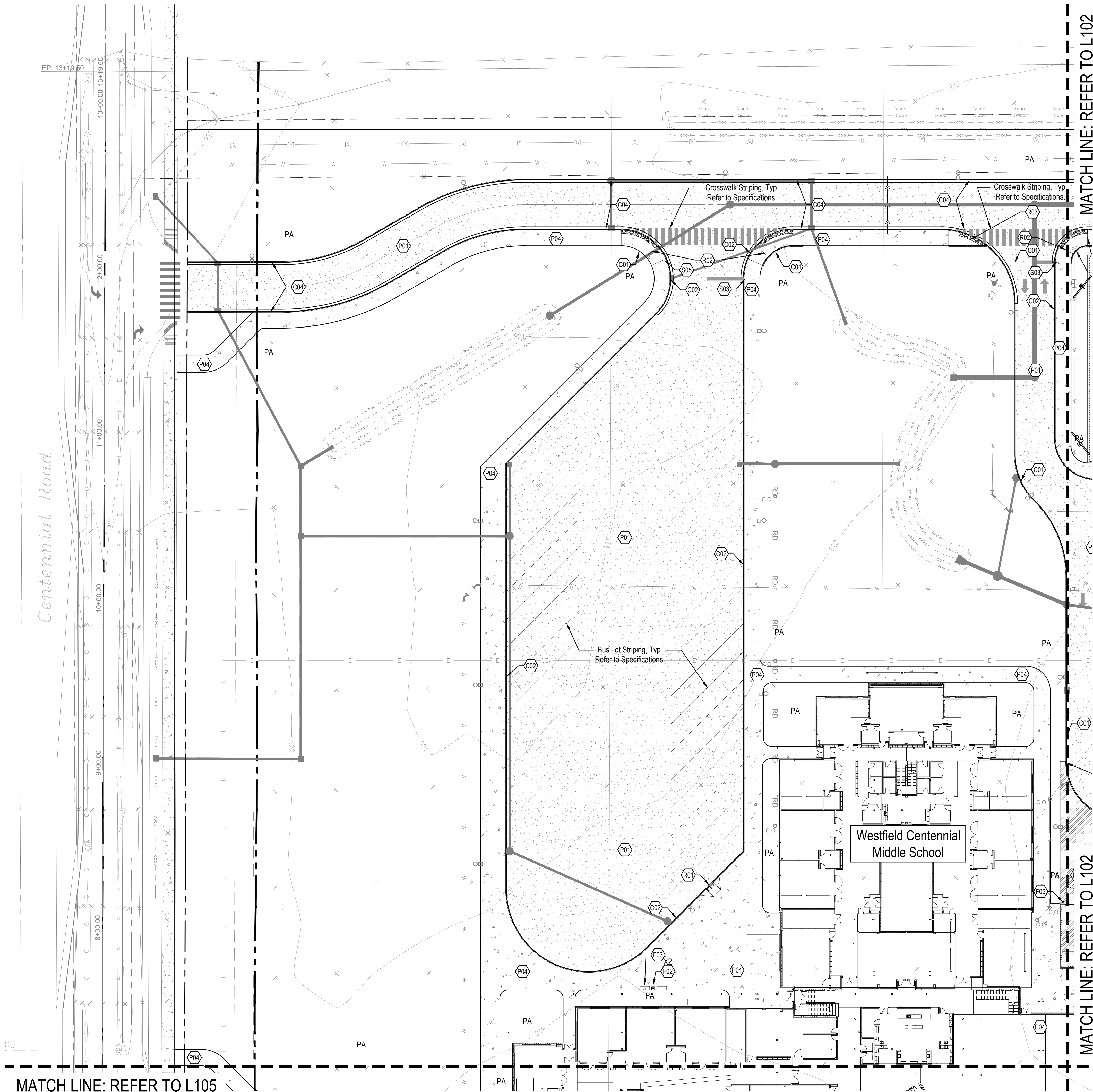
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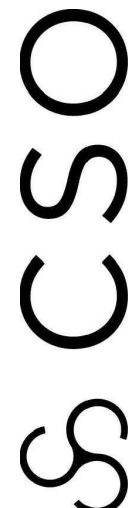
L100

PROJECT NUMBER

2023016







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PROJECT:

WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

These drawings indicate the general scope of the project as shown on the architectural design concept. The dimensions of the building, the major architectural elements and the type of materials, finishes and fixtures are indicated. The drawings are not intended to be used for construction. The drawings are not intended to be used for construction. The drawings are not intended to be used for construction.

REVISIONS:

NO.	DATE	DESCRIPTION
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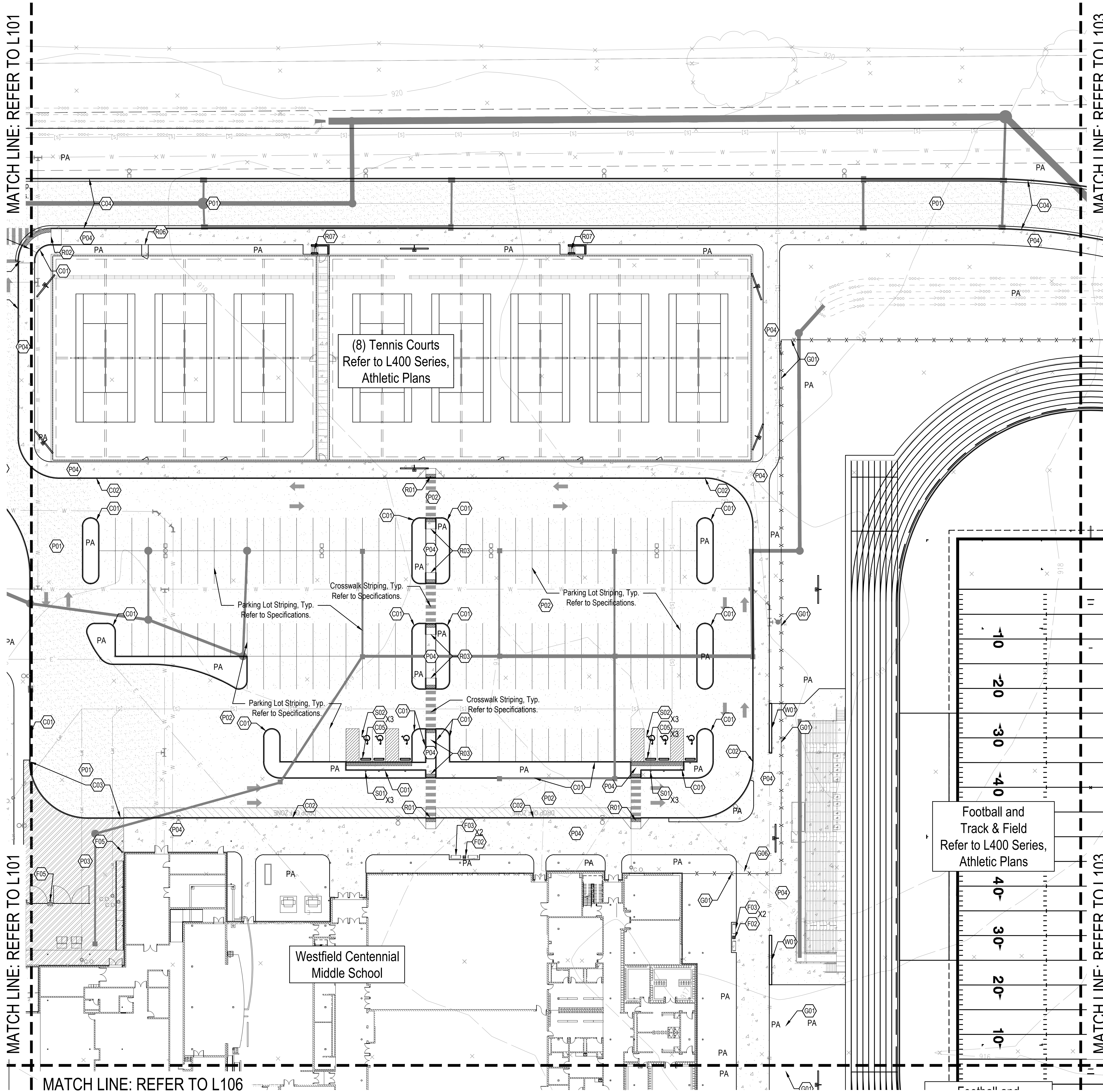
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L101

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PROJECT:

WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

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ISSUE DATE: 05/01/2024

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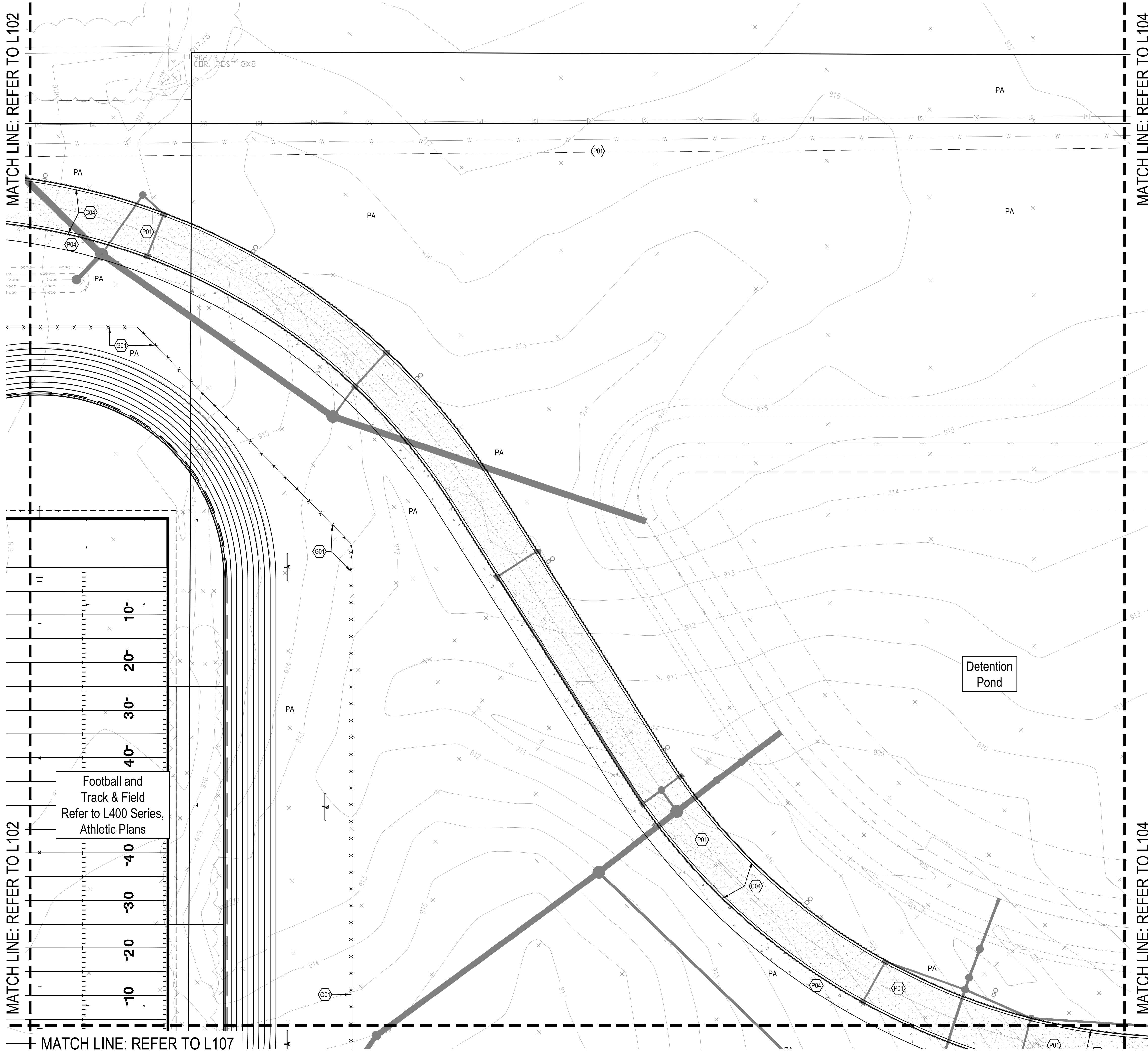
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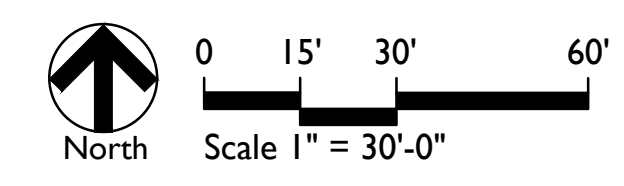
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Football and
Track & Field
Refer to L400 Series,
Athletic Plans

Detention
Pond





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CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL**
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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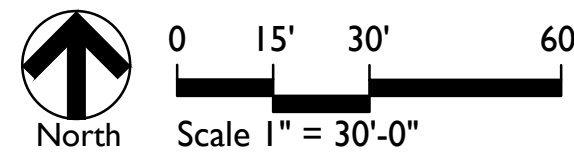
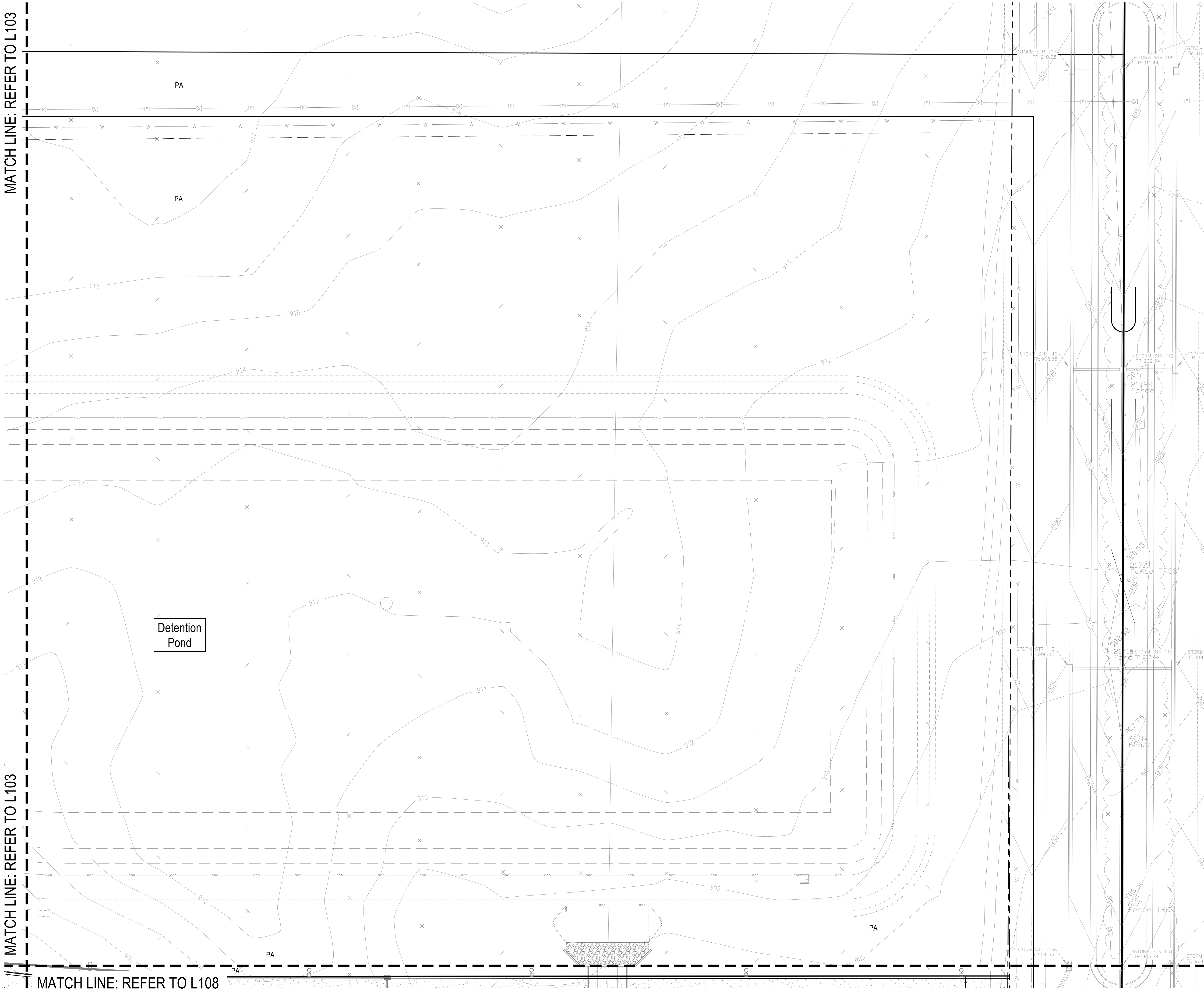
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PROJECT:

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TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

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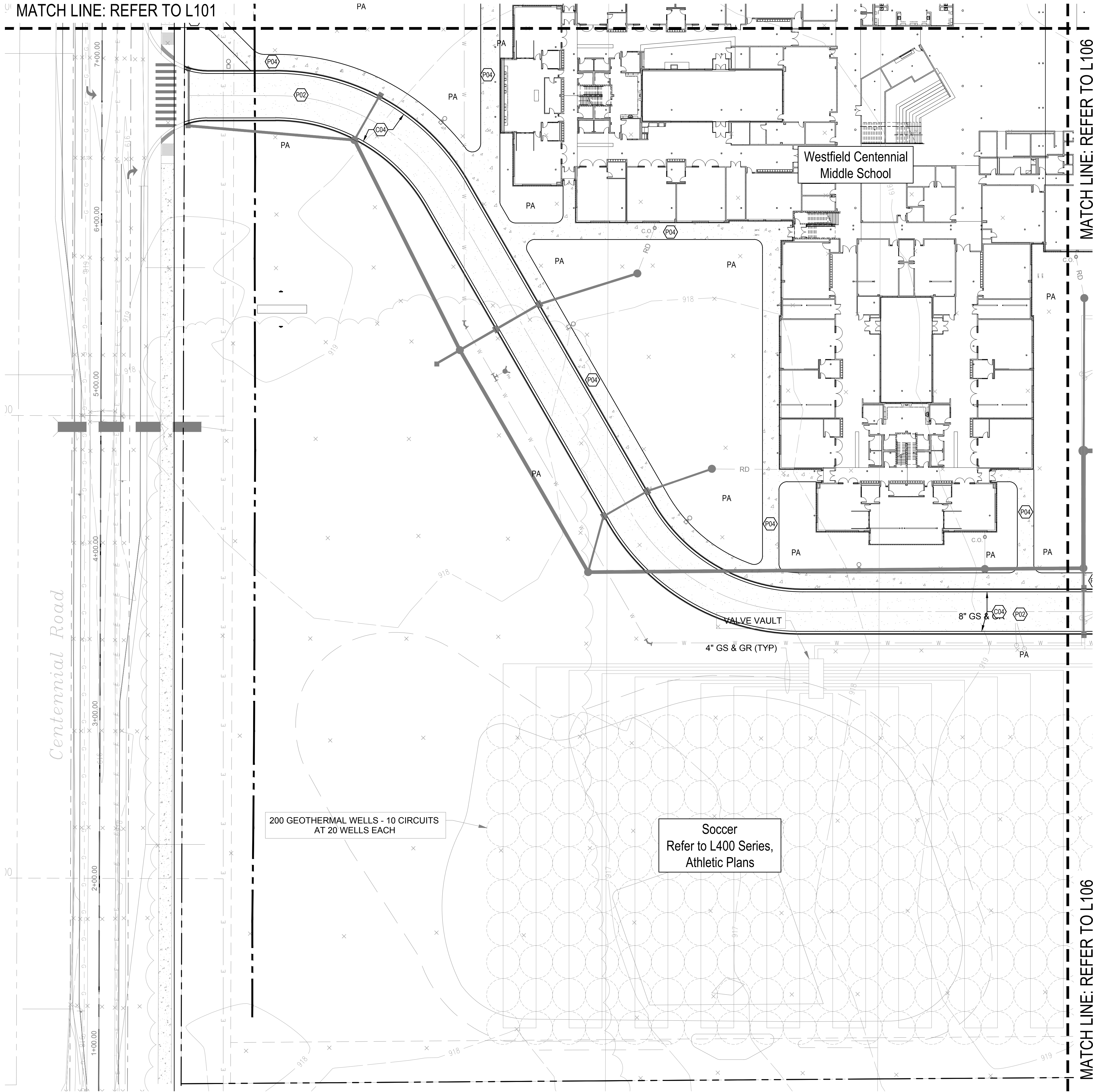
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PROJECT NUMBER

2023016

MATCH LINE: REFER TO L101



MATCH LINE: REFER TO L106

MATCH LINE: REFER TO L106

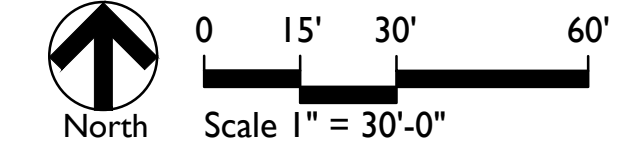
200 GEOTHERMAL WELLS - 10 CIRCUITS
AT 20 WELLS EACH

Soccer
Refer to L400 Series,
Athletic Plans

VALVE VAULT

8" GS & GR

4" GS & GR (TYP)





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PROJECT:

WESTFIELD WASHINGTON SCHOOLS
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TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

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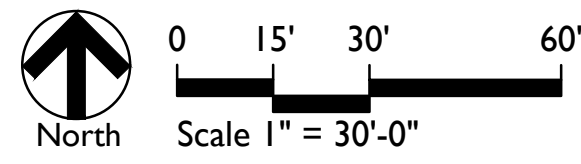
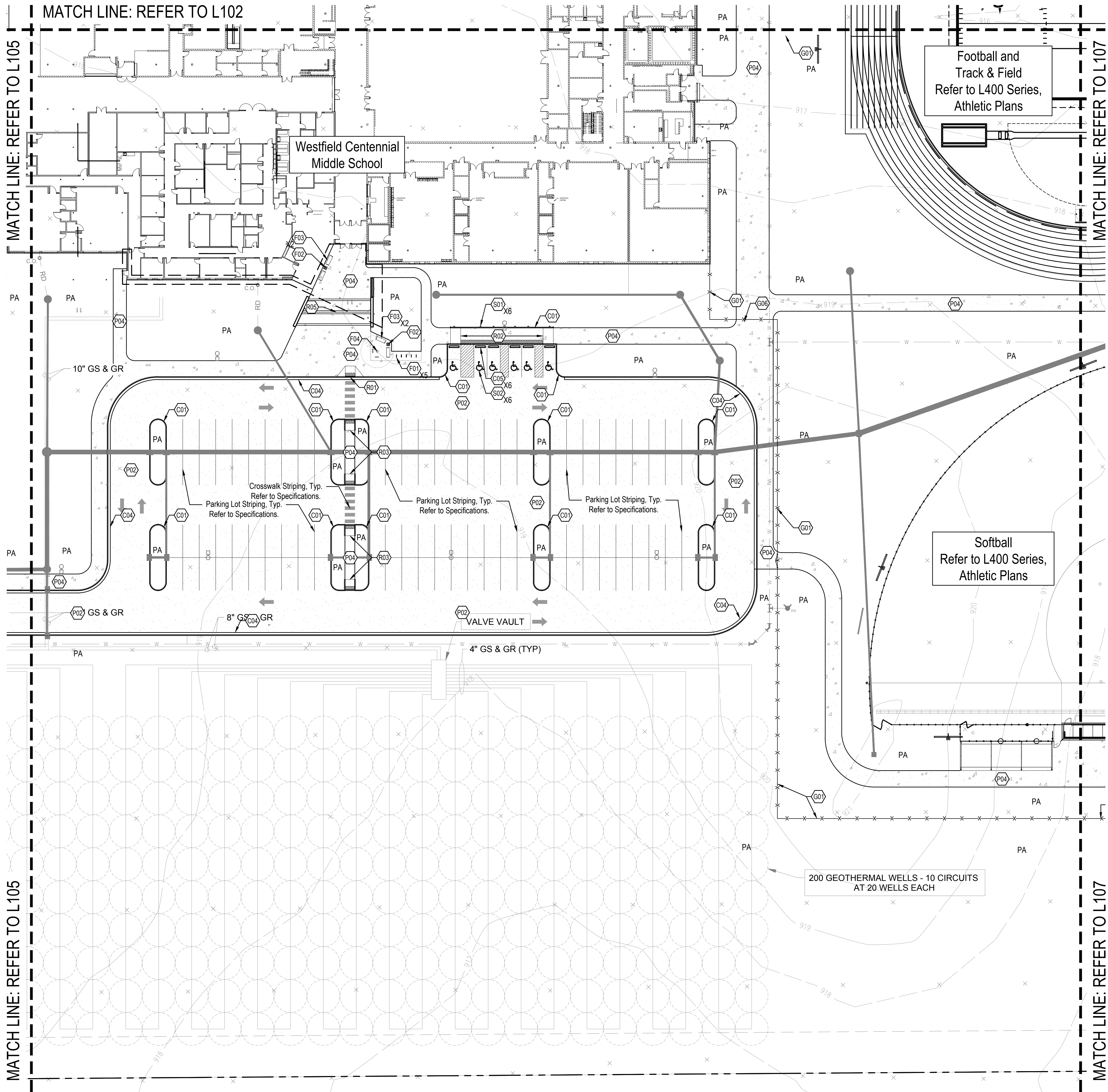
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L105

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TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

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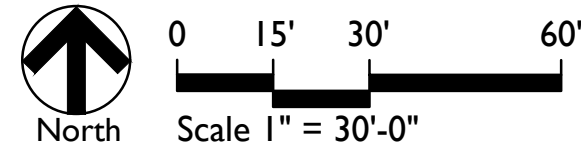
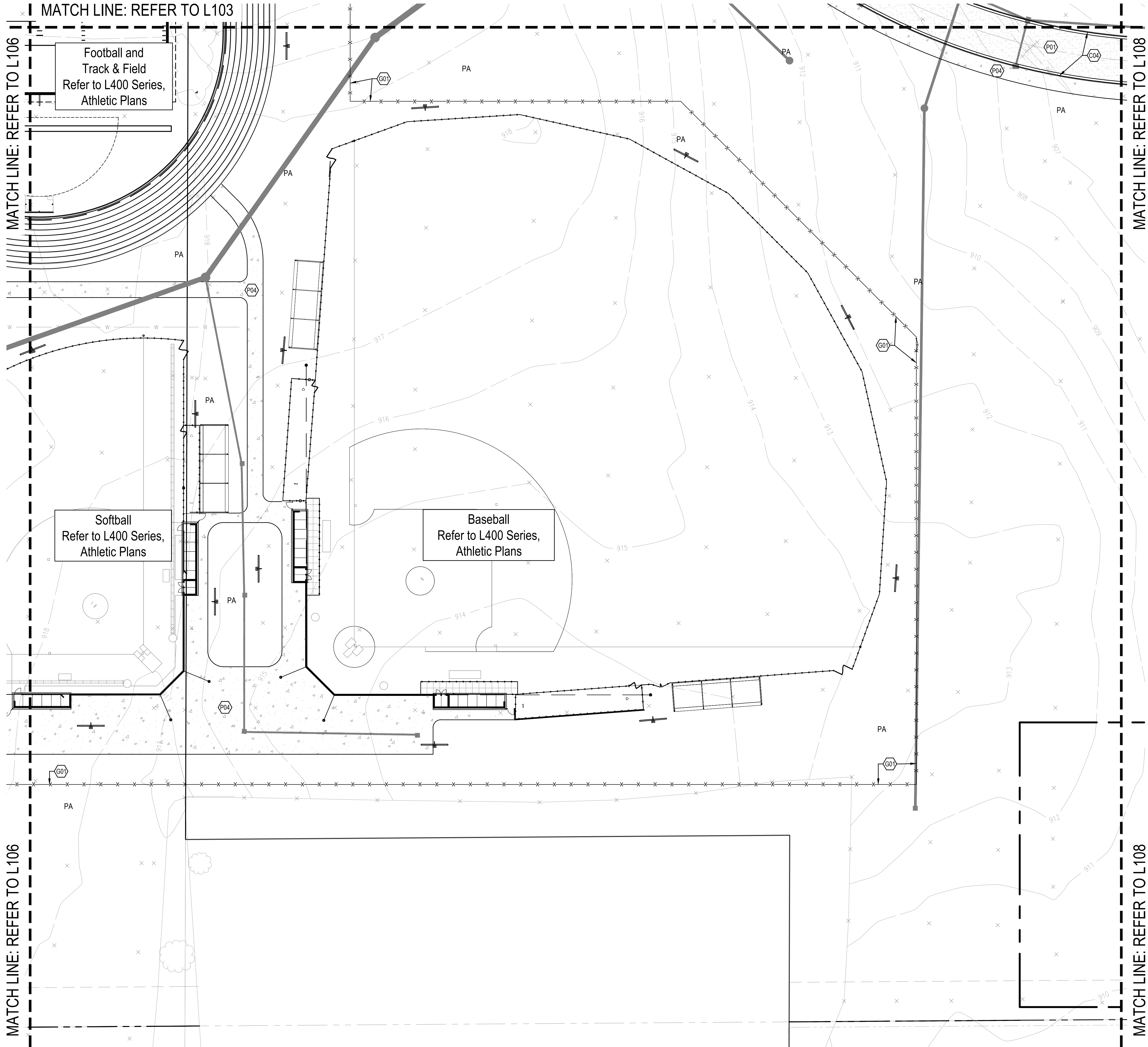
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2023016





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TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

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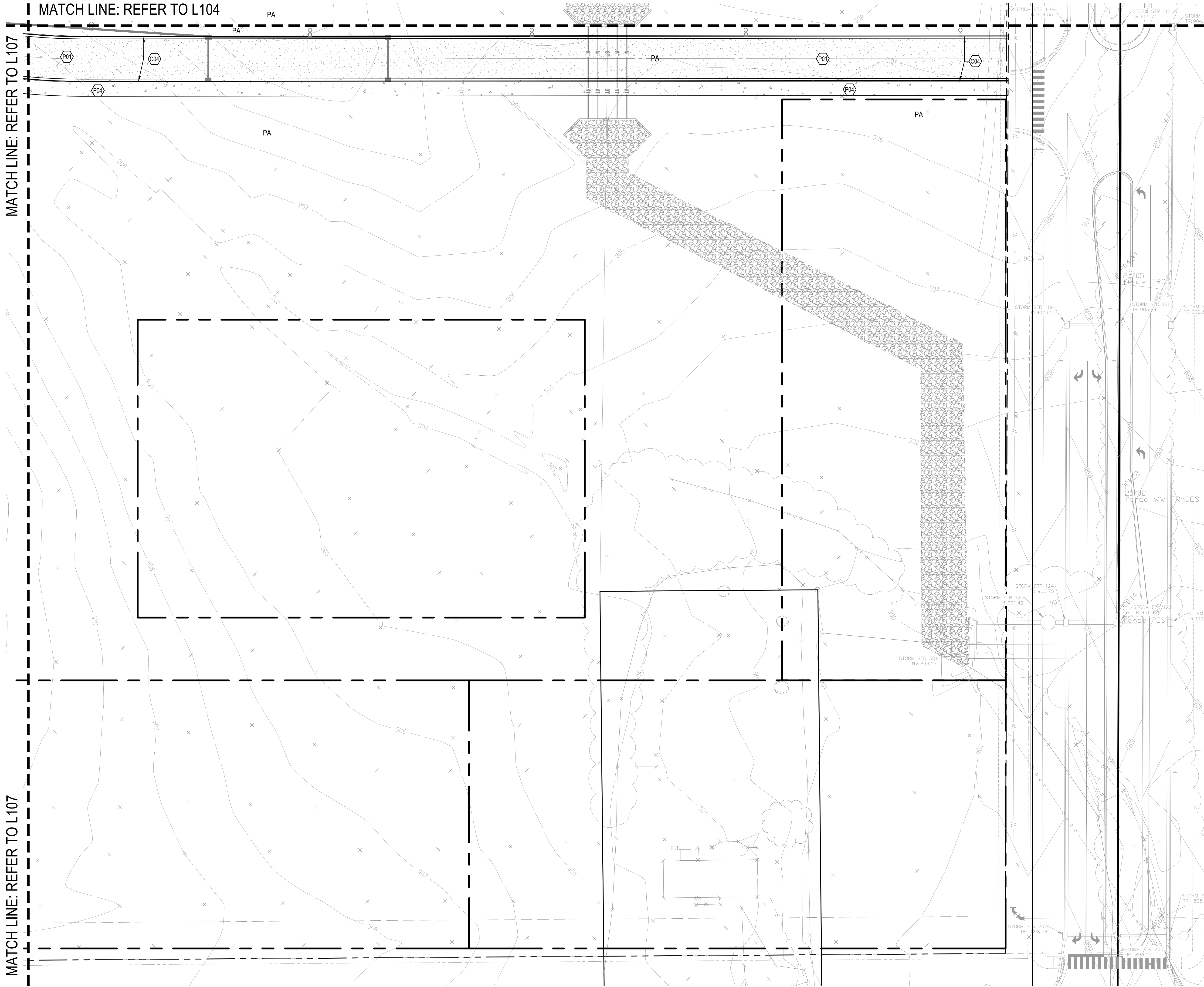
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DRAWING NUMBER

L107

PROJECT NUMBER

2023016





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PROJECT:

**WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL**

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:

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DRAWING TITLE:

MATERIALS & NOTES

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NOT FOR CONSTRUCTION

DRAWING NUMBER

L108

PROJECT NUMBER

2023016



DOORS, FRAMES AND COPING



METAL PANEL



BEIGE STONE



MAIN BRICK



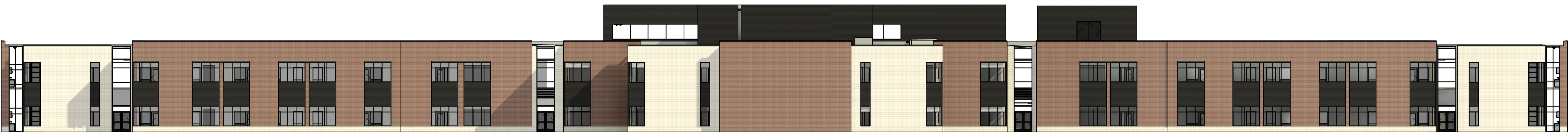
1 OVERALL SOUTH COLORED ELEVATION
A340 SCALE: 3/8" = 1'-0"



2 OVERALL EAST COLORED ELEVATION
A340 SCALE: 3/8" = 1'-0"



3 OVERALL NORTH COLORED ELEVATION
A340 SCALE: 3/8" = 1'-0"



4 OVERALL WEST COLORED ELEVATION
A340 SCALE: 3/8" = 1'-0"



CSO

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONSTRUCTION DOCUMENTS
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. The drawings are not intended to be a contract. The drawings of structural, mechanical and electrical systems are not included. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
04/30/24	KRK	EHMH

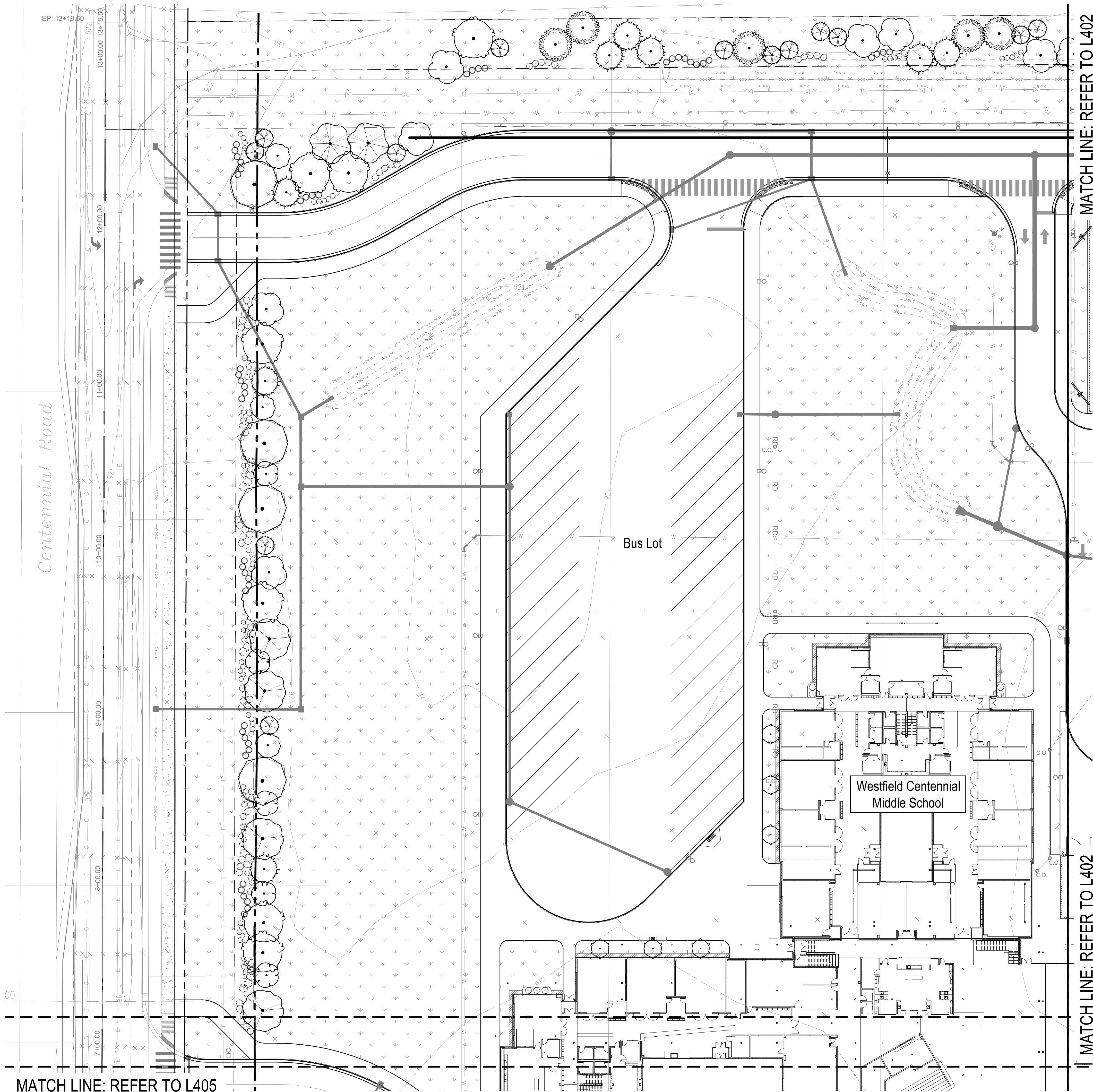
DRAWING TITLE:
OVERALL
COLORED
BUILDING
ELEVATIONS

CERTIFIED BY:

NOT FOR
CONSTRUCTION

DRAWING NUMBER
A340

PROJECT NUMBER
2023061



Planting Ordinance Chart
Westfield Centennial Middle School

Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards

6.8 Landscaping Standards

I. Detention and Retention Areas

I. Natural Appearances

Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.

Required: Naturalized edge

Provided: (34) trees

J. Street Trees

Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.

Required: N/A

K. Minimum Lot Landscaping Requirements

Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.

Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs

Provided: Refer to Other Requirements

L. Foundation Plantings

Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f.

Plants shall be located within 15 feet of facade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.

Required:

Front Building Facade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees

Building Base: 1,848 l.f. / 40 l.f. = (47) plants

Monument Sign: N/A

Provided:

Front Building Facade: (50) shrubs or ornamental trees

Building Base: (47) plants

Monument Sign: N/A

M. External Street Frontage Landscaping Requirements

Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.

Required:

West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs

South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs

Provided:

West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

N. Buffer Yard Requirements

Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.

Required:

North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs

South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs

Provided:

North: (39) shade trees + (39) evergreen trees + (130) shrubs

South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping

Interior Parking Area Landscaping

Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.

Required:

North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs

South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs

Provided:

North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs

South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping

Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.

Required:

South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs

Provided:

South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

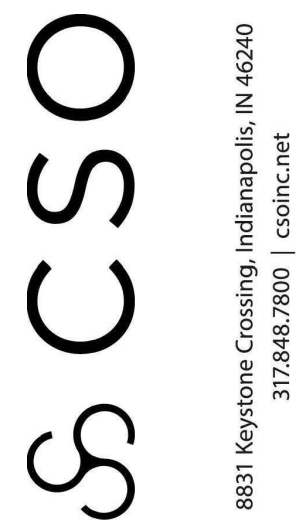
Lawn Seed Mix
Refer to Specifications.

Mow Strip
Refer to Detail 5/L600

Athletic Fields Seed Mix
Refer to Specifications.



0 15' 30' 60'
Scale 1" = 30'-0"



PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE: 05/01/2024
DRAWN BY: SS
CHECKED BY: FP

DRAWING TITLE:

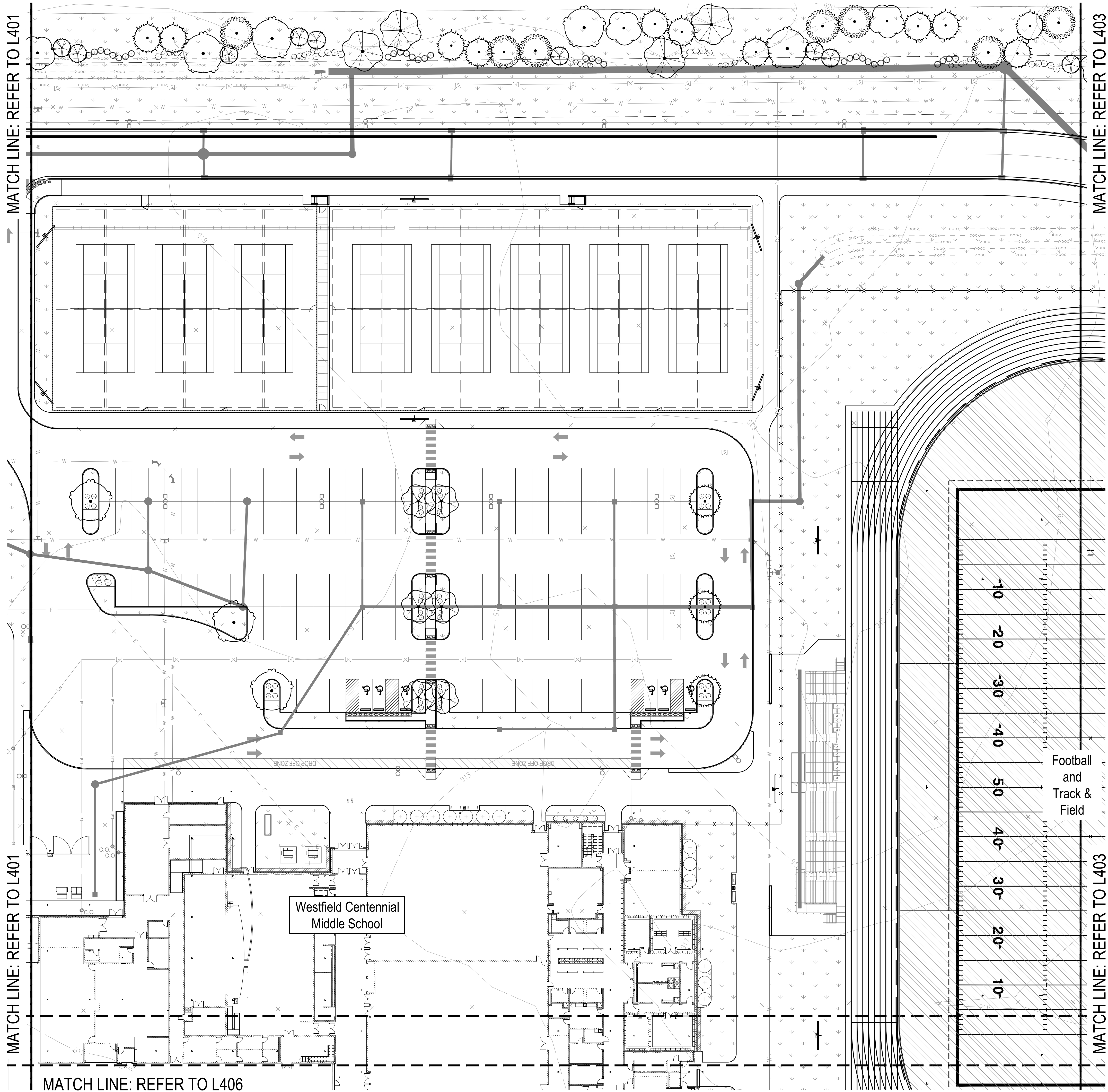
PLANTING
PLAN

CERTIFIED BY:

NOT FOR
CONSTRUCTION

DRAWING NUMBER
L401

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI
South: AG-SFI/PUD (outside corporate limits)
East: AG-SFI
West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of facade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Facade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A
Provided:
Front Building Facade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1,254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1,283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs
South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

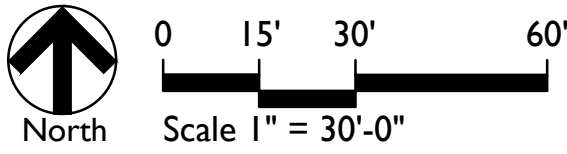
N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (39) shade trees + (39) evergreen trees + (130) shrubs
South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces. 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.



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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as shown on the architectural design concept. The dimensions of the building, the major architectural elements and the type of materials, materials and finishes are indicated. The drawings do not necessarily indicate or describe all the work required for full performance and completion of the project. On the basis of the general scope indicated or described, the contractor shall submit all items required for the proper execution and completion of the work.

REVISIONS:

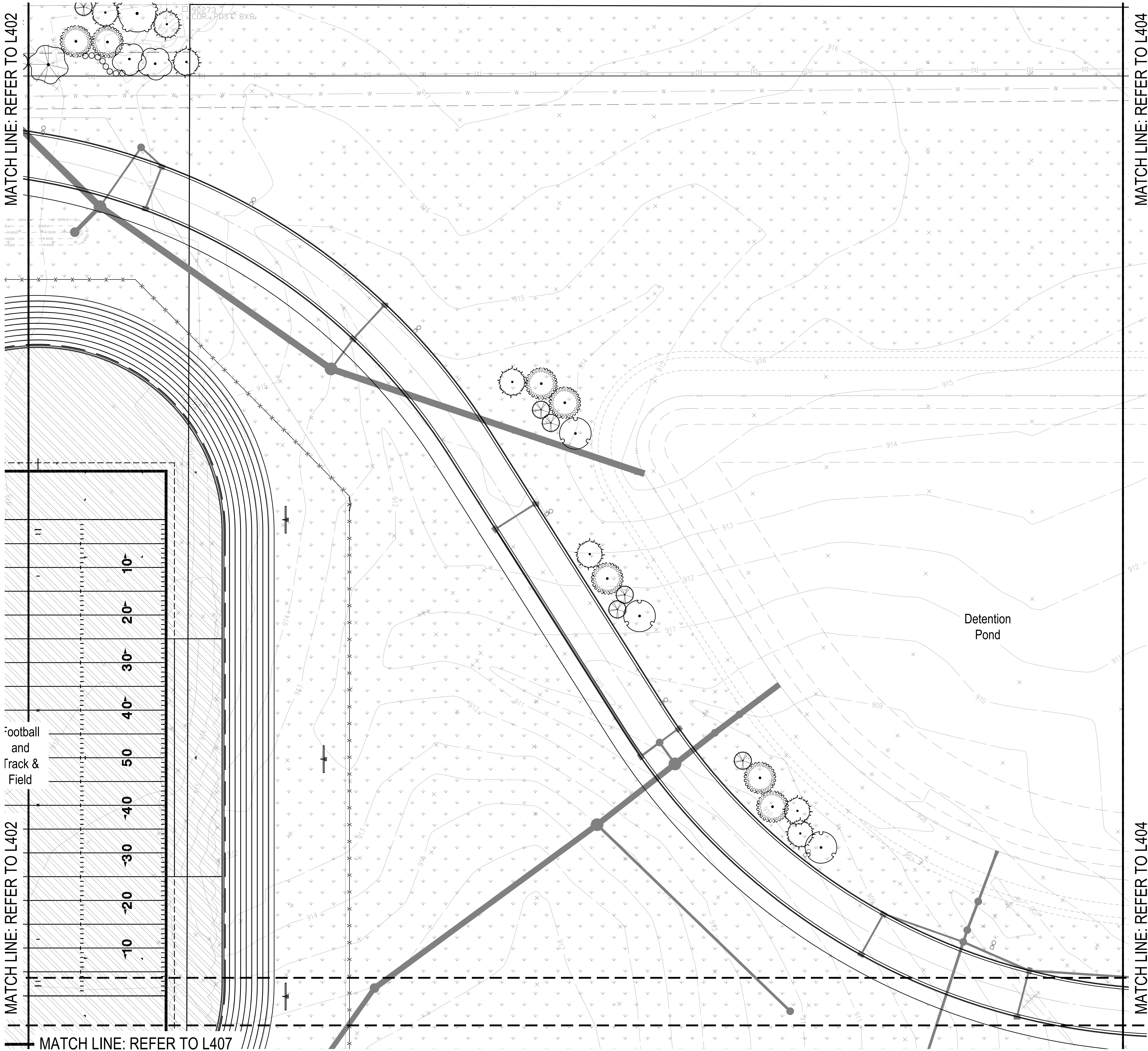
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L402

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of facade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Facade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A
Provided:
Front Building Facade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

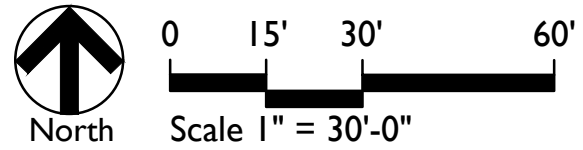
M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs
South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (39) shade trees + (39) evergreen trees + (130) shrubs
South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.
Required:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

- PLANTING LEGEND**
- Lawn Seed Mix
Refer to Specifications.
 - Mow Strip
Refer to Detail 5/L600
 - Athletic Fields Seed Mix
Refer to Specifications.



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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as shown on the site plan. The dimensions of the building, the major structural elements and the type of materials, materials and construction details are not shown. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project. On the basis of the general scope indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE: 05/01/2024
DRAWN BY: SS
CHECKED BY: FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

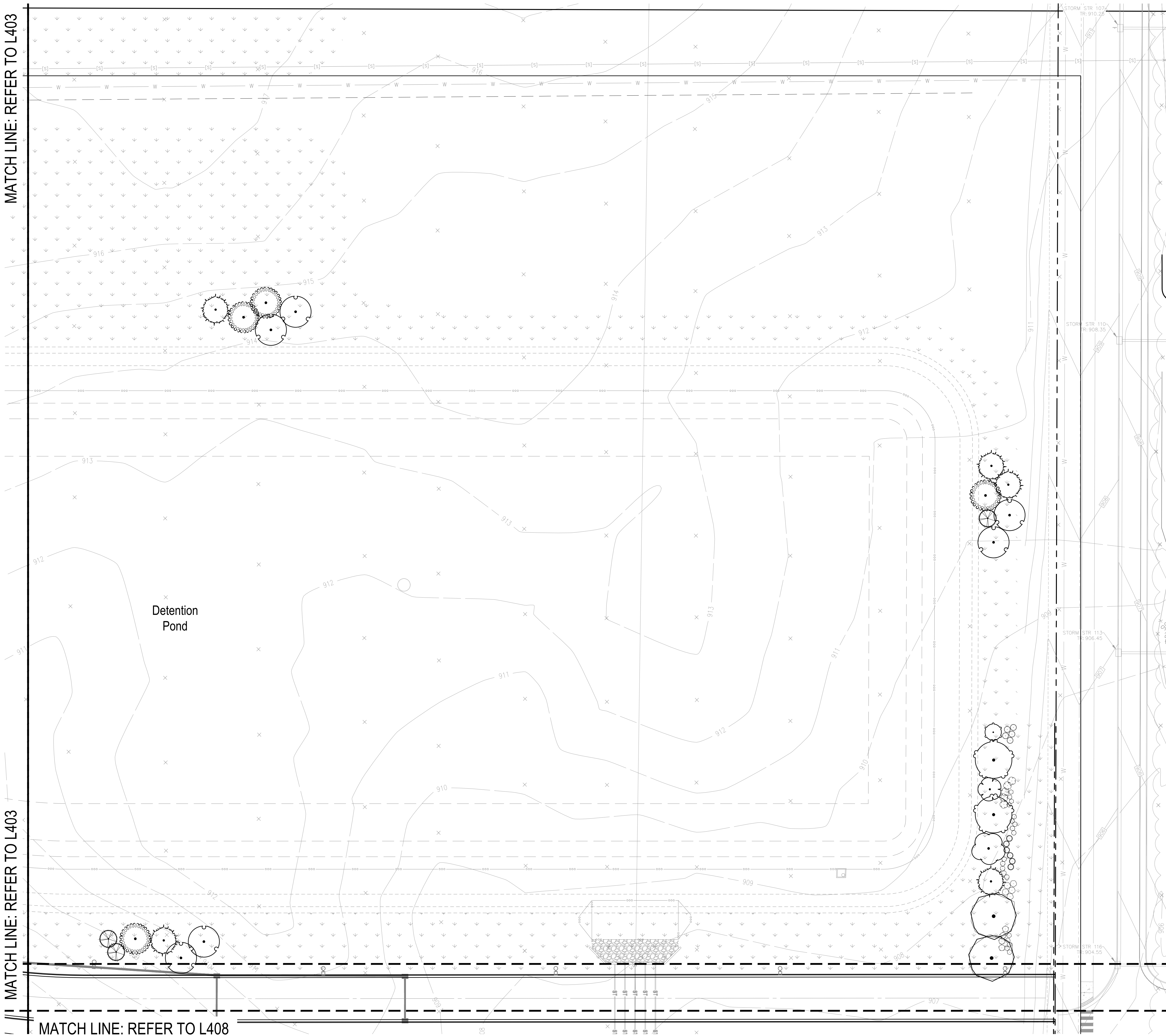
DRAWING NUMBER:
L403

PROJECT NUMBER:
2023016

MATCH LINE: REFER TO L403

MATCH LINE: REFER TO L403

MATCH LINE: REFER TO L408



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI
South: AG-SFI/PUD (outside corporate limits)
East: AG-SFI
West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
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Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

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Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of facade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Facade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A
Provided:
Front Building Facade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
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South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
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South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
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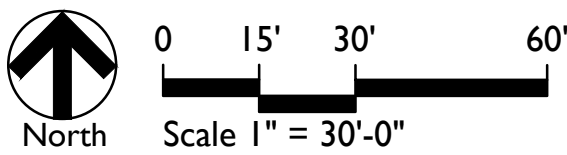
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Required:
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Provided:
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PLANTING LEGEND

Lawn Seed Mix
Refer to Specifications.

Mow Strip
Refer to Detail 5/L600

Athletic Fields Seed Mix
Refer to Specifications.



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context
DESIGN
5825 Lewiston Loop E. Dr. 1 Indianapolis, IN 46216
317-443-9700 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE: 05/01/2024
DRAWN BY: SS
CHECKED BY: FP

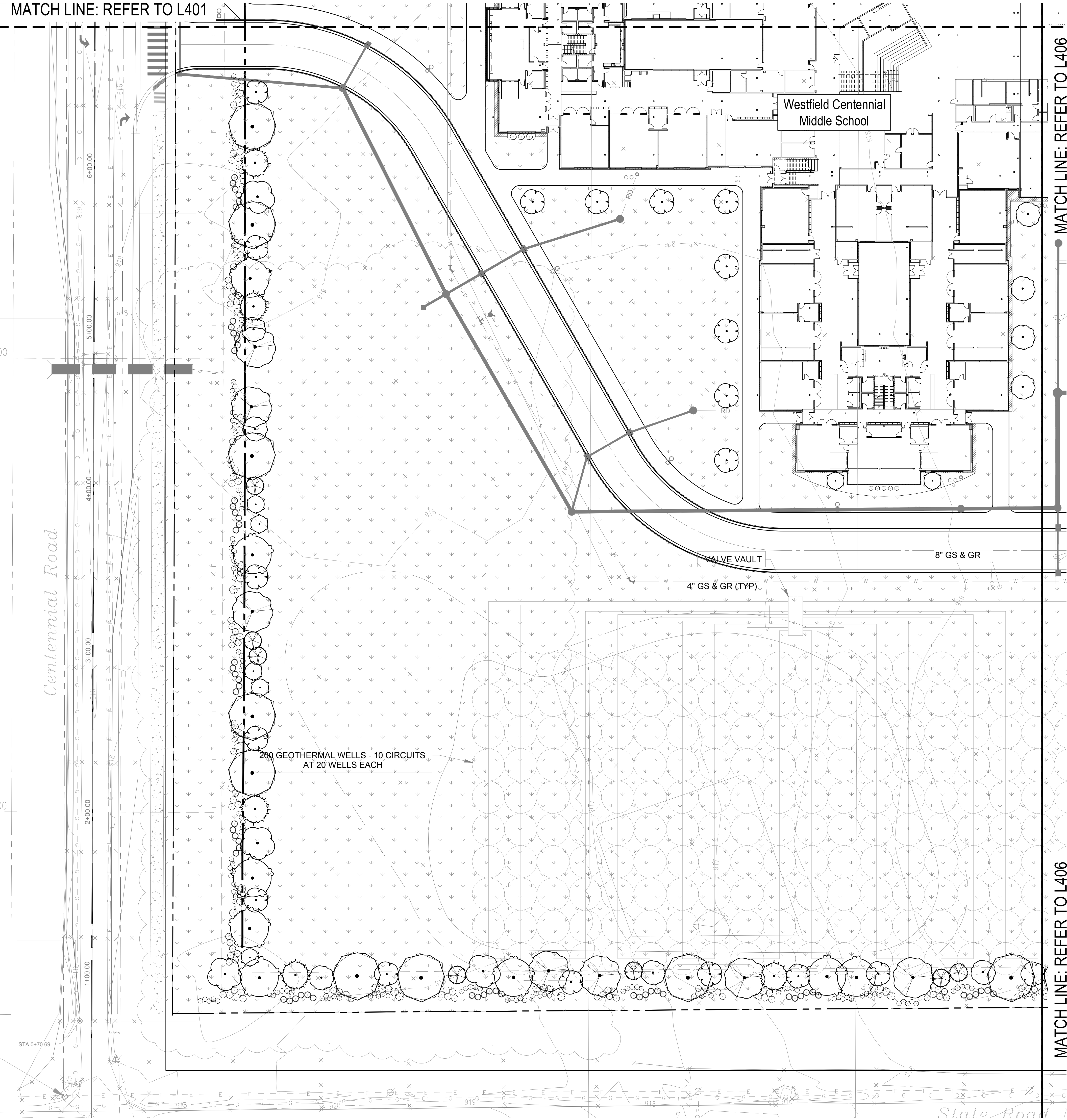
DRAWING TITLE:
PLANTING
PLAN

CERTIFIED BY:
NOT FOR
CONSTRUCTION

DRAWING NUMBER:
L404

PROJECT NUMBER:
2023016

MATCH LINE: REFER TO L401



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

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Chapter 6. Development Standards
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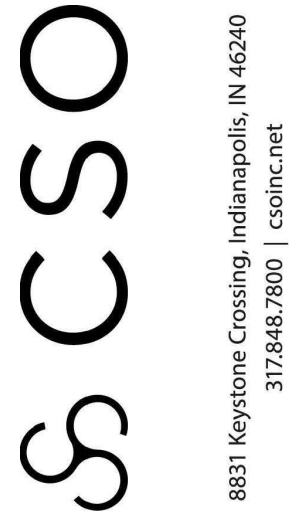
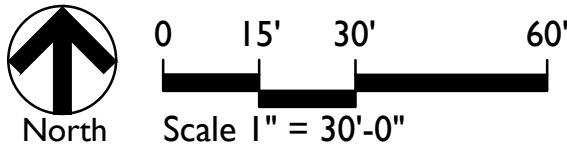
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South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND

- Lawn Seed Mix
Refer to Specifications.
- Mow Strip
Refer to Detail 5/L600
- Athletic Fields Seed Mix
Refer to Specifications.



PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

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REVISIONS:

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DRAWN BY: SS
CHECKED BY: FP

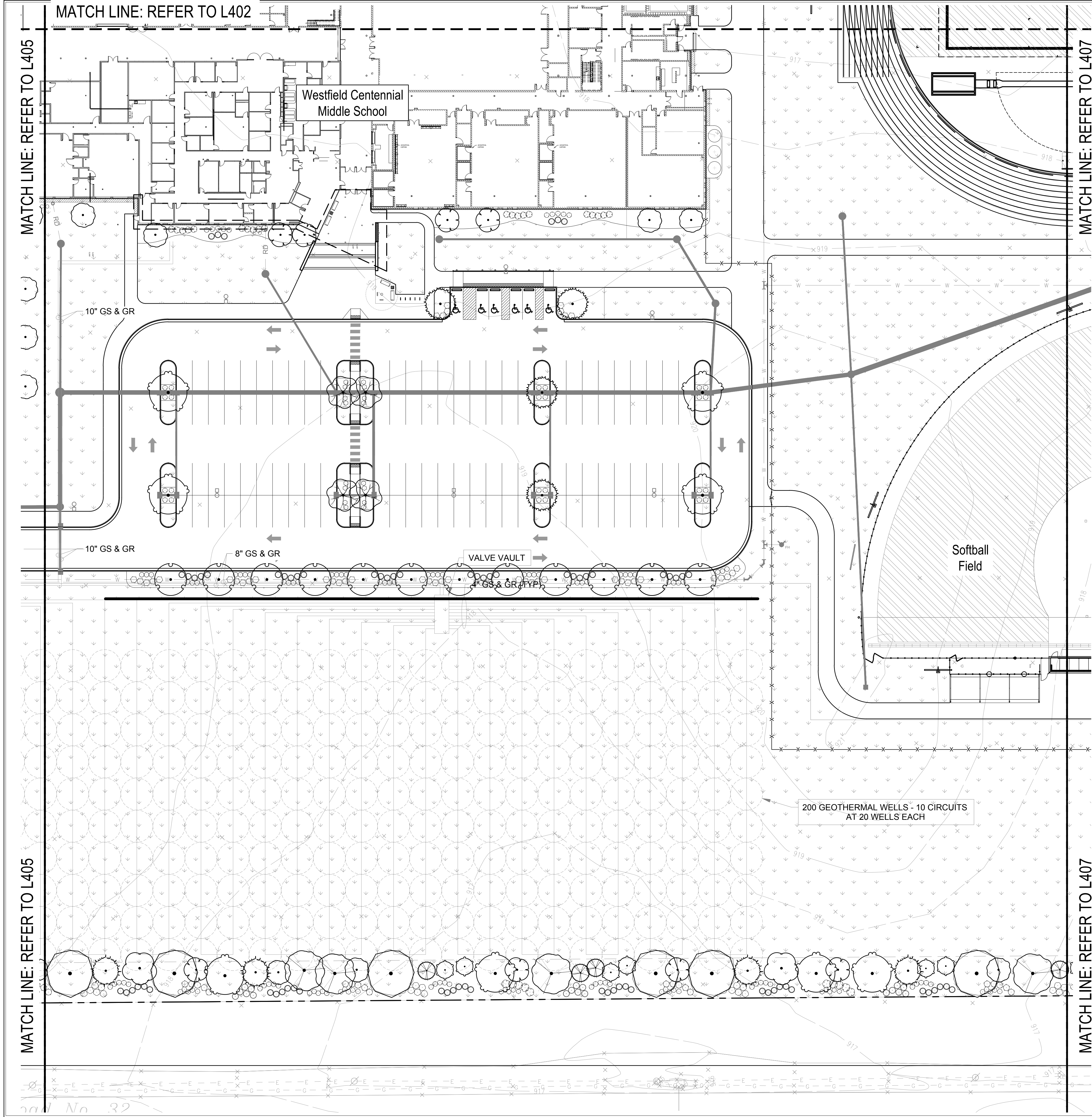
DRAWING TITLE:

PLANTING
PLAN

CERTIFIED BY:
**NOT FOR
CONSTRUCTION**

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

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Chapter 6. Development Standards
6.8 Landscaping Standards
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Required: Naturalized edge
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Required: N/A

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Requirement: For an institutional use, shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

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Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of facade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
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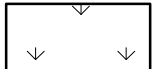
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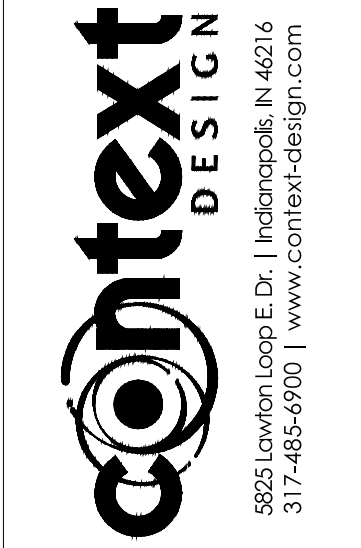
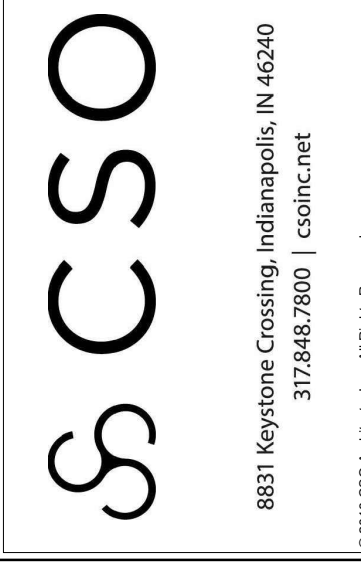
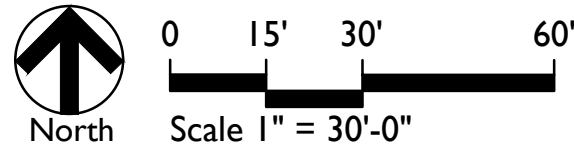
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PLANTING LEGEND

 Lawn Seed Mix
Refer to Specifications.

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Refer to Detail 5/L600

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

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REVISIONS:		

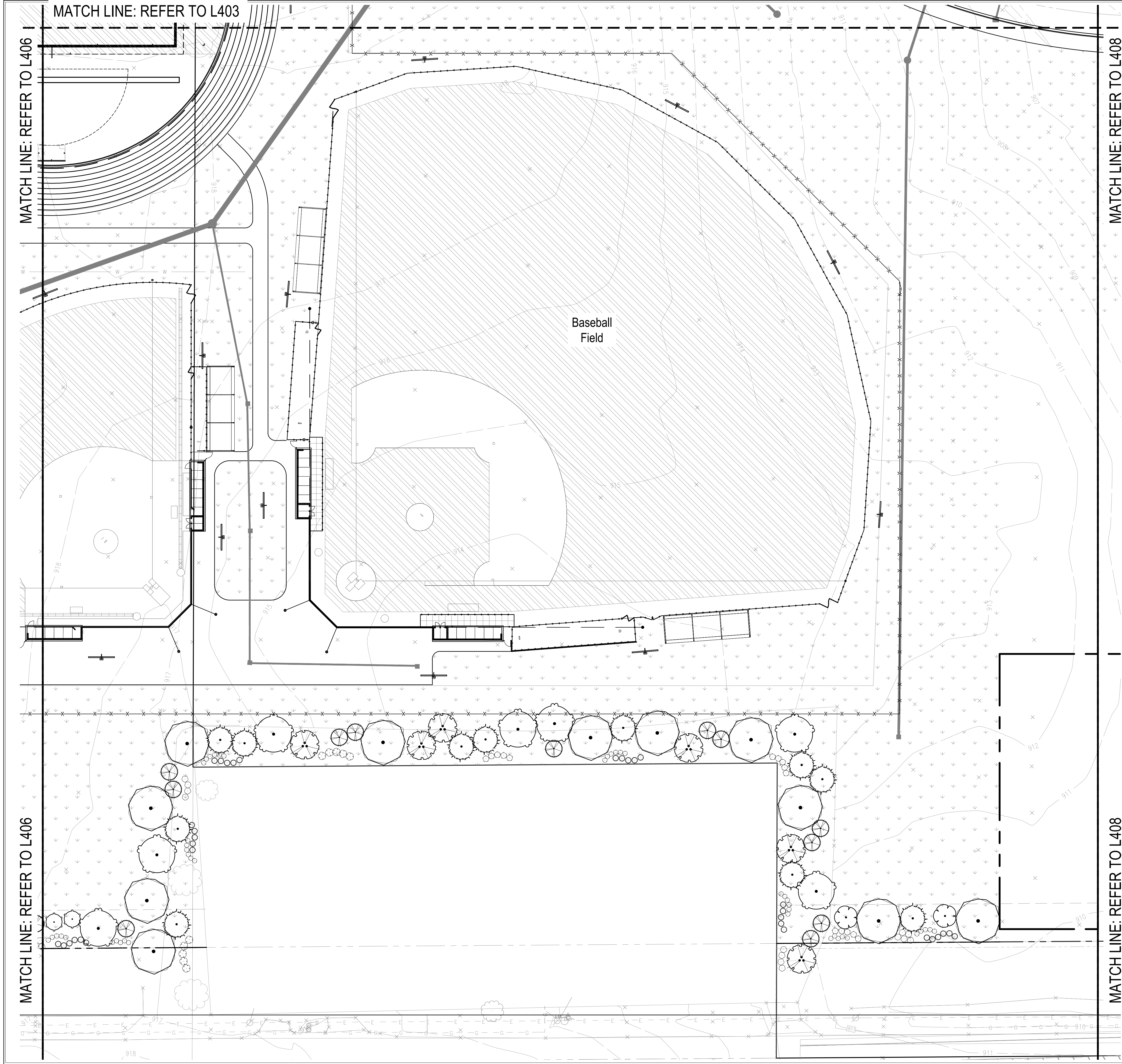
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: VVWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

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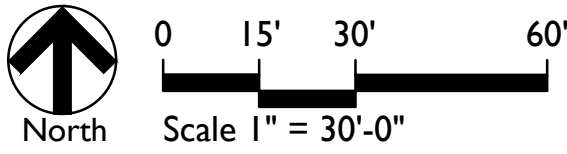
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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL

CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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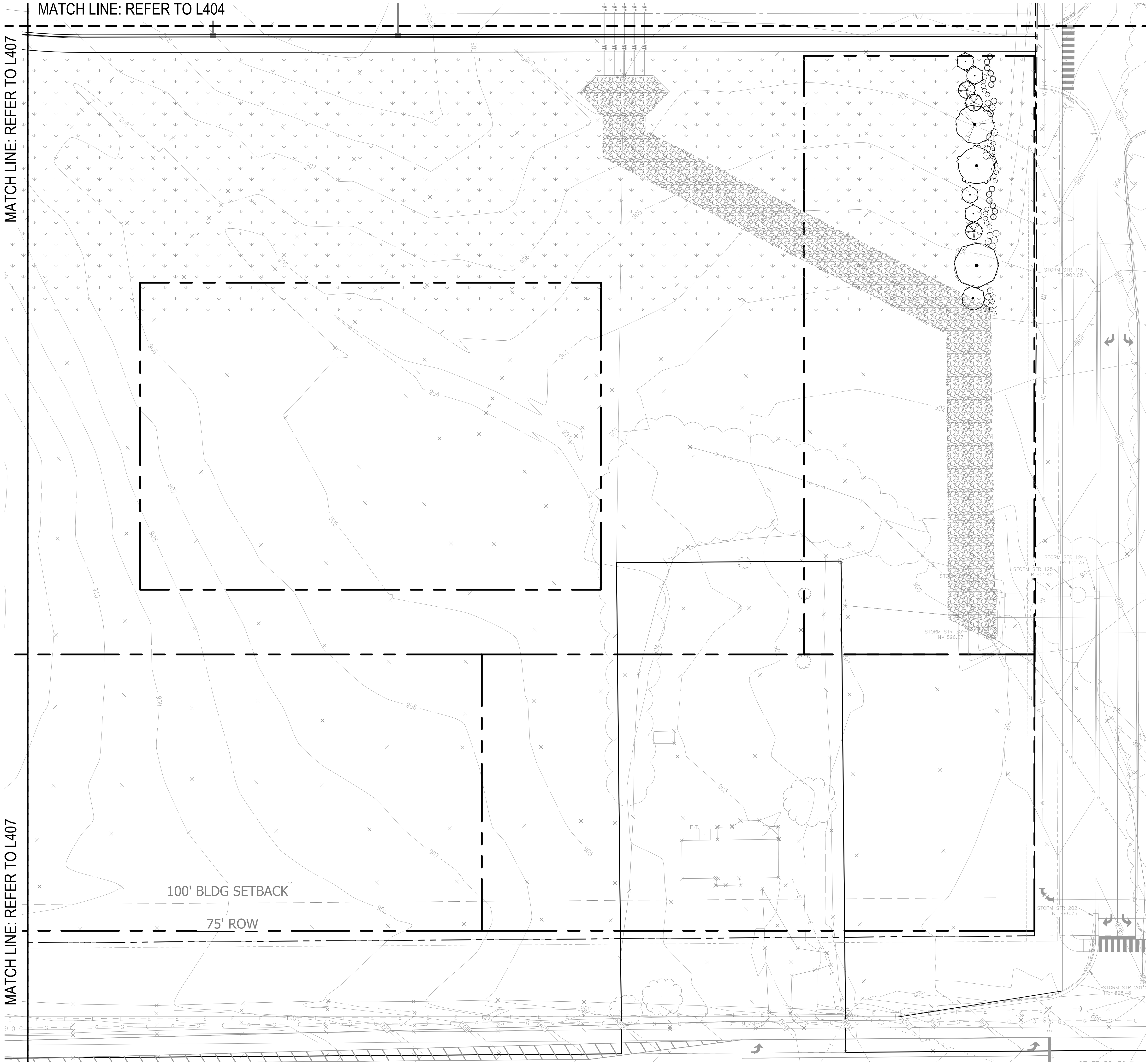
ISSUE DATE: 05/01/2024
DRAWN BY: SS
CHECKED BY: FP

DRAWING TITLE:
PLANTING
PLAN

CERTIFIED BY:
NOT FOR
CONSTRUCTION

DRAWING NUMBER
L407

PROJECT NUMBER
2023016



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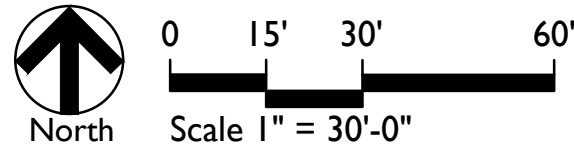
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PROJECT:
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REVISIONS:

DATE	BY	REVISION
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ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:

PLANTING PLAN

CERTIFIED BY:

NOT FOR CONSTRUCTION

DRAWING NUMBER

L408

PROJECT NUMBER

2023016



Petition Number: 2406-DDP-14

Project Name: The Depot at Spring Mill Station Phase 4

Subject Site Address: 15930 and 16950 Spring Mill Rd. ("the Property")

Petitioner: KennMar

Representative: SPACECO, Inc.

Request: Detailed Development Plan approval for two (2) 6,674 +/- square foot commercial buildings

Current Zoning: Spring Mill Station SWC PUD District

Current Land Use: Vacant

Approximate Acreage: 5.55 acres +/-

Property History: Spring Mill Station SWC PUD (Ord. 17-41; adopted March 26, 2018)
Overall Development Plan (1908-ODP-13; approved September 16, 2019)
Primary Plat (1908-SPP-13; approved September 16, 2019)

Staff Reviewer: Weston Rogers, Senior Planner

PROCEDURAL

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

BACKGROUND

The applicable zoning district is the Spring Mill Station SWC Planned Unit Development District which was adopted in 2018. The currently vacant property has an underlying zoning classification of Local Business (LB). The proposed project would develop two (2) new commercial buildings totaling 6,674 square feet each on the Property.

The comments contained herein are in review of the filed Detailed Development Plan scheduled for the May 20, 2024, Technical Advisory Committee meeting.

DEVELOPMENT PLAN REQUIREMENTS

(Article 10.7(G) of the UDO)

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

DISTRICT STANDARDS

Spring Mill Station SWC PUD (Ord. 17-41) and Article 4.14 (Local and Neighborhood Business District)

The plans comply.

- 22) General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)
- 23) Minimum Lot Area: No Minimum
- 24) Minimum Lot Frontage: 50 feet
- 25) Minimum Building Setback Line:

- a) Front Yard: None
 - i) Per concept plan (as determined at the time of primary plat approval)
- b) Side Yard 15 feet
 - i) 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 of Right-of-way line, whichever is greater.
- c) Rear Yard: 20 feet
 - i) 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.

26) Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line, and the remainder of said required yard shall be maintained as green space free from buildings or structures (Ord. 17-41).

27) Minimum / Maximum Building Height: (Ord. 17-41)

- a) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18'), if the building features a flat roof, as measured to the top of any parapet wall.
- b) No other building located in the Commercial Area shall be subject to minimum height requirements.
- c) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.
- d) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(D).

28) Building Size Requirements:

- a) Minimum Business Size: 800 square feet
- b) Maximum Building Size: 30,000 square feet
- c) Maximum Aggregate of all buildings within a single development: (Ord. 17-41)
150,000 square feet
- d) The building labeled "Medical Offices" on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other permitted use. (Ord. 17-41)

DEVELOPMENT STANDARDS

(Chapter 6 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

34) Accessory Use and Building Standards (Article 6.1)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - iv. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - v. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vi. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- B. Trash Enclosures. A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street and Spring Mill Road. See Exhibit E for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves. (Ord. 17-41)

35) Architectural Standards (Article 6.3)

- A. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that

contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.1(E) below. (Ord. 17-41)

- B. Building Materials. The Building Materials Exhibit, attached hereto as Exhibit D-1, hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with Exhibit D, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component. (Ord. 17-41)
- C. Architectural Features. The Architectural Features Exhibit, attached hereto as Exhibit D-2, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in Exhibits D-2. (Ord. 17-41)
- D. Administration. Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval. (Ord. 17-41)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8)

A. Selection, Installation, and Maintenance of Plant Materials:

- i. Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
 - a. Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
 - b. Evergreen Trees: A minimum of six (6) feet in height.
 - c. Ornamental Trees: A minimum of two (2) inches in Caliper.
 - d. Shrubs: A minimum of eighteen (18) inches in height.
 - e. Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

B. Placement: Installed plantings shall comply with the following:

- i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
 - ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
 - iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
 - iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
 - vi. Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
- C. Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)
- D. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):
- E. Foundation Plantings: Foundation plantings shall be provided as follows:
- i. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
 - ii. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

- iii. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
 - iv. Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
 - v. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.
- F. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
- i. Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - ii. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
- G. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.
- i. Interior Parking Area Landscaping:
 - a. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: 50 or more spaces = 10% of parking are to be landscaped.
 - b. Interior Parking Area Islands:
 - (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

- (b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 - (c) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.
 - (d) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with Article 6.19 Vision Clearance Standards.
 - ii. Perimeter Parking Area Landscaping:
 - a. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.
 - b. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.
 - c. Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.
- H. Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows: (Ord. 17-41)
 - i. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer

yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.

- ii. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

40) Lighting Standards (Article 6.9)

- A. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses (Article 6.9):
 - i. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - ii. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iii. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - iv. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
 - v. All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- B. Sign Lighting:
 - i. Light Fixtures used to illuminate an outdoor advertising Sign, other than a Monument Sign or an internally-illuminated Sign, shall be mounted on top of or above the Sign structure and shall comply with the shielding requirements of this Article.
 - ii. Light Fixtures used to illuminate ground-mounted or Monument Signs may be illuminated with a ground-mounted or bottom-mounted Light Fixture, provided that the Light Fixture is Fully Shielded and all light output is directed onto the Sign surface.
 - iii. Lamps utilized for the internal illumination of Wall Signs shall be turned off at 11:00 p.m. or when business closes.
- C. Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan.

Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply: (Ord 17-41)

- i. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- ii. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- iii. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.
- iv. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
- v. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.
- vi. Neon Lights. Neon lighting shall not be permitted.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

Outside Storage:

Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

- a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.
- b) Location: Outside Storage areas:
 - a. Shall be located immediately adjacent to the Principal Building.
 - b. Shall not encroach into any required Rear or Side Yard.
 - c. Shall be prohibited in an Established Front Yard.
 - d. Shall be delineated on an approved Development Plan.
- c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:
 - a. Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.

- b. Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.
- c. Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.
- d. Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

Outside Sales Display:

- a) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:
 - a. Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.
 - b. Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.
 - c. Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.
- b) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:
 - a. The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
 - b. Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
 - c. The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
 - d. In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed Use with adjoining areas.
 - e. Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

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

- i. Use: Except as may otherwise be provided for the parking of trucks or for special Uses, required accessory off-street parking facilities required as accessory to Uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.
- ii. Location: Parking Spaces shall be located on the same Lot as the Use served with the exception of parking facilities located on land other than the Lot on which the building or Use served is located, in which case the Parking Spaces shall be located within three hundred (300) feet walking distance from the main entrance to the Use served.
- iii. Computation: When determination of the number of off-street parking spaces required by this Article results in a requirement of fractional space, any fraction of one-half (0.5) or less may be disregarded; while a fraction in excess of one-half (0.5) shall be counted as one (1) parking space.
- iv. Collective Provisions for Nonresidential Uses: Off-street parking facilities for separate Uses may be provided collectively if the total number of Parking Spaces so provided is not less than the sum of the separate requirements of each such Use, and if all regulations governing the location of accessory Parking Spaces in relation to the Use served are observed. But no Parking Space, or portion thereof, shall serve as the required space for more than one (1) Use unless otherwise authorized.
- v. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.
- vi. Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements.
- vii. Surfacing and Curbs:
 - a. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.
 - b. The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.
 - c. A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.
 - d. If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

- viii. Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.
- ix. Shared Parking: Groups of users requiring Parking Spaces may join in establishing group Parking Area if all of the following criteria are met, with the approval of the Plan Commission or Director:
 - a. Minimum Number of Parking Spaces Required: The shared Parking Spaces shall provide at least eighty percent (80%) of the cumulative total of Parking Spaces required for each Use.
 - b. Reciprocal Parking Agreement: A written reciprocal parking agreement, or other similar document, signed by all Property Owners involved is required and shall include provisions concerning at least the following items: easements (if applicable), maintenance, snow removal ownership, and liability. The agreement or other similar document shall be recorded in the County Recorder's office and a copy shall be provided to the Department.
- x. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.
- xi. Required Spaces:
- B. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
 - ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
 - iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
 - iv. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

- A. Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO (Ord. 17-41)

- i. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- ii. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- iii. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
- iv. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.

47) Vision Clearance Standards (Article 6.19)

- A. A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i. Ten (10) feet from intersections of Driveways or Alleys.
 - ii. Twenty-five (25) feet from intersections of Private Streets.

48) Yard Standards (Article 6.21)

DESIGN STANDARDS

(Chapter 8 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

- A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the

Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 16th Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)

53) Pedestrian Network Standards (Article 8.7)

- A. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director (Ord. 17-41).
- i. An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.
 - ii. All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.
 - iii. Perimeter trail and Central Trail to be installed. The Perimeter Trail is labelled as Pedestrian Path on Exhibit B and the Central Trail is labelled as Pedestrian Walkway on Exhibit B.
 - iv. A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.
 - v. Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10)

57) Street Sign Standards (Article 8.11)

58) Surety Standards (Article 8.12)

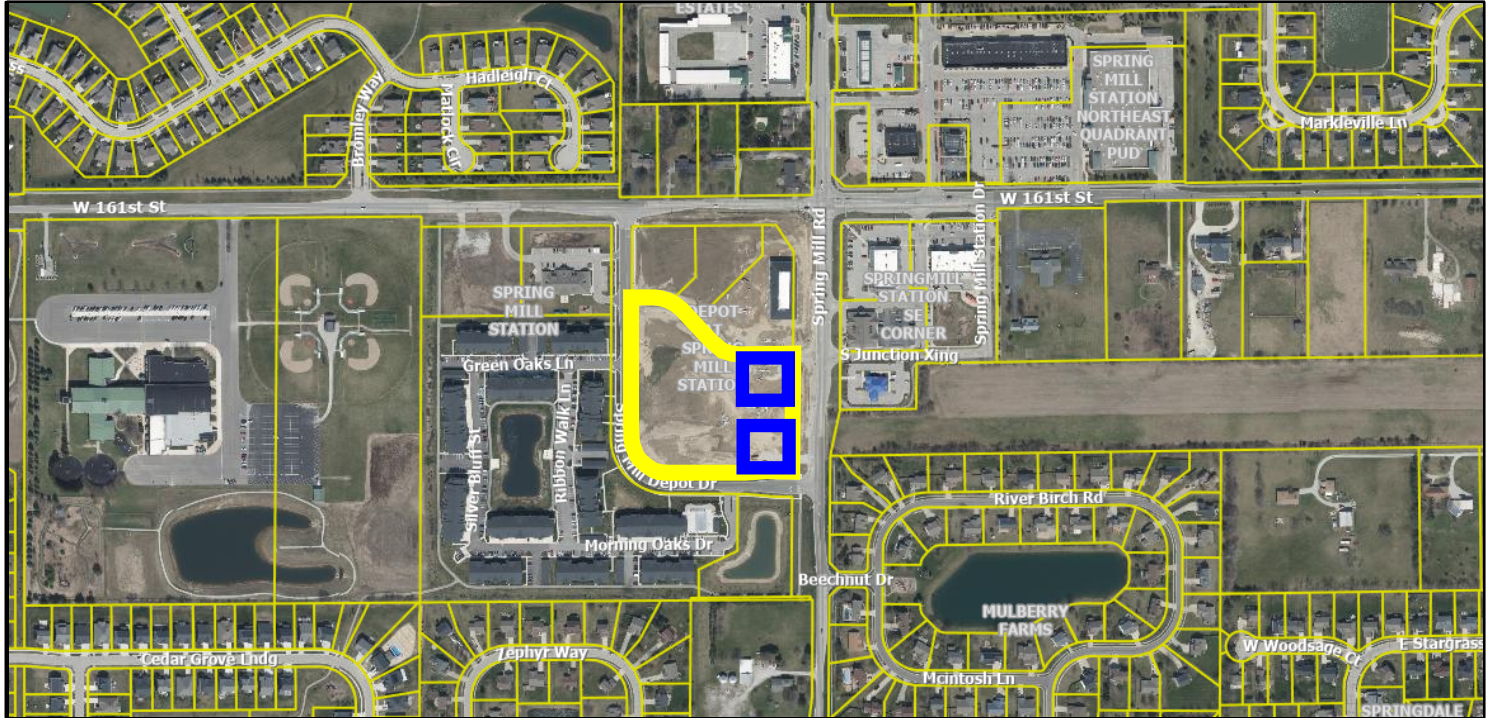
59) Utility Standards (Article 8.13)



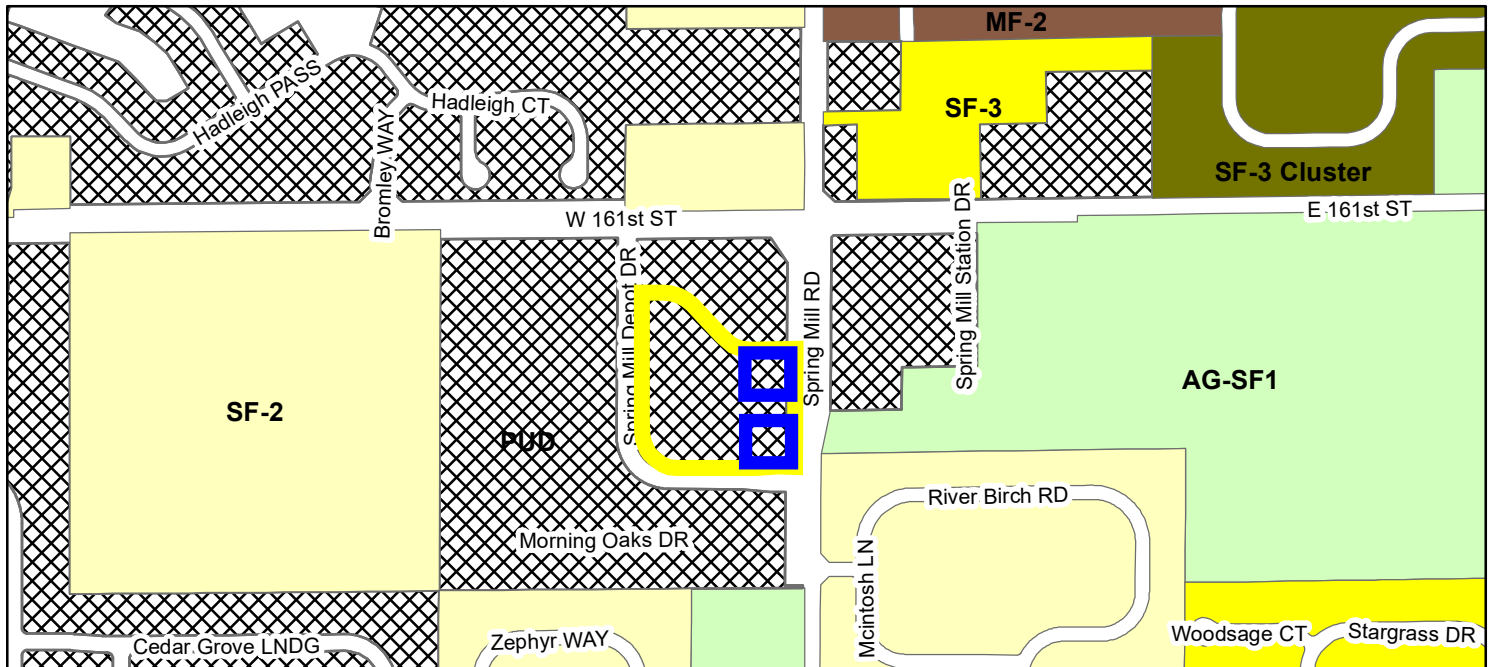
DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2406-DDP-14 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

Aerial Location Map



Zoning Map



Zoning

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



Parent Parcel

Project Location

[illegible]

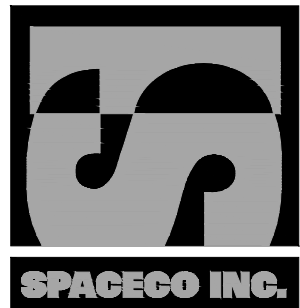
Machine Romeo
CERTIFIED BY

SITE PLAN

**THE DEPOT AT SPRING MILL STATION
PHASE 4**

15930 & 15950 SPRING MILL ROAD, WESTFIELD, IN

3850 Priority Way South Drive, Suite 110
Indianapolis, IN 46240
Phone: (317) 779-2194



FILENAME:
12299.03 C4.0 SP

DATE:
10/16/2024

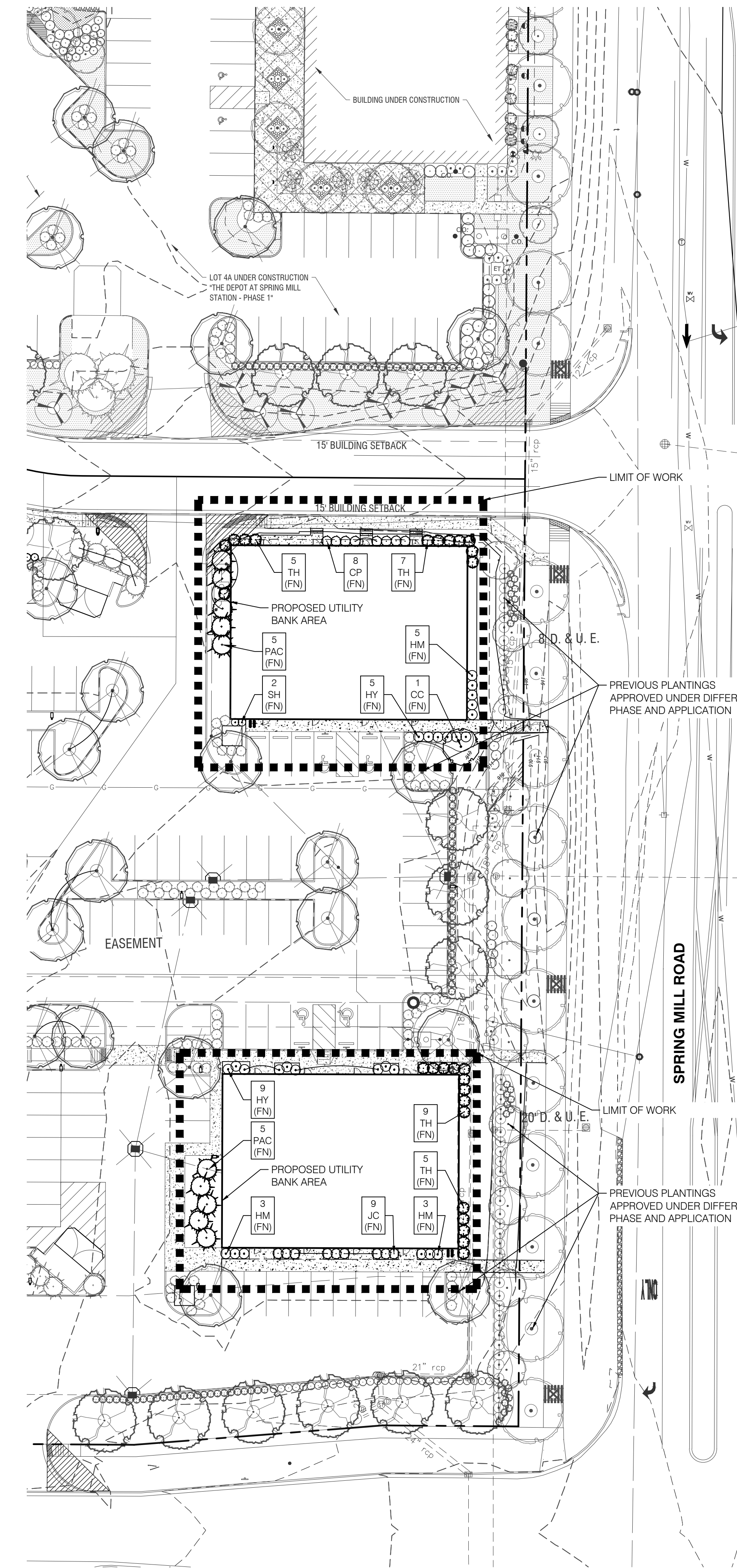
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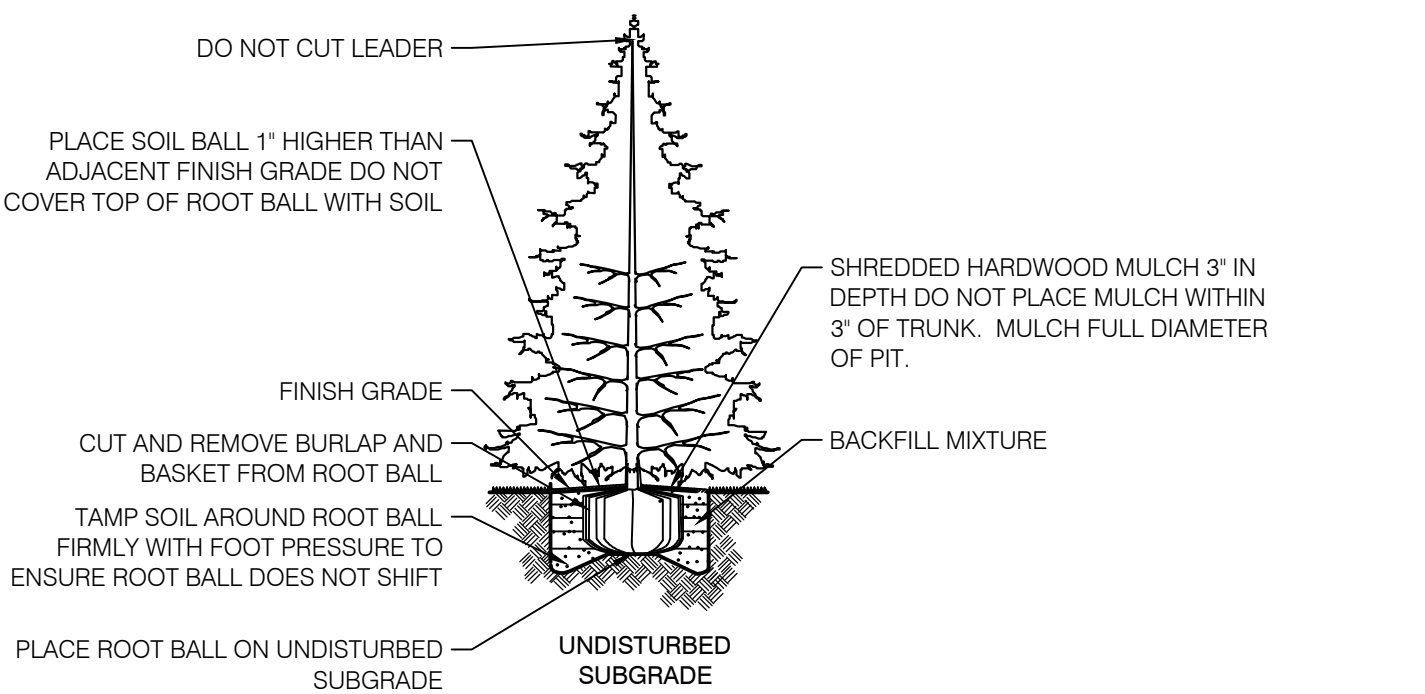
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The Depot at Spring Mill Station - Phase 4
FOUNDATION LANDSCAPE PLAN



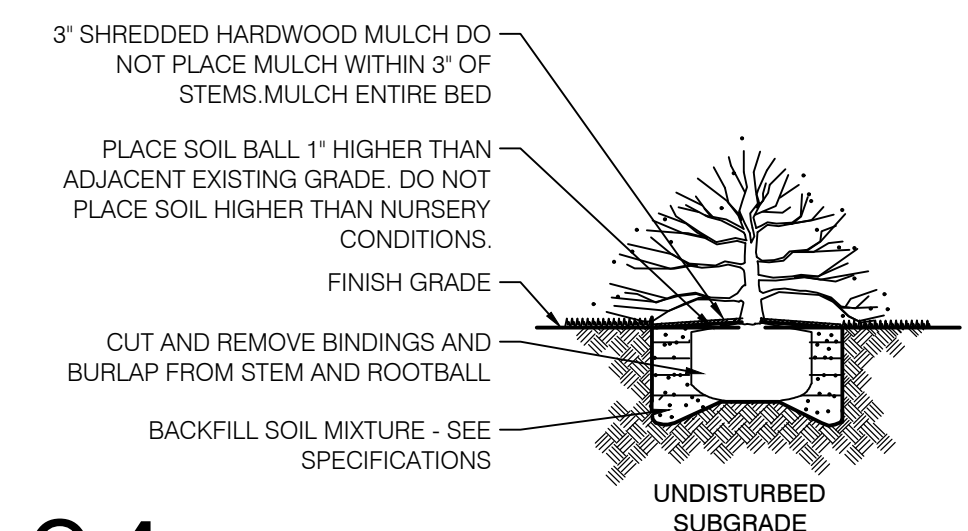
02 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



03 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



04 SHRUB

PLANTING DETAIL - NOT TO SCALE

PLANT SCHEDULE								
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
CC	1	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1.5' Gal	Shrub	AS SHOWN	30' Hx 25' W	Spectimen
CM	8	Carya nymphaeopsis 'Golden Mop'	Golden Mop Cypress	18" HT	Shrub	36" O.C		F.T.B.
HM	11	Hydrangea macrophylla 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	18" HT	Shrub	36" O.C		F.T.B.
HY	14	Hydrangea paniculata grandiflora	Pee Gee Hydrangea	18" HT	Shrub	36" O.C		F.T.B.
JC	9	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitzer Juniper	18" HT	Shrub	48" O.C		F.T.B.
PK	10	Pinus strobus 'Oppressa'	Columnar Scots Pine Spruce	6' HT	Shrub	AS SHOWN	15' Hx 8' W	F.T.B.
SH	2	Panicum virgatum 'Shenandoah'	Shenandoah Red Swtitch Grass	#1 Gal	Grass	AS SHOWN		
TH	26	Taxus x media 'Hicksii'	Hick's Yew	18" HT	Shrub	36" O.C		F.T.B.

LEGEND

SYMBOL	DESCRIPTION	PLANT QUANTITY	PLANT TYPE	REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED			
(FN)	FOUNDATION REQUIREMENTS			

REQUIREMENTS

(FN)	FOUNDATION REQUIREMENTS
	1 SHRUB/ ORNAMENTAL TREE PER 12 LF
	660 LF PERIMETER FOUNDATION
	55 SHRUB/ORNA REQUIRED
	75 SHRUBS AND 1 ORNAMENTAL TREE PROVIDED

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE: TOPSOIL SHALL BE FRIABLE, NATURAL, LOAM, SURFACE SOIL, AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5\"/>
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-8 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL, OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6\"/>
- LAWN SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS: CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6\"/>
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
 - 40% KENTUCKY BLUEGRASS
 - 30% PERENNIAL RYE GRASS
 - 30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWN SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

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



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PJP

design group, llc
landscape
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+
planning
professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at
Spring Mill Station

Phase 4

Westfield, IN

Seal

Drawing Scope

DETAILED SITE
LANDSCAPE PLAN

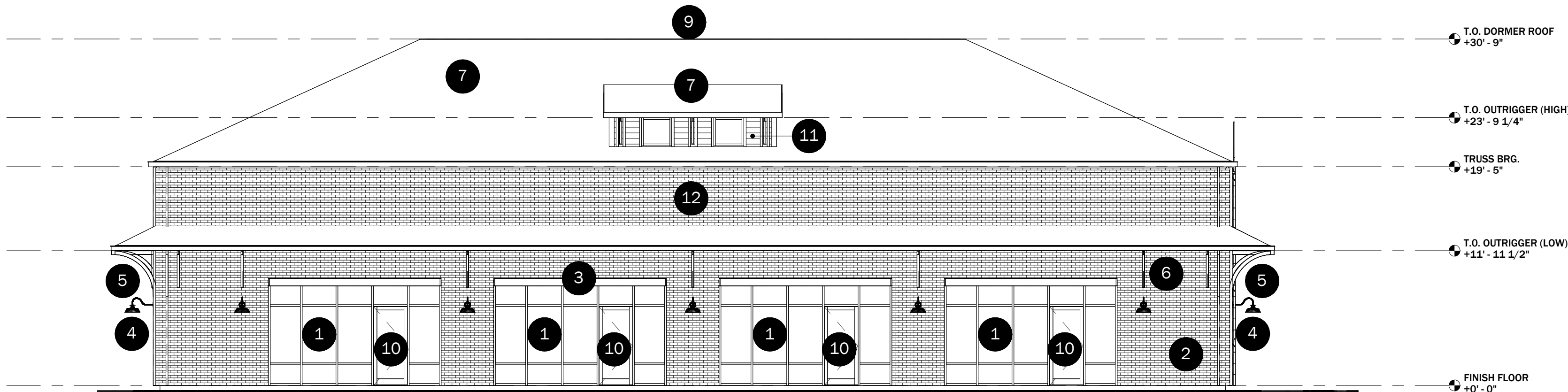
Drawing Info

Drawn: JML
Checked: JML
Date: 10/14/2024
Project No: 24520
Revision: TOWN COMMENTS 10/24/2024

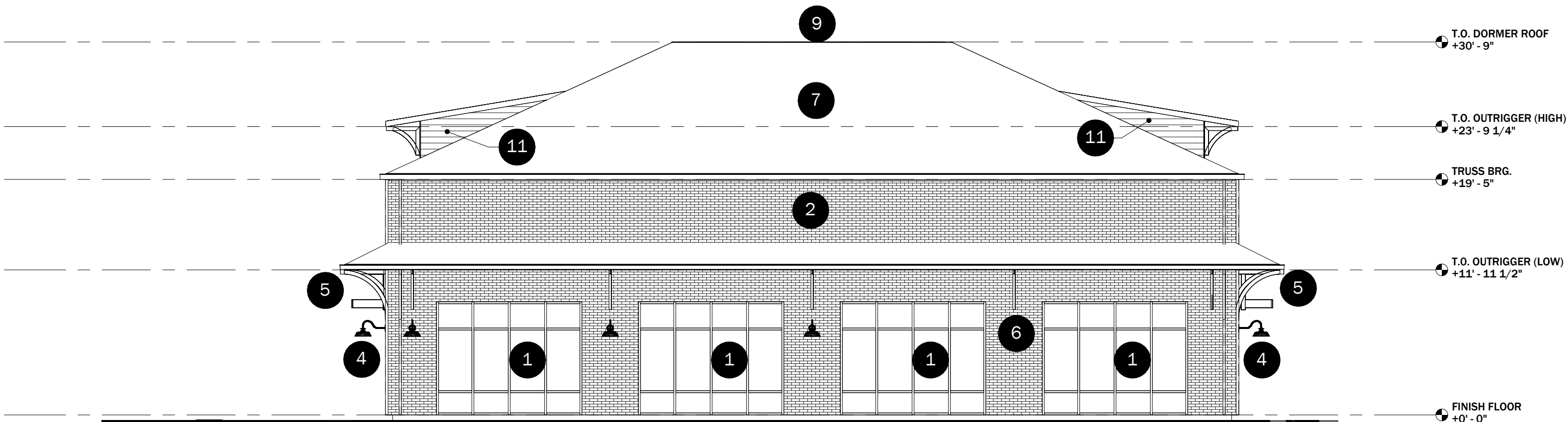
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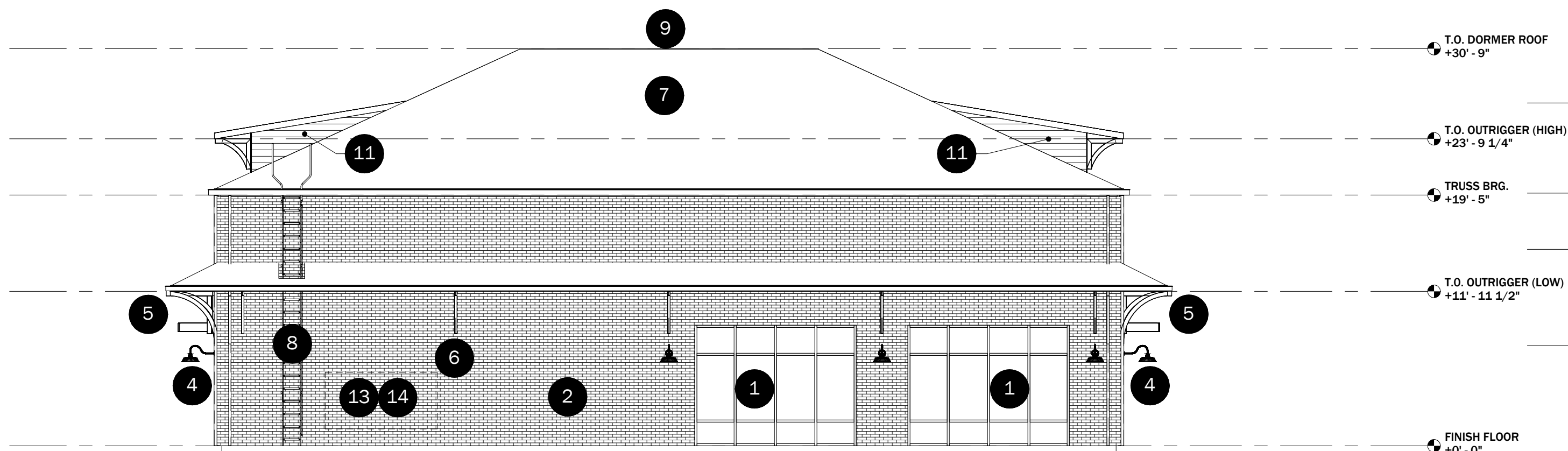
- 1 TUBELITE E14000 ALUMINUM STOREFRONT SYSTEM - COLOR: BLACK ANODIZED
- 2 GLEN-GERY BRICK WANGCOT - COLOR: ASPEN WHITE - STYLE: EXTRUDED - TEXTURE: WIRECUT - GROUT: SPEC MIX - SM100 GREY OR APPROVED EQUAL
- 3 PRE-FABRICATED ALUMINUM ARCHITECTURAL TRELLIS SYSTEM
- 4 GOOSENECK BARN LIGHT, SEE ELECTRICAL DRAWINGS
- 5 CUSTOM GUTTER AND DOWNSPOUT - COLOR: TO MATCH RAL#7021
- 6 AWNING OUTRIGGER - COLOR: TO MATCH TUBELITE E14000 BLACK ANODIZED ALUMINUM
- 7 ASPHALT SHINGLE ROOFING
- 8 ROOF ACCESS LADDER
- 9 PRE-FINISHED 24 GA. ALUM GALV. STEEL CORING - COLOR: TO MATCH RAL#7021, FINISH: MATTE, MITOX28 - FLAT BLACK
- 10 ALUMINUM & GLASS STOREFRONT DOOR - COLOR: TO MATCH TUBELITE E14000 BLACK ANODIZED ALUMINUM, SEE FLOOR PLAN & DOOR SCHEDULE
- 11 FIBER CEMENT PANELS, INSTALL: HORIZONTAL PANEL ORIENTATION, W/ PANEL CORNERS - COLOR: WHITE
- 12 TENANT SIGNAGE
- 13 GAS METER, SEE PLUMBING DRAWINGS
- 14 ELECTRICAL EQUIPMENT/METERS, SEE ELECTRICAL DRAWINGS



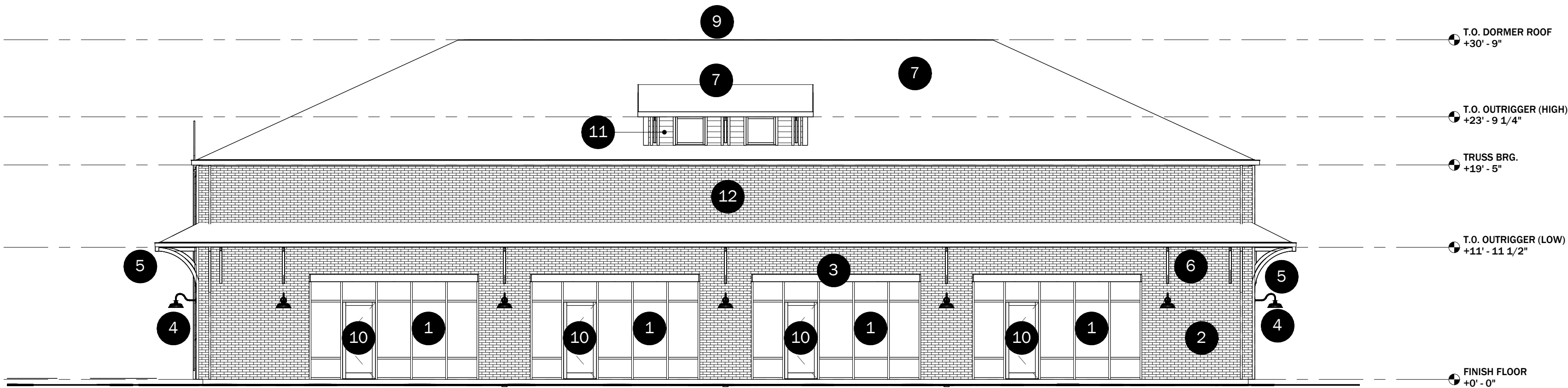
1 PARKING LOT ELEVATION
SCALE: 1/8" = 1'-0"



2 SPRING MILL ROAD ELEVATION
SCALE: 1/8" = 1'-0"



4 ELEVATION TOWARDS PHASE THREE BUILDINGS
SCALE: 1/8" = 1'-0"



3 ELEVATION TOWARDS PHASE ONE BUILDING
SCALE: 1/8" = 1'-0"



Weston Rogers

From: Jeannine Fortier <j94ta@aol.com>
Sent: Thursday, October 17, 2024 10:18 AM
To: Jason Miller
Cc: Weston Rogers; Jeanine Fortier; Kevin M. Todd, AICP
Subject: Recommendation Letter from Spring Mill Task Group for Depot Phase 3 & 4 Buildings
Attachments: 2021082_2024_THE DEPOT AT SPRING MILL STATION - PHASE 4 - BUILDING 4_TAC REVIEW.pdf; 06_SMS Recommendation Letter for The Depot at Spring Mill Station.pdf

Follow Up Flag: Follow up
Flag Status: Completed

To: Westfield Economic & Community Development/Jason Miller, OVALIS

From: Jeannine Fortier, Spring Mill Station Task Group Coordinator

J94ta@aol.com/317-840-9823

Date: October 17, 2024

Re: The Depot at Spring Mill Station (SW corner) Phase Three and Four Approval – Two Additional Buildings on Spring Mill Road

The Spring Mill Station Task Group approves the design of the two additional buildings on Spring Mill Road within the SPRING MILL STATION SWC PUD located in The Depot of Spring Mill Station planning area. The Spring Mill Station Task Group supports:

- The architectural designs of Buildings Three and Four.
 - Good screening of utilities is important to these buildings as the east view is directly on Spring Mill Road .
 - A concern of the passing traffic's view of Building 4's backside along Ace Drive. The glass windows are beautiful and need to present an inviting look. Storage and shelving are not ideal. We would be open to opaque or designs on the windows.
 - Per the design below.
-
- The consideration for the nearby apartments and neighboring subdivisions.

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group found that KennMar has a vision of telling the Westfield story at Spring Mill and 161st Street to engage the community and continue our legacy of history and growth.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

The Spring Mill Station Task Group

Jeannine Fortier

526 Hadleigh Court

Westfield, IN

See attachment below:



Petition Number: 2411-DDP-34
Subject Site Address: 98 West 193rd Street (the "Property")
Petitioner: Citizens Water of Westfield
Request: Detailed Development Plan review for a new elevated water tank.
Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
Current Land Use: Commercial/Utilities
Approximate Acreage: 3.0 acres+/-
Staff Reviewer: Daine Crabtree, Current Planning Manager

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

AG-SF1: Agriculture / Single-Family Rural District

- | | |
|---------------------------------|-----------------------------------|
| 1. <u>Permitted Land Uses:</u> | Utilities – regulated by the IURC |
| 2. <u>Minimum Lot Area:</u> | Three (3) acres |
| 3. <u>Minimum Lot Frontage:</u> | 250 feet |

Comment: Lot has approximately 233' of frontage, however, the lot complies with Article 9.4, Nonconforming Lots of Record, and can be used as it exists today.

- | | |
|---|-------------|
| 4. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 5. <u>Minimum Lot Width:</u> | 100 feet |
| 6. <u>Maximum Building Height:</u> | 2.5 stories |

Comment: Not applicable to water towers, which are exempted from height requirements under Article 6.6 (E).

- | | |
|---|-------------------|
| 7. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment: Not applicable.



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

The plans comply.

8. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
9. General Plan Requirements: An Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 10. Title, scale, north arrow and date
 11. Proposed name of the development
 12. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 13. Address and legal description of the property
 14. Boundary lines of the property including all dimensions
 15. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 16. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 17. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 18. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper



19. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
20. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
21. Location and dimensions of all existing structures and paved areas
22. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
23. Location of all Floodplain areas within the boundaries of the property
24. Names of legal ditches and streams on or adjacent to the site
25. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
26. Identify buildings proposed for demolition
27. Areas of the property reserved for Development Amenities, Open Space and other similar uses
28. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
29. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
30. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*).
31. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas,

entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements.

32. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*).
33. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan.
34. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection.
35. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*).
Comment: Please provide elevations of tower.
36. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
37. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic 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 cope of the study.
38. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development.

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

The plans comply.

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

39. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
40. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
41. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
42. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

43. Accessory Use and Building Standards (Article 6.1)
 - a) Screening of Receptacles and Loading Areas (Article 6.1(H))
 - b) Trash Enclosures (Section 4.1(D) of Ord. 14-22): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height



above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

44. Architectural Standards (SF Districts, Non-Residential Uses)(Article 6.3, D)

- a) No loading spaces or loading docks shall be permitted to face a Street.
- b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
- c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

45. Building Standards (Article 6.4)

46. Fence Standards (Article 6.5)

47. Height Standards (Article 6.6)

Comment: Water towers are exempted from height requirements under Article 6.6 (E).

48. Landscaping Standards (Article 6.8)

- a) Heating/Cooling Facilities Screening.
- b) Detention and Retention Areas.
Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- c) Minimum Lot Landscaping
- d) Foundation Plantings
- e) External Street Frontage Requirements
- f) Buffer Yard Requirements
- g) Interior Parking Area Landscaping
- h) Perimeter Parking Area Landscaping

49. Lighting Standards (Article 6.9)

50. Lot Standards (Article 6.10)

51. Parking and Loading Standards (Article 6.14)



- a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

- b) Bicycle Parking (Article 6.14, H)

52. Performance Standards	(Article 6.15)
53. Setback Standards	(Article 6.16)
54. Vision Clearance Standards	(Article 6.19)
55. Yard Standards	(Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

56. Block Standards	(Article 8.1)
57. Easement Standards	(Article 8.3)
58. Monument and Marker Standards	(Article 8.5)
59. Open Space and Amenity Standards	(Article 8.6)
60. Pedestrian Network Standards	(Article 8.7)
61. Storm Water Standards	(Article 8.8)
62. Street and Right-of-Way Standards	(Article 8.9)
63. Street Light Standards	(Article 8.10)
64. Street Sign Standards	(Article 8.11)
65. Surety Standards	(Article 8.12)
66. Utility Standards	(Article 8.13)

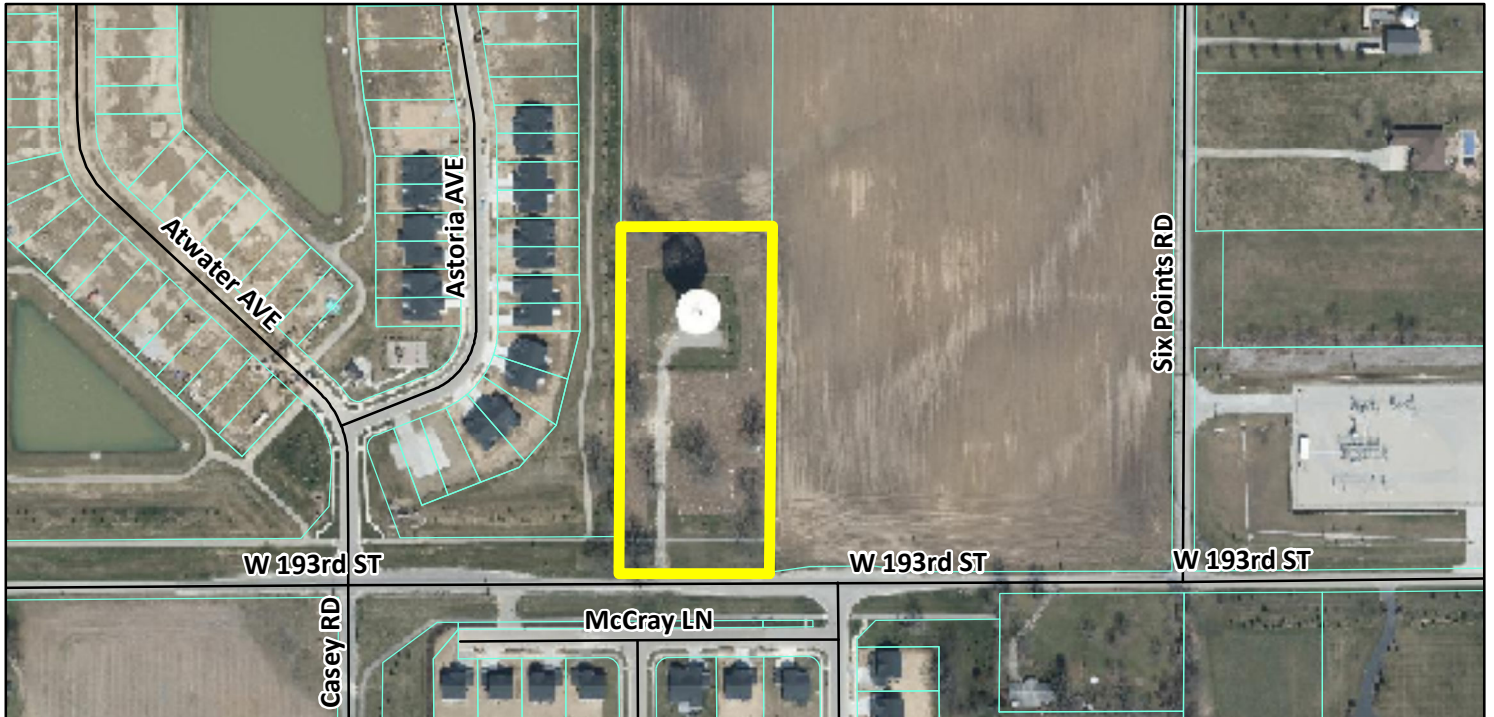
Requested Action: approve 2411-DDP-34 with the following condition:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

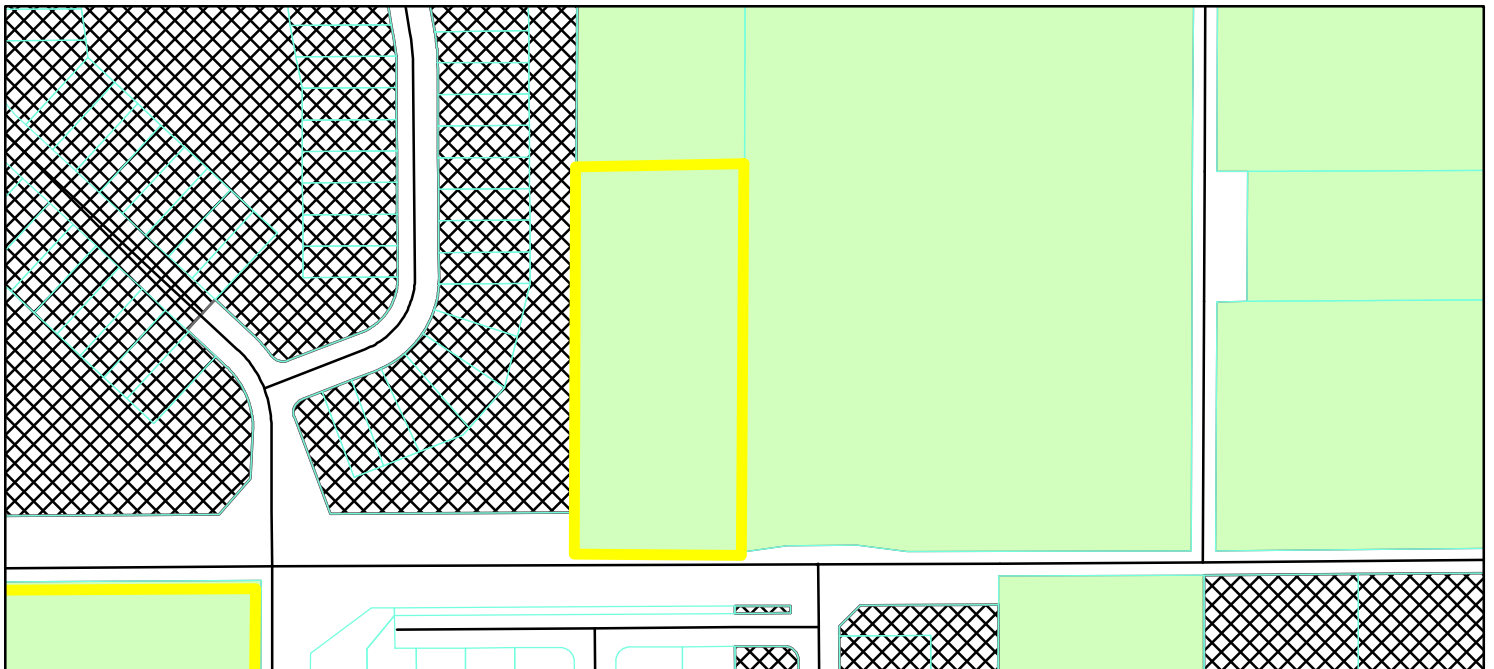
If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.0375 0.075
Miles



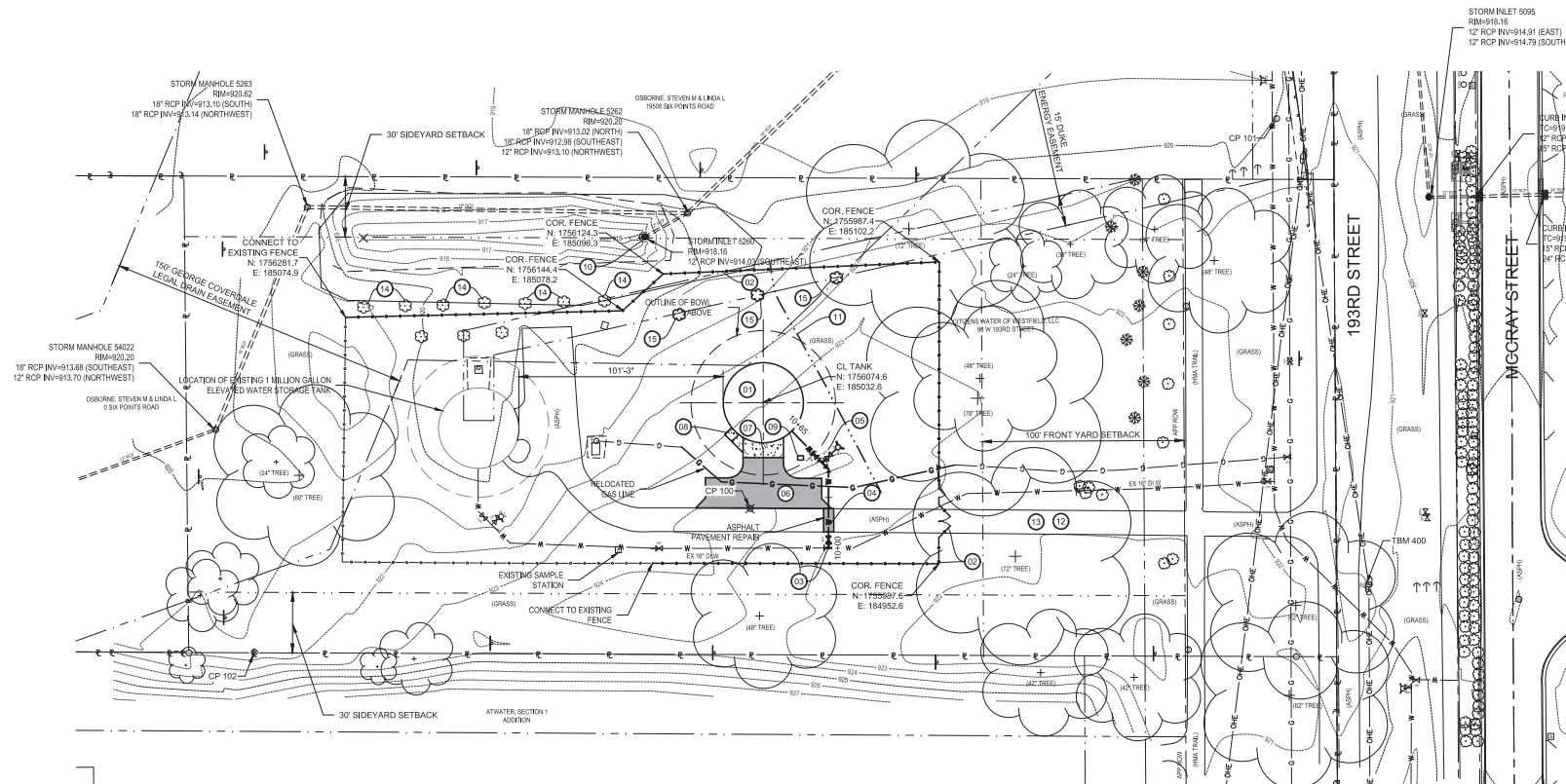


GENERAL NOTES:

1. CONTRACTOR TO REPAIR AND REINSTATE ANY DAMAGED FIELD TILE WITHIN 24 HOURS OF OCCURRENCE.

KEYED NOTES

- 01 NEW 1.0 MG COMPOSITE ELEVATED WATER TANK
- 02 NEW SECURITY FENCING, 4' MANWAY GATE AND 16' DOUBLE SWING GATE. SEE DETAIL SHEET 08.
- 03 16" DI. MJ TEE, 16" MJ BUTTERFLY VALVE AND BOX AND 16" MJ SLEEVE, RESTRAIN JOINTS AND BLOCK TEE.
- 04 NEW 16" DUCTILE IRON WATER MAIN.
- 05 NEW H-3 HYDRANT ASSEMBLY, 16" BUTTERFLY VALVE AND BOX AND 16" DI. MJ 45° BEND, PAINT RED.
- 06 NEW ASPHALT PAVEMENT, SEE DETAIL SHEET 08.
- 07 NEW CONCRETE STOOP (ACCESS DOOR), SEE DETAIL SHEET 07.
- 08 NEW CONCRETE STOOP (MANWAY DOOR) SEE DETAIL SHEET 07.
- 09 NEW SAMPLE STATION, SEE DETAIL SHEET 08.
- 10 MODIFIED STORM DETENTION BASIN, SEE GRADING PLAN 06
- 11 FLOWLINE OF NEW SWALE, SEE DETAIL SHEET 08
- 12 REPAIR EXISTING ACCESS DRIVE WITH FULL DEPTH ASPHALT PATCH AND FULL OVERLAY AS A RESULT OF THE IMPACTS OF CONSTRUCTION TRAFFIC FOR THIS PROJECT
- 13 MAINTAIN DRIVE FOR EXISTING TANK ACCESS DURING CONSTRUCTION
- 14 PROTECT TREES ON SITE
- 15 TREE 2" CALIPER, BLACK HILLS SPRUCE OR PRAIRIE FIRE CRABAPPLE 40' ON CENTER



SITE IMPROVEMENTS PLAN

SCALE: 1" = 30'

APPROVAL PENDING - NOT FOR CONSTRUCTION

SCALE VERIFICATION	DRAWN BY	CLG	NO.	DATE	INITIALS	REVISION DESCRIPTIONS
BAR IS ONE INCH LONG ON ORIGINAL DRAWING	CHECKED BY	ADG				
	APPROVED BY	JCC				
	ISSUE DATE					
	AUGUST 2024					
	PROJECT NUMBER					
		277024-04-001				



193RD STREET WATER TOWER

CITIZENS WATER OF WESTFIELD
WESTFIELD, INDIANA

SITE IMPROVEMENTS PLAN

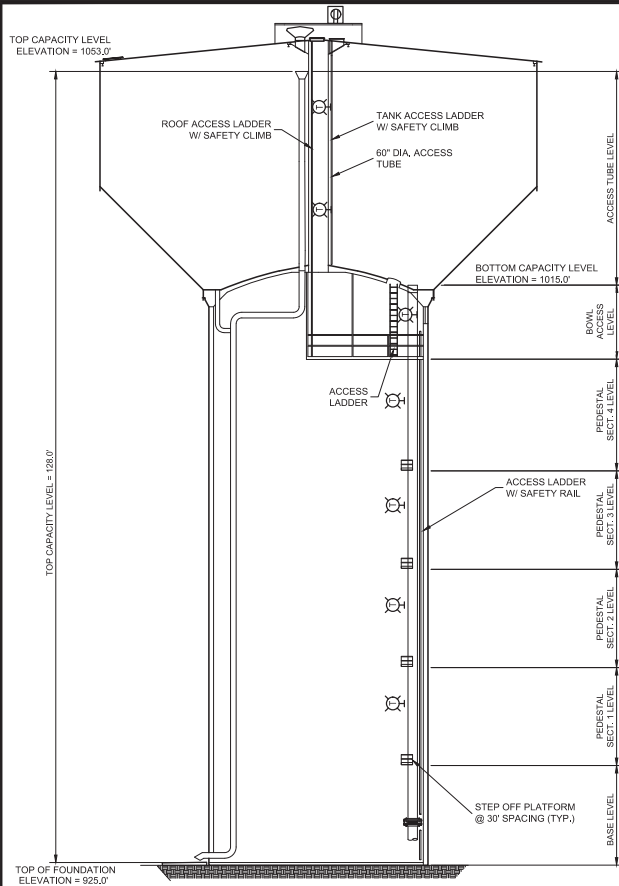
SHEET NO.

05

TOTAL SHEETS

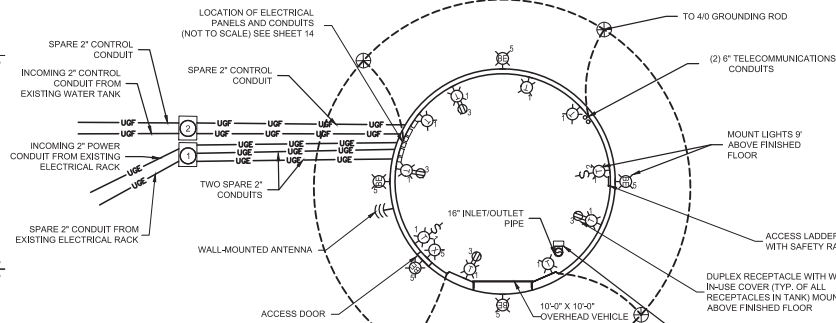
17

Drawing: 193RD Street Water Tower Electrical Plan - 277024-04-001.dwg | Project: 193RD Street Water Tower | Location: Westfield, Indiana | Date: 08/20/2024 | Drawn by: JAP | Checked by: WCM | Issue Date: August 2024 | Project Number: 277024-04-001



**ELEVATED WATER STORAGE
TANK ELECTRICAL ELEVATION**
SCALE: 1" = 10'

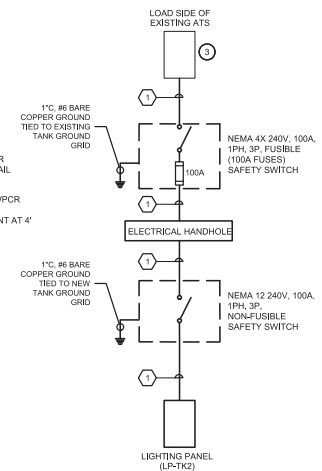
- NOTE:
- "ACCESS TUBE" LEVEL TO HAVE TWO TYPE X LIGHTS (ONE AT BOTTOM AND ONE AT TOP) WITH SWITCH LOCATED AT ACCESS LADDER BASE.
 - "TOP" LEVEL ELEMENTS ARE LOCATED ON THE HANDRAIL. MOUNT RECEPTACLE ON HANDRAIL AT TOP OF TANK (LP-TK2).
 - SEE DETAIL SHEET X FOR MOUNTING INFORMATION.
 - ELEMENTS IN BASE NOT SHOWN FOR CLARITY. SEE PLAN VIEW THIS SHEET.
 - INCLUDE DEDICATED NEMA-X JUNCTION BOX FOR FAA LIGHT MOUNTED ON HANDRAILS AT TOP OF TANK.
 - FAA LIGHT: FLIGHT LIGHT, INC. 38-F73373 UNIT TO COME WITH CONTROL PANEL FROM MANUFACTURER WITH STATUS OUTPUTS TO TP-TK2.



TANK FLOOR PLAN
SCALE: NO SCALE

NOTE:
1. TYPE X LIGHTS NOT ON SWITCH

LIGHTING FIXTURE SCHEDULE			TYPE LUMINAIRE			MANUFACTURER		COMMENTS	
TYPE	WATTS	LAMP							
BE	28	LED	WALLPACK, BLACK ALUMINUM BODY, WET LOCATION IP65, 40 DEGREE MINIMUM 4000K/5000K SURGE PROTECTION ADRY LC OPTICAL SYSTEM TYPE 3 MEDIUM DISTRIBUTION, BUTTON PHOTOCELL, AND 5 YEAR WARRANTY			HOLOPHANE WALLPACK OR EQUAL		H-LWP23-PD-40K-1M/VOLT-T3M-BKSDP-800R-PE-100V	
T	28	LED	WALL MOUNT LED IN THERMAL SHOCK RESISTANT GLOBE, DIE CAST ALUMINUM HOUSING WITH GUARD 4000K, 5003, 2000LM, 120-277V/VOLT DRIVER			RAVEXX/LED28-DG, HOLOPHANE, EQUAL OR OTHER EQUAL		MOUNTED EVERY 15' VERTICALLY IN TUBE OF TANK, ON ACCESS LADDER AND/OR AS SHOWN ON DRAWINGS	
X	4	LED	EXT LIGHTING FIXTURE, LED, THERMOPLASTIC BLACK HOUSING, RED, 10 YEAR LIFE, SELF DIAGONOSTIC, UL LISTED, WET LOCATION LISTED, 3 YEAR WARRANTY			HOLOPHANE DELEDN DLT, OR EQUAL		DLT-S-1-R-BL-SD	



TANK POWER ONE-LINE
SCALE: NO SCALE

PANEL SCHEDULE		DESIGNATION: PANEL LP-1 TK2		WIRING: 100 AMP MAIN BREAKER		100 AMP		RACK IN BASE	
		LOCATION: 193RD ST TANK 2		BUS SIZE		PANEL MOUNTING		ALL BREAKERS	
		VOLTAGE: 480V, 120/240V		1 PHASE, 3 WIRE		10000 A.I.C. (MINIMUM)			
		PHASE:		1 PHASE, 3 WIRE					
OKT. NO.	LOAD DESCRIPTION	#	KVA	OKT. BKR.	KVA	OKT. BKR.	KVA	#	LOAD DESCRIPTION
1	TNK LTG. BASE MAIN	1	0.28	20	1	0.44	20	1	TNK LTG. LADDER
3	RECEPT. BASE	1	0.50	20	1	0.44	20	1	MAN-CP-MX
5	EXT. LTG. OUTDOOR LTG.	1	0.15	20	1	0.65	20	1	INSTRUMENT ENCLOSURE HTLR
7	FAA LIGHT PANEL	1	0.50	20	1	1.00	20	1	CP-AIT
9	CP-TK2	1	0.50	20	1	0.50	20	1	SPARE
11	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
13	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
15	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
17	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
19	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
21	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
23	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
25	SPARE	0.00	20	1	0.00	20	1	0.00	SPARE
27	MAIN	3	0.00	100	2	0.00	30	2	SPD (SEE SPEC.)
29	TOTAL CONNECTED LOAD				0.00		0.00		
#		ONE (1) OR TWO (2) DIGIT NUMBERS REFER TO CONDUIT & WIRE SCHEDULE ON THIS SHEET		1.59		3.00		TOTAL = 4.59 KVA	
		NEMA 12							

PANELBOARD BRANCH CIRCUIT CONDUIT & CABLE SCHEDULE	
#	DESCRIPTION
1	1" CONDUIT WITH 2 #12 CONDUCTORS AND 1 #12 GROUND CONDUCTOR.
2	1" CONDUIT WITH 2 #10 CONDUCTORS AND 1 #10 GROUND CONDUCTOR.
3	2" CONDUIT WITH 2 #3 CONDUCTORS AND 1 #8 GROUND CONDUCTOR.

LP-TK2 SCHEDULE

- LP-TK2 SCHEDULE NOTES:
- COMBINING OF LIGHTING AND RECEPT. CIRCUITS IN CONDUIT IS ACCEPTABLE IN THE TANK WITH ENGINEER APPROVAL. NEC GUIDELINES FOR CONDUIT FILL MUST BE MET AND DERATING FACTORS FOR MULTIPLE CONDUCTORS IN THE SAME CONDUIT SHOULD BE TAKEN INTO ACCOUNT.
 - USE "PANELBOARD BRANCH CIRCUIT CONDUIT & CABLE SCHEDULE" ABOVE FOR DETERMINING CONDUIT AND WIRE SIZE IN LP-TK2, NOT THE "CONDUIT AND WIRE SCHEDULE".

APPROVAL PENDING - NOT FOR CONSTRUCTION

SCALE VERIFICATION	DRAWN BY	JAP	NO.	DATE	INITIALS	REVISION DESCRIPTIONS
BAR IS ONE INCH LONG ON ORIGINAL DRAWING	CHECKED BY	JAP				
	APPROVED BY	WCM				
	ISSUE DATE					
	AUGUST 2024					
	PROJECT NUMBER					
	277024-04-001					



193RD STREET WATER TOWER
CITIZENS WATER OF WESTFIELD
WESTFIELD, INDIANA
TANK ELECTRICAL PLAN

SHEET NO.
13
TOTAL SHEETS
17

Property Location Map

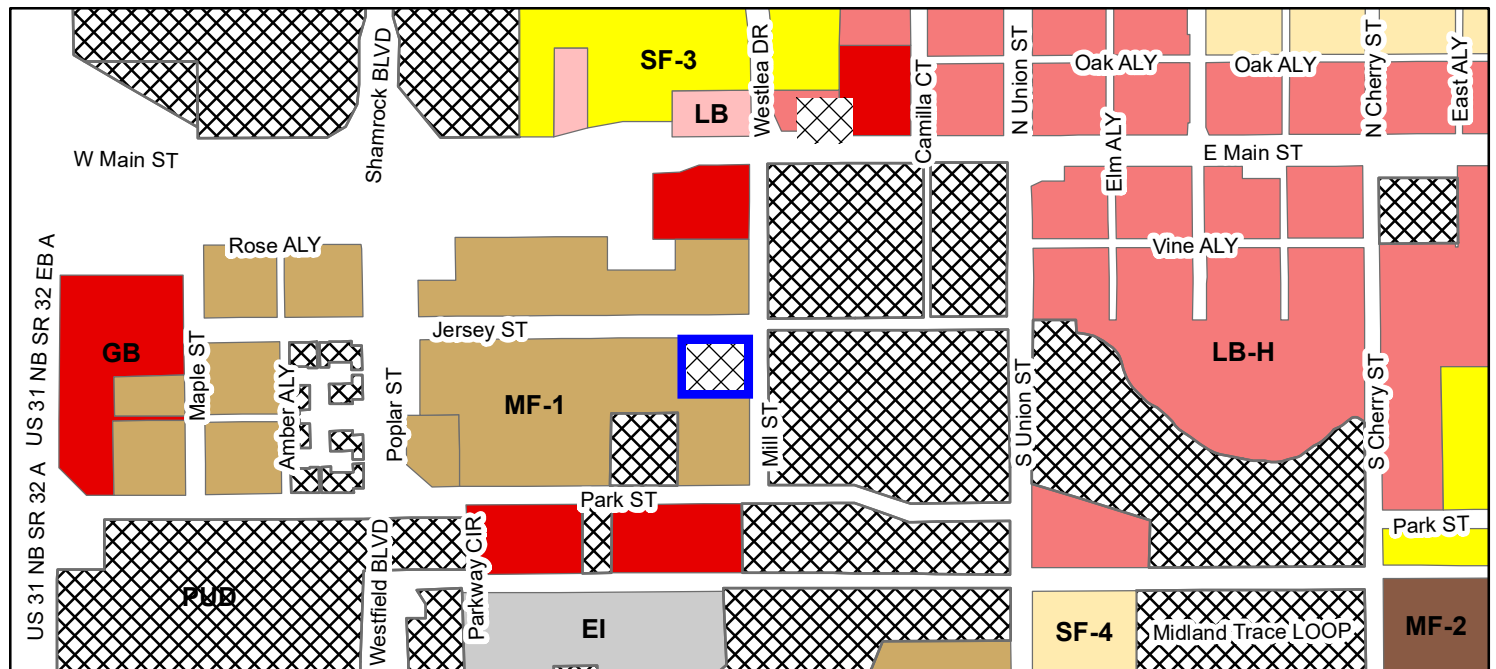
207 Mill Street
2411-DDP-35



Aerial Location Map



Zoning Map



Zoning

- | | |
|------------------------------------|--------------------------------|
| EI (Enclosed Industrial) | MF-1 (Multiple Family - 1) |
| GB (General Business) | MF-2 (Multiple Family - 2) |
| LB (Local Business) | PUD (Planned Unit Development) |
| LB-H (Local Business - Historical) | SF-3 (Single Family - 3) |
| | SF-4 (Single Family - 4) |



Petition Number: 2411-DDP-35
Project Name: H Steakhouse
Subject Site Address: 130 Penn St. and 211 Mill St.
Petitioner: Henri Najem
Representative: Matthew S. Skelton of Church Church Hittle + Antrim
Request: Detailed Development Plan approval for a 7,190 SF Sit-down Restaurant
Current Zoning: Najem Planned Unit Development (PUD) Zoning District Ord. 24-30
Current Land Use: Vacant / Residential
Approximate Acreage: +/- 0.52
Property History: Najem Planned Unit Development (PUD) District Ord. 24-30, approved on June 10, 2024
Staff Reviewer: Weston Rogers, Senior Planner

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

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

- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 24) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Article 4.14 (LB-H District) (underlying Zoning District) and Najem PUD (Ord. 24-30)

The plans comply.

25) Purpose and Intent:

- a) The purpose of this district is to provide for the needs of local business in the central business district of the City and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

26) Permitted Uses:

- a) Per Najem PUD Ord. 24-20; Sit Down Restaurant and Accessory Uses associated therewith

27) General Requirements and Guidelines:

- a) Commercial Buildings: Structures to be remodeled or altered to be utilized for business purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.
- b) Guidelines: An Applicant requesting a Building Permit shall provide three (3) copies of the specifications and design for all renovation, restoration or new construction and signage to the Department. The Department will provide information to all Applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed in the historical district.
- c) Development Plan Review: Required for new buildings or the substantial alteration of an existing building, which shall include the restoration, rehabilitation, or adaptive use of a building.
- d) Exemption: All requirements or conditions pertaining to Building Setback Lines, Lot Area, parking requirements and loading and unloading berths may be waived by the Plan Commission without a Variance based upon the general purpose and intended Use of the facility to be restored or rehabilitated.

DEVELOPMENT STANDARDS

(Chapter 6 of UDO)

The plans comply.

Accessory use and Building Standards (Article 6.1):

A. Screening of Receptacles and Loading Areas

- a. These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of way and where possible, adjoining properties.
 - ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
 - v. Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.
 - vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

28) Architectural Standards (Article 6.3 and Najem PUD Ord. 24-30)

- a) Article 6.3 shall not apply. Instead, improvements within the District shall be constructed in substantial compliance with the architectural elevations attached hereto as Exhibit C ("Building Elevations").

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

- A. Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- B. Height Limitations:
 - a. Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
 - b. Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
 - c. Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
 - d. Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.
 - e. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.
 - f. Fences for Agricultural Uses shall not be subject to height limitations.
- C. Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.
- D. Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.
- E. Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.
- F. Declaration of Covenants: Property Owners are advised to refer to their Subdivision's Declaration of Covenants and Restrictions, if applicable, which may impose greater restrictions than are found herein.

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8 and Najem PUD Ord. 24-30)

- a) Per Najem PUD Ord. 24-30
 - i) The Director is hereby delegated and shall have the authority to:
 - (1) Approve all landscaping plans for the District;
 - (2) Modify all landscaping standards that would otherwise be applicable to the District; and
 - (3) Approve any planting substitutions or relocations, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director.

b) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

- (1) Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
- (2) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.
- (3) Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
- (4) Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
- (5) Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.
- (6) Planting and installation details as necessary to ensure conformance with required standards.
- (7) Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
- (8) Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
- (9) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

c) Selection, Installation, and Maintenance of Plant Materials – 6.8(F):

- i) Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
- (1) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
 - (2) Evergreen Trees: A minimum of six (6) feet in height. c. Ornamental Trees: A minimum of two (2) inches in Caliper.
 - (3) Shrubs: A minimum of eighteen (18) inches in height.

d) General Landscaping Design Standards – 6.8(G)

- i) Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for:

- (1) Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; inert stabilization in areas subject to severe runoff or erosion; low impact development areas (e.g., rain gardens).
 - (2) Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.
- e) General Screening Standards – 6.8(H)
- i) Mechanical Screening:
 - (1) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)
 - (2) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either:
 - (a) a six-foot (6') high, completely opaque fence or wall; b) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or c) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.
- f) Street Trees – 6.8(J) & Najem PUD Ord. 24-30
- g) **Minimum Lot Landscaping Requirements – 6.8(K) & Ord. 14-24**

Business Use (0.52 acres)	Required	Provided	Difference
Shade Trees (10/acre)	6	x	x
Ornamental or Evergreen Trees (10/acre)	6	x	x
Shrubs (25/acre)	14	x	x

h) Foundation Plantings – 6.8(L) & Ord. 14-24

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
- iv) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
- v) Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.

i) External Street Frontage Landscaping Requirements – 6.8(M)

j) Buffer Yard Requirements – 6.8(N)

k) Parking Area Landscaping – 6.8(O)

33) Lighting Standards (Article 6.9)

a) General Lighting Standards:

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

b) Business Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines.
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

36) Outdoor Café and Eating Areas (Article 6.13)

37) Parking and Loading Standards (Article 6.14 & Najem PUD Ord. 24-30)

- a) Article 6.14 shall not apply to the District.
- b) The Director is hereby delegated and shall have the authority to:
 - i) approve all parking and loading facilities in the District, and
 - ii) modify the parking and loading standards that would otherwise be applicable to the District.

38) Performance Standards (Article 6.15 & Ord. 24-14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17 & Ord. 24-14)

41) Vision Clearance Standards (Article 6.19)

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

42) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO and Najem PUD Ord. 24-30

The plans comply.

43) Easement Standards (Article 8.3)

44) Monument and Marker Standards (Article 8.5)

45) Open Space and Amenity Standards (Article 8.6)

46) Pedestrian Network Standards (Article 8.7)

a) Applicability:

- i) All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

b) General Standards:

- i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

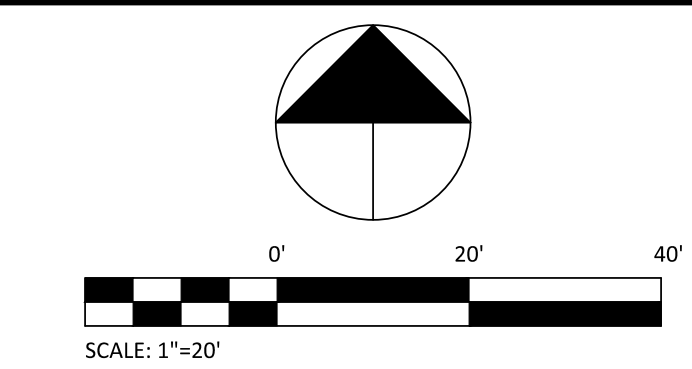
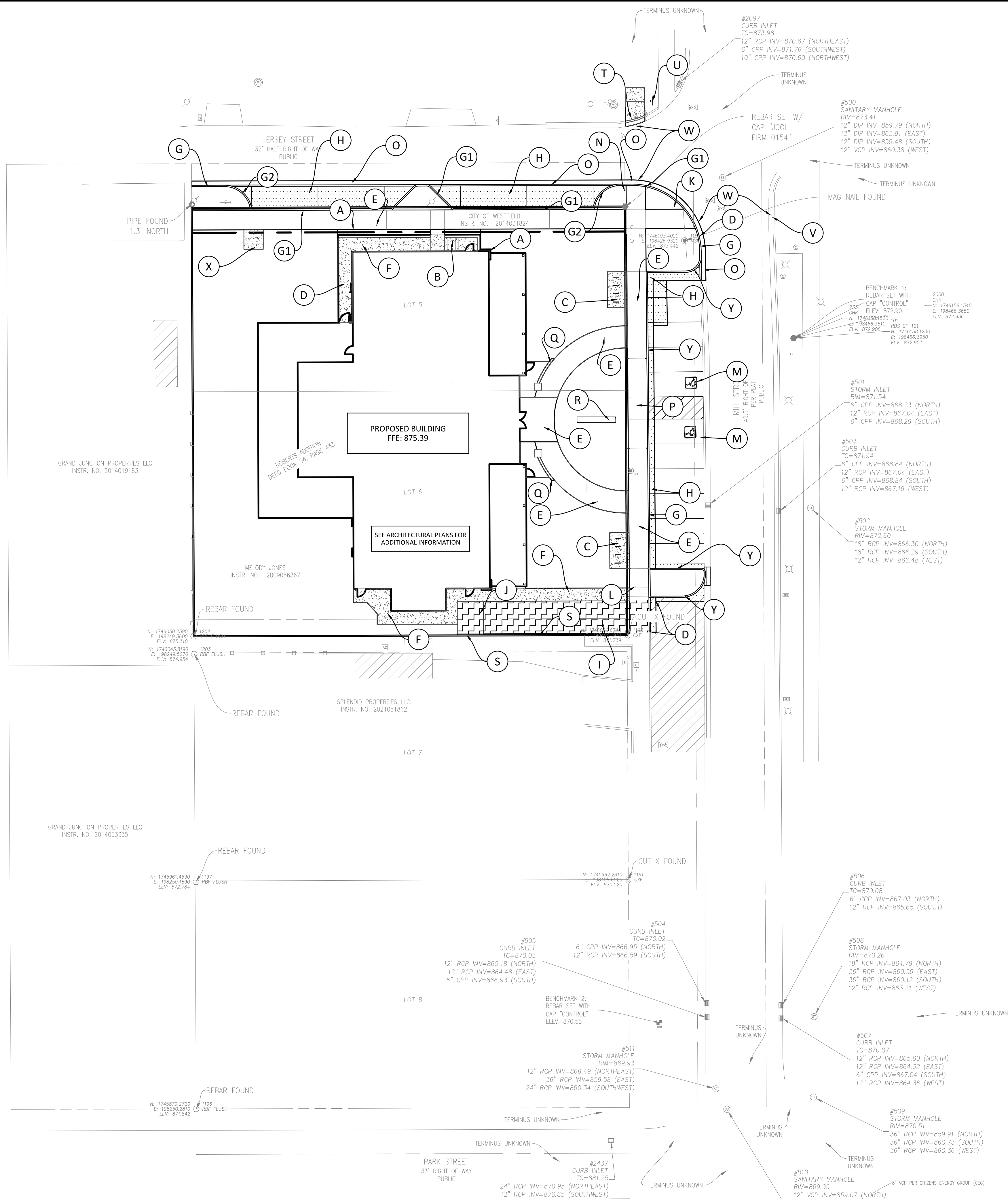
- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- d) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
- e) Najem PUD Ord. 24-30, Section 6
 - i) Notwithstanding anything depicted to the contrary in this Ordinance, streetscape improvements shall be provided in substantial compliance with those depicted in Exhibit D (the "Streetscape Improvements").
 - ii) Modifications to the Streetscape Improvements may be made, subject to review and approval of the Department of Public Works, in the event civil design or infrastructure conflicts are discovered through detailed civil design or during the redevelopment process.
- 47) Storm Water Standards (Article 8.8)
- 48) Street and Right-of-Way Standards (Article 8.9)
- 49) Surety Standards (Article 8.12)
- 50) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2411-DDP-35 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department, Westfield Economic Development Department, and Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov



KEYNOTES

- A. RETAINING WALL. SEE STRUCTURAL
- B. STEPS. SEE ARCHITECTURAL AND STRUCTURAL PLANS
- C. BIKE RACK. BLACK LOOPS
- D. CURB TAPPER. SEE GRADING PLAN
- E. SIDEWALK PER LANDSCAPE ARCHITECTURAL DETAILS
- F. 4" SIDEWALK SECTION
- G. TYPE II CURBS 6" HEIGHT PER CITY OF WESTFIELD. SEE GRADING PLAN FOR ADDITIONAL INFORMATION
- G1. CONCRETE CURB, 4" VERTICAL PER CITY OF WESTFIELD. SEE GRADING PLAN FOR ADDITIONAL INFORMATION
- G2. CURB TRANSITION
- H. STANDARD PAVEMENT PER CITY OF WESTFIELD
- I. CONCRETE PAVING 8" SECTION
- J. JUMPSTER PAD AND ENCLOSURE. SEE ARCHITECTURAL PLANS
- K. PAIRED PERPENDICULAR CURB RAMP AT SMALL RADIUS PER INDOT STANDARD. SEE GRADING PLAN
- L. ACCESSIBLE RAMP, DRIVE
- M. ACCESSIBLE PARKING, PARALLEL CURB RAMP
- N. STOP SIGN
- O. FLUSH CURB GUTTER PER CITY OF WESTFIELD
- P. ADA RAMP PER INDOT DETAIL
- Q. BENCH WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS
- R. MONUMENT SIGN. SEE ARCHITECTURAL PLANS
- S. 6" CURB WITH TURNDOWN SLAB
- T. INSTALL ACCESSIBLE RAMP AND RECEIVING PAD AT THE TIME OF FUTURE DEVELOPMENT. COORDINATE WITH CITY OF WESTFIELD PRIOR TO INSTALLATION.
- U. TRAFFIC SIGN RELOCATED. COORDINATE TIME AND RELOCATION WITH CITY OF WESTFIELD.
- V. RECEIVING RAMP TO THE EAST INSTALLED BY THE CITY OF WESTFIELD.
- W. INSTALL CROSSWALK STRIPING WHEN INSTALLATION OF RECEIVING RAMPS IS COMPLETE. COORDINATE WITH THE CITY OF WESTFIELD.
- X. ELECTRIC TRANSFORMER PAD
- Y. CONCRETE CURB, 6" VERTICAL

SITE LEGEND

- LOCAL STREET ASPHALT PAVEMENT
- CONCRETE
- HEAVY DUTY CONCRETE
- ADA ACCESSIBLE PARKING SPACE

SITE DATA

SITE ZONING:	NAJEM PUD (LB-H)
PROJECT AREA:	0.52 ACRES
BUILDING AREA:	10,117 SF
STANDARD PARKING:	13
HANDICAP PARKING PROVIDED (includes X van accessible space)	2
TOTAL PROPOSED PARKING PROVIDED	15



PER INDIANA STATE LAW IS 69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY JQOL. PROJECT NUMBER 2024.174, DATED 08/13/2024.

GENERAL NOTES

- ANY DISCREPANCY IN THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW.
- ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS AS APPROPRIATE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT (EOP) OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- PARKING DIMENSIONS ON THE EAST SIDE OF THE PROJECT ARE TO BACK OF CURB ONLY.
- ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- ALL DIMENSIONS ARE PARALLEL WITH OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY IS DISCOVERED. ANY DAMAGE TO EXISTING FACILITIES WILL BE CORRECT AND PAID BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING OR IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
- ALL UTILITY TRENCHES UNDER AND WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
- ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS, WITH A MAXIMUM CROSS SLOPE OF 1/4 FT. & MAXIMUM LINEAR SLOPE OF 1:20.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. IF A CORNER MONUMENT IS MOVED OR DAMAGED, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR SURVEYOR OF RECORD.
- CONCRETE JOINTS TO BE PROVIDED IN ACCORDANCE WITH ACI GUIDELINES.
- HORIZONTAL LAYOUT PLAN FOR CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

EXISTING LEGEND

SEE SHEET C100

CONSTRUCTION SHALL COMPLY WITH THE CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS

BENCHMARK DATA

SEE EXISTING TOPOGRAPHY SHEETS C100 & C101

VERIDUS GROUP

6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 598-6647 | www.theveridusgroup.com

PROJECT

"H" STEAKHOUSE

PERMIT SET

207 MILL ST
WESTFIELD, IN 46074

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE DATE: 11/7/24
DRAWN BY: CAR
CHECKED BY: GCD
DRAWING TITLE: SITE PLAN

CERTIFIED BY
COVALO CAPRIGLIO
PROFESSIONAL ENGINEER
11/7/24
PROJECT NUMBER: 2024.0212
DRAWING NUMBER: C201



1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in American Standards for Nursery Stock. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscape shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

ZONING: PUD
 ADJACENT ZONING: MF-1

DETENTION - N/A

STREET TREES
 Requirement: Provide 1 street in ROW or within 10' of ROW @ 50' o.c.
 Required:
 Mill Street @ 155 l.f. = 3 trees
 Jersey Street @ 157 l.f. = 3 trees
 Provided:
 Mill Street = 2 shade trees. Existing parking and site view triangles limit opportunities for additional trees
 Jersey Street = 2 shade trees and 1 ornamental tree due to overhead utilities

LOT REQUIREMENTS
 Requirement: For a business use, provide 10 shade trees + 10 ornamental trees + 25 shrubs per acre
 Required: 24,274 s.f./0.56 acres = 6 shade trees + 6 ornamental trees + 14 shrubs
 Provided: 6 shade trees + 6 ornamental trees + 14 shrubs

FOUNDATION
 Requirements:
 For front facades, provide one ornamental tree or shrub/12 l.f.
 For side and rear facades, provide plant material over 40 l.f. to break up stretches of facades longer than 80 l.f.
 Required:
 North (front) facade @ 97 l.f. = 8 shrubs or ornamental trees
 East (front) facade @ 130 l.f. = 11 shrubs or ornamental trees
 South (side) facade @ 97 l.f. = 1 group of plantings
 West (rear) facade @ 130 l.f. = 3 groups of plantings
 Provided:
 North: 6 shrubs + 2 ornamental trees
 East: 7 shrubs + 4 ornamental trees
 South: shrubs and ornamental trees in the middle of the facade
 West: shrubs and grasses along the entire length of the facade

PARKING - N/A

BUFFERS - NA

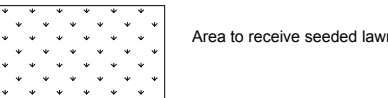
PLANTER BASIS OF DESIGN
MANUFACTURER: Tournesol
MODEL: Wilshire GFRC rectangle
SIZE: 24" wide x 60" length x 30" height
COLOR: To be selected by Landscape Architect from manufacturer's standard color palette
OPTIONS: Please provide the following options

- Irrigation system
- Casters
- Tournesol

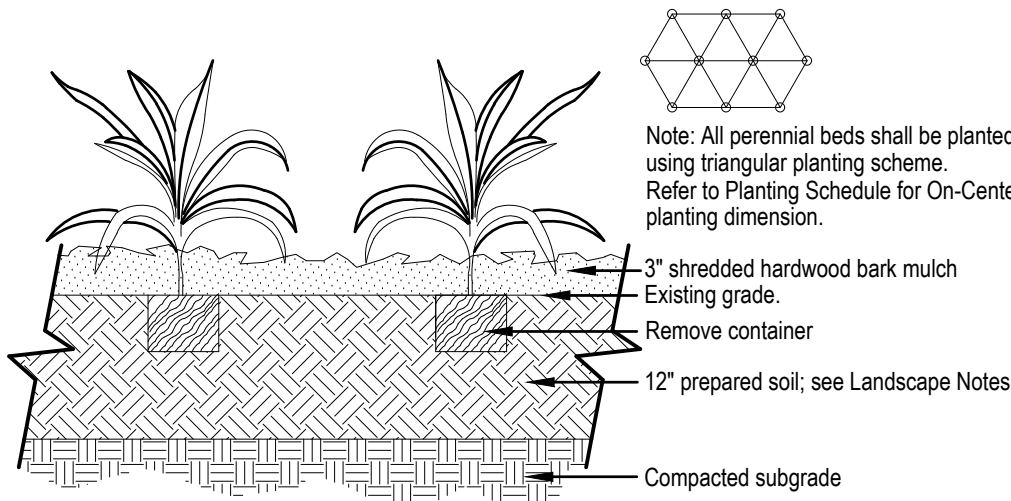
 VERIDUS GROUP 6280 N. Shadeland Avenue, Suite A Indianapolis, IN 46226 Phone: (317) 598-5647 www.theveridusgroup.com		 context DESIGN 5825 Lawton Loop E. Dr. Indianapolis, IN 46216 Phone: (317) 485-6900 www.context-design.com	
PROJECT		THE NAJEM RESTAURANT	
PERMIT PLANS		207 MILL STREET WESTFIELD, IN 46074	
REVISIONS			
NO.	DATE	DESCRIPTION	
	11/08/24	RESUBMITTAL PLANS	
	11/11/24	RESUBMITTAL PLANS	
DRAWN BY APP		CHECKED BY APP	
DRAWING TITLE			
LANDSCAPE PLAN			
CERTIFIED BY  EXPIRES 12-31-2025			
PROJECT NUMBER 2024.0212			
DRAWING NUMBER L100			

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-x	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal ^{#14}	full, strong central leader, matched
Ace-f	3	Acer rubrum 'Franksred'	Red Sunset Maple	B & B	2"Cal ^{#14}	full, strong central leader, matched
Gle-t	2	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal ^{#14}	full, strong central leader, matched
Que-r	1	Quercus rubra	Red Oak	B & B	2"Cal ^{#14}	spring dug, full, strong central leader, matched
Ulm-a	5	Ulmus x americana 'Princeton Elm'	Princeton Elm	B & B	2"Cal ^{#14}	full, strong central leader, matched
FLOWERING TREES						
Cra-c	2	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	2"Cal ^{#14}	full, strong central leader, matched
Syr-r	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2"Cal ^{#14}	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Bux-g	22	Buxus x 'Green Mountain'	Green Mountain Boxwood	container	18"	space @ 3'-0" o.c., allow to mass
Cor-a	31	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	container	24"	space @ 3'-0" o.c.
Die-l	18	Diervilla lonicera 'Kodiak Red'	Kodiak Red Northern Bush Honeysuckle	container	24"	space @ 3'-0" o.c.
Hyd-q	23	Hydrangea quercifolia 'Sike Spikes'	Dwarf Oakleaf Hydrangea	container	24"	space @ 4'-0" o.c.
Jun-v	20	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	container	18" spread	space @ 5'-0" o.c., allow to mass
Rhu-a	41	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	container	18" spread	space @ 6'-0" o.c., allow to mass
Thu-o	26	Thuja occidentalis 'Art Boa'	North Pole Arborvitae	container	36" ht. min.	space @ 3'-0" o.c., allow to mass
Vib-d	4	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	container	24"	space @ 4'-0" o.c.
GRASSES						
Pan-h	38	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	pot	#2	space @ 3'-0" o.c.
Sch-j	18	Schizachyrium scoparium 'Jazz'	Jazz Little Bluestem Grass	pot	#1	space @ 2'-0" o.c.
Spo-h	7	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2'-0" o.c.
PERENNIALS						
Lav-x	11	Lavandula x intermedia 'Niko'	Phenomenal® Lavendin	pot	#1	space @ 2'-0" o.c.
Nep-x	96	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	pot	#1	space @ 2'-6" o.c.

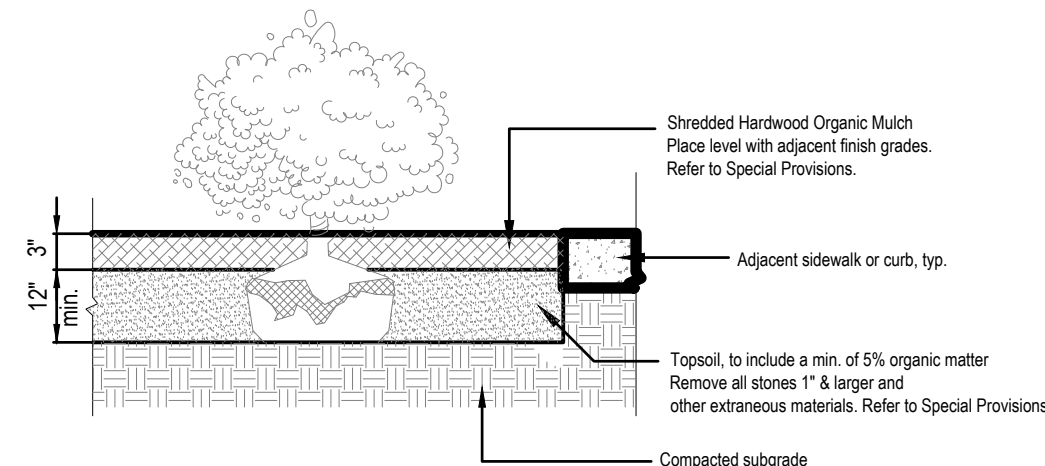


Area to receive seeded lawn



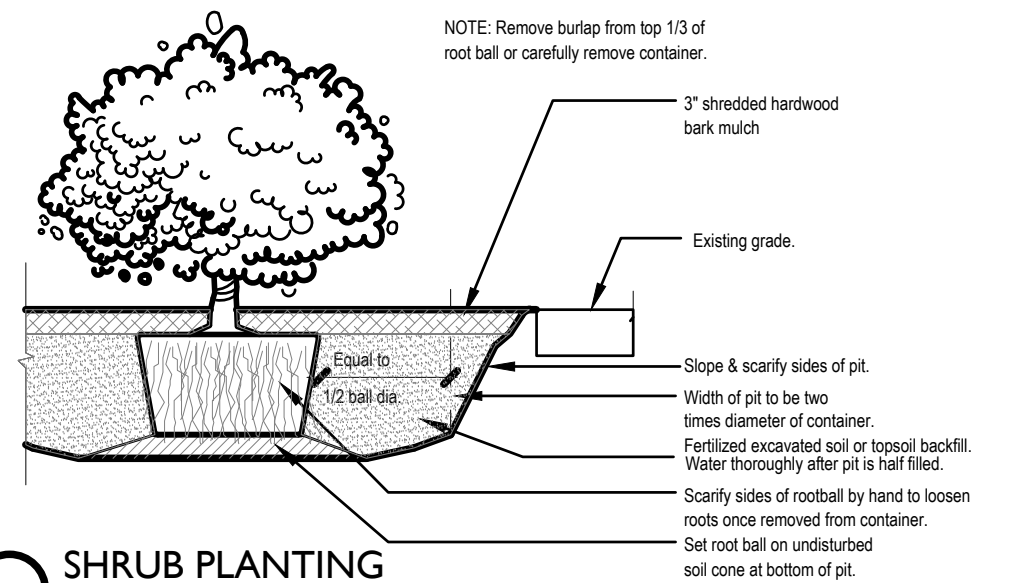
PERENNIAL PLANTING

Not to Scale



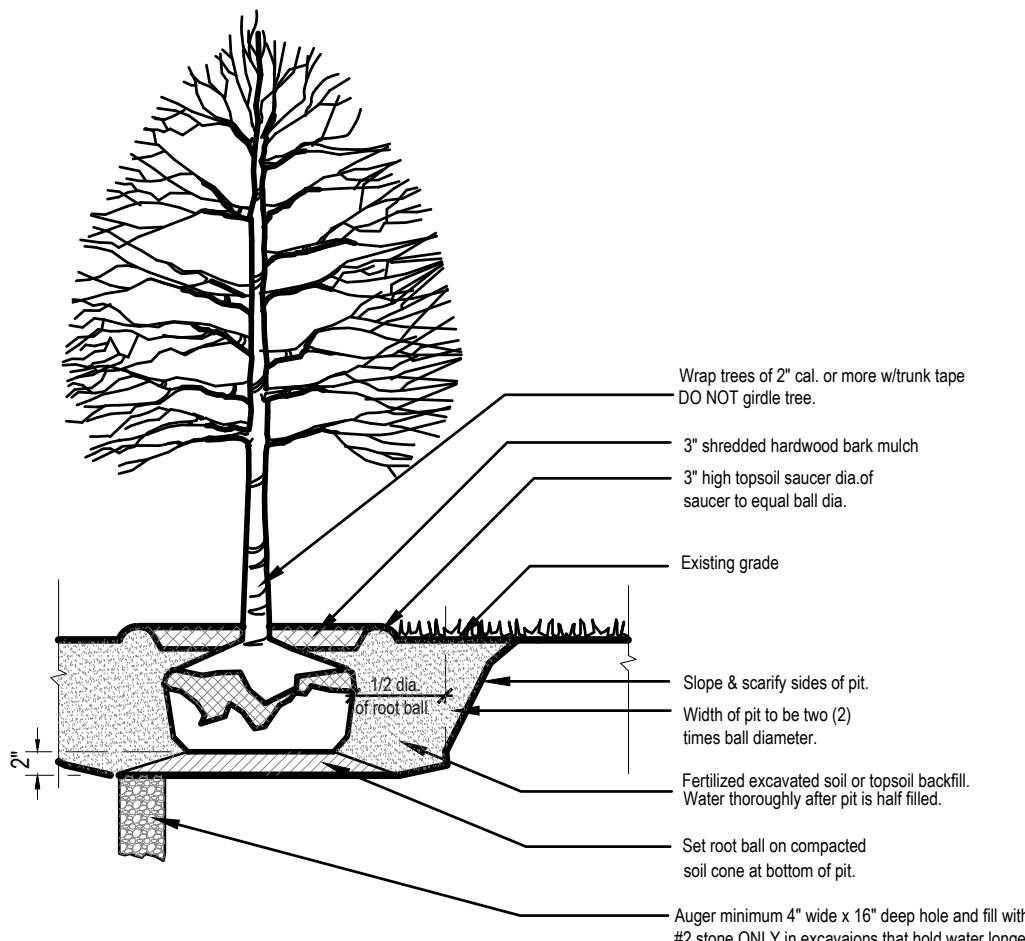
LANDSCAPE BED PREPARATION

Not to Scale



SHRUB PLANTING

Not to Scale



TREE PLANTING

Not to Scale

PROJECT
THE NAJEM RESTAURANT
PERMIT PLANS
207 MILL STREET
WESTFIELD, IN 46074

REVISIONS		
NO.	DATE	DESCRIPTION
11/08/24		RESUBMITTAL PLANS
11/11/24		RESUBMITTAL PLANS

DRAWN BY APP	CHECKED BY APP
-----------------	-------------------

DRAWING TITLE

LANDSCAPE
DETAILS



PROJECT NUMBER
2024.0212

DRAWING NUMBER

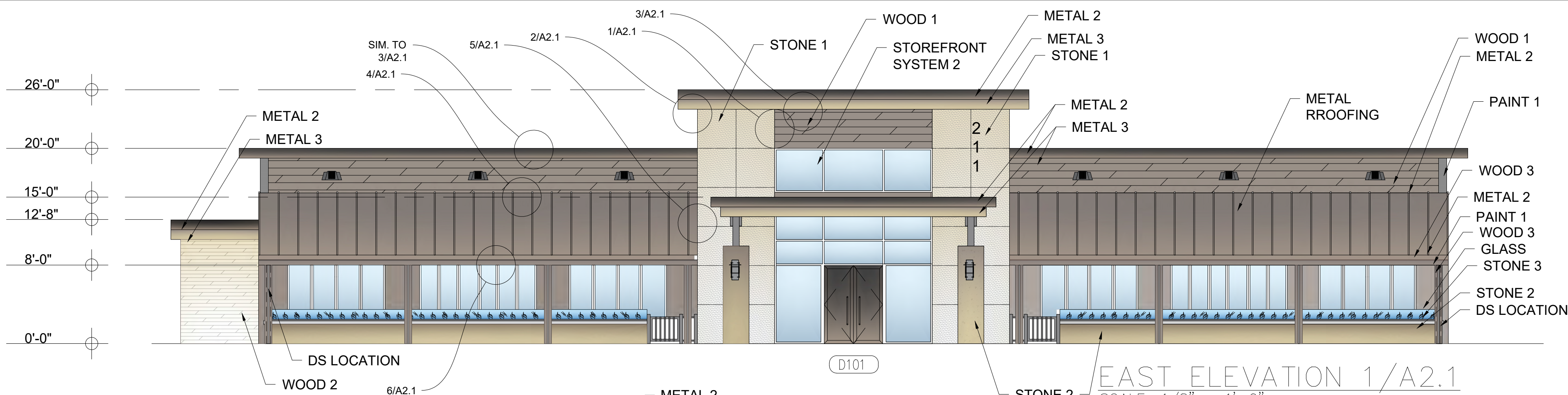
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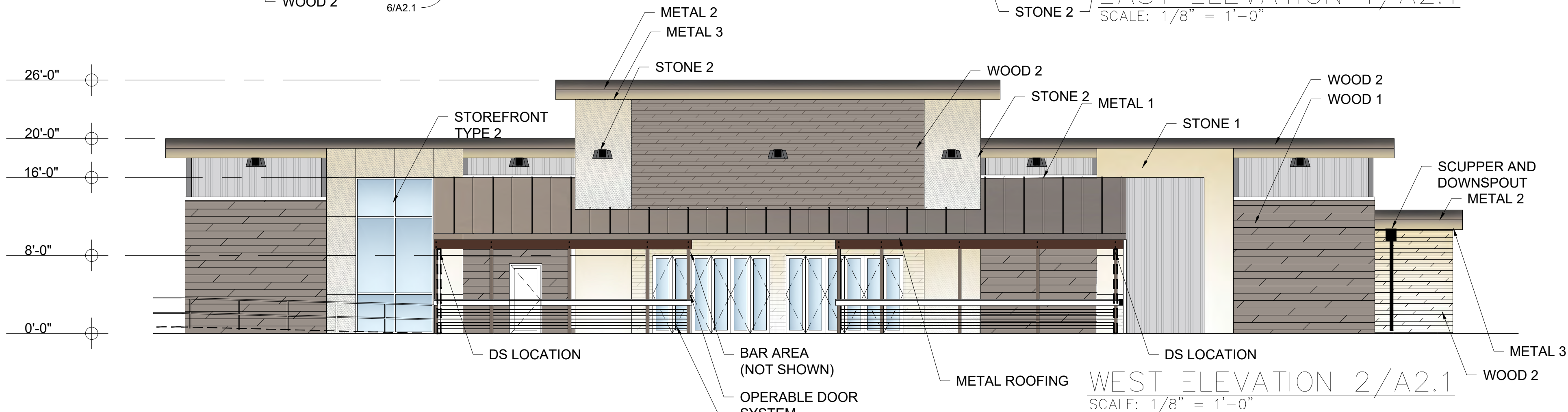
6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 398-6647 | www.theveridusgroup.com



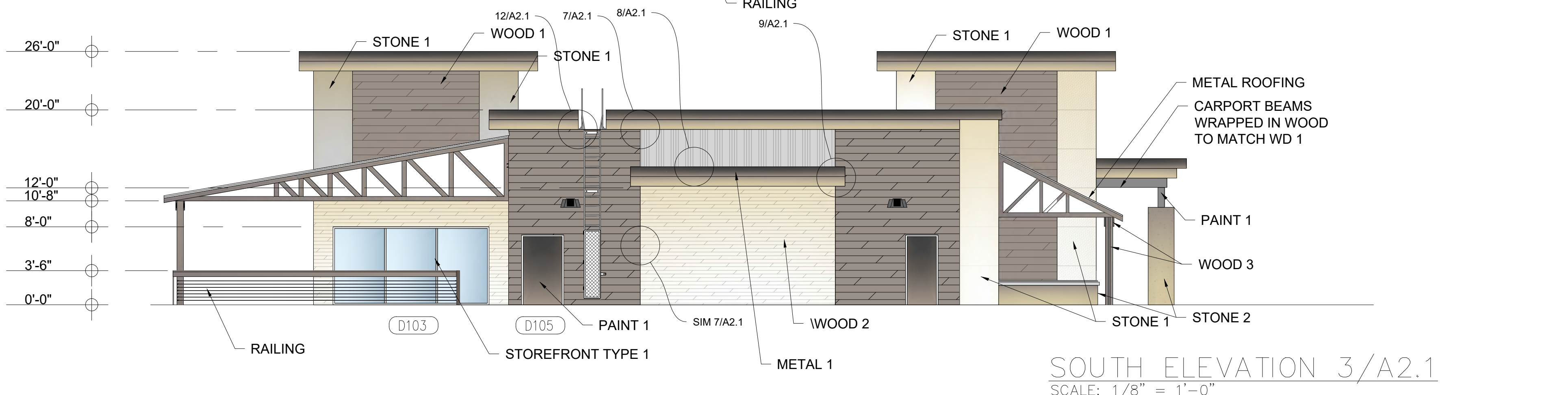
5825 Lawton Loop E. Dr. | Indianapolis, IN 46216
317-485-6900 | www.context-design.com



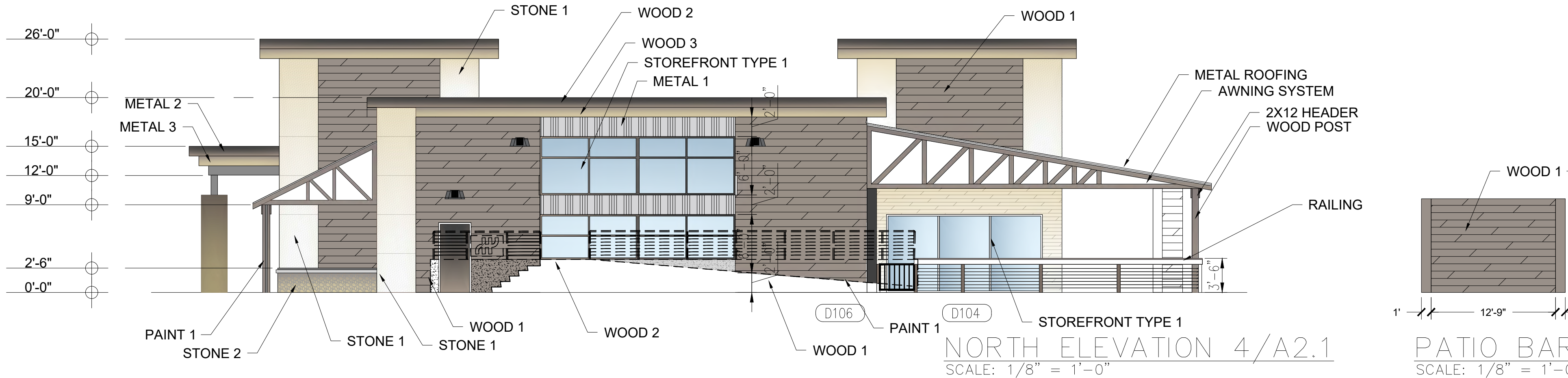
EAST ELEVATION 1/A2.1
SCALE: 1/8" = 1'-0"



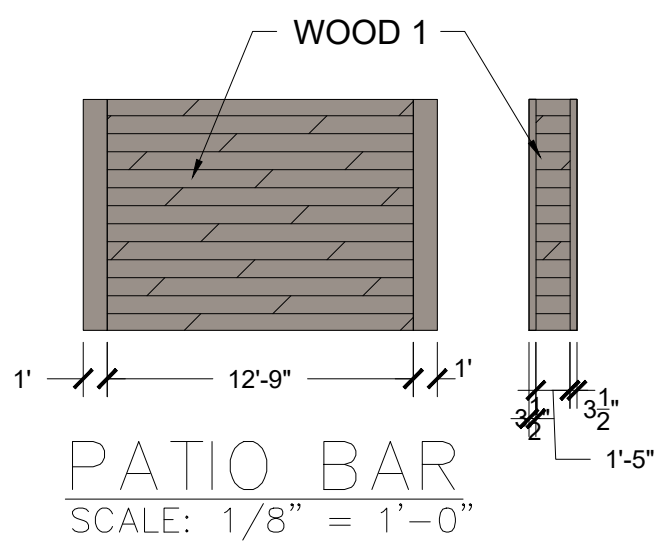
WEST ELEVATION 2/A2.1
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 3/A2.1
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 4/A2.1
SCALE: 1/8" = 1'-0"



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

MATERIAL LIST

WOOD 1:
EXTERIOR WOOD SIDING -
LUX ARCHITECTURAL PRODUCTS - 6" PLANK PROFILE
KNOTTY EBONY

WOOD 2:
EXTERIOR WOOD SIDING -
LUX ARCHITECTURAL PRODUCTS - 6" PLANK PROFILE
HEMLOCK

WOOD 3:
ROUGH HEWN TIBER 2X MATERIAL- OAK, CEDAR, OR CHERRY
LOCAL SUPPLIER -

STONE 1:
MANUFACTURED STONE THIN VENEER PANELS - BUFF TONE
SMOOTH VENEER

STONE 2:
MANUFACTURED STONE THIN VENEER UNITS -BUFF TONE
SPLIT FACED RANDOM LENGTH DRY STACK UNIT

STOREFRONT 1:
TUBELITE 4500 SERIES WINDOW SYSTEM
2 X 4 1/2" THERMALLY BROKEN FRAME SYSTEM - BLACK

STOREFRONT 2:
TUBELITE T24650 ENTRY/WINDOW SYSTEM
2 X 6 1/2" THERMALLY BROKEN FRAME SYSTEM - BLACK

GLAZING:
OLD CASTLE, PPG OR EQUAL
DOUBLE PANE INSULATED LOW E GLASS PANELS
CLEAR

METAL 1:
LUX ARCHITECTURAL PRODUCTS
BOARD AND BATTEN
WEATHERED ZINC

METAL 2:
METAL ROOF EDGE TRIM
ELEVATE ROOFING GRAVEL STOP TRIM - 4" TALL
WITH FASCIA ACCENT TRIM- 24 GA COIL STOCK TRIM
BENT AS PER PLANS
BLACK

METAL 3:
METAL FASCIA ACCENT TRIM
MCELROY METALS - 24 GA COIL STOCK TRIM
BENT AS PER PLANS
GALVALUME LOOK

METAL 4:
ALUMINUM GUTTER AND DOWNSPOUTS
BOX GUTTERS - SIZE AS NOTED ON PLANS
GALVALUME LOOK

FENCING:
PRE-FINISHED ALUMINUM/ RAILING SYSTEM
AMERISTAR FENCING - ECHELON SERIES
FLAT BLACK

PAINT 1:
EXTERIOR ALKYD ENAMEL -
SHERWIN WILLIAMS - INDUSTRIAL ENAMEL - GLOSS
TRICORN BLACK

WINDOW WALL
NANA WALL DOOR/ WINDOW SYSTEM
DIMENSIONS AS PER WINDOW-DOOR SCHEDULE
MATTE BLACK FRAME FINISH WITH INSULATED GLASS PANELS

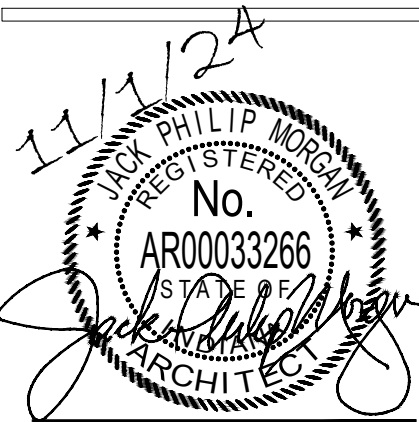
ROOF
ELEVATE, CARLISE OR EQUAL
TPO ROOFING SYSTEM - R24 ROOF INSULATION AND FULLY
ADHERED MEMBRANE SYSTEM

HENRI NAJEM
OWNER

211 W. MAIN STREET- SUITE 102
CARMEL, INDIANA 46032

JACK P. MORGAN
AIA CSI - ARCHITECT

7062 N. TUXEDO STREET
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
e-mail: morwalsoplal@gmail.com



Date: 11/1/24

Issue: Bid

Revision:

Mk	Date	Desc.
1	09/25/24	BID REVS.
2	10/8/24	BID REVS.

PROPOSED DESIGN FOR:

"H" STEAKHOUSE

HAMILTON COUNTY
207 MILL STREET
WESTFIELD, INDIANA 46074

Scope Drawings: Dvgs indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

EXTERIOR ELEVATIONS

SHEET:

A2.1



Petition Number: 2408-PUD-19

Project Name: Finley Creek Estates PUD

Subject Site Address: Generally, 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St (the "Property")

Petitioner: Silverthorne Homes

Representative: Silverthorne Homes

Request: Change of zoning from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District

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

Current Land Use: Agriculture / Vacant

Approximate Acreage: 44.31 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Project Narrative
5. Issue List
6. Red-line Ordinance 24-42
7. Draft Proposed Ordinance 24-42
8. Concept Plan
9. Home Character Imagery
10. Community Amenities

Staff Reviewer: Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 24-42) received its first reading at the July 22, 2024 City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on August 31, 2024 at the Westfield City Services Building. A summary from this meeting can found [here](#).

A public hearing was held at the August 5, 2024 Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. Discussion regarding his petition can be found [here](#).

A workshop meeting is scheduled for September 16, 2024 at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 44.31 acre +/- Property is generally located 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St, see [**Exhibit 2**](#), *Location Map*.

Property Description:

The Property is currently zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to re-zone the 44.31-acre Property to the Finley Creek Estates Planned Unit Development (PUD) District. As described in [**Exhibit 4**](#), *Narrative Statement* supplied by the applicant, the proposed ordinance would allow for the development of up to eighty (80) single-family residential lots, dedicate approximately 17 acres of the Property to be Open Space, require the Property to be developed in general conformance with [**Exhibit 8**](#), *Concept Plan*, require specific architectural standards as noted in the ordinance and [**Exhibit 10**](#) Home Character Imagery, and require the development of specific on-site amenities as noted in [**Exhibit 11**](#), *Community Amenities*. Ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in general conformance with [**Exhibit 8**](#), *Concept Plan* as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the SF4: Single-Family High-Density District as the underlying Zoning District to the Property.

Permitted Uses:

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- A link to the UDO land use table can be found [here](#) (page 330) of the UDO.

Maximum Dwellings:

- The proposed Ordinance would permit a maximum of eighty (80) single-family residential lots to be developed on the Property.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning District (SF:4) except as modified below:

Standard	Proposed PUD Standard	Default UDO Standard
Minimum Lot Area	9,450 SF	9,000 SF
Minimum Lot Frontage	40	40
Minimum Building Setback Lines		
Front Yard	25'	25'
Side Yard	8'	8'
Min. Bldg. Separation	16'*	x
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home.		
Rear Yard	25'	25'
Minimum Lot Width	70'**	50'
** Minimum Lot Width for the transitional cul-de-sac lots will be 80'		
Maximum Bldg. Height	35'	25'
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF total	1,000 SF
Two Story Dwellings	2,200 SF total (900 SF min. ground floor)	750 SF ground floor

Development Standards:

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

Article 6.3 – Architectural Standards

- The proposed ordinance would modify the following UDO Architectural Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - o Architectural Standards:
 - Article 6.3 of the UDO requires specific architectural design standards (façade orientation, façade enhancements, and features) for the development of perimeter lots within Single-family Districts.
 - This includes a “point system” for measuring compliance (i.e. a minimum cumulative point value required when totaling all architectural features included as part of a single-family architectural design).

- The proposed ordinance would incorporate specific architectural standards to be applicable to the entirety of the Property that address permitted and prohibited building materials, roof design, garage design, and window treatments.
- Additionally, the ordinance specifies design standards for “high-visibility lots” and “corner lots” within the development. Both “high-visibility lots” and “corner lots” are noted on the Concept Site Plan for clarity.
- The proposed ordinance would also incorporate **Exhibit 10; Home Character Imagery**, as a compilation of images designed to capture the intended quality and architectural styles of structures to be constructed within the District.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Sod and Seeding
 - The ordinance would require sod to be installed in the front yard of each lot.
 - External Street Frontage Landscaping
 - Article 6.8(M) of UDO requires a landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development along with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 lineal feet.
 - The proposed ordinance would modify this standard by requiring the following:
 - The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard. (see below for details)
 - The open space abutting 193rd Street shall be subject to a forty (40') foot Type B buffer. (see below for details)

External Street Frontage Landscaping

Standard	Default UDO Standard	Proposed PUD Standard (193 rd St.)	Proposed PUD Standard (Freemont Moore Rd.)
Buffer Yard Type	External Street Frontage Landscape	Type B Buffer	Type A Buffer
Minimum Width	30'	40'	30'
Shade Trees / 100 LF	3	4	3
Evergreen Trees / 100 LF	4	4	3
Ornamental Trees	3	0	0

/ 100 LF			
Shrubs / 100 LF	25	10	10
Mound / Fence	3' tall undulating mound	4' tall undulating mound for at least 60% of the length of perimeter	None

○ Buffer Yards

- Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below "Default UDO Standard".
- The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below "Proposed PUD Standard".

SF4 adjacent to AG-SF1 Buffering

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	"Type B"	"Type A"
Minimum Width	40'	20'
Shade Trees / 100 LF	4	3 (or tree preservation easement where applicable on the site plan)
Evergreen Trees / 100 LF	4	3 (or tree preservation easement where applicable on the site plan)
Shrubs	10	10 (or tree preservation easement where applicable on the site plan)
Mound / Fence	4' mound for 60% of lot line	None required

Infrastructure Standards:

The proposed ordinance defaults to the UDO's Infrastructure Standards except as modified below.

- Street Signage: The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- On-Street Parking: On street parking shall be limited to one side of the street.
- Utilities: All utilities within the District will be trenched and located behind the curb.

Design Standards:

The proposed ordinance defaults to the UDO's Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - o Minimum Open Space
 - The UDO requires 15% open space by default.
 - Proposed ordinance would require over 30% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review.
 - o Amenities
 - The UDO does not currently require specific amenities to be installed as part of a single-family development.
 - Proposed ordinance would require the following amenities – open space as generally shown on the Concept Plan, community gardens, active play area, and a playground, gazebo/ gathering area feature as generally depicted on **Exhibit 8**, *Concept Plan*, and **Exhibit 11**, *Community Amenities*.

CHANGES SINCE LAST MEETING

The petitioner has completed the following revisions to the proposal as outlined within this staff report:

Site Plan:

- The site plan has been updated to reflect the following:
 - o Removal of entrance off of Freemont Moore Road
 - o Introduction of cul-de-sac in northwest portion of the property
 - o Increase in lot sizes (80-foot width) in northwest portion of the property
 - o Re-alignment of proposed stormwater ponds

Number of Permitted Lots

- Number of permitted lots reduced to eighty (80) lots in lieu of eighty-five (85) lots

General Regulations:

- Side yard setback standards updated to note the permitted reduction in side yard setback to 5' if the inclusion of an additional garage bay is included with the home
- Minimum lot width standards updated to reflect site plan modifications within northwest corner of property
- Additional architectural standards were added for “high-visibility” lots

COMPREHENSIVE PLAN

The majority of the Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the August 5, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: A workshop discussion meeting for this item is scheduled to be held at the September 16 Advisory Plan Commission Meeting.

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

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

DEPARTMENT COMMENTS

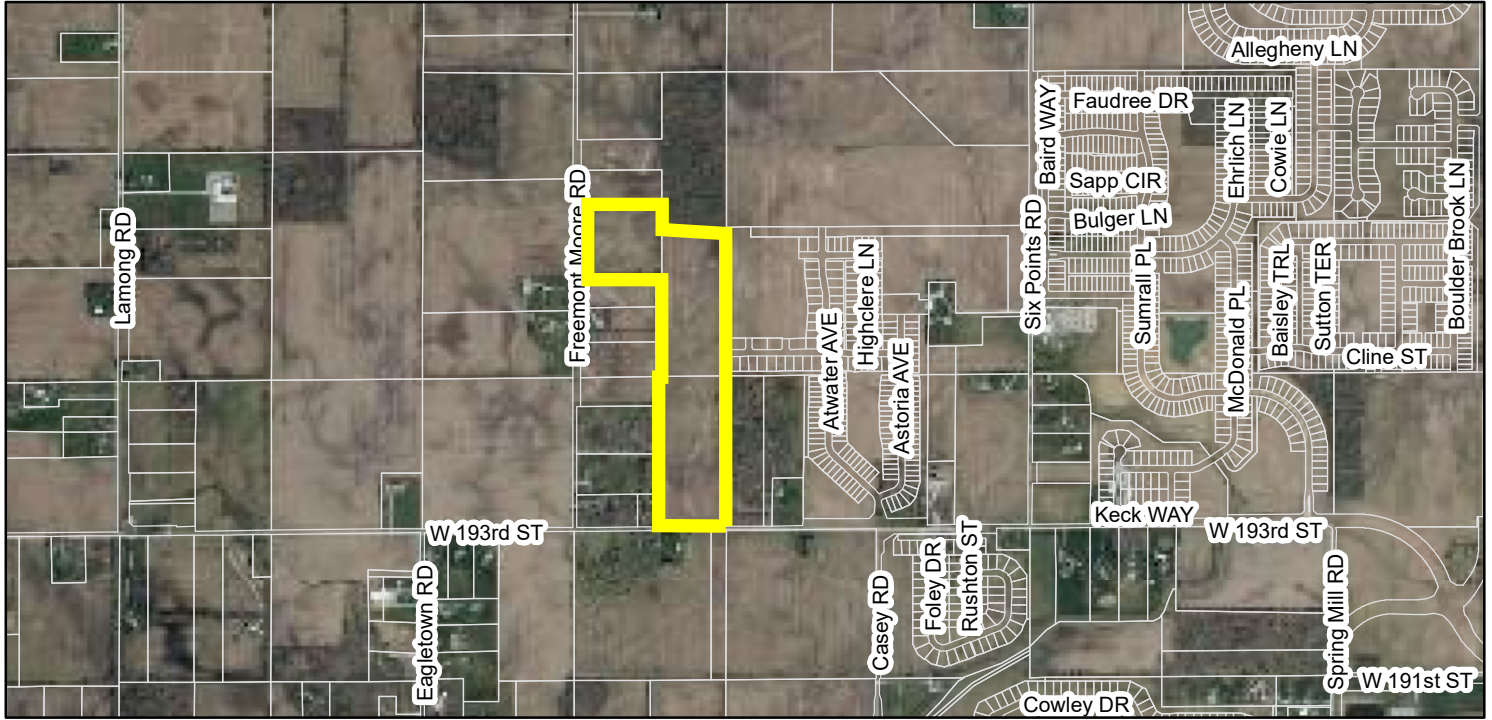
1. **Action:** Hold a workshop discussion at the November 18, 2024 Plan Commission Meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.



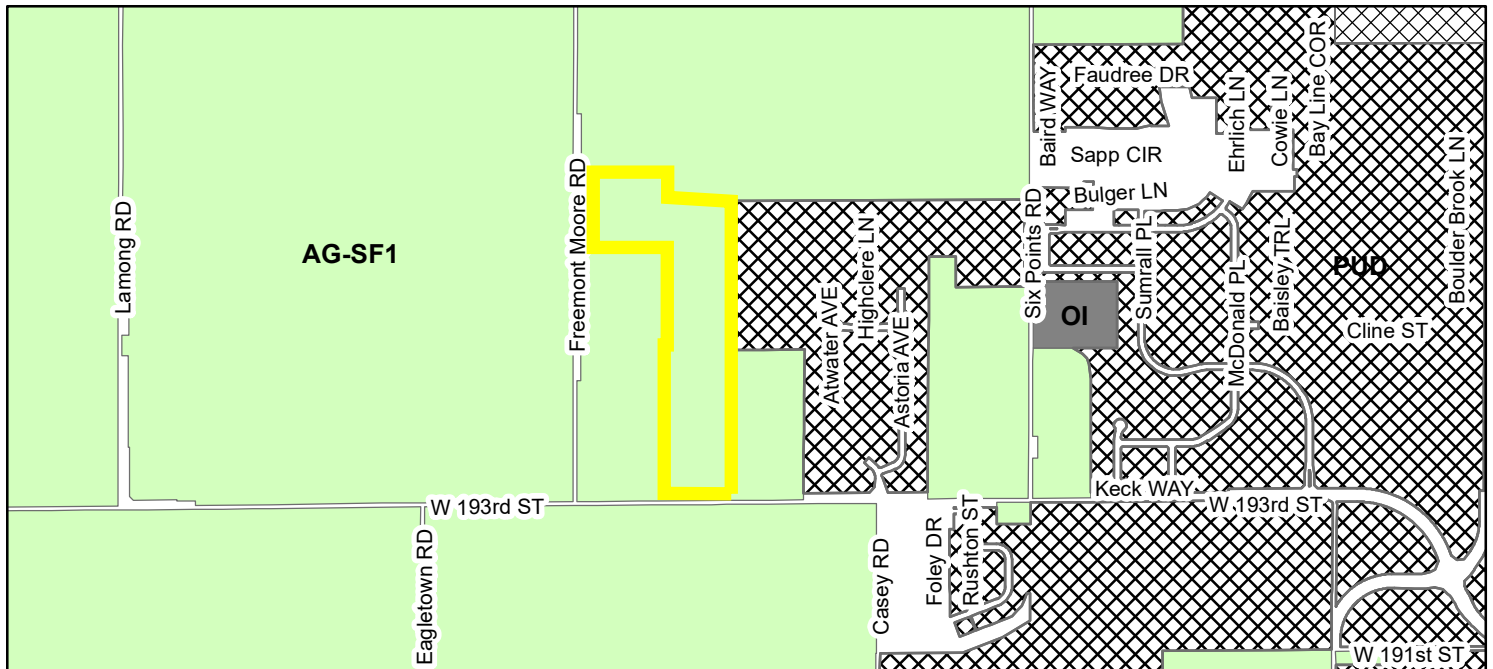
Property Location Map
Generally northeast of the intersection
at Freemont Moore Rd W 193rd St
2408-PUD-19



Aerial Location Map

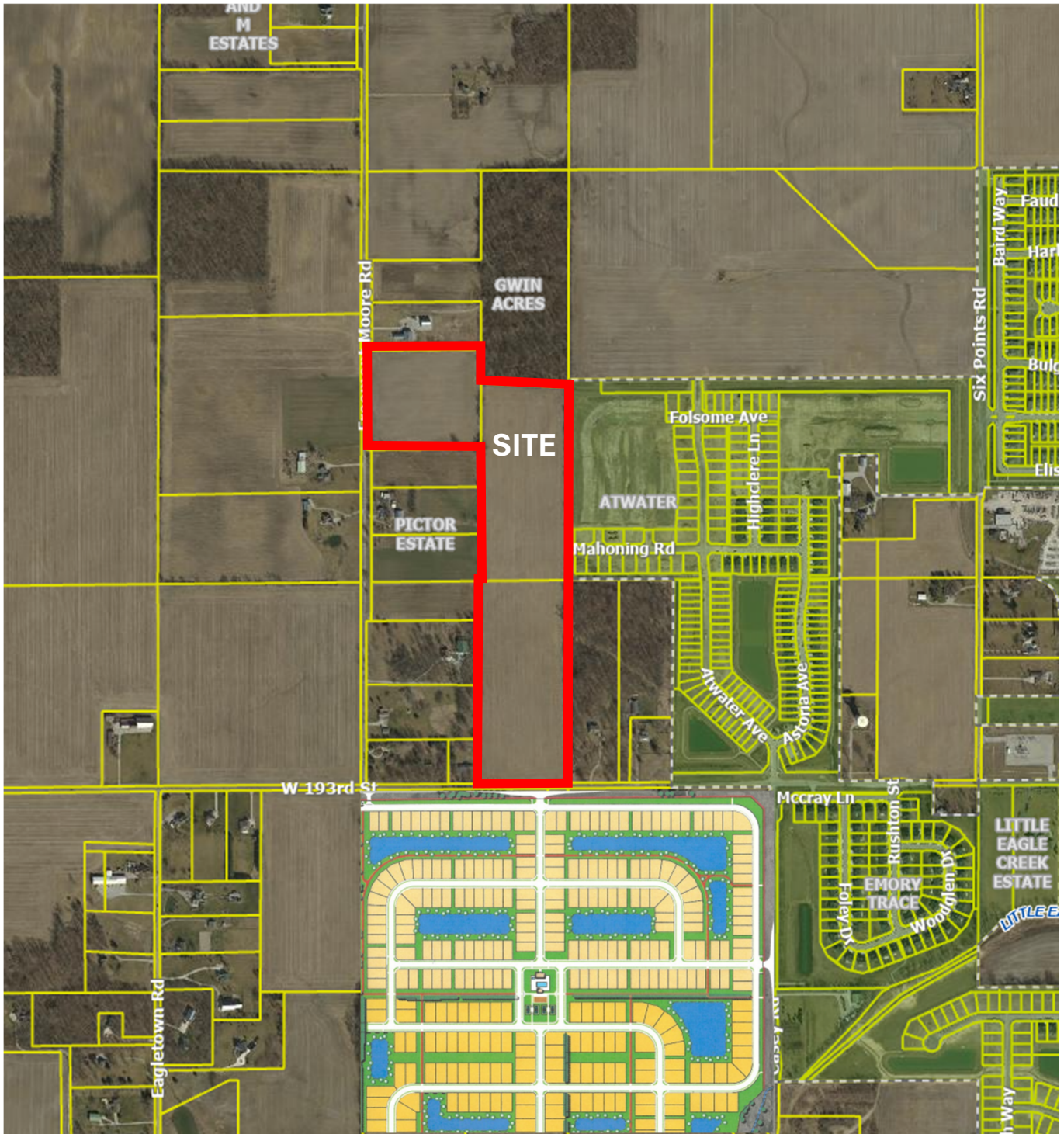


Zoning Map



- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)

Exhibit A
Real Estate



Statement of Intent:

Silverthorne Homes is pleased to present the Finley Creek Estates residential community, its newest Westfield residential project. This community will offer approximately 80 new homes on 44 acres located between Freemont Moore Rd and the existing Atwater community.

The Finley Creek Estates will feature the following:

- 80 single-family detached homes with sales prices averaging in the mid \$500,000's.
 - Illustrative elevations have been provided in Exhibit C of the proposed PUD ordinance.
- The Silverthorne line of homes will complement surrounding residential development sites all the while adding to a diverse selection of housing types and styles in this area of Westfield.
- This community was designed with open space as a central theme and proudly features over 17 acres, approximately 39% of the total site, being dedicated to common areas, ponds, and passive recreation areas that will be accessed through internal trails.
- Overall connectivity improvements include internal sidewalks throughout the community and a natural street and sidewalk connections to the bordering Atwater development. Further, 8-foot walking paths along the frontage of the subject real estate of site's perimeter roads, 193rd and Freemont Moore Rd, will be installed to encourage future pedestrian connection.
- Enhanced landscape buffers will be incorporated along the streetscapes of 193rd St and Freemont Moore Rd.
- Additional buffers along the perimeter of the site have been planned to preserve existing vegetation.
- Residential development of this site is natural and contiguous to the area already being developed and does not leapfrog over dissimilar zoning districts. As mentioned, to the west, Atwater is currently being developed into a mix of residential housing options, and to the south, the land across 193rd is slated for residential development.

Finley Creek Estates will embody many of the themes, trends, and goals detailed in the current Comprehensive Plan and presumably any future land use plan. This community will provide a very desirable housing option for current and future residents of Westfield, improve local connectivity for residents and the public at large, promote responsible and diverse residential growth, and incorporate significant open space that will enhance the vitality and character of the community.

ISSUES AND QUESTIONS RAISED REGARDING THE FINLEY CREEK ESTATES PUD PROPOSAL

The list below includes issues that were raised during the September 16, 2024, Plan Commission Workshop Meeting as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Neighborhood / Community Design

- How will you address concerns related to proposing transitional lot sizes when neighborhood development patterns move westward in relation to the current Comprehensive Plan?
 - The updated concept plan has removed connectivity to Freemont Moore Rd. This has allowed us to place valuable cul-de-sac lots that have extensive buffer areas adjacent to these homesites.
 - These home sites along the cul-de-sac will be a minimum of 80' wide and provide an intentional transition to larger lot sizes as this and future development moves west.
 - Further, this iteration has lowered prospected lot count from 83 to 80 lots bringing maximum density to 1.79 units/acre. With no further connection to Freemont Moore Road, we see this development as a good transition point to even larger lot sizes to the west as development continues in the future.
- Is there an alternative design that could position homes to “front” 193rd Street and Freemont Moore Road?
 - Since the width of the parcels are limited, having frontage homes along the road is not feasible. To address this, we have committed to the homes adjacent to 193rd street being designated as perimeter lots with increased architectural standards. These lots will be required to have at least a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear.
 - Further, we have eliminated the entrance/exit off Freemont Moore Rd. The homesites that are visible from the road will have the same perimeter lot requirements along with significant common area that distances those home from the road.
 - Along 193rd street will be a 75' half ROW dedication, 8' walking path along the neighborhood's road frontage, 40' landscape buffer, and the original first 2 lots were removed providing additional buffer from the road.
 - Along Freemont Moore Road, there will be a 50' half ROW dedication, 8' walking path 30' landscaping buffer, and the lot line of the closest home has a significant buffer common area. These homes will be quite a distance from the road.

Amenities

- How will you address concerns related to providing sufficient amenities within the development?
 - The central active play area includes a playground and gazebo/gathering area as well as approximately 0.8 acre of central open space active play area. Further this community

will feature a community garden located in a common area open space near the entrance of the development.

- With the new iteration of the Concept Plan, this development will be even less dense, and we believe the amenities shown will provide sufficient amenities that will also not over burden the future HOA.
- How will you address concerns related to incorporating more intentional amenities within underutilized green space as part of this development proposal?
 - While there remains common green space behind lots in the cul-de-sac area, this is intentionally not activated to allow for greater buffer areas with neighboring lots as well as providing premium lot locations for the future homeowners of these specific lots that back up to common green space.
 - We are open to a discussion regarding natural low-maintenance landscaping in these areas like native tall grasses.

ORDINANCE NUMBER 24-42

**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 “**Finley Creek Estates 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 "Plan Commission") considered a petition (**Petition No. 2408-PUD-19**), 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 Plan Commission forwarded **Petition No. 2408-PUD-19** to the City Council of the City of Westfield, Hamilton County, Indiana (the "City 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 Plan Commission certified the action of the Plan Commission to the City Council on ____, 2024;

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

NOW, THEREFORE, BE IT ORDAINED by the City 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Finley Creek Estates 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 City of Westfield 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 UDO that conflict with the provisions of this Ordinance is hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 Following detailed site engineering the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial compliance with the Concept Plan as determined and approved by the Director.

Section 3. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 4. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
- 4.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty-~~five~~(80~~5~~).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified

or enhanced by this Ordinance.

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

5.2 The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	9,450 sq. ft.
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	8' / 16'*
Rear Yard	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70'**
** Minimum Lot Width for the transitional cul-de-sac lots will be 80'	
Maximum Building Height	35'
Minimum Living Area (Total)	***900 sq. ft. Min. Ground Floor Area
Single Story	1,800 sq. ft.
Two Story***	2,200 sq. ft.

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Section 6. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

6.1 Article 6.3 Architectural Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. High-Visibility Lots. Dwellings on lots located immediately at the District's entrances off of 193rd Street ~~and Freemont Moore Road~~ and lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels, indicated in **Exhibit B** by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Rear/Side Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, ~~or a~~ four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.
- b. Corner Lots. All Dwellings, indicated in **Exhibit B** by the (*), shall replace Article 6.3(C)(1)(b) standards with the following:

- i. Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles.
- c. Additional Architectural Standards: The following shall apply to all Dwellings:
 - i. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
 - ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - iii. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - iv. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - v. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- d. Windows. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
- e. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

- f. Character Exhibits. Character exhibits, attached hereto as **Exhibit C**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

6.2 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 5.1 and Section 5.2.

6.3 Article 6.8 Landscaping Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit B**.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Common Area. A twenty (20') foot wide Common Area shall be provided around the perimeter of the project.
- c. External Street Frontage Landscaping Requirements.
 - a. The open space abutting 193rd Street shall be subject to a forty (40') foot width Type B buffer yard.
 - b. The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.
- d. Buffer Yard Requirements.
 - a. A twenty (20) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' LANDSCAPE BUFFER TYPE A". No mounding shall be required.
 - b. A twenty (20) foot width tree preservation easement shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' TREE PRESERVATION EASEMENT". No additional landscape buffer plant material or mounding shall be required.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

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

- a. Street Signage. The developer will be responsible for the cost of and the placement of

all street signage as required by the City.

- b. On-Street Parking. On-street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- c. Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

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

8.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include open space, active play area, community garden, playground, and gazebo/gathering area feature including the elements detailed on the enlargement in **Exhibit D.**

Section 9. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to City Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

Section 10. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

PASSED AND ADOPTED THIS_____day of_____, 20__.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Patrick Tamm	_____ Patrick Tamm	_____ Patrick Tamm
_____ Jon Dartt	_____ John Dartt	_____ John Dartt
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Kurt Wanninger	_____ Kurt Wanninger	_____ Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE #__-__** was delivered to the Mayor of Westfield on the
____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #__-__**
This _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE #__-__**
This _____ day of _____, 2024.

Scott Willis, Mayor

This document was prepared by: Domonic Dreyer
9225 Harrison Park Court
Indianapolis, IN 46216

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: /s/ Domonic S. Dreyer

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Wilfong Overall Parcel

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Nigh Overall Parcel

Begin 53 1/3 rods North of the Southwest corner of the East Half of the Southeast Quarter of Section twenty-one (21), Township nineteen (19) North, Range three (3) East and run thence East 45 105/163 rods, thence North 38 52/93 rods, thence West 45 105/163 rods, thence 38 52/93 rods to the place of the beginning.

EXHIBIT B
CONCEPT PLAN

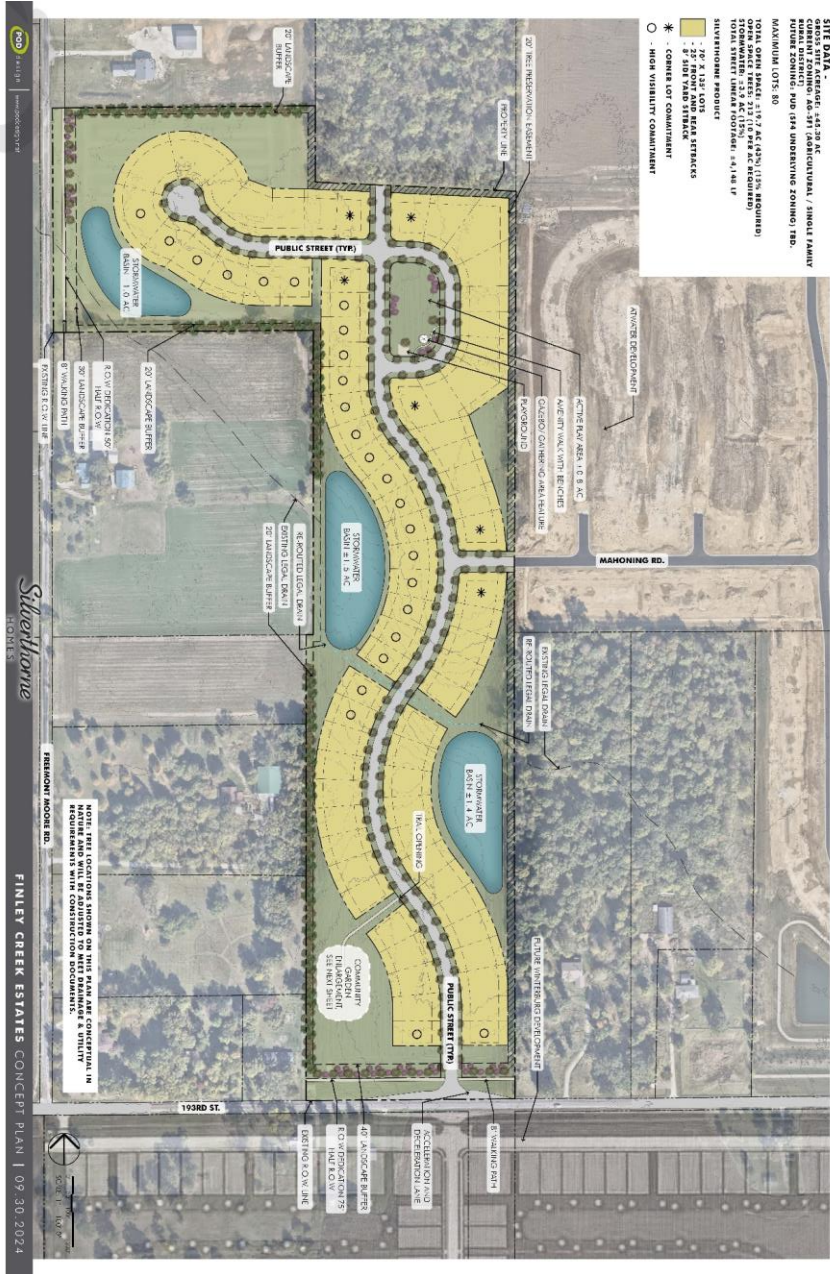


EXHIBIT C
CHARACTER EXHIBITS









Finley Creek Estates PUD



Finley Creek Estates PUD

EXHIBIT D **AMENITY EXHIBITS**

COMMUNITY GARDEN CONCEPTUAL RENDERING

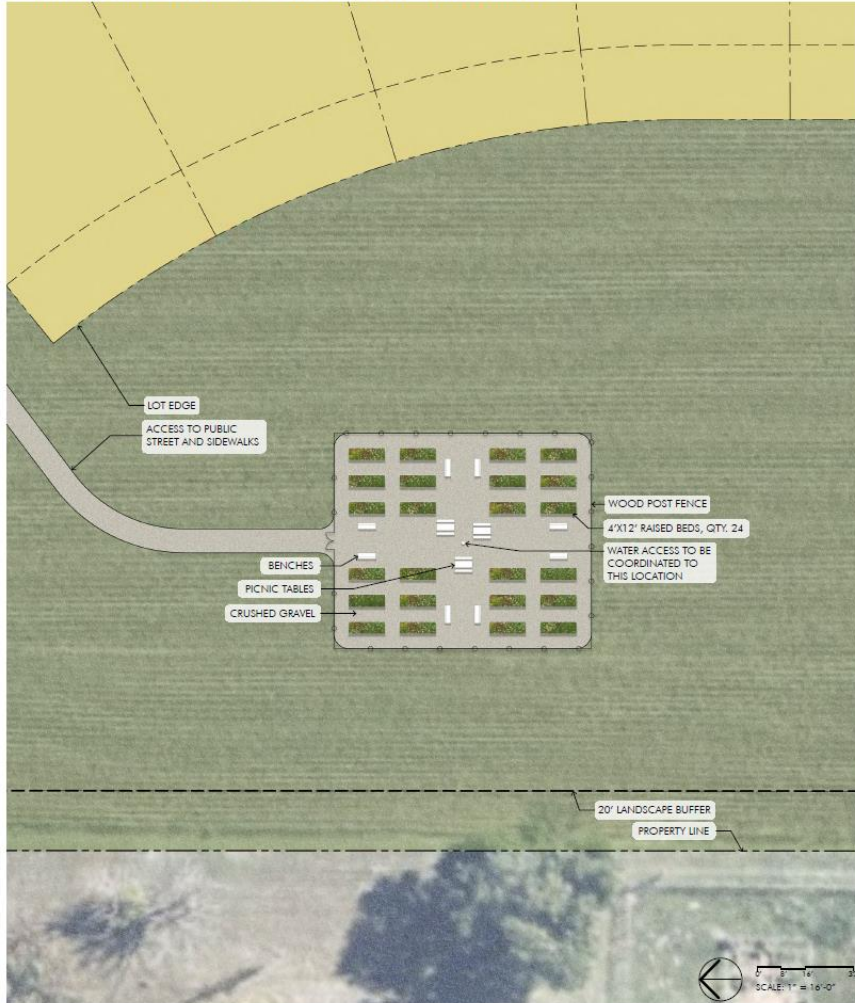


EXHIBIT D
AMENITY EXHIBIT

REFERENCE IMAGERY



Finley Creek Estates PUD

ORDINANCE NUMBER 24-42

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 “**Finley Creek Estates 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 "Plan Commission") considered a petition (**Petition No. 2408-PUD-19**), 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 Plan Commission forwarded **Petition No. 2408-PUD-19** to the City Council of the City of Westfield, Hamilton County, Indiana (the "City 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 Plan Commission certified the action of the Plan Commission to the City Council on ____, 2024;

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

NOW, THEREFORE, BE IT ORDAINED by the City 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Finley Creek Estates 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 City of Westfield 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 UDO that conflict with the provisions of this Ordinance is hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 Following detailed site engineering the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial compliance with the Concept Plan as determined and approved by the Director.

Section 3. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 4. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
- 4.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified

or enhanced by this Ordinance.

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

5.2 The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	9,450 sq. ft.
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	8' / 16'*
Rear Yard	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70'***
** Minimum Lot Width for the transitional cul-de-sac lots will be 80'	
Maximum Building Height	35'
Minimum Living Area (Total)	***900 sq. ft. Min. Ground Floor Area
Single Story	1,800 sq. ft.
Two Story***	2,200 sq. ft.

Section 6. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

6.1 Article 6.3 Architectural Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. High-Visibility Lots. Dwellings on lots located immediately at the District's entrance off of 193rd Street and lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels, indicated in **Exhibit B** by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Rear/Side Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, a four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.
- b. Corner Lots. All Dwellings, indicated in **Exhibit B** by the (*), shall replace Article 6.3(C.)(1)(b) standards with the following:

- i. Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles.
- c. Additional Architectural Standards: The following shall apply to all Dwellings:
 - i. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
 - ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - iii. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - iv. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - v. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- d. Windows. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
- e. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

- f. Character Exhibits. Character exhibits, attached hereto as **Exhibit C**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

6.2 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 5.1 and Section 5.2.

6.3 Article 6.8 Landscaping Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit B**.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Common Area. A twenty (20') foot wide Common Area shall be provided around the perimeter of the project.
- c. External Street Frontage Landscaping Requirements.
 - a. The open space abutting 193rd Street shall be subject to a forty (40') foot width Type B buffer yard.
 - b. The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.
- d. Buffer Yard Requirements.
 - a. A twenty (20) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' LANDSCAPE BUFFER TYPE A". No mounding shall be required.
 - b. A twenty (20) foot width tree preservation easement shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' TREE PRESERVATION EASEMENT". No additional landscape buffer plant material or mounding shall be required.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

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

- a. Street Signage. The developer will be responsible for the cost of and the placement of

all street signage as required by the City.

- b. On-Street Parking. On-street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
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Section 8. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

8.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include open space, active play area, community garden, playground, and gazebo/gathering area feature including the elements detailed on the enlargement in **Exhibit D.**

Section 9. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to City Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

Section 10. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Patrick Tamm

Patrick Tamm

Patrick Tamm

Jon Dartt

John Dartt

John Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE** #__-__ was delivered to the Mayor of Westfield on the
____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** #__-__
This _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE** #__-__
This _____ day of _____, 2024.

Scott Willis, Mayor

This document was prepared by: Domonic Dreyer
9225 Harrison Park Court
Indianapolis, IN 46216

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: /s/ Domonic S. Dreyer

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Wilfong Overall Parcel

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Nigh Overall Parcel

Begin 53 1/3 rods North of the Southwest corner of the East Half of the Southeast Quarter of Section twenty-one (21), Township nineteen (19) North, Range three (3) East and run thence East 45 105/163 rods, thence North 38 52/93 rods, thence West 45 105/163 rods, thence 38 52/93 rods to the place of the beginning.

EXHIBIT B CONCEPT PLAN

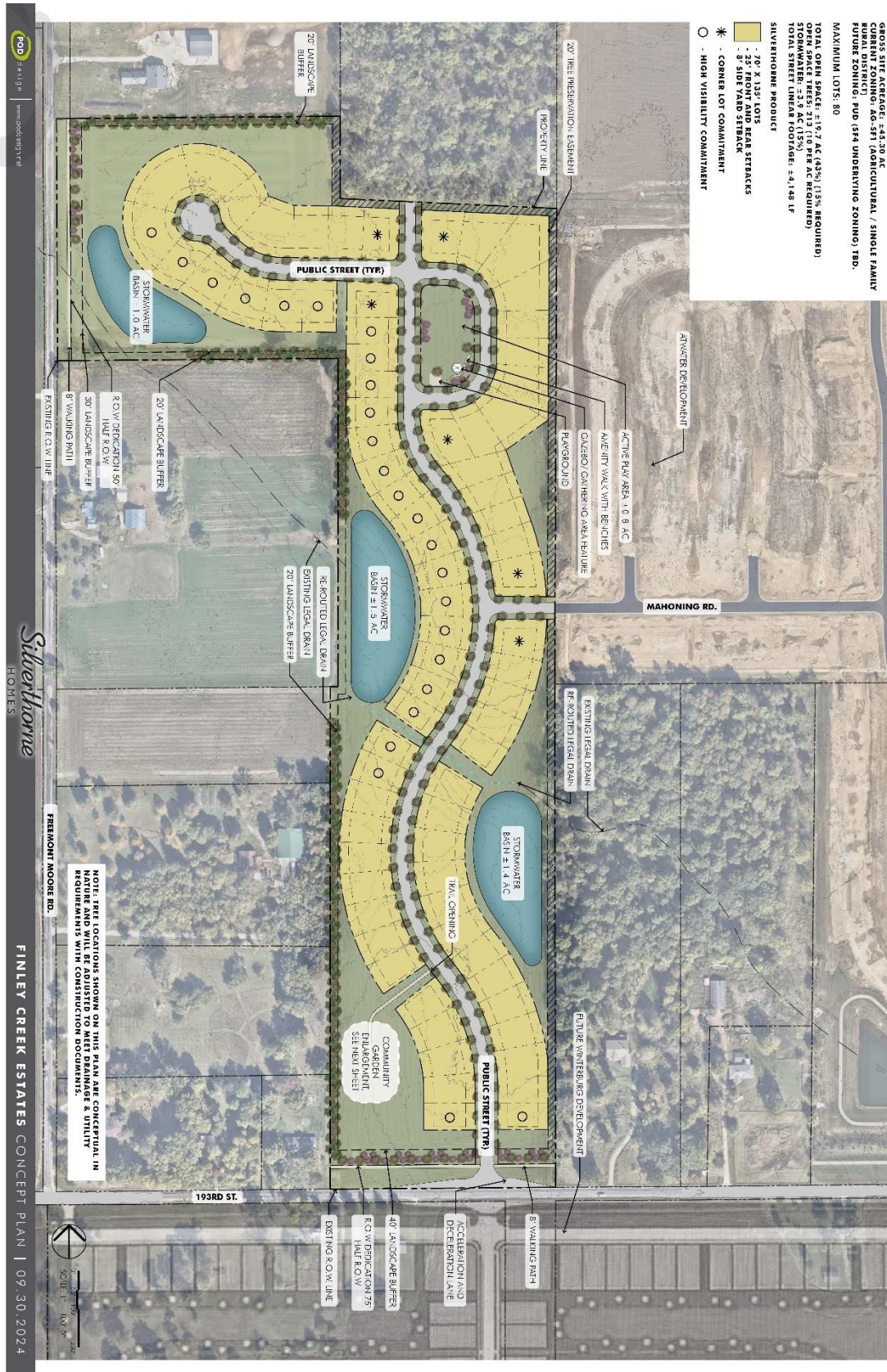


EXHIBIT C
CHARACTER EXHIBITS











EXHIBIT D **AMENITY EXHIBITS**

COMMUNITY GARDEN CONCEPTUAL RENDERING



EXHIBIT D **AMENITY EXHIBIT**

REFERENCE IMAGERY



SITE DATA -

GROSS SITE ACREAGE: ±45.30 AC

CURRENT ZONING: AG-SF1 (AGRICULTURAL / SINGLE FAMILY RURAL DISTRICT)

FUTURE ZONING: PUD (SF4 UNDERLYING ZONING) TBD.

TOTAL LOTS: 77

GROSS DENSITY: ±1.70 DU/A

TOTAL OPEN SPACE: ±19.7 AC (43%) (15% REQUIRED)

OPEN SPACE TREES: 213 (10 PER AC REQUIRED)

STORMWATER: ±3.9 AC (15%)

TOTAL STREET LINEAR FOOTAGE: ±4,148 LF

SILVERTHORNE PRODUCT

- 70' X 135' LOTS (63 LOTS)

- 25' FRONT AND REAR SETBACKS

- 8' SIDE YARD SETBACK

- 80' X 135' LOTS (14 LOTS)

- 25' FRONT AND REAR SETBACKS

- 8' SIDE YARD SETBACK

*

- CORNER LOT COMMITMENT

○

- HIGH VISIBILITY COMMITMENT

The site plan illustrates a residential development on an aerial photograph. The layout includes a central 'PUBLIC STREET (TYP.)' with a 'TRAIL OPENING' and '8' WALKING PATH'. To the left, a '20' TREE PRESERVATION EASEMENT' and 'PROPERTY LINE' are shown. The plan features three 'STORMWATER BASIN' areas: one at the top right (±1.4 AC), one in the center (±1.5 AC), and one at the bottom left (±1.0 AC). Amenities include an 'ACTIVE PLAY AREA ±0.8 AC', 'AMENITY WALK WITH BENCHES', 'GAZEBO/ GATHERING AREA FEATURE', and 'PLAYGROUND'. Drainage is indicated by 'EXISTING LEGAL DRAIN' and 'RE-ROUTED LEGAL DRAIN' lines. The site is bordered by 'MAHONING RD.' to the north, 'FREEMONT MOORE RD.' to the south, and '193RD ST.' to the east. A 'FUTURE WINTERBURG DEVELOPMENT' is shown to the northeast. A 'COMMUNITY GARDEN ENLARGEMENT, SEE NEXT SHEET' is located on the right side. Various setbacks and buffers are marked, including a '20' LANDSCAPE BUFFER' and 'R.O.W DEDICATION 50' HALF R.O.W'. A note at the bottom right states: 'NOTE: TREE LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND WILL BE ADJUSTED TO MEET DRAINAGE & UTILITY REQUIREMENTS WITH CONSTRUCTION DOCUMENTS.'

POD design

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HOMES

FINLEY CREEK ESTATES CONCEPT PLAN | 11.11.2024

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COMMUNITY GARDEN CONCEPTUAL RENDERING



REFERENCE IMAGERY

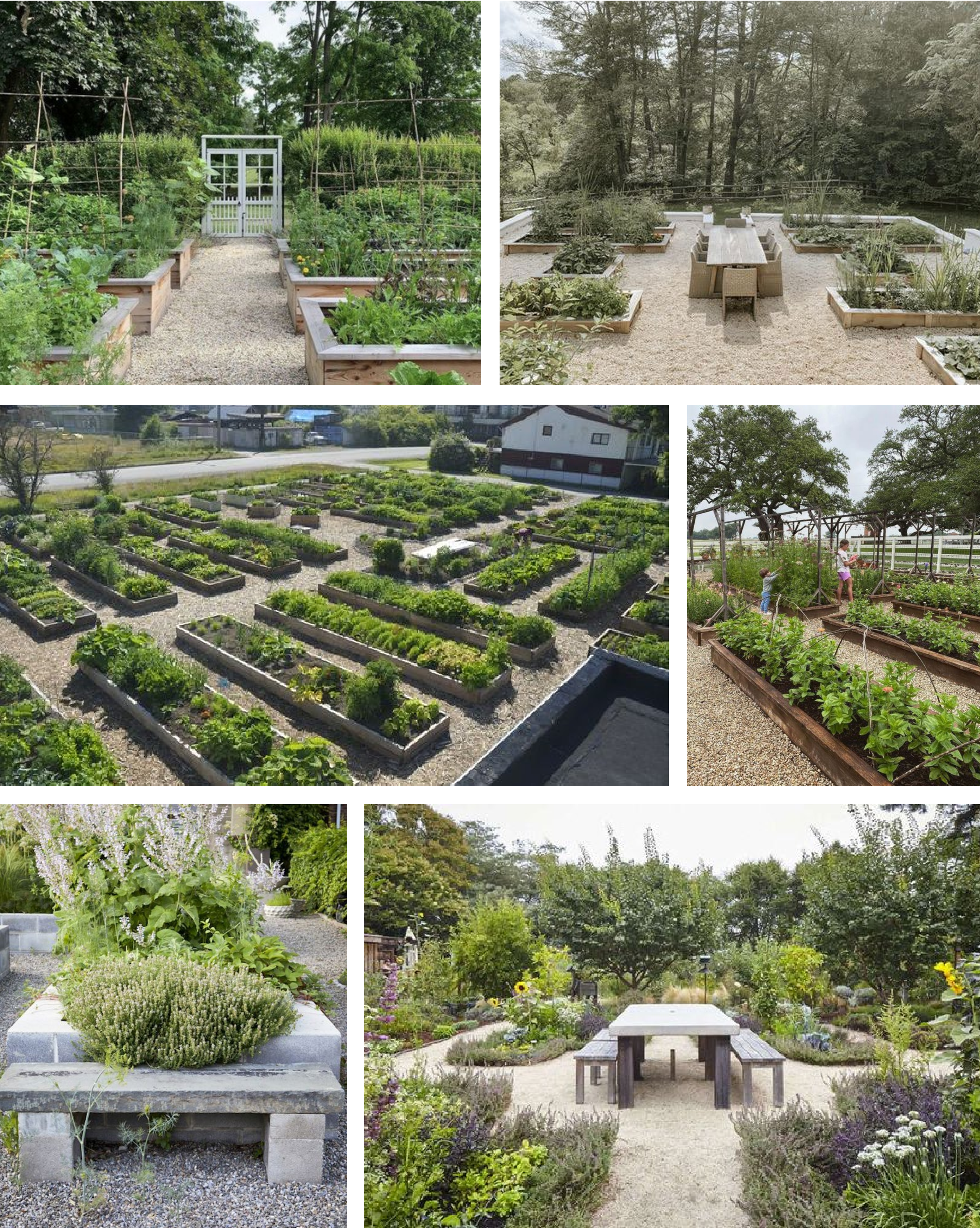


EXHIBIT C
CHARACTER EXHIBITS











EXHIBIT D **AMENITY EXHIBITS**

COMMUNITY GARDEN CONCEPTUAL RENDERING



EXHIBIT D **AMENITY EXHIBIT**

REFERENCE IMAGERY





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 18, 2024
2409-PUD-20
Exhibit 1

Petition Number:	2409-PUD-20
Ordinance Number:	Ord. 24-45
Project Name:	Claiborne Farms (Kimblewick) Phase III PUD
Subject Site Address:	Generally, North of and adjacent to 151st Street and East of Shelborne Road (the "Property")
Petitioner:	Pulte Homes of Indiana, LLC
Representative:	Nelson & Frankenberger
Request:	Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 87 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.
Current Zoning:	AG-SF1: Agricultural / Single-family Rural District
Current Land Use:	Agriculture/Vacant
Approximate Acreage:	87 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Clean Ord. 24-45 4. Redlined Ord. 24-45 5. Revised Concept Plan 6. Updated Public Comment Exhibit
Imbedded Exhibits:	Neighborhood Meeting Summary Kimblewick HOA Meeting Summary Project Narrative
Staff Reviewer:	Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the [August 26, 2024](#), City Council meeting. Video footage of the First Reading can be viewed [here](#).

The Petitioner held two (2) Neighborhood Meetings on August 27 & August 29, 2024, respectively. Summaries of the meetings can be viewed within the [Imbedded Exhibits](#) section above.

The petition received a Public Hearing at the [September 3, 2024](#), Advisory Plan Commission (the "APC") meeting. Video footage of the Petition's public hearing can be viewed [here](#).

The Petition received a Workshop Discussion with the APC at their [October 21, 2024](#) meeting. Video footage of the Petition's 1st Workshop can be viewed [here](#).

The Petition is slated to receive its 2nd Workshop Discussion with the APC at their November 18, 2024 meeting.

PROJECT OVERVIEW

Location: The Property is located generally to the Northwest of the existing Kimblewick residential community; North of W. 151st Street and East of Shelborne Road (see [Exhibit 2](#)). The property is currently zoned as the AG-SF1 District.

History & Context: Approved late 2019, the Claiborne Farms PUD ([Ord. 19-46](#)) was established to be a planned, age-restricted residential development called the Kimblewick by Del Webb residential community, zoned generally East and Southeast of the Property. The Property is currently zoned for the AG-SF1 Zoning District. In early 2024, an extension was approved to the general northeast of the existing development, in which incorporated as many as 44 new homes.

ORDINANCE DETAILS

Modifications since Oct. 21st Workshop are redlined throughout the "Ordinance Details" section of this Staff Report.

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (see [Exhibit 5](#)). The Real Estate will need to be developed in general conformance with the Concept Plan.
- Rights-of-way, lots, and common areas may shift after detailed site engineering.

Underlying Zoning District:

- Area A:
 - o SF4: Single-family High-Density District
- Area B:
 - o SF2: Single-family Low-Density District

Permitted Uses:

- Total Dwelling Units permitted on the Property will be capped at one-hundred and fifty-one (151) Single-family Dwellings.
 - o 150 dwellings will be permitted within Area A.

- Area A will have age-restrictions associated with it, similarly seen within the existing Kimblewick residential neighborhood.
 - o Please see PUD Section 5.4 of the proposed Ordinance (**Exhibit 4**) for additional verbiage.

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:

<i>PUD & UDO Comparison Matrix</i>	PUD Standards: Area A	UDO Standards: SF4	PUD Standards: Area B	UDO Standards: SF2
Minimum Lot Area	5,625 sqft	9,000 sqft	4 acres	15,000 sqft
Minimum Lot Frontage	32'	40'	150'	50'
Min. Building Setback Lines	Front: 20' Side: 5' Rear: 20'	Front: 25' Side: 8' Rear: 25'	Front: 50' Side: 50' Rear: 50'	Front: 30' Side: 12' Rear: 30'
Minimum Lot Width	52'	50'	150'	100'
Maximum Building Height	1 ½ stories	25'	2 ½ stories	2 ½ stories
Minimum Living Area (Total)	1,200 sqft	Single story: 1,000 sqft Two-level: 750 sqft Tri-level: 750 sqft Story & one-half: 750 sqft	2,700 sqft	Single story: 1,200 sqft Two-level: 800 sqft Tri-level: 800 sqft Story & one-half: 800 sqft

- Perimeter lots (adjacent to Buffer Yards or External Street Frontage) will be a minimum of sixty-five (65) feet in width.

DEVELOPMENT STANDARDS

As proposed, the PUD Ordinance defaults to the standards of UDO Chapter 6 with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- UDO Article 6.3 will not apply to the development. Instead, the following standards will apply:
 - Area A Character Exhibit
 - Exhibit D within the Ordinance will provide the quality and character of the proposed architecture of homes proposed within Area A.
 - “The Exhibit is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwelling within the District.” via PUD language.
 - Additional Architectural Standards outlined within the PUD reference elements such as: building materials, exterior trim materials, building height, windows, minimum overhangs, roof pitches, shingles, garages, and side building façades with gables.
 - *Please see PUD Sections 7.1(B) – 7.1(J) of the proposed Ordinance for additional verbiage.*

Article 6.8 – Landscaping Standards

- UDO Article 6.8 shall apply to the development, unless modified or enhanced below:
 - Selection of Plantings
 - UDO Article 6.8(F)(1) will still apply to the development, except as modified:
 - Shade Trees will be a minimum of two and one-half (2.5) inches.
 - UDO equivalent standard = Two (2) inches minimum.
 - Evergreen Trees will be a minimum of seven (7) or eight (8) feet in height.
 - UDO equivalent standard = Six (6) feet in height.
 - Street Trees
 - UDO Article 6.8(J) will still apply to the development, except as modified:
 - One (1) Street Tree shall be required per dwelling lot, per frontage.

- UDO equivalent standard goes by linear measurement, not dwelling unit count.
 - Where adjacent to Common Areas, all standards will apply, except the minimum spacing of trees will be 20 feet.
 - UDO equivalent = Minimum Spacing is 25 feet, Max. is 60 feet.
- Lot Landscaping
 - UDO Article 6.8(K) shall apply, except as modified:
 - A minimum of two (2) Shade Trees, one (1) Ornamental Tree, and ten (10) Shrubs will be required per lot.
 - UDO equivalents
 - Lots less than 8,000 sqft = 2 Shade, 1 Orn/Evr, 4 Shr.
 - Lots greater than 8,000 sqft = 4 Shade, 2 Orn/Evr, 4 Shr.
 - An additional two (2) trees will be required in the Front Yard of corner lots only, resulting in a minimum of two (2) trees in both Front Yards.
 - Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
- External Street Frontage
 - UDO Article 6.8(M) shall not apply to the development, rather:
 - A black fence, similar to existing one around the Kimblewick community, will be implemented on:
 - 151st Street frontage of Area A
 - The 151st Street frontage of Area B will be exempt from Article 6.8(M): External Street Frontage landscaping requirements.
 - UDO Article 6.3(C)(1)(b)(ii)(d) shall apply to the development, except as modified:
 - Along 151st Street
 - Landscaping (preservation of existing trees) will be preserved along 151st Street. No mound will be required. Minimum landscape area being fifty (50) feet.
 - The minimum setback between 151st Street right-of-way and the closest building shall be fifty (50) feet.
 - All existing trees along the External Street Frontage of Area A shall remain except the required installation of drainage and utility lines within easements and dead/dying/diseased vegetation.
 - *A certified arborist shall conduct a site visit of the street frontage planting area located on the south side of 151st Street*

across from the proposed entrance to determine the necessary planting standard to screen headlights.

- Buffer Yards and Common Areas
 - UDO Article 6.8(N) shall apply to the development, except as modified:
 - Buffer Yard and Common Area Landscaping will generally be provided as depicted within the Concept Plan (**Exhibit 5**).
 - No mounds will be required within a Buffer Yard.
 - The minimum Buffer Yard width along all perimeters of the Real Estate shall be as follows:
 - West Perimeter of Block A: 200 feet, as seen within **Exhibit 5**. Lots 22-27 and ponds may encroach as illustrated on the Concept Plan.
 - North Perimeter of Block A: 100 feet
 - East Perimeter of Block A: 150 feet, as seen within **Exhibit 5**. Lots 71-76 may encroach as illustrated on the Concept Plan.
 - Perimeter of Area B: 50 feet
 - Perimeter of Block A when adjacent to Block B: 50 feet
 - Type A buffer landscaping will only be required within Area A where it is adjacent to Area B.
 - Buffer yards shall be in common areas in Area A and on the individual Block in Area B as depicted on the Concept Plan.
 - All the existing trees along all perimeters (excluding rights-of-way) shall remain except in the event of drainage or utility installation or pedestrian path and amenity installation.
 - *A certified arborist shall conduct a site visit to evaluate the locations, types/species, and quantity of trees needed in the general vicinity of lots 73-77 to address the buffer plantings.*

DESIGN STANDARDS

As proposed, the PUD Ordinance defaults to the standards of UDO Chapter 8 with the modifications to the Design Standards as briefly highlighted below:

Article 8.6 – Open Space and Amenity Standards

- UDO Article 8.6(B) shall apply to the development, unless modified or enhanced below:
 - Minimum Open Space
 - Open Space shall be a minimum of forty-three (43) acres, approx. fifty (50) percent, as generally shown on the Concept Plan.

- Additionally, approx. twenty-seven (27) acres of tree preservation shall be included in Open Space.
- Amenities
 - Amenity standards revert back to the Original Claiborne Farms PUD ([Ord. 19-46](#)), as outlined in Section 8.2(B) & 8.2(C) of that Ordinance.
 - “The subject Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.” via PUD language.

Article 8.7 – Pedestrian Network Standards

- UDO Article 8.7 shall apply to the development, unless modified below:
 - Pedestrian Path Network
 - A network of paths shall be installed as generally depicted on the Concept Plan ([Exhibit 5](#)). The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

Article 8.9 – Street and Right-of-way Standards

- UDO Article 8.9 will not apply to the development. Street design is depicted on the Concept Plan ([Exhibit 5](#)).
-

MODIFICATIONS BETWEEN THE SEPTEMBER 3RD PUBLIC HEARING & THE OCTOBER 28TH WORKSHOP

The Petitioner made significant modifications to elements of the project proposal before the Petition's 1st Workshop. Below is a list of changes seen within the petition's first APC Workshop revision submission:

- Total acreage reduced from 108 acres to 87 acres.
- Eliminated the 21 single-family lots off Shelbourne Road on the Northwest portion of the proposal.
- Total lots within the "Del Webb" portion/Area A of the proposal reduced from 202 lots to 150 lots.
- East tree-line preservation/buffering increased from 50 feet to 150 feet.
- West tree-line preservation/buffering increased from 50 feet to 200 feet.
- Total open space increased from 27% to over 50%.
- Trail connection has been identified within the Concept Plan in between Lots 70 & 71.
- Tree preservation areas have increased from 0 acres to 27 acres.
- The 151st Street buffering has been modified to now preserve as many trees as possible within the 50' buffer, instead of clear-cutting the vegetation, implementing a mound, and then planting new vegetation.

MODIFICATIONS BETWEEN THE OCTOBER 28TH WORKSHOP & THE NOVEMBER 18TH WORKSHOP

Since the Petition's 1st Workshop meeting, the Petitioner has been modifications to the project proposal in prep for the Petition's 2nd Workshop. Below is a list of changes seen within the petition's second APC Workshop revision submission:

- Entryway Improvements
 - o Removing the original "Lot 1" to increase distance from entrance road to the first driveway.
 - o Entrance median reconfigured to avoid turning conflicts and to shorten right-of-way of the entrance road.
 - Lots 1 & 2 originally had to drive past median to turn around into driveways.
- Tree Preservation
 - o Roadway segment connecting the two islands (Lots 21-26 & Lots 70-75 segment) has shifted/rotated to the west/north to more evenly-distribute the tree preservation buffer on both sides.

- Trail Location
 - o Trail location has shifted north from last concept plan rendition; this way it follows a more “natural” corridor south of existing tree line.
- Regulated Drain Easement
 - o Removed existing regulated drain easement lines as the plan would result in the on-site relocation of the drain as has been the case in existing phases of Kimblewick.
- Ordinance Language Modifications
 - o Arborist language added to two different sections of the PUD to eventually solidify the planting types and species that best reflect the two respective areas.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Existing Rural” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The City of Westfield is currently undergoing a Comprehensive Plan update, in which may vary from the existing limits and/or classifications assigned within the current (2007) plan.

The Land Use Plan contemplates the Property as “Existing Rural”.

The Existing Rural classification calls out rural uses and an overall rural feel, utilizing natural open space and highlighting natural amenities. Conservation-heavy development is a key component of the Existing Rural classification, highlighting low-density residential, including farmsteads, individual houses on large lots, equestrian uses, subdivisions with a rural feel, considerable open space, and perimeter buffering as appropriate land uses.

The Existing Rural development policies encourages:

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Secondary Arterial: Shelborne Road, (ii) Collector: 151st Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Council Introduction: The petition was introduced at the August 26, 2024 City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the APC. The public hearing for this petition was held on September 3, 2024. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

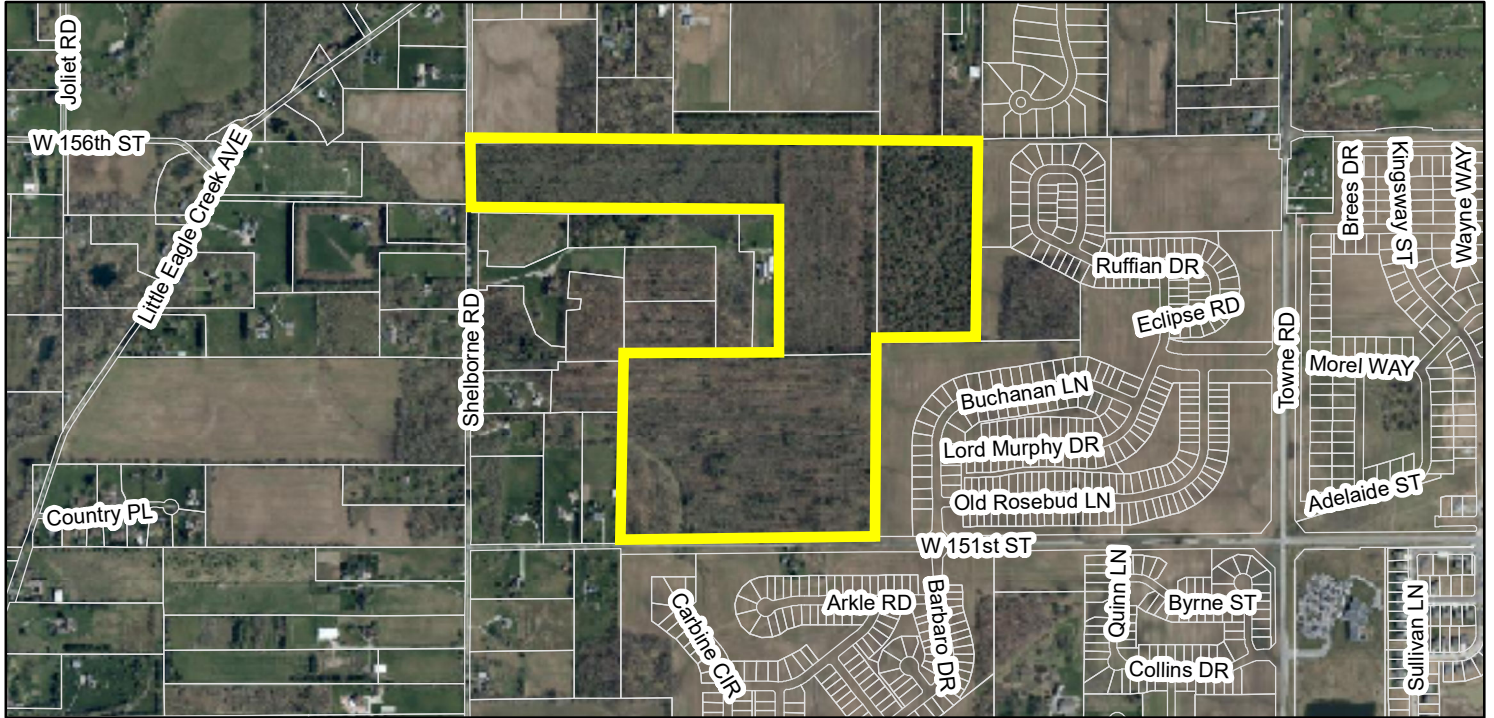
DEPARTMENT COMMENTS

1. **Action:** Hold a Workshop Discussion at the November 18, 2024, APC meeting.

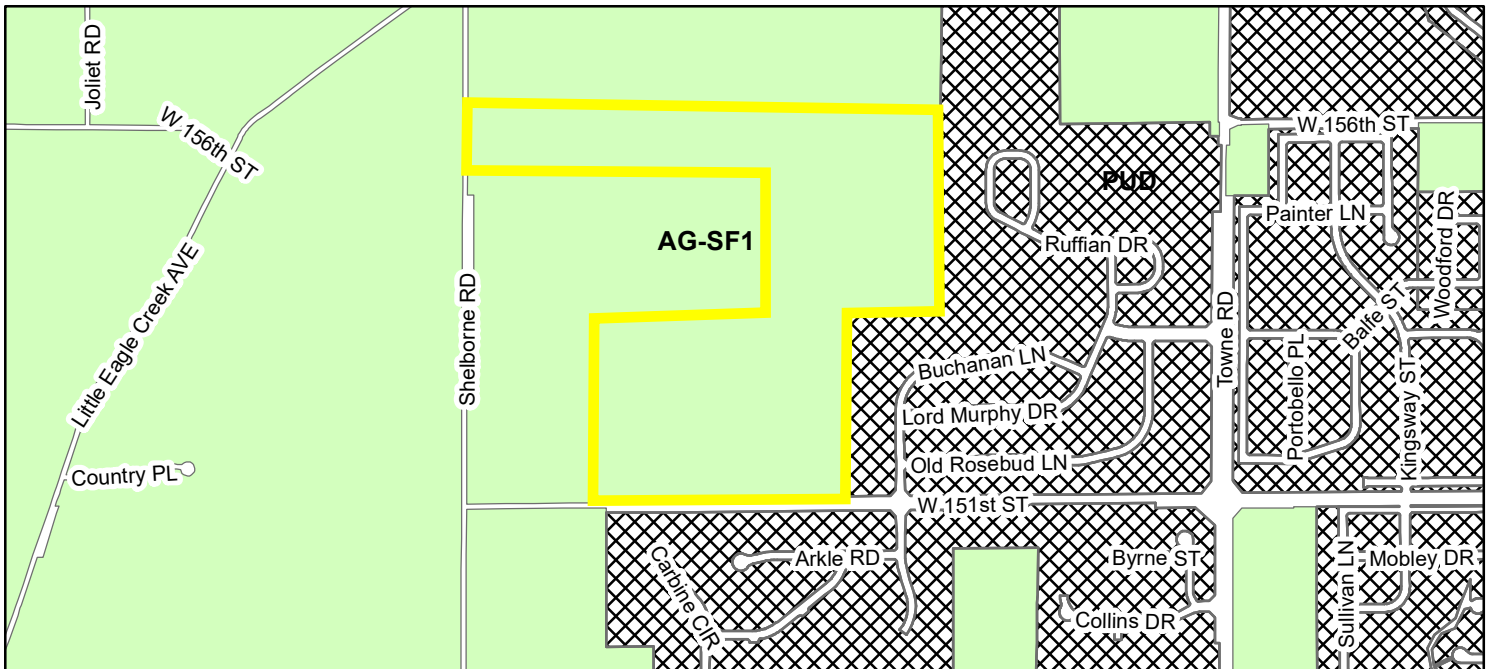
If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)

ORDINANCE NUMBER 24-45

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

“Claiborne Farms (Kimblewick) – Phase III”

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 on November 25, 2019, and Ordinance No. 23-07 on February 12, 2024; (collectively the "Claiborne Farms PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2409-PUD-20**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2409-PUD-20** 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 _____, 2024; and

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.

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 "**Claiborne Farms (Kimblewick) – Phase III 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 Area Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District (the, "Area Map").
- 2.2 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.3 Area B: The part of the Real Estate depicted on the District Map as Area B.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Area Map and Concept Plan and labeled as Areas A and Area B and (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be set forth

below as illustrated on the attached Concept Plan.

4.1 Area A: SF4: Single-Family High Density District

4.2 Area B: SF2: Single-Family Low Density District

Section 5. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings:

A. The total number of Dwellings permitted on the Real Estate shall not exceed one-hundred and fifty-one (151) Single-family Dwellings.

B. A maximum of one-hundred and fifty (150) dwellings shall be located in Area A.

5.4 Age-Restricted Community. The Area A of the District shall comply with the following (this section shall not apply to Area B):

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in the District as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified

Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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

6.1 The following standards shall apply to the District:

Standard	AREA A	AREA B
Minimum Lot Area	5,625sqft	4 acres
Minimum Lot Frontage	32'	150'
Minimum Building Setback		
Front Yard	20'	50'
Side Yard	5'	50'
Rear Yard	20'	50'
Minimum Lot Width	52'	150'
Maximum Building Height	1 ½ Stories	2 ½ Stories
Minimum Living Area (Total)	1,200sqft	2,700sqft

6.2 All Lots adjacent to the Area A Bufferyard Yard and Perimeter Street Frontage (those Lots colored in Yellow) shall be a minimum of sixty-five (65) feet in width.

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

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

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

A. Area A Character Exhibit: The Area A - Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown

in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.
- D. Building Height:
 - i. All Dwellings (both 1 story and 1 ½ story dwellings) in Area A shall be regulated under the provisions of the Architectural Standards of the UDO as a Single-story Dwelling.
- E. Windows: All homes shall meet the following window requirements:
 - i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- H. Shingles. All homes shall have dimensional or architectural grade shingles.
- I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.

- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used, and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

- A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
 - i. Shade Trees shall be a minimum of two and one-half (2.5) inches

in Caliper.

- ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per dwelling lot, per frontage.
- ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

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

- i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
- ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

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

- i. A black “4-board” fence shall be provided along (i) the 151st Street frontage of Area A (the fence shall be excluded from rights-of-way and emergency accesses and Drainage and Utility easements).
- ii. Landscaping including preservation of existing trees shall be required including (i) no mound and (ii) a minimum landscape area of fifty (50) feet in depth, along 151st Street.
- iii. The minimum setback between the 151st Street right-of-way and the closest building Lot in Area A shall be fifty (50) feet.
- iv. All the existing trees along the External Street Frontage of Area A (excluding rights-of-way) shall remain except in the event of (i) drainage or utility installation and (ii) dead/dying/diseased

vegetation, where in both cases trees may be removed.

- v. The 151st Street frontage of Area B shall be exempt from Article 6.8(M).
- vi. A certified arborist shall conduct a site visit of the street frontage planting area located on the south side of 151st Street across from the proposed entrance to determine the necessary planting standard to screen headlights.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B**: Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along all perimeters of the Real Estate shall be as follows:
 - a. West perimeter of Block A – Two-hundred (200) feet as generally depicted on the Concept Plan. Lots 21-28 and ponds may encroach as illustrated on the Concept Plan.
 - b. North perimeter of Block A – One-hundred (100) feet.
 - c. East perimeter of Block A – One-hundred and Fifty (150) feet as generally depicted on the Concept Plan. Lots 70-75 may encroach as illustrated on the Concept Plan.
 - d. Perimeter of Area B – Fifty (50) feet.
 - e. Perimeter of Block A adjacent to Block B Fifty (50) feet.
 - f. Type A buffer landscaping only shall be required within Area A where it is adjacent to Area B.
- iv. Buffer yards shall be in common areas in Area A and on the individual Block in Area B as depicted on the Concept Plan.
- v. All the existing trees along all perimeters (excluding rights-of-way) shall remain except (i) in the event of drainage or utility

installation and (ii) pedestrian path and amenity installation.

- vi. A certified arborist shall conduct a site visit to evaluate the locations, types/species, and quantity of trees needed in the general vicinity of lots 73-77 to address the buffer plantings.

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

- A. Access onto 151st Street: Street connectivity to 151st Street shall be in the location as depicted on the Concept Plan.

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

8.1 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

- A. Minimum Open Space: Open Space area shall be a minimum of forty-three (43) acres, approximately fifty (50) percent and as generally shown on the Concept Plan. Additionally, approximately twenty-seven (27) acres of tree preservation shall be included in Open Space.

- B. Amenities: The following amenities shall include, but shall not be limited to the following:

- i. Claiborne Farms (Kimblewick) Amenities: Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the “Claiborne Farms Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.
- ii. Pedestrian Path Network: A network of paths shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

8.2 Street Standards: Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-45** was delivered to the Mayor of Westfield

on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-45

this _____ day of _____, 2024.

Scott A. Willis, Mayor

I hereby VETO Ordinance 24-45

this _____ day of _____, 2024.

Scott A. Willis, Mayor

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

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

Claiborne Farms (Kimblewick) - Phase III PUD 8 110824

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Area Map
Exhibit D	Area A - Single Family Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

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.

Parcel 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST. HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST (ASSUMED BEARING) 1383.32 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST 1237.22 FEET TO THE SOUTHEAST CORNER OF SAID CORNER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1654.50 FEET TO A POINT BEING NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE, 990.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, PARALLEL WITH THE SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 564.00 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST 1641.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.570 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART DEEDED TO CITY OF WESTFIELD BY WARRANTY DEED RECORDED FEBRUARY 16, 2018 AS DOCUMENT NO. 2018006275 AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT 2014015078 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED "20322" ON SAID PLAT; THENCE ON AND ALONG THE SOUTH LINE OF SAID QUARTER

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

SECTION SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017043814 IN THE OFFICE OF SAID RECORDER) 1166.43 FEET TO POINT DESIGNATED "606" ON SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING ON AND ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST 250.00 FEET TO POINT DESIGNATED "635" ON SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECONDS WEST 21.00 FEET TO POINT DESIGNATED "602" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 27.43 FEET TO POINT DESIGNATED "603" ON SAID PLAT; THENCE NORTH 71 DEGREES 14 MINUTES 02 SECONDS EAST 76.44 FEET TO POINT DESIGNATED "604" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 50.00 FEET TO POINT DESIGNATED "605" ON SAID PLAT; THENCE SOUTH 65 DEGREES 49 MINUTES 31 SECONDS EAST 59.96 FEET TO POINT DESIGNATED "612" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 45.50 FEET TO POINT DESIGNATED "613" ON SAID PLAT; THENCE SOUTH 00 DEGREES 28 MINUTES 01 SECOND EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.181 ACRES (7901.87 SQ. FT.), INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.053 ACRES (2327.72 SQ. FT.) MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

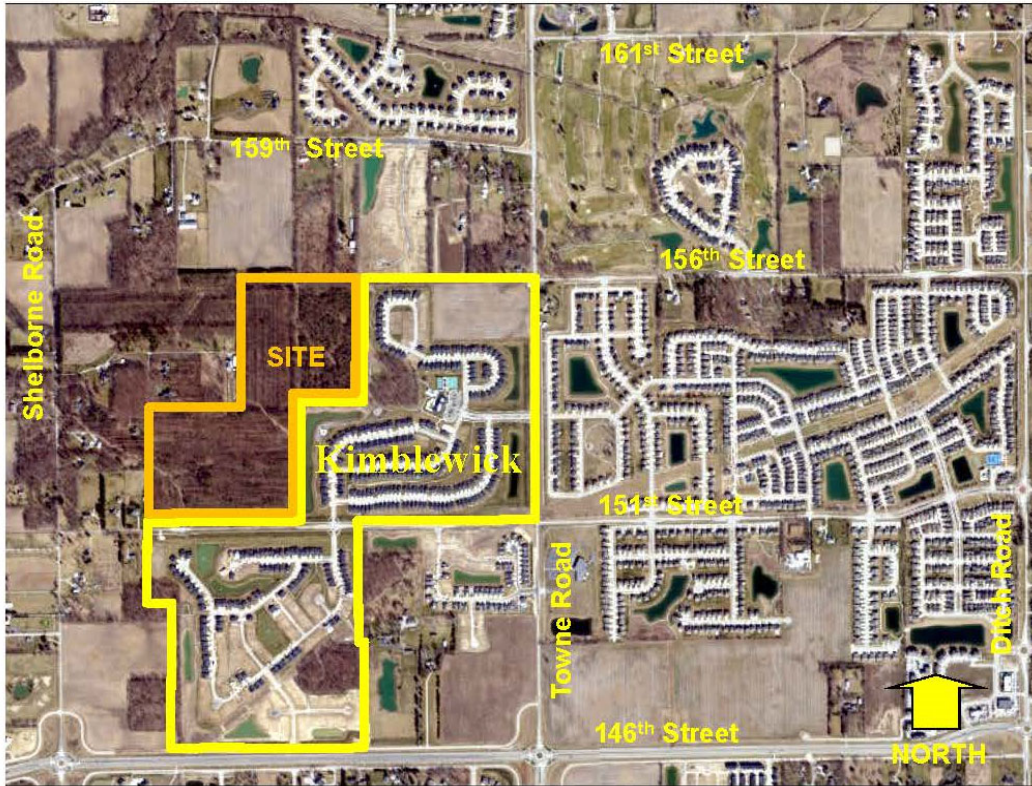


EXHIBIT B

Concept Plan (Page 1 of 1)



Note: Larger-scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2409-PUD-20.

EXHIBIT C

**AREA MAP
(Page 1 of 1)**



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

BELMONT SERIES)



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

CHURCHILL SERIES)



ORDINANCE NUMBER 24~~—45~~

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

“Claiborne Farms (Kimblewick) – Phase III”

This is a Planned Unit Development District Ordinance (to be known as the "**Claiborne Farms (Kimblewick) – Phase III 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 Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 on November 25, 2019, and Ordinance No. 23-07 on February 12, 2024; (collectively the "Claiborne Farms PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 24~~—2409-PUD—~~, 20**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 24~~—2409-PUD—~~ 20** 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 _____, 2024; and

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.

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 "**Claiborne Farms (Kimblewick) – Phase III 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 Area Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District (the, "Area Map").
- 2.2 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.3 Area B: The part of the Real Estate depicted on the District Map as Area B.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Area Map and Concept Plan and labeled as Areas A and Area B and (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be set forth

below as illustrated on the attached Concept Plan.

4.1 Area A: SF4: Single-Family High Density District

4.2 Area B: SF2: Single-Family Low Density District

Section 5. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted.

5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

5.3 Maximum Dwellings:

A. The total number of Dwellings permitted on the Real Estate shall not exceed ~~two~~one-hundred and ~~twenty-five~~(225)~~fifty-one~~ (151) Single-family Dwellings.

B. A maximum of ~~twenty-one~~(21) ~~Dwellings~~hundred and fifty (150) dwellings shall be located in Area ~~B.~~ A maximum of one (1) lot shall be permitted in Area B which is adjacent to 151st Street A.

5.4 Age-Restricted Community. The Area A of the District shall comply with the following (this section shall not apply to Area B):

A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings in the District as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the “Act”) prohibition against discrimination because of familial status.

B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one

(1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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

6.1 The following standards shall apply to the District:

Standard	AREA A	AREA B
Minimum Lot Area	5,625sqft	15,000 4 acres
Minimum Lot Frontage	32'	50' 150'
Minimum Building Setback		
Front Yard	20'	21' 50'
Side Yard	5'	5' (24' aggregate) 50'
Rear Yard	20'	30' 50'
Minimum Lot Width	45' 52'	90' 150'
Maximum Building Height	1 ½ Stories	2 ½ Stories
Minimum Living Area (Total)	1,200sqft	2,700sqft

6.2 All Lots adjacent to the Area A Bufferyard Yard and Perimeter Street Frontage (those Lots colored in Yellow) shall be a minimum of sixty-five (65) feet in width.

~~6.2~~6.3 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

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

7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

~~A.~~ Area A Character Exhibit: The Area A - Single-Family Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of

images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

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

~~C.B. Building Materials:~~ Vinyl and aluminum siding shall be prohibited.

~~D.C. Exterior Trim Materials:~~ Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.

~~E.D. Building Height:~~

i. All Dwellings (both 1 story and 1 ½ story dwellings) in Area A shall be regulated under the provisions of the Architectural Standards of the UDO as a Single-story Dwelling.

~~ii. All Dwellings in Area B shall be two stories in height.~~

~~F.E. Windows:~~ All homes shall meet the following window requirements:

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

~~G.F. Minimum Overhangs:~~ All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

~~H.G. Roof Pitches:~~ The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various

architectural styles.

~~I~~.H. Shingles. All homes shall have dimensional or architectural grade shingles.

~~J~~.I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

- i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

~~K~~.J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used, and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- vi. A minimum of ten (10) square foot gable window;
- vii. A gable peak with a change in Exterior Material; or

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

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

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

- i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
- ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per dwelling lot, per frontage.
- ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

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

- i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
- ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall ~~apply except as modified below~~ not apply, rather the following shall apply:

- i. A black “4-board” fence shall be provided along (i) the 151st Street frontage of Area A ~~and (ii) the Shelbourne Road frontage of Area B~~ (the fence shall be excluded from rights-of-way and emergency accesses and Drainage and Utility easements). ~~Street Frontage landscaping shall be as generally depicted on Exhibit~~

~~F.~~

- ~~ii.~~ Enhanced landscaping per the termsLandscaping including preservation of Article 6.3(e)(1)(b)(ii)(d)existing trees shall be provided and shall includerequired including (i) no mound and (ii) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60fifty (50) feet in depth, along 151st Street. The shape of the mounds shall be as determined by the developer. Additionally, the
- ~~ii.iii.~~ The minimum setback between the 151st Street right-of-way and the closest building Lot in Area A shall be ~~one hundred and one hundred (100~~fifty (50) feet.
- ~~iv.~~ All the existing trees along the External Street Frontage of Area A (excluding rights-of-way) shall remain except in the event of (i) drainage or utility installation and (ii) dead/dying/diseased vegetation, where in both cases trees may be removed.
- ~~iii.v.~~ The 151st Street frontage of Area B shall be exempt from Article 6.8(M).
- ~~iv.~~ ~~If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit F, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.~~
- ~~vi.~~ A certified arborist shall conduct a site visit of the street frontage planting area located on the south side of 151st Street across from the proposed entrance to determine the necessary planting standard to screen headlights.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on Exhibit B: Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along all perimeters of the Real Estate shall be ~~fifty (50) feet as generally depicted on the Concept Plan. In addition, a Type A buffer shall be required within Area A where it is adjacent to Area B and within 700' of 151st Street.~~

as follows:

- a. West perimeter of Block A – Two-hundred (200) feet as generally depicted on the Concept Plan. Lots 21-28 and ponds may encroach as illustrated on the Concept Plan.
 - b. North perimeter of Block A – One-hundred (100) feet.
 - c. East perimeter of Block A – One-hundred and Fifty (150) feet as generally depicted on the Concept Plan. Lots 70-75 may encroach as illustrated on the Concept Plan.
 - d. Perimeter of Area B – Fifty (50) feet.
 - e. Perimeter of Block A adjacent to Block B Fifty (50) feet.
 - f. Type A buffer landscaping only shall be required within Area A where it is adjacent to Area B.
- iv. Buffer yards ~~may~~shall be in common areas ~~or in Area A and on the individual lots~~Block in Area B as depicted on the Concept Plan.
 - v. All the existing trees along all perimeters (excluding rights-of-way) shall remain except (i) in the event of drainage or utility installation and (ii) pedestrian path and amenity installation.
 - vi. A certified arborist shall conduct a site visit to evaluate the locations, types/species, and quantity of trees needed in the general vicinity of lots 73-77 to address the buffer plantings.

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

~~A. Maximum Block Length: Fourteen hundred and fifty (1,450) feet.~~

~~B. Maximum cul-de-sac Length: Thirteen hundred and fifty (1,350) feet.~~

A. Access onto 151st Street: Street connectivity to 151st Street shall be in the location as depicted on the Concept Plan.

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

8.1 ~~8.1~~ Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space area shall be a minimum of ~~twenty-seven (27)~~ ~~forty-three (43)~~ acres, approximately ~~twenty-five (25)~~ ~~fifty (50)~~ percent and as generally shown on the Concept Plan. Additionally, approximately twenty-seven (27) acres of tree preservation shall be included in Open Space.

~~A.~~

B. Amenities: The following amenities shall include, but shall not be limited to the following:

i. Claiborne Farms (Kimblewick) Amenities: Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the “Claiborne Farms Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.

ii. Pedestrian Path Network: A network of paths shall be installed as generally depicted on Exhibit B. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director. ~~A path will be provided in the vicinity of lots 105-114 and provide a connection to the existing Claiborne Farms Amenities area.~~

8.2 Street Standards: Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 9. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24**~~—44~~⁴⁵ was delivered to the Mayor of Westfield
on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24~~—44~~⁴⁵
this _____ day of _____, 2024.

Scott A. Willis, Mayor

I hereby VETO Ordinance 24~~—44~~⁴⁵
this _____ day of _____, 2024.

Scott A. Willis, Mayor

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

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

Claiborne Farms (Kimblewick) - Phase III PUD ~~5-080224~~^{8 110824}

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Area Map
Exhibit D	Area A - Single Family Character Exhibit

~~Exhibit E — Area B — Single Family Character Exhibit~~

~~Exhibit F — Perimeter Street Frontage Character Exhibit~~

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Parcel 1:

~~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.~~

Parcel 2:

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.

Parcel 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST. HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION BEING SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST (ASSUMED BEARING) 1383.32 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 42 SECONDS WEST 1237.22 FEET TO THE SOUTHEAST CORNER OF SAID CORNER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1654.50 FEET TO A POINT BEING NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE, 990.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 53 SECONDS EAST, PARALLEL WITH THE SAID SOUTH LINE, 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID WEST LINE, 564.00 FEET, THENCE NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST 1641.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.570 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART DEEDED TO CITY OF WESTFIELD BY WARRANTY DEED RECORDED FEBRUARY 16, 2018 AS DOCUMENT NO. 2018006275 AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT 2014015078 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY

PARCEL PLAT, MARKED EXHIBIT "B", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT A
REAL ESTATE

~~(Page 2 of 3 – Legal Description)~~

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED "20322" ON SAID PLAT; THENCE ON AND ALONG THE SOUTH LINE OF SAID QUARTER

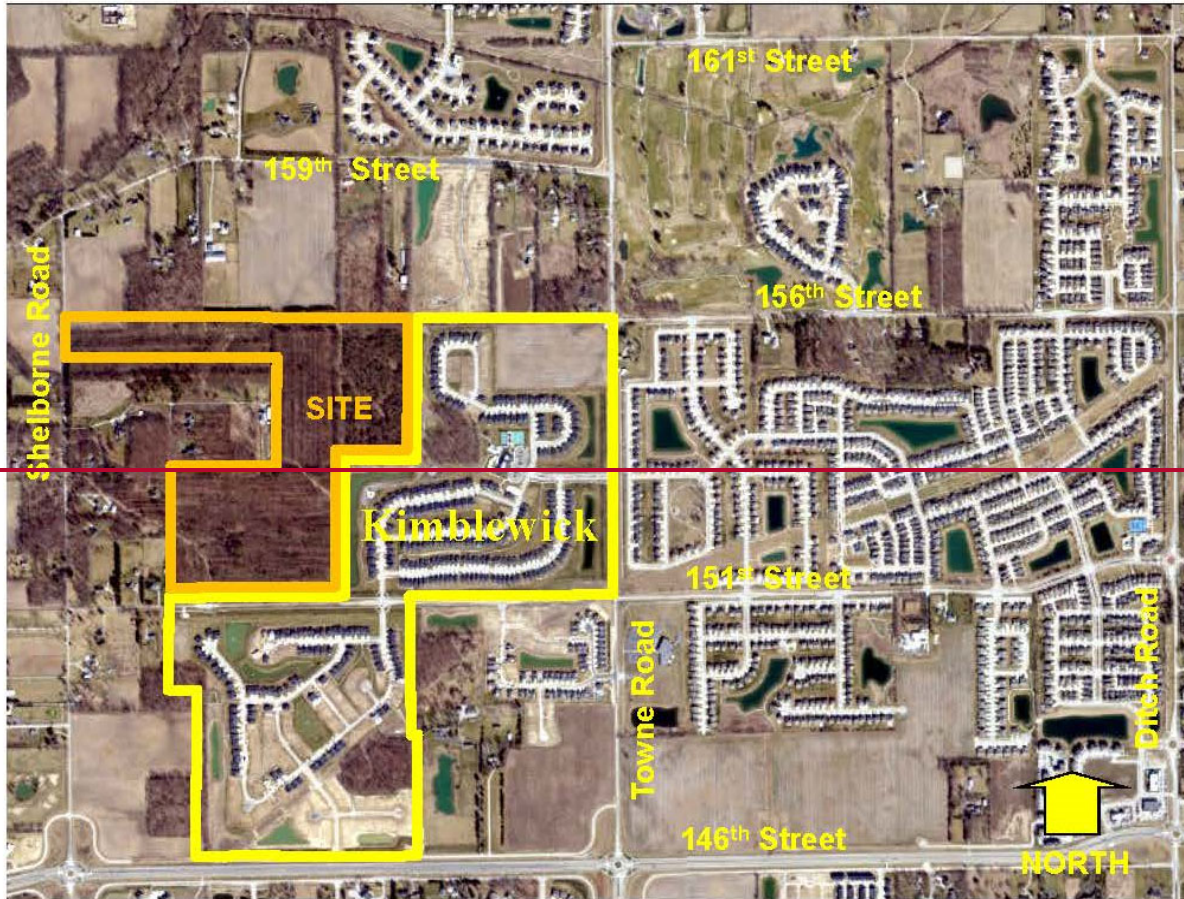
EXHIBIT A
REAL ESTATE

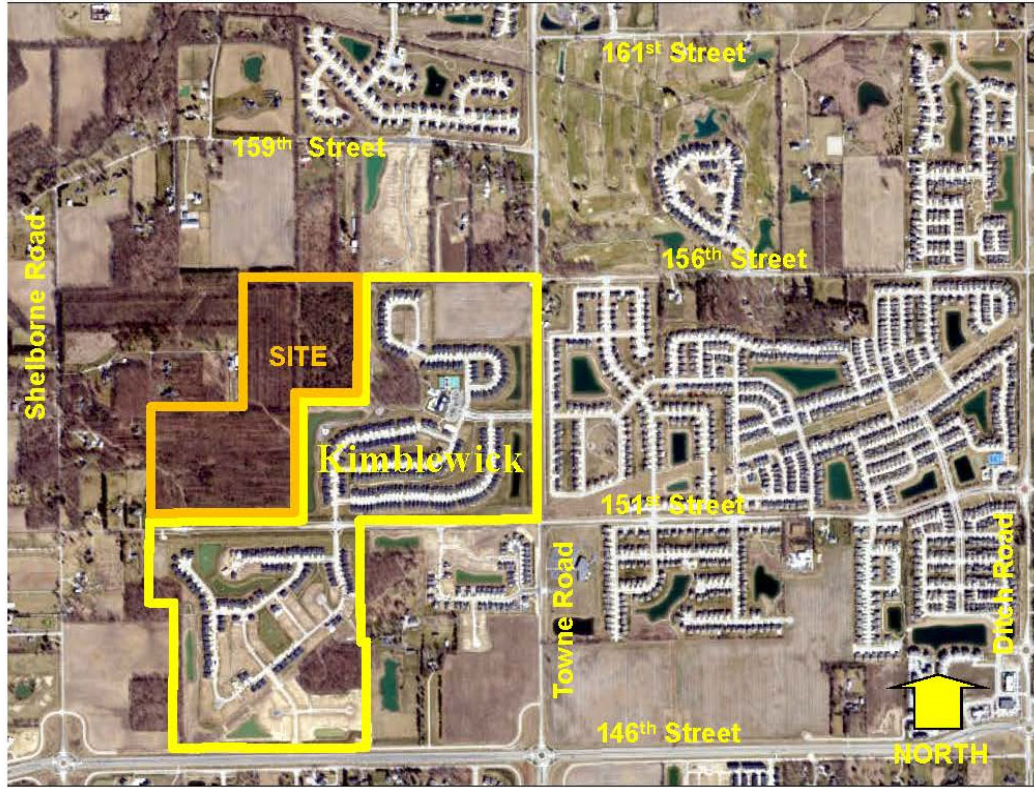
(Page 2 of 3 – Legal Description)

-SECTION SOUTH 89 DEGREES 31 MINUTES 59 SECONDS WEST (BASIS OF BEARING BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017043814 IN THE OFFICE OF SAID RECORDER) 1166.43 FEET TO POINT DESIGNATED "606" ON SAID PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING ON AND ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 01 SECONDS WEST 250.00 FEET TO POINT DESIGNATED "635" ON SAID PLAT; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECONDS WEST 21.00 FEET TO POINT DESIGNATED "602" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 27.43 FEET TO POINT DESIGNATED "603" ON SAID PLAT; THENCE NORTH 71 DEGREES 14 MINUTES 02 SECONDS EAST 76.44 FEET TO POINT DESIGNATED "604" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 50.00 FEET TO POINT DESIGNATED "605" ON SAID PLAT; THENCE SOUTH 65 DEGREES 49 MINUTES 31 SECONDS EAST 59.96 FEET TO POINT DESIGNATED "612" ON SAID PLAT; THENCE NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST 45.50 FEET TO POINT DESIGNATED "613" ON SAID PLAT; THENCE SOUTH 00 DEGREES 28 MINUTES 01 SECOND EAST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.181 ACRES (7901.87 SQ. FT.), INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.053 ACRES (2327.72 SQ. FT.) MORE OR LESS.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)







Note: Larger-scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number [24—2409-PUD—20](#).

EXHIBIT C

**AREA MAP
(Page 1 of 1)**



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

KEENELAND SERIES



EXHIBIT D

AREA A – SINGLE-FAMILY CHARACTER EXHIBIT

BELMONT SERIES)



EXHIBIT D

AREA A - SINGLE-FAMILY CHARACTER EXHIBIT

CHURCHILL SERIES)



EXHIBIT E

AREA B – SINGLE-FAMILY CHARACTER EXHIBIT



EXHIBIT F

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



***Illustrative only—final site layout and landscaping shall comply with the standards of Section 7.2(D) of this Ordinance.**

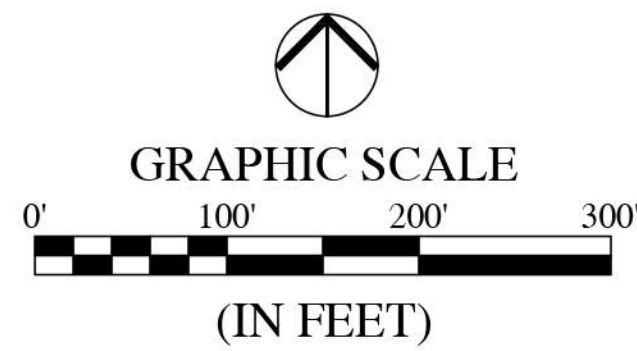
EXHIBIT F

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



KOSS & SCHAMING PROPERTIES

SINGLE-FAMILY CONCEPT PLAN
PREPARED FOR THE PULTE GROUP
EAST OF SHELBORNE RD. & NORTH OF W. 151ST ST.
CITY OF WESTFIELD, HAMILTON CO., INDIANA



Thursday, November 07, 2024

CONCEPT PLAN # 8

TOTAL AREA: 86.960 ACRES ± (SURVEYED)
TOTAL NUMBER OF LOTS: 150
TOTAL NUMBER OF BLOCKS: 1
TOTAL LOT AREA: 28.79 ACRES ± (33.11%)
TOTAL BLOCK AREA: 4.727 ACRES ± (5.44%)
TOTAL COMMON AREA: 43.782 ACRES ± (50.40%)
TOTAL RIGHT-OF-WAY AREA: 9.611 ACRES ± (11.05%)

65-FOOT WIDE LOTS
TOTAL NUMBER OF 65-FOOT WIDE LOTS: 95
LOTS 1-95
MIN. LOT AREA: 8,450 S.F.
MIN LOT SIZE: 65' x 130' LOTS

52-FOOT WIDE LOTS
TOTAL NUMBER OF 65-FOOT WIDE LOTS: 55
LOTS 201-255
MIN. LOT AREA: 6,760 S.F.
MIN LOT SIZE: 52' x 130' LOTS

BLOCK 1

MIN. FRONT SETBACK: 25'
MIN. SIDE YARD SETBACK: 5'
MIN. REAR YARD SETBACK: 20'

SUBDIVISION STREET R/W: 59'
SUBDIVISION STREET BC-BC: 31'
TOTAL LENGTH: 5,874'

POND AREA: 5.9 ACRES ±

TOTAL TREE PRESERVATION AREA: 27.0 ACRES ±



WRITTEN PUBLIC COMMENTS

Docket Number: 2409-PUD-20

Petitioner: Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC

Request: Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 87 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.

Enclosed Attachments (as of 5:00pm., Monday, November 18)

November 18, 2024 - Advisory Plan Commission Meeting

1. Mark Hartman	2962 Buchanan Ln	08/19/24
2. Laurel Jasinski	2511 Old Rosebud Ln	08/26/24
3. Karen Hymbaugh	2929 W. 159 th St	08/25/24
4. Laurie Hartman	2962 Buchanan Ln	08/24/24
5. Fonda Holden	2522 Old Rosebud Ln	08/26/24
6. Steven Smith	15043 Carbine Dr	08/26/24
7. Kathy Garrity	2701 Old Rosebud Ln	08/28/24
8. Jeannette Selm	2761 Ruffian Dr	08/29/24
9. Fonda Holden	2522 Old Rosebud	08/29/24
10. Mary Gaskill	2658 Lord Murphy Dr	08/29/24
11. Tom Boehrer	2928 Buchanan Ln	08/30/24
12. Vernon Reizman	2934 Buchanan Ln	08/30/24
13. Kimblewick Resident Petition		08/30/24
14. Fred Schpero	2830 Buchanan Ln	08/30/24
15. Tonja Eagan	2531 Old Rosebud Ln	08/30/24
16. Richard Rody	2974 Buchanan Ln	08/31/24
17. Susan Nelson	K-wick Phase I	08/31/24
18. Kristin Bergunder	15225 Shelborne Rd	08/31/24
19. Bill Koss	15420 Copper Beech Ln	09/01/24
20. Richard Passman	3510 W. 151 st St	08/31/24
21. Greg Jacobs	3160 Arkle Rd	09/02/24
22. Roger Black	3434 W. 151 st St	09/02/24
23. Patricia Wiggers	3434 W. 151 st St	09/02/24
24. Dean Lerg	2948 Buchanan Ln	08/28/24
25. Barbara Watters	2797 Ruffian Dr	08/31/24
26. Megan O'Connor	15201 Shelborne Rd	09/02/24
27. Vernon Poland	15383 Copper Beech Ln	09/02/24
28. Stepheny Tays	2659 Old Rosebud Ln	09/02/24
29. Scott Shortenhaus		08/30/24
30. Lori Wiseman	2942 Buchanan Ln	09/03/24
31. Richard Combs	15410 Shelborne Rd	09/13/24
32. Tonja Eagan	2531 Old Rosebud Ln	09/11/24
33. Karen Hymbaugh	2929 W. 159 th St	09/05/24

34. Elizabeth & Luis Garcia	3057 Arkle Rd	09/29/24
35. Vernon Poland	15383 Copper Beech Ln	10/11/24
36. Bill Koss	15420 Copper Beech Ln	10/14/24
37. Fred Schpero	2830 Buchanan Ln	10/16/24
38. Steven Smith	15043 Carbine Dr	10/16/24
39. Mark & Lauire Hartman	2962 Buchanan Ln	10/16/24
40. Tim Clark	15047 Carbine Cir	10/16/24
41. Laurel Jasinski	2511 Old Rosebud Ln	10/16/24
42. Fonda Holden	2522 Old Rosebud Ln	10/17/24
43. Liz & Luis Garcia	3057 Arkle Rd	10/17/24
44. Katherine Lerg	2948 Buchanan Ln	10/18/24
45. Vernon & Tammy Reizman	2934 Buchanan Ln	10/18/24
46. Lori & Brian Wiseman	2942 Buchanan Ln	10/18/24
47. Tom & Karen Boehrer	2928 Buchanan Ln	10/18/24
48. Kay & Scott Davis	2982 Arkle Rd	10/18/24
49. Suzanne Hagener	14962 Flying Ebony Tr	10/18/24
50. Marc Epstein	14962 Flying Ebony Tr	10/18/24
51. Richard & Claudia Button	2980 Buchanan Ln	10/19/24
52. Rich & Denise Rody	2974 Buchanan Ln	10/19/24
53. Tonja Eagan	2531 Old Rosebud Ln	10/20/24
54. Jeannette Selm	2761 Ruffian Dr	10/20/24
55. Jerry Gygi	2785 Ruffian Dr	10/20/24
56. Greg & Karen Jacobs	3160 Arkle Rd	10/21/24
57. Vernon & Fonda Poland	15383 Copper Beech Ln	10/21/24
58. Bill Koss	15420 Copper Beech Ln	10/22/24
59. Dean & Katherine Lerg	2948 Buchanan Ln	10/22/24
60. Ryan Scharnowske	15859 Little Eagle Creek Av	10/22/24
61. Mark Hartman	2962 Buchanan Ln	10/22/24
62. Brian and Lori Wiseman	2942 Buchanan Ln	10/22/24
63. Jerry Gygi	2785 Ruffian Dr	10/22/24
64. Laurie Hartman	2962 Buchanan Ln	10/22/24
65. Vernon Reizman	2934 Buchanan Ln	10/23/24
66. Marc Epstein	14962 Flying Ebony Tr	10/23/24
67. Laurel Jasinski	2511 Old Rosebud Ln	10/23/24
68. Tom and Karen Boehrer	2928 Buchanan Lane	10/23/24
69. Steven Smith	15043 Carbine Dr	10/27/24
70. Kathy Garrity	2701 Old Rosebud Ln	10/27/24
71. Tonja Eagan	2531 Old Rosebud Ln	10/29/24
72. Linda Monninger	3148 Arkle Rd	10/29/24
73. Suzanne Hagener	14962 Flying Ebony Tr	10/30/24
74. Mike Gies		10/31/24
75. Marisela & Javier Vargas	3110 Arkle Rd	10/31/24
76. Fonda Holden	2522 Old Rosebud Ln	11/01/24
77. Raj and Nina Mohindra	15044 Carbine Circle	11/04/24
78. Robert and Xonia Avin	3098 Arkle Rd	11/04/24
79. Jim and Lisa Nordhoff	15024 Carbine Cir	11/04/24
80. Rex Parker	3185 Arkle Rd	11/07/24

81. Tim Clark	15047 Carbine Cir	11/10/24
82. Robert Leahy	3070 Arkle Rd	11/10/24
83. Matt Welsch	15891 Little Eagle Creek Av	11/10/24
84. Raj and Nina Mohindra	15044 Carbine Cir	11/11/24
85. Steve Smith	15043 Carbine Cir	11/11/24
86. Connie Kitch	3006 Arkle Cir	11/13/24
87. Tamara Reizman	2934 Buchanan Ln	11/14/24

FROM THE DESK OF
MARK L. HARTMAN, MD

August 19, 2024

Jon C. Dobosiewicz
Nelson & Frankenburger, LLC

RE: Claiborne Farms (Kimblewick Expansion) Phase III PUD Rezone Request

Dear Mr. Dobosiewicz and Mr. Ramage,

Thank you for your letter dated August 16, 2024, which we received today. My wife, Laurie, and I have reviewed the plan proposed by Pulte and have discussed its implications for those of us presently living in Kimblewick. We have truly enjoyed living in Kimblewick since March 2022. Sadly, we find the proposed plan for developing Claiborne Farms to fall short of the standards that Kimblewick has established. Here are the important issues that I would like to bring to your attention.

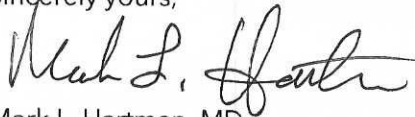
- The plan requires deforestation of a very large area. Forests are important for the environment (carbon sinks) and provide a home to wildlife that is enjoyed by those living in this part of Westfield, including Kimblewick. In this regard, we view the current plan as nothing short of tragic. This is not intelligent development in 2024, where we are all becoming more aware of climate change.
- Solution: We strongly recommend that a new plan be developed that preserves much more of the forest. The perimeter of trees around the neighborhood should be much wider than the proposed 50 feet: for example, 200 feet. This was what was originally proposed to Westfield. See this document: https://www.westfield.in.gov/egov/documents/1567803527_5504.pdf
- The complete absence of amenities in the new area of development is unacceptable. The Carriage House of Kimblewick is already crowded. Come to some of our evening events and you will see that the gathering room is packed like a can of sardines. The water aerobics classes are full. While the pool is not busy all the time, during popular weekend times it is quite crowded on summer days. Similarly, it does not take much to overwhelm the fitness area in the Carriage House - especially the aerobic equipment. Furthermore, Phase 1 and 2 of Kimblewick's development is not complete (only 325 homes have closed as of August 7). Your letter states that the amenities were "designed to accommodate and absorb the development of additional homes." This seemed reasonable when the ~40 homes

were added to the new land purchased by Pulte just west of Towne Road. It does not seem appropriate for a ~40% expansion of our neighborhood (204/513).

- Solution: The new plan should take into account these realities and present the Kimblewick home owners with a plan that mitigates these issues. We are aware that other Del Webb communities have built additional activity centers when the neighborhood expanded.
- The complete absence of walking trails in the new plan is incompatible with the spirit of Kimblewick. This is an active community with the current trails heavily used by walkers and cyclists. The people who move into the new area of development deserve walking trails just like the rest of us have.
- Solution: Build into the plan walking trails that go through the larger areas of forest that we recommend be preserved. We think it would be a wonderful idea to have trails that go through the forest to join up with the trail that leads to the Carriage House. This way, the new residents could walk to the Carriage House.
- The current plan does not include a dog park for the new neighborhood. Currently, Kimblewick has a dog park for each 200-250 homes (one north of 151st Street and one south of 151st Street). Should not our new neighbors have the same advantage?
- Solution: As part of a new plan, please consider adding a dog park.

Finally, the proposed plan is a massive change from what we bought into. To bring this to our attention 15 days before the Westfield Plan Commission hears the proposal and to have a neighborhood meeting only 5 days before the Commission meets feels to us like a "fait accompli". I hope that the concerns of Kimblewick residents will be heard and that the plans will be adapted accordingly.

Sincerely yours,



Mark L. Hartman, MD

cc:

Rex Ramage, Pulte Group
Patrick Tamm, Westfield City Council
My Kimblewick neighbors

Laurel S Jasinski
2511 Old Rosebud Ln
Westfield, IN 46074
317.966.1499 LaurieSJasinski@gmail.com

August 26, 2024

Will Thomas, Community Development Coordinator, wthomas@westfield.in.gov
Ryan Collingwood, Associate Planner, rcollingwood@westfield.in.gov
Daine Crabtree, Senior Planner, dcrabtree@westfield.in.gov
Patrick Tamm, City Council District 4, ptamm@westfield.in.gov
Scott Willis, Mayor, swillis@westfield.in.gov
Chad Huff, City Council, chuff@westfield.in.gov
Kurt Wanninger, City Council, Kwanninger@westfield.in.gov

Reference: Ordinance 24-45-Claiborne Farms Phase III PUD
Remarks for First Reading August 26, 2024

I am writing to express my strong opposition to the proposed "neighborhood" expansion to the current Kimblewick Del Webb neighborhood.

I was one of the first 40 homeowners to purchase my home. I specifically chose this community development due to the size (was told at the time of purchase no more than 500 homes) and location (close to my grandchildren). Pulte has already been approved by Westfield to add an "additional 44 homes" on the north east side of our community. This area was never mentioned to buyers that it may be an addition in the future.

It appears that Pulte is looking for a way to add 40% more homes for their profit only as this land was never intended to be part of Kimblewick. The proposal doesn't even show a direct contact to our current property (unless someone thinks 151" Street is a direct access). It seems Pulte finds it more profitable to simply fill it with houses and no amenities, not even walking paths! The proposal of only having 50 ft of tree line is a joke. What about the current wildlife habitat and the creek that runs through it?

Pulte has not done a census or usage study on the pool and clubhouse yet, and can't, even now, get a clear usage because Kimblewick isn't even finished with Phase I! Our clubhouse is limited to 90 people for a meeting now which would only be about 12% of the people with this additional expansion. We already make concessions like limiting events and have to

use hotels or other places for a community meeting. We already have wait lists for classes. Increasing 40+ capacity to a Carriage House that is already unable to handle current needs is not acceptable.

I am against the annexation to our current Kimblewick by Del Webb Community. I am not opposed to Pulte building a separate community next to our community.

Thank you for taking the time to review my concerns,


Laurel S Jasinski

From: KHymbaugh
To: [APC](#)
Subject: Against the Kimblewick (Clairborne Farms) Phase III PUD
Date: Sunday, August 25, 2024 10:13:30 PM

**WARNING: This external email is from
khymbaugh@yahoo.com.**

Dear Westfield APC,

I found out this evening that there is a meeting tomorrow, Monday August 26, 2024 to approve the above mentioned PUD going to the APC. I am dismayed that these large developers continue to deceptively try to take advantage of Westfield government, the APC, and current residents. The Phase III PUD is just another attempt to cram a ridiculous amount of homes (225) in such a small space (108 acres). We all know that they totally inflate the numbers of homes in their first pUD drafts so that they can show how great they are when they decrease the numbers to something a lot less later. Just look at the density that they are proposing. Ridiculous. We also know that the Westfield APC has abandoned the Comprehensive Plan that was developed years ago in lieu of \$\$\$\$\$. How is that going for the quality of life for residents? There is more crime, more noise, more traffic, more light pollution, litter on the roads, more accidents, overburdened schools, but at least Westfield is getting more \$\$\$\$\$.

At one point, before he was the new mayor, Willis came to my mini-farm. We thought he was looking at opportunities on how the area could be developed - 5 acre mini farms. His response was basically "No, it is all about the AV." I didn't even know what that meant at the time. How naive was I to think that quality of life over \$\$\$\$ might be more important.

Anyway, I know that no one in the APC is going to pay attention to this email. Does anyone care about our quality of life, those of us who wanted a rural way of life, who have and continue to pay taxes? I haven't seen any evidence that the Westfield government or APC gives a hoot except to build substandard homes, crowd more people onto postage stamp plots on irreplaceable farm land and create overcrowded schools and roads.

But, I need to officially voice my objection to the current PUD described above.

Sincerely
Karen Hymbaugh
2929 W 159th St.
Westfield, Indiana 46074
404-729-5050

Sent from my iPad

From: [Laurie hartman](#)
To: [Kurt Wanninger](#); [Chad Huff](#); [jon@nf-law.com](#); [Ryan Collingwood](#)
Subject: Kimblewick expansion feedback
Date: Saturday, August 24, 2024 11:49:16 AM

**WARNING: This external email is from
laurieharts@gmail.com.**

Gentlemen,

I invite you to take a look at the two plans attached.... The first is the second phase of Kimblewick built south of 151st Street. It contains 216 homes and has a lovely blend of green space, preserved trees, walking trails, a dog park, and ponds.

And then contrast it with the second map... The Pulte proposal of the expansion of Kimblewick that contains about the same amount of homes with none of the beauty and preservation of the first.

<https://apps.alpha-vision.com/alphamap/index.html?OLAIId=d609f752-ce46-48d5-8047-b29bdf543b41>

https://kimblewickhoa.org/HOA/assn48152/images/2024.08.5_PlanRender.pdf

I am joining with my neighbors in asking for your support in challenging Pulte to maintain their standard of environmental preservation. I know that they want a zoning variance to build a more dense community. But I don't think it should be allowed to move forward without significant and commensurate accommodations for environmental preservation and opportunities for residents to enjoy the nature that surrounds them.

Sincerely,
Laurie Hartman
2962 Buchanan Lane
317-201-4643

Fonda L. Holden
2522 Old Rosebud Lane
Westfield, Indiana 46074
713.444.5667 FondaLHolden@gmail.com

August 26, 2024

William Thomas, Community Development Coordinator, WThomas@westfield.in.gov
Ryan Collingwood, Council Sponsor, Associate Planner
Daine Crabtree, Senior Planner, DCrabteee@westfield.in.gov
Patrick Tamm, district 4 rep, PTamm@westfield.in.gov
Scott Willis, Mayor, swillis@westfield.in.gov
Chad Huff, City Council, Chuff@westfield.in.gov
Kurt Wanninger, City Council, kwanninger@westfield.in.gov

Reference: Ordinance 24-45-Claiborne Farms Phase III PUD
Remarks for First Reading, Project Narrative, Exhibit D

Dear Sirs:

Please consider the following concerns when reviewing the plans for the above-referenced project by Pulte Homes:

- Current residents were sold on the concept that there would be a minimum of 200 feet of tree line that would preserve the wildlife. This proposal cuts it back to 50 feet of tree line destroying the wildlife habitat.
- Buyers were told the development would be complete around 500 houses, and then Pulte added another section. This second addition will have the community surpass 700 homes.
- Proposed green spaces do not have new hiking trails or dog parks although they propose 25% of the space is open area. That 25% looks to be a buffer between the existing farm house, berms along 151st Street to make it look like Kimblewick by Del Webb, and retention ponds that will block direct access to the existing communities and facilities. It appears that this would be no different than acquiring a plot further north on Towne Road, and filling it with tight housing, then say they're also part of Kimblewick because we share Towne Road (Oh, they have already done that!) 151 is a public road, this should be a separate development with its own amenities.
- No new amenities nor amenity center are planned, yet even with the current population, the Carriage House will not even accommodate Pulte to have a meeting with residents to present this addition without going to an offsite hotel. This is a 55+ community that has a space for meetings, Pulte is showing disinterest and purposeful disregard for the current owners' mobility and accessibility by forcing a hearing offsite. Are they afraid the turnout of the current members will overwhelm the facility thereby undermining their proposed addition of 40% more usage?
- This creates a negative impact on all the amenities. Diluting amenities that were "built to code" but don't handle current needs for current activities without blowing circuits is not a good plan.

Pulte representatives do not intend to upgrade facilities for the current needs and want to add more of a load. Pulte has not done a census or usage study on the pool and clubhouse yet, and can't, even now, get a clear usage because Kimblewick isn't even finished. If the pool and clubhouse were designed with 500 houses in mind, how do they justify adding 40% more usage and not expecting overcrowding issues? Head counts by swiping tags only are not a true representation of use of the facilities. Families and couples come in together. The larger the group gathering, the longer the doors are held open. Head counts by the many cameras would be more accurate and not produce flawed data which may indicate the facilities are under-used. The HOA is responsible for any under-use as they plan activities at times they can secure an instructor, not when the homeowners are available to conveniently use them.

- The proposed design destroys the Integrity of the community as it is actively being built. The current development has lots the same size that will hold the same floor plans proposed, but each house has access to either a trail, a pond or a forest area and does not back up directly to another structure. Pulte is only interested in developing this piece of land to overbuild it and force it onto another unrelated but close proximity project. That parcel was never intended to be part of Kimblewick, it shouldn't be dumped off on Kimblewick simply because Pulte finds it more profitable to simply fill it with houses and not amenities, then force another separate and not connected subdivision to take on more housing that they don't have room for with their current amenities.
- Pulte was allowed to build an outdoor pool designed so lifeguards were required and the County Health Department has determined two guards be on duty at all times due to the inability for one guard to see around every curve. This is currently costing homeowners about \$60,000 per year (Memorial Day to Labor Day season). If we add more people will more guards be required or will access have to be limited because the "in pool capacity" is 75 persons? Also, there is currently seating for only 63 persons on lounge/chairs around the deck in the gated area.
- Single entrance to handle automobile, bicycle and foot traffic for 200+ residences is not safe. The proposed entrance is not contiguously built with another entrance to connect to the existing development. Emergency vehicles frequently enter our over-55 community each week - day and night, as necessary.
- In HOA budget discussions, Pulte stated they would complete construction in 2026, turning over the facilities to the homeowners to run board. This proposed project will delay that plan.

All this being said, please realize that this is not a wanted nor necessary annexation to the current Kimblewick by Del Webb Community. If Pulte wants to request your approval to build this development, that is another story. They can build the amenities necessary for their development and leave our community out of it. Please be aware that Pulte does not pay any HOA fees for the lots that they own, with many votes per each of their lots, and residents have no leverage with them. You are the only resource we have for our protection.

Your current over-55 taxpayer,

A handwritten signature in blue ink, appearing to read "Sandra L. Sheden". The signature is fluid and cursive, with a long horizontal stroke at the end.

From: [HP GG Smith](#)
To: [Council Members](#); [APC](#)
Subject: Claiborne Farms Phase III PUD Ord 24-25
Date: Monday, August 26, 2024 8:38:18 PM

**WARNING: This external email is from
smith16809@gmail.com.**

Members of the Council and the Advisory Plan Commission,

We live in Kimblewick at 15043 Carbine Circle and are directly impacted by this proposed addition to Kimblewick. We purchased our home in August of 2023, and love living in Westfield and Kimblewick. As was noted by a council member in tonight's City Council meeting, one must go beyond the front of the lot to appreciate the quality of life and beauty of the community,

This is our second Del Webb / Pulte community. We value the amenities of a Del Webb community and the sense of community such a neighborhood provides. We waited for a particular lot to obtain a particular view. We paid a premium for that lot and have subsequently spent tens of thousands of dollars to further improve the outdoor living areas of our home.

I would invite each of you to drive through the community, and especially to enjoy the present view of the mature trees on the 151st street frontage. It is important to view these trees from south of 151st Street. In particular I recommend the view traveling northbound on Carbine Circle. This view is enjoyed today by thirty households either as a direct view from their rear yard, or as a view approaching their home as they drive up Carbine Circle. You will also note the trail networks, community gazebos, dog parks and large open spaces which make this community our home.

We are very concerned over 2 issues:

- 1) Current concept plan calls for the removal of the existing forest area adjoining 151st Street and replacement with a berm and newly planted trees. While the transition and buffer methods in use along Towne Rd and the Phase I portion of 151st Street are appropriate for development of open land, as they improve the view and buffer between properties and traffic; in this case mature trees which are part of the Southwest Rural area already are in place to provide a natural buffer. To destroy this natural buffer only to erect berms topped with newly planted trees and wooden fences would miss an opportunity for Westfield to capitalize on an existing resource.
- 2) Current concept plan calls for a significantly higher density in this addition and includes no amenities, minimal green space, and generally does not have the look and feel of a Del Webb community. This can become a problem in the future, as this will create a significant number of HOA members who do not have the same quality of life due to higher density, isolation from the amenity center, and lack of outdoor amenities. As a result they would likely not be supportive of appropriate maintenance and improvements to the remainder of the community. If the HOA cannot get approval for such expenditures, our home values and your tax revenues could be negatively impacted,

By retaining a natural tree buffer along 151st Street and reducing the proposed density in favor of new walking trails connecting the new neighborhood to the Amenity Center, and adding some outdoor amenity spaces, this addition can be a win for Westfield and Kimblewick.

As it is presently presented, it detracts from existing home values, and threatens to negatively impact the quality of life we love in Westfield.

Please assure this Phase III expansion is done in a responsible manner. Many Kimblewick residents have and will continue to provide input to Pulte throughout this process. We look forward to a cooperative experience.

Steven Smith
Sandra Svoboda-Smith
15043 Carbine Cir
Westfield, IN 46074
1.319.310.1352

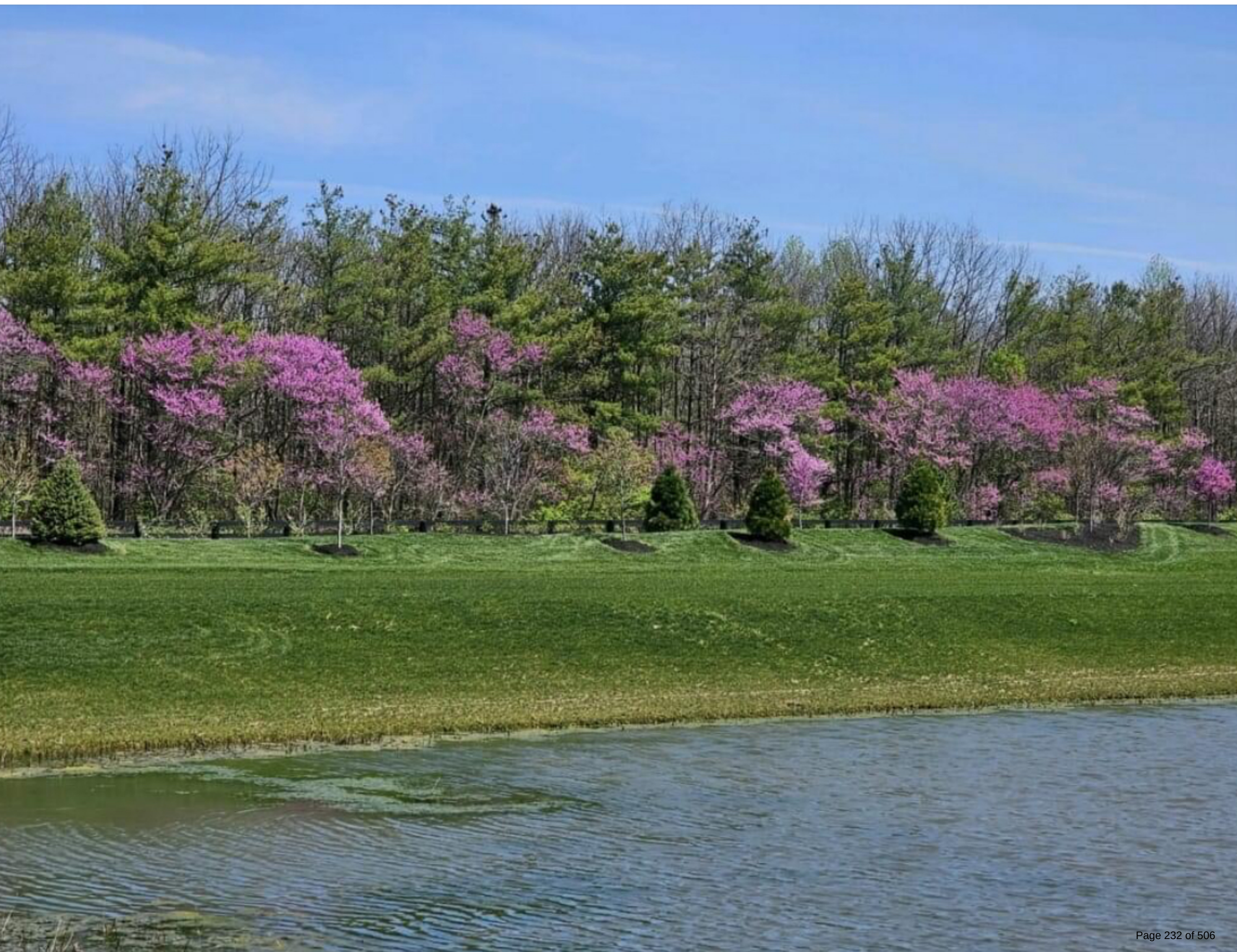
From: [HP GG Smith](#)
To: [Council Members](#); [APC](#)
Subject: Trees on 151st St Claiborne Farms Phase III PUD Ord 24-25
Date: Wednesday, August 28, 2024 1:14:15 PM

**WARNING: This external email is from
smith16809@gmail.com.**

Please preserve these trees.

Steve Smith
319-310-1352
Sandy Svoboda-Smith
319-350-9658

This is the view we Kimblewick residents who live on the south side of 151st, and anyone who walks this trail, have enjoyed in the spring. They could all be cut down if the proposed development is approved, as currently drawn. Not just a line of trees, but a whole grove, the size of which could not be replaced....The city would lose one of its treasures, too.



From: kathryn.garrity
To: Ryan.Collingwood
Subject: Kimblewick phase III
Date: Wednesday, August 28, 2024 8:27:11 PM

**WARNING: This external email is from
kgarrityfsa@yahoo.com.**

I am writing to give you my concerns on the current Pulte proposal for a phase III of Kimblewick near 151st street and Shelborne.

I moved to Westfield in November 2022 and live in phase I of Kimblewick. One of the things that attracted me to the community and that I enjoy as a resident, is the walking trails that include three patches of preserved large trees. I believe encouraging developments that preserve some level of natural habitat will make for a more welcoming and sustainable community. The plot of land under consideration for this new development is currently almost completely forested. My first choice would be for the land under consideration never to be developed. I realize this is not realistic and I knew Westfield was growing rapidly when I chose to move here.

What I think is realistic is to have the plan for phase III modified to have land use similar to the first two phases of the Kimblewick development. I have shared this feedback with Pulte but also wanted to share it with Westfield officials. Getting to a reasonable split of homes and open land within the Kimblewick phase III property requires looking more carefully at the proposal that also includes two parcels that will not be part of Kimblewick. The proportion of "common area" and green space is concentrated in the separate piece with access off Shelborne road. It looks like a lot of the common area in the Kimblewick section is in the ponds and there is very little green space.

I am guessing the Kimblewick share of this new proposal is about 80 acres. I am guessing phase II of Kimblewick is at least 125 acres and has 216 home sites. So for phase III of Kimblewick to be similar in density to phase II it should likely have only about 140 homes not 202.

I would like to say that overall my experience with Pulte has been good and I am hopeful they could create a better neighborhood on this land than some others might. I just want to see a consistent quality of the phase III with the earlier phases of Kimblewick.

Kathy Garrity
2701 Old Rosebud lane
Westfield

From: [JES](#)
To: [Ryan Collingwood](#); [Daine Crabtree](#); [Caleb Ernest, AICP](#); [Lauren Gillingham, AICP](#); wrogers@westfield.ingov; [Kevin M. Todd, AICP](#); nwoemer@westfield.in.gov
Subject: Ordinance 24-45: Claiborne Farms Phase III PUD
Date: Thursday, August 29, 2024 9:07:52 AM

**WARNING: This external email is from
jean.selm@gmail.com.**

To the Westfield Zoning Board:

After the last night's meeting (08/27/24) with Pulte for Kimblewick residents regarding Ordinance 24-45: Claiborne Farms Phase III PUD, it is very obvious that the Kimblewick (Ruffian Dr,) residents only hope is with the Zoning Board.

Firs of all, allow me to introduce myself. I am Jeannette Selm who lives on 2761 Ruffian Dr. Westfield, IN. I closed on my residence in late May, 2023, purchasing a "premium lot" at the price of almost 100K. Pulte classified this lot as "premium" because it would have a view of the retention pond and the large forest behind the home. About 6+ other lots were sold as "premium" lots also being charged 100K+.

Now, a little over a year since closing on my home, Pulte wants to remove most all of this forest with a buffer of 50ft. (1/6 of a football field) of trees left. Pulte seems to have no conscience about their comments about these "premium" lots when they charged us approx. 110K+ each. Rex Rampage actually had the gall to tell us we are fortunate that Pulte is allowing a 50 ft. buffer. Talk about adding insult to injury!! I wonder how he'd feel if he paid approx. 110K+ for these Pulte "premium" lots and then Pulte decides to eliminate the forest that is there. **And how would you feel?**

Please keep in mind, that most of us are not opposed to Pulte's development of this land. We would just like for Pulte to give us a 200 – 300 ft. (2/3 of or a whole football field) buffer between the homes to be built across from our lots. When an individual (all of us are retirees) puts their money into what we hope might be our last home and are told the reasons why we are asked to pay a "premium" for something, we tend to think that the company will stand by their "word" if possible. For Pulte, it would be possible for them to keep their "word". But It is very obvious they want to make more money than keep the commitment they made to the Ruffian homeowners.

Rex Rampage said "no" to any enlarged buffer unless they are forced to do so by the Zoning Board. Hence, my plea to you to consider a stipulation for Pulte to put in at least and 200 ft., preferably 300 ft., buffer of these existing trees between our homes on Ruffian Dr. and the homes to be built in the Phase III development.

I hope you'll consider my request.

Thank you.

Sincerely,

Jeannette Selm
2761 Ruffian Dr.
Westfield, IN 46074
513-259-7430

Fonda L. Holden
2522 Old Rosebud Lane
Westfield, Indiana 46074
713.444.5667 FondaLHolden@gmail.com

August 29, 2024

William Thomas, Community Development Coordinator, WThomas@westfield.in.gov
Daine Crabtree, Senior Planner, DCrabtree@westfield.in.gov
Patrick Tamm, district 4 rep, PTamm@westfield.in.gov
Scott Willis, Mayor, swillis@westfield.in.gov
Chad Huff, City Council, Chuff@westfield.in.gov
Kurt Wanninger, City Council, kwanninger@westfield.in.gov
planners@westfield.in.gov

Reference: Ordinance 24-45-Claiborne Farms Phase III PUD
 More Remarks for Tuesday, September 3 Meeting

Dear Sirs:

Tuesday, August 27, 2024, Pulte held the required meeting with the Kimblewick by Del Webb homeowners which was very well attended by the residents. I felt that it was an insult to our intelligence as their program was based on lies and bullying. I am so much more convinced that the proposed annexation will only benefit Pulte Homes' bottom line.

Pulte needs the access to the Carriage House to sell their houses. Without the convenience of the amenities, they do not have a sellable product. It is obvious they will only cram as much as possible in the space for annexation into Kimblewick. In their own words, they will dedicate open areas to the "larger, more desirable structures" planned for the twenty-one larger home area, (which they tried to impress us with the elevations) but by proposing this together, making it sound like Kimblewick benefits. They also made a point of if this development doesn't go through, Westfield will allow something worse built by a developer that doesn't care about our community. Guess they want to insult your intelligence too.

They intentionally miscalculated or misrepresented the monthly assessment required to upkeep the facilities as a sales tool, feeling confident additional areas would be annexed. Pulte expected and counted on no resistance since "out of the goodness of their hearts, they subsidize the budget." This was proven when the representatives repeated how the clubhouse and amenities were always designed for 1,700 homes from the beginning, with all their collected data from all over the country. Yet when asked if when they established the assessments in 2021 (when we were sold on a 500-home maximum) were there plans to annex properties, we were given an emphatic NO. They told us our assessments will be raised 10-13% annually if the annexation doesn't move forward, yet they don't have a percentage of the increase/decrease if it is completed as designed, pushing that the more houses, the less it would cost each of us. Both statements can't be true.

When asked what was the minimum number of houses needed to be built to make it financially feasible, we were told "they did not know., they did not calculate it that way." If they don't calculate that, I certainly don't want them continuing making our financial decisions. No feasibility study? Do they really think we are idiots? Pulte said their plan is "to meet the maximum lot count allowed" by the municipality. That would destroy the integrity of the current community. The current homeowners didn't buy here with that representation.

I have a very difficult time believing, as stated, that the fire department fully accepted the single entrance for 202 homes because they designed an emergency access very close to that single access. May we see that review or can you have a fire department representative attend the September 3rd meeting to inform us how they justify the plan?

At both the 2023 and 2024 budget meetings, Pulte was very proud of all the common open areas and that was the basis to raise assessments. The other item requiring an increase was the Carriage House that they designed and use as their biggest sales tool.

We were repeatedly told this is the Del Webb brand and they are treating us just like all the other communities. That may be the only truth we heard besides they will not add to the Carriage House facilities nor refund premium lot payments to those most affected with tree line issues.

This may be how they operate, but it needs to end here. Pulte reiterated how things change with what people want and like. They are refusing to accept what we want and like is what we bought into, and consistency is important to us. It has been said Pulte intends Kimblewick to be the flagship development for their upcoming communities in Greenwood and Noblesville.

Initially, I hoped this annexation plan could be amended to reflect our current standards which would make it not financially feasible for Pulte to follow through with it, but they don't look at that! After this enlightening meeting, I hope they will be outright denied. Please don't let them make a mess and ride off in the sunset. Please don't validate this project simply because they may add to the tax base and our over-55 community doesn't add to strain on the school district.

A very concerned taxpaying Westfield resident,



Fonda L. Holden

From: Mary Gaskill
To: Scott Willis; Patrick Tamm; APC; Noah Herron; Chad Huff; Kurt Wanniger; Victor McCarty; Jon Dartt; Joe Duepner
Subject: Regarding Pulte's Kimblewick by Del Webb 55+ Community Expansion
Date: Thursday, August 29, 2024 6:42:49 PM
Importance: High

**WARNING: This external email is from
mcgaskill@gmail.com.**

Hello-

My name is Mary Gaskill. I have been a resident of Hamilton County since 1986 and a resident of Pulte's Kimblewick by Del Webb subdivision since July 9th 2021. In fact, my late husband and I were the second residents to close on our home. My address is 2658 Lord Murphy Dr. Westfield, IN.

When we moved to Kimblewick there was only the sales office, three models and three quick "move in" homes. Pulte had a huge blank slate of land on which to build approximately 475 homes. My late husband and I were very concerned about the projected total buildout of the development. We were afraid that Pulte would acquire more land to the west and expand. We did not want the development to become like the Del Webb Britain Falls community in Fishers which has over 1200 homes. Our salesman assured us over and over that the project would only have the two sections as shown on the original plat application which was approved by the Advisory Planning Commission on November 25, 2019.

Approximately two years ago, I asked my salesman if Pulte was considering to buy more land to the west. His answer was "No, they want too much money." That told me right then that they were looking at the property and it was only a matter of time. **Pulte was lying to the homeowners from the very beginning.** When the property along Towne Rd was put on the market by the Lutheran Church Pulte quickly snapped it up as well.

Pulte's proposed Phase 3 expansion lists two different areas (A & B). Area A (shown in dark orange) has been proposed to be 2 ½ storied single family homes and supposedly will not be part of Kimblewick's 55+ community. The current drawing does not include either street or path access to Kimblewick and it needs to stay that way. In addition, the proposed homes needs to remain single family homes and not townhomes. Part B also includes a large green irregularly shaped section at the bottom of the image. **This small section is an area of great concern.** Pulte says that someone is going to build on that small section. But Pulte has lied to all of us from the beginning and those plans may change. There is a tremendous amount of land remaining between phase 3 boundaries and Shelbourne Rd., which for right price could be purchased by Pulte. I predict that all those properties will eventually be purchased by Pulte to further expand Kimblewick.

Part A refers to the two larger sections of homes that would be part of the Kimblewick Community. My concerns are as follows.

- Excessive density of planned homes – way too many homes!
- No paths to connect this phase to the existing community
- No dog park
- No raised bed gardens
- Far too little greenspace
- **Destruction of large areas of established trees** – Pulte will say that they will save trees over 4" in diameter, but in reality the vast majority will be destroyed in order to build embankments or for utility work. In addition, existing well established trees will be killed because of excessive dirt compaction under the tree canopy. I have three examples of this in the common area behind my home. The only exception is the woods in Part B which Kimblewick residents will not have access to. Between Kimblewick's existing wooded area and the wooded areas in the land in question it represents some of the largest wooded areas left abutting the current Kimblewick community. Please do not let Pulte or any other builder destroy it or the remaining acreage owned by several other landowners.

Existing Kimblewick 55+ Community	Proposed Expansion



This proposed expansion would put the number of homes in the Kimblewick 55+ Community at over 720 homes. With an average of 1.7 people (Pulte's formula) per home that would mean a resident population well exceeding 1,200 residents. The current clubhouse and amenities was built based upon 475 homes and with same average of residents it would have a population of just over 800 residents. **This plan 50% increase in residents would have a disproportionate impact on the livability of our community including the following:**

- Overcrowding of the pools which could become life threatening
- Overcrowded exercise and movement rooms
- Completely unusable main dining room – The acoustics are terrible now and homeowners are regularly turned away from larger gatherings due to overcrowding.
- Overcrowded craft/game room
- Inability to enroll in exercise classes (yoga, strength training, stretch/balance, Zoomba, etc.) due to overcrowding
- Overuse of the facility in general leading to higher maintenance costs

Pulte will contend that the clubhouse meets their formula for space per total residents. The clubhouse has a tremendous amount of unusable space. It looks absolutely amazing when you enter, but worthless for large activities.

Pulte will contend that the facility is underused.

- The reality is that approximately 50% of the homes have only closed in the last 12 months. I can tell you by experience that I spent weeks and weeks after moving in calling customer service or just waiting for Pulte's customer service to come to house to fix issues related to poor construction. It was a constant battle. Who can go work out or go play cards etc. when you were either waiting for them to come (or not come) and then being there while they fixed something?
- "Badging in" data will be extremely flawed and should not be used by Pulte to show clubhouse usage. Our residents are extremely courteous of each other and hold the door open instead of making everyone badge in.

In conclusion, Pulte will contend that our HOA fees will go up 12-13% each year if we do not agree to this expansion. In my mind that is fear mongering, extortion and predatory marketing to seniors who are on fixed incomes.

Please help the Kimblewick homeowners to find a plan that does the following.

- Reduce the number of lots to no more than 150.
- Prevent the destruction of trees.
- Demand that Pulte replant all of the dead trees in the existing Kimblewick property (common areas and homes). Most of these have died from either improper planting or lack of watering prior to the home closing. A goodly number were even mowed over by landscapers in the forest restoration area located behind the original dog park. Sorry... sometimes you just can't fix stupid.

Thank you for you time and consideration of this issue.

Best regards,

Mary Gaskill
2658 Lord Murphy Drive

317-590-0794
mcgaskill@gmail.com

August 30, 2024

Ryan Collingwood

Westfield - Washington Township Advisory Plan Commission

Re: Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

Dear Ryan:

We are submitting this letter as input to the Advisory Plan Commission regarding Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD.

We have enjoyed living in Kimblewick since October 2022. The decision to move here was influenced by many factors, not the least of which were the beautiful setting and the many active and passive amenities which are part of the community. Pulte has done a wonderful job of blending development with existing natural resources and open space and adding active and passive amenities for community enjoyment. The approach to development is one in which Pulte can take pride and serves as a model for development in our growing city. It is an excellent example of sensible development. Sadly, the approach which governed the current Kimblewick development has been cast aside in the planning for the Phase III expansion.

We have three primary concerns with the new development.

1. Minimal preservation of existing trees - The dense tree growth which now occupies the planned Phase III area is one of the few remaining significant tree areas in Westfield. Except for a small area along the border, the plan shows no intent to do meaningful preservation of these trees. Of the 108 wooded acres planned for Phase III, only a 50 foot tree preservation border is included. This is woefully inadequate. 50 feet is the short distance between our front and back door. The canopy of one of the largest trees along the perimeter is over 50 feet.

The city of Westfield has done an outstanding job in the development of the Unified Development Ordinance (UDO) and the Westfield Comprehensive Plan (WCP) as requirements to guide new development in the city. In these documents, city planners have demonstrated a clear vision of responsible development as the city continues to grow. Both documents describe the requirements for developers to protect areas of significant tree growth.

The impact of these two documents on the planning for the Kimblewick Phase I development is evident. All three significant tree groves in the current Kimblewick development were preserved in their entirety (one north of 151st street, the other two south of 151st street). Substantial open space and many passive amenities are included in the current development. A Kimblewick Southwest District which borders the proposed Phase III expansion was established to include a conservation subdivision design with significant open space and preservation of natural resources.

Neither the requirements of the UDO and WCP nor the precedent established by the initial Kimblewick Phase I plan have been adhered to in the Phase III plan.

2. Burden on existing amenities – The current Kimblewick development includes active and passive amenities such as the community center, sports courts, walking trails, dog parks, and fishing pier. The planned Phase III development includes no amenities. With planned growth resulting in more than double the current number of occupied homes, existing amenities will be overburdened. Even today, existing facilities cannot accommodate many events.

3. Negative impact on property values – The lot which we purchased that overlooks the eastern edge of current dense tree growth was considered a premium “tree” lot. Pulte charged us a six-figure lot premium, multiples higher than same size lots without the tree view. We were aware that development was a possibility but decided that the UDO and WCP would provide sufficient protection for our investment based upon their tree preservation requirements for new development. Our own developer is proposing a plan that diminishes the value of the lot premium and overall property value of our home and others that border the proposed development.

Recommendations:

We are not opposed to an expansion of the Kimblewick community but only want this to be done in a more responsible manner. We recommend the following changes:

1. The requirements of the UDO and WCP regarding tree preservation should be adhered to.

Document reference examples include:

- UDO Section 5.6. “Planned Unit Development”, subsection J.8
- UDO Section 6.8.E “Preservation and Replacement of Trees”
- WCP Chapter 2, “Land Use Plan”, sections “Open Space and Recreation” and “Existing Rural Southwest”.

2. A minimum of 200-foot tree preservation area should be established along the entire eastern edge of the proposed development. This is consistent with the intent of the Kimblewick Southwest District which borders the proposed development. The three preservation areas that are part of current Kimblewick have an average depth of 500 feet. Our request is a fraction of this. Additionally, a sufficiently wide tree preservation area along the 151st border should be established.

We believe that the provisions of the UDO and WCP governing tree preservation, and not those related to buffer areas, should be operative in determining the depth of the tree preservation area.

3. Clear guidelines should be established regarding the manner in which the tree preservation area will be measured. At a recent public meeting the Pulte representative indicated that the

preservation area is measured from the property line. This reduces any agreed-to preservation area to the extent that existing trees are set back from the property line. We recommend that the measurement be from the trunk of the outermost existing trees to the trunk of the innermost trees. If the measure must be from the property line then the largest property line-to-tree setback distance should be added to the eventual agreed-to tree preservation density.

4 A “Tree Preservation Plan” as required by the UDO should be included in the proposed ordinance.

5. Open space requirements, which are currently stated in the draft ordinance as 27 acres and 25%, should be separately computed for Area A and Area B in order to assess whether reasonable open space is being built into the Kimblewick portion of the development.

6. Passive amenities consistent with those included in the current Kimblewick development should be included in the expansion area including a trail system which connects with the current Kimblewick trail system. We recommend a trail within an expanded tree preservation area along the entire eastern perimeter of the proposed development which would connect with the existing trail system.

7. The overcrowding of the community center should be addressed, potentially by enhancement of the existing facility or the establishment of an auxiliary center.

We are confident that with appropriate planning, the needs of homeowners and Pulte can be met and that the expansion can be consistent with the vision that city planners have for responsible growth and development in Westfield.

Thank you for your consideration of our input.

Sincerely,

Tom and Karen Boehrer
2928 Buchanan Lane
Westfield, IN 46074

cc:

Westfield Advisory Planning Commission Members via common public input email portal
Patrick Tamm, Westfield District 4 City Councilor
All other Westfield City Councilors
Mayor Scott Willis
Rex Ramage, Pulte Group
Jon Dobosiewicz, Nelson & Frankenberger
Our Kimblewick neighbors

Via email: rcollingwood@westfield.in.gov
planners@westfield.in.gov
Westfield-Washington Advisory Plan Commission

August 30, 2024

Re: Docket 2409-PUD-20
Claiborne Farms Phase III PUD
Sept 3, 2024, Public Hearing Comments

Dear Ryan:

I am sending this letter pertaining to the public hearing on the Claiborne Farms Phase III PUD on September 3, 2024. Please provide each member of the Planning Commission a copy of this letter in advance of the meeting. Also, I would, like the opportunity to speak at the meeting.

My wife, Tammy, and I are homeowners living in Phase 1 of the Kimblewick development. We live at 2934 Buchanan Lane. When we bought our home in November 2022, we paid a premium in excess of \$100,000 to secure a lot with a backyard overlooking the butterfly garden, the fishing pond, and the forested neighboring property.

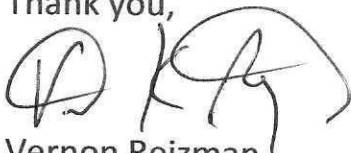
Both the Uniform Development Ordinance ("UDO"), and Comprehensive Plan (pages 27-29) passed by the City of Westfield recognize that the "existing rural southwest sections" of our community are special because the city does not have a large quantity of natural or forested property such as this. UDO chapter 5, page 58 provides, specifically, the requirement to "preserve the natural environment and scenic features of the site". In keeping with this mandate, Tammy and I expected that the adjoining property would be preserved as a nature area, but, if not, that the buyer would, at least, recognize the value in keeping as many trees as possible. We are not opposed to the development of this land. We are opposed, however, to the disregard shown by Pulte to the flora and fauna living on this property and to those of us who enjoy it.

Ryan, we are asking the Planning Commission to require the following in the development of this land:

1. The eastern boundary of the property should have, at least, the same 200-foot minimum preservation area provided in Kimblewick Phase 1.
2. The City of Westfield should require Pulte to inventory all the protected trees on the property and ensure protection of those to be saved throughout construction.
3. As per the Comprehensive Plan and Kimblewick phase I, the density of homes in this southwest district should be lowered. As outlined by approved ordinance 19-46, section 5.3 (B) and 7.2 (E) (3) (iii) and exhibits C and J. Building 202 homes on 82 (estimated) acres of land (area "A") is too many for the southwest district. There should be no more than one home per acre. A development of 80 - 90 homes is a better fit for this land.
4. Pulte must recognize the impact of the added residents on the existing amenity center, including outdoor recreation areas, and address homeowner concerns about room capacities and noise levels that limit the number of residents who are willing and able to attend classes and events.

Developed properly, this land can be a valuable asset to Westfield. Accepting the plan Pulte is presenting will negatively affect current homeowners and future generations to come. Please reject this plan and require Pulte to draft a new plan, one that preserves the environment and respects nature, as Kimblewick Phase 1 strived for.

Thank you,



Vernon Reizman

August 30, 2024

Ryan Collingwood

Westfield - Washington Township Advisory Plan Commission

Re: Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD Petition

Dear Ryan:

I am transmitting this petition signed by 291 Kimblewick homeowners as input to the Advisory Plan Commission regarding Docket 2409-PUD-20 "Claiborne Farms (Kimblewick) – Phase III PUD".

The petition process was coordinated by a group of Kimblewick neighbors. If there had been sufficient time to go door-to-door we feel that we would have had many more signatories. However, we feel that this sufficiently demonstrates the breadth of support for changes to the planned Phase III development.

In general, homeowners are not opposed to the expansion but rather wish it to be done in a more responsible manner.

Transmitted on behalf of petition signatories by:

Tom Boehrer

2928 Buchanan Lane

Westfield, IN 46074

cc:

Westfield Advisory Planning Commission Members via common public input email portal

Patrick Tamm, Westfield District 4 City Councilor

Mayor Scott Willis

Rex Ramage, Pulte Group

Jon Dobosiewicz, Nelson & Frankenberger

Petition Regarding the Proposed Expansion of Kimblewick ("Kimblewick Phase 3")

We, the undersigned current homeowners of Kimblewick wish to advise Del Webb/Pulte, the City of Westfield City Council and the Westfield Planning Commission regarding the proposed expansion of Kimblewick, Kimblewick Phase 3.

Our **concerns and requests** are as follows:

1. The lack of amenities in Kimblewick Phase 3 **will overburden the existing Carriage House, common areas, walking paths, dog parks, community garden and other passive amenities.**

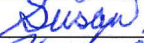
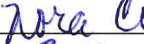
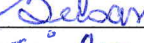
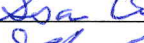
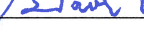
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- Meet with current homeowners to **address concerns regarding the overburdening of the existing Carriage House, outdoor sports courts and swimming pools.**

2. The proposed **destruction of the existing high tree concentrations** located on the easterly side of proposed Kimblewick Phase 3 and on the north side of 151st within the proposed Kimblewick Phase 3. This extensive **destruction will have a negative impact on the environment, cause the loss/displacement of wildlife and loss of the visual enhancement for the existing Kimblewick community as well as for Kimblewick Phase 3.**

Requests:

- **Create a 200 feet wide "Existing Tree Preservation Area" in Kimblewick Phase 3** extending westerly from the easterly line of the existing tree line located in Kimblewick Phase 3.
- **Create a sufficiently wide "Existing Tree Preservation Area" in Kimblewick Phase 3** on the north side of 151st within the proposed Kimblewick Phase 3.

Printed Name	Signature	Address	Date
GARY F BROWN		2828 LORD MURPHY	8/27/24
Both A. Brown		2828 Lord Murphy	8-27-24
MICHAEL ARDA		14773 BARRARO DR	8/27/24
BENNETT BALDWIN		2501 Lord Murphy Dr	8/27/24
SUSAN BALDWIN		2501 Lord Murphy Dr	8/27/24
Kathy Garity		2701 Old Rosebud Lane	8/27/24
Nora Cordrey		2864 Lord Murphy	8/27/24
Fred Scipio		2830 Buchanan Ln	8/27/24
Nay M Elmer		2830 Buchanan Ln	8/27/24
Susan Nelson		2582 Old Rosebud Ln	8/27/24
DOREEN CZERNIEJEWSKI		2767 OLD ROSEBUD LN	8/27/24
BARBARA KRANARZ		2552 OLD ROSEBUD LN	8/27/24
SUSAN WARD		2585 Old Rosebud Ln	8/27/24
John Ward		2585 Old Rosebud Ln	8/27/24
DAVE VALENTINE		2737 Ruffian Dr	8/27/24

1/28

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Printed Name	Signature	Address	Date
Darrell Felton	<i>Darrell Felton</i>	2815 Buchanan Lane	8/26/24
Rene' Felton	<i>Rene' Felton</i>	2815 Buchanan Lane	8/26/24
Melissa Travis	<i>Melissa Travis</i>	2663 Kaffian Dr	8/26/24
Cathy Randall	<i>Cathy Randall</i>	2681 Lord Murphy Dr	8/26/24
Brian Wiseman	<i>Brian Wiseman</i>	2942 Buchanan Ln	8/26/24
LORI WISEMAN	<i>Lori Wiseman</i>	2942 BUCHANAN LN	8/26/24
KEVIN ZALETEL	<i>Kevin Zaletel</i>	2866 Buchanan Lane	8/26/24
April Zaletel	<i>April Zaletel</i>	2866 Buchanan Lane	8/26/24
Elizabeth Shiverdecker	<i>Elizabeth Shiverdecker</i>	14915 Barbara DR	8/24/24
Alan Flory	<i>Alan Flory</i>	2744 Lord Murphy Drive	8-21-24
Erin Holland	<i>Erin Holland</i>	2925 Parkview Dr	8-21-24
Paul Johnson	<i>Paul Johnson</i>	2956 BUCHANAN Ln	8/27/24
JOHN RETARHA	<i>John Retarha</i>	15417 Eclipse Rd	8/27/24
KATHY RETARHA	<i>Kathy Retarha</i>	15417 Eclipse Rd.	8/27/24
DAVID CERNIGOI	<i>David Cernigoi</i>	2167 Old Rosewood Ln	8/27/24

2/28

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Printed Name	Signature	Address	Date
Bandi Shapiro	Bandi Shapiro	2642 Old Rosebud Ln	8/26/24
Diane Gotshall	Diane Gotshall	15013 Barbara Drive	8/27/24
Matt Gotshall	Matt Gotshall	15013 Barbara Dr	8/27/24
Norm & Liesa Roelke	Liesa Roelke	2697 Lord Murphy Dr	8/27/24
Liesa Roelke	Liesa Roelke	2697 Lord Murphy Dr	8/27/24
Emily Ward	EMILY WARD	14781 BARBARO DR	8-24-24
Diane Huthement	Diane Huthement		
Larry Mees	Larry Mees	2689 Lord Murphy Drive	8/27/24
Jean May	Jean May	2846 Old Rosebud Ln	8/27/24
Patricia Kretz	Patricia Kretz	2836 Old Rosebud Ln	8/27/24
Debbie Geller	Debbie Geller	2715 Lord Murphy Dr	8/27/24
Claire Taylor	Claire Taylor	2575 Lord Murphy	8/27/24
Kim Clark	Kim Clark	15047 Turbine Creek	8/27/24
LINDA JOHNSON	Linda Johnson	2660 Old Rosebud Ln	8/27/24
DENNIS SHIVERDECKER	Dennis Shiverdecker	14915 BARBARO DRIVE	8/27/2024

3/28

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Printed Name	Signature	Address	Date
Richard Rody	[Signature]	2974 Buchanan Ln, Westfield	8-26-24
Denise Rody	[Signature]	2974 Buchanan Ln	8-26-24
Steve Coddington	[Signature]	2971 Buchanan Ln	8-27-24
LEE CORDREY	[Signature]	2864 LORD MURPHY	8-27-24
REX D. KECK	[Signature]	2680 OLD ROSEBUD LAKE	8-27-24
IRIS L. KECK	[Signature]	2680 OLD ROSEBUD LAKE	8-27-24
Cindy Persival	[Signature]	2772 Old Rosebud Ln	8-27-24
Jon Harts	[Signature]	2986 Buchanan Lane	8/27/24
Cindy Harts	[Signature]	2986 Buchanan Lane	8/27/24
CLAUDIA BUTTON	[Signature]	2980 Buchanan Lane	8-27-24
Carol Coddington	[Signature]	2971 Buchanan Lane	8-27-24
[Signature]	[Signature]	2992 Buchanan Ln	8-27-24
Kathleen Grunow	[Signature]	2584 Ruffian Dr.	8/27/24
SIE ANNE CRESS	[Signature]	2743 Ruffian Dr.	8/27/24
DIANE DRUCK	[Signature]	2749 Ruffian Dr.	8/27/24

4/28

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Printed Name	Signature	Address	Date
BEN BOUKAI	<i>Ben Boukai</i>	2731 Ruffian Dr	8/27/24
Theresa Boukai	<i>Theresa Boukai</i>	2731 Ruffian Dr	8-27-24
Chris Flora	<i>Chris Flora</i>	2785 Ruffian Dr	8-27-24
Jerry Gyi	<i>Jerry Gyi</i>	2785 Ruffian Dr	8-27-24
WILLIAM MCGEORGE	<i>William McGeorge</i>	2572 OLD ROSEBUD LN	8-27-24
STEVEN PICCO	<i>Steven Picco</i>	14786 BARBARO DR.	8-27-24
GARY KOPPE	<i>Gary Koppe</i>	14850 Amber Light Dr	8-27-24
ANDY GOTHARD	<i>Andy Gothard</i>	4457 BARBARO DR	8/27/24
VICKIE REKART	<i>Vickie Rekart</i>	15367 ECLIPSE	8/27/24
TOM SCIMECA	<i>Tom Scimeca</i>	2848 BUCHANAN LN	8/27/24
JOAN SCIMECA	<i>Joan Scimeca</i>	2746 BUCHANAN LANE	8/27/24
PAULA FISHER	<i>Paula Fisher</i>	2633 Lord Murphy Dr	8/27/24
DON FISHER	<i>Don Fisher</i>	2633 Lord Murphy Dr	8/27/24
WILLIAM EGESS	<i>William Egess</i>	2743 RUFFIAN DRIVE	08-27-24
George Watters	<i>George Watters</i>	2797 Ruffian Dr.	8/27/24

5/28

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Printed Name	Signature	Address	Date
Gigi M. Felsher	Gigi M. Felsher	2854 Buchanan Lane	8/27/2024
Ar M. Felsher	Ar M. Felsher	2854 Buchanan Lane	8/27/2024
JERRY GILBERT	Jerry Gilbert	2914 Buchanan Lane	8/27/2024
Kathleen Delet	Kathleen Delet	14956 Carbone Cir	8/26/24
Ron Dehert	Ron Dehert	14956 Carbone Cir	8/28/24
Robert Kozak	Robert Kozak	2890 Buchanan Ln	8/28/24
Robin Kozak	Robin Kozak	2890 Buchanan Ln	8/28/24
Arlene Rothwell	Arlene Rothwell	2763 Buchanan Ln	8/28/24
Dennis Mickungs	Dennis Mickungs	2625 Hard Murphy Ln	8/28/2024
BRIAN WURFEL	Brian Wurfel	2501 OLD ROSEBUD LN.	8/28/24
Bonnie Reed	Bonnie Reed	2718 Old Rosebud Ln	8/28/24
Sherry Bradley	Sherry Bradley	2873 Old Rosebud	8-28-24
James F. Bradley	James F. Bradley	2873 Old Rosebud	8-28-24
JERRY ANDERSON	Jerry Anderson	8706 Old Rosebud	8-28-24
DIANE DRUCK	Diane M. Druck	2149 Ruffian Place	8-28-24

6/28

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Jenmarie Keemts	Jenmarie Keemts	15412 Eclipse Rd	8/28/24
Michael Keemts	Michael Keemts	15412 Eclipse Rd	8/28/24
Louis Shlensky	Louis Shlensky	2763 Buchanan Ln	8/28/24
David Auslander	David Auslander	15461 Frankel Lane	8/28/24
Sheila Auslander	Sheila Auslander	15461 Frankel Lane	8/28/24
Tom Hayward	Tom Hayward	2745 Buchanan	8/28/24
Tom Maynard	Tom Maynard	2698 Old Rosebud Ln.	8-28-24
Tamara Katman	Tamara Katman	2934 Buchanan Ln.	8-28-24
Laurel Maynard	Laurel Maynard	2698 Old Rosebud Ln.	8-28-24
BARBARA DIEBOLD	Barbara Diebold	15407 ECLIPSE RD.	8-28-24
LEO DIEBOLD	Leo Diebold	15407 ECLIPSE RD	8-28-24
MARY K WALLS	Mary K Walls	2821 Old Rosebud Ln	8-28-24
Budd G. Walls	Budd G. Walls	2821 Old Rosebud Ln	8-28-24
DEBBIE MADISON	Debbie Madison	2852 LORD MURPHY	8-28-24
JOHN MADISON	John Madison	2852 LORD MURPHY	8-28-24

7/28

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STEPHENY TAYLOR	[Signature]	2659 OLD ROSEBUD LN	8-26-24
Vicki Nees	[Signature]	2689 LORD Murphy DR	8/26/24
Darrell Watkins	[Signature]	2502 Old Rosebud Lane	8-26-24
NANCY Jones	[Signature]	2686 Old Rosebud Lane	8/26/2024
ROGER SULLIVAN	[Signature]	2732 BUCHANAN	8/26/2024
JERRI SULLIVAN	[Signature]	2732 BUCHANAN	8/26/2024
Timothy Frederick	[Signature]	2802 Lord Murphy Dr.	8/26/24
Dana Frederick	[Signature]	2802 Lord Murphy Dr.	8/26/24
Mary C Goskill	[Signature]	2658 Lord Murphy Dr	8/26/24
Donna Rockwood	[Signature]	2535 Old Rosebud	8/26/24
Martin Rockwood	[Signature]	2535 Old Rosebud	8/26/24
Deborah True	[Signature]	2790 Lord Murphy Dr	8/26/24
Dana Ellis	[Signature]	2790 Lord Murphy Dr	8/26/24
Carol Pata	CAROL PATA	15359 Eclipse Rd	8/26/24
Len Pata	Len Pata	15359 Eclipse Rd	8/26/24

8/28

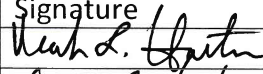
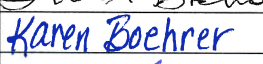
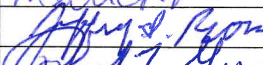
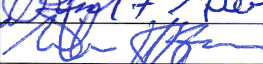
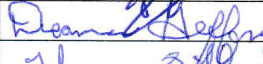
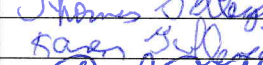
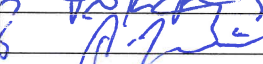
Petition Regarding the Proposed Expansion of Kimblewick ("Kimblewick Phase 3")

We, the undersigned current homeowners of Kimblewick wish to advise Del Webb/Pulte, the City of Westfield City Council and the Westfield Planning Commission regarding the proposed expansion of Kimblewick, Kimblewick Phase 3.

Our **concerns and requests** are as follows:

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 - **Create a sufficiently wide "Existing Tree Preservation Area" in Kimblewick Phase 3** on the north side of 151st within the proposed Kimblewick Phase 3.

Printed Name	Signature	Address	Date
MARK L. HARTMAN		2962 Buchanan Lane	8/24/2024
LAURIE A. HARTMAN		2962 Buchanan Lane	8/24/2024
Tom BOEHRER		2928 Buchanan Lane	8/26/2024
Karen Boehrer		2928 Buchanan Lane	8/26/2024
Joyce Klemm		2692 Old Rosebud L	8/26/2024
Marta Brown		2686 Lord Murphy Dr.	8-26-2024
Jeff Brown		2686 Lord Murphy Dr.	8/26/2024
RAY GREEN		2595 RUFFIAN DR	8/26/24
MIKE HEHKE		2969 BUCHANAN	8/26/24
Deanna HESLER		2969 BUCHANAN	8/26/24
Tom Gillespie		2777 Old Rosebud Ln	8/26/24
Karen Gillespie		2777 Old Rosebud Ln	8/26/24
Rick Butten		1500 2980 Buchanan Ln	5/24/22 0755
Vernon Reizman		2934 Buchanan Ln	8/26/2024
PATRICK TRAVIS		2663 Ruffian	8-26-24

9/28

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Printed Name	Signature	Address	Date
JaneT Wade	JaneT Wade	2851 Lord Murphy Dr	8/26/24
MARK WADE	Mark Wade	2851 LORD MURPHY DR	8/26/24
KATHERINE LERG	Katherine Lerg	2948 BUCHANAN LANE	8/26/24
Dean Lerg	Dean Lerg	2948 Buchanan Lane	8/26/24
Robert Beckett	Robert Beckett	2893 BUCHANAN LANE	8/26/24
DAVID GARRETT	David Garrett		
	David Garrett	2968 BUCHANAN LN	8/27/24
PAM BECKETT	Pam Beckett	2893 BUCHANAN LN	8/27/24
Norma Holland	Norma Holland	2725 Ruffian Dr	8/27/24
Sharon Johnson	Sharon Johnson	2952 Buchanan Ln	8/27/24
Carol Duginiske	Carol Duginiske		
Carol Duginiske	Carol Duginiske	2977 Buchanan Lane	8/27/24
Sally Ananias	Sally Ananias	2764 Buchanan Lane	8/27/24
Fred Ananias	Fred Ananias	2764 Buchanan Lane	8/27/24
Jen Valentine	Jen Valentine	2737 Ruffian DR	8/27/24

10/28

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Printed Name	Signature	Address	Date
Allen Cole	<i>Allen Cole</i>	2826 Old Rosebud Ln	8-28-24
Catherine Cole	<i>Catherine Cole</i>	2826 Old Rosebud Ln	8-28-24
Michelle Abbott	<i>Michelle Abbott</i>	2829 Buchanan Lane	8-28-24
John E. Lynch	<i>John E. Lynch</i>	2702 Lord Murphy Dr.	8-28-24
Frank Ciringione	<i>Frank Ciringione</i>	2201 Lord Murphy Dr.	8-29-24
Jay Huffman	<i>Jay Huffman</i>	15032 Carbine Cir	8-29-24
Jeff Huffman	<i>Jeff Huffman</i>	15032 Carbine Cir	8-29-24
Fran Ciringione	<i>Fran Ciringione</i>	2801 Lord Murphy Dr.	8-29-24
Carol Daily	<i>Carol Daily</i>	2728 Old Rosebud	8-29-24
LARRY DAILY	<i>Larry Daily</i>	2728 Old Rosebud	8-29-24
SUE AMBLER	<i>Sue Ambler</i>	15451 ECLIPSE RD.	8/29/24
Thomas Ambler	<i>Thomas Ambler</i>	15451 Eclipse Rd.	8/29/24
Cheri Grove	<i>Cheri Grove</i>	2581 Old Rosebud Ln	8/29/24

11/28

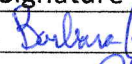
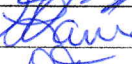
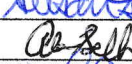
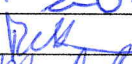
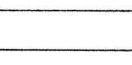
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Printed Name	Signature	Address	Date
Barb Watters		2797 Ruffian Dr.	8/27/24
JAMES DRAGES		26157 260 Ruffian Dr	8/27/24
John Pinto		14891 Amber Light	8/27/24
LAURA PINTO		14891 Amber Light	8/27/24
Deb Trapp		2790 Lord Murphy	8/27/24
Dave Ellis		2790 Lord Murphy	8/27/24
Pat Franz		2776 Lord Murphy	8/27/24
Susan Selking		2626 Ruffian Drive	8/27/24
Alan Selking		2626 Ruffian Dr.	8/27/24
Linda Voss		14911 Desert Orchid Dr	8/27/24
Tim Voss		14911 Desert Orchid Dr	8/27/24
GARY REKLAW		2773 RUFFIAN -	8-27-24
Margham Reklaw		2773 Ruffian Dr	8-27-24

12/28

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Printed Name	Signature	Address	Date
Trudi Hoil	Trudi Hoil	14959 Barbara	8/22/24
Jacque Waller	Jacque Waller	14951 Barbara Dr.	8/22/24
Fayza HAIDER	Fayza HAIDER	15055 Barbara Dr.	8/22/24
EMILY WARD	Emily Ward	14781 BARBARO DR	8/22/24
WILLIAM H. WARD	William H. Ward	14781 BARBARO DR	8/22/24
STEVEN A. PICCO	Steven A. Picco	14786 BARBARO DR.	8/22/24
Ron Chapman	Ron Chapman	3044 Arkle Rd	8/22/24
KAY CHAPMAN	Kay Chapman	"	"
ED HLAVA	Ed Hlava	14778 BARBARO DR.	8/22/24
Kay Hlava	Kay Hlava	14778 Barbara Dr	8/22/24
PATTI KUZNIAR	Patti Kuzniar	14851 Barbara Dr	8/22/24
BANCA KUZNIAR	Banca Kuzniar	14851 BARBARO DR.	8/22/24
Marcy Carson	Marcy Carson	14872 Desert Orchid	8/22/24

13/28

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Printed Name	Signature	Address	Date
Vicki Pedley	<i>Vicki Pedley</i>	14864 Amber Light Dr	8/22/2024
Joseph Pedley	<i>Joseph Pedley</i>	14864 Amber Light Dr	8/22/2024
Gary Korne	<i>Gary Korne</i>	14850 Amber Light Dr	8/22/2024
Olga Korne	<i>O. Korne</i>	14850 Amber Light Dr	8/22/2024
William J Braun	<i>WJB</i>	14868 Amber Light Dr	8/22/2024
Mary Brown	<i>Mary Brown</i>	14888 Amber Light Dr.	8-22-2024
Kim Cowan	<i>Kim Cowan</i>	14827 Barbaro Dr	8/22/2024
Ann Marie Bounding	<i>Ann Marie Bounding</i>	14835 Barbaro	8/22/24
Tamra Barnard	<i>Tamra Barnard</i>	14819 Barbaro Dr.	8/22/24
LAURA PINTO	<i>Laura Pinto</i>	14891 Amber Light Dr	8/22/24
John Pinto	<i>John Pinto</i>	14891 Amber Light Dr	8/22/24

14/28

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BRAD ESHAMAN	<i>Brad Eshaman</i>	2968 ARKLE RD	8-22-24
Lisa Nordhoff	<i>Lisa Nordhoff</i>	15024 Carbine Cir	8-22-24
JIM NORDHOFF	<i>Jim Nordhoff</i>	15024 CARBINE CIR	8-22-24
Simon Lugo	<i>Simon Lugo</i>	15008 Carbine Cir	8-22-24
Tony Carless	<i>Tony Carless</i>	15008 Carbine Cir	8-22-24
Karen Jacobs	<i>Karen Jacobs</i>	3160 Arkle Road	8/22/24
GREG JACOBS	<i>Greg Jacobs</i>	3160 ARKLE RD	8/22/24
Stephen Lugo	<i>Stephen Lugo</i>	3172 Arkle Rd	8/22/24
Lynne Lugo	<i>Lynne Lugo</i>	3172 Arkle Road	8.22.24
MICHAEL GIES	<i>Michael Gies</i>	3136 ARKLE RD	8/22/24
Kathie Gies	<i>Kathie Gies</i>	3136 Arkle Rd	8/22/24

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Printed Name	Signature	Address	Date
Paula Posar	Gary Walker Paula Posar	14789 San Barbara Dr	8-21-24
ANDREA GAUCHMAN	[Signature]	14944 Flying Ebony	8-21-24
PAUL HIMLER	[Signature]	14996 CARBINE CIR.	8-22-24
RAJ MOHINDRA	[Signature]	15044 CARBINE CIRCLE	8-22-24
NINA MOHINDRA	[Signature]	15044 CARBINE CIRCLE	8-22-24
Sue Zeng	[Signature]	14900 Amber Light Drive	8-22-24
Hans Li	[Signature]	14900 Amber Light Dr	8-22-24
DAVID GAUCHMAN	[Signature]	14944 Flying Ebony	8-21-24
Michele Himler	[Signature]	14996 Carbine Circle	8-22-24
LUIS A GARCIA	[Signature]	3057 ARKLE RD	8-22-24

16/28

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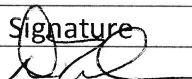
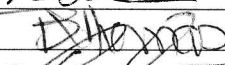
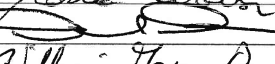
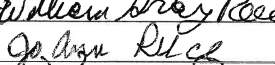
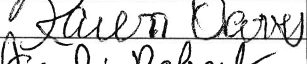
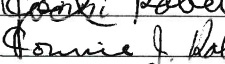
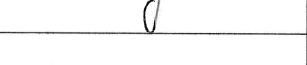
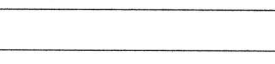
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Don Thomas		3084 ADKLERD	8/22/24
Barb Thomas		3084 Adkle Rd	8/22/24
Robert Avila		3098 Adkle Rd	8/22/24
Zonia Avila		3098 Adkle Rd	8/22/24
Daniel Davis		14843 Barbara Drive	8/22/24
GRAY REECE		14983 Flying Ebony Dr	8/22/24
JOANN REECE		14983 Flying Ebony Dr	8/22/24
Karen Davis		14843 Barbara Dr	8/22/24
Joel Roberts		15030 Barbara Dr	8/22/24
Connie Roberts		15030 Barbara Dr.	8/22/24

17/28

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- Meet with current homeowners to address concerns regarding the overburdening of the existing Carriage House, outdoor sports courts and swimming pools.

2. The proposed destruction of the existing high tree concentrations located on the easterly side of proposed Kimblewick Phase 3 and on the north side of 151st within the proposed Kimblewick Phase 3. This extensive destruction will have a negative impact on the environment, cause the loss/displacement of wildlife and loss of the visual enhancement for the existing Kimblewick community as well as for Kimblewick Phase 3.

Requests:

- Create a 200 feet wide "Existing Tree Preservation Area" in Kimblewick Phase 3 extending westerly from the easterly line of the existing tree line located in Kimblewick Phase 3.
- Create a sufficiently wide "Existing Tree Preservation Area" in Kimblewick Phase 3 on the north side of 151st within the proposed Kimblewick Phase 3.

Printed Name	Signature	Address	Date
Cathy Stopczyński	<i>Cathy Stopczyński</i>	14926 Flying Ebony	8/22/24
Sandra Swaboda-Smith	<i>Sandra Swaboda-Smith</i>	15043 Carbine Circle	8/22/24
Steven Smith	<i>Steven Smith</i>	15043 Carbine Cir	8-22-24
Elizabeth Garcia	<i>Elizabeth Garcia</i>	3057 ARKLE RD	8-22-24
Maurcen Dickerson	<i>Maurcen Dickerson</i>	15045 Barbara Dr	8-22-24
ROBERT PICKERSON	<i>Robert Dickerson</i>	15045 BARBARA DR	8-22-24
GLENW CARTER	<i>Glen Carter</i>	3122 ARKLE Rd.	8-22-24
JALENE CARTER	<i>Jalene Carter</i>	3122 ARKLE RD	8-22-24
Colleen Mullen	<i>Colleen Mullen</i>	14811 Barbara Dr	8-22-24

18/28

Petition Regarding the Proposed Expansion of Kimblewick ("Kimblewick Phase 3")

We, the undersigned current homeowners of Kimblewick wish to advise Del Webb/Pulte, the City of Westfield City Council and the Westfield Planning Commission regarding the proposed expansion of Kimblewick, Kimblewick Phase 3.

Our concerns and requests are as follows:

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- Provide appropriate amenities, including common areas, walking paths, dog park and community garden, in the Kimblewick Phase 3 expansion.
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Printed Name	Signature	Address	Date
KEVIN TOGIVET	[Signature]	3041 ARKLE	8/22/24
Sue Gaebler	[Signature]	14955 Iron Leige Way	8/22/24
JOHN GAEBLER	[Signature]	14955 Iron Liege Way	8/22/24
LYNN STANISZESKI	[Signature]	2956 ARKLE RD	8/22/24
PAUL STANISZESKI	[Signature]	2956 ARKLE ROAD	8/22/24
ROY COAN	[Signature]	14827 BARBARO DRIVE	8/22/24
JOE CASTILLO	[Signature]	14811 BARBARO DR	8/22/24
SCOTT BARNARD	[Signature]	14819 BARBARO DR.	8/22/24

19/28

Petition Regarding the Proposed Expansion of Kimblewick
("Kimblewick Phase 3")

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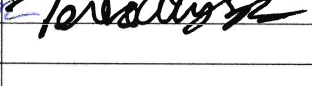
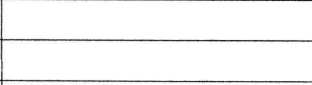
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Printed Name	Signature	Address	Date
Andrew Gortman		14757 BARBARO DR	8/22/24
Carol Foulke		3058 Arkle Rd	8/22/24
Greg Foulke		3058 Arkle Rd	8/22/24
Pamela Gathrean		14757 BARBARO DR	8/22/24
GILBERT AUGSPURGER		14983 BARBARO DRIVE	8/22/24
TERESA AUGSPURGER		14983 BARBARO DRIVE	8/22/24

20/28

Petition Regarding the Proposed Expansion of Kimblewick ("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
Kenneth Lilly	<i>Kenneth Lilly</i>	14822 Amber Light Dr.	8-22-24
CAROL Lilly	<i>Carol Lilly</i>	14822 Amber Light Dr	8/22/24
Jeanne Franklin	<i>Jeanne Franklin</i>	14874 Amber Light Dr	8/22/24
BRUCE FRANKLIN	<i>Bruce Franklin</i>	14874 AMBERE LIGHT DR	8-22-24
FELIX LEWANDOWSKI	<i>Felix Lewandowski</i>	14912 AMBER LIGHT DR	8-22-24
Maryann Lewandowski	<i>Maryann Lewandowski</i>	14912 Amber Light Dr.	8-22-24

21/28

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Printed Name	Signature	Address	Date
GARY KLEIN	<i>Gary Klein</i>	3018 ARKLE RD	8/22/24
Robert Leahy	<i>Robert Leahy</i>	3070 Arkle Rd	8/22/24
Laura Leahy	<i>Laura Leahy</i>	3070 Arkle Rd	8/22/24
Connie Kitch	<i>Connie Kitch</i>	3006 Arkle Rd	8-22-24
SANDRA KLEIN	<i>Sandra Klein</i>	3018 ARKLE RD	8/22/24
JULIAN WILSON	<i>Julian Wilson</i>	3070 ARKLE RD	8/22/24

22/28

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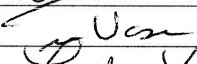
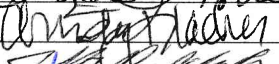
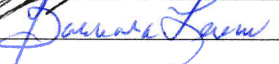
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Printed Name	Signature	Address	Date
Tim Voss		14911 Desert Orchid	8-22-24
LINDA Voss		" " "	8/22/24
Christy Bladen		14918 Flying Flamy	8/22/24
Jeff Klachn		14968 Flying Ebony	8-22-24
Barbara Lewin		2560 RUFFIAN DR.	8/26/24

23/28

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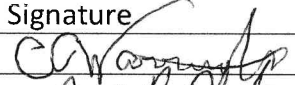
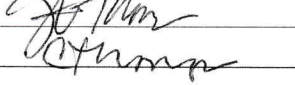
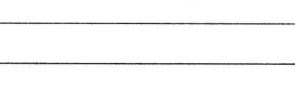
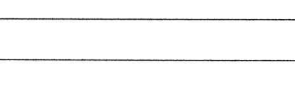
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Printed Name	Signature	Address	Date
Cindy Warrington		15002 Barbard Dr	8/21/24
Rex Parker		3185 Arkle	08-21-24
Carol Reis		3185 Arkle	8/21/24
Steve Thompson		14975 Barbard Dr	8/21/24
Catherine Thompson		14975 Barbard Dr	8/21/24

24/28

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Printed Name	Signature	Address	Date
Kay Davis	Kay Davis	2982 Ackle Rd	08/22/2024
TIM CLARK	Tim Clark	15047 CARBINE CIR	8/22/2024
Suzanne Hagener	Suzanne Hagener	14962 Flying Ebony Trl	8/22/2024
Marc Epstein	Marc Epstein	14962 Flying Ebony Trl	8/22/2024
Scott Davis	Scott Davis	2982 Ackle Rd	8/22/2024

25/28

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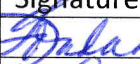
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Printed Name	Signature	Address	Date
Fonda Holden		2922 Old Rosebud	8/28/24
Laurel Jasinski		2511 Old Rosebud	8/28/24
Jersey Jacobson		2665 Lord Murphy Dr	8/29/24
Elaine Glanzman		2665 Lord Murphy Dr	8/29/24

26/28

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BEV NORRIS	<i>Bev Norris</i>	15003 Flying Ebony Tr	8/22/24
Sue Muller	<i>Sue Muller</i>	14881 Amber Light Dr	8/22/24
JEAN Reifenberg	<i>Jean Reifenberg</i>	14982 Barbara Dr.	8/22/24
MARY I. DALTON	<i>Mary I. Dalton</i>	14995 Flying Ebony Tr	8/22/24

28/28

From: [Fred Schpero](#)
To: [Ryan Collingwood](#)
Subject: Comments re: Change of Zoning Application (Docket Number 2409-PUD-20)
Date: Friday, August 30, 2024 5:46:31 PM

**WARNING: This external email is from
fschpero@gmail.com.**

To the Community Development Department:

I am a current homeowner in the Kimblewick development.

If the project is approved, please have such approval contingent on Pulte putting in escrow a modest sum of \$2 million to be released upon substantial completion of the project. This sum would be for the benefit of the Kimblewick HOA and be designated specifically to be used towards improvements to the clubhouse either by expansion/remodeling or by another building near the clubhouse. The following is background to this request.

Pulte claims that the square footage of the current Kimblewick clubhouse was designed to accommodate 700 homes (the approximate number of homes when the current project under discussion is completed). They have stated this is based on experience of their other Del Webb communities and they have categorically stated they do not intend to make any changes to the clubhouse or provide an annex anywhere on the property. The flaw in their “analysis” is that while the total square footage may be in line with their data, the actual design of the Kimblewick clubhouse specifically provided for a meeting/banquet room that accommodates a maximum of 80-100 people. That does not leave enough usable space for the existing homeowners (currently around 380 houses) let alone the 520 or so under the current approved plan – PRIOR to the additional 202 homes contemplated by the proposal under consideration by the council. Pulte has responded that there is usable outdoor space – but that is unavailable seven months out of the year. Many of the of the other Del Webb communities are in southern states that don’t have that issue.

At the meeting between Pulte and the Kimblewick residents on Tuesday August 27th, the question was asked of Pulte “what if you’re wrong about the clubhouse able to effectively handle the 700 or so homes – and Pulte has moved on to its next development” and the answer was that the questioner was correct..that it would be our issue to solve once we took over the HOA upon completion. In other words there is no contingency for an outcome that everyone is sure will happen (because we live it) – that is; everyone except Pulte, who has no incentive to fix it.

The \$2 million number was thrown out as an amount that I'm sure the project could absorb easily and is only a small portion of the expenditure the homeowners would have to incur when adding to the existing clubhouse. We would engage counsel to negotiate in good faith with Pulte the detail terms of the escrow, including the amount and the terms of its release to the HOA. Please help us transfer this moral obligation into a legal financial one by making it a requirement of the approval of the project by the council.

Thank you for your consideration.

Fred Schpero
2830 Buchanan Ln
Westfield, IN 46074

Tonja and Frank Eagan
Kimblewick by Del Webb Homeowners
2531 Old Rosebud Lane
Westfield, IN 46074 District 4

August 30, 2024

Dear Ryan Collingwood, Staff Planner, (via rcollingwood@westfield.in.gov)

Copied via email:

Patrick Tamm, District 4 Representative & Council Sponsor
Chad Huff, Councilman-At-Large
Kurt Wanninger, Councilman-At-Large
apc@westfield.gov

Thank you for your valuable leadership for Westfield. We are contacting you with concerns about **Ordinance 24-45: Claiborne Farms Phase III PUD**, which you are sponsoring. This new phase plans to add 202 homes in the Kimblewick by Del Webb Community for 55 and older residents near 151st and Towne Road

My husband, Frank T. Eagan, and I oppose this proposal for the following reasons:

1. There are many residents who feel Pulte has pulled a bait-and-switch and feel Pulte is being predatory with seniors. As one of only two age 55+ single housing communities in Westfield, Kimblewick by Del Webb residents represent homeowners in this newer community. A key sales ploy promoted to prospective owners was the benefit of a small sized Del Webb community and a promise that *no more than 490 homes* would be built in Kimblewick. Now Pulte is seeking to expand Kimblewick to over 700 homes! Pulte will be destroying a forest of 25-year-old trees to build 202 homes **solely for profit -- not for the Kimblewick nor Westfield community's benefit**. Our neighborhood has already tolerated one surprise expansion of Phase II with 44 new Pulte homes on the northeast side of the neighborhood. Now a surprise *third phase* is being proposed for the southwest side of our neighborhood!
2. Seniors who chose to buy our forever-homes in Kimblewick did so due to the resort-style amenities and the lifestyle of a small, safe, tight-knit community of seniors. We realized fewer homes meant each homeowner's HOA dues would be higher than HOA fees in a larger community; however, we accepted this as a *benefit of living in a small, 55+ neighborhood*.
3. There has been much discourse on social media among neighbors as well as group gatherings **expressing a high level of discontent with Ordinance 24-45: Claiborne Farms Phase III PUD**.

Below is a list of our concerns, which align with complaints we also heard from homeowners.

- a. Pulte's **sales team promised a small community of only 490 homes to prospective buyers**. Was this a **deceptive sales tactic exploiting seniors** to sell homes?
- b. Pulte has built homes in Kimblewick with serious ongoing problems for homeowners that Pulte refuses to fix. We estimate **at least 10% of the homeowners are disgruntled with house and property concerns that Pulte will not address**. Several homes have been resold by dissatisfied homeowners who could not handle extensive home repair costs due to Pulte's shoddy construction. Why is Pulte building more homes for seniors when they cannot *guarantee* quality construction and customer support for many owners of the homes they already built? **You should talk to residents to learn how you are potentially supporting more poorly constructed Pulte homes and unhappy homeowners in Westfield with Phase III**. We can provide you with a list of resident names and contact information, if you wish to talk to seniors who cannot get Pulte to address their extensive home or property issues.

- c. The **Del Webb brand comes with expectations** of resort-style amenities. In Kimblewick this includes expectations of walking paths, dog parks, large common areas of green grass and trees, fishing ponds, garden plots, benches and more. The proposed Phase III expansion is cramming 202 homes in a secluded area **without any Del Webb amenities in the Phase III area**. Pulte expects residents in Phase III to drive to the Phase I area to use the amenities that were originally built with the expectation of serving less than 500 homes. **Some residents already refer to Phase III as the Kimblewick “have nots” section** as it is not representative of a Del Webb community.
- d. **Phase III will destroy 90% of the forest that lines the westside** of Kimblewick Phase I where homeowners paid premium lot prices of an additional \$70,000 or more to have the back of their homes overlook the forest. Pulte plans to leave a tree line only 50 feet deep, which is nominal compared to the forest that homeowners understood they were going to have as their forever-home view. **Pulte also plans to remove the lush tree line along 151st St. where the residents on the southside paid premium lot fees to overlook those trees.** Was this a deceptive sales tactic utilized to overcharge for lots and sell homes, of which some homes are valued at \$1 million?
- e. As Pulte is aware, there have been **numerous complaints that the Carriage House (clubhouse) is not large enough** to accommodate the current neighborhood size once Phase I and II homes are built. This is an ongoing complaint by residents as community gatherings often cannot be accommodated by the clubhouse. Pulte uses a formula that claims our clubhouse can accommodate 775 homes; however, we question if the formula factors in Indiana weather where for many months only inside amenities can be utilized. How does this square footage per person compare to Pulte communities in sunbelt climates? Hopefully it is not the same formula as northern America’s weather requires many months indoors. **The residents of Kimblewick do not feel the clubhouse is big enough for our current sized community** so adding 202 more homes is unimaginable for residents. Ironically, instead of using the clubhouse to meet with residents about Phase III on Aug. 27th, Pulte booked a meeting room at the Wyndam Hotel, which implies they realize the clubhouse is not ample size for current residents, which is only 390 homes total at this time.
- f. Pulte is showing **one main entrance for Phase III from 151st St.** This would mean that three out of five Kimblewick main entrances are in very close proximity on 151st St. This will increase congestion and risks of accidents as southside residents walk across the street to get to the clubhouse and we have elderly residents with slower driving reaction times turning in and out of entrances.
- g. The Phase III map shows an **area titled “Block 1”** with no transparency as to what the intended use is for this area. The planning for Block 1 should be disclosed by Pulte to avoid future surprises for residents. Some rumors are that it may be a lot for a new fire department. Speeding fire trucks, if the rumor is true, would add more danger to having three entrances in that area with seniors walking and driving golf carts and cars across 151st from the southside to the northside of Kimblewick.

We appreciate you taking our community’s concerns into consideration to ensure that Westfield grows with a strong commitment to high-quality construction, standards for safe and enjoyable communities, and respect for all citizens. Please feel free to **contact us at 317-945-4503 or tonjaeagan@comcast.net** We attended the Pulte homeowner meeting on August 27th and will be at future APC meetings to address this matter along with other residents.



Tonja L. Eagan, MPA, CFRE, CAE, CMFC

RICHARD C. RODY
DENISE M. RODY
2974 Buchanan Ln. Westfield, IN 46074

Scott Willis, Mayor, Patrick Tamm, Victor McCarty, Joe Duepner, Jon Dartt,
Kurt Wanninger, Chad Huff, Noah Herron and Ryan Collingwood
All via Email

Re: Kimblewick Phase 3 Expansion (“Expansion”)

Ladies and Gentlemen:

We are residents of Kimblewick. We are writing to express our concerns regarding the Expansion. To be clear, we have no objections to the Expansion in general, but we want Del Webb/ Pulte to be held accountable and to comply with the Unified Development Ordinance of the City of Westfield and Washington Township (“UDO”) and the Westfield-Washington Township Comprehensive Plan Adopted on February 12,2007 (“CP”) as applicable.

We expect Del Webb/Pulte to proceed with the Expansion in compliance with the UDO and CP as follows:

- **UDO Sec.6.8 E (1)** requires minimal destruction of significant tree specimens.
- **UDO Sec.6.8 E (2)** requires that plans for groups of structures should be designed to “preserve areas of high tree concentrations” and “desirable stands of trees.”
- **UDO Sec.6.8 E (4)** requires tree preservation plans to be submitted with site plans
- **UDO Chapter 5.6 (C) (5)** require preservation of the natural environment and scenic features of the site.
- **UDO Chapter 5.6 (J) (8)** requires the proposed PUD to preserve natural resources to the extent possible.
- **CP Chapter 2: Land Use Plan: Rural Residential** includes the so called “Existing Rural Southwest” area in which Kimblewick is located. This area is to continue being rural and have trees.
- **CP Development Policies p.19** imposes an obligation on developers to preserve natural features such as tree strands when land is developed.

- **CP Development Policies p.28** states that new growth and development in this area should be reviewed with the intent that there is “minimal impact on the natural and visual environment.”
- **Better Site Plan.** The existing site plan is devoid of any character and does not match the aesthetic beauty of the existing Kimblewick. We request a more creative site plan with a higher degree of design character including green space, walking trails, tree preservation areas and other visual enhancements.

Thank you for your consideration.

Respectfully Yours,

Denise and Richard Rody

From: [Susan Nelson](#)
To: [planners](#)
Subject: Kimblewick Phase 3
Date: Saturday, August 31, 2024 12:15:39 PM

**WARNING: This external email is from
sjnelson@purdue.edu.**

Hello. I am an owner in Kimblewick Phase 1. I am opposed to adding 200+ new homes to our addition. Current residents were told that it would be no more than 475 houses. Some paid a premium for a lot with tree lines behind them. The destruction of these trees will have a negative impact on the environment and wildlife. The amenities we pay for will be overrun with more people. The pool (during children's hours) is already full. Many of the group meetings have reached capacity in the carriage house. Thank you for your consideration in this.

Sent from my iPhone

August 31, 2024

To all:

My husband and I began researching for property while living in Noblesville and ultimately decided to purchase a little over 4 acres on 193rd Street. We built our dream home in 2015. We were aware of all of development in and around Westfield coming but didn't anticipate it right next door so soon. Osborn Trails was later built right across the street along with all of the other housing and additional development you are aware of. In search of better protection for a country feel we purchased a home on Shelborne surrounded by trees and private property. Now we are being presented with a similar consideration of dense housing as a request for zoning changes by Pulte for a retirement community surrounding our property.

I am a Realtor and am all for Westfield's development. I am also an interior designer. So the growth is good for both of my businesses with focus in the Westfield area. But I urge you to consider the comprehensive plan in place and to stand by it, carefully considering its updates, in order to responsibly grow Westfield. It is growing at such a fast pace I have a hard time keeping up it and it is my job to do so for the better of my business.

We still have acreage remaining on Shelborne and adjacent that is heavily wooded and it is very unique to the community. We happily welcome the idea of development that upholds a country feel by design of the comprehensive plan. The homes built on Copper Beach followed that plan and our concern is that if one exception is made, it will create a domino effect that will continue around us very quickly. Our roads are not built for that traffic. I see people walking and biking down our road every single day and we do not have paths to use on a 45 mph road that would have many more cars driving up and down it. The creek bridge on Shelborne can barely accommodate two vehicles passing each other.

We walk the wooded area often and it is absolutely stunning in the Fall. The animal life we see is a gift for our kids. Westfield does not need this dense housing as part of the comprehensive plan. Removal of such a beautiful and unique area to the town would be a terrible shame. We need to stand apart from our surrounding towns and offer opportunities for horses, farms, and rural communities. My husband drives to Fishers for work and despises it because the traffic is so bad it is just frustrating. As city officials approving development, you have an obligation to the people for strategic and smart growth that appeals to a variety of homeowners who love this town for a variety of reasons.

We vote NO on the request for rezoning.

Sincerely,

The Bergunder Family

15225 Shelborne Road

Westfield

From: Bill Koss <koss7bk@yahoo.com>
Sent: Sunday, September 1, 2024 2:20 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: SW Rural area of Westfield

**WARNING: This external email is from
koss7bk@yahoo.com.**

Mr. McCarty,

I understand that there will be a Planning meeting this Tuesday evening September 3, 2024 to discuss the proposed Claiborne Farms development along 151st and Shelborne roads. I would strongly oppose this development, as it is proposed. Their plan does not agree with the Comprehensive plan

developed in 2007 & 2017 in cooperation with the people of Westfield and the City of Westfield over many hours of study and discussion. We want the city of Westfield to be an outstanding city. I was involved in urging the "Town" of Westfield to become a "City" by establishing the Washington Township Tea Party and holding the City of Carmel off from annexing us in order to grab Terry Airport. We annexed ourselves into the newly formed City of Westfield in order to stop Carmel. At the last City Council meeting Aug 26, it was discussed that Westfield wants to preserve trees in our city. This is a good goal.

We have a beautiful Hardwood forest along Shelborne Road that I planted on my 200 acres in 1988-1991. My vision was to plant this renewable resource on a 100 year rotation basis. That is that for the first 100 years this Classified forest would cull out the bad quality trees. The main species grown were Black Walnut & White Oak trees, the most valuable hardwood trees in America. At one time Indiana was 95% forested with hardwood trees like these that I planted. Central Indiana has the perfect and best climate and soil to grow both Walnut and White Oak trees. When grown tall and straight with few or no lower branches due to pruning and natural competition in a forest they can reach Veneer quality, trees that are by far the most valuable and beautiful. If selectively cut starting in 100 years, there will be a renewable natural resource in perpetuity for all to enjoy and benefit from, much like a state park. Never clear cut a forest of good quality trees. Deer, animals and birds need this habitat for protection and to thrive in. People benefit from the beauty of this forest. Trees produce oxygen and clean our air by removing the carbon dioxide from the air we breathe.

To allow any developer to cut down most or all of the trees leaving a small number would be tragic. Pulte proposes to cut the majority of the large trees down to put up small homes, then plant a few small trees in each yard. There are currently many trees between 8"-18" in diameter. I planted over 100,000 Hardwood trees in this forest along with the necessary White Pine nurse trees. I hope that you will vote NO, that is, to NOT allow the proposed Pulte plan to go forward. We should stay with the original Comprehensive plan in Westfield in this area to only allow 1 home on 3 acres. Let it be said that Westfield truly is a city of Integrity and Beauty. Not just the same as all other cities which plant houses in cornfields. This Forest is a real Jewell for our community. It should be

protected going forth. Copper Beech Farm HOA has 6 lots of 4.5 acres or larger per home and I urge you to take a look at this fine development which retains the trees and is truly beautiful. We do not significantly impact our infrastructure in roads or schools by overburdening them. There is a great need for larger estates with good hardwood trees for beauty in Westfield. Thank you for serving our city and taking time to consider my thoughts and the voters who live in the South West Rural area of Westfield-Washington township in the city of Westfield.

Your truly,

Bill Koss

317-989-0673

Richard Passman
3510 W 151 St
Westfield, IN 46074
rpassman@indy.rr.com

August 31, 2024

Westfield-Washington Advisory Plan Commission Members

RE: 2409-PUD-20; Claiborne Farms (Kimblewick) Phase III PUD

I respectfully request that the subject PUD & related zoning change be rejected for the following reasons:

- 1) Pulte is proposing to expand Kimblewick further into the Southwest Rural Area as defined in the comprehensive plan. Their proposal is in direct conflict with Westfield's intent to preserve what remains of this rural area.

Two excerpts from the comprehensive plan (SW Rural area) for quick reference:

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**

...the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of **ensuring that it is compatible both from a use and density perspective**



Photo shows typical existing pattern, use & density of the SW rural area of Westfield



Typical character of the SW rural area of Westfield



Photo shows typical existing use & density of the SW rural area of Westfield

One glance at the Pulte proposed Phase III expansion shows that it is completely incompatible with the intended preservation of the SW rural area.

Many residents (including myself) selected this area for our homes, in large part because it was a rural setting, away from commercial, apartments, and typical neighborhoods. Many other people feel the same way. **The comprehensive plan does a good job of describing the character of the area and what would be appropriate in this area as Westfield continues to grow.** This small SW rural area is one of

the special areas in Westfield that still retains some of it's rural character and the comprehensive plan makes it clear that **Westfield values, and wants to retain the character of this area. Pulte's proposed expansion of Kimblewick lies entirely in the SW rural area.**

- 2) Pulte's proposed expansion of Kimblewick is on 100+ acres that is currently almost entirely wooded. It was "classified forest" a few years ago. Pulte would bulldoze about 150,000 trees to clear the area for 200+ densely packed homes. Westfield has lots of areas that are currently bean or cornfields, some of which are in areas intended for suburban development. **This PUD is the wrong project for this land.**

Closing comments

If you drive around on back roads you will occasionally see signs that read: Save Rural Zionsville, or Save Rural Noblesville. Well, we are asking you to save what's left of our beautiful SW Rural Westfield.

I saw a quote recently in the *CURRENT in Westfield*, from someone who said that the city can't tell land owners they can't sell their land. True, but the city can and should designate appropriate use of the land and enforce those guidelines. In this case, the land owners certainly can sell their land, and it can be developed in context with the comprehensive plan. As one example, they could choose to work with a developer who puts homes on 3 – 5 acre wooded lots. Or, perhaps Westfield could look into purchasing the 100+ acres, for tree preservation and unpaved walking trails.

There are a multitude of other reasons to reject this PUD and related zoning change as outlined by others in the area. But in my view, the above 2 reasons alone give cause to pull the plug on Pulte's proposal. Thank you for your consideration.

Sincerely,

Richard Passman

From: [Greg Jacobs](#)
To: [APC](#)
Subject: Fwd: Kimblewick Phase III Meeting September 3rd
Date: Monday, September 2, 2024 2:49:49 PM

**WARNING: This external email is from
gjingc@gmail.com.**

I just sent this email to the Town Council members. A fellow resident of Kimblewick mentioned I should also send it to your committee.

Let me know if you have any questions. Thanks, Greg Jacobs

----- Forwarded message -----

From: **Greg Jacobs** <gjingc@gmail.com>
Date: Mon, Sep 2, 2024 at 1:23 PM
Subject: Kimblewick Phase III Meeting September 3rd
To: Rex Ramage <Rex.Ramage@pultegroup.com>, <ptamm@westfield.in.gov>, <chuff@westfield.in.gov>, <kwanninger@westfield.in.gov>, <jon@nf-law.com>
Cc: <jdartt@westfield.in.gov>, <vmccarty@westfield.in.gov>, <jduepner@westfield.in.gov>, <nherron@westfield.in.gov>, <mayor@westfield.in.gov>

I am Greg Jacobs, a resident of Kimblewick (3160 Arkle Road) since May 2024. I have attended and spoke at the past two meetings that Pulte held. I will have to miss the presentation to the Westfield Town Council on September 3rd due to a prior commitment (Board Meeting in New York City that has been on my calendar for the past year). I am sending this email for your consideration. I sent a previous email - dated August 26th - that listed 4 concerns that I (and many other residents) have about Phase III. Rex and his Pulte team have done a great job allowing us to express our concerns and discuss the issues. Now that the forum has shifted to the Town Council, I would like to bring up some other thoughts that I believe the Council Members should hear.

One of the important issues has been the tree line and keeping as many trees along the border as possible. Without getting into the specifics of 50 foot borders and where the actual border measurement starts, suffice it to say we would like Phase III to maintain as much of the tree line as possible. Rex and his Pulte team have heard all of our concerns and understands how important this issue is. We would hope the Town Council is sympathetic to our concerns and works with Pulte as the final plans are agreed upon to maintain as many of the existing trees as possible. I understand it is an economic issue (put as many homes into the Phase III space as is viable), as well as a trade-off to maintain the tree line for the existing residents.

Another issue, much more selfish on my part, is the location of the entrance to Phase III along 151st Street. As currently proposed, the entrance is directly in my backyard, as well as the backyard of a couple of my neighbors. That is not ideal, given that it is the only entrance/exit with 200+ proposed houses. I suggested in my previous letter and discussed at one of the in-

person meetings with Pulte that the entrance be moved a bit to the west, even with the western-most road in the southern part of Phase III. That would put the entrance directly across from the existing pond south of 151st, where there are no houses. Rex was clearly sympathetic to my concerns and said it certainly would be considered. I want to make sure that the Town Council hears this concern and works with Pulte to make that adjustment in the final Phase III plan.

The final issue I would like the Town Council to hear about is the Kimblewick amenities. Although this is really an issue between Pulte and the existing Kimblewick residents, I want to point out a couple of thoughts for the Town Council to consider as a final Phase III plan is developed. Pulte is convinced (based on nationwide studies/amenity usage at other Del Webb communities) that the existing amenities (pool/courts/meeting room/green space/etc) is more than adequate for up to 770 houses. With the 40+ houses being built (already approved) on Towne Road, the continued building of houses in the original Kimblewick plan and the 200+ houses proposed in Phase III, I understand that would put the total development at around the 770 number. Pulte's argument is that it is now the perfect size for Kimblewick and no new amenities are needed. I am very doubtful that the amenities are sufficient (as are most residents I have spoken to) and posed a question at our first in-person meeting "What if you are wrong about the 770 houses being the perfect size for the current amenities?" Pulte's answer was effectively "That's your problem". Although we will not be able to answer the question for certain until after all the houses are built and sold, I am concerned about waiting that long for a definitive answer. I offer a possible solution. As a contingency, can we ask that Pulte (with the Town Council's insistence) sets aside the Block 1 property (4+ acres on the southwest corner of Phase III) for the future benefit of the Kimblewick homeowners. Either donate it to the Kimblewick HOA, put it in escrow, or some other solution (I am sure the attorneys can come up with a reasonable agreement to make this happen). I understand Pulte has no intention to build on this property in the near term (4+ years). The HOA could use that land to build future amenities or sell at a future date for improvements on our current amenities. I have no specific plans in mind, I would just like to have something set aside so if Pulte IS wrong about the 770 houses being the perfect size, it turns out "not to be our problem".

One final closing comment: When Phase III is complete, the tax base and revenues to Westfield will expand greatly. I do not know for sure, but I sense on the expenditure side of the ledger, the biggest expenses have to do with schools, police department and fire department. I point this out because clearly Kimblewick will have zero cost to the school budget and I sense that Kimblewick probably uses less than the average share (compared to other neighborhoods in Westfield) of police and fire expenses. In a pure economic sense, Kimblewick (current and Phase III) will significantly benefit the financial position of Westfield. Given that, I would ask that you please hear our concerns about saving the tree line, the movement of the entrance and setting aside a contingency plan for future amenities as you work with Pulte in putting the final touches on the Phase III plan. In other words "throw us a bone!"

Thanks for taking these thoughts into consideration, have a great meeting and I look forward to hearing about how the meeting went.

Greg (and Karen) Jacobs
3160 Arkle Road
gjingc@gmail.com

(317) 696-9565

From: crittersandnumbers@indy.rr.com
To: [Patrick Tamm](#); [Ryan Collingwood](#)
Cc: "Trish Wiggers"; CrittersAndNumbers@indy.rr.com
Subject: Pulte Claiborne Farms (2409-PUD-20) Meeting Questions and Comments
Date: Monday, September 2, 2024 5:40:54 PM
Attachments: [Pulte Claiborne Farms \(2409-PUD-20\) - Notice 2024.08.30.pdf](#)

WARNING: This external email is from crittersandnumbers@indy.rr.com.

Hello, Mr. Tamm and Mr. Collingwood.

I have the following questions regarding Monday's Meetings:

1. Will the Pulte Claiborne Farms (2409-PUD-20) still be open for public comments during the Planning Commission Meeting on Tuesday, Sept 3rd @ 7:00?
2. I was confused by the attached document that was in our mailbox on Friday:
 - a. Did the City of Westfield issue it?
 - b. If not, do you have any idea who issued it (I was afraid it might mislead residents about whether or not to attend the Planning Commission meeting)?

Sorry for the late questions – I was hoping my questions would be addressed on the website before now and that I would not have to ask them.

Secondly and most importantly – Comments on the Proposed Subdivision. I will do this in bullet points to hopefully make briefer as I am sure you are being inundated with letters:

1. We are "30 year residents"
2. This does not fit the Comprehensive Plan in any manner
3. Isn't this turning into the same issue from 3-5 years ago that Pulte tried to push through (by the way, that was disguised as a "save the golf course" effort - please note that it did not go through, and the golf course is still here) – I do not see where this is any different. They are just trying to feed it in in pieces now instead of one big package
4. Please note that it sounds like Pulte made some promises to many of the residents of the new subdivision that this area would never be touched as a means for charging higher prices. Not a good or trustworthy business practice in my opinion. It sounds like they are not in favor of it either.

Now, if there was something proposed where new houses had a minimum of 3 acres like some recent construction, that is something we could most likely accept. Just remember, everyone out here made their decisions to move into this area and purchase our acreage was that everything we saw showed the City of Westfield was committed to keep this area as a unique area and not a high-density populated area?

Also, this area fought the annexation by Carmel – did we make a mistake in doing that?

Thank you for your time and your consideration.

Roger Black (317) 319 – 7163

3434 West 151st Street

From: [Trish Wiggers](#)
To: [Ryan Collingwood](#)
Subject: Claiborne Farms (Kimblewick Expanssion) Phase III PUD Rezone request
Date: Monday, September 2, 2024 6:45:15 PM

**WARNING: This external email is from
bonnielass2@icloud.com.**

Patricia A. Wiggers

3434 W. 151st St.
Westfield, IN 46074
317-319-6925
Bonnielass2@icloud.com

Ryan Collingwood
rcollingwood@westfield.in.gov

Ryan,

I am writing regarding Docket Number 2409-PUD-20 the change of zoning application filed by Pulte Homes of Indiana, LLC (Pulte) requesting a change of zoning from AG-SF1 to Claiborne Farms (Kimblewick) Phase III Planned Unit Development District for parcels of real estate consisting to approximately 108 acres.

I implore the entire planning commission, Mayor Willis and the City Council to decline to let Pulte bulldoze this zoning change through the city agencies and then bulldoze down the entire 108 acres of forest to put a over 250 home high density subdivision into a area that is currently zoned AG-SF1=agricultural/single family rural district.

This area of Westfield used to be Westfield township and we fought Carmel annexation and had Westfield annex our area to preserve the rural nature and character of this area. We trusted Westfield more than Carmel to preserve this as a rural area with limited density of housing to one home per 3 to 5 acres. The Westfield-Washington township Comprehensive Plan currently list this area of southwest Westfield as Rural Residential. The plan says that includes single family residences, equestrian uses and artisan farms in the agricultural and rural areas. This area includes the Little Eagle Creek watershed area, wetlands, rolling topography and upland woods. The open nature of this area is enjoyed by many and the Comprehensive plan suggests that every effort should be made to preserve this open character. The long range gross density is low and recommended to be no more than one unit per three acres gross density. THE PULTE PLAN DOES NOT FALL INTO THE COMPREHENSIVE PLAN PERIMETERS. According to the plan it says that if subdivisions are put in this area they need to preserve a minimum of 60% of the natural areas, which their plan also DOES NOT do. The 60% would need to be in the new area and not include anything in the previous areas of Kimblewick that was built on farm fields and was a separate PUD. There is a diagram of how this should be done in the comprehensive plan and again Pulte's plan DOES NOT follow those guidelines. Pulte is being sneaky and underhanded trying to get around all the comprehensive plan rules a little at a time hoping we won't organize like last time to fight the inappropriate development. We remember and still object!

We moved to our property, as I mentioned, when this area was still Westfield township. We were not here when Mr. Koss planted all the trees, but heard all the stories about how he gave the neighbors leftover trees, that they then planted and we have beautiful pine trees lining our property thanks to his generosity. Mr. Koss, now deceased, owned the property with the forest. He'd be devastated at what Pulte wants to do! He planted all the trees and lovingly tended the forest mowing between the rows to help them to grow and develop without undergrowth competition. He would wave as he drove by on the tractor when he saw me outside. This was a classified forest registered with DNR with signs posted and as I understand from reading about the program he received tax abatements by managing it as such. According to the DNR information on their website about classified forests if the property is sold or transferred and the classified status is stopped/they withdraw from the program then they are responsible for the back taxes up to 10 years, plus a 10% per year interest penalty has to be paid to the county. Has this been done by the current owner or is Pulte planning on paying it if they purchased the property?

Pulte's comments to other people that are concerned about wildlife and the impact on them are " the animals will move elsewhere as they build slowly area to area". I don't think they really don't care about the wildlife. There are a lot of deer, coyotes, hawks, eagles, foxes, birds, bats, raccoons, squirrels, groundhogs, rodents that make that forest their home. All of these animals will lose their homes and with basically almost clear cutting all the trees Pulte doesn't leave many areas for

them to move to. Also' if they are clear cutting when there are babies in nests/burrows/tree holes they will just kill them. There needs to be oversight by DNR! I know trees that might have bats in them are not allowed to be cut certain times of the year. Most of us that moved out here love the wildlife and seeing them daily in their natural environments.

I know there are rules about transitions between existing homes and new developments in the comprehensive plan also and Pulte is not very good about being honest about what their full plans are. My neighbors were very concerned about how many houses would back up to their property and worked with Pulte to be sure that there was a pond/tree barrier to give them some privacy. What does Pulte do, but put their sewage/lift station right as close as possible to the only existing residents (and there was only a few of us) that have been here for years. Instead of hearing frogs and crickets at night we had noise pollution from non stop beeping and light pollution from blinking lights at the lift station. It annoyed all the neighbors and scared my dogs and I wasn't even right next to it. The non-stop beeping finally stopped, but went on for months. The light is on all the time still. Putting the lift station there just proves that they don't really care about how they affect anyone that neighbors their developments. They obviously don't care much about the current residents of Kimblewick either, as I don't know how their current amenities can support that many more homes.

In conclusion, I think this is a very bad plan and plead with you all to decline to let Pulte proceed with the clear cutting of this beautiful forest. Once it is all cut down there is no going back! The opportunity to have more homes in the woods like several newer residents have built over the last few years will be gone. You also lose all the trees that clean the air and help the environment. You will you change the whole character of the southeast quadrant if you approve this plan and you will let all of us down that choose to be annexed by Westfield over Carmel. Please stand up for all of us and do the right thing.

Sincerely,

Patricia A. Wiggers

August 28, 2024

Ryan Collingwood
Westfield-Washington Plan Commission

RE: Ordinance 24-45
Claiborne Farms Phase III PUD

Dear Ryan,

As you begin discussions on this proposed expansion of Kimblewick, I would like the opportunity to raise some concerns through this letter and at the public hearing scheduled for September 3, 2024.

As a retired commercial real estate banker, I have been involved in the finance of many land developers and builders and found Pulte Group to be a quality company. When my wife, Katherine and I downsized in 2021, we were drawn to the proposed Pulte Development of Kimblewick. We were in the first buyer group and the first to purchase a lot on the western edge of the development, when the area was all dirt and vision. Our view of the fishing pond, wide common area and woodlands beyond was key to our decision.

Our lot is included in the Southwest District as part of Ordinance 19-46 Amendment to the Unified Development Ordinance (UDO). That inclusion came with the requirement that we build a certain size home and pay for brick wrap around the lower exterior of the home. We were told of the Tree Preservation Area and expected to see that designation extend to the adjoining property mature trees, if the parcels were ever developed. For that desirable view, we paid a lot premium as did all our neighbors. Pulte benefitted handsomely by significantly raising the lot premiums for these lots of high demand with mature tree views.

The UDO recognizes the value of existing trees in the Southwest District and the desire to preserve the natural environment. The proposed addition does not appear to comply with the Southwest District development intent pertaining to density, open space and especially tree preservation. How is the proposed addition exempt?

While it would be nice to save the entire wooded parcel for a Westfield Park with easy walking paths throughout, we believe that a much greater effort should be made to preserve more existing trees. A 50-foot tree buffer, the length of three SUVs, is not sufficient to provide a meaningful tract for flora and fauna and neighbors to utilize. Replacing mature trees with 2" saplings in the common area is not an equal trade. Moving some existing trees scheduled for destruction to the common areas would be a better alternative than the bulldozer. We signed

up for a 245-acre community with 490 homesites. Pulte has already expanded that once and who knows what Phases 4, 5, 6 & 7 may bring.

We are asking the planning commission to require Pulte to:

1. Redesign the development plan consistent with the Southwest District plan for density, tree preservation, and pathways.
2. Require a minimum 200' tree preservation buffer on the eastern boundary of the addition.
3. Require walking paths within the new sections and other passive amenities, similar to the existing sections of Kimblewick.
4. Restrict encroachment onto the existing common area except to connect the new pathways to the current pathways near the community garden and Carriage House.
5. Provide space for more residents to participate in crafts, exercise and gatherings at the Carriage House which are currently limited by room size and fire marshal limits. The formula Pulte is using may not fully reflect the individual room limitations and little has been done to better utilize the larger gathering rooms.

Pulte lists one of its Four Guiding Principles as “Do The Right Thing”. The 2023 Pulte Sustainability Report states that “Being mindful of our impact on the environment is the right thing to do ...” I fail to see how the current plan is in line with each of these statements and know that Pulte can do better. We ask the Plan Commission to require an improved development plan addressing our concerns.

Thank you for your assistance.

Dean & Katherine Lerg
2948 Buchanan Lane

Begin forwarded message:

From: Barbara Watters <bwatters50@gmail.com>
Date: August 31, 2024 at 12:42:56 PM EDT
To: Mayor <mayor@westfield.in.gov>, Patrick Tamm
<ptamm@westfield.in.gov>, Kurt Wanninger
<kwanninger@westfield.in.gov>, planners@westfield.in,
rcollingwood@westfield.in
Subject: Kimblewick, Phase Three

Dear Mayor, Council People, and Planning Department:

We are residents of the Kimblewick neighborhood, and have several concerns about the proposed expansion of our development as currently outlined by Pulte Homes.

1. We are concerned that the destruction of the existing forested area(s) west of the current Kimblewick Development, would be a great loss to the city, where few large stands of trees currently exist. The destruction of these trees will have a negative impact on the abundant wildlife present, as well as the aesthetic value Kimblewick residents and other neighbors living on 151st Street and Shelborne Road currently enjoy.

We suggest that the tree buffer surrounding the perimeter of Phase Three increased beyond the currently proposed 50 feet. This expanded buffer could include a walking path that is non-existent in Pulte's current Phase Three plan.

2. We are concerned about the safety for residents of Phase Three. There is only one entrance/exit shown, and the northeast half of the proposed development is significantly bottlenecked if an emergency was to occur. When this was brought up at the community meeting, the Pulte representative commented that the City of Westfield reviewed the plans and were not concerned.

We suggest that this be reconsidered and further studied in greater detail.

3. We are concerned that the additional number of homes currently proposed in Phase 3, will over-burden our current clubhouse and other amenities. Many of us are familiar with Britain Falls, another

DelWebb community located in Fishers. This community has a clubhouse which is 23,000 square feet, for a platted 1035 homes. This would equal 22.2 square feet of amenity per home. Britain Falls has since added approximately 240 homes, but also built a clubhouse annex to help accommodate the additional homes. We feel that Pulte's new standard of 18 square feet per home is inadequate to support the phase three expansion as proposed.

We suggest that Pulte reduce the number of proposed homes in phase three to be more in line with the ratio used in Britain Falls, putting less strain on our current facility. This would also allow for more tree preservation, green space, walking trails and various outdoor amenities to be considered. In lieu of a major reduction of homes, we suggest that the 4.7 acres (block 1) located in the southwest corner of the proposed phase three expansion, be retained for additional amenities such as club house annex, community gardens, dog park etc.

Your leadership has made Westfield a great place to live, raise a family, and now retire. We hope that you will listen to the community's concerns, consider their suggestions, and help shepherd this proposed development to achieve a desirable outcome for all parties involved.

Barb and George Watters
2797 Ruffian Drive
317-205-6778

From: Megan O'Connor <mkbritto@yahoo.com>
Sent: Monday, September 2, 2024 9:58 PM
To: Scott Willis <swillis@westfield.in.gov>
Subject: Change of Zoning Application filed by Pulte Homes of Indiana LLC- Clairborne Farms (Kimblewick) Phase III Planned Unit Development District

WARNING: This external email is from
mkbritto@yahoo.com.

Dear Mayor Scott Willis,

I am writing to you to express my serious concerns regarding the proposed change of zoning to allow Pulte Homes to build two additional sections of the Kimblewick neighborhood on 151st street and Shelborne Road. Neither of these developments meet the requirements of the Westfield Comprehensive Plan in the Southwest Rural Residential area. The Southwest Rural Residential area includes single-family residences, equestrian uses and artisan farms in agricultural and rural areas. It also includes the Little Eagle Creek watershed, wetlands, rolling topography and upland woods. Many people from our community enjoy the open nature of this area for biking, walking, horseback riding and running. Open space is a valued community amenity that should be preserved. The planned long range density of this area is low: no more than one unit per three acres of gross density. When we purchased land here we

were held to a very strict set of parameters regarding units per lot, lot size, road frontage and lot drainage in order to receive building permits. Allowing Pulte to come into the area and disregard all the rules that have held for the rest of residents would be abandoning the current Westfield Comprehensive Plan which was thoughtfully created by hundreds of community members, including both government officials and private citizens. In addition, both of these planned developments will be creating a significant amount of traffic (400-500 vehicles) exiting onto both Shelborne Road and 151st street which will completely overwhelm the current infrastructure and cause serious safety issues. There are currently 14 homes that exit onto Shelborne Road between 151st and Little Eagle Creek road. The new addition calls for 21 homes (located 1/2 mile south of Little Eagle Creek Road) which would exit directly onto Shelborne Road which would more than double the amount of vehicles exiting onto Shelborne. We are already seeing an increase in the volume of cars on Shelborne due to the developments on Little Eagle Creek. Shelborne road in this area is very narrow with no shoulders, no turn lanes and a one lane bridge just south of the proposed development. A more appropriate use of this land would be something similar to the Copper Beach development which includes estate homes nestled in the woods on larger plots of land.

In addition, both of these developments are slated for acreage that was previously planted as a tree farm which has grown into a beautiful forest and is home to many plants and animals native to Indiana. Clearing this area at the same time that the city is developing a forest preservation program is foolish and poorly thought out. Pulte's current renderings for these developments include little to no preservation of forest or trees in the areas. They also do not include significant buffers for the existing residents in this area or unique non-production housing that would be appropriate for this area. They are just attempting to crowd as many homes as possible onto the acreage.

Many people move to Westfield because it has a unique sense of identity among the other communities in the area. Westfield still has a bit of a friendly small farm town feeling to it even though it has grown by leaps and bounds. Allowing builders to greedily develop our most beautiful and unique assets to make a quick profit is thoughtless and will lead to over-crowding of our schools, poor police and fire response times, overburdening of our water and sewer systems, traffic safety and volume related problems, necessary new road work/construction expenses, a loss of wildlife and native plants, a decrease in the quality of life and health of all people living in Westfield and the loss of the unique characteristics that make Westfield special. We must vote "NO" to this development and keep Westfield the up and coming town that it is with friendly small farm town feel.

Sincerely,

Megan O'Connor
15201 Shelborne Road
Westfield, IN 46074
317-446-3938

From: Vernon Poland <vepoland@gmail.com>

Sent: Monday, September 2, 2024 12:37 PM

To: Scott Willis <swillis@westfield.in.gov>

Cc: Patrick Tamm <ptamm@westfield.in.gov>; Jon Dartt <jdartt@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; Joe Duepner <jduepner@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>

Subject: Topic of Concern: Ordinance 24-45 Claiborne Farms Phase III PUD

WARNING: This external email is from
vepoland@gmail.com.

Dear Mayor Willis,

We are writing to express our concerns regarding the proposed Pulte Claiborne Farms (Kimblewick) Phase III expansion - Ordinance 24-45.

Pulte Homes of Indiana, LLC is requesting a change of zoning from the current AG-SF1 zoning classification to the “Claiborne Farms (Kimblewick) Phase III Planned Unit Development District” for parcels of real estate consisting of the ~108 acres that are generally located north of and adjacent to 151st Street east of Shelbourne Road. These parcels will be developed with ~225 homes in the Kimblewick addition (that will enter/exit from 151st Street exclusively) and another ~21 homes located ~1/2 mile south of Little Eagle Creek Road (that will enter/exit from Shelbourne Road exclusively).

Several years ago, the **Westfield-Washington Township Comprehensive Plan** was developed by literally hundreds of community members, including both government officials and private citizens. The purpose was to have a **responsible plan** regarding future property development. The comprehensive plan is supposed to represent the collective voice of Westfield residents regarding the development of our community. The stated purpose of the comprehensive plan was to encourage decision makers to **give full weight to this plan as the agreed-upon vision for the future of the community. The proposed Pulte plan for Claiborne Farms violates many aspects of this plan.**

We live in what the plan defines as the **Southwest Rural Residential Area**. The Southwest Rural Residential area includes single-family residences, equestrian uses, and artisan farms in agricultural and rural areas. It also includes the Little Eagle Creek watershed, wetlands, rolling topography, and upland woods. The open nature of the area is enjoyed by many, and because open space is a valued community amenity, every effort should be made to encourage uses that preserve this open character. The envisioned long-range gross density is low: **no more than one unit per three acres gross density**. This proposed development is radically changing the character of our area into an accumulation of production housing developments that do not uphold the spirit or the letter of the **Westfield-Washington Township Comprehensive Plan**.

As you know, the City of Westfield has currently initiated development of a new Comprehensive Plan that will be completed by late 2025 or early 2026. The Pulte request for rezoning should be denied at least until the City of Westfield has the new Comprehensive Plan in place. This new plan will have the input of our current citizens. This new plan should be the filter through which rezoning proposals such as the Pulte Claiborne Farm proposal is considered.

Additional concerns that **must** be considered regarding the Pulte Claiborne Farm proposal include:

- These developments will add 400 to 500 new vehicles utilizing 151st Street and Shelbourne Road every single day!

- These developments will put an increased burden on the Westfield/Citizens Sewer/Water systems. Citizens was just granted an almost 19% rate increase to cover the cost of adding on to processing facilities.
- We will be saying “good-bye” to a significant piece of the beautiful natural areas that make our area so unique (and that the original Comprehensive Plan sought to protect).

We have personally spoken to many of our neighbors, and they all have real concerns about the Pulte Claiborne Farms development and what it will do to our area. We understand the need for economic development and increasing the tax base for a growing community. We also support the right of the landowners to sell their property for such development. We firmly believe, however, that the citizens of our area and the neighbors of these landowners have a right to demand the responsible development of our community in keeping with the wishes of our fellow citizens as put forth in the **Westfield-Washington Township Comprehensive Plan**. When adopted, this plan represented a compact between our government and its electorate. We must be able to trust that such compacts will reliably be upheld until such time as they are changed through an appropriate amendment process.

It is important to consider that the landowners proposing to sell their land to Pulte Homes of Indiana, LLC are not losers if this does not go forward. They still own their land, and its value will continue to appreciate. They could just as easily seek to have their land developed in keeping with the 1 home per 3-acre standard. Our development, Copper Beech Farm, has homes built on ~5 acre lots. We maintain our own road and utilize well water and septic systems, so our impact on infrastructure is minimal. Having said that, our contribution in property taxes is significant.

We are respectfully requesting that you oppose **Ordinance 24-45 Claiborne Farms Phase III PUD**. It would be irresponsible to proceed with this PUD absent the input of the citizens of Westfield via the new Comprehensive Plan that is currently being developed. We would be happy to meet and discuss further.

Thank you for your consideration of this important matter,

Vernon and Fonda Poland
15383 Copper Beech Lane
Westfield, IN 46074
317 508 8449
317 450 1087

Vernon Poland
317-508-8449

From: STEPHENY TAYS <ukesmew@comcast.net>

Sent: Monday, September 2, 2024 5:00 AM

To: Scott Willis <swillis@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>; Patrick Tamm <ptamm@westfield.in.gov>; Jon Dartt <jdartt@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; Joe Duepner <jduepner@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>

Cc: Hemmer, Sally <SadieChicago@hotmail.com>; slhemmer@gmail.com <slhemmer@gmail.com>

Subject: September 3rd Council Meeting

**WARNING: This external email is from
ukesmew@comcast.net.**

Good morning! I was speaking to one of our Kimblewick residents and she has provided some additional concerns about the Pulte Phase III - Claiborne Farms as well as other housing additions and the effect it has on our water adequacy. I know this is the morning of your meeting, but look her comments over and consider them for tomorrow night's meeting. Thanks!

"Let's please ask for 'evidence' regarding the 'adequacy' (as if) of the clubhouse based on an Independent (that means -- and the Mayor probably needs to have this spelled out, as we can leaving nothing to interpretation -- NOT hired by Pulte, even though FUNDED by Pulte), third-party engineering study by a qualified firm that has a good record of analyzing such needs for SENIORS communities, and (2) Another thought -- a study on the water-adequacy of the water tower for Westfield to accommodate these never-ending additions of hundreds of houses. As I've heard second-hand from some plumbers, the water pressure in Westfield is about 20 -30% lower than in Carmel, and that's BEFORE all of these housing additions by Pulte and others, and even before Southside (Phase 2) has been completed, or the new field being added at the north end of Kimblewick in Phase 3, never mind the proposed

Phase 4 that's recently been put on the table by the insatiable Pulte. We're not against "progress" per se in the form of additional housing, but the infrastructure (water availability, roads, clubhouses) MUST be forced by City Officials to accommodate the new build, or it's another case of the Economic Principle known as "The Tragedy of the Commons." Yes, this is a case study taught in MBA classes -- if a village's sheep are all let loose in a village commons unreservedly and without any outside control, the commons eventually is grazed so bare that no more grass will grow and the entire village suffers the loss, just because the fact of some individual flocks feeding unchecked, makes the initial sheep fat and their owners rich, at the longer-term expense of the community at large, with disastrous results for the village." Thanks again to all of you for listening to our concerns.

Stephany Tays
2659 Old Rosebud Lane
Westfield, IN 46074
317-417-0241

August 30, 2024

To: City of Westfield officials and Members of Westfield Plan Commission
Re: Proposed Kimblewick Phase III/Claiborne Farms (Pulte Homes) Planned Unit Development District.

We the undersigned are a collection of Westfield residents that live near the aforementioned Kimblewick development that will soon be considered by the city. We oppose this development for four main reasons: the effect on the environment, the effect on public safety, the effect on public utilities, and violation of the Westfield-Washington Comprehensive Plan.

First, from a conservation perspective, this development would drastically change southwest Westfield and should be carefully considered. The proposed development proposes 225 new homes in a 100-acre tree farm. This heavily wooded area would be cleared and replaced with new homes and sapling trees. The effect on the environment would be significant and may increase flooding in neighboring properties – some of which already experience occasional flooding during the year. We request the city mandate an environmental impact study of the new development to carefully understand the impact on the Westfield ecosystem.

Second, from a public safety perspective, the development would significantly add to the traffic burden on Shelborne Road. The speed limit on this two-lane road is 45MPH. There is no shoulder on Shelborne, two single lane bridges and large trees have grown right off the road. Adding 225 new homes right off this road will increase traffic significantly. Also, there are currently 20 homes on Shelborne (between 146th and Little Eagle Creek) – and the new development off Shelborne would double this to 40 homes. Many current residents have teenagers in their homes – new drivers that would be significantly affected by a dramatic increase in traffic on Shelborne Rd. Also, Shelborne is part of the bike path and experiences large numbers of bikes in the warm months. We think that a traffic impact study should be performed, and significant modifications to Kimblewick should be made to ensure that drivers and residents on Shelborne Rd. are kept safe.

Third, from a public utility perspective. It is well documented that the impact of significant development in Westfield has had on the wastewater treatment. This has been affirmed by the Indiana Department of Environmental Management and has had an impact on many communities in the area. The IURC is currently considering a docket case (46020) to increase rates to accommodate the wastewater from significant increase in Westfield development. Any additional development should be paused until this issue is sufficiently dealt with – and if not, at least a utility impact study to better understand the impact of 225 homes on the public utility system.

Finally, the proposed development is in violation of the Westfield-Washington Township Comprehensive Plan – which was passed by the city to outline responsible community development. In particular, properties developed in the southwest rural residential area, which includes the Little Eagle Creek watershed, wetlands and woods, should include one unit per three acres of gross density. If these properties are to be developed, the development should be on large estate lots. Developments of this nature have been done on several locations in the surrounding area. One of the latest is the Copper Beech subdivision located on Shelborne. There are companies that construct development projects on large lots that will fit within the existing area if Pulte cannot.

In conclusion, we feel that the proposed Kimblewick project will go against the Comprehensive plan and have a significant impact on our homes, lives, public safety and the environment. As such, we respectfully request that this development plan be rejected.

Thank you for your time and attention to our concerns.

Sincerely,

See undersigned attachments:

From: [Lori Wiseman](#)
To: Rex.Ramage@pultegroup.com; APC; planners; [Ryan Collingwood](#)
Subject: Kimblewick Expansion
Date: Tuesday, September 3, 2024 2:03:28 PM

**WARNING: This external email is from
lorigwiseman97@gmail.com.**

September 3, 2024

Re: Docket 2409-PUD-20
Claiborne Farms Phase III PUD
September 3, 2024, Public Hearing Comments

To Whom it May Concern,

We live at 2942 Buchanan Lane (Lot 151) in Kimblewick. We are sure you can imagine our concerns with the planned expansion. We are hoping that Pulte's Four Guiding Principles will come into play and they will in fact "Do the Right Thing" and Be mindful of their impact on the environment ".

We attended the meeting on August 27th but we were out of town for the August 29th meeting. We understand that yes, it is probably better that Pulte builds on the land vs another builder to protect Kimblewick. But hopefully walking paths, a community garden and other amenities will be added. We do not believe for a moment that our Carriage House will not be overcrowded as at times now it already is.

But... our main concern is the beautiful tree line that is behind us. We know you've heard all of this before but we are also asking that a larger than 50' preservation area will be left. 200' is a much better option. Pulte could surely figure this out if they care at all about their buyers, especially the ones in direct view of the trees. We paid a significant premium for our lot and we'd like to know why, if not for the view of the trees, our lot cost was so much higher than lots on other ponds? We believe it was for the view of the tree line and enjoying the wildlife that frequents the natural pond. (There will be no wildlife if the trees are gone.) We thought that our hard earned money was well spent. Until now. Please do not insult us with the idea of planting 2" saplings in the common area. Those will in no way replace the mature, healthy, beautiful, serene trees that are already there. Please ask Pulte to do the right thing and keep a preservation area of 200 feet of the woods. Kimblewick will be a much more pleasant, desirable area to live in. Pulte will have a beautiful neighborhood to be proud of rather than another run of the mill neighborhood lacking mature trees. Shouldn't a Del Webb community be a special place to live, a touch above the rest?

Thank you for your time. Please consider our requests.

Sincerely,
Brian and Lori Wiseman

September 2, 2024

To: City of Westfield officials and Members of Westfield Plan Commission

Re: Proposed Kimblewick Phase III/Claiborne Farms (Pulte Homes) Planned Unit Development District.

We the undersigned are a collection of Westfield residents that live near the aforementioned Kimblewick development that will soon be considered by the city. We oppose this development for four main reasons: the effect on the environment, the effect on public safety, the effect on public utilities, and violation of the Westfield-Washington Comprehensive Plan.

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Third, from a public utility perspective. It is well documented that the impact of significant development in Westfield has had on the wastewater treatment. This has been affirmed by the Indiana Department of Environmental Management and has had an impact on many communities in the area. The IURC is currently considering a docket case (46020) to increase rates to accommodate the wastewater from significant increase in Westfield development. Any additional development should be paused until this issue is sufficiently dealt with – and if not, at least a utility impact study to better understand the impact of 225 homes on the public utility system.

Finally, the proposed development is in violation of the Westfield-Washington Township Comprehensive Plan – which was passed by the city to outline responsible community development. In particular, properties developed in the southwest rural residential area, which includes the Little Eagle Creek watershed, wetlands and woods, should include one unit per three acres of gross density. If these properties are to be developed, the development should be on large estate lots. Developments of this nature have been done on several locations in the surrounding area. One of the latest is the Copper Beech subdivision located on Shelborne. There are companies that construct development projects on large lots that will fit within the existing area if Pulte cannot.

In conclusion, we feel that the proposed Kimblewick project will go against the Comprehensive plan and have a significant impact on our homes, lives, public safety and the environment. As such, we respectfully request that this development plan be rejected.

Thank you for your time and attention to our concerns.

Sincerely,
See undersigned attachments:

Name	Address
Chip Stasle	15289 COOPER BECH
Alisa Ribbey	15510 Shelborne Road, Weyfield, IN
Dunk Ruelph	" " "
Dan Ruelph	15510 Shelborne Rd
Scott + Jan Shusterhan	15438 Shelborne Rd
Jim Silva	15438 Shelborne Rd,
The Beckers	15340 Shelborne Rd
the Washburns	15740 SHELBORNE RD.
The Nelson's	15060 Shelborne Road
Rodney Bartlett	15030 Shelborne Road
Mark + Kathy Spencer	3421 W. 151 ST ST.
Georg. + Paula Dearing, et	14704 Shelborne Rd
RICHARD PASSMORE	3510 W 151 ST ST
Melissa + Rob Cook	15410 SHELBORNE RD
Rob. A. Black	3424 W 151 ST ST
Patricia Mugg	3434 W 151 ST ST
Jeremy Bergunder	15225 Shelborne Rd
Rich Starr	15411 Shelborne Rd
Jon O'Connor	15201 Shelborne Road
Ali Varnas	15475 SHELBORNE ROAD
Zunaira Chaudhry	15475 Shelbourne Rd.

Name	Address
Geoffrey Downs Geoffrey Downs	15257 COPPER BEECH LN
Cierra Downs Cierra Downs	15257 Copper Beech Ln.
U.C.B.	15383 Copper Beech Lane
Jonda Poland	15383 Copper Beech Lane
Ryan Oros	15800 Shelburne Rd
Amanda Oros	15800 Shelburne Rd
GARY GARDNER	15825 Little Eagle Creek Ave
JEFF MIKESSELL	15833 Little Eagle Creek Ave
Becky Mikeseil	1583 Little Eagle Creek Ave
Steve Lohman	15848 Little Eagle Creek Ave
Jim Derr	15820 " " " "
Lee Goodwin	15751 " " " "
JACK SWARTOUT	15815 " " " "
RM N. Sh	15351 Copper Beech
CAP. (S)	15351 Copper Beech
Scott	15001 Shelburne, Rd , Westfield, IN

Tonja Eagan-9/11/24

Dear APC members,

As many of my neighbors have done, I previously submitted a letter in protest of Pulte's Phase 3 expansion. At first my greatest concern was the level of amenities that would be offered and concern about building of more poorly crafted Pulte homes in Kimblewick, which at least 1/4 of home owners have experienced.

After attending the APC public comment meeting, I learned much more about the trees in the forest that was part of Westfield's plan to grow these high quality hardwood trees for many more years than the 35 years they have been growing. I learned about the people who believed in the Comprehensive Plan and built their family homes based on the promises made in the plan. I now fully oppose the expansion by Pulte.

Please look at these attached visuals as you reflect on the decision to destroy this forest and all the living creatures in it for profit versus keeping the forest for the longterm prosperity of Westfield.

You can see how vast and dense the forest is in the top of the photo of the current Kimblewick community with Towne Rd on the bottom of the photo and 151st St. to the left. It's a natural gem!

The other two images show recent articles shared widely on social media about Westfield's need to preserve more trees and forest land and apparent negligence in doing so.

The last image is only one of many, many residents complaining on the Kimblewick private group page who have learned the hard and expensive way that their home was poorly built. Until Pulte can assure higher quality built homes, it would be even more devastating to destroy a forest for these types of homes. Pulte puts profit over quality homes and responsive customer service. Just ask anyone living in Kimblewick if this is true and they will likely agree.

Lastly, there is rampant fear and suspicion that Pulte wants to sell the Block 1 land to a Fire Dept. In addition to being very disruptive to the neighborhood, the impact on the horses, cows, goats, pigs and wildlife will be torture from the excruciatingly loud sirens. In the middle of a neighborhood is not a good place for a fire station. I hope this is only a rumor but it's worth mentioning in case it's not. A station should be off 146th St and not on a country side road amongst homes where the road and neighborhood entrances are frequented by pedestrians, golf carts, scooters and bicycles.

I found the APC meeting to be reassuring to witness how much each APC member cares about Westfield. Thank you for doing your due diligence to evaluate Pulte's expansion proposal and listen to the hundreds of citizens who oppose it.



11:15

Signal strength, Wi-Fi, and battery icons.

Like Reply

9:4 and reaction icons.



Write a comment...



Kimblewick by Del Web...

Ray Lorince · 2h · 🌐

Regarding the Storm on 8/30/24 and the significant amount of Siding that was ripped off my home on Eclipse Road. I want to give a shout out to my new neighbors who I have not met yet, but they assisted me with my Insurance Claim. The photos and videos sent to me were very helpful in the Claim preparation, documentation, and settlement. Per the Insurance folks, as it turns out the Pulte installation was defective, even though Cameron Luczka said otherwise. Shame on Pulte for faulty construction and installation in KW. Pulte was negligent by using the wrong nail guns, wrong nails, improper nail spacing, and nails were shot thru the siding. I'm glad I moving to a place where the neighbors take care of each other and rally behind each other in their time of need. Thank you

[Ray Lorince](#)
412-980-3994
lorince2@yahoo.com

👍 8

4 comments



Like



Comment



Send



Tonja L. Eagan

I hope Pulte can be held responsible



The Original Westfield Chatter
Jose Beyer · 12h · 🌐

IndyStar 🌐
22h · 🌐

Developers in Westfield may be getting away with violating tree preservation standards, but the growing city is taking steps to address the issue.



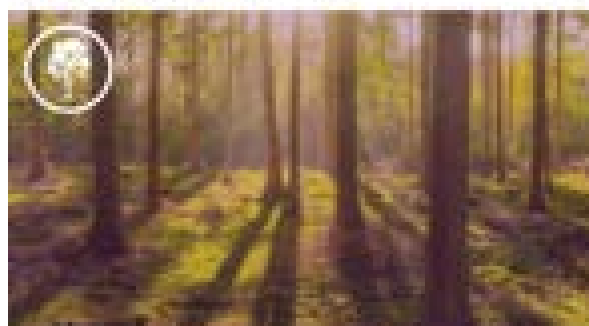
indystar.com

Developers may be skirting tree preservation rules in Westfield as...



City of Westfield - Government 🌐
1d · 🌐

The message is clear: more trees, leaves, and roots equals less runoff (and more well water)! Trees can have a big impact on how clean our waterways are, making it possible for us to drink and play in the water without worry. Thank you for following along this month! Don't forget to visit <https://bit.ly/3YLXSRA> and take the pledge to plant a tree or a shrub!



How do areas with and without trees compare?

The runoff from one acre of paved parking generates the same amount of annual runoff as 30 acres of forest.

indianaclimatepreservation.org

**CLIMATE
INDICATORS**
CLIMATE
INDICATORS



September 5, 2024

Honorable Patric Tamm
Westfield City Council, District 4

Ref: Claiborne Farms (Kimblewick Expansion) Phase III PUD

Dear Mr. Tamm,

First of all, thank you for representing District 4 and what used to be the beautiful, serene SW Corridor. I hope that you are aware of the discontent in your district and surrounds about the rezone request by Pulte and specifically their lawyers Nelson & Frankenberger. I want to strongly voice my objections to this proposal and to ask you to send it back as totally unacceptable for this area.

I bought my small, retirement mini-farm in this area in 2014 because of the vision laid out in the 2007 Comprehensive Plan. I spent my career in service to the government and had one retirement goal – to retire on a small mini-farm where I could enjoy a peaceful retirement surrounded by a quiet natural environment. I am sure that you are aware that the Comprehensive Plan was designed to assure the SW Corridor of Westfield would not be as densely developed as the rest of Westfield. Of course, at that time, Westfield was considered a beautiful place to live because of the rural feel, the natural habitats that existed, and the belief that the city actually had a plan to control irresponsible development. We all also know that that plan has of late been ignored. I often wonder if I could sue the City of Westfield for false advertising through the Comprehensive Plan, it truly is false advertising and maybe a class action lawsuit would wake up the Westfield Administration (but I doubt it would). Let me know if you know a good lawyer that would take it on.

Meanwhile, this madness must stop. The mighty dollar is not everything and shouldn't be Westfield's final goal. We need to have some areas of the city which are livable. I choose this lifestyle and transformed the "cruddy farm" into a beautiful, serene homestead after retirement. I invite you to please come and see my little piece/peace of heaven. But this is all threatened and has been for years now. This area of Westfield keeps getting overbuilt with substandard housing, with light pollution, increased traffic, lack of adequate infrastructure for the overpopulation, lack of school resources (they even admit it by indicating the housing will be for the over 50 population). The drainage in this area is already compromised and my well technician has told me that I will probably need to dig deeper within the next 5 years. That is on the Westfield City Government (I concede it was mainly the previous government), irresponsible city planning and irresponsible over development.

We all know Pulte's playbook, we have seen it over and over in this area. In other words, "tell them we are going to build 200 homes in inadequate space (we know that the city would like the \$\$\$\$ from the "assessed value") but when the local citizens get all riled up, negotiate down and show what a good-hearted developer we are." I call BS. Also, I want to know if the president of the APC still has a son that works for Pulte. If so, he needs to recuse himself from all Pulte related PUDs. That was brought up in the past and he never recused himself, so he got voted off the City Council and here he is back again. What is with that?

This PUD should be dead in the water on arrival. Why can't they develop 3 – 5-acre mini farms or estate homes. Those trees that they plan to take down are priceless. They can never be replaced and need to be able to survive. Already, so many trees in this area have been destroyed or are dying and diseased because of overpopulation and we can't afford to lose more. I want to breathe fresh air, not fumes, and the more you all approve of these crazy dense PUDs the worse we all are.

Please come drive down 159th, 151st, Shelbourne, Towne Road and just look at the destruction. Just look at the traffic. Traffic that is out of control on narrow old country roads with people who do not obey the speed limit, run bicyclists off the road, and who never learned how to pass school busses. Large construction trucks who are in a hurry to dump their loads and don't care about other drivers, pedestrians, or bicyclists only to get to the construction site as fast as they can. I see it every day!!!. We also heard the other night at the meeting about how there is way more crime in this area. PLEASE. There is already enough housing approved to get the Westfield population to 80,000 from the current 55-60,000 in just a couple years. That is about a 50% increase with what is already approved. This proposal is way too dense and not needed in this area. It also is too dense for the current Comprehensive Plan recommendations. I realize you are planning to develop a new Comprehensive Plan but the Westfield government should be honoring the one that is in place now for this PUD.

Please Mr. Tamm, as my representative in this district, please, please put the brakes on this PUD and do not even allow this nonsense to move forward. It is a waste of time. It is not right and the APC heard that from both us rural/farm residents and the residents of the current Kimblewick community. Pulte made them promises and they are not happy with how they have been lied to. Pulte is not a responsible developer and will not be here to sort out all the problems in the future.

Thank you again for your service and I am available anytime to answer questions or show you around my little mini-farm and to see what could be developed in this area.

Sincerely,

Karen Hymbaugh
2929 W 159th St.
Westfield, IN 46074
Phone 404-729-6060
Email = khymbaugh@yahoo.com

Elizabeth & Luis A Garcia
3057 Arkle Rd
Westfield IN 46074

City of Westfield
Attn: Community Development

September 29, 2024

RE: Claiborne Farms (Kimblewick) PUD Phase III

Dear Board Members,

As you are aware our residence in the surrounding neighborhood and living in Kimblewick are in an uproar regarding Pulte trying to decimate the beautiful woods behind off 151st. When we were considering our lovely home in Whitestown due to the over-development of warehouses in our backyard, the lure to Kimblewick in Westfield was quiet country setting. We have invested our life savings to make this move, please keep the serenity of nature.

Per the last meeting on September 16th, one of the board-members requested proof that sales sold a load of bull. They are too wise for that. All was in direct questions, such as, "Will Kimblewick have additional homes?" I was in fear of the Shelborne & 146th open field. The answer was, No, the paths and streets had to be interconnected. I was told by a neighbor the forest was declared a special forest and this rare area was planted for future generations and won't be touched.

Regarding our clubhouse, I welcome you to visit and stay while we have an event in the main rooms. Like many of us, although you want to attend, the volume is so loud it makes your head swirl. And that, is before you have hearing aids. Many people with hearing aids, don't even attend because of the tight space and noise. Check out the Derby Room, for crafts and game room. We are an active 55+ now. Give our community a few years when more of us are in wheelchairs or walkers. Those rooms are not handicap accessible, we can bare walk in. We max out at 12 in that room otherwise the sound level is too high.

Pulte wanted a fancy pool shape for aesthetics, even though the Pool Installer warned them about the need for lifeguards. Sure, clubhouse was designed based on beautiful designs in Florida. But wait... this is Indiana. Nine months of the year are indoors. A good majority of residences are teachers and nurses who worked hard in Indiana to have this dream residence and don't have a winter place. This is it!

Here is another Pulte savings tactic to consider who you are dealing with. Go into Pulte homes at Wood Wind or Golf of America. They will face the homes all one direction there, so people have privacy on porches and patios. But, not at Kimblewick! So many of us begged to flip the house so we are not looking directly into our neighbors' rooms or unable to have a private

conversation on your patio without going inside. Just another item to take advantage of seniors who want to live here. It's all about the money for them. We won't even go into the quality of the fast turn over homes.

We are fully aware that we bought this home with the issues we have now to be near our grandchildren and have a community environment. But, we're asking you and the Westfield board to please do the right thing and not let Pulte destroy the woods or take advantage of us any further.

Kindest Regards,

Elizabeth & Luis A. Garcia

From: [Vernon Poland](#)
To: [Patrick Tamm](#); [Jon Dartt](#); [Victor McCarty](#); [Joe Duepner](#); [Noah Herron](#); [Chad Huff](#); [Kurt Wanninger](#); [Kevin M. Todd](#); [AICP](#); [planners](#); [Ryan Collingwood](#)
Cc: [Scott Willis](#)
Subject: Pulte-Kimblewick development
Date: Friday, October 11, 2024 12:32:16 PM

**WARNING: This external email is from
vepoland@gmail.com.**

Honorable Members of the Westfield City Council and Planning Committee,

We need to seriously consider what we want our community and our world to look like in the future. According to the Indiana DNR, Indiana has 4.8 million acres of forestland (21% of IN land base) and 4.6 million acres of timberland and approximately 83% of the total forestland in Indiana is privately owned. As our community expands, private companies and government entities see our rural landscapes as sources of revenue. With each new development, we lose valuable farmlands and woodlands. What is the cost-benefit of this proposition that many consider “inevitable”? What does this rush to discard our rural landscapes cost us?

When we bought our lot in our development, we were told the development of Westfield-Washington Township was based upon a guideline of one home per three acre as outlined in the Comprehensive Plan. Our area, Copper Beech Farms, was developed with homes each on approximately five wooded acre lots and generates reasonable property tax revenues. **The only way to preserve the rural nature of the southwest Westfield-Washington Township is to adhere to the model that was agreed to by the citizens and the officials of the City of Westfield.**

Consider the following words of wisdom...

“It is not so much for its beauty that the forest makes a claim upon men’s hearts, as for that subtle something, that quality of air that emanation from old trees, that so wonderfully changes and renews a weary spirit.”

– Robert Louis Stevenson

“Trees are poems that the earth writes upon the sky.”

– Kahlil Gibran

A true conservationist is a man who knows that the world is not given by his fathers, but borrowed from his children.

– [John James Audubon](#)

“What we are doing to the forests of the world is but a mirror reflection of what we are doing to ourselves and to one another.”

– Mahatma Gandhi

"A nation that destroys its soils destroys itself. Forests are the lungs of our land, purifying the air and giving fresh strength to our people."

– Franklin D. Roosevelt

Each newly planted oak tree will scrub carbon from the air and lock it in for the oak's lifespan—roughly 400 years.

– Central Indiana Land Trust

As noted, Westfield-Washington Township has a plan that addresses the need to maintain the rural character of specific areas of our community. This plan does not prohibit development of our rural areas, but simply lays out a framework for maintaining the rural character of this beautiful part of Westfield. This may mean that development companies may not be able to make as much money as they would paving over fields and forests, but they can still make a profit if they want to. This may mean that the city/county won't make as much in property taxes as they could, but they will still make more than they are now. Currently, we are looking at the **City of Westfield - Claiborne Farms Phase III PUD Rezone Request Ordinance No. 24-45**. This plan would totally disregard the existing Comprehensive Plan that should govern any consideration for such developments in our area. For this reason, we strongly oppose the noted development plan and rezone request and any future request of the same nature and scope.

We would support any responsible development plan that upholds Westfield-Washington Township's Comprehensive Plan. Such development would preserve the rural quality of our area while still allowing responsible landowners, developers, and government entities to realize reasonable revenues from said development. I hope the Westfield Planning Commission and the City Council can see the merit in not allowing Westfield to become one big production housing development. We should want elected officials that will lead/govern in a way that serves their constituents. We must support those that do and reject those that do not. With that in mind, I will share one final quote...

“You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make.”

— Jane Goodall

Thank you,

Vernon and Fonda Poland

317-508-8449

From: [Bill Koss](#)
To: [Patrick Tamm](#); [Jon Dartt](#); [Victor McCarty](#); [Joe Duepner](#); [Noah Herron](#); [Chad Huff](#); [Kurt Wanninger](#); [Kevin M. Todd](#); [AICP](#); [planners](#); [Ryan Collingwood](#); [Scott Willis](#)
Cc: [Vernon Poland](#); [Bill Koss](#); [Robert C. Lee](#); [Charles Edwards](#); [Robbin Edwards](#); [adam79er@gmail.com](#); [Vanessa Lee](#); [Fonda Poland](#); [Chip Slagle](#); [Rich richardstuartdds.com](#); [Richard Passman](#); [dearringer@yahoo.com](#); [Mark Spencer](#); [Jack & Pam Swartout](#); [Rick Combs](#)
Subject: SW Rural Westfield
Date: Monday, October 14, 2024 8:42:42 PM

**WARNING: This external email is from
koss7bk@yahoo.com.**

Dear Mayor & City Council members and Planning commission,

We as a city do not want to be nothing but a production home city built on cornfields. We have the opportunity to create something special that no other city has the foresight to plan for. We need Estate homes and have a special opportunity with the established forest in the proposed Pulte Clairborne Farm PUD. We must not allow this travesty to cut down mature high quality trees such as the forest planted in 1988-1991 on the acreage in question. White Oak, Black Walnut, Hickory, American Beech, Sugar Hard Maple, Redbud, Eastern Dogwood and White Pine. I urge you to reject the Pulte proposal and remain faithful to our current city comprehensive plan which calls for 1 home per 3 or more acres. Of the 108 acres 30 or more homes could be built and make a beautiful anchor for our community of Westfield. This would be the envy of Carmel, Zionsville and Noblesville and the state of Indiana. No other community in Indiana has a similar forest with Estate homes. Let us hold out for keeping or preserving our beautiful hardwood trees.

Let us not take the easy way but the best way for our whole community. In no way should any developer be able to shirk the duty of removing all of the invasive specie as listed by the IDNR, Honeysuckle Bush from all of the forest before they build in. It would be tragic to remove most of the mature trees only to put in small trees after the homes are built. This is a jewel for all of the Westfield City residents. This brings much joy and is a habitat for much wildlife such as deer, eagles, hawks, squirrels, flora & fauna that require a mature forest. We will plan to watch what you do at the next APC meeting tomorrow Sept 21 at 7:00 pm. Please let us know where the meeting will take place to discuss and plan our next steps. I understand that the City Hall Building will not be available due to the upcoming election. Again please confirm where and when your APC meeting will take place to discuss this very important issue.

Bill Koss
317-989-0673
15420 Copper Beech Lane
Westfield, IN 46074

From: [Fred Schpero](#)
To: [APC](#); [Patrick Tamm](#); [Victor McCarty](#)
Subject: Resident comments in advance of the workshop meeting on October 21st
Date: Wednesday, October 16, 2024 5:54:25 PM

**WARNING: This external email is from
fschpero@gmail.com.**

My wife and I attended the Kimblewick Resident meeting yesterday (October 15th) where the latest plan provided by Pulte was discussed. It was very informative and we thank Patrick Tamm and Victor McCarty for all their efforts and candid communications. While we appreciate that many of the concerns were partially addressed by Pulte, we feel strongly that the project should not be approved in its current form without solving the "amenities" issue - both macro and micro.

The macro issue

The current clubhouse design is woefully inadequate for accommodating another 150 houses. We believe that it is inadequate for the houses already approved, but admittedly that is not part of the current approval process under consideration by the council. But it speaks to the point that adding another 150 houses to an already overburdened clubhouse is troublesome.

Some suggestions to help mitigate the impact (other than just not approving the project) in no particular order:

- Require Pulte to donate Block 1 to the HOA. (in all cases, we mean the HOA when the Board of Directors of the HOA is no longer Pulte but has been transferred to the residents - unless there is some way to isolate the new development as it's own mini-HOA such that Pulte transfers control of HOA to the residents under the current timeframe and then when the new development is complete, Pulte transfers control to the existing resident-controlled HOA).
- Require Pulte to set aside cash for the HOA - the amount to be determined in good faith as to the reasonable cost of expansion or redesign of the clubhouse (or an additional separate annex)
- Require Pulte to turn over the current Sales office and parking lot and related model office homes next to the Sales Office for use by the HOA.
- Require Pulte to significantly further reduce the number of houses in the new development to say, under 100, which would lessen the burden on the existing amenities from the original plans by 50%.

All of the above are not mutually exclusive. They can be separate or combined in any fashion.

The micro issue

The current lack of non-clubhouse amenities on the new development.

Again...these are in no particular order and are not mutually exclusive.

- Additional walking trails. With a tree preservation line of 150 to 200 feet (depending on the side) there is room to provide a walking trail in the middle of the tree line without destroying the privacy and views of the existing homeowners or from the view of the back yards of the new development homeowners. It is imperative, however that such trails be accessed at several points. For example a new trail around the new development would only have walkway access between lots 70 and 71 and between lots 21 and 22. A few more houses should come off the plan to allow access - say for example around lot 45 and/or lot 82.

Additionally, in the current plan that shows only one trail/path, we suggest that be moved behind the tree line for two reasons. The first is that the current path is on a graded hill and would be difficult to install but also because there's already a trail behind the tree line at that portion of the property which would be easy to convert.

- Add a dog park and/or community garden and/or a yoga park. The salient point here is that if this new development is intended to be part of Kimblewick then they should have similar amenities to the other main sections. We should not be creating a perception of have's and have not's depending on which section you live in.

Thank you for your consideration.

Regards

Fred and Nancy Schpero
2830 Buchanan Ln

From: [HP GG Smith](#)
To: [Rex Ramage](#)
Cc: [APC](#)
Subject: Phase III - latest concept plan is unacceptable
Date: Wednesday, October 16, 2024 7:22:25 PM

**WARNING: This external email is from
smith16809@gmail.com.**

Rex,

I was disappointed to see the latest Concept Plan when I met with Councilman Tamm last night.

Unfortunately, this has moved me and several other neighbors south of 151st from the status of “let’s work through this” to “I oppose”. Unless significant changes are made to enhance the southern buffer to the same extent as the eastern border, I cannot support this Concept Plan.

While you have accommodated many of the buffer concerns of those bordering on the East of Phase III, those of us on the south across the street are left with even less buffer than was in the original proposal. While relocation of the entrance accommodated a few homes, it makes the proposal less attractive for others. Raising the existing berm south of 151st while leaving the entrance closer to Buchanan would have accomplished the objective without further inconveniencing those of us further west, and without further lengthening the distance from Phase III to the amenities.

The only token attempt at adding amenities was a single trail connecting the sidewalks of Phase III to the existing trail near the north dog park. This has no resemblance to the “network of trails” described in the narrative and the draft ordinance, and certainly is not consistent with the character we expect in a Del Webb community.

While density has been reduced, this has been at the expense of encroaching on the sightlines of those of us to the south, who do not get the benefit of the 150 ft of tree preservation. Rather than utilizing the existing forest as a buffer, as was done on the East edge, we are now in the same position as those on Buchanan and Ruffian were in the first draft, with little or no protection from the window lights and back porch security lights of the proposed houses backing up to 151st Street.

With the lack of amenities in Phase III, it still appears to be an unwanted stepchild of Kimblewick, without the Del Webb character and feel. I would not buy a home there, and if I owned one I would not be willing to support funding amenity improvements which are so far removed from the area. This is not a long term winning proposal for Kimblewick.

I am sure I do not need to restate the growing concerns over Carriage House capacity. Even the 150 Homes will result in more than double the current load on the Carriage House upon completion.

Neighbors near 151st Street have been discussing the situation and I expect you and the APC/Council will be hearing from many who are adamantly opposed to the latest Plan.

Steve Smith
+1 319 310 1352
Sandy Svoboda-Smith
+1 319 350 9658

FROM THE DESK OF

MARK L. HARTMAN, M.D.
LAURIE A. HARTMAN, M.ED.

October 16, 2024

Patrick Tamm
Westfield City Council

RE: Claiborne Farms (Kimblewick Expansion) Phase III PUD Rezone Request

Dear Mr. Tamm,

Thank you for meeting with the Kimblewick community last night, along with Victor McCarty. We all truly appreciate your engagement and advocacy.

We think that the revised plan from Pulte is improved. We appreciate the plan to preserve more forest and to reduce the density of homes (although the density still appears to be greater than the other sections of Kimblewick). However, there are still some unaddressed concerns and missed opportunities.

First, it is unclear why the west line of tree preservation (200 feet) is greater than the east line of tree preservation (150 feet). This is especially curious because much of the west line backs up to more forest! We propose that the difference should be split, so that both lines have 175 feet of forest preservation.

Second, although the new plan provides a connection to the walking/biking paths that lead to the Carriage House, there are no new trails within this new section of Kimblewick. This is a missed opportunity. Presently, the walking/biking paths are heavily used, particularly along the pond behind Buchanan Lane. We walk there every day and need to step aside frequently for other walkers, dogs, and bikers. With the addition of 150 new homes, traffic on the existing trails in Kimblewick will be increased, to the detriment of all Kimblewick owners. Furthermore, with the additional tree preservation in the new plan, there is an opportunity to create a network of trails through the preserved forest. The trails should be no more than 7.5 feet wide (the width of the trail behind our house) with no grass on either side of the trail, so as to preserve as much forest as possible. We will send with this letter a diagram of where we propose the trails should be created. Our plan would require the elimination of one additional lot (#27) so that the trails can connect to the path that leads to the Carriage House. When we proposed this at last night's meeting, a clear majority of residents favored this proposal. We believe it will be a very attractive addition for the

2962 BUCHANAN LANE, WESTFIELD, IN 46074 (317) 997-5337

whole Kimblewick community - and - likely a selling point for the new homes in this new section of Kimblewick.

Third, as you heard loud and clear last night, the issue of over-crowded amenities has not been addressed. In particular, the Carriage House deficiencies were not addressed in the amended plan. As has been mentioned in several emails, the high traffic rooms are woefully inadequate for the demand that exists in the community. Many have expressed the sentiment that they bought into this community, at great personal expense, to be connected to others in their life stage. They want to enjoy meeting others in circumstances that are pleasant and available.

Currently, with only a fraction of the Kimblewick development occupied, problems are cropping up. The "craft room" only has room for about 20 people. When we have had opportunities to make flower arrangements, the numbers of attendees had to be cut off. What is going to happen moving forward? We cannot speak to the exercise and movement classes because we have not even tried to engage due to the messaging that we have to quickly sign up each month to ensure a spot. That's not a welcoming message to us.

Of particular concern, that was not addressed in Pulte's plan, is the fact that the "gathering area" in the Carriage House has a limit of 100 people. 100 people for 664 lots? Really? Currently, with only a fraction of the development occupied, the Wine Appreciation Group is bursting at the seams. And, because it is a social group, people are all talking at once and the noise level becomes almost unbearable. There is also a "Guess Who's Coming to Dinner" group that has a similar turn out - with similar challenges. We've heard people tell us that they won't go to Trivia night because it's way too loud. The men's breakfast is nearing capacity. The women's lunch was quite full and, while the noise level was manageable last week, I (Laurie) cannot imagine what will happen when more women want to - understandably - engage and get to know their neighbors. Coming up, we have a "Show Choir" group that has 28 members. How many of their friends and neighbors will want to see their performance? How many future interest groups will have similar challenges?

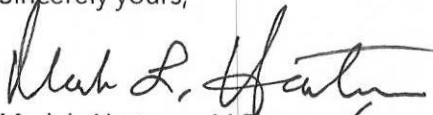
We have tried to brainstorm possible solutions to this problem of overcrowding of the Carriage House.

- Bump out the Carriage House gathering room to the north. Make, essentially, another 25 foot gathering space and move the catering kitchen to the end of that space. That would at least give us 150 people capacity. Looking at the distances, it would not impinge on the pickle ball and tennis courts.

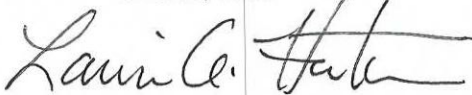
- What about the sales center? It's going to have to be gutted at some expense for the planned purpose of becoming another available home. Could it become another gathering space? Or could smaller rooms in the Carriage House be relocated to extend gathering space in the Carriage House?
- What about Block One? Could that become another community center? Perhaps just a bare bones pavilion with restrooms that could accommodate some of the larger events? We would give up any extras if it was just a larger gathering area (300 people).
- At a bare minimum, the acoustics in the only gathering space that we have (in the Carriage House) need to be addressed. We would also suggest that the glass doors between the gathering room and the lobby be adjusted to open completely so that the lobby could become an extension of the gathering room for larger events.

We appreciate your willingness to listen to these ideas.

Sincerely yours,



Mark L. Hartman, M.D.



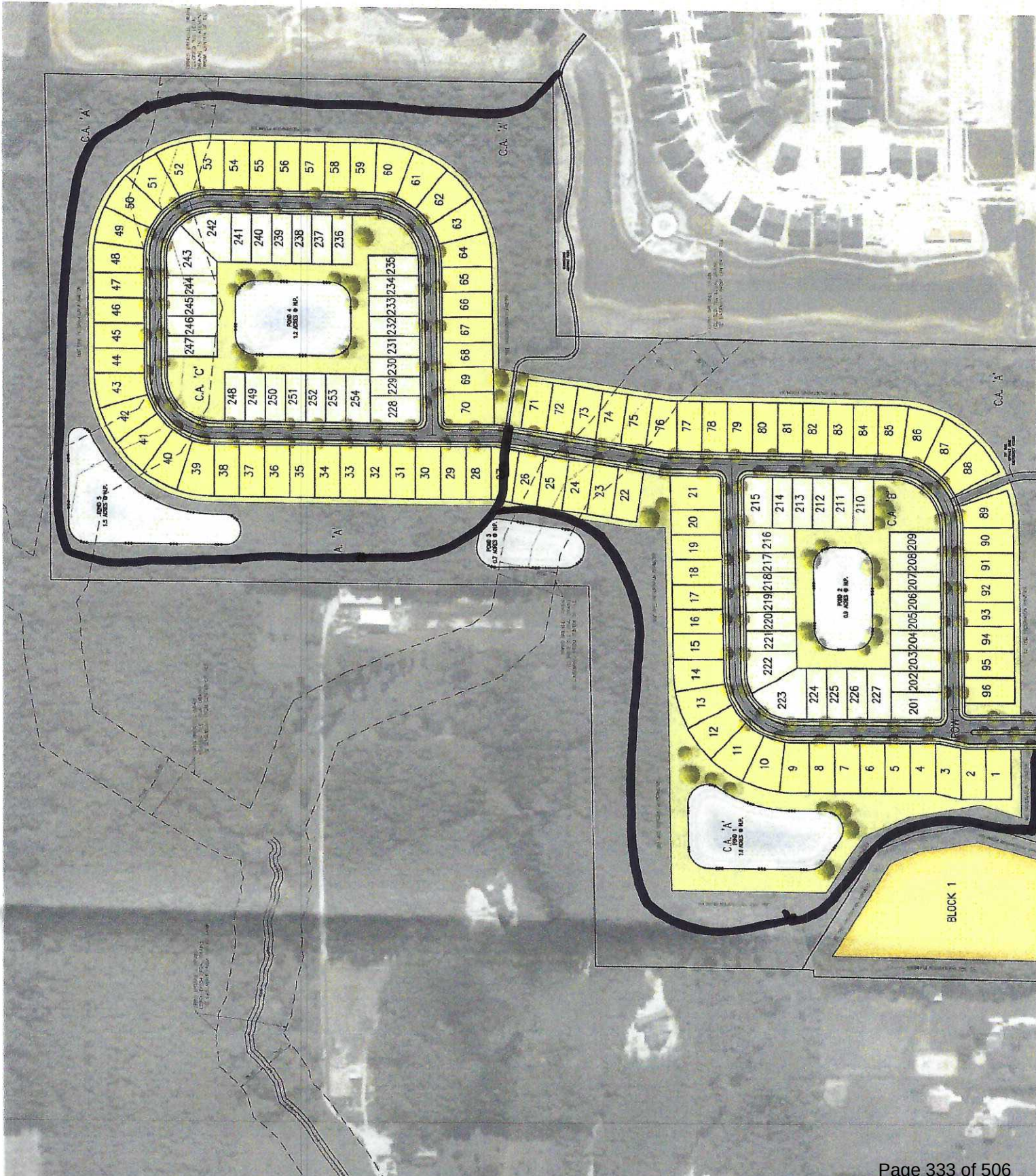
Laurie A. Hartman, M.Ed

Attachment: Diagram of proposed trails

cc:

Victor McCarty
Kurt Wanninger
Chad Huff
Ryan Collingwood
My Kimblewick neighbors

NOT TO SCALE. THESE ARE PRELIMINARY PLANS. THE CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.



From: [Tim Clark](#)
To: [Patrick Tamm](#); [Victor McCarty](#)
Cc: [APC](#); [Kurt Wanninger](#); [Chad Huff](#)
Subject: Kimblewick meeting
Date: Wednesday, October 16, 2024 12:06:19 PM

**WARNING: This external email is from
brook1950@gmail.com.**

My name is Tim Clark and I reside at 15047 Carbine Circle and back up directly to 151st approximately where the drainage area is on the west side of the subdivision.

Let me start by expressing my sincere thanks to Patrick and Victor for their wonderful presentation last night updating us on not only the exciting projects around our neighborhood but all the wonderful things happening in Westfield. Congratulations to all of you for your leadership.

I continue to have concerns regarding the Pulte expansion. As I understand, Pulte has created a 50' tree buffer along 151st. I don't believe that to be near wide enough for the same reasons that they expanded to 150' along the west side. I would encourage at least 100' of trees to remain.

I understand that Pulte has relocated the entrance to be across from the existing retention pond. On a selfish note, that is now almost out my backdoor. I would encourage as much mitigation of light as possible as all of us along 151st currently are enjoying nature at its best. However, I do appreciate the need to have that area developed in some capacity. I would echo the concerns expressed last night regarding density and the strain on amenities.

On a side note, in 2005 I was serving as EVP & COO of Ameriana Bank (now First Merchants) in New Castle. Our President and I spent a day driving the contiguous counties to Marion looking for expansion opportunities. We both came back with the same opinion that Westfield was the place we needed to be as we could see the growth potential. I came back and began looking at all options and after an extended search was finally able to negotiate a deal with Bob Barker of Zinkan and Barker to locate our new branch at the SE corner of SR 32 and Carey Road. Looks like we made a great choice.

Again, thanks to Patrick and Victor for their time and my wife and I love being Westfield residents.

Thanks,
Tim Clark
15047 Carbine Circle
317-498-6530

From: [Laurie S Jasinski](#)
To: [Patrick Tamm](#); [planners](#)
Subject: Reference: Ordinance 24-45 Claiborne Farms Phase III PUD
Date: Wednesday, October 16, 2024 1:14:34 PM

**WARNING: This external email is from
lauriesjasinski@gmail.com.**

Laurel S Jasinski
2511 Old Rosebud Lane
Westfield, Indiana 46074
317.966.1499 Lauriesjasinski@gmail.com

October 16, 2024

Patrick T. Tamm, District 4 Rep, PTamm@westfield.in.gov
Planners@westfield.in.gov

Reference: Ordinance 24-45 Claiborne Farms Phase III PUD

I am writing to express my strong opposition to the proposed "neighborhood" expansion to the current Kimblewick Del Webb neighborhood. Please NOTE Phase I and Phase II are not even near completion at this time. We cannot accommodate our meeting and gathering needs in our community center NOW let alone adding additional homes.

It is not right to change a zoning from the AG-SF1: Agricultural /Single-Family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District for the sole purpose of a builder and current owner to make more money!

I AM TOTALLY AGAINST THIS PROPOSAL

Fonda L. Holden
2522 Old Rosebud Lane
Westfield, Indiana 46074
713.444.5667 FondaLHolden@gmail.com

October 18, 2024

Patrick Tamm, District 4 Representative, PTamm@westfield.in.gov
Planners@Westfield.IN.gov
City of Westfield

Reference: Ordinance 24-45-Claiborne Farms Phase III PUD, Project Narrative, Revised Concept Plan
presented at homeowners' meeting October 15, 2024

Dear Sirs:

After listening to the discussion regarding the concept to be proposed at the October 21, 2024 Planning Commission meeting, I **STILL** have the following objections. Please consider these concerns when reviewing the plans for the above-referenced project by Pulte Homes:

- This community is registered and marketed as a 55+ community with little regard for current/future owners' mobility and accessibility issues. Curbs are difficult to navigate and the distances between access points are found to be more than 40 houses apart. ADA crosswalks are only at the ends of the streets and there is rarely, if any, seating to rest. The proposed concept does not have any consideration of this either and is even farther away from the amenities offered. The parking area at the clubhouse fills with the current attendance with no room for expansion.
- I was sold on the concept that there would be a minimum of 200 feet of tree line that would preserve the wildlife in the proposed area. This revised proposal cuts it back to only 150 feet of tree line, **STILL** destroying the wildlife habitat and **STILL** not equal to Pulte representative's prior statements at time of my sale.
- I was told the development would be complete around 500 houses, and then Pulte added another section. This second addition will boost the community to 664 homes. A revision to 664 homes represents 34% more homes and is **STILL** does not honor statements made prior to sale to me. Proposed green space **STILL** does not have new hiking trails or convenient dog parks in that area. This new concept **STILL** does not have the look or feel of the existing Kimblewick by Del Webb community.
- **STILL** there are no new amenities nor amenity centers planned. Even with the current population, the Carriage House will not even accommodate all current activities currently planned, there are many lots **STILL** without homes.

- This concept **STILL** creates a negative impact on all the amenities. Diluting amenities that were “built to code” but don’t handle current needs for current activities without blowing circuits is not a good plan. Pulte representatives **STILL** do not intend to upgrade facilities for the current needs and want to add more of a load.
- The proposed design **STILL** destroys the Integrity of the community as it is actively being built. The current development has lots the same size that will hold the same floor plans proposed, but each house has access to either a trail, a pond or a forest area and does not just back up directly to another structure. That is the community I was sold and if Pulte is insistent to building this area out and annexing it, they should continue the same concept and be consistent.
- Pulte was allowed to build an outdoor pool designed so lifeguards were required and the County Health Department has determined two guards be on duty at all times due to the inability for one guard to see around every curve. This is currently costing homeowners about \$60,000 per year (Memorial Day to Labor Day season). If we add more people will more guards be required or will access have to be limited because the “in pool capacity” is 75 persons? Also, there is currently seating for only 63 persons on lounge/chairs around the deck in the gated area. This problem **STILL** hasn’t changed with this new concept. We will **STILL** continue to pay for their errors, mistakes, and miscalculations.
- **STILL** the single entrance to handle automobile, bicycle and foot traffic for 150+ residences is not safe and is restrictive. A single downed tree or accident can strand the entire addition. Emergency vehicles frequently enter our over-55 community each week - day and night, as necessary.
- In HOA budget discussions, Pulte stated they would complete construction in 2026, turning over the facilities to the homeowners to run board. This proposed concept will **STILL** delay that plan.

I **STILL** feel that, all this being said, please realize that this is not a wanted nor necessary annexation to the current Kimblewick by Del Webb Community. Please be aware that Pulte does not pay any HOA fees for the lots that they own, with many votes per each of their lots, and residents have no leverage with them. You are the only resource we have for our protection from a developer/builder that has made gross errors and erroneous statements/promises and hides behind disclaimers and indemnity clauses.

STILL your current over-55 taxpayer,

Fonda L. Holden

From: [Liz Garcia](#)
To: [Victor McCarty](#); [APC](#); [Patrick Tamm](#)
Subject: Claiborne farm -Kimblewick phase III
Date: Thursday, October 17, 2024 9:06:19 PM

WARNING: This external email is from
lcia29@gmail.com.

Dear City of Westfield Advisory Planning Commission, Mr. Tamm, Mr. McCarty,

My husband and I are very upset about Pulte's revised plan on Phase III. Please let me remind you of the sell tactics Pulte has used on us seniors wanting a community lifestyle near our families.

1. Bought with the understanding that the small club house was only for 480 homes. Now, it is an additional 44 with phase II. Sales confirmed that no other roads or pathways could be connected and therefore not possible.

Also told those trees were planted for future generations. Why destroy the trees? A single owner or two can build and cherish the wildlife that would surround them and we all enjoy. Where will the wildlife go?

Why add more bodies to our already overcrowded club house? Money maker off senior citizens.

2. Look at Pulte builds at the Wood Wind golf course and Golf Club of America. All the same homes facing the same direction so the owners can enjoy their privacy. BUT not Kimblewick! Houses are built so close together and patios facing each other causing homeowners more money to create barriers or enclose porches for privacy. WHY? Money savings in running electrical or pipe lines? Many of us begged to flip the home but No. Taking advantage of seniors once again.

Residents of Kimblewick were already on a countdown of days until we can take over the HOA. We dislike the dishonest sales, Pulte's greed and slapped together homes.

Please do not let Pulte add a Phase III and do not reduce the property size lower than the 3 acre lots for any other development. Retain the beauty and wildlife of this area, please!!!!

Kindest regards,

Liz and Luis Garcia
3057 Arkle Road
Westfield IN 46074
219-789-9182

Sent from my iPhone

From: klerg@indy.rr.com
To: [Patrick Tamm](#); [APC](#)
Cc: tom.boehrer@outlook.com; kboehrer@hotmail.com; "Richard Rody"; "Vernon Reizman"; "Tamara Reizman"; RDvanreken@aol.com; "Mark Hartman"; dlerg@indy.rr.com; rbechert@comcast.net; briwiseman@comcast.net; lorigwiseman97@gmail.com; "Paul C Johnson"; klerg@indy.rr.com
Subject: Claiborne Farms (Kimblewick Expansion) Phase III PUD Rezone Request
Date: Friday, October 18, 2024 9:26:59 AM

WARNING: This external email is from
klerg@indy.rr.com

October 17, 2024

Patrick Tamm, President Westfield City Council
Area Planning Commission Members

RE: Claiborn Farms (Kimblewick Expansion) Phase III PUD Rezone Request

Dear Mr. Tamm and APC Members,

Thank you to Mr. Tamm and Mr. McCarty for meeting with Kimblewick homeowners last Tuesday evening. Your responsiveness and willingness to work with homeowners regarding the proposed expansion is very much appreciated!

The latest revised plan from Pulte is certainly an improvement from their initial proposal. However, there are still some significant remaining issues.

A tree preservation plan along the 151st street corridor that will maintain the beautiful redbud trees along the roadside would be appreciated. Why is there a proposed tree preservation area of 200' on the west boundary and only 150' on the eastside? There are currently no large existing trees within the area of the drainage easement (lots 71-78). Under the proposed plan, homeowners on Buchanan Lane who paid substantial lot premiums will lose their treed view as the existing tree line would be removed for housing. Please require the eastside of the proposed development to include an uninterrupted tree line for the lot owners on Buchanan Lane to continue to enjoy. We all paid substantial lot premiums for this view of trees, not houses.

Additional trails need to be added. Please see our attached trail proposal. By moving the current proposed east/west trail running alongside the pond slightly north, it can be placed in

the already open four-wheeler trail running parallel and located just inside the tree line.

The amenities do need some additional updates. There are not enough garden beds for a community of this size. Please add some to the proposed new addition. The sound issue in the Carriage House is awful. Community residents including Dean and I, do not attend some events because of the noise level that makes it impossible to hear or converse with others. As a suggestion to accommodate larger gatherings, might the glass wall be changed to sliding glass panels that would provide a wide opening into the entry from the current gathering room, so that large events could more easily utilize the entry area?

We appreciate your willingness and efforts on our behalf to address these requests.

Sincerely,

Dean and Katherine Lerg
2948 Buchanan Lane

Attachment: New trail proposal

Cc: Victor McCarty
Ryan Collingwood
Kurt Wanniger
Chad Huff



Virus-free. www.avg.com

From: [vernonreizman](#)
To: [planners](#); [Patrick Tamm](#)
Cc: [Victor McCarty](#)
Subject: Subject: Claiborne Farms Phase III workshop
Date: Friday, October 18, 2024 11:25:07 AM

**WARNING: This external email is from
vernonreizman@sbcglobal.net.**

Re: ord. 24-45/ 2409-PUD -20 Claiborne Farms Phase III workshop of October 21, 2024

The changes to the plan presented by Pulte for Kimblewick phase III are substantial and appreciated. Still improvements are needed, as follows:

1. We do not understand why the west tree preservation area is 200 ft. while the east tree preservation area is 150 ft. Shifting the development 25 ft. to the west would allow for 175 ft. preservation area on both east and west sides.

2a. The section between the north and south, containing lots 71 -76, bends east, further reducing the 150 ft. tree preservation area to about 100 ft. Thus our home (lot #150/2934 Buchanan) which backs to the Kimblewick butterfly garden and fishing pier, along with our close neighbor homes, are left with significantly less of a tree buffer, especially in the northwest corner of this bend. Given that our \$110,000 lot premium was the most expensive on this street it is grossly unfair to reduce our property value more than other homeowners.

Suggested solution: Remove lots 71-75 and cut off northeast corner of lot 76 from the plan to provide additional open space and allow for the tree preservation area to extend a straight line to the north. Furthermore, plant additional trees (of good size) in the gap area within the existing trees behind the general area of lots 74 to 76.

2b. The walking path proposed to the eastern boundary to meet up with existing walking path in Phase 1 cuts further into this 100 ft. tree area.

Suggested solution: Move the walking path north, (maybe 50 ft.) to go through the trees. There appears to be a sufficiently wide gap within the trees in this area to allow for a pathway.

3. To the extent possible, add a walking path through the trees on the west side of the property and remove lot #27 (or place an entry point south of lot #22) to allow for

access between this west path and the east path (to be relocated within the trees), that routes to phase I.

4. Consider removing 6 or 7 lots in the causeway, section 22 to 27. This may allow for the full southern loop to move 50 ft. north and 25 ft. west to provide a larger southern tree buffer and nicer entrance road. This could address one of the objections the homeowners to the south of 151st street have to this plan and provide a scenic buffer into the northern section of homes.

5. Contribute Block 1 (4.7) acres to the HOA to be held by the HOA for an events center, should it be deemed necessary for large classes and events that are not feasible in existing carriage house. Upon final completion and transition to homeowners, the HOA would determine whether to sell this parcel and use the proceeds for improvements to existing carriage house or borrow the funds needed to build an events center.

6. In order to meet the needs of the additional Kimblewick homeowners, enhance the current outdoor areas by: (a) Striping the existing tennis courts and purchase 4 moveable pickleball nets to allow for up to 4 more pickle ball courts (when needed), and (b) Adding an awning to west side of Carriage House to provide some shade to the outdoor seating areas, making the seating area useable for late afternoon and evening events, and (c) Continue to work on finding a solution for the acoustics in the large events room so those attending events can hear their tablemates speak.

Thank you for your consideration,
Vernon and Tammy Reizman
2934 Buchanan Lane

Dear Mr. Tamm and APC Members,

Thank you for working with the Kimblewick residents on the proposed Phase III expansion. We greatly appreciate your time and support.

Our significant concerns:

- 1) The east line of tree preservation along lots 71-88 remains our biggest concern. Pulte's revised plan is an improvement but we are wondering why the west tree preservation line is 200' and the east tree preservation line is only 150'. We paid a premium of \$105,000.00 for our lot. We purchased this lot specifically for the view of the trees and the privacy they provide. We assume that is also the reason that Pulte asked such a high premium for our lot. We would like to see the east tree preservation line at least comparable to the west line especially since the west side already backs up to more woods. Attached you will find a copy of our Home Purchase Agreement providing our lot premium cost.
- 2) Another major concern is the 100+ foot tree line that is recessed which is directly behind our home (Lot 151, [2942 Buchanan Lane](#)). We believe the recessed area is somewhere near lots 75-77 on the revised map. A Google Earth picture is attached to show the recessed area. The proposed lots numbered 71-79 are of great concern, especially because of the tree gap area and the area where it narrows around lots 71-74. In this case, the original plan dated 8/5/24 showing Pond 2 would be a better option than seeing a row of houses sitting across from us.
- 3) The Phase III proposal lacks walking/biking trails. The current trails are heavily used. Adding more trails in Phase III would benefit not only new residents but also all of us who use the trails. If this expansion is to feel like a part of Kimblewick it needs to be connected with trails for all neighbors to use.
- 4) You are all well aware of the concerns about the Carriage House. If this Phase III is approved there will be a total of 664 homes. Please do not let Pulte insult us with their square foot per person logic/nonsense. All in all, the pools, small exercise room, small craft room with activities, pickleball courts and countless activities will be overcrowded and difficult to participate in.

Thank you again for your help.

Sincerely,
Brian and Lori Wiseman
[2942 Buchanan Lane](#)

Attachments: Home Purchase Agreement
Google Earth Map

Change Order
Kimblewick Churchill - 7361 (7361) 5/24/2022

Change Order Type: Option Change
Number: 17
Created Date: 05/24/2022
Sales Status: Pending
Construction Status:
Description: do not install wire shelving

Agreement Id: HB00582931
Agreement Created: 11/22/2021
Agreement Approved: 11/27/2021
Sales Consultant: Kurt Humphrey
JIO/CO Created By: Ashley Scott
Home Site: 15100

Pricing Information:

Base Price:	
Lot Premium:	\$444,990.00
Options Total:	\$105,000.00
Non-Standard Options Total:	\$151,855.00
Elevation:	\$2,675.00
Sales Program:	\$2,145.00
Price Adjustment:	\$0.00
Total Purchase Price:	\$706,665.00
Other Sales Program Amount	\$4,000.00

This Change Order amends and supplements that certain Home Purchase Agreement dated 11/22/2021 between Buyer and Seller for the Property described above. Terms set forth in this Change Order shall have the same meaning as defined in the Agreement. In the event there is a conflict between the terms set forth herein and the Agreement, this Change Order shall prevail.

FEDERAL HOUSING ADMINISTRATION AMENDATORY CLAUSE

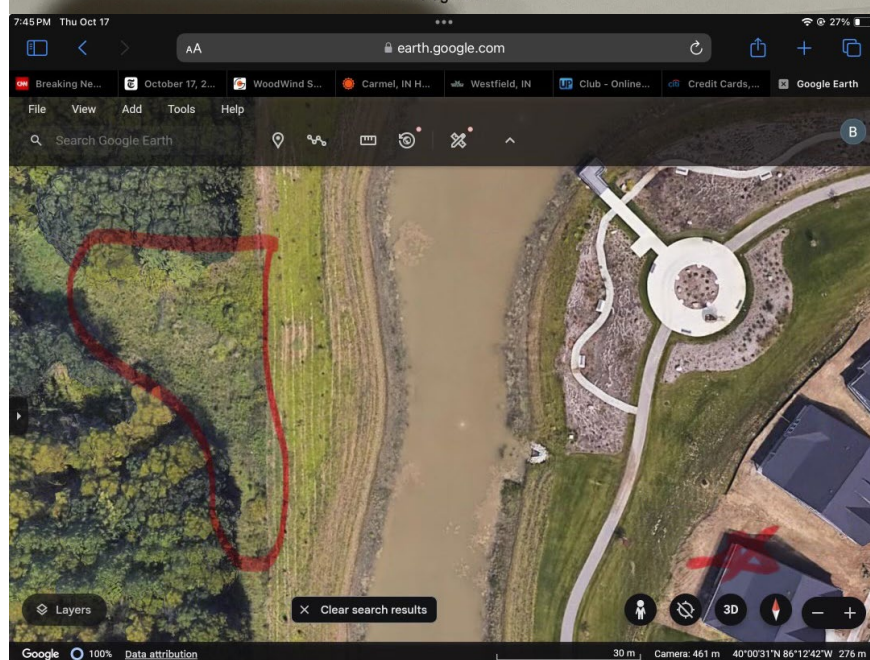
If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than the Total Purchase Price set forth in this Change Order. The Buyer shall have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation.

The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value nor the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

DEPARTMENT OF VETERANS AFFAIRS AMENDATORY CLAUSE

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Veterans Affairs ("DVA"), it is expressly agreed that, notwithstanding any other provisions of the Agreement, Buyer shall not incur any penalty by forfeiture of earnest money deposit(s) or otherwise be obligated to complete the purchase of the Property described herein, if the Total Purchase Price or cost exceeds the reasonable value of the Property established by the DVA. Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the reasonable value established by the DVA. (Authority: 38 U.S.C. 501, 3703(c)(1))

If the DVA reasonable value of the Property is less than the Total Purchase Price, Seller shall have the option of reducing the Total Purchase Price to an amount equal to the DVA reasonable value and the parties to the sale may close at such lower price with appropriate adjustments to the Agreement.



October 18, 2024

Mr. Patrick Tamm

Westfield - Washington Township Advisory Plan Commission

Other City Officials

Re: Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD Revisions

We appreciate the progress which is exhibited in the revised plan that Mr. Tamm and Mr. McCarty reviewed with a group of Kimblewick homeowners on October 15, 2024. However, we believe that there are further improvements which should be made. The following are our concerns regarding the revised plan.

1. Inconsistent Tree Preservation Area – The revised plan includes an increase in the tree preservation area on the east border. Unfortunately, the progress is skewed given the reduced preservation area along lots 71-76. The 150-foot preservation area begins to narrow at lot 76 and continues to get smaller until lot 71 at which point it narrows to approximately 100 feet. Additionally, this part of the preservation area is setback from the property line which further reduces the effective tree preservation area. The homes which are impacted by the reduced preservation area, which includes ours at 2928 Buchanan Lane, are those for which Pulte charged the highest lot premium – up to \$110,000. It is unfair that these homes are the ones which are impacted the most.

This reduced area also includes an existing 100+ foot gap in the trees which is in the general area of lots 74 to 76. The gap narrows when going into the preservation area until, at approximately 100 feet, the gap is closed. The reduced tree preservation area exacerbates the existing problem with the gap area.

Proposed Solution – The disparity in the size of the preservation area was not an issue until the revised plan added homes along the road that connects the two major home areas. We recommend the elimination of lots 71 to 76 which will allow a consistent preservation area along the east perimeter. We also recommend that large trees be planted along the existing gap area.

We request that, when evaluating any development plans, the Commission seek compromise solutions that equally impact or benefit existing homeowners.

2. Tree Preservation Area Depth – The preservation area is 200 feet on the west border and 150 feet on the east border. There is currently significant tree growth along the area next to the Phase 3 west border. And the only structures near the west border appear to be a barn and storage shed. There seems to be no need for a larger tree preservation area on the west border.

Proposed Solution – We recommend a 175-foot preservation area on both the east and west borders. Can the retention ponds along the west border be elongated, the width decreased, and the ponds shifted slightly to the west to accommodate this change?

3. Phase 3 Connector to Current Trail System - The depicted connector trail from the Phase 3 area to the current trail exits the tree preservation area and then runs along the fishing pond. The trail exiting through the preservation area would create a gap in the existing trees. And running the trail along the fishing pond would probably require preservation area border trees to be removed to make sufficient room for the trail away from the sloped bank of the fishing pond.

Proposed Solution – We recommend placing the connector trail within the tree preservation area if this can be done without any significant tree removal. There appears to be an opening in the trees along the preservation area which borders lots 63 to 70 which could exit near the community garden. This opening runs approximately 20 feet inside the property line and appears wide enough to accommodate an 8-foot trail. The trail should be bordered by existing natural areas rather than grass borders which would require a wider area in order to accommodate mowing equipment.

4. Additional Trails – The only new trail which is planned is the Phase 3 to Phase 1 trail connector.

Proposed Solution – We recommend considering a trail which would run through the tree preservation area on the western border.

5. Burden on Existing Amenities – The significant increase in homeowners will further burden the community center and related areas. There is nothing in the revised plan to address concerns which have been raised.

Proposed Solution – The overcrowding of the community center should be addressed, potentially by enhancement of the existing facility or the establishment of an auxiliary center. Specific recommendations have been offered by other homeowners and are not repeated here.

Per earlier comments by Pulte, Area B, Block 1 is not planned to be developed by them and will be sold. Pulte should consider donating this land to the HOA or using the proceeds to fund current and future enhancements.

6. Updated PUD Ordinance – Section 8.1(A) indicates 43 acres of open space which is approximately 50%. Does this calculation include Area B, Block 1? Item 10 of the August 29, 2024 Kimblewick Neighborhood Meeting Summary provided to the Commission indicates the following in response to a question regarding the intended usage of Area B, Block 1: “Pulte explained that they would not retain Block 1 for an extended period, as Pulte would plan to sell it to a 3rd party.”

Proposed Solution – A separate open space calculation should be required for Area A.

We remain confident that with appropriate planning, the needs of homeowners and Pulte can be met. Thank you for your consideration of our input.

Sincerely,

Tom and Karen Boehrer
2928 Buchanan Lane
Westfield, IN 46074

From: [Kay Davis](#)
To: [APC](#); [Patrick Tamm](#); [Victor McCarty](#); [Chad Huff](#); [Kurt Wanninger](#); [Rex.Ramage@pultegroup.com](#)
Subject: Pulte Kimblewick Phase III Proposal Resident Reaction
Date: Friday, October 18, 2024 12:50:39 PM

**WARNING: This external email is from
kaymanningdavis@gmail.com.**

Dear Sirs,

We are residents of Kimblewick, whose back patio faces the south side of 151st Street. As such, we are very much invested in this proposal because it is our backyard, our daily view, our quality of life you will be affecting by the decisions you make in the next few weeks and months.

Respectfully, after reviewing the current revised Pulte proposal for Phase III and attending the Town Hall meeting we wanted to express both our appreciation for some of the changes but disapproval of others.

The reason we chose this lot was the line of trees along 151st Street. In the spring, the redbuds are breathtaking. Now, the ridge of trees is full of fall golds, oranges and reds. It is a backdrop for our active lifestyle walking on the paths, as well. We invested in this property in good faith with Pulte that they would not be cutting them down to disrupt the serenity and beauty we thought we'd be "aging in place" with. Now it seems they are the ones who will be damaging the properties they so thoughtfully developed in Phase I. We were so impressed with the well planned engineering of the entrances and open green spaces with paths in these first phase of development. Phase III does not appear to have been engineered as thoughtfully for the homeowners of Kimblewick, as a whole.

This line of trees along 151st that would also be a part of the "Gateway to Westfield" charm being developed on the corner of Towne and 146th Street. But if they are thinned to only 50 yards, that view will also be damaged. Thus the community, at large, will also be adversely affected if you approve only 50 yards of tree preservation on the south side. Why not continue the 150 to 200 yard tree preservation they are proposing for the east and west sides?

Not only the Kimblewick residents and the Westfield community at large, but also the animal and bird inhabitants lives would continue to thrive, too, if at least 150 to 200 yards of trees were preserved. We have watched families of deer and egrets and herons use those trees as habitats and feeding grounds. In this day of climate change why sacrifice so many treasured trees? If you preserved more trees, reducing the number of houses to accommodate the expansion and if the current amenities of the Carriage house were expanded, you could still allow Pulte to add more homes to the neighborhood while still maintaining the rural, beautiful legacy of Westfield.

Mitigating the glare of headlights from wherever the entrance ends up being could easily be done by increasing the height of the berm on the southside of 151st.

As servant stewards, who have been entrusted by your constituents to do all in the best interest of the families of Westfield, we respectfully ask that you consider our requests at the upcoming meetings , as you respond to Pulte's proposal.

Appreciatively yours,

Kay and Scott Davis
2982 Arkle Rd.
Westfield, IN 46074

From: shagener@aol.com
To: APC; Patrick Tamm
Subject: Comments on 2409-PUD-20 [WORKSHOP ITEM] Claiborne Farms (Kimblewick) Phase III PUD
Date: Friday, October 18, 2024 3:51:38 PM

**WARNING: This external email is from
shagener@aol.com.**

Hello,

I am a resident of Kimblewick Del Webb in Westfield Indiana. I attended the meeting earlier this week with Patrick Tamm. I want to express my thanks for working on our behalf to address our concerns with the proposed addition of approximately 150-200 homes in our subdivision.

While the proposed revision is better than the first plan, **it is far from where it needs to be to satisfy us.** Specifically, it needs to address some very important issues which impact our neighborhood:

Treeline on the south side along route 151 needs to be addressed

- While the treeline on the East and West side of the property were expanded, nothing was changed on the south side. It is unclear to us if it is a berm or even a small 50 foot tree line.
- **Recommendation:** We are requesting a treeline equal to the 150- 200 feet that was done on the East and West side. There are several homes along route 151 which currently face the forest of trees and this would help maintain that look we currently have in addition to preserving trees and wildlife.

Impact on amenities has not been addressed

- Soft amenities - While the revised plan includes more ponds, aside from a "connector" path to the existing northern Section of Kimblewick, there are no additional soft amenities planned. Minimally, walking paths should be incorporated. As it stands now, the new sections feels like a "poorer relative".
- Larger amenities - The impact to the clubhouse, pool, pickleball courts, workout room etc. has not been addressed. As a community, we continue to refute Pulte's math on how the existing facilities can handle 150 more homes.
- **Recommendation:** Pulte must address this! Several options that have been discussed include: donating Block 1 as well as giving the existing sales office structure to the HOA so that in the future, the community can determine what is required.

We sincerely appreciate your hard work and dedication. We moved to Westfield from

Northern California a year ago. We love this community and are very happy we chose to make our home here. We look forward to working with you to ensure Westfield stays strong and vibrant for years to come. Please do not hesitate to reach out if you would like to discuss in more details.

Regards,

Suzanne Hagener
14962 Flying Ebony Trail
Westfield, IN 46074
phone: 916 833 1016

From: [Marc Epstein](#)
To: [APC](#)
Subject: Kimblewick concerns
Date: Friday, October 18, 2024 4:40:16 PM

**WARNING: This external email is from
epsteinmarc@icloud.com.**

Hello,

I am a resident of Kimblewick Del Webb in Westfield Indiana. I attended the meeting earlier this week with Patrick Tamm. I want to express my thanks for working on our behalf to address our concerns with the proposed addition of approximately 150-200 homes in our subdivision, this is on top of 30-40 already in process north of phase 1.

While the proposed revision is better than the first plan, **it is far from where it needs to be to satisfy us.** Specifically, it needs to address some very important issues which impact our neighborhood:

Impact on amenities has not been addressed

- Larger amenities - The impact to the clubhouse, pool, pickleball courts, workout room etc. has not been addressed. As a community, we continue to refute Pulte's math on how the existing facilities can handle 150 more homes. Not sure how they are counting the usable space, such as the administrative areas (they could move some of the staff), mechanical space should not count.
- **Recommendation:** Pulte must address this! Several options that have been discussed include: donating Block 1 as well as giving the existing sales office structure to the HOA so that in the future, the community can determine what is required. I suggest that pulte be proactive addressing some of these items now because at times we already have issues, more than 8 people waiting for courts, spa having people waiting.

Exit paths are needed for west expansion

Single exit even expanded to 2 lanes input probably don't cut it, need north exit path invas there is an issue on the south.

We sincerely appreciate your hard work and dedication. We moved to Westfield from Northern California a year ago. We love this community and are very happy we chose to make our home here. We look forward to working with you to ensure Westfield stays strong and vibrant for years to come. Please do not hesitate to reach out if you would like to discuss in more details.

Regards,

Marc Epstein
14962 Flying Ebony Trail
Westfield, IN 46074
phone: 916 624-9161

October 19, 2024

Re: Kimblewick Phase III Expansion

Dear Councilmen Patrick Tamm and Victor McCarty,

First of all, we want to thank you for the support and understanding you have shown to our community concerning the Phase III Expansion project.

Even though the updated plan, which was shown to the homeowners on October 15, is an improvement from the original plan, we continue to have concerns.

1. We would propose having the East Line Tree Preservation setback at 200' and the West Line Tree Preservation at 150'. Our back porch faces the beautiful wooded view on the East Line, and at a minimum, the additional 50' is essential.
2. Propose adding a Walking Path around the entire perimeter of Phase III, within the trees, which could then be considered a true Nature Trail.
3. Turning the existing sales office into a Carriage House Annex. It already has a full kitchen, and restrooms, the front office (Kevin's office) could be turned into a storage room and then open up the rest of the house to be used for large groups, maybe an area for crafts (the current craft room is not conducive for crafting or sewing). Connect the parking lot between the Carriage House and the sales office for easier access to both. The building and parking lot are already in place plus there is the nice garden area just to the west of the building.
4. The current craft room could be turned into a nice library, add more book shelves, chairs, and couches.
5. A definite need in the Seabiscuit and Secretariat rooms is for acoustic tiles, curtains, or valances, to keep the noise level down. There are times when our watches alert us to "Loud Environment of over 90 decibels during different events held in these rooms. That is not acceptable.
6. The covered area in the back of the S & S rooms could be enclosed for more indoor seating, leave the grills where they are and the open patio area could be covered with a pergola.
7. Because so many people play pickleball, convert one of the tennis courts into a court that can be used for both pickleball and tennis.
8. The 4.7 acre Block 1 could be an opportunity for Pulte to contribute it to the HOA as a possible site for other amenities, i.e. a gazebo with park like setting, flower garden, etc.
9. Construct a grilling area behind lots 18-23 and access would be in the open area between lots 21 and 22.

Thank you for your consideration to these proposals and others which have been sent to you by other Kimblewick residents. We understand that Pulte builds their communities and amenities around the country, however, each area has their own specific needs. What is used in one part of the country doesn't necessary mean that it is appropriate for ALL areas of the country.

Sincerely,
Richard and Claudia Button
2980 Buchanan Lane, Westfield

October 19, 2024

Re: Kimblewick Phase III Expansion

Dear Councilmen Patrick Tamm and Victor McCarty,

First of all, we want to thank you for the support and understanding you have shown to our community concerning the Phase III Expansion project.

Even though the updated plan, which was shown to the homeowners on October 15, is an improvement from the original plan, we continue to have concerns.

1. The proposed east tree line preservation area is 150 feet and the west tree line preservation area is 200 feet.
 - Because the west tree line preservation area backs up to a wooded area, we propose a 200' tree line on the east side rather than the west side.
2. The lack of amenities in the Phase III area.
 - We propose adding walking trails through-out the Phase III area.
 - We propose adding a gazebo or roofed area with seating and built-in grills and a community garden.
 - We propose this be accomplished without sacrificing trees but by decreasing the number of proposed homes.
3. The addition of 150 homes will overburden the Carriage House.

The craft room and movement studio are undersized at the present time. The addition of multiple homes will exacerbate the problem.

Additional space will be needed to accommodate multiple simultaneous activities.

 - We propose that Pulte addresses the deficiencies of the Carriage House and at the very least, pay for acoustic improvements in the large meeting room and the craft room.
 - We propose converting the sales office (when no longer needed) into part of the Carriage House facility.

Thank you for your time and consideration of our input.

Sincerely,

Rich and Denise Rody
2974 Buchanan Lane
Westfield, IN 46074

From: [TONJA EAGAN](#)
To: [Patrick Tamm](#)
Cc: [APC](#); [Council Members](#); [Scott Willis](#); [planning@westfield.in.gov](#)
Subject: Comments on 2409-PUD-20 [WORKSHOP ITEM] Claiborne Farms (Kimblewick) Phase III PUD
Date: Sunday, October 20, 2024 2:22:22 AM
Attachments: [ATT00001.png](#)

**WARNING: This external email is from
tonjaeagan@comcast.net.**

Dear Councilman Tamm,

Thank you for being accessible and responsive to Kimblewick of Del Webb residents regarding the proposed Pulte expansion of 150 new homes in phase III. Although Pulte reduced the number of homes, it looks like they likely increased their profitability as they charge \$35K or more for homes on a pond (hence they added more ponds) and \$100K or more for homes facing trees.

Pulte is a mega-corporation too often driven solely by profit over customer service and quality homes, which has been an ongoing frustration for Kimblewick residents. Many residents cannot get issues resolved once they close on a home, regardless of Pulte's promises of warranties and one-year of support. Ironically the top executive of Pulte for our region is building a custom home (not a Pulte home), in Holliday Farms in Zionsville. He does even want to own a Pulte built home!

In response to Pulte's recent revisions of Phase III planning, I recommend the following be considered:

1. At the end of Phase III's build out, **Pulte donate the current Sales Center facility** and parking lot, which is immediately adjacent to the south-end of the Carriage House (aka Clubhouse) to the HOA. This facility would enable the HOA to utilize the space for larger class sessions, workshops and gatherings. This would be a logical facility extension of the current Carriage House amenities. I do not believe there is ONE resident in Kimblewick who agrees with Pulte's self-made formula for how many homes the Carriage House can support.
2. Pulte **donate Block 1 (4.7 acres of forest) to the HOA**. This enables the HOA to keep more of the forest for environmental and wildlife health and have the option in the future to build additional amenities on this land, if needed. It also ensures that a fire department or other highly disruptive entity is not built in the *middle* of a neighborhood.
3. Keep 100 feet of the **forest tree line along 151st St.** (except for the entrance). This will reduce traffic noise levels, be better for the forest/environment/wildlife and protect the homeowners who already built on the southside of 151st St. facing the forest as they thought they were buying homes facing trees.
4. In Phase III, **add walking trails** to support Mayor' Willis' commitment to accessibility throughout communities. One short trail leading to the Carriage House is not sufficient.
5. In Phase III, **add a dog park**. Kimblewick currently has two dog parks but the one behind the Carriage House is not accessible to many residents with limited mobility. It

is these residents that need the dog parks the most to exercise their pets, but there is not parking or easy access to this park. Therefore, the new dog park on the southside is being over utilized by residents from both communities as it is easier to access. Adding a third community to use this one accessible dog park will be too crowded and increase risks for people or pet injuries. An additional dog park that is easily accessible could be of benefit to all residents.

6. In Phase III, **add a fishing dock** to one pond. Pulte's ponds are very steep along the sides and unsafe for people to attempt to stand to fish. We have one fishing dock now supporting the north and south side homes. An additional dock in Phase III could be of benefit for all residents.

7. In Phase III, **add benches** for walkers to take breaks as was done in the northside of Phase I.

8. 151st St. is a very rough road with huge potholes and bumps in the road. Will **Pulte or the City commit to resurfacing 151st St.**, especially after all the construction traffic uses 151st St. as the sole entrance to Phase III? It is not feasible for most residents to travel west on 151st to Shelbourne Road due to the serious road damage that exists. One of the rotors of my SUV was bent driving 20 mph on this street and many residents have had alignment and tire damage. If Phase III is built, people need to be able to safely enter and exit 151st St. from Shelbourne and not solely from Towne.

9. The City should assess if having **three neighborhood entrances in close proximity to each other on 151st St.** will increase pedestrian and car accidents. Older adult residents walk across 151st St., ride bikes and golf carts to get from the south side to the north side of the neighborhood where the Carriage House amenities exist. Phase III adds a third entrance/exit near to the two that already exist, plus it is the only entrance for Phase III homes. Older adults driving have slower reaction times so I would hate to think the three entrances/exits close to each other will cause accidents. At a minimum **a crosswalk with flashing lights should be added for those crossing 151st St.** to get to the north side of Phase I of Kimblewick.

Please feel free to contact me at tonjaeagan@comcast.net or 317-945-4503. I look forward to watching the APC Workshop with Pulte via Zoom and appreciate the due diligence being conducted by the City Council on this important matter. My residence in Kimblewick is 2531 Old Rosebud Lane, Westfield, IN 46074. Best wishes to the APC and thank you for your valuable service to our amazing Westfield community!



Tonja L. Eagan, MPA, CAE, CFRE, CMFC

From: [JES](#)
To: [planners](#); [Ryan Collingwood](#)
Subject: Pulte zoning change
Date: Sunday, October 20, 2024 11:27:12 AM

**WARNING: This external email is from
jean.selm@gmail.com.**

To the Zoning Committee and Council members:

I'll try to be brief.

Pulte has offered fewer houses and more tree buffers, but no offer of any additional amenities, or even help to do so.

Our community has an additional 40 homes to be built off Towne Rd., and the south side is far from completed. We are already at capacity for many of the offerings of why most of us came to this Del Webb community. I am not against capitalism, companies trying to make money, but at what cost?

I have not talked to any members in the community that wants this expansion by Pulte. The current layout offering still has one major one entrance and exit, which I find it hard to believe that the fire department feels comfortable with.

I understand that there are others hoping to purchase this property. However, I expect that these entities would be subject to the same criteria as Pulte in getting rezoning, and possibly one might keep it to plan of one home to three (3) acres, keeping as many trees as possible. Even if there are more homes put into this area, they wouldn't be burdening our community.

I have observed the dynamic growth of Westfield since moving here just 1 ½ years ago. Almost any field that has been purchased is growing scores of new homes. **This area that Pulte wants to develop is not a field, but a 100+ acre forest** that can be beneficial to the environment in so many ways: clean air, home to wildlife, etc.

In closing, I hope that the zoning board and council will deny Pulte's request for the change in zoning and consider the best interest of the 500+ homeowners in the Del Webb community that live in Westfield versus Pulte's.

Thank you for your consideration.

Jeannette E. Selm

2761 Ruffian Dr.

Westfield, IN 46074

513-259-7430

From: [Jerry Gygi](#)
To: [planners](#)
Subject: Kimblewick 55+
Date: Sunday, October 20, 2024 10:49:32 PM

**WARNING: This external email is from
gmpartsman37@yahoo.com!**

Hi,

My wife and I built our dream home in the Kimblewick 55+ community near 151st & Towne Road in 2023. We absolutely love it here at Kimblewick with all of the great amenities, clubhouse, trails, dog park, wildlife, etc.

We picked out the perfect floorplan and lot for us (on Ruffian Dr). It has the bedrooms, great room, and covered patio all facing the pond and woods!
The whole back of our house is all windows! We (and our small barkless dog) really enjoy the wildlife that is in our back yard and love how peaceful and quiet it is.

We paid a premium price for our lot to be near the pond and woods. Some neighbors even paid much more than we did!

Another reason that we love our lot is that we were told that there would never be a walking path or trail behind us like some lots have, and that the tree line and woods will remain as they are for the wildlife and tree preservation, green space, etc. We don't want to see people, bikes, and dogs going past our back yard.

Now Kimblewick wants to expand to the west and cut down part of the woods and add 150 more homes. Our clubhouse, parking, and amenities can't handle what we have now!
That will be a conversation for Pulte and another time.

We have been to most of the Pulte/Del Webb and Westfield City Council meetings about this topic. Patrick Tamm was awesome! He explained the facts and future plans to us. Patrick treated us like human beings and with respect.
I really enjoyed his style, and enjoyed listening to him speak (and listening to us speak about a variety of concerns).

I understand that there are several builders in line waiting to make an offer on that property and woods. I think that most of us agree that it would be better to welcome 150 more Kimblewick homes into our community with all of our crazy HOA rules and restrictions rather than a different builder that will have less restrictions and possibly just bulldoze the whole woods down.

We are concerned about the trees and wildlife. We do not want any trails or paths added around the pond or in the trees behind the pond (behind Ruffian Dr). That would just take away from the 150 foot buffer on that side. That defeats the point of a 150 foot buffer.

Thank ALL of you for listening to our concerns.
We are still very happy that we moved to the greatest city in Indiana. Westfield!

Thanks again!
Jerry Gygi
Chris Flora
2785 Ruffian Dr.
Westfield, IN. 46074

gmpartsman37@yahoo.com
Ph# 317-518-2297

From: [Victor McCarty](#)
To: [Ryan Collingwood](#)
Subject: Fw: Kimblewick Phase II - Comments after meeting with Patrick and Victor
Date: Monday, October 21, 2024 2:13:31 PM
Attachments: [cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

City Council, District 2
317-766-4493

www.westfield.in.gov

2728 E. 171st St., Westfield IN 46074

[Send Me a File](#)

[What's Building Here?](#)

[What's Happening Here?](#)

From: Greg Jacobs <gjingc@gmail.com>

Sent: Monday, October 21, 2024 1:21 PM

To: Rex Ramage <Rex.Ramage@pultegroup.com>; Patrick Tamm <ptamm@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>; jon@nf-law.com <jon@nf-law.com>; Jon Dartt <jdartt@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; mayor@westfield.in.gov <mayor@westfield.in.gov>; Joe Duepner <jduepner@westfield.in.gov>; apc@westfield.in.gov <apc@westfield.in.gov>

Subject: Kimblewick Phase II - Comments after meeting with Patrick and Victor

I am Greg Jacobs, living at 3160 Arkle Rd, in the southern section of Kimblewick. We have attended all the meetings with Putle and Westfield representatives on this issue and have spoken a couple of times at those meetings.

Before the workshop this evening, I wanted to share some thoughts/ideas about what I learned after our meeting last week with Patrick and Victor.

First off, it was an excellent meeting. I am generally put-off by politicians and government officials, but I now have renewed faith that we all here in Westfield are in really good hands. They were both excellent in understanding the issues, communicating clearly and representing our interests in front of Pulte. Excellent Job!

I was pleasantly surprised when I saw the revised Concept Plan that was presented at the meeting. Both the Westfield representatives and the Pulte staff did a great job of hearing the concerns expressed by the current Kimblewick residents and the near-by neighbors. Reducing the number of houses, expanding the buffer on the east and west sides, moving the exit/entrance to the west a bit, connecting a trail to the existing Kimblewick neighborhood and increasing green space were very welcome changes. That was a big give-up by Pulte and I certainly appreciate it. I think it is certainly something we should all be willing to accept - with possibly a few additional changes.

My first proposed change would be to the buffer on the south side. It seems to remain at the original 50 feet as seen in the first Concept Plan. My suggested change would be to ask Pulte to remove a couple houses (one on the east side and one on the west side) from the connector street between the two circles of houses. I believe the lot sizes are 65 feet (maybe 45 feet?). By removing those houses and pushing the southern circle back by that 65 feet (or 45 feet) would increase the southern buffer to something close to 100 feet. Given that all the existing houses on the north side of Arkle and Carbine already have a sizable buffer up to 151st Street, along with an existing berm (that could be enhanced), it seems to me that a southern buffer of 100 feet would be more than adequate. Given that Pulte has already agreed to reduce the house count by 52 houses, I hope that asking for another 2 houses is not a big ask.

My second thought has to do with amenities. The revised Concept Plan, and some of the comments made by Patrick and Victor, did not really address any changes to the amenities issue. The one change was the connecting trail to the existing neighborhood, which is clearly important. Hopefully more trails within the new section can be added within the new, expanded buffers, to allow walking interaction between all the sections of Kimblewick. Nothing better to enhance the experience of having new neighbors than to have walking trail access. I have not put "pencil to paper" regarding the current HOA dues, the new increased dues with the new homeowners being added (both in the current Kimblewick that are not yet built and in this new Phase II section) and the current expenditures for our current amenities. It would be good to maybe have that information available to have an intelligent discussion about what we can and cannot afford. One idea I tossed out in previous emails was for Pulte to "donate" the Block 1 land to our HOA and help fund the building of a new amenity center. Possibly a big meeting area that could be broken down into smaller rooms, maybe a kitchen, maybe an outdoor patio/firepit/eating area, and some parking. I am not sure something like that would need to be staffed. I could see it taking pressure off of the existing Carriage House (as far as meeting space needs) and leaving the beautiful Carriage House for all of our outdoor type activities. If room permits on the Block 1 area, maybe put up a couple of Tennis Courts and convert the existing Tennis Courts to Pickleball Courts, which seem to be in high demand. These are all "blue sky" thoughts - not having any financial support to see if they are plausible. But, hopefully worthy of future discussions with Pulte and the HOA.

I hope your workshop goes well. I am very pleased with the progress so far and look forward to seeing what the next Concept Plan looks like. I will be happy to discuss any of these thoughts with you.

Thanks, Greg and Karen Jacobs

From: [Vernon Poland](#)
To: [APC](#)
Cc: [Jon Dartt](#); [Victor McCarty](#); [Joe Duepner](#); [Patrick Tamm](#); [Noah Herron](#); [Chad Huff](#); [Kurt Wanninger](#); [Scott Willis](#); [Fonda Poland](#)
Subject: Change of Zoning Application filed by Pulte Homes of Indiana LLC – Claiborne Farms (Kimblewick) Phase III
Planned Unit Development District
Date: Monday, October 21, 2024 2:17:12 PM

WARNING: This external email is from
vepoland@gmail.com

Honorable members of the City of Westfield APC,

You are currently considering the rezoning of ~108 acres of mature hardwood Hoosier woodlands for use as yet another high density production home development. When many of my neighbors bought and or built in this area, the standard was a density of one home per five acres. According to the Comprehensive plan, "Westfield and Washington Township are committed to planning for future growth. They recognize that growth is occurring and is likely to continue in the future. Impacts of that growth are felt in many ways. Traffic increases, but so do 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. This plan update is an important step in this continuing effort."

The purpose of the plan is to shape the future of the community and establish policies for future development. It was developed with the input of at least 300 Westfield residents, 27 City officials, and 2 consultants. The plan recognized the inherent value of retaining areas of natural beauty and of respecting the rural nature of southwest Westfield-Washington Township. Accordingly, the Plan has guidelines for responsible development of this area. Three parcels totaling ~108 acres are currently being considered for development with ~250 production homes when, according to standards in the Comprehensive Plan, they should only be allowed to build ~36 homes. Indiana State law mandates that in land use decision making, "each

governmental entity within the territorial jurisdiction where the plan is in effect shall give consideration to the general policy and pattern of development set out in the comprehensive plan". If the Claiborne Farms - Kimblewick Phase III plan is allowed to proceed, our hardwood forests will be gone forever while the developer pockets their cash and moves on to other ecological conquests. For these reasons I would urge the APC and the City Council to vote "No" on this proposal or at least hold the developer to the standards outlined in our current Comprehensive Plan.

Thank you,

Vernon and Fonda Poland
317-508-8449

From: [Bill Koss](#)
To: [Patrick Tamm](#); [Jon Dartt](#); [Victor McCarty](#); [Joe Duepner](#); [Noah Herron](#); [Chad Huff](#); [Kurt Wanninger](#); [Kevin M. Todd](#); [AICP](#); [planners](#); [Ryan Collingwood](#); [Scott Willis](#); [Bill Koss](#)
Subject: Re: SW Rural Westfield
Date: Monday, October 21, 2024 11:43:07 PM

**WARNING: This external email is from
koss7bk@yahoo.com.**

Honorable Mayor Scott Willis, City Council members and Planning commissioners,

Thank you for hosting the APC meeting tonight in an orderly fashion. Though Pulte changed their plan it still does not fit within the Current Comprehensive plan from 2007. The first comprehensive plan from 2003 till the current plan of 2007, which I was involved with putting together for the City of Westfield, all specified that the city of Westfield required that any home in Rural Southwest Westfield have at least 3 acres or more of land. We still should abide by this as many of the area residents counted on this and invested their money in buying the required land and abiding by the ordinance before building their dream home. We want Estate homes in this area. Now Pulte wants to change the rules for SW Rural Westfield to allow them to clear cut the forest and plant several homes per acre and plant new small trees. This would be a travesty of justice. Why have a plan if we have no intention of abiding by it. We must be able to count on our government to keep their word. As Abraham Lincoln said, We are a government **"of the people, by the people and for the people."** We

are still America and we the people elect our representatives and expect them to keep their and our word. We must be able to rely on our plans and what they say. We must keep our integrity, No matter what.

Psalm 15:1-4 says,

"O Lord, who may abide in Your tent?

Who may dwell on Your holy hill?

2 He who walks with integrity, and works righteousness,
And speaks truth in his heart.

3 He does not slander with his tongue,
Nor does evil to his neighbor,
Nor takes up a reproach against his friend;

4 In whose eyes a reprobate is despised,
But who honors those who fear the Lord;
He swears to his own hurt and does not change;"

We need Estate homes not just more of the same production homes. Let's set ourselves apart and only allow for 1 home in a minimum of 3 acres or more in this special instance in the middle of this fantastic Hardwood Forest in Westfield. I would welcome you to visit with me and the land owners in Copper Beech Farm just east of Shelborne Road and North of 151st street. There is a 20 acre field of trees contiguous with Kimblewick to the west and to the north which was planted at the same time in 1988-1991 by myself. The soil is the only variable that I can say would be why the trees may look different. They were all supplied by the Vallonia State Nursery and the climate is the same. This 20 acre parcel would be a natural to add to Kimblewick without appreciably

affecting the main body of the forest. Kimblewick could access from this 20 acres through the dog park and onto the existing drive. They would then be able to access the Carriage house for their amenities without overburdening the existing membership of Kimblewick. Perhaps the city would like to add the remaining healthy hardwood forest as another jewel to their crown, setting Westfield apart from Carmel, Noblesville or Zionsville by purchasing the L shaped 42 acres and the 46 acres north of 151st street. Sort of like the U.S. government has National Parks and Indiana has state parks. Something for future generations to admire and appreciate the foresight of our city fathers by keeping it in a beautiful forest.

I would encourage us to **preserve** our forest and not merely create another subdivision which would better be done in a cornfield. Look past the redone Pulte plan and see the bigger picture and serve your constituents and community by keeping this wonderful forest or by insisting on Estate lots of even 5 acres or more. Please send me the latest Pulte revised PUD rezoning plan. Any development should require the removal of any invasive specie listed as such by the Indiana Department of Natural Resources and require that any home owner in the future or HOA remove it prior to building and as a requirement to live there in perpetuity. Honeysuckle Bush (Amur) & Multi Flora Rose are especially egregious in our area. Don't let any developer skirt their duty to help eradicate these invasive species. It should be required before any development is approved.

I understand that the next APC Planning meeting will take place Monday November 18, 2024 starting at 7:00 pm in the Westfield City Services building. Please keep us in SW Rural Westfield in the loop and consider us who have been paying taxes faithfully to support Westfield through our property taxes, some since 1987 or longer as I have done. Again we in Copper Beech Farm would welcome any of you to meet with us and see the beauty that we have.

Sincerely Yours,

Bill Koss
317-989-0673

On Monday, October 14, 2024 at 08:42:36 PM EDT, Bill Koss <koss7bk@yahoo.com> wrote:

Dear Mayor & City Council members and Planning commission,

We as a city do not want to be nothing but a production home city built on cornfields. We have the opportunity to create something special that no other city has the foresight to plan for. We need Estate homes and have a special opportunity with the established forest in the proposed Pulte Clairborne Farm PUD. We must not allow this travesty to cut down mature high quality trees such as the forest planted in 1988-1991 on the acreage in question. White Oak, Black Walnut, Hickory, American

Beech, Sugar Hard Maple, Redbud, Eastern Dogwood and White Pine. I urge you to reject the Pulte proposal and remain faithful to our current city comprehensive plan which calls for 1 home per 3 or more acres. Of the 108 acres 30 or more homes could be built and make a beautiful anchor for our community of Westfield. This would be the envy of Carmel, Zionsville and Noblesville and the state of Indiana. No other community in Indiana has a similar forest with Estate homes. Let us hold out for keeping or preserving our beautiful hardwood trees. Let us not take the easy way but the best way for our whole community. In no way should any developer be able to shirk the duty of removing all of the invasive specie as listed by the IDNR, Honeysuckle Bush from all of the forest before they build in. It would be tragic to remove most of the mature trees only to put in small trees after the homes are built. This is a jewel for all of the Westfield City residents. This brings much joy and is a habitat for much wildlife such as deer, eagles, hawks, squirrels, flora & fauna that require a mature forest. We will plan to watch what you do at the next APC meeting tomorrow Sept 21 at 7:00 pm. Please let us know where the meeting will take place to discuss and plan our next steps. I understand that the City Hall Building will not be available due to the upcoming election. Again please confirm where and when your APC meeting will take place to discuss this very important issue.

Bill Koss
317-989-0673
15420 Copper Beech Lane

Westfield, IN 46074

From: klerg@indy.rr.com
To: [planners](#)
Subject: FW: Re: APC Docket 2409-PUD-20, Clairborne Farms (Kimblewick) Phase III PUD
Date: Tuesday, October 22, 2024 10:32:51 AM

**WARNING: This external email is from
klerg@indy.rr.com.**

From: klerg@indy.rr.com <klerg@indy.rr.com>
Sent: Tuesday, October 22, 2024 10:32 AM
To: 'vmcarty@westfield.in.gov' <vmcarty@westfield.in.gov>; 'planners@westfield.in.gov' <planners@westfield.in.gov>; 'ptamm@westfield.in.gov' <ptamm@westfield.in.gov>
Cc: 'dlerg@indy.rr.com' <dlerg@indy.rr.com>; 'tom.boehrer@outlook.com' <tom.boehrer@outlook.com>; 'kboehrer@hotmail.com' <kboehrer@hotmail.com>; 'Vernon Reizman' <vernonreizman@sbcglobal.net>; 'Tamara Reizman' <tjreizman@gmail.com>; 'briwiseman@comcast.net' <briwiseman@comcast.net>; 'lorigwiseman97@gmail.com' <lorigwiseman97@gmail.com>; 'Paul C Johnson' <cleo.59.sl@gmail.com>; 'Mark Hartman' <mlhart521@aol.com>; 'Laurie hartman' <laurieharts@gmail.com>; 'Richard Rody' <rrody@comcast.net>; 'rbechert@comcast.net' <rbechert@comcast.net>
Subject: Re: APC Docket 2409-PUD-20, Clairborne Farms (Kimblewick) Phase III PUD

October 22, 2024

Westfield-Washington Advisory Plan Commission
Re: Docket 2409-PUD-20
Claiborne Farms Phase III PUD
Post 10/21/2024 APC Workshop Response

Dear Mr. McCarty and Mr. Ramage,

Dean and I expected a primary focus of last night's discussion to be tree preservation, but we were disappointed. The concerns submitted to you about the varying buffers between the borders were not addressed, leaving the range from 50' on the South to 200' on the West boundaries. The proposed West border is against additional trees. The proposed East border is lacking trees in the drainage area as clearly seen in the exhibit attached to the public letter

by Brian and Lori Wiseman. This gap in trees is clearly shown, leaving no trees to the rear of lots 71-76. This needs to be addressed along with building in this drainage area at all. A 200' tree preservation buffer on all sides is our request.

At the resident meeting with Patrick Tamm and Victor McCarty, Mark Hartman raised the issue of trails and asked the attendees how they felt about adding new trails. Their response was an overwhelming "yes!".

Mr. Ramage stated the proposed trail system submitted would require the elimination of 2.6 acres of trees. This tree loss might be reduced by using a mulch trail as was suggested by Councilman Huff. Additional trails would enhance the quality of life for KW residents and spread out the usage, so the current trails don't become extraordinarily busy. Please add significantly more trails and move the connecting path to Phase 1 further north into the gap that already exists.

Thank you for your work in addressing these concerns.

Dean & Katherine Lerg
2948 Buchanan Lane



Virus-free. www.avg.com

From: [Ryan Scharnowske](#)
To: [Patrick Tamm](#); [Jon Dartt](#); [Victor McCarty](#); [Joe Duepner](#); [Noah Herron](#); [Chad Huff](#); [Kurt Wanninger](#); [Kevin M. Todd](#); [AICP](#); [planners](#); [Ryan Collingwood](#); [Scott Willis](#)
Subject: Concerns About Proposed Development in Southwest Westfield
Date: Tuesday, October 22, 2024 3:46:04 PM
Attachments: [image001.png](#)
[image002.png](#)

WARNING: This external email is from
Ryan@orbitalcustoms.com

Dear Mayor Willis, City Council Members, and Planning Commission,

My name is Ryan Scharnowske, and my wife and I live at 15859 Little Eagle Creek Ave. We've called this area home for over 10 years, and we absolutely love it here. It's peaceful, and we really value the rural feel while still being close to the conveniences of the city.

I'm reaching out because I have serious concerns about the proposed Pulte development in our area. The new plan seems to go against what was laid out in the 2007 Comprehensive Plan, which calls for homes in this part of Westfield to be built on at least 3 acres of land. This was a big reason why we—and many of our neighbors—chose to live here.

The idea of cramming multiple homes per acre and clear-cutting mature trees to plant new ones doesn't sit right with me. This area is special because of its space and natural beauty, and I'd hate to see that destroyed. I understand development is important, but I hope you'll consider keeping this area in line with the original plan—estate homes on larger lots that fit with the rural nature of Southwest Westfield.

I hope you'll listen to those of us who have been a part of this community for many years and take our concerns seriously. Please keep us in the loop as this moves forward.

Thank you,
Ryan Scharnowske
15859 Little Eagle Creek Ave.
Westfield, IN
317-201-6888

Ryan Scharnowske
COO Orbital Installation Technologies, LLC.
p: 317-774-3668 f: 317-774-3669
a: 9750 E. 150th St. Suite# 1200 Noblesville, IN 46060



e: Ryan@Orbitalcustoms.com

w: www.Orbitalinstalls.com

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From: mlhart521@aol.com
To: [Victor McCarty](#)
Cc: rex.rampage@pultegroup.com; [planners](#); [Patrick Tamm](#); [Dean Lerg](#); [Klerg](#); [Tom](#); [Karen Boehrer](#); [Vernon Reizman](#); [Tamara Reizman](#); [Brian Wiseman](#); [Lori Wiseman](#); [Paul C. Johnson](#); [Laurie Hartman](#); [Richard Rody](#); [Robert Bechert](#); [Ryan Collingwood](#)
Subject: APC meeting 21-October-2024 RE: Clairborne Farms (Kimblewick) Phase III PUD
Date: Tuesday, October 22, 2024 8:05:22 PM

**WARNING: This external email is from
mlhart521@aol.com.**

Dear Victor,

Thank you for the robust discussion at the APC Workshop yesterday concerning Clairborne Farms (Kimblewick) Phase III PUD. I appreciated the opportunity to hear the Westfield planners discuss this complex issue. I have been encouraged by this process and have told my friends that the Westfield government is truly trying to serve the citizens of Westfield. However, as good as the discussion was last night, I would like to highlight some points that were not, in my opinion, adequately discussed.

1. I would like to support the proposal by some of my neighbors to delete lots 71-76. Behind these lots, there will not be 150 feet of tree preservation due to the curve in the proposed street - this was downplayed by Pulte. Importantly, there is a large gap in the tree line in this area (in the drainage easement). So, with the current proposal from Pulte, there will be no tree preservation in a large area. This impacts the view of several of my neighbors who paid very high lot premiums in order to have this view. I hope that the Planning Commission will study this more carefully in the next workshop.
2. There was inadequate discussion of the inequity of 200 feet of tree preservation on the west and only 150 feet on the east. Our proposal to split the difference (175 feet on each side) was mentioned but there was no discussion of the FACT that there is ample forest on the west beyond the proposed Kimblewick phase 3 boundaries. This inequity needs to be corrected. I felt that Pulte dismissed this issue.
3. Regarding trails - there was no discussion about the FACT that with no new trails in the new neighborhood, all of those residents will end up walking on the trails behind Buchanan Lane. I like my neighbors and enjoy waving to them as they walk by, but I don't want a traffic jam of walkers, dogs and bikers behind my house. Regarding objections of 5 neighbors (3 in the west and 2 in Kimblewick) to adding trails, I would counter by saying that when I asked the ~100 residents attending our Kimblewick Town Hall on October 16 who would favor more trails in the new neighborhood, the vast majority of the room supported it. Patrick Tamm called it a "landslide". Victor, you were there as well and saw that huge majority of residents favoring this proposal. I think our neighbors on Ruffian Drive could be reassured that if a trail went through the forest, it would not be visible from their back yard, especially if the tree preservation area is increased to 175 feet. I take Pulte's point that the trails could

remove 2.6 acres of trees - that is a fair point. So, why not compromise and build half of the trails that Laurie and I proposed (the diagram was shown at the APC meeting)? I think we can live with 1.3 acres of trees being removed for an amenity that will benefit the entire Kimblewick community.

I hope these points make sense and will aid the Planning Commission in considering this proposal from Pulte. I am also copying Rex Rampage from Pulte. Laurie and I have spoken with him in August and he was receptive to feedback. I hope that Rex will also find these points reasonable and worth considering.

Sincerely,
Mark L. Hartman, MD
2962 Buchanan Lane

From: [Lori Wiseman](#)
To: [Victor McCarty](#); Rex.Ramage@pultegroup.com; [planners](#); [Patrick Tamm](#); [Ryan Collingwood](#); brwiseman@comcast.net
Subject: Claiborne Farms (Kimblewick Expansion)
Date: Tuesday, October 22, 2024 10:26:33 PM

**WARNING: This external email is from
lorigwiseman97@gmail.com.**

October 22, 2024

Dear Mr. McCarty and APC Members,

We were surprised and disappointed that Monday night's meeting held inadequate discussion and no solutions on the inequity of tree preservation on the west side of Phase III (200') vs the east side of Phase III (150'). The west side of Phase III has an ample amount of forest that backs up to the tree line. We are suggesting that Pulte considers changing the east tree preservation line to 200' and making the west tree preservation line 150'. Why not reverse this since the Kimblewick residents on Buchanan Lane and other neighbors that back up to these woods on the east side of Phase III paid a much higher lot premium than others in our neighborhood.

We are attaching a Google Earth satellite picture again, as we did in our email dated September 3rd. This shows the lack of trees on the east side around lots 75-77 which is directly behind our house at 2942 Buchanan Lane. The issue of this gap in the tree line was not discussed at the Monday night meeting. We believe this is a drainage area and it lacks a tree buffer. We invite any or all of you to come by and view this area for yourselves to fully understand the issue.

Also, going back to Pulte's offer of 150' on the east tree line, there is another problem. Due to the road along lots 71-77 veering to the northeast there is not 150' of tree buffer in that area. This area is also a drainage concern. How can Pulte expect to build up the house sites on lots 71-77 without disrupting the existing surface drainage in that area? This area of concern was briefly mentioned Monday night but not really discussed. Is this just being dismissed or will there be further discussion as there should be? We suggest omitting lots 71-77.

We hope this gives the committee more information and that our and our neighbors concerns will be considered.

Sincerely,
Brian and Lori Wiseman
2942 Buchanan Lane

Attachment: Google Earth Pictures

Cc: Ryan Collingwood, Rex Ramage, Patrick Tamm, planners@westfield.in.gov

From: [Jerry Gygi](#)
To: [planners; planners](#)
Subject: Kimblewick 55+
Date: Tuesday, October 22, 2024 10:44:52 PM

**WARNING: This external email is from
gmpartsman37@yahoo.com!**

Hi,

My wife and I have been to most of the Kimblewick meetings, and I watched the Advisory Plan Commission meeting Monday night on You Tube about the expansion of Kimblewick.

We would like to thank all of you for listening to us and voicing our concerns (as well as your own concerns) on this topic.

The newer version of "Phase 3" is much better than before.
We like the idea of fewer homes and preserving more trees.

We chose this lot on Ruffian Drive because it is close to the pond and trees as we really enjoy the wildlife and how quiet it is up here in the north west corner of Phase 1.
The northern part of Phase 3 is like a mirror image of the Ruffian Drive "loop" in Phase 1.
I would think that the new Kimblewick Phase 3 home buyers would enjoy the secluded area, the trees, and NO trails as much as we do. It's very quiet and peaceful back here.

The fact that there aren't any homes behind us, and the fact that there will never be a trail or path behind our back yard was a deciding factor for our new forever home lot and the floorplan we chose with the bedrooms, great room, covered patio, and big windows facing the backyard, pond, and woods.

We absolutely do NOT want any trails or walking paths behind us or in the woods.
We all paid a premium price for these lots., and we are grateful for the larger 150 and 200 foot buffers in the latest version from Pulte.

The thought of cutting down some of the trees to put in a new trail or path goes against preserving the trees that we are fighting to keep. We already have several miles of trails, roads, sidewalks now.

It "feels" like we need a larger club house for meetings and get together. WE have been turned away to several dinners and events at the Carriage house. That is very frustrating.
We can never have all of the neighbors together for Movie Night or a Christmas party, or a cook out, or maybe a meet and greet for new neighbors, etc.
There just isn't enough useable meeting or dining space. Maximum capacity of 60 persons for 664 homes? Really?

It would seem silly to rent a hotel meeting room for a big crowd.
I get Pulte's view about "every day use" and multiple small group functions. It's hard to meet new neighbors that way.
I still work during the day and use the fitness center, pool/hot tub and fire pits in the evenings and weekends when I can.
I appreciate the Carriage House being open until 9pm.
This was a HUGE selling point for me.

We also use the trails and sidewalks, and visit the Dog Park daily.

I can see both sides of the argument regarding the size of the Carriage house.
It seems like this topic is for Pulte, the HOA, and the residents to figure out.
I am open to ideas.

Any new connecting trails should be paved to be smooth, safe, and more durable.
Someone suggested mulch on the trails. That would blow away in the wind or wash away in a heavy rain (look at any driveway or sidewalk after a storm). What a mess. NO way.
Mulch has to be replaced all of the time, and it would be harder to clear the snow and leaves away.
A single paved connecting trail should be fine to get to the Carriage House and the amenities.
The homeowners in Phase 2 have to drive, ride, or walk twice as far as Phase 3 would. ...it's fine.

We love Kimblewick and our great neighbors, and we will welcome our new neighbors.
If we have to have more homes built behind us, then I would prefer they be part of Kimblewick instead of a different builder and different subdivision.

We are glad to be in Westfield and can't wait to visit all of the new restaurants and shops at 146th & Towne Rd!

Thank you again!

-Jerry Gygi
-Chris Flora
2785 Ruffian Dr.
Westfield, IN.
#317-518-2297
gmpartsman37@yahoo.com

From: [Laurie hartman](#)
To: mlhart521@aol.com
Cc: [Victor McCarty](#); rex.rampage@pultegroup.com; [planners](#); [Patrick Tamm](#); [Dean Lerg](#); [Klerg](#); [Tom](#); [Karen Boehrer](#); [Vernon Reizman](#); [Tamara Reizman](#); [Brian Wiseman](#); [Lori Wiseman](#); [Paul C. Johnson](#); [Richard Rody](#); [Robert Bechert](#); [Ryan Collingwood](#)
Subject: Re: APC meeting 21-October-2024 RE: Clairborne Farms (Kimblewick) Phase III PUD
Date: Tuesday, October 22, 2024 11:04:48 PM

**WARNING: This external email is from
laurieharts@gmail.com!**

Dear Victor and Patrick,
Thanks for putting time into this project that takes you away from your families.

Dear Rex,
I hope that you can hear me as someone who is excited to live in a Pulte/DelWebb community but has serious concerns....

Here is my biggest concern: Pulte put an egregious plan on the table for phase 3 - One that could never fly - And then came back with a smaller version to look like a hero. That feels completely disingenuous to me. I believe that if anyone would look at the communities in phase 1, they would see that amenities, open space, and walking paths - even paths around houses - were emblematic of the community. There are two gazebos for heaven's sake and a yoga garden and two dog parks. Do you really think that phase 3 has any of the spaciousness and the charm and the amenities of phase 1?

In response to my husband's email let me amend the following...

1. I agree that the homeowners who paid high fees for a beautiful view should not be discounted in Pulte's surprise proposal of yet more homes to be added to our community.
2. Agreed
3. FACT... we need more trails. The fact stated that there are 3 miles of trails is a small number. My husband and I walk 2 to 3 miles almost every day. So 3 miles of trails is barely adequate and certainly not conducive to variety. I would challenge Pulte to take a poll of how many people walk their dogs daily. My husband and I suggested trails through the woods in an effort to 1. Make the trails more pleasant and 2. Prevent the trails from passing close to homes. Yet, at the same time, Pulte has designed Kimblewick with many paths that pass behind homes. Just look at all the paths in the north and south sections. So many pass behind or between homes. If people are so bent on preserving forest, then adjust the paths to go next to the woods behind the houses. And, for the one homeowner who said that she bought because she was told there would not be a path behind her house.... Just let her know that I was told that only homes with 2 acre lots would be behind mine.... And, by the way, I probably have one of the smallest distances between my home and the walking trail - Lot 154. Please do not dump another 150 plus homeowners onto the existing trails. It is not pleasant to

be walking and then have to jump out of the way of an electric bike or swerve to avoid a dog who wants to be friends.....

4. Noted in another email. While Pulte has made great arguments that the Carriage House is adequate for the neighborhood, it has not addressed the very serious design flaws. Room capacity is just one issue in which Pulte has ticked the box. But room comfort is another animal altogether. If Pulte, as it has claimed in the meeting last night, has done so much research, how is it that, when our "100 capacity gathering room" is full is it so acoustically uncomfortable? What is Pulte's plan to make the room capacity - room comfortable?

As I listened to the meeting last night, I saw the tension... Does the APC become a referee between Pulte and the homeowners? Or does the APC challenge Pulte to work with the homeowners to come up with a solution? Does the APC block Pulte until the homeowners have come to a place of accommodation?

My only plea is that voiced by one of the APC members.... We all bought into this community to live out what some might call "our golden years." We paid high premiums for lots and homes because we wanted to be in a community where we could enjoy activities and fellowship to bring joy to our lives. We are asking the APC, because they are the only ones who can, to rein in Pulte's ambitions and so create an oasis for us.

Thanks so much for listening,
Laurie Hartman

On Tue, Oct 22, 2024 at 8:05 PM mlhart521@aol.com <mlhart521@aol.com> wrote:

Dear Victor,

Thank you for the robust discussion at the APC Workshop yesterday concerning Clairborne Farms (Kimblewick) Phase III PUD. I appreciated the opportunity to hear the Westfield planners discuss this complex issue. I have been encouraged by this process and have told my friends that the Westfield government is truly trying to serve the citizens of Westfield. However, as good as the discussion was last night, I would like to highlight some points that were not, in my opinion, adequately discussed.

1. I would like to support the proposal by some of my neighbors to delete lots 71-76. Behind these lots, there will not be 150 feet of tree preservation due to the curve in the proposed street - this was downplayed by Pulte. Importantly, there is a large gap in the tree line in this area (in the drainage easement). So, with the current proposal from Pulte, there will be no tree preservation in a large area. This impacts the view of several of my neighbors who paid very high lot premiums in order to have this view. I hope that the Planning Commission will study this more carefully in the next workshop.
2. There was inadequate discussion of the inequity of 200 feet of tree preservation on the west and only 150 feet on the east. Our proposal to split the difference (175 feet on each side) was mentioned but there was no discussion of the FACT that there is ample forest on the west beyond the proposed Kimblewick phase 3 boundaries. This inequity needs to be corrected. I felt that Pulte dismissed this issue.
3. Regarding trails - there was no discussion about the FACT that with no new trails

in the new neighborhood, all of those residents will end up walking on the trails behind Buchanan Lane. I like my neighbors and enjoy waving to them as they walk by, but I don't want a traffic jam of walkers, dogs and bikers behind my house. Regarding objections of 5 neighbors (3 in the west and 2 in Kimblewick) to adding trails, I would counter by saying that when I asked the ~100 residents attending our Kimblewick Town Hall on October 16 who would favor more trails in the new neighborhood, the vast majority of the room supported it. Patrick Tamm called it a "landslide". Victor, you were there as well and saw that huge majority of residents favoring this proposal. I think our neighbors on Ruffian Drive could be reassured that if a trail went through the forest, it would not be visible from their back yard, especially if the tree preservation area is increased to 175 feet. I take Pulte's point that the trails could remove 2.6 acres of trees - that is a fair point. So, why not compromise and build half of the trails that Laurie and I proposed (the diagram was shown at the APC meeting)? I think we can live with 1.3 acres of trees being removed for an amenity that will benefit the entire Kimblewick community.

I hope these points make sense and will aid the Planning Commission in considering this proposal from Pulte. I am also copying Rex Rampage from Pulte. Laurie and I have spoken with him in August and he was receptive to feedback. I hope that Rex will also find these points reasonable and worth considering.

Sincerely,
Mark L. Hartman, MD
[2962 Buchanan Lane](#)

Via email: vmccarty@westfield.in.gov
rcollingwood@westfield.in.gov
ptamm@westfield.in.gov
planners@westfield.in.gov
rex.ramage@pulte.com

October 23, 2024

Westfield-Washington Advisory Plan Commission

Re: Docket 2409-PUD-20

Claiborne Farms Phase III PUD

Re: 10/21/24 workshop

Dear Westfield planning department and Pulte:

I was extremely disappointed with the Kimblewick phase 3 workshop. Though myself and numerous neighbors wrote to express our concern with the tree preservation areas there was little, if any, discussion as to why the west has 200 feet and the east has 150 ft. Furthermore, my lot and my nearby neighbors do not have the 150 ft. stated by Pulte's attorney. That was a misleading statement. The bend in the proposed road to the east and the pathway proposed to tie into phase 1 minimizes our tree preservation area from approx. 145 ft (behind) lot 76 to at best approx. 25 ft. behind my lot (phase 1 #150). I have drawn a **solid** black line on the attached exhibit to point out the lack of trees from my lot to the phase 3 street, that is the result from the slight bend in the street and the proposed connector pathway to phase #1.

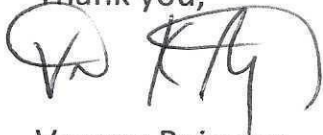
Furthermore, the gap in trees behind lots 74 to 76 was not addressed at the meeting. Please walk this area to see what is meant by this and/or see the map view attached to the public comment letter (page # 126) from Lori and Brian Wiseman.

Solution to both issues: remove lots 71 to 76. Maintain the minimum 150 ft (or 175 ft) tree preservation line straight north and plant additional trees into the "gap" area. Move the connecting path to phase 1 up 50 ft. into the trees. There is a sufficient gap in the trees to allow for this, along with appropriate drainage. See **dashed** black line on attached exhibit.

Please review section 2 and section 5.3 (B) of original ordinance 19-46 calling for maximum of one home per acre in the southwest district. Though I was not here when original Kimblewick was passed, it is clear the original parties intended to reduce density as development moved to the west and thus these sections were included into the original approval. The latest rendition shows 150 homes on 87 acres. Pulte can attain 1.5 homes per acre by removing an additional 20 homes. ($130/87 = 1.5$). Taking out lots 71 to 76 and lots 22 to 27 achieves 138 homes. Though only 1.6 homes per acre, I would support that number if the tree line is maintained. A gazebo added to the western side of this street with maybe a small dog park along with extension of the trail to this western area (lots 22 to 27) and you have a real nice community. Find a way to provide for an additional trail on the western side and you have a 4-star project.

Finally, my neighbors and I strongly disagree with Pulte statements on the carriage house usage. I found their representation of usage to be grossly misleading. A small group meeting with regular users might be the best way to sort out the facts. Address homeowner carriage house concerns and earn the 5th star for this project.

Thank you,

A handwritten signature in black ink, appearing to be 'V. Reizman', written over a circular stamp or mark.

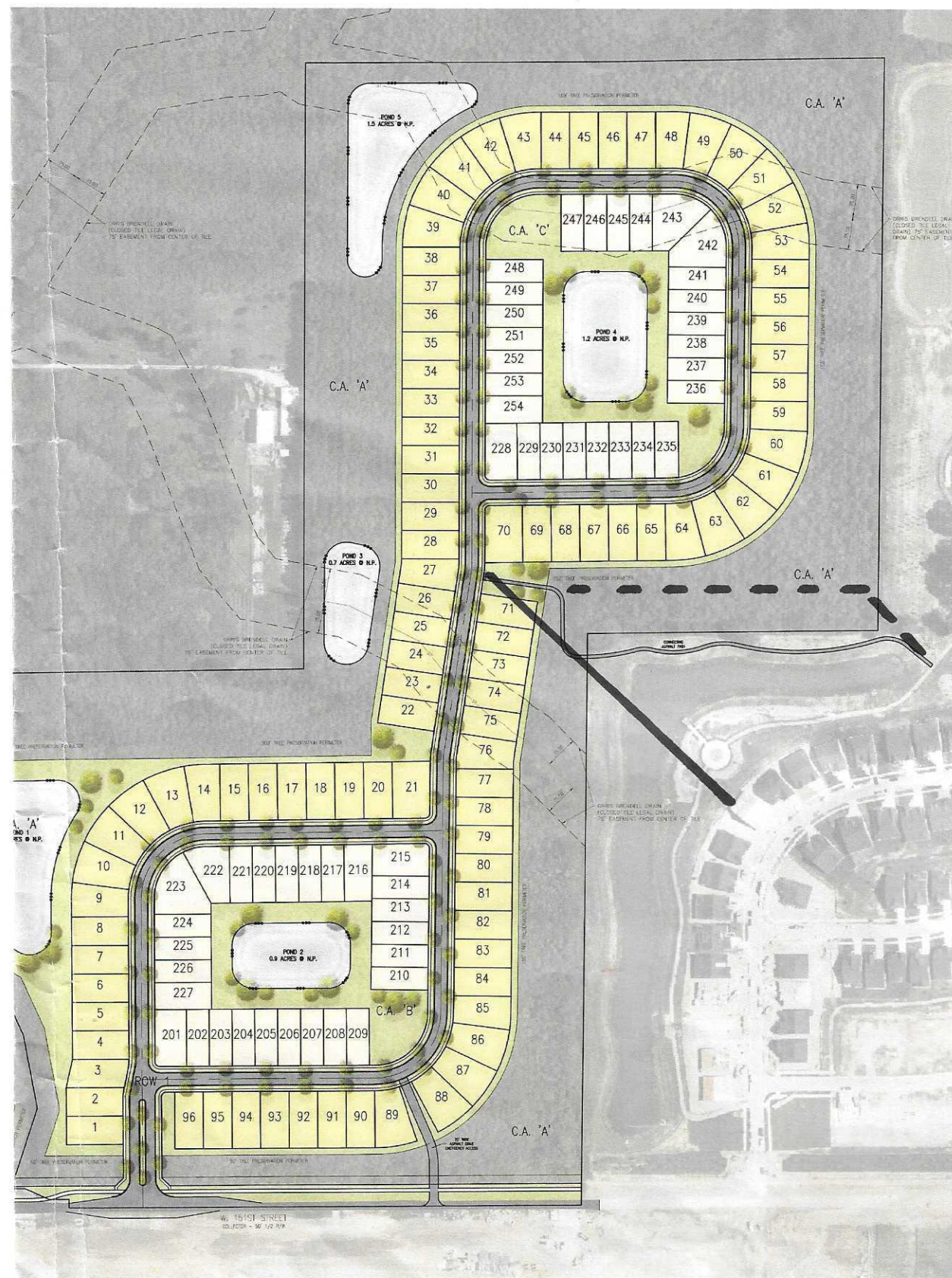
Vernon Reizman
2934 Buchanan Lane

Attachment: phase 3 map exhibit with black markings

CONCEPT PLAN
PULTE GROUP
NORTH OF W. 151ST ST.
MILTON CO., INDIANA

Reisman
10-23-24

Exh. b. + 1



From: [Marc Epstein](#)
To: [APC](#)
Cc: [Suzanne Hagener](#)
Subject: City council update
Date: Wednesday, October 23, 2024 10:14:05 AM

**WARNING: This external email is from
epsteinmarc@icloud.com.**

I attended remotely the recently held council meeting. I object to using the swipes for considering usage for the reasons that many don't swipe, couples entering together & groups regularly & we only have than 300 homes built or occupied.

A few things:

1. Pulte to add pickleball lines to existing tennis courts, 4 total & portable nets, sooner than later (for use spring 2015) &/or adding another 2 courts adjacent to existing or even more in block 1 or home sites 71-75 & other amenities?
2. I like the idea of hosting large parties off-site, the \$100+/person would be easier to swallow, although I do like some of the events such as wine night & men's breakfast etc.. to be held more than 1x/month.
3. They could relocate Angela & new event coordinator to sales center &/or offsite, & reconfigure those spaces.
4. If they want to save money they could slightly reconfigure the outdoor pool to prevent the need for the 2nd lifeguard. I've heard the cost of lifeguards in \$30k per. Sounds kinda high for 3-4 month season?

Marc Epstein
916-724-9161

On Oct 18, 2024, at 4:40 PM, Marc Epstein <epsteinmarc@icloud.com> wrote:

Hello,

I am a resident of Kimblewick Del Webb in Westfield Indiana. I attended the meeting earlier this week with Patrick Tamm. I want to express my thanks for working on our behalf to address our concerns with the proposed addition of approximately 150-200 homes in our subdivision, this is on top of 30-40 already in process north of phase 1.

While the proposed revision is better than the first plan, **it is far from where it needs to be to satisfy us.** Specifically, it needs to address some very important issues which impact our neighborhood:

Impact on amenities has not been addressed

- Larger amenities - The impact to the clubhouse, pool, pickleball courts, workout room etc. has not been addressed. As a community, we continue to refute Pulte's math on how the existing facilities can handle 150 more homes. Not sure how they are counting the usable space, such as the administrative areas (they could move some of the staff), mechanical space should not count.
- **Recommendation:** Pulte must address this! Several options that have been discussed include: donating Block 1 as well as giving the existing sales office structure to the HOA so that in the future, the community can determine what is required. I suggest that pulte be proactive addressing some of these items now because at times we already have issues, more than 8 people waiting for courts, spa having people waiting.

Exit paths are needed for west expansion

Single exit even expanded to 2 lanes input probably don't cut it, need north exit path in case there is an issue on the south.

We sincerely appreciate your hard work and dedication. We moved to Westfield from Northern California a year ago. We love this community and are very happy we chose to make our home here. We look forward to working with you to ensure Westfield stays strong and vibrant for years to come. Please do not hesitate to reach out if you would like to discuss in more details.

Regards,

Marc Epstein
14962 Flying Ebony Trail
Westfield, IN 46074
phone: 916 624-9161

From: Laurie S Jasinski
To: PTamm@westfield.ingov; [planners](#)
Subject: Reference: Ordinance 24-45 Claiborne Farms Phase II PUD
Date: Wednesday, October 23, 2024 2:44:17 PM

**WARNING: This external email is from
lauriesjasinski@gmail.com.**

I am again writing to express my strong opposition to the proposed "neighborhood" expansion to the current Kimblewick Del Webb neighborhood.

I am asking you to vote NO to Pulte's request to annex to and add to Kimblewick Del Webb

1. Annexation to Kimblewick Del Webb when ONLY 60% has been buildt out does NOT address overcrowding issues currently at the carriage house nor does it address a 30 to 40% in the amount of new home owners that result in this expansion.
2. If 3 to 4 additional builders are also waiting for an opportunity to build this area then I believe their possible proposals MAY be better than adding Pulte's proposal
3. Again re-zoning is still NOT beneficial or fair to current owners just west of our neighborhood and should NOT be based on how much more money in taxes would be beneficial to the city.
4. We all know the city of Westfield wants to get the most dollars and as quickly as possible, but can't you stall before grabbing the first offer. Maybe a future offer would be better for all!
5. PLEASE DO NOT BASE THIS RULING ON EASY FAST DOLLARS!

Laurel S Jasinski
2511 Old Rosebud Ln
Westfield, Indiana 46074
317.966.1499 Lauriesjasinski@gmail.com

October 23, 2024

Mr. Patrick Tamm

Mr. Victor McCarty

Westfield - Washington Township Advisory Plan Commission

Other City Officials

Mr. Rex Ramage

Re: Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD Revisions

Thank you to Patrick and Victor for taking the time to meet with Kimblewick homeowners to discuss the revised Phase 3 plan and to the Commission members who are working to reach a resolution that addresses the interests and concerns of all parties. We watched the APC workshop meeting on October 21, 2024 and would like to comment on those topics that we hope can be addressed in more detail in future conversations with Pulte and at the next APC workshop meeting.

1. Tree Preservation Area Encroachment on Eastern Border

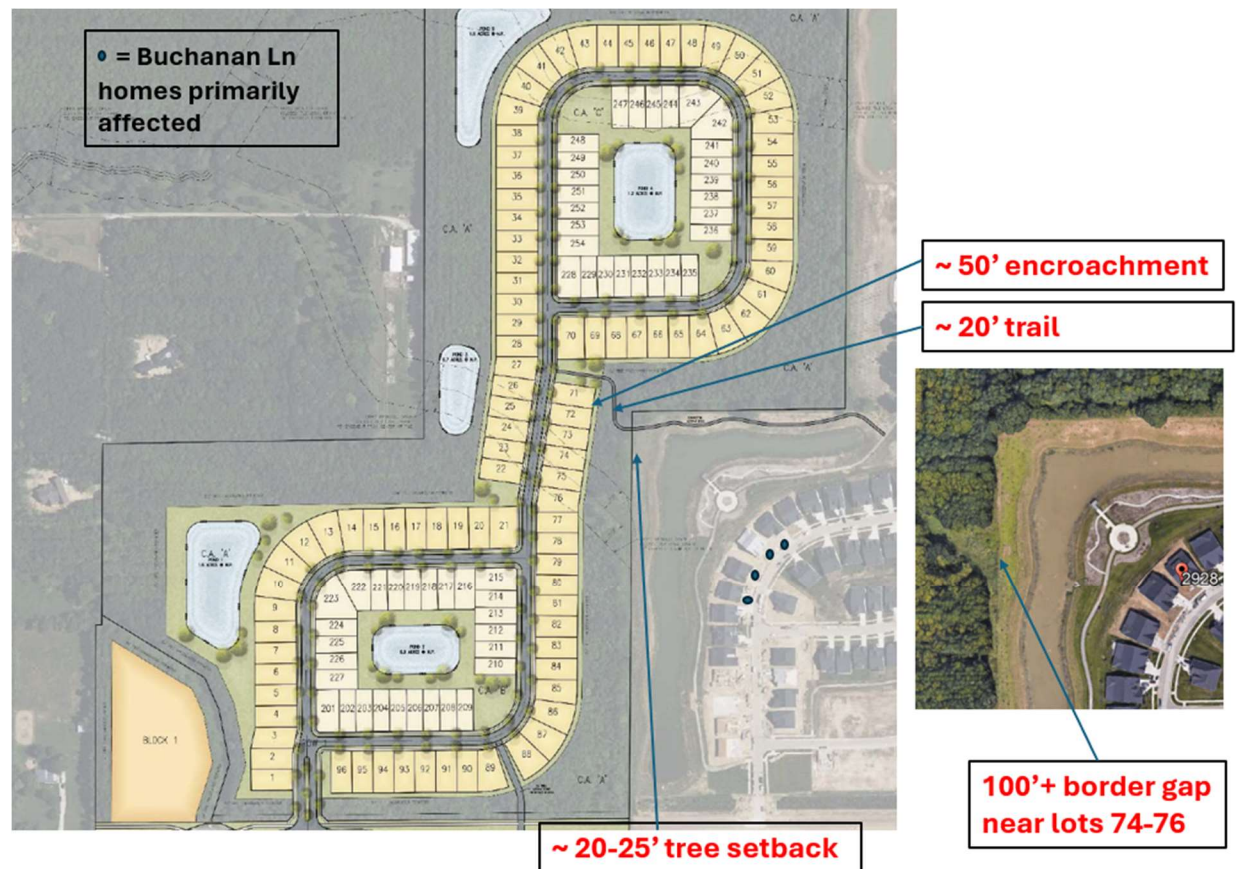
Neither Pulte's comments regarding the 150' tree preservation area on the eastern boundary, nor their diagram depicting the various distances, pointed out the encroachment into the preservation area along lots 71-76.

- In this area, the tree preservation is reduced from 150' to approximately 100' by the time it gets to the northern part of lot 71.
- Further, unlike much of the eastern border, the trees are set back from the eastern property line approximately 20' – 25'.
- In addition to this, the planned Phase 3-to-Phase 1 trail connector goes through the trees and reduces the preservation area even more – the 150' north-south portion (behind lots 71 and 72) requires approximately 20' of tree reduction. And its exit from the trees creates approximately a 20' gap.
- This portion of the tree preservation area is further compromised by an existing 100+ foot gap in the trees which is in the general area of lots 74 to 76.

The result is that our home (2928 Buchanan Lane), and those of a number of our neighbors, will have an effective tree preservation area of approximately 55' (100' due to encroachment – 25' setback – 20' north-south trail). These are the homes for which Pulte charged the highest lot premiums (up to \$110,000) based on the tree view.

The situation is depicted in the graphic on the following page.

Impact of Lots 71-76



Proposed Solution: No homes were included in the initial proposal along the road which connects the two major home areas. We recommend eliminating the lots on the east side of the connector road which were added (lots 71-76) which would allow the preservation area to be increased. We also recommend moving the Phase 3-to-Phase 1 connector trail as discussed in item 2 below.

We would like to point out that the reduced number of homes presented in the revised Phase 3 plan is still 2 homes/acre which is 2x the number of homes in the PUD-defined Kimblewick Southwest District (1 home/acre) in which the Buchanan Lane homes affected by lots 71-76 are located.

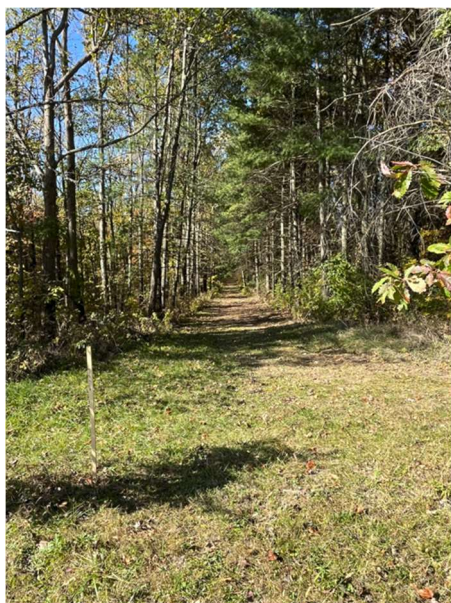
2. Phase 3-to-Phase 1 Trail Connector

As discussed in item 1, the proposed connector trail requires tree removal and also creates a wide gap where the trail exits the preservation area.

Proposed Solution: We propose that the connector trail be created as depicted in red in the following schematic:



There is an existing east-west trail through the preservation area in the general area of lots 72 and 73 which could be used for the initial portion of the trail as shown in the picture below.



The trail would exit the preservation area via the above depicted trail, travel a short distance in the current open area and then re-enter the preservation area as it goes east and use what appears to be a four-wheeler trail just inside the tree line. Although we could not walk on that side of the property line, the trail appears to provide a 15'-16' opening with minimal (if any) need to remove existing trees.

The concern about running the eastern portion along the outside of the preservation area is that this is a sloped area and there is concern that trees on the outer portion of the preservation area would have to be removed to provide a level surface for this portion of the trail.

3. East-West Preservation Area Disparity

The preservation area is 200' on the west border and 150' on the east border. There is already significant tree growth along the area west of the Phase 3 west border.

Proposed Solution: We propose that the preservation area on the east and west borders both be 175'.

4. Additional Walking Trails

The only new trail being planned is the Phase 3-to-Phase 1 trail connector. The schematic shown by Pulte suggested that only one neighbor was interested in additional trails, but this was an item that was raised in many of the verbal and written public comments which were provided and there was considerable support for additional trails from the attendees at the recent Kimblewick homeowner meeting.

Proposed Solution: The trails through the trees in the Kimblewick area south of 151st Street have trails plus border area widths of 15'-18' in areas where spacing does not allow for 20' of width. Could additional trails be built within the existing tree spacing at the small end of this range (say 15'-16')? If the entire loop system depicted in the APC meeting cannot be accommodated, could a portion of this be built?

Thank you for considering our input.

Sincerely,

Tom and Karen Boehrer
2928 Buchanan Lane
Westfield, IN 46074

Corrections and omissions in the Workshop session...

- At 15 minutes in Pulte rep cites modifications to allow 150 or 200 feet tree preservation buffers.
No acknowledgement is made that there is still only 50 feet of tree preservation buffer on the southern edge facing 151st St.
- At 17 minutes in Pulte rep cites moving the entrance from 151st street westward to align with the pond and enhancing the plantings on the berm.
See correction below (23 minutes). This mound is not high enough to shield headlights from bedroom windows.
- At 20 minutes in Pulte rep illustrates the distances between various neighboring homes, including Buchanan and Ruffian homes. Statement was made that the changes to the tree preservation areas were in consideration of the expectations of the purchasers, even though the land owners had no obligation to preserve trees.
No reference was made to the homes on Carbine Circle and Arkle Drive. These homes are not even pictured on the slide. Carbine and Arkle purchases were even more recent, and these buyers had the same expectations of a forest view also based on representations made by Pulte sales staff.
- At 23 minutes in Pulte rep cited enhancements to the berm to mitigate headlight sweep from the entrance.
This is not sufficient, as homes on either side of the pond have direct line of sight from bedroom windows to street level today. Unless the berm is raised at least 4 feet, lights will still shine into bedroom windows from between tree trunks as cars turn out of the entrance.
- At 24 minutes in Pulte rep cited the 50 ft tree preservation buffer as meeting residents' preferences vs. looking at open sky above the existing landscaping south of 151st .
Given that 50 feet was not considered sufficient for eastern or western neighbors, why is 50 feet considered preferable for this border? Residents were objecting to having no tree preservation buffer, not suggesting that 50 feet would be sufficient.
- At 34 minutes McCarty states there are 2 different groups – one wanting less houses and more amenities, and the other wanting more houses to pay for additional amenities.
Having read all the submitted comments to date – I do not believe this is an accurate characterization. I see no comments asking for more houses. This is

a narrative Pulte has tried to promote, without success.

- At 48 minutes Rex Ramage (Pulte) begins an extensive list of examples and unsupported statistics attempting to make the case that the amenity center is not undersized.

These examples ignore a number of facts.

- **Current resident count is less than ½ of the planned end count. Resident concern is based on the expected end state rather than the present state.**
- **Seasonal differences are ignored. Many residents are enjoying the warm weather for outdoor activities and exercise, reducing their time in the gym, pool, and event spaces.**
- **National Del Webb statistics are based on existing Del Webb locations, the largest of which are in warm climates where outside spaces are regularly used for events.**
- **Cited Pulte sf/home standards are not adjusted for smaller communities to account for the fact that HOA office space and grand entrances take up a greater fraction of the facility than in larger facilities. Office space and entrance halls do not contribute to usable space for residents.**
- **Planned events which were poorly attended or cancelled due to lack of ticket sales were given as an example. It is equally possible that this was the result of a lack of continuity while the Lifestyle Director position was vacant.**
- **Comparisons to Britton Falls are often made. While there is some conflicting information around the total sf of Britton Falls amenities, it is notable that an additional event center was needed, in addition to the amenity center originally sized by Pulte.**

From: [HP GGS Smith](#)
To: [ABC](#)
Cc: [Bex Ramage](#)
Subject: Kimblewick Phase III latest concept plan is unacceptable at southern border
Date: Sunday, October 27, 2024 4:18:09 PM
Attachments: [image001.png](#)

WARNING: This external email is from smith16809@gmail.com.

2 aspects of the current Concept Plan are totally unacceptable.

- The residents south of 151st street on Arkle and Carbine paid lot premiums in expectation of a forest view, no different than the residents on Buchanan and Ruffian. The latest concept plan acknowledges 150 feet of tree buffer as a minimum acceptable tree preservation border for Ruffian and Buchanan residents. The same consideration must be given to Arkle and Carbine residents, who also paid significant lot premiums in expectation of forest views based on Pulte sales representations.
- The photos below illustrate the inadequacy of the existing berms on the south side of 151st. Additional plantings will not fix this. The berm must be raised to mitigate the glare from headlights turning out of Phase III.

I placed a small lantern on the utility box due North of the pond fountain. The top of the lantern is less than 34 inches above the surface of 151st Street. The 1st photo was taken standing in front of my bedroom window. The other 2 were taken seated on my patio. This is only a small lantern. Imagine dual headlights turning right out of the entrance. I am sure some of the Arkle neighbors will have a similar issue.



From: kathryn garrity <kgarrityfsa@yahoo.com>

Sent: Wednesday, October 16, 2024 4:49 PM

To: Patrick Tamm <ptamm@westfield.in.gov>

Subject: Re: Kimblewick phase III

**WARNING: This external email is from
kgarrityfsa@yahoo.com.**

Patrick

Thank you for hosting the meeting last night.

You asked for responses in writing about what was still most important to us.

The mix of homes and green space is greatly improved. It sounds like at least some of the green space will preserve existing trees and that is also great.

My ask, echoing a comment from last night, is that some of the new green space (maybe one third of it??) include pedestrian trails through it. I would like to see more than the one trail linking the new phase to the club house. There should be other purely recreational trails.

THANKS again,

Kathy

On Tuesday, October 1, 2024 at 03:24:03 PM EDT, Patrick Tamm <ptamm@westfield.in.gov> wrote:

Kathy:

Thank you for your email. I understand that many are deeply invested in preserving the character of our neighborhoods and the value of your homes, a sentiment I wholeheartedly share.

First and foremost, I want to express my sincere apologies for the delay in my response. My recent travel schedule has been extensive and uncharacteristic, and I appreciate your patience during this time.

The proposed development plan has sparked a lot of discussions, and I understand the apprehensions surrounding its potential impact on the neighborhood and surrounding areas. I am actively engaging with the developer and city planners to address these concerns and to find a solution that aligns with our community's values and needs – if it exists.

I have been in dialogue with several of your neighbors who share similar, if not identical, concerns—each perspective is uniquely valuable.

[If you watch the introduction of the proposal to “expand” Kimblewick \(Claiborne Farms PUD\).](#) (You can click the last sentence to watch, the video is cued up to the segment of the meeting. The questions/statement with the petitioner begin at 31:15). I personally discussed some of the initial concerns that residents had already shared with me in person, via phone, and email.

The Kimblewick project (Claiborne Farms Phase III PUD) process as currently scheduled looks like the following as introduced at the August 26 Council Meeting:

Ordinance 24-45: Claiborne Farms Phase III PUD

First Reading: August 26, 2024

APC Public Hearing: September 3, 2024

APC Workshop Anticipated Date: October 21, 2024

APC Recommendation Anticipated Date: November 6, 2024

Adoption Consideration Anticipated Date: November 11, 2024

Documents: [Ordinance 24-45](#) | [Concept Plan](#) | [Project Narrative](#) | [Location Map](#)

Please note this would be the fastest possible schedule. I believe with the amount of community feedback – additional APC Workshops may easily be merited – depending upon feedback and reaction from the initial workshop on October 21.

I want to assure you that I am fully committed to advocating for your interests and ensuring that your voices are heard. Your concerns are valid and important, and I am here to support you every step of the way.

You may also text me at any time at 317-902-3772. This is my personal mobile number. I am always quicker via text than email.

Sincerely,

PTT



PATRICK TAMM

City Council
317-914-9603

www.westfield.in.gov
, Westfield IN 46074

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From: kathryn garritty <kgarrittyfsa@yahoo.com>

Sent: Wednesday, August 28, 2024 8:28 PM

To: Patrick Tamm <ptamm@westfield.in.gov>

Subject: Kimblewick phase III

WARNING: This external email is from
kgarrittyfsa@yahoo.com

I am writing to give you my concerns on the current Pulte proposal for a phase III of Kimblewick near 151st street and Shelborne.

I moved to Westfield in November 2022 and live in phase I of Kimblewick. One of the things that attracted me to the community and that I enjoy as a resident, is the walking trails that include three patches of preserved large trees. I believe encouraging developments that preserve some level of natural habitat will make for a more welcoming and sustainable community. The plot of land under consideration for this new development is currently almost completely forested. My first choice would be for the land under consideration never to be developed. I realize this is not realistic and I knew Westfield was growing

rapidly when I chose to move here.

What I think is realistic is to have the plan for phase III modified to have land use similar to the first two phases of the Kimblewick development. I have shared this feedback with Pulte but also wanted to share it with Westfield officials. Getting to a reasonable split of homes and open land within the Kimblewick phase III property requires looking more carefully at the proposal that also includes two parcels that will not be part of Kimblewick. The proportion of "common area" and green space is concentrated in the separate piece with access off Shelborne road. It looks like a lot of the common area in the Kimblewick section is in the ponds and there is very little green space.

I am guessing the Kimblewick share of this new proposal is about 80 acres. I am guessing phase II of Kimblewick is at least 125 acres and has 216 home sites. So for phase III of Kimblewick to be similar in density to phase II it should likely have only about 140 homes not 202.

I would like to say that overall my experience with Pulte has been good and I am hopeful they could create a better neighborhood on this land than some others might. I just want to see a consistent quality of the phase III with the earlier phases of Kimblewick.

Kathy Garrity
2701 Old Rosebud lane
Westfield

From: [Victor McCarty](#)
To: [Rex Ramage](#); [Ryan Collingwood](#)
Subject: Fw: Post APC Workshop Comments on 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD
Date: Tuesday, October 29, 2024 10:34:18 AM
Attachments: [ATT00001.png](#)
[cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

City Council, District 2
317-766-4493

www.westfield.in.gov

2728 E. 171st St., Westfield IN 46074

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From: TONJA EAGAN <tonjaeagan@comcast.net>
Sent: Tuesday, October 29, 2024 12:05 AM
To: Patrick Tamm <ptamm@westfield.in.gov>
Cc: Council Members <CouncilMembers@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>; planning@westfield.in.gov <planning@westfield.in.gov>
Subject: Post APC Workshop Comments on 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

**WARNING: This external email is from
tonjaeagan@comcast.net!**

Dear Councilman Tamm,

The APC Workshop for Pulte - Kimblewick was encouraging to hear some of the modifications Pulte has made from their initial recommendations for Phase III. However, **significant concerns by residents still exist.**

1. Pulte indicated that **Block 1** is permitted for one home only at this time. There is a strong belief that they will seek to repurpose that area to add a fire station which would be extremely loud and disruptive in the middle of a three-phased neighborhood layout with the fire station being in the immediate vicinity of three main entrances where elderly drive, walk and ride bikes. **Can Pulte guarantee Block 1 will remain only for one home?** Or better yet, they don't buy Block 1? Or they donate it to the HOA?

2. The **Carriage House amenity stats** don't tell the full story of when Kimblewick neighbors want to congregate. The reason for buying into a Del Webb Community is for the "community" and using amenities along with your peers. We could join a gym for less money if we wanted to work out alone or we could join a Golf Club, but we became Del Webb residents to be part of a **unique communal experience for older adults.** Therefore, group experiences are very important to engage with neighbors through the Ladies Luncheon, Men's

Breakfast, Wine Appreciation Group, Trivia Nights, holiday events, exercises classes, etc.

The **Craft Room is so small** that people feel cramped in and uncomfortable. The painting classes in the Craft Room were so tight that it made people uncomfortable to go. When I attended, I could not stand up and go to the bathroom once the class began due to being trapped between the table and wall and elbow to elbow in a row of people. Over crowding made people quit signing up for some classes. From what my neighbors have shared with me the **exercise classes vary greatly by quality of instructor** so I have heard that the popular classes always have a waiting list. There is also an issue of **exercise class no-shows not being charged** a penalty if they miss a class and take up a spot that a waiting list person did not get. The **tennis courts** need to be multipurpose to also be used as pickleball courts as there is a lot of frustration of residents waiting a long time to play pickleball in the mornings. Time of day and what season it is matters *a lot* for how and when amenities are used, which naturally causes ongoing highs and lows of usage.

3. Pulte suggests **residents pay to go offsite for neighborhood events** but that adds a lot of costs for residents to rent facilities plus a resident has to sign the contract and own the financial responsibility for a large group event. It adds inconvenience for elderly people to travel outside of their neighborhood for a so-called "neighborhood event." We want the **Del Webb experience of community**, which is why all of us who currently live here bought into the **promise by sales people that Kimblewick will remain a small tight community of not more than 510 homes**. The small close-knit community is a major reason we moved here! If you go to the Sales Office now, the maps on the wall and on the computers still show the small 510 home community as Kimblewick. It does not even show Phase II of the homes being added in 2025-26. **The sales process and maps continue to be deceiving to buyers!**

4. Pulte said **multiple lifestyle events had to be cancelled due to low interest**. They did not mention the high price tags added to events up to \$100 a person to attend. For months now residents have not been able to buy tickets online and must go in-person to the Carriage House to buy tickets. May of us in our late 50's and early-mid 60's still work full-time, so it is challenging to find time to buy tickets in-person. We have also gone months without a Kimblewick Lifestyle Director, thus communication and community engagement in events has waned in the absence of this important role.

5. Pulte could **donate the Sales Center to the HOA** instead of converting it into a home at the end of Phase III, so this space could be an extension of the Carriage House. It is on the same lot with easy access next door to the Carriage House and has parking. This space could be repurposed by the HOA into an event space for classes, crafts, and gatherings. It also could become office space for some of the HOA staff and where their office is located now could have the walls knocked out to expand the size of the exercise class room.

6. If Phase III proceeds, I support the idea of **Pulte not building homes #71-75 in Phase III**. This area should be a dog park and green space.

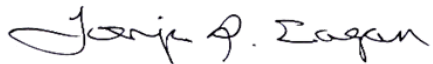
7. The **tree line on the southside of the forest facing 151st St.** should be *at least 150 feet* to maintain the forest tree line like the west and northwest sides. The berm across from the entrance of Phase III facing southside residents would need to be at least 4 feet higher to block headlights from constantly flashing into the bedrooms and living areas of southside residents. The 4 feet berm comes from residents testing it at night with lights.

8. There was discussion of **mulch paths for Phase III**. My caution is that

older adults often have mobility problems so having a solid flat stable walking surface is important. Walking on mulch can be high risk for falling, twisting ankles and other injuries. It also it **not accessible for walkers, wheelchairs and scooters.**

9. Last but not least, the **FOREST and the ANIMALS are going to be killed and destroyed - forever!** Once these **trees and all the wildlife are dead and gone**, they cannot come back. Trees provide oxygen, shade, noise reduction and habitat for hundreds of wildlife species and insects. This is an **environmental crisis as destroying a 25-year-old forest and decades of wild life habitat all for one reason.....MONEY.** Sometimes what is priceless, doesn't come with a price tag.

Thank you for listening. I look forward to the next APC Workshop. Some residents had APC Workshop "watch parties" so there were more people watching than the 25 or so people logged on You Tube. ;-)



Tonja L. Eagan, MPA, CAE, CFRE, CMFC
Resident: 2531 Old Rosebud Lane, Westfield, IN 46074 (317-945-4503)
tonjaeagan@comcast.net



From: [Victor McCarty](#)
To: [Rex Ramage](#); [Ryan Collingwood](#)
Subject: Fw: Photos 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD
Date: Tuesday, October 29, 2024 10:35:05 AM
Attachments: [ATT00001.png](#)
[cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

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From: TONJA EAGAN <tonjaeagan@comcast.net>
Sent: Tuesday, October 29, 2024 12:26 AM
To: Patrick Tamm <ptamm@westfield.in.gov>
Cc: Council Members <CouncilMembers@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>; planning@westfield.in.gov <planning@westfield.in.gov>
Subject: Photos 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

WARNING: This external email is from
tonjaeagan@comcast.net

Hello Councilman Tamm,

On the Kimblewick resident private Facebook page neighbors have been sharing some **photos related to Phase III** that I wanted to pass along. **These are photos taken in the last two weeks of the forest that will be destroyed for Phase III of Pulte's expansion of Kimblewick.**

Not only will the forest be ruined, but hundreds of species of wildlife and insects will be violently and tragically killed. The forest and animals will forever be gone and cannot be replaced once rows of homes and asphalt streets consume the land. Trees are key solutions to environmental climate crises facing many communities that over built for the land capacity.

Sometimes what is priceless, does not come with a price tag.

The fourth photo of rows of houses is what Phase III will look like in place of where

the 25 year old forest stands today. The contrast of the first three forest photos to the last one says it all.

A handwritten signature in black ink, reading "Tonja L. Eagan". The signature is fluid and cursive, with the first name "Tonja" and last name "Eagan" clearly legible.

Tonja L. Eagan, MPA, CAE, CFRE, CMFC
Resident: 2531 Old Rosebud Lane, Westfield, IN 46074
(317-945-4503) tonjaeagan@comcast.net





From: [Linda Monninger](#)
To: [APC; Rex.Ramage@pultegroup.com](#)
Subject: Kimblewick Phase III
Date: Tuesday, October 29, 2024 10:35:19 AM

**WARNING: This external email is from
linda.monninger@gmail.com.**

Linda Monninger <linda.monninger@gmail.com>

10:26 AM (1 minute ago)



to apc, Rex.Ramage



Sirs,

Upon hearing about the Kimblewick Phase III Expansion I was initially very disappointed and frustrated as I was of the understanding that we had purchased a premium lot related to trees across 151 Street. I had inquired about the future when we made our purchase if there were any plans for development and was informed that it was privately owned for a long time and was unlikely that they would ever sell the property. I am aware progress and change happens, although this was quick. We closed on our home April 2024.

I am very pleased that as residents that our voices are being heard and there is a collaboration to meet the requests of all interested parties.

We live at 3148 Arkle Road and were very concerned about the first proposed entry into the addition and appreciate greatly that it was moved to the pond area. After the workshop held on 10.21.2024 it was noted that several concerns had been addressed.

I would like to suggest further considerations:

1. Extending the tree preservation buffer along 151st in alignment with Buchanan's residents
2. Additional trees and shrubs planted on 151st current berm to reduce the anticipated traffic noise from the 202 homeowners traveling on 151st.

Thank you again for listening to our concerns,
Linda and George Monninger
3148 Arkle Road

From: [Suzanne Hagener](#)
To: Rex.Ramage@pultegroup.com; [Patrick Tamm](#); [APC](#)
Subject: New Kimblewick expansion comments
Date: Wednesday, October 30, 2024 7:51:48 PM

WARNING: This external email is from
shagener@aol.com.

Hello,

I am a resident of Kimblewick and am writing to let you know my concerns about the new addition. I do appreciate all the changes that have been made, but believe there are some additional considerations:

1. The 50 foot tree line along route 151 should be larger. It is a beautiful area and while I can appreciate Pulte wanting to develop it, I am requesting the tree line be equal to the 150-200 feet buffer on both the east and west side. The small 50 foot buffer will have a negative impact for homes along Arkle and Carbine Circle as well as the rest of residents.

I believe Pulte mentioned there would be more trees planted on the berm which is great to hear. However, it isn't the same as keeping a wooded area.

2. The impact on amenities has not been addressed. I saw the APC workshop video and the data that Pulte presented which indicated the community center was underutilized. I don't question the data but it required additional interpretation and there was no one there from Kimblewick to provide this. Several things were missing from their tabulations including: the unseasonably beautiful weather has driven people outside instead of inside the club house. Secondly, the roof was being repaired. I was in the community center for two hours during the repair, the noise was horrible! Also, I believe the spa was under repair for a week....I know I didn't attend the club for a week because of this.

We are concerned the new addition will over burden the club house based on our experience of living in the community.

There are several options Pulte could consider to help alleviate this issue including converting the sales office to additional amenity space. The kitchen and bathrooms are already built and frankly this would be a sunk cost to Pulte. It would provide additional space for crafts (the current craft room is too small for more than 8 people) and meetings.

I appreciate the open discussion that all of us are having on this issue. I believe we can work to find a solve for the two issues stated above.

Sincerely,

Suzanne Hagener
14962 Flying Ebony Trail
Westfield IN 46074
916 833 1016 cell

Sent from my iPhone

From: [Mike Gies](#)
To: rex.ramage@pultegroup.com; APC
Cc: [Kathie Gies](#)
Subject: 151 Street Phase III
Date: Thursday, October 31, 2024 5:32:44 PM

**WARNING: This external email is from
michaelgies@yahoo.com.**

I'd like to thank both of you for being understanding in our concerns for the future Pulte property north of 151st Street. When we moved into our new, forever home on Arkle Road we knew that the woods across 151st, would someday be developed, but certainly not this soon. When we moved in, the beautiful Red Bud trees were blooming, and it was spectacular.

The first layout you presented was a disaster. The lots were so compressed. I doubt that Pulte would actually build on that tight a layout. The second layout looks much nicer. You also moved the entrance from across from our home to the pond. We thank you for that. Although it is across from the pond, I feel that you should do something on the south side to block car lights from the homes near the pond. In a prior home we lived in, there were car lights shining in our home and it was irritating. That home didn't have the volume of 150 homes of cars driving out, so I can understand our neighbors fears.

Another concern is that the southern portion of the Phase III area will be too close to 151st Street and should have a common buffer area similar to the other areas of Kimblewick. By eliminating a couple lots, in the middle, the southern section of homes could be moved away from the street and it would be more appealing. The lots could also be sold at a premium, as they would adjoin a larger common strip.

The last, and to me, the most critical issue is the amenities. The club house and other facilities were set up for 500 homes and many of those aren't even built or occupied as yet. Many events in the club house are maxed out already. Then this summer Pulte slipped in another 40 homes on Towne Rd and now you want to add another 150 homes. That's almost 200 extra homes above a fully utilized set of amenities. You haven't added any extra facilities for these 200 homes. The only things you added were 5 extra ponds that the association will have to maintain. If they are anything like the scummy ponds we have now, it would be better to leave them as grass.

Have a wonderful day,

Mike Gies

MichaelGies@yahoo.com

From: [Marisela Mondragon](#)
To: [APC](#); Rex.Ramage@pultegroup.com
Subject: Kimblewick Phase III
Date: Thursday, October 31, 2024 8:57:45 PM

**WARNING: This external email is from
mondragonmarinela@gmail.com.**

To whom it may concern

We are Marisela & Javier the owners of the house on 3110 Arkle Rd and we decided to buy this house because we saw a beautiful forest in the back side of it. The sales person noticed our interest in the back landscape and used our preferences to convince us to buy this house, she never told us about the Phase III and the plans to disappear the forest.

So, now that we know about Pulte's plans, we are really upset and frustrated, we invested our retirement in this house because of the peaceful environment in an area that still looks rural.

I hope you can understand how big our disappointment is over the changes proposed by Pulte that, if implemented, will not meet our expectations and will make us unhappy.

From the environmental point of view, we need to plant more trees instead of cutting them, in order to keep the rural area in Westfield, to keep the neighbors happy and to contribute to take care of the environment and reverse the climatic change.

Please remember : "NO TREES; NO WATER."

As I mentioned our house is on Arkle Rd and as our neighbors in Arkle Rd, we consider the mound is not high enough to shield the bedroom windows from the headlights and we need take in consideration that the traffic will increase on 151st when the new phase is finished.

We agreed that a preservation buffer of 50 feet is not sufficient for south neighbors as it was not sufficient for eastern and western neighbors.

In regards to the amenity center that has been discussed in the meetings, we agree that it should be accommodated to receive new neighbors from the houses in the Phase III. Since there are many lots and houses not sold in Phase I and II yet. The

amount of people using the facility will increase considerably.

The last request is to relocate the main entrance in Phase III since the one in the actual plans in 151st would be a constant nuisance for some neighbors in Arkle Rd and Carbine Circle due headlights and traffic increase.

Thank you so much for your attention and prompt response.

Marisela & Javier Vargas
3110 Arkle RD

Fonda L. Holden
2522 Old Rosebud Lane
Westfield, Indiana 46074
713.444.5667 FondaLHolden@gmail.com

November 1, 2024

Patrick Tamm, District 4 Representative, PTamm@westfield.in.gov
Planners@Westfield.IN.gov
City of Westfield

Reference: Ordinance 24-45-Claiborne Farms Phase III PUD, Revised Concept Plan presented to ADP meeting October 21, 2024

Dear Sirs:

After watching the presentation regarding Pulte's revised concept at the October 21 ADP meeting, I find I am even more adamant about my opposition to Pulte's plan. Objections previously addressed remain unanswered and Pulte adds more fuel to the fire with erroneous statements. Please consider these concerns when reviewing the plans for the above-referenced project by Pulte Homes:

- This community is registered and marketed as a 55+ community with little regard for current/future owners' mobility and accessibility issues. Curbs are difficult to navigate and the distances between access points are found to be more than 40 houses apart. ADA crosswalks are only at the ends of the streets and there is rarely, if any, seating to rest. The proposed concept does not have any consideration of this either and is even farther away from the amenities offered. The parking area at the clubhouse fills with the current attendance with no room for expansion.
- Now, not only is the minimum of 200 feet of tree line that would preserve the wildlife in the proposed area not met, but the lack of consideration for the current homeowners that have made sizable investments in their property on the southern portion of the community will have multiple daily disruptions due to an inadequate shield to existing property owners. Pulte continues to gloss over an important error in judgment in what is appropriate protection.
- To keep the development in line with rest of the community, the density should not be less than what is currently provided in both residences and green space. There are approximately 400 homes built and sold with that concept and the continuity should continue to be reflected in any additions to the existing Kimblewick by Del Webb community and its amenities. The proposed design still destroys the Integrity of the community as it is actively being built. The current development has lots the same size that will hold the same floor plans proposed, but each house has access to either a trail, a pond or a forest area and does not just back up to or directly line up

to another structure. That is the community I was sold and if Pulte is insistent to building this area out and annexing it, they should continue the same concept and be consistent.

- Pulte representatives continued to misrepresent the use and availability of the amenities. Even with the current population, the Carriage House will not even accommodate all current activities currently planned, there are many lots still without homes. They misrepresented the availability of offerings. They misrepresented the ability to join in offered activities. They misrepresented the attendance. By having control of the HOA, they have created a calendar that does not consider the needs of the residents and favors the HOA. When the calendar works correctly, it opens up times to sign up for activities which fill immediately. I, for one, do not know my availability a month ahead of time. Whether those people can make that activity or not, the rest are locked out due to no availability. Yes, you can dress out and show up for the class in case there is room, but that is wrong. If you know of people that won't be attending the day before, you cannot sign up since they close off the ability to register. So, this puts you in the situation of do you sign up so you might make it and then no-show or wait until you know you can go and registration is closed. Either way, the money gets collected but the count will be erroneous.
- People have bought into the community because they have retired or will in the near future. More people are retiring each month than are passing away, so the need have activities increases along with new homes monthly. Many of the activities are driven, organized and managed by homeowners. I, for one, offer my time and expertise to making the community a great place to live. Expecting me and many other volunteers to double our efforts is not reasonable. I, personally, am a lead, responsible for two activities. One activity is totally of my making. The other must represent Pulte's views and needs, yet Pulte is not honest with the information I am provided. On the flipside, Tuesdays are the day most activities I am most interested in or would like to attend are held. They are only offered one time at the same time. Has that activity ever been offered on a different day or different time? No! You guessed it, I have a family commitment every Tuesday from 6:00 a.m. to 7:00 p.m. I make that choice. I don't expect volunteers to accommodate me or double their efforts, but I expect the HOA to consider that there are those who continue to work a full-time job outside their home or have other commitments. They must consider that participation is limited by offering a very narrow window for many activities. I am very willing to discuss this further if you would like.
- This concept still creates a negative impact on all the amenities. Diluting amenities that were "built to code" but don't handle current needs for current activities without blowing circuits is not a good plan. Pulte representatives still do not intend to upgrade facilities for the current needs and want to add more of a load. The acoustics in each and every room of the Carriage House are less than desirable. I wear hearing aids which do not overcome the deficit in insulation in any room and most of the time, I need to remove them. I can be sitting in a manager's office and not be able to clearly hear from the other side of the desk or be in a room with 40 people and not be able to hear the person sitting in the chair beside me. Maybe it is all the glass, but regardless of the excuse, it is less than desirable.

- I access the Carriage House for exercise, meetings, games, gatherings, meals and swimming. You can count on me to attend at least one activity each week., with most weeks having 3 visits. I would say I am moderately involved with the activities. I also have to go to the Carriage House to pay for whatever activity I need to register/pay for. I spend quite a bit of time in my yard, weather permitting. In the winter, I will probably spend more time inside the Carriage House with activities because of the weather. Does Pulte consider the equivalent weather when comparing their nationwide statistics? I think not. We will utilize whatever indoor activities may be available to not fight the elements.
- Pulte was allowed to build an outdoor pool designed so lifeguards were required and the County Health Department has determined two guards be on duty at all times due to the inability for one guard to see around every curve. This is currently costing homeowners about \$60,000 per year (Memorial Day to Labor Day season). If we add more people will more guards be required or will access have to be limited because the "in pool capacity" is 75 persons? Also, there is currently seating for only 63 persons on lounge/chairs around the deck in the gated area. This problem still hasn't improved with this new concept.
- We will continue to pay for Pulte's errors, mistakes, and miscalculations. How honest or true are the numbers presented to us? I feel they are just as misconstrued as all other facts. Pulte presented figures for monthly HOA dues that they knew were too low to support the infrastructure to lure in new homebuyers. Whether it was a miscalculation or a sales ploy, the fees will continue to rise. That is a given. I am willing to pay \$30-40 more each month to make up the shortage Pulte has used to push us to accept their plan to stop the bleeding and end Pulte's poor decisions and get to the proper numbers to sustain our community. In HOA budget discussions, Pulte stated they would complete construction in 2026, turning over the facilities to the homeowners to run board. This proposed concept will delay that plan.
- The single entrance to handle automobile, bicycle and foot traffic for 150+ residences is not safe and is too restrictive. A single downed tree or accident can strand the entire addition. Emergency vehicles frequently enter our over-55 community each week - day and night, as necessary. In the two years I have lived here, I have witnessed gas lines being compromised by contractors on three separate occasions that required multiple firetrucks dispatched to the scene on each street.
- Most of us do not intend to purchase another place to live and many of us can't. My life savings is invested in this home and community. I purchased a home in the community as it was planned. I purchased one of the first 40 homes to be built. There was no Carriage House, but there were plans for one. There were no connected walking trails, sidewalks or dog parks, gardens or fishing pier, but there were plans for them. I was shown drawings and layouts. None of this annexation plan, nor the last annexation, was included, mentioned or indicated. My realtor, my son and I asked the right questions, but now we know we were deceived with lies, misrepresentations, and erroneous answers. Please don't let it continue.

Please realize that this is not a wanted nor necessary annexation to the current Kimblewick by Del Webb Community. As mentioned by your own Council Member at the first Council Meeting I attended, this may be a very nice project, but this just may not be the place it needs to be built. You are the only resource we have for our protection from a developer/builder that has made gross errors and erroneous statements/promises and hides behind disclaimers and indemnity clauses.

Please protect my interests,

Fonda L. Holden

From: [RAJ MOHINDRA](#)
To: [APC](#); Rex.Ramage@pultegroup.com
Cc: [Nina Mohindra](#)
Subject: Kimblewick Phase III
Date: Monday, November 4, 2024 8:29:49 AM

**WARNING: This external email is from
rajmohindra@comcast.net.**

To,
Westfield Advisory Plan Commission
Rex Ramage

We are requesting the following two important accommodations specific to the Kimblewick neighborhood:

1. Tree Preservation

We deserve the same tree preservation as the Buchanan and Ruffian neighbors. Pulte has implicitly acknowledged **150 feet as the minimum tree preservation border** in the changes they made in response to Ruffian and Buchanan complaints.

2. Additional Berm Height and Dense Evergreen Plantings

With the relocated entrance, the berm on the south side of 151st St is not sufficient to shield headlight glare for about 6 lots.

Additional berm height and dense evergreen plantings will be required to mitigate this headlight glare. Any street lights or sign lighting must also consider the impact on the southern neighbors.

Our neighbor Steve Smith, 15043 Carbine Circle, has been very diligent in identifying these concerns and we are in complete agreement with his assessment and the solution he is recommending.

We were never told that Pulte would be developing Kimblewick Phase III behind our house when we bought our house and we are humbly requesting that you implement the recommended solution. We are sure you will give due consideration to our reasonable concerns as the solution to our concerns is of such little cost and effort for Pulte.

Thank you for your kind consideration to our request. If you would like to discuss this matter further kindly call us at 650-279-8097

Raj and Nina Mohindra
15044 Carbine Circle
Westfield, IN 46074
650-279-8097

From: [ROBERT AVIN](#)
To: [APC](#)
Subject: Kimblewick Phase 111
Date: Monday, November 4, 2024 9:52:31 AM

**WARNING: This external email is from
windy2248@aol.com.**

As a current homeowner living in Phase 2 of the Kimblewick buildout, I want to praise the council for all the fine work/ modifications made to the original plan design.

While progress has been made I believe the last mile is sometimes the toughest.

As a resident living on the north side of phase 2 and across the street on 151 street (Arkle Road) we feel we were sold a bill of goods at contract signing. Sales asked for premium for lots along Arkle under the selling feature of beautification of our property sites along the rear of the property line facing the proposed Phase 3 plan.

We were told nothing would be built there for years to come however just when the final lots were sold, magically phase 3 was introduced. Coincidence you say? No. Sinister planning? Of course. Why introduce this new plan when lots were still being sold. It's a shame how senior citizens who are typically trusting, are duped into spending a good deal of money for a bucolic view only to see trees and bushes destroyed all for additional profit.

With the support of the council the main entrance was moved. It is torturous thinking of 200 car lights shining on your home bedrooms and living rooms every day of the year.

I know I can't stop progress but making Pulte keep a promise is not too much to ask for. The proposed solution is to plant more trees and shrubs along the northern side of Arkle on 151 st across from Phase 3. This would be an inexpensive way to prevent annoying lights from entering homes along this stretch while ensuring that the promise made to keep the view from our homes is maintained.

While we are grateful to the council for all the progress shown, it is often the last mile that is the toughest. Please keep the pressure on Pulte to send a small amount of money to make a huge payback in terms of beautification and promises made.

Thank you in advance for all you have done and all still can do for us.

Sincerely,

Robert and Xonia Avin - 3098 Arkle Rd.

Sent from my iPhone

From: [jnordhoff](mailto:jnordhoff33@gmail.com)
To: rex.ramages@pulte.com
Cc: [JEC](#)
Subject: Kimblewick Phase III - Latest Concept Plan is Unacceptable
Date: Monday, November 4, 2024 8:12:21 PM

WARNING: This external email is from jnordhoff33@gmail.com.

Hello Mr. Rex Remage,

We appreciate your time and effort in helping with the expansion of Kimblewick Phase III. However, we were disappointed to learn that the latest Concept Plan lacked many changes for the neighbors South of 151st Street. Unless significant changes are made to enhance the southern buffer to the same extent as the eastern border, we cannot support this latest Concept Plan.

While you have accommodated many of the buffer concerns of those bordering on the East of Phase III, those of us on the south across the street are left with even less buffer than was in the original proposal. While relocation of the entrance accommodated a few homes, it makes the proposal less attractive for others. Raising the existing berm south of 151st while leaving the entrance closer to Buchanan would have accomplished the objective without further inconveniencing those of us further west, and without further lengthening the distance from Phase III to the amenities.

While density has been reduced, this has been at the expense of encroaching on the sightlines of those of us to the south, who do not get the benefit of the 150 feet of tree preservation. Rather than utilizing the existing forest as a buffer, as was done on the East edge, we are now in the same position as those on Buchanan and Ruffian were in the first draft, with little or no protection from the window lights and back porch security lights of the proposed houses backing up to 151st Street.

We request that you consider several additional changes to the current Concept Plan:

- The houses located on the South Side of 151st deserve the same tree preservation buffer as the Buchanan and Ruffian neighbors. Pulte has acknowledged the need for 150 feet as the minimum tree preservation border with the changes already made with the prior discussions. The South side neighbors deserve the same consideration.

To Westfield planners:
Westfield Advisory Plan Commission apc@westfield.in.gov

We would like to weigh in on the plans under review for Del Webb/Pulte's expansion of Kimblewick north of 151st St in Westfield. As homeowners who closed on our new Del Webb house at 3185 Arkle Rd in April, our viewscape to the north would be adversely affected by the loss of the wooded area being proposed to be eliminated with only a small 50 ft "buffer" to remain. The possible loss of this substantial woods is disheartening not only to residents of Arkle Road and the Kimblewick community, but to all of Westfield. We would like to explain this view further below.

We both grew up in Indiana (we are an IU + Purdue couple!) and moved east for careers in science and business, and have resided in central New Jersey for over 30 years. Rex has been a member of the Environmental Commission for 24 years and of the Planning Board for 12 years in Hopewell Township, Mercer County NJ (just north of the state capital Trenton). Carol has been a member for over two decades of the Hopewell Township Open Space Advisory Committee and a board member and past President of the Friends of Hopewell Township Open Space, the local land trust. In the densest populated state in the country, we have witnessed the harmful effects of development encroaching on precious open space. Yet in our work with local developers and government we have also been able to protect habitat and environmentally important areas while providing human benefit of preserving land, forests, and fields in the midst of a suburban area.

We strongly encourage Westfield planners and leaders to realize the significance of retaining some of Westfield's natural feel and viewsheds, even as the massive construction of new housing approaches build-out in the southwest part of our city. We encourage you to protect enough of the remaining forest in the Kimblewick expansion to avoid unwise impacts on wildlife and ecology.

Since moving in we have observed a surprising number of birds, valued species such as cedar waxwing, in the limited open space around the retention ponds. But bird and small animal habitat in Westfield is fast disappearing as woods and fields are destroyed for the sake of more homes. In our opinion, the remaining wooded lot north of 151st should be a large enough buffer to retain at least a minimal acreage of habitat for the sake of wildlife survival.

We also feel strongly that the human experience of Westfield will be diminished as more trees are lost and more high-density housing goes in. There reaches a saturation point to the senses when the visual landscape loses so much of its natural character. We think a future Westfield without important buffers of preserved forests and fields will be much the poorer, and much less of an enticing community for current and future residents and homeowners.

Rex Parker, PhD
Carol Kleis, MBA
3185 Arkle Road, Westfield

From: [Tim Clark](#)
To: [APC](#)
Subject: Kimblewick Phase 3
Date: Sunday, November 10, 2024 5:31:43 PM

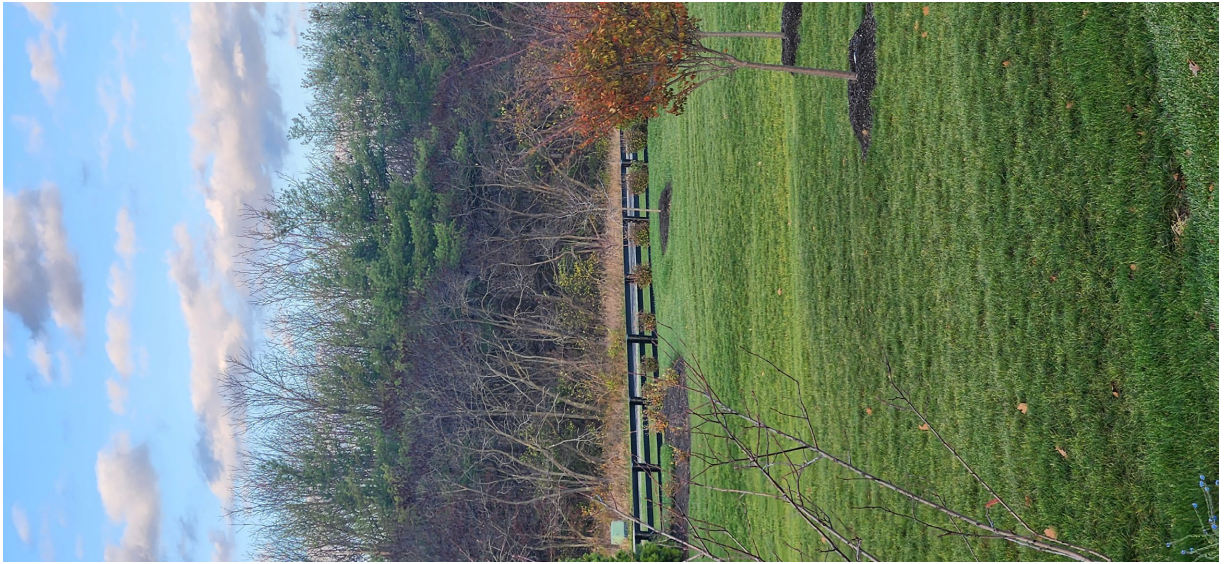
**WARNING: This external email is from
brook1950@gmail.com.**

Advisory Plan Commission,

My name is Tim Clark. My wife, Kim and I live at 15047 Carbine Circle. We are on the end of the Circle and back up to 151st Street. The recent move of the entrance to Phase 3 of Kimblewick will have a direct impact on us. The new proposed entrance is now located in an area within direct line of site of our home and newly constructed 3 season room approximately 125 yards away. I am attaching pictures of the view of our home from the proposed entrance and a photo from our home to the entrance. As you can see, Pulte eliminated the berm for drainage purposes therefore making the berm and landscaping between our house and the entrance minimal or nonexistent. We can clearly see the payment which gives evidence of this lack of protection to our home. When cars leave the proposed neighborhood and turn west on 151st, lights will shine directly into our living room as they make the turn since there is no berm or landscaping. For Pulte, who actually has done a good job with the berms, to propose an entrance within the own neighborhood which doesn't protect other neighbors is simply unacceptable.

I have contacted Pulte representatives and have been told that they will have arborists review the situation. I have told them some 19 days ago that I would be very willing to have conversations with them prior to contacting APC. However my request has fallen on deaf ears with them. I am left with no alternative but to strongly encourage either denial of the project or satisfactory resolution between Pulte and the Carbine Circle homeowners.

Thanks,
Tim Clark



Thanks,
Tim Clark

From: [Robert Leahy](#)
To: [Rex Ramage](#)
Cc: [APC](#); [Laurie Leahy](#)
Subject: Kimblewick Phase III
Date: Sunday, November 10, 2024 9:53:35 PM

**WARNING: This external email is from
leahyr@hotmail.com.**

Dear Rex,

I am a resident in the Phase II portion of Kimblewick residing at 3070 Arkle Rd. and I want to follow up my note to you back in August based on some of the comments from the 10/21 planning meeting. I was pretty adamant about a lack of any forest preservation on 151st St. (which backs up to my property). I understand there may be some willingness to create a 50-foot buffer now along 151st which is encouraging but I don't think it goes far enough to resolve my concern. There is currently a wide variety of species with may differ colors that provide a beautiful back drop to our backyard, which I will remind you was sold to us as a "premium lot." This is especially noticeable in the spring time when the redbud trees are in bloom. These are not on the outer edge of the perimeter but still peak through for a few weeks before the buds start to unfold on trees closer to the road. My fear is you might remove these trees if keeping the buffer to 50 feet. For this reason, along with the fact that the other neighboring lots on Buchanan and Ruffian have been granted 150 feet of buffer, I feel you should provide us on Arkle with a buffer of at least 100 feet or more along 151st.

We are still glad we chose the Kimblewick community and hope both Pulte and the Westfield planning commission can strike a better balance between the needs of further development with the needs to preserve the views from our property that we signed up for less than one year ago.

Thank you for your consideration.

Robert Leahy
3070 Arkle Rd
Westfield,IN

From: [Victor McCarty](#)
To: [Ryan Collingwood](#)
Subject: Fw: Westfield rezoning denial
Date: Monday, November 11, 2024 11:25:23 AM
Attachments: [cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

City Council, District 2
317-766-4493

www.westfield.in.gov

2728 E. 171st St., Westfield IN 46074

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From: Matt Welsch <mdwelsch@gmail.com>
Sent: Sunday, November 10, 2024 12:32 PM
To: Victor McCarty <vmccarty@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>; Jon Dartt <jdartt@westfield.in.gov>; Patrick Tamm <ptamm@westfield.in.gov>; Noah Herron <nherron@westfield.in.gov>; Chad Huff <chuff@westfield.in.gov>; Kurt Wanninger <kwanninger@westfield.in.gov>
Subject: Re: Westfield rezoning denial

**WARNING: This external email is from
mdwelsch@gmail.com.**

Greetings again. My family and I continue to monitor the Westfield rezoning meetings, specifically Claiborne Farms Phase 3 - Kimblewick. I saw in your November 6th minutes that the topic has been continued until the next meeting.

I am again writing to encourage Westfield and it's council members to DENY ANY more rezoning efforts by developers in Westfield's southwest rural community, in particular the "Change of Zoning Application filed by Pulte Homes of Indiana LLC-Claiborne Farms (Kimblewick) Phase III Planned Unit Development District." The quality of the surrounding neighborhoods, along with the future of Westfield's character and environment, depend on protecting these areas.

Thank you for your service and consideration.

Matt Welsch
15891 little Eagle Creek Avenue
mdwelsch@gmail.com

On Fri, Sep 6, 2024 at 4:49 PM mdwelsch <mdwelsch@gmail.com> wrote:

Greetings. My family and I are residents of Westfield, relocating to this area 15 years ago. We've settled in the southwest corner of Westfield and build a farm in the area. We have enjoyed a somewhat rural environment including outdoors and wooded areas for wildlife and recreation. As you know, a lot has changed in the last 10 years.

I am writing hopefully to encourage Westfield and it's council members to DENY ANY more rezoning efforts by developers in Westfields southwest rural community, in particular the "Change of Zoning Application filed by Pulte Homes of Indiana LLC-Claiborne Farms (Kimblewick) Phase III Planned Unit Development District."

First and foremost, this area was designated by your own council to remain rural for estate lots and green areas. There has already been erosion of this designation and any further changes would decimate it. Not to mention the destruction of wooded area would be tremendous, and essentially remove any established wooded area in Westfield from existing. Resources are already becoming limited for the current residents of Westfield, including one over-populated high school with congested side roads along with crowding in restaurants and groceries, which have limited room for expansion especially in this area, combined with the now progressively increasing traffic area around Grand Park.

Again, please DENY any current and future rezoning efforts in this district. Westfield's future and character depend on it. Thank you for your service and consideration.

Matt Welsch
15891 little Eagle Creek Avenue
mdwelsch@gmail.com

Sent from my Galaxy

From: [Victor McCarty](#)
To: [Ryan Collingwood](#); [Rex Ramage](#)
Subject: Fw: Kimblewick Phase III
Date: Monday, November 11, 2024 11:26:49 AM
Attachments: [cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

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From: RAJ MOHINDRA <rajmohindra@comcast.net>
Sent: Saturday, November 9, 2024 4:28 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Kimblewick Phase III

**WARNING: This external email is from
rajmohindra@comcast.net.**

Dear Mr. McCarty

We had written to Pulte requesting the following two important accommodations specific to the Kimblewick neighborhood:

1. **Tree Preservation**

We deserve the same tree preservation as the Buchanan and Ruffian neighbors. Pulte has implicitly acknowledged 150 feet as the minimum tree preservation border in the changes they made in response to Ruffian and Buchanan complaints. **It is our understanding that this tree buffer is still not being provided and we are being treated unfairly when compared to our Buchanan and Ruffian neighbors. Why is this the case?**

2. **Additional Berm Height and Dense Evergreen Plantings**

With the relocated entrance, the berm on the south side of 151st St is not sufficient to shield headlight glare for about 6 lots.

Additional berm height and dense evergreen plantings will be required to mitigate this headlight glare. Any street lights or sign lighting must also consider the impact on the southern neighbors.

It is our understanding that additional berm height is still not being provided. Why is this the case?

As you are our highly valued city council member we are requesting your support for these reasonable requests which should require minimal effort and cost to Pulte. **We**

are looking for your support in addressing these concerns with Pulte in a timely fashion so that the necessary modifications can be immediately implemented.

Thank you for your kind consideration.

Raj and Nina Mohindra

15044 Carbine Circle

Westfield, IN 46074

650-279-8097

From: [Victor McCarty](#)
To: [Ryan Collingwood](#); [Rex Ramage](#)
Subject: Fw: Kimblewick Phase III is unacceptable in current form
Date: Monday, November 11, 2024 11:27:29 AM
Attachments: [cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

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From: Steve Smith <diver.steve.smith@gmail.com>
Sent: Saturday, November 9, 2024 4:05 PM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Kimblewick Phase III is unacceptable in current form

**WARNING: This external email is from
diver.steve.smith@gmail.com.**

Victor McCarty, District 2

We are writing to withdraw our support for Kimblewick Phase III. While some neighbors' concerns have been addressed, others of us have been ignored. The Concept Plan presented at the October 21st APC Workshop reflects no intent by Pulte to address the concerns of the homeowners on Arkle Dr and Carbine Cir.

Pulte has refused to explain why Carbine and Arkle neighbors are not entitled to a tree preservation buffer comparable to that provided for the Buchanan and Ruffian neighbors. Pulte has shown no willingness to even discuss expanding the southern buffer. We deserve the same consideration granted to our neighbors.

We urge you to reject this project unless the 151st Street tree buffers are expanded to be comparable with the 150 feet eastern buffer.

Pulte moved the entrance westward to avoid aligning with existing Arkle homes. What they did not tell the APC is that the original location had the benefit of a tall berm which could have easily been enhanced to provide complete screening from the headlights for all neighbors. In

contrast, the newly proposed location has a much smaller berm, which in fact tapers off to nothing not far west of the planned entrance. As a result, multiple homes are now in line with headlights of cars turning out of the new entrance. Pulte has never acknowledged that the existing berm at the proposed location is not sufficient and believes additional plantings will suffice. We disagree for the following reason.

Our home has a direct line of sight to the pavement on 151st Street from our bedroom windows. I placed a small lantern on the utility box close to the proposed entrance and took the photos below. The top of the lantern is less than 34 inches above the pavement.

We urge you to reject this project unless headlight glare from turning vehicles is fully mitigated.

Photo taken from in front of my bedroom window...



Photo taken from a seated position on our patio...



Steve Smith

[+1 319 310 1352](tel:+13193101352)

Sandy Svoboda-Smith

[+1 319 350 9658](tel:+13193509658)

15043 Carbine Cir
Westfield, IN 46074

From: [Victor McCarty](#)
To: [Ryan Collingwood](#)
Subject: Fw: Pulte's Phase III expansion north of 151st Street (Kimblewick)
Date: Wednesday, November 13, 2024 11:15:13 AM
Attachments: [cowprimarylight_f78a77bc-01a5-49c2-b024-c127c9beb007.png](#)



VICTOR MCCARTY

City Council, District 2
317-766-4493

www.westfield.in.gov

2728 E. 171st St., Westfield IN 46074

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From: conniejkitch@comcast.net <conniejkitch@comcast.net>
Sent: Wednesday, November 13, 2024 11:05 AM
To: Victor McCarty <vmccarty@westfield.in.gov>
Subject: Pulte's Phase III expansion north of 151st Street (Kimblewick)

**WARNING: This external email is from
conniejkitch@comcast.net.**

I would like to voice my concerns regarding Pulte's plans for the expansion north of 151st Street in Westfield. I respect your time and know you get a lot of emails so I will keep it brief.

I've lived in Kimblewick (3006 Arkle Road) for one year. I was drawn to my lot due to the backyard view of the woods off 151st Street. I was told that there were no plans for future development and my view of the woods would remain. I was extremely disheartened to learn that hundreds of new homes were planned with only a 50 foot tree buffer. This is a significant loss of forest space and wildlife. I would hope that Pulte would be more committed to protecting habitat and preserving our landscape here in Westfield.

The Arkle and Carbine neighbors are being treated unfairly by Pulte. We will only support the Phase III expansion if we are granted the same 150 feet of tree preservation that has been granted to the eastern border facing Buchanan and Ruffian homes. We deserve the same treatment and feel our concerns are being ignored.

In addition, the existing berm at the new entrance is not sufficient to shield us from the glare of oncoming headlights in our back windows and outdoor spaces.

I have many friends looking to downsize. I would like to recommend Westfield with the assurance the City Council will make the right decisions for both their homeowners and local environment.

Thank you so much for your consideration.

Connie J. Kitch

Via email: Vmccarty@westfield.in.gov
rcollingwood@westfield.in.gov
ptamm@westfield.in.gov
planners@westfield.in.gov
Rex.ramage@pulte.com

November 14, 2024

Westfield-Washington Advisory Plan Commission

Re: Docket 2409-PUD-20

Claiborne Farms Phase III PUD

Re: 10/21/24 Workshop

Dear Westfield-Washington Plan Commission and Pulte:

I was deeply disturbed by both the highly misleading statements made by Pulte and the lack of empathy shown by the Advisory Plan Commission in evaluating the negative impact the Kimblewick western development expansion will have on its residents. Since the residents of Kimblewick were not granted a seat at the table, I expected the Advisory Plan Commission to be our voice and fight for an equitable arrangement on our behalf. Since that did not happen, this letter will serve as my voice.

In good faith, we paid high premiums for homes in what was sold as "the gold standard" in Del Webb communities. Now that Pulte has our money, however, they continue to systematically remove the very reasons why we purchased homes in this community and, to add insult to injury, have chosen to penalize those who spent the highest premiums to live here the most.

Firstly, the residents of Kimblewick requested a minimum 200-foot tree preservation area behind our homes. Pulte gave a 200-foot tree buffer to the future homeowners in Phase 3 but chose to only afford the current residents 150 feet of trees. No one on the commission questioned the inequity. Worse yet, the 150-foot tree preservation area touted by Pulte in the new plan dwindles to only about 25 feet behind our home due to the proposed walking trail and yet not a single commission member brought that issue to light. To be fair, all residents should be afforded 175 feet of trees. If that is not possible, the current residents should be afforded, at least, the 150 feet of trees from the property line promised by Pulte. Pulte should not be allowed to count the treeless land currently behind our home on our side of the property line in their calculations. This problem has an easy solution - remove newly added lots 71-76 and add trees where necessary to meet the 150 feet of trees proposed.

Secondly, a 13,734 square foot clubhouse (not 14,000 square feet as documented by Pulte) sounds like it could support a larger community, but the indoor pool and offices take up a large portion of the square footage. I have researched other Midwestern Del Webb communities with like clubhouses and, despite what the Pulte board members reported at the meeting, our clubhouse is not adequately sized to fit a community of 664 homes (see attached Del Webb clubhouse comparison chart). When we purchased our homes, we were competitive with other Del Webb communities in the region. With Pulte's recent addition of 44 more homes to our neighborhood and no added clubhouse space, we are

already below average in comparison. With the proposed expansion of another 150 homes, Kimblewick drops to the bottom of the list - far below the average of the other Del Webb communities in the Midwest, including our nearest competitor, Britton Falls in Fishers. Not only did no one on the Plan Commission question Pulte's claims that the clubhouse could easily accommodate up to 700 homes, but many suggested that the shared amenities should not even be addressed. If our community is to remain competitive, they must be addressed, especially since Pulte has already announced two more Indianapolis area Del Webb communities, one in neighboring Noblesville.

Our most used rooms at the clubhouse are the multipurpose rooms, the craft room, and the movement studio. According to the signs posted on the rooms, our two multipurpose rooms can hold only 50 people each (100 total), our craft room can hold only 23, and our movement studio can hold only 16 people. As inadequate in size as all of these rooms sound, they functionally hold much fewer people. For instance, with tables, the multipurpose rooms each hold only 36 (72 total) and we cannot fit more than 12 people in the movement studio who really want to move.

The craft room is particularly problematic size-wise. Most Del Webb clubhouses, including the one at Britton Falls, have separate rooms for card playing and crafts. Pulte chose to give our residents only one room for both purposes. Unfortunately, due to its small size, it doesn't work for either. The tables are so close in proximity that they are unsuitable for card and game playing as only three players can sit at each table when all six tables are used. With four person games, like Mahjong, only four tables can be used at one time, limiting play to 16 participants. The small square tables, however, are also unsuitable for crafts, which often require a longer table. Putting two tables together to achieve a longer table only gives you room for three to four crafters. It is not a facility sized to handle the 1,200 residents now being proposed by Pulte. It is not a facility sized to handle the residents we already have.

Inadequate size, however, is not the only issue with our clubhouse. There are structural issues that Pulte management has promised to fix since the clubhouse was built a year and a half ago, but they have yet to do so. Most egregious of these is the poor acoustics throughout the facility. Many residents will no longer attend meetings or community events in the clubhouse because they can't hear those even sitting next to them. This is already a huge issue in the community and only half of the homes are built. Doubling the number of homeowners will only worsen the problem.

Another major issue in the clubhouse is the electrical system. There is no oven or microwave in the kitchen and only a few outlets in the multipurpose rooms making it impossible to plug in more than a few cooking or other electrical devices at a time. It is already a fire hazard and adding twice as many homeowners will only exacerbate the situation. We have been told that an oven cannot be added or the electrical system enhanced in our current clubhouse due to the way the clubhouse was built, so this problem cannot be remedied.

The Pulte board members claimed at the planning workshop that the facility is underutilized, but the numbers they quoted to the planning committee lack context. There are mitigating circumstances deflating those numbers and many are due to the actions or inactions of Pulte management. I have already addressed the limitations to the structure itself and the great number of residents who now avoid meetings and activities in the clubhouse due to the poor acoustics. But there are other issues. The online community calendar is supposed to be the designated vehicle for exercise class and free event enrollment. Our prior calendar allowed residents to sign up, waitlist, and cancel any type of class or event. Unfortunately, a new calendar was introduced this year that has made enrollment difficult at best and even impossible in some circumstances. The new calendar no longer gives residents the ability to waitlist or cancel classes, so if someone can no longer attend (a very frequent occurrence), their space remains vacant and even popular classes remain unfilled.

Many residents have stopped using the calendar altogether as a result. As the leader of the team that plans educational and cultural events for Kimblewick, I can bear witness to the negative impact the

calendar change has had on our community. Enrollment for our events, many of which are free, often triples when we send out a flyer with a link to sign up without the need to access the calendar. And Pulte now requires the residents to pay in person at the clubhouse for any ticketed events, which is difficult for those with physical impairments and impossible for anyone who is out of town, again reducing the potential attendance at these functions.

One of the Pulte board members reported at the planning meeting that he had visited the clubhouse at 8:30 am that morning and hardly found any residents present proving further that the facility is underutilized. Again, this was misleading. There are no classes or meetings scheduled at the clubhouse until 9 am on Mondays. And in the nicer weather, many of our residents prefer to exercise outdoors. One of my neighbors who chooses to bike in the warmer weather often takes up to four exercise classes in the colder months. Had the gentleman been standing on the pickleball courts an hour later, he might have seen a line of residents waiting for a court. There are often lines during peak times with far less residents than Pulte now proposes.

When additional homes were added to the Britton Falls development, the city council in Fishers mandated that Pulte build a 10,000 square foot event center to bring the community back up to standard. In a similar fashion, the City of Westfield should mandate that Pulte build, at least, a 5,000 square foot event center for our community on the land in Block One in recompense. While this would not even restore our clubhouse space to its original square footage per home, it would come close. It would also give us the ability to repurpose the current multipurpose rooms for card playing, crafts, and exercise.

Building an event facility to counteract the increased traffic in the clubhouse would also help to circumvent some of the structural issues we have with the current clubhouse. Baffles were installed in the ceiling of the Britton Falls event center and, when the acoustics improved dramatically, so did attendance at their events. An electrical system suitable for large events and a full kitchen like in the Britton Falls event center would both increase our culinary capabilities and reduce our fire risk.

We at Kimblewick understand that growth is good for Westfield, but growth to the detriment of our existing community should not be tolerated. Please put yourselves in our shoes and negotiate a solution that benefits all of us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tamara Reizman', with a stylized flourish at the end.

Tamara Reizman

2934 Buchanan Lane

Attachment: Del Webb Clubhouse Comparison Chart

Del Webb Clubhouse Size Comparison

Indianapolis Del Webb Communities with Indoor Pools	Clubhouse					Multipurpose	
	Homes	Sq. Ft.	Sq. Ft./ Home	Parking	Parking / Home	Sq. Ft.	Sq. Ft./ Home
Kimblewick Original	470	13,734	29.2	82	0.17	2,386	5.1
Kimblewick Current	514	13,734	26.7	82	0.16	2,386	4.6
Kimblewick Proposed	664	13,734	20.7	82	0.12	2,386	3.6
Britton Falls IN	1,223	31,500	25.8	230	0.19	8,500	7.0

Midwest Del Webb Communities with Indoor Pools	Clubhouse		
	Homes	Sq. Ft.	Sq. Ft./ Home
Grand Reserve MI	479	15,500	32.4
Lincoln Prairie IL	550	17,600	32.0
Bellwether MN	398	12,000	30.2
Kimblewick Original	470	13,734	29.2
Kensington Ridge MI	611	16,800	27.5
Average Other	659.6	17,943	27.2
Kimblewick Current	514	13,734	26.7
Britton Falls IN	1223	31,500	25.8
Grand Dominion IL	725	17,500	24.1
Bridgewater MI	631	14,700	23.3
Kimblewick Proposed	664	13,734	20.7

Note: Kimblewick Carriage House Square Footage per Hamilton County Property Records



Petition Number: 2409-PUD-22

Project Name: Woodwind East PUD (Ord. 24-55)

Subject Site Address: West of Ditch Road, north of and adjacent to 161st Street and south of and adjacent to 166th Street (the "Property")

Petitioner: Old Town Companies, LLC by Nelson & Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests a change in zoning for 136 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woodwind East Planned Unit Development District.

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

Current Land Use: Agricultural / Residential

Approximate Acreage: 136 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 24-55 Clean & Redline
4. Revised Concept Plan
5. District Area Map
6. Character Exhibits
7. Amenity Exhibits

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

The petition had its first reading at the September 23, 2024, City Council [meeting](#).

At this meeting, Councilors expressed concerns with the following:

- Ensure that the golf course is designed first and foremost with residential designed second
- Lack of amenities

A neighbor meeting was held on September 26, 2024 at the Wyndham Hotel. Questions from neighbors primarily centered around the golf course holes that are a part of the development proposal. However, neighbors bordering the proposed development had additional concerns regarding:

- Buffering/setbacks and lot sizes along the AG-SF1 zoned lots adjacent to the southeast part of the site. Increasing the proposed buffer from 30 feet in width and enlarging lot sizes in that specific area were suggested. Increasing the size of lots was also suggested.
- Ensuring that any buffer yards or preservation easements are located within Common Areas and not on lots.
 - Language in the PUD at this time permits buffer yards on individual lots. Staff recommends this language be modified so that buffer yards are only made a part of common areas.
- Preserving existing trees along the western perimeter of the development.
- Traffic and drainage generated from new residences

The petition received a public hearing at the October 7, 2024, Advisory Plan Commission (the “Plan Commission”) [meeting](#). At this meeting, many of the similar issues brought up at the neighborhood meeting were repeated: lack of buffering, especially at the south/southeast and north/northwest area(s) of the project, density/lot size compared to the surrounding area, traffic generation and drainage.

The workshop meeting for this petition is currently scheduled for the November 18, 2024, APC meeting.

PROJECT OVERVIEW

Location: The Property is located west of Ditch Road, north of and adjacent to 161st Street and south of and adjacent to 166th Street (**Exhibit 2**).

AG-SF1 zoned parcels exist adjacent to the proposed development to the north and south. The Ackerson Farm PUD is also located to the north, for which residences are permitted. The Davis PUD, which is comprised of the Serenade subdivision, also exists to the south. The Westchester PUD sits to the south as well as the west of the PUD. The Westchester PUD, which contains the existing Woodwind golf course as well as the Wood Wind North and South subdivisions exist south of 161st Street and immediately west of the Property.

Project Description: The Petitioner is requesting to rezone approximately 136 acres of AG-SF1: Agriculture/Single-Family Rural-zoned property to the Woodwind East Planned Unit Development (PUD) District.

Concept Plan: A Concept Plan has been included in the PUD (see **Exhibit B** of the PUD or **Exhibit 4**).

District Map: The Property is proposed to be split into three (3) separate Districts – A, B, and C with varying development and architectural standard requirements for each (see Exhibit C of the PUD or Exhibit 5).

Character Exhibits: Building Elevation Character Exhibits have been added to the PUD (see Exhibits D through F of the PUD or Exhibit 6). Architectural standards are contained within the PUD in Section 8.1 of the PUD. However, additional PUD language gives the Director of Community Development the ability to determine whether or not a proposed building also meets the character and quality of the proposed development.

PROPOSED STANDARDS

A maximum of 186 single-family dwelling units are permitted on the Property. A maximum of 61 dwelling units are permitted in each of Area A and B while 64 dwelling units are permitted in Area C.

Although language in the PUD permits the configuration and layout of rights-of-way, individual lots and common areas to change following engineering, the Real Estate shall still be developed in general conformance with the Concept Plan as determined by the Director of Community Development. As such, golf course holes, as generally shown on the Concept Plan, will be a requirement of this proposal and will be assessed for compliance at the time of Overall Development Plan/Primary Plat review and approval.

Development Standards, including lot size, lot frontage, building setbacks, living area, etc. for each District can be seen in Article 7.1 of the PUD.

Four-sided architecture, where design detailing is continued completely around the dwelling, is required for all dwellings. Requirements for building materials, window treatments, roof pitches, roof materials, and garages are made a part of the PUD. Front building façade-specific and side building façade-specific standards are included as well.

Area A is proposed to be comprised of semi-custom homes while Area B and C are proposed to be custom. Area B is planned to consist of custom ranch-style while homes in Area C are planned to be, traditionally, larger. Because zoning is a land use exercise, PUD language cannot guarantee homes will be custom-built. However, the Character Exhibits provided paired with language giving the Director of Community Development the ability to uphold the character and quality of the development may assist in that regard.

Streetscape Diversity standards are proposed to be heightened from what the UDO requires.

The golf course is viewed as an integral part of this development and its primary amenity. A playground, covered gathering space, and pedestrian paths along the perimeter of the Property – and potentially through the Woodland Preservation Area (contingent on wetland significance) – are proposed.

PROPOSED MODIFICATIONS SINCE THE PUBLIC HEARING

- Golf holes have been further refined and reoriented on the Concept Plan
- Buffer Yards specifically adjoining neighbors to the north and south have been increased from 30 and 40 feet to 60 feet as shown on the Concept Plan. This is 20-30 feet wider than the UDO would otherwise require.
 - Buffer yards on the north and east sides adjacent to roadways and the 15-acre parcel at the northeast will remain 50 feet in width
- Buffer Yards will include 6 to 8-foot undulating mounds with landscaping as generally shown on the Concept Plan. Landscaping requirements from a tree and shrub count perspective will follow the Buffer A and/or B landscape standards of the UDO.
- Buffer Yards will be located in Common Areas and not upon lots with the exception of the Burkman property, for which mounds will be installed on the golf course.
- The amenity area has been expanded to include a pool and bathhouse as well as two (2) pickleball courts.

COMPREHENSIVE PLAN

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

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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

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

Thoroughfare Plan: The following corridors are directly impacted by the development of the Property: (i) Primary Arterial 2: 161st Street, (ii) Secondary Arterial: Ditch Road, (iii) Collector: 166th Street, (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the October 7, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council First Reading: The petition had its first reading at the September 23, 2024, Council meeting.

Public Hearing: The petition had its public hearing at the October 7, 2024, Advisory Plan Commission meeting.

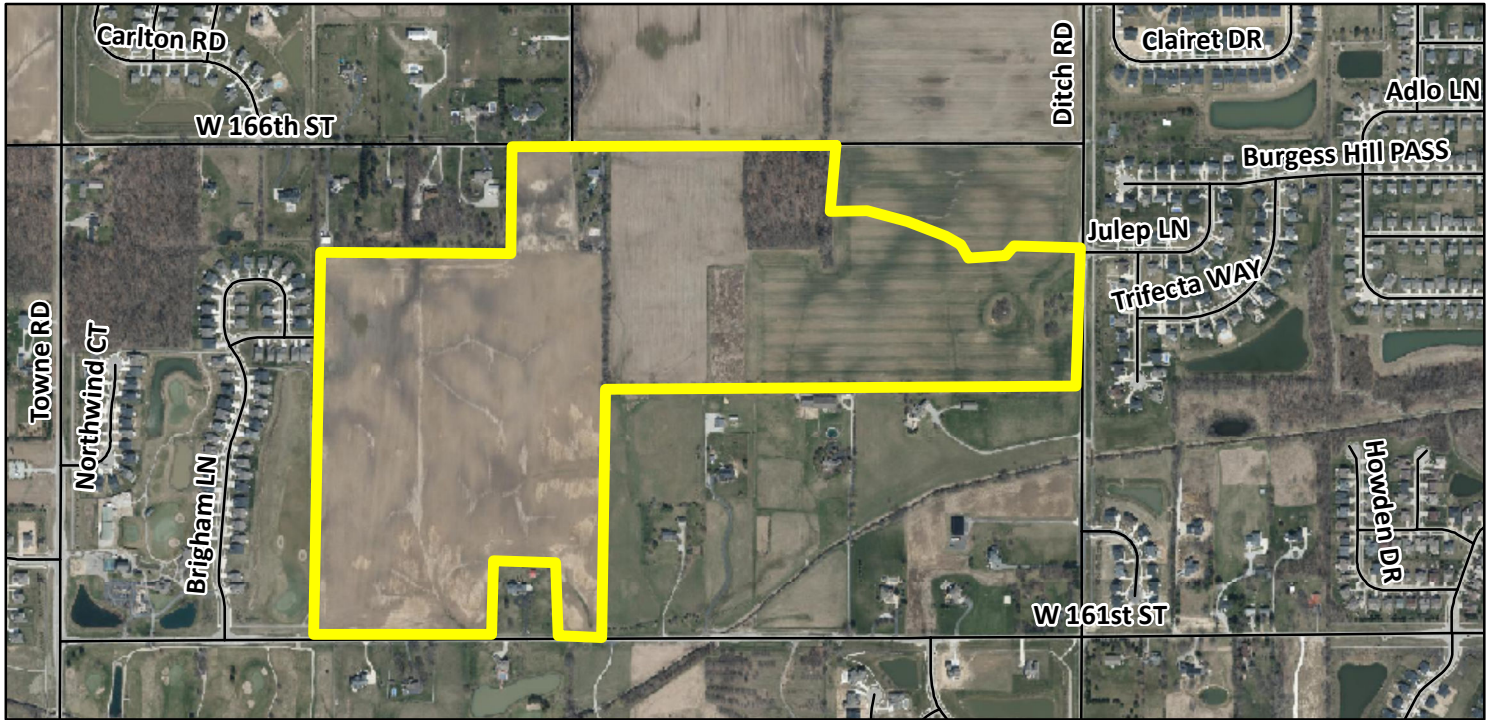


DEPARTMENT COMMENTS

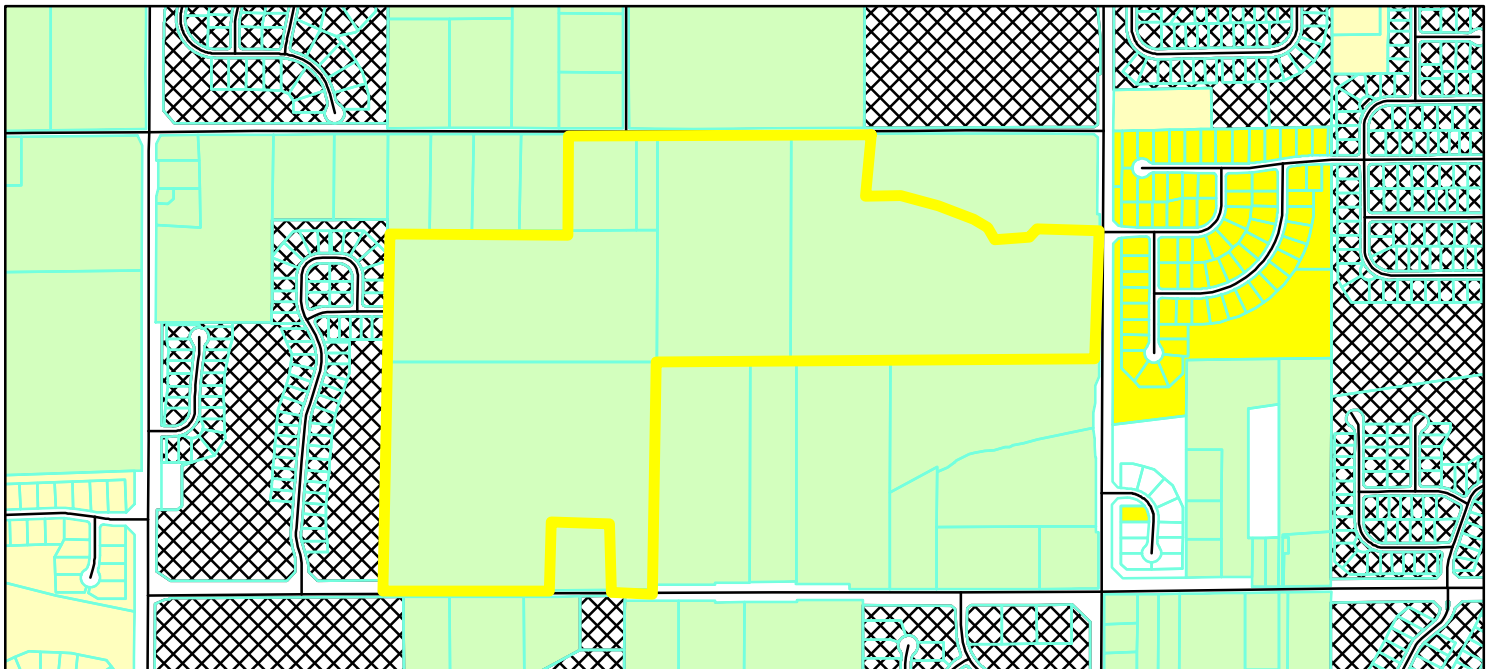
1. **Action: Hold a public hearing at the October 7, 2024, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

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

0 0.125 0.25
Miles



ORDINANCE NUMBER 24-55

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

“Woodwind East”

This is a Planned Unit Development District Ordinance (to be known as the "**WOODWIND EAST PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), 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. 2409-PUD-22**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2409-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation (- vote)** 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 _____, 2024;

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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Woodwind East 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 City of Westfield

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 UDO.
- 1.4 All provisions and representations of the UDO 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the three (3) individual Areas of the District.
- 2.2 Single Family – A: Lots consisting of Single-Family detached homes in Area A.
- 2.3 Single Family – B: Lots consisting of Single-Family detached homes in Area B.
- 2.4 Single Family – C: Lots consisting of Single-Family detached homes in Area C.
- 2.5 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.6 Area B: The part of the Real Estate depicted on the District Map as Area B.
- 2.7 Area C: The part of the Real Estate depicted on the District Map as Area C.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Single Family - C (Area C) and (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the

Director.

Section 4. Character Exhibits. The compilation of images in Exhibits D-F, collectively, “The Character Exhibits” are intended to provide context to the quality and character of homes proposed in the district while architectural standards are set for in Section 8 of the ordinance. The character and quality as shown in the character exhibits shall also be maintained as determined by the Director of Community Development.

Section 5. Underlying Zoning District(s). The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

5.1 Area A: SF2: Single-Family Low Density District.

5.2 Area B: SF4: Single-Family High Density District.

5.3 Area C: SF3: Single-Family Medium Density District.

Section 6. Permitted Uses. The permitted uses shall be as set forth below:

6.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

6.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
61 Single-Family Dwelling Units	61 Single-Family Dwelling Units	64 Single-Family Dwelling Units

6.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed one-hundred and eighty-six (186).

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 The following standards for Area A, Area B and Area C shall be applied to the Areas as depicted on the District Map:

Standard	Single-family - A	Single-family - B	Single-family - C
Minimum Lot Area	15,000sqft	9,000sqft	12,000sqft
Minimum Lot Frontage	50'	40'	50'
Minimum Building Setback			

Front Yard	30'	25'	20'
Side Yard	10'	6'	10'
Rear Yard	30'	25'	30'
Minimum Lot Width	100'	67'	80'
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories
Minimum Living Area (Total)	2,200sqft	1,600sqft	2,200sqft

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 6.3 Architectural Standards: Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3:

A. Four-Side Architecture: Design detailing shall be continued completely around the dwelling consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.

B. Building Materials:

1. Vinyl and aluminum siding shall be prohibited.
2. All dwellings shall have a minimum two-foot (2') watertable of Masonry Material (either stone or brick veneer) at ground level. The Masonry Material shall be continuous around all sides of the base of the dwelling except were interrupted by access points (like steps, doors or windows). The Masonry Material shall extend – at a minimum – from the ground up to the level of the watertable.
3. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used, however, trim shall not be required for windows, doors, or corners where architecturally appropriate.

C. Windows:

1. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jambs.

2. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows and a transom above doors shall apply to this requirement.
- D. Minimum Overhang: The roof overhang or eaves shall be a minimum of six inches (6").
- E. Roof Pitch: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Flat roofs are permitted in modern architectural designs. The building permit application shall indicate whether the home is designed in a modern architectural style.
- F. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
1. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 2. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 3. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- H. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
1. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 2. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

3. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 4. All one-story dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- I. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be consistent with elements included on the Front Building Façade:
1. A change in the exterior siding color separated by trim;
 2. A change in the exterior siding material pattern separated by trim;
 3. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 4. A minimum of ten (10) square foot gable window;
 5. A gable peak with a change in Exterior Material; or
 6. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- J. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
1. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan; and
 2. Have a different primary siding color than the adjacent Lot.
- 8.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. External Street Frontage Landscaping Requirements: Article 6.8(M) shall

apply to the Real Estate except as modified below.

1. Section 6.8(M) shall not apply to the street frontage within the area identified as Woodland Preservation Area on the Concept Plan.
2. All landscaping and mounding required along the 161st Street frontage shall be shown on a Development Plan and approved as part of the Landscaping Plan for the golf course.

B. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

1. Buffer Yard areas shall be within Common Areas . Except that, around the perimeter of the Burkman property, a 3 acre parcel existing north of 161st Street at the time of this Ordinance's approval as shown on the Concept Plan, mounding and buffering shall be located on the golf course.
2. Required buffer plantings along the east perimeter of the golf course where along the perimeter of the Real Estate shall include tree preservation and additional trees as shown on a Development Plan and approved as part of the Landscaping Plan for the golf Course.
3. No Buffer yard shall be required within the area identified as Woodland Preservation Area on the Concept Plan.
4. Buffer Yard Type B planting requirements shall be provided in all buffer areas. A Mound shall not be required in Buffer Yards, but is required where generally illustrated on the Concept Plan.
5. Buffer yard mounds shall be landscaped
6. Buffers adjoining the residential properties to the north and south shall be 60'
7. Existing trees within a required Buffer Yard may be credited towards the Buffer Yard tree requirements in accordance with Article 6.8(E) Preservation and Replacement of Trees.
8. Evergreen trees may be substituted for shade trees or ornamental trees within the Buffer Yard adjacent to the golf course along the west perimeter of the Real Estate.

8.3 Article 6.17 Sign Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Section 8.3(G)(1)(a) - Residential Signs shall be modified to permit two (2)

Monument Sign per development entrance.

- B. Two (2) Monument Signs may be placed at each transition between Areas and shall not be counted towards the permitted number or are of Monument Signs located at development entrances.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

- A. **Minimum Open Space:** Shall be a minimum of twenty (20%) percent of the Real Estate, as generally shown on the Concept Plan.
- B. A Golf Course Use shall be permitted and qualify as Open Space only under an agreement between the City of Westfield and the owner of the Real Estate and shall not be permitted as a free standing use of the Open Space included on the Concept Plan. A Golf Course on the Real Estate shall only be an extension of the existing Golf Course on adjacent real estate. Open Space as illustrated on the Concept Plan may be occupied by all uses permitted in the Underlying Zoning of the Real Estate including Golf Course
- C. **Pedestrian Path Network:** A network of paths shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
- D. **Amenities:** Amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit G**:
 - 1. Playground,
 - 2. Covered gathering space.
 - 3. Community Pool and bath house

4. Pickleball courts

5. Natural walking trail through woodland preservation area

10.2 Article 8.9 Steet and Right-of-way Standards: Shall apply except as otherwise modified below.

A. Cul-de- sac Design – Maximum Length: Article 8.9(G)(3)(a) – The maximum length of a cul-de-sac shall be eight hundred (800) feet.

Section 11. **Duration.** Failure to obtain Overall Development Plan approval for the Real Estate by January 1, 2029 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Patrick Tamm	_____ Patrick Tamm	_____ Patrick Tamm
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Kurt Wanninger	_____ Kurt Wanninger	_____ Kurt Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-55** was delivered to the Mayor of Westfield

on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-55

this _____ day of _____, 2024.

Scott A. Willis, Mayor

I hereby VETO Ordinance 24-55

this _____ day of _____, 2024.

Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District (Area) Map
Exhibit D	Character Exhibits (Area A Homes)
Exhibit E	Character Exhibits (Area B Homes)
Exhibit F	Character Exhibits (Area C Homes)
Exhibit G	Amenity Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 5)

PARCEL 1 [MURPHY]:

TWENTY-SIX AND ON HALF (26.5) ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

BEGINNING AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUNNING 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 26.5 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, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUNNING 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, HAMILTON COUNTY, INDIANA, 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 CONTINUING 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 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

ALSO

EXHIBIT A

REAL ESTATE

(Page 2 of 5)

PARCEL 2 [MURPHY]:

PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST (ASSUMED BEARING) 61.00 FEET ON AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 14 SECONDS WEST 566.19 FEET PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORD 125, PAGE 2; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST 396.80 FEET ON AND ALONG THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORD 125, PAGE 2; THENCE NORTH 01 DEGREES 12 MINUTES 50 SECONDS EAST 566.50 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 326.47 FEET TO THE POINT OF BEGINNING.

ALSO

PARCEL 3 [MJG]:

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.

EXHIBIT A

REAL ESTATE

(Page 3 of 5)

ALSO

PARCEL 4 [MARTIN]:

Part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East located in Washington Township, Hamilton County, Indiana, and more specifically described as follows:

Beginning at a point on the North line of the Northeast Quarter of Section 9, Township 18 North, Range 3 East said point being North 89 degrees 53 minutes 05 seconds East (assumed bearing) 61.0 feet from the Northwest corner of said Northeast Quarter; thence North 89 degrees 53 minutes 05 seconds East 120.0 feet on and along said North line of said Northeast Quarter to the Northeast corner of land described in Deed Record 125, page 2; thence South 00 degrees 16 minutes 14 seconds West 566.10 feet to the Southeast corner of said land; thence North 89 degrees 59 minutes 26 seconds West 120.0 feet on and along the South line of said land; thence North 00 degrees 16 minutes 14 seconds East 566.19 feet parallel with the West line of said Northeast Quarter to the POINT OF BEGINNING.

ALSO

PARCEL 5 [CHANCE]

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING THAT 53.163-ACRE TRACT OF LAND SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY DATED OCTOBER 11, 2022, AS LAST REVISED, BY MICHAEL J. SMITH, PS #LS20500025 OF AMERICAN STRUCTUREPOINT, INC. UNDER PROJECT NUMBER 2022.02100, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 48 SECONDS WEST 50.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (THE BASIS OF BEARINGS IS THE INDIANA GEOSPATIAL COORDINATE SYSTEM, HAMILTON ZONE) TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED IN INSTRUMENT NUMBER 2018010766, ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, WHICH IS THE POINT OF BEGINNING, THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WEST AND SOUTH LINES THEREOF; 1)THENCE SOUTH 00 DEGREES 03 MINUTES 34 SECONDS EAST 15.82 FEET; 2) THENCE SOUTH 48 DEGREES 04 MINUTES 23 SECONDS EAST 26.91 FEET; 3)THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 440.00 FEET; 4) THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST 30.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 838.14 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS WEST 1,774.57 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF TO THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO MJG PROPERTIES IN INSTRUMENT NUMBER 200500014560, ON FILE IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST 1,314.13 FEET ALONG THE EAST LINE OF SAID MJG PARCEL TO THE NORTH LINE OF SAID NORTHEAST

EXHIBIT A
REAL ESTATE
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QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS EAST 1,724.99 FEET
ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 53.163 ACRES, MORE
OR LESS

EXCEPT:

THE NORTHEAST 15 ACRE OF SUBJECT PARCEL AS SHOWN IN THE CONCEPT PLAN AND TO
BE DESCRIBED IN THIS FINAL ORDINANCE.

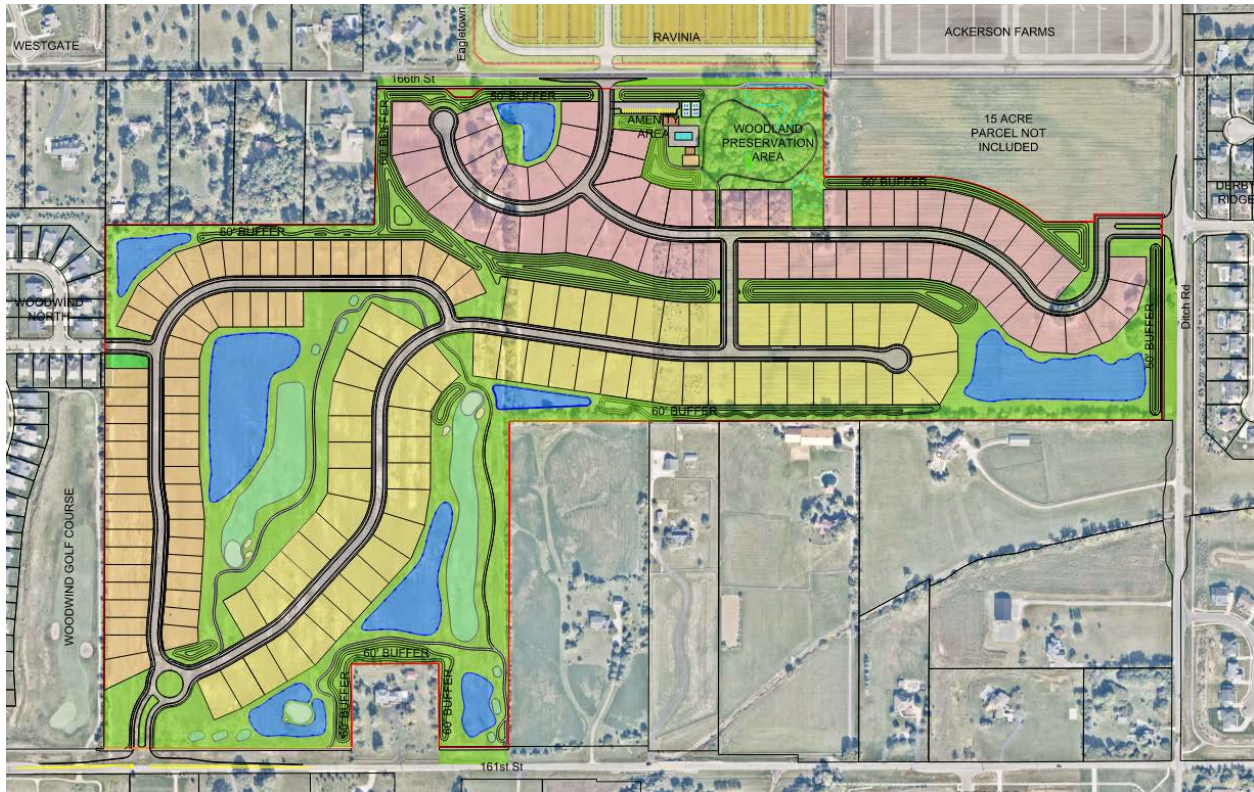
EXHIBIT A

REAL ESTATE

(Page 5 of 5)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2409-PUD-22.

EXHIBIT C

District (Area) Map (Page 1 of 1)



EXHIBIT D

CHARACTER EXHIBITS

(Page 1 of 1)

AREA A – Single-Family



EXHIBIT E

CHARACTER EXHIBITS

(Page 1 of 1)

AREA B – Single-Family



EXHIBIT F
CHARACTER EXHIBITS
(Page 1 of 1)

AREA C – Single Family



EXHIBIT G

AMENITY CHARACTER EXHIBITS

(Page 1 of 2)



EXHIBIT G

AMENITY CHARACTER EXHIBITS

(Page 2 of 2)



Woodland Preservation Path



Pickleball Courts



Community Pool and Bath House

ORDINANCE NUMBER 24-55

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

“Woodwind East”

This is a Planned Unit Development District Ordinance (to be known as the **“WOODWIND EAST PUD DISTRICT”**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), 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. 2409-PUD-22**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2409-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a Recommendation (- vote) 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 _____, 2024;

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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **“Woodwind East 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 City of Westfield

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 UDO.
- 1.4 All provisions and representations of the UDO 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 UDO. The following additional definitions are hereby incorporated:

- 2.1 **District Map:** The map as illustrated on what is attached hereto as **Exhibit C** which outlines the three (3) individual Areas of the District.
- 2.2 **Single Family – A:** Lots consisting of Single-Family detached homes in Area A.
- 2.3 **Single Family – B:** Lots consisting of Single-Family detached homes in Area B.
- 2.4 **Single Family – C:** Lots consisting of Single-Family detached homes in Area C.
- 2.5 **Area A:** The part of the Real Estate depicted on the District Map as Area A.
- 2.6 **Area B:** The part of the Real Estate depicted on the District Map as Area B.
- 2.7 **Area C:** The part of the Real Estate depicted on the District Map as Area C.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the District Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Single Family - C (Area C) and (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the

Director.

Section 4. Character Exhibits. The compilation of images in Exhibits D-F, collectively, “The Character Exhibits” are intended to provide context to the quality and character of homes proposed in the district while architectural standards are set for in Section 8 of the ordinance. The character and quality as shown in the character exhibits shall also be maintained as determined by the Director of Community Development.

Section 5. Underlying Zoning District(s). The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

5.1 Area A: SF2: Single-Family Low Density District.

5.2 Area B: SF4: Single-Family High Density District.

5.3 Area C: SF3: Single-Family Medium Density District.

Section 6. Permitted Uses. The permitted uses shall be as set forth below:

6.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

6.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
61 Single-Family Dwelling Units	61 Single-Family Dwelling Units	64 Single-Family Dwelling Units

6.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed one-hundred and eighty-six (186).

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 The following standards for Area A, Area B and Area C shall be applied to the Areas as depicted on the District Map:

Standard	Single-family - A	Single-family - B	Single-family - C
Minimum Lot Area	15,000sqft	9,000sqft	12,000sqft
Minimum Lot Frontage	50'	40'	50'
Minimum Building Setback			

Front Yard	30'	25'	20'
Side Yard	10'	6'	10'
Rear Yard	30'	25'	30'
Minimum Lot Width	100'	67'	80'
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories
Minimum Living Area (Total)	2,200sqft	1,600sqft	2,200sqft

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 6.3 Architectural Standards:** Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3:

A. **Four-Side Architecture:** Design detailing shall be continued completely around the dwelling consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.

B. **Building Materials:**

1. Vinyl and aluminum siding shall be prohibited.
2. All dwellings shall have a minimum two-foot (2') watertable of Masonry Material (either stone or brick veneer) at ground level. The Masonry Material shall be continuous around all sides of the base of the dwelling except where interrupted by access points (like steps, doors or windows). The Masonry Material shall extend – at a minimum – from the ground up to the level of the watertable.
3. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used, however, trim shall not be required for windows, doors, or corners where architecturally appropriate.

C. **Windows:**

1. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jambs.

2. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows and a transom above doors shall apply to this requirement.
- D. Minimum Overhang: The roof overhang or eaves shall be a minimum of six inches (6").
- E. Roof Pitch: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Flat roofs are permitted in modern architectural designs. The building permit application shall indicate whether the home is designed in a modern architectural style.
- F. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- G. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
1. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 2. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 3. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- H. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
1. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 2. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

3. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 4. All one-story dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- I. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be consistent with elements included on the Front Building Façade:
1. A change in the exterior siding color separated by trim;
 2. A change in the exterior siding material pattern separated by trim;
 3. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 4. A minimum of ten (10) square foot gable window;
 5. A gable peak with a change in Exterior Material; or
 6. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- J. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
1. Be a significantly different front Building Façade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan; and
 2. Have a different primary siding color than the adjacent Lot.
- 8.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. External Street Frontage Landscaping Requirements: Article 6.8(M) shall

apply to the Real Estate except as modified below.

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1. with the exception of Section 6.8(M) shall not apply to the street frontage frontage within the area identified as Existing Woodland Preservation Area on the Concept Plan.

- A. 2. All landscaping and mounding required along the 161st Street frontage shall be shown on a Development Plan and approved as part of the Landscaping Plan for the golf course.

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- B. B. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

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1. Buffer Yard areas shall may be within Common Areas or located on individual Lots. Except that, around the perimeter of the Burkman property, a 3 acre parcel existing north of 161st Street at the time of this Ordinance's approval as shown on the Concept Plan, mounding and buffering shall be located on the golf course.

2. Required buffer plantings along the east perimeter of the golf course where along the perimeter of the Real Estate shall include tree preservation and additional trees as shown on a Development Plan and approved as part of the Landscaping Plan for the golf Course.

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- 2.3. No Buffer yard shall be required within the area identified as Existing Woodland Preservation Area on the Concept Plan.

4. Buffer Yard Types A and Type B planting requirements shall be provided in all buffer areas as shown on the Concept Plan. A Mound/Fence shall not be required in Buffer Yards Type B, but is required may be located where generally illustrated on the Concept Plan.

5. Buffer yard mounds shall be landscaped

- 3.6. Buffers adjoining the residential properties to the north and south shall be 60'.

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- 4.7. Existing trees within a required Buffer Yard may be credited towards the Buffer Yard tree requirements in accordance with Article 6.8(E) Preservation and Replacement of Trees.

- 5.8. Evergreen trees may be substituted for shade trees or ornamental trees within the Buffer Yard adjacent to the golf course along the west perimeter of the Real Estate.

- 8.3 Article 6.17 Sign Standards: Shall apply, except as otherwise modified or enhanced

below.

- A. Section 8.3(G)(1)(a) - Residential Signs shall be modified to permit two (2) Monument Sign per development entrance.
- B. Two (2) Monument Signs may be placed at each transition between Areas and shall not be counted towards the permitted number or are of Monument Signs located at development entrances.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

A. **Minimum Open Space:** Shall be a minimum of twenty (20%) percent of the Real Estate, as generally shown on the Concept Plan.

A.B. **A Golf Course Use shall be permitted and qualify as Open Space only under an agreement between the City of Westfield and the owner of the Real Estate and shall not be permitted as a free standing use of the Open Space included on the Concept Plan. A Golf Course on the Real Estate shall only be an extension of the existing Golf Course on adjacent real estate. Open Space as illustrated on the Concept Plan may be occupied by all uses permitted in the Underlying Zoning of the Real Estate including Golf Course**

B.C. **Pedestrian Path Network:** A network of paths shall be installed as generally depicted on **Exhibit B.** The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

C.D. **Amenities:** Amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit G:**

- 1. Playground,
- 2.** Covered gathering space.

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3. Community Pool and bath house

4. Pickleball courts

2.5. Natural walking trail through woodland preservation area

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10.2 Article 8.9 Steet and Right-of-way Standards: Shall apply except as otherwise modified below.

A. Cul-de- sac Design – Maximum Length: Article 8.9(G)(3)(a) – The maximum length of a cul-de-sac shall be eight hundred (800) feet.

Section 11. **Duration.** Failure to obtain Overall Development Plan approval for the Real Estate by January 1, 2029 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2024.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Patrick Tamm	_____ Patrick Tamm	_____ Patrick Tamm
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Kurt Wanninger	_____ Kurt Wanninger	_____ Kurt Wanninger
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-55** was delivered to the Mayor of Westfield
on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-55
this _____ day of _____, 2024.

I hereby VETO Ordinance 24-55
this _____ day of _____, 2024.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

Woodwind East PUD - 7 091224

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District (Area) Map
Exhibit D	Character Exhibits (Area A Homes)
Exhibit E	Character Exhibits (Area B Homes)
Exhibit F	Character Exhibits (Area C Homes)
Exhibit G	Amenity Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 5)

PARCEL 1 [MURPHY]:

TWENTY-SIX AND ON HALF (26.5) ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE:

BEGINNING AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUNNING 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 26.5 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, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUNNING 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, HAMILTON COUNTY, INDIANA, 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 CONTINUING 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 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

ALSO

EXHIBIT A

REAL ESTATE
(Page 2 of 5)

PARCEL 2 [MURPHY]:

PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST (ASSUMED BEARING) 61.00 FEET ON AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 14 SECONDS WEST 566.19 FEET PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORD 125, PAGE 2; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST 396.80 FEET ON AND ALONG THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORD 125, PAGE 2; THENCE NORTH 01 DEGREES 12 MINUTES 50 SECONDS EAST 566.50 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 326.47 FEET TO THE POINT OF BEGINNING.

ALSO

PARCEL 3 [MJG]:

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.

EXHIBIT A

REAL ESTATE
(Page 3 of 5)

ALSO

PARCEL 4 [MARTIN]:

Part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East located in Washington Township, Hamilton County, Indiana, and more specifically described as follows:

Beginning at a point on the North line of the Northeast Quarter of Section 9, Township 18 North, Range 3 East said point being North 89 degrees 53 minutes 05 seconds East (assumed bearing) 61.0 feet from the Northwest corner of said Northeast Quarter; thence North 89 degrees 53 minutes 05 seconds East 120.0 feet on and along said North line of said Northeast Quarter to the Northeast corner of land described in Deed Record 125, page 2; thence South 00 degrees 16 minutes 14 seconds West 566.10 feet to the Southeast corner of said land; thence North 89 degrees 59 minutes 26 seconds West 120.0 feet on and along the South line of said land; thence North 00 degrees 16 minutes 14 seconds East 566.19 feet parallel with the West line of said Northeast Quarter to the POINT OF BEGINNING.

ALSO

PARCEL 5 [CHANCE]

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING THAT 53.163-ACRE TRACT OF LAND SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY DATED OCTOBER 11, 2022, AS LAST REVISED, BY MICHAEL J. SMITH, PS #LS20500025 OF AMERICAN STRUCTUREPOINT, INC. UNDER PROJECT NUMBER 2022.02100, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 48 SECONDS WEST 50.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (THE BASIS OF BEARINGS IS THE INDIANA GEOSPATIAL COORDINATE SYSTEM, HAMILTON ZONE) TO THE NORTHWEST CORNER OF PARCEL 10 AS DESCRIBED IN INSTRUMENT NUMBER 2018010766, ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, WHICH IS THE POINT OF BEGINNING, THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WEST AND SOUTH LINES THEREOF; 1)THENCE SOUTH 00 DEGREES 03 MINUTES 34 SECONDS EAST 15.82 FEET; 2) THENCE SOUTH 48 DEGREES 04 MINUTES 23 SECONDS EAST 26.91 FEET; 3)THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 440.00 FEET; 4) THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST 30.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 838.14 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 53 SECONDS WEST 1,774.57 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF TO THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO MJG PROPERTIES IN INSTRUMENT NUMBER 200500014560, ON FILE IN THE OFFICE OF SAID RECORDER; THENCE NORTH 00 DEGREES 04 MINUTES 44 SECONDS WEST 1,314.13 FEET ALONG THE EAST LINE OF SAID MJG PARCEL TO THE NORTH LINE OF SAID NORTHEAST

EXHIBIT A
REAL ESTATE
(Page 4 of 5)

QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS EAST 1,724.99 FEET
ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 53.163 ACRES, MORE
OR LESS

EXCEPT:

THE NORTHEAST 15 ACRE OF SUBJECT PARCEL AS SHOWN IN THE CONCEPT PLAN AND TO
BE DESCRIBED IN THIS FINAL ORDINANCE.

EXHIBIT A

REAL ESTATE

(Page 5 of 5)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2409-PUD-22.

EXHIBIT C

District (Area) Map
(Page 1 of 1)

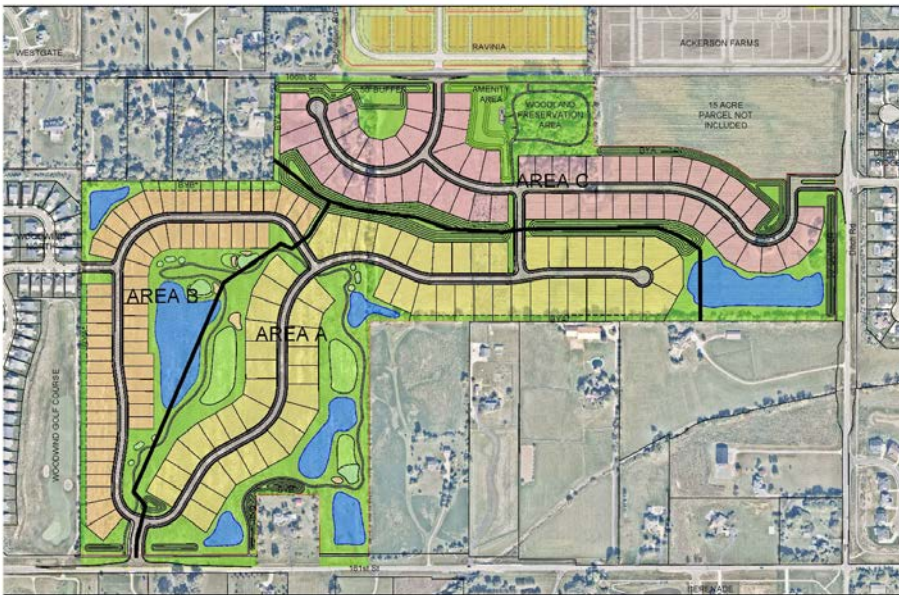




EXHIBIT D

CHARACTER EXHIBITS
(Page 1 of 1)

AREA A – Single-Family



EXHIBIT E

CHARACTER EXHIBITS
(Page 1 of 1)

AREA B – Single-Family



EXHIBIT F

CHARACTER EXHIBITS
(Page 1 of 1)

AREA C – Single Family



EXHIBIT G

AMENITY CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT G

AMENITY CHARACTER EXHIBITS
(Page 2 of 2)



Woodland Preservation Path



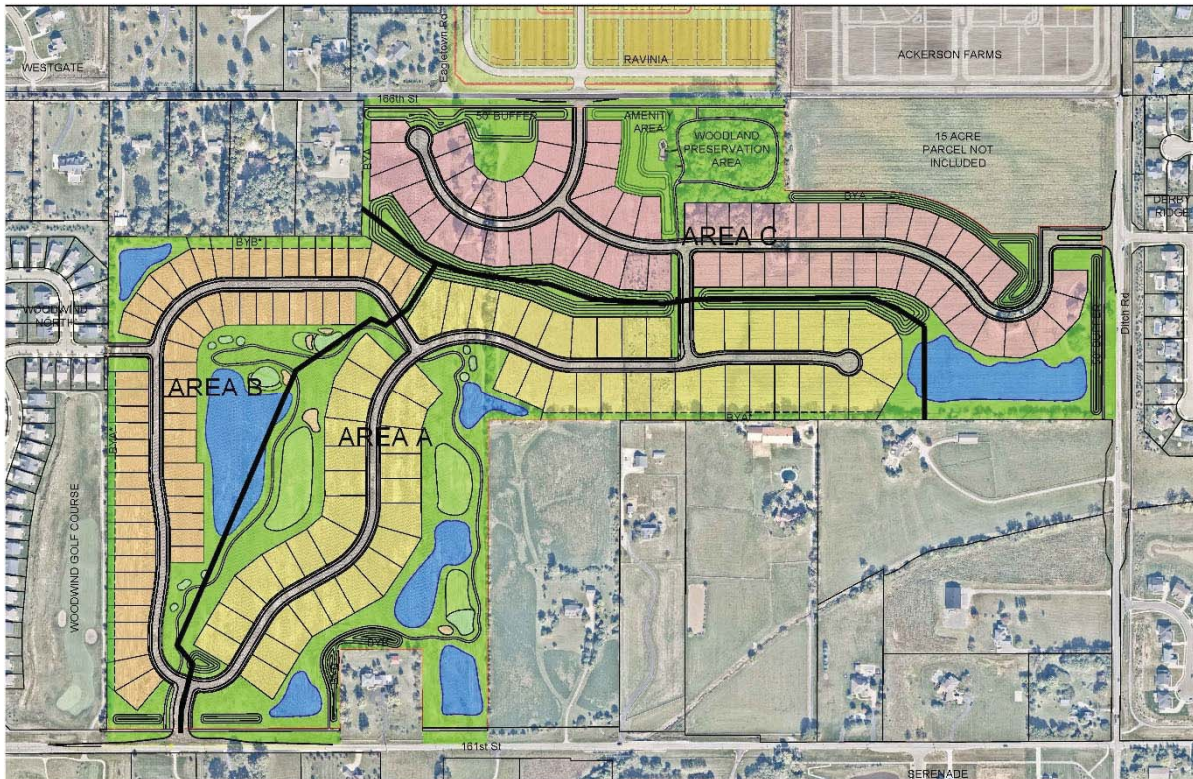
Pickleball Courts

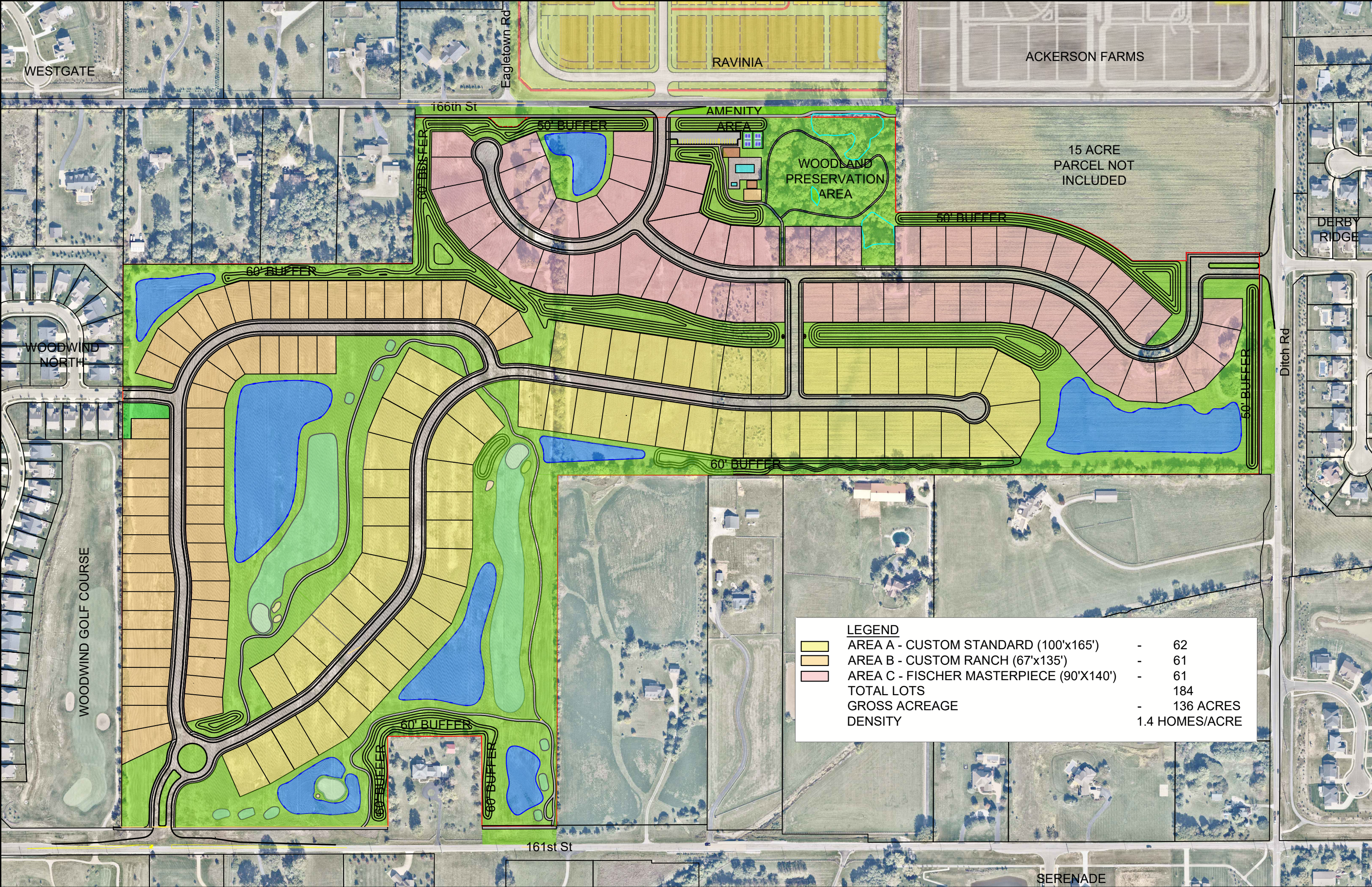


Community Pool and Bath House

EXHIBIT C

District (Area) Map
(Page 1 of 1)





WESTGATE

RAVINIA

ACKERSON FARMS

166th St

50' BUFFER

AMENITY
AREA

WOODLAND
PRESERVATION
AREA

15 ACRE
PARCEL NOT
INCLUDED

50' BUFFER

DERBY
RIDGE

WOODWIND
NORTH

60' BUFFER

60' BUFFER

50' BUFFER

Ditch Rd

WOODWIND GOLF COURSE

60' BUFFER

60' BUFFER

161st St

SERENADE

LEGEND		
	AREA A - CUSTOM STANDARD (100'x165')	- 62
	AREA B - CUSTOM RANCH (67'x135')	- 61
	AREA C - FISCHER MASTERPIECE (90'x140')	- 61
TOTAL LOTS		184
GROSS ACREAGE		- 136 ACRES
DENSITY		1.4 HOMES/ACRE

EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 1)

AREA A – Single-Family



EXHIBIT E

CHARACTER EXHIBITS

(Page 1 of 1)

AREA B – Single-Family



EXHIBIT F

CHARACTER EXHIBITS

(Page 1 of 1)

AREA C – Single Family



EXHIBIT G
AMENITY CHARACTER EXHIBITS



EXHIBIT G

AMENITY CHARACTER EXHIBITS



Woodland Preservation Path



Pickleball Courts



Community Pool and Bath House