CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda - 12/2/2024

Monday, December 2, 2024 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, December 2, 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.

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

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

OPENING OF THE MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - November 18, 2024

Review Rules of Procedure

CONSENT AGENDA

2408-DDP-23 Shamrock Springs Elementary School
699 West 161st Street.
Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review for a new 173,000 square foot elementary school on 37.89 acres +/- in the SF-2: Single-Family Low Density district.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2409-DDP-28 LifeTime Town Run
2505 Towne Run Road.
Life Time by Terra Site Development requests Detailed Development Plan review of a 102,000 square-foot fitness resort on 9.47 acres +/- in the Towne Run PUD District
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

ITEMS OF BUSINESS

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)

PUBLIC HEARING ITEMS

2412-PUD-27 Park + Poplar Planned Unit Development (PUD) Amendment
Generally, the southeast corner of Park Street and Poplar Street. (Westfield Boulevard).
Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2412-PUD-28 Grand Universe Planned Unit Development (PUD) Amendment
Generally, between 186th Street and 191st Street east of the Monon Trail.
Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).
(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)

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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 11/18/2024

Monday, November 18, 2024 at 7:00 PM

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
City Staff Present In-Person: Weston Rogers, Senior Planner; Daine Crabtree, Current Planning Manager; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: Kevin Todd, Director.

Legal Counsel Present: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda
No changes.

Approval of Minutes
Motion: Approve
By: William Bunkowfst
Seconded: Chris Woodard

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Review Rules of Procedure
Rogers reviewed APC rules and procedures.

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)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

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)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

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)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

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)

YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

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)
YouTube Time: 2:04

Motion: Approve
By: Michael Neal
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard
No: None
Abstain: None

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)
YouTube Time: 2:50

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

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)
YouTube Time: 26:04

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

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)
YouTube Time: 1:22:13

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

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
YouTube Time: 1:46:16

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn
YouTube Time: 1:54:30

Motion: Adjourn
By: Omar Khan
Seconded: Michael Neal

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None
Abstain: None

Petition Number:	2408-DDP-23
Project Name:	Shamrock Springs Elementary
Subject Site Address:	699 W 161st Street (the "Property")
Request:	Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review for a new 173,000 square foot elementary school on 37.89 acres +/- in the SF2 Zoning District.
Current Zoning:	SF2: Single-Family Low Density
Current Land Use:	Institutional
Approximate Acreage:	37.89 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Building Elevations 4. Landscape Plan
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PROCEDURAL – Detail Development Plan

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 overall development plan and detailed 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) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**

5) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Detailed 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.***

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

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

The plans comply.

7) 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.

8) Address and legal description of the property.

9) Boundary lines of the property including all dimensions.

10) 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.

11) 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.

12) 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.

13) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

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

16) Location and dimensions of all existing structures and paved areas.

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

18) Location of all Floodplain areas within the boundaries of the property.

19) Names of legal ditches and streams on or adjacent to the site.

20) 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.

21) Identify buildings proposed for demolition.

22) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

23) 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.

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:

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

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

26) 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.

27) 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.

SF2: SINGLE-FAMILY LOW-DENSITY DISTRICT STANDARDS (ARTICLE 4.5 OF UDO)

The plans comply.

28) General Regulations

a) Minimum Lot Area:	15,000 square feet
b) Minimum Lot Frontage:	50 feet
c) Minimum Building Setback Line:	
i) Front Yard:	30 feet
ii) Side Yard	12 feet
iii) Side and Rear Yard:	30 feet
d) Minimum Lot Width:	100 feet
e) Maximum Building Height:	2 ½ stories
f) Minimum Living Area (Ground Floor)	1,200 square feet (single story)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

29) Accessory Use and Building Standards (Article 6.1)

30) Architectural Standards (Article 6.2)

31) Building Standards (Article 6.4)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

2.55 Acre Site	**Shade Trees** (2 per acre)	**Ornamental/Evergreen Trees** (3 per acre)	**Shrubs** (10 per acre)
Required	76	114	379
Shown	**164**	**203**	**1400**

b) Foundation Plantings
c) External Street Frontage Plantings
d) Parking Area Landscaping
   i) Interior Parking Area Islands
   ii) Perimeter Parking Area Landscaping
e) General Screening Standards
   i) Service and Loading Areas
      1. Service areas shall be screened from Rights-of-way.
f) A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty percent (50%) of the total required shrub plantings.
g) One (1) evergreen tree shall equal three (3) evergreen shrubs

34) Lighting Standards (Article 6.9)

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Parking and Loading Standards (Article 6.14)

38) Setback Standards (Article 6.16)

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

41) Block Standards (Article 8.1)

42) Easement Standards (Article 8.3)

43) Monument and Marker Standards (Article 8.5)

44) Open Space and Amenity Standards (Article 8.6)

45) Pedestrian Network Standards (Article 8.7)

46) Storm Water Standards (Article 8.8)

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

48) Street Light Standards (Article 8.10)

49) Street Sign Standards (Article 8.11)

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

Requested Action: approve 2408-DDP-23 with the following condition:

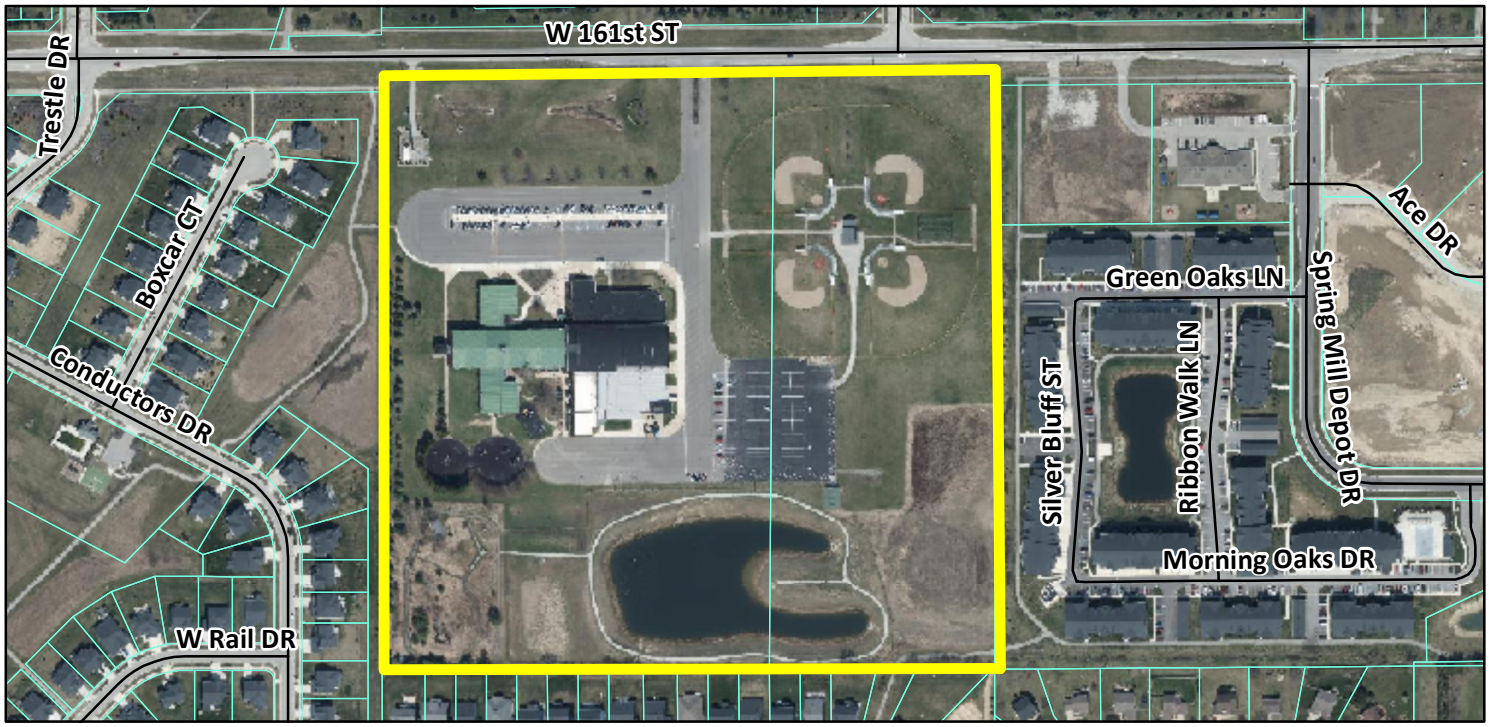
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.
- That associated plat 2408-SFP-26 is recorded prior to the issuance of an Improvement Location Permit.

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

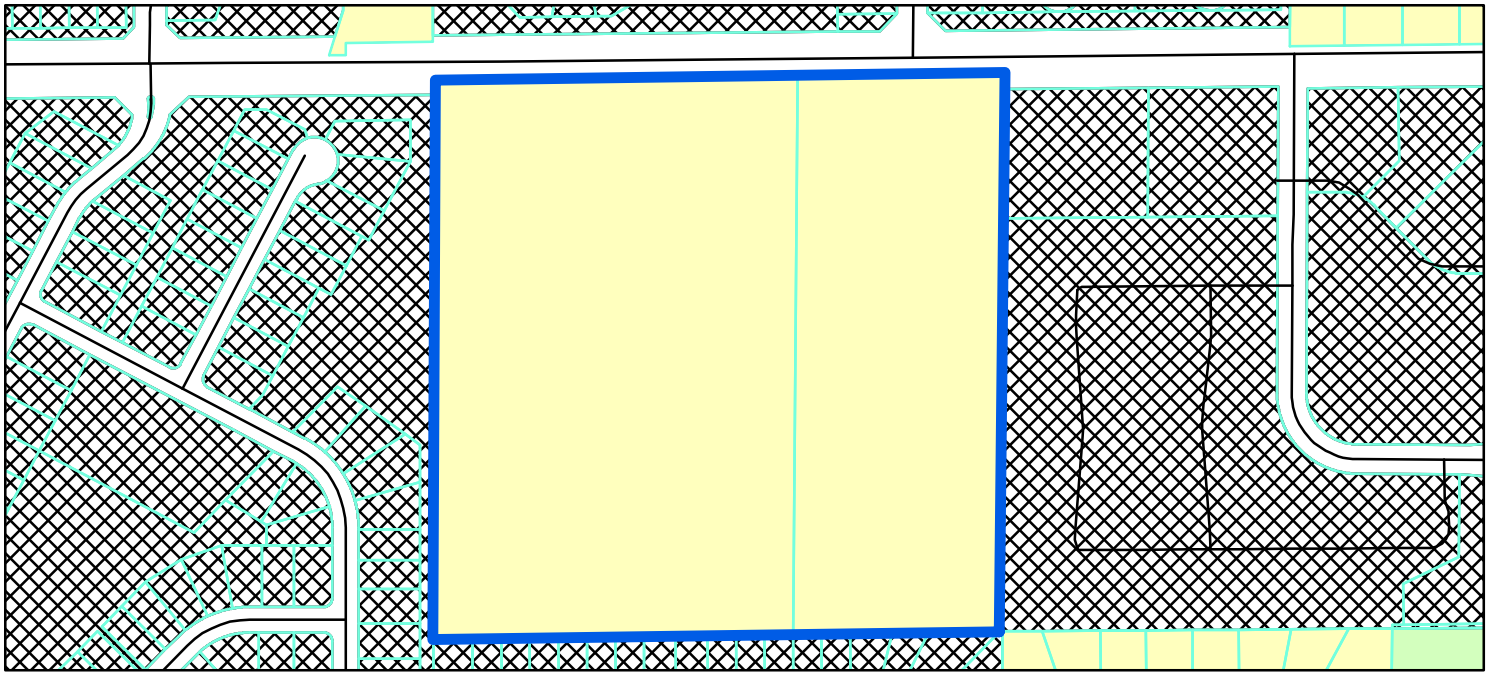
Shamrock Springs Elementary

Aerial Location Map

Site



Zoning Map

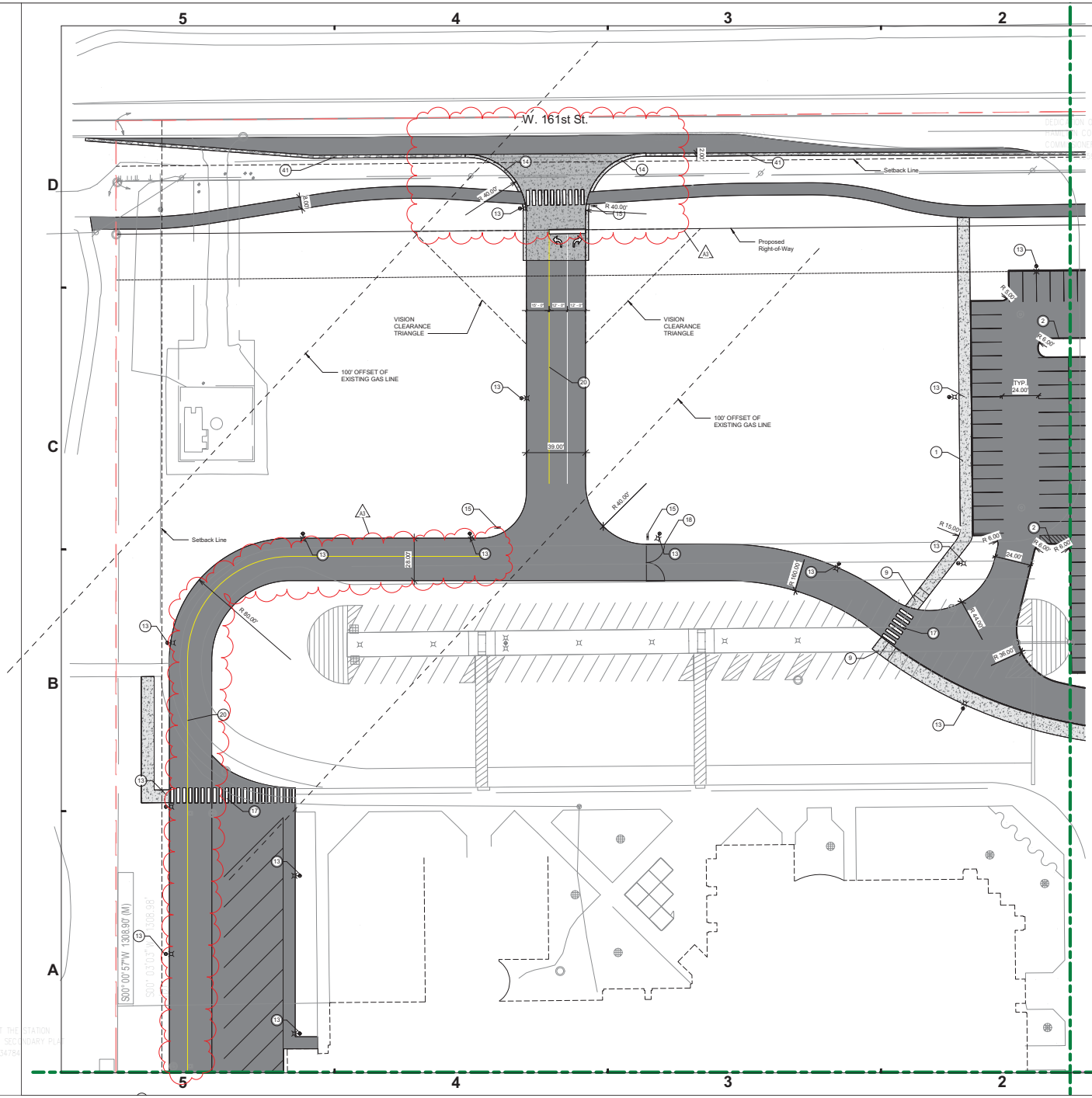


GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

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

0 0.05 0.1 Miles

N W E S



GENERAL LAYOUT NOTES

1. REFERENCE C-001 FOR GENERAL LAYOUT PLAN NOTES.
2. NORTHING AND EASTING COORDINATES ARE STATE PLANE COORDINATES BASED ON A TOPOGRAPHIC SURVEY. REFER TO SURVEY DRAWINGS FOR HORIZONTAL CONTROL POINT DATA.
3. ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.

SITE LAYOUT LEGEND

	STANDARD ASPHALT PAVING,
	HEAVY DUTY ASPHALT PAVING,
	STANDARD CONCRETE PAVING,
	HEAVY DUTY CONCRETE PAVING,
	POURED IN PLACE HATCH
	ENGINEERED WOOD FIBER HATCH
	2' STONE SHOULDER

SITE LAYOUT NOTES

#	NOTE
1	INTEGRAL CONCRETE CURB & SIDEWALK. DETAIL 2B/S-CL501
2	STRAIGHT CONCRETE CURB. SEE DETAIL 1C/CL501
3	6' HIGH 6' WIDE BLACK VINYL CHAINLINK FENCE
4	6' HIGH 6' WIDE BLACK VINYL CHAINLINK GATE
5	35' FLAGPOLE
6	ADA ACCESSIBLE PARKING SPACE & EMBLEM SEE DETAILS 3A, 3B/S-CL501
7	VAN ACCESSIBLE PARKING SIGN
8	LANDSCAPE FORMS LOOP BICYCLE RACK, OR APPROVED EQUAL
9	ADA ACCESSIBLE RAMP
10	WASTE DUMPSTER
11	RECYCLING DUMPSTER
12	TRANSFORMER. SEE E-SERIES.
13	SITE LIGHTING. SEE E-SERIES
14	2' CURB AND GUTTER. TAPER CURB HEIGHT FROM 6" TO 1" OVER 4' AT EACH END.
15	STOP SIGN. SEE DETAIL 2A/S-CL502
16	DO NOT ENTER SIGN. SEE DETAIL 2A/S-CL502
17	CROSSWALK PAVEMENT PARKING. SEE DETAIL 1D/S-CL501
18	VEHICLE ACCESS CONTROL GATE. SEE DETAIL 1C/S-CL502
19	SPECIAL PAVEMENT MARKING. 4" WIDE X 4' O.C. WHITE TRAFFIC PAINT. SEE DETAIL 2A/S-CL502
20	YELLOW TRAFFIC STRIPING. SEE DETAIL 2A/S-CL502
21	MONUMENT SIGN LOCATION. SEPERATE CONTRACT.
22	GREASE INTERCEPTOR. SEE P-SERIES
23	BOLLARDS. SEE DETAIL 1B/S-CL502
24	SEE A-SERIES FOR WALL
25	SEE G-SERIES FOR BERM
26	PLAYGROUND EQUIPMENT: MAIN COMPOSITE PIECE OWNER PROVIDED
27	PLAYGROUND EQUIPMENT: MAIN COMPOSITE PIECE OWNER PROVIDED
28	PLAYGROUND EQUIPMENT: ADA SPINNER
29	PLAYGROUND EQUIPMENT: MUSICAL INSTRUMENT 1.
30	PLAYGROUND EQUIPMENT: MUSICAL INSTRUMENT 2. OWNER PROVIDED
31	PLAYGROUND EQUIPMENT: MUSICAL INSTRUMENT 3. OWNER PROVIDED
32	PLAYGROUND EQUIPMENT: 8' HT., 3 BAYS TOTAL, 2 BELT SWINGS OM 2 OUTSIDE BAYS, 2 ADA SWINGS ON THE END. OWNER PROVIDED. CONTRACTOR INSTALLED.
33	PLAYGROUND EQUIPMENT: DISC SWING. OWNER PROVIDED.
34	PLAYGROUND EQUIPMENT: CLIMBING DOME
35	PLAYGROUND EQUIPMENT: MAIN COMPOSITE PIECE 3. OWNER PROVIDED
36	WOOD VEHICLE GUARDRAIL. SEE DETAIL 2A/S-CL502
37	8' HIGH BASTEEL FENCE. SEE SPECS
38	8' HIGH 12' WIDE SINGLE SWING BASTEEL GATE. SEE SPECS
39	8' HIGH 24' WIDE DOUBLE SWING BASTEEL GATE. SEE SPECS
40	PARKING BUMPER. SEE SPECS
41	2' STONE SHOULDER
42	RELOCATED RAISED PLANTER BED. SEE CD100 .
43	STONE TRAIL. SEE DETAIL

1 **Site Layout-NW**
1" = 30'-0"

SCHMIDT ASSOCIATES
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405 Massachusetts Ave., Indianapolis, IN 46204
730 Brent St, 40203, Louisville, KY 40204

Project No. 2022-121.SSE
Project Date 08.07.2024
Produced SG/KL

KYLE E. MILLER REGISTERED NO. 19900465 STATE OF INDIANA PROFESSIONAL ENGINEER

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Architect.

#	Revision	Date
A2	Addendum 2	08.27.2024
A3	Addendum 3	09.04.2024

699 West 161st Street,
Westfield, IN 46074

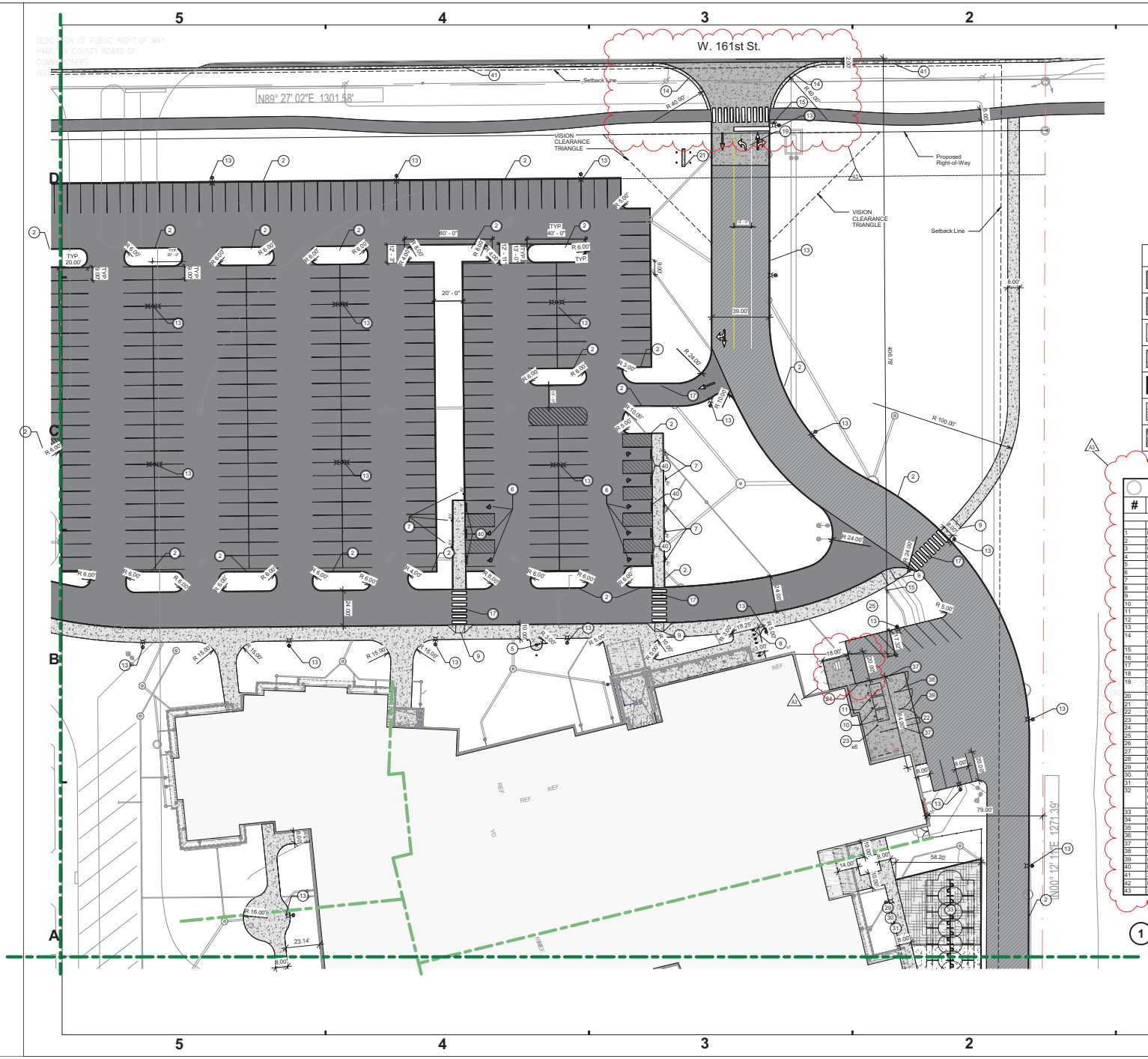
N

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

SITE LAYOUT PLAN

S-CL101



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36	WOOD VEHICLE GUARDRAIL. SEE DETAIL 2A/S-CL502
37	8' HIGH BASTEEL FENCE. SEE SPECS
38	8' HIGH 12' WIDE SINGLE SWING BASTEEL GATE. SEE SPECS
39	8' HIGH 24' WIDE DOUBLE SWING BASTEEL GATE. SEE SPECS
40	PARKING BUMPER. SEE SPECS
41	2' STONE SHOULDER
42	RELOCATED RAISED PLANTER BED. SEE CD100 .
43	STONE TRAIL. SEE DETAIL

1 **Site Layout-NE**
1" = 30'-0"

SCHMIDT ASSOCIATES
schmidt-arch.com • 317.263.6226
405 Massachusetts Ave., Indianapolis, IN 46204
730 Brent St, 40203, Louisville, KY 40204

Project No.	2022-121.SSE
Project Date	08.07.2024
Produced	SG/KL

KYLE E. MILLER REGISTERED NO. 19900465 STATE OF INDIANA PROFESSIONAL ENGINEER

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#	Revision	Date
A2	Addendum 2	08.27.2024
A3	Addendum 3	09.04.2024

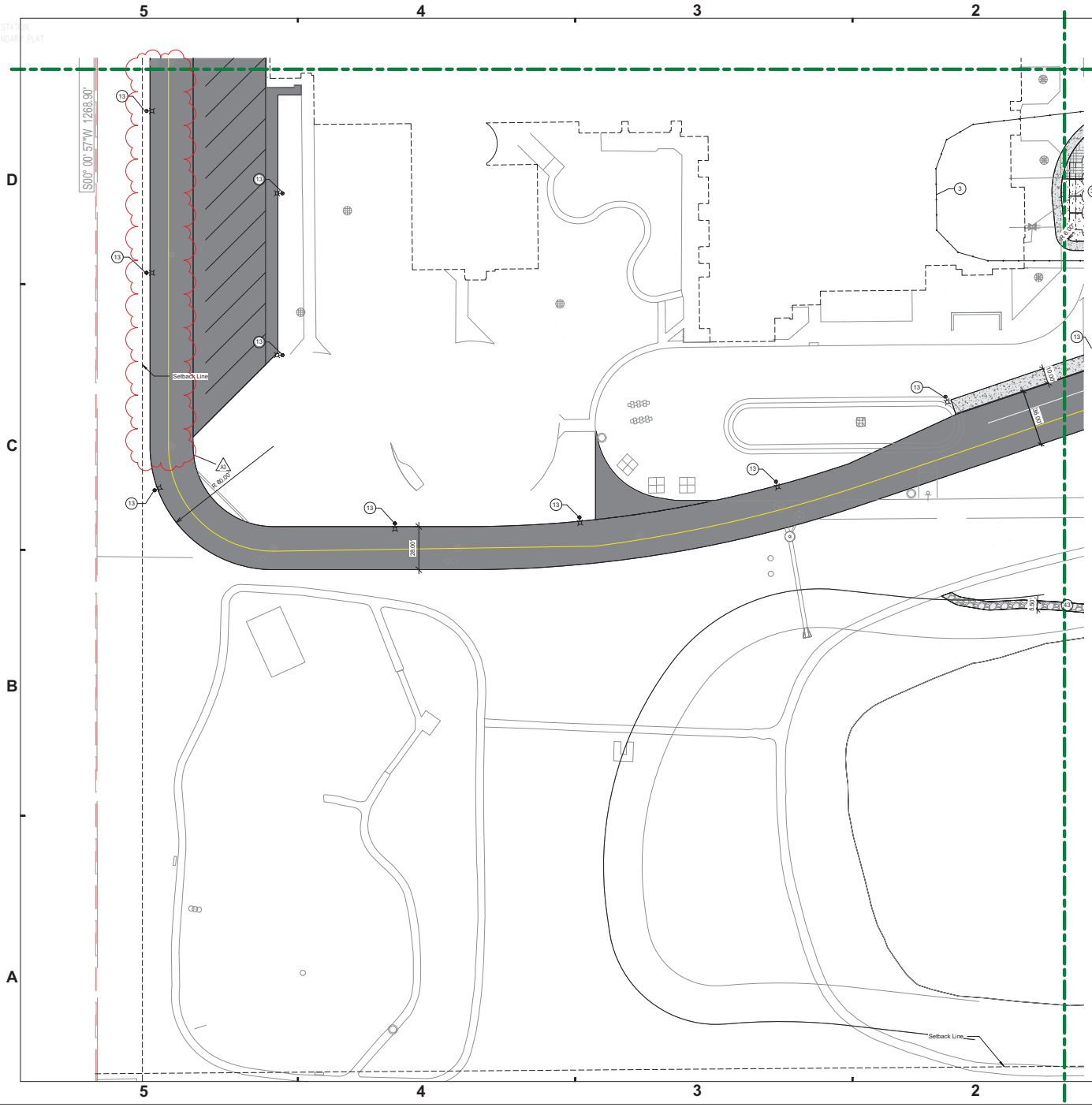
699 West 161st Street,
Westfield, IN 46074

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

SITE LAYOUT PLAN

S-CL102



GENERAL LAYOUT NOTES

1. REFERENCE C-001 FOR GENERAL LAYOUT PLAN NOTES.
2. NORTHING AND EASTING COORDINATES ARE STATE PLANE COORDINATES BASED ON A TOPOGRAPHIC SURVEY. REFER TO SURVEY DRAWINGS FOR HORIZONTAL CONTROL POINT DATA.
3. ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS.

SITE LAYOUT LEGEND

	STANDARD ASPHALT PAVING,
	HEAVY DUTY ASPHALT PAVING,
	STANDARD CONCRETE PAVING,
	HEAVY DUTY CONCRETE PAVING,
	POURED IN PLACE HATCH
	ENGINEERED WOOD FIBER HATCH
	2' STONE SHOULDER

SITE LAYOUT NOTES

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1	INTEGRAL CONCRETE CURB & SIDEWALK. DETAIL 2B/S-CL501
2	STRAIGHT CONCRETE CURB. SEE DETAIL 1C/CL501
3	6' HIGH 6' WIDE BLACK VINYL CHAINLINK FENCE
4	6' HIGH 6' WIDE BLACK VINYL CHAINLINK GATE
5	35' FLAGPOLE
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8	LANDSCAPE FORMS LOOP BICYCLE RACK, OR APPROVED EQUAL
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1 **Site Layout- SW**
1" = 30'-0"

SCHMIDT ASSOCIATES
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730 Brent St, 40203, Louisville, KY 40204

Project No. 2022-121.SSE
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699 West 161st Street,
Westfield, IN 46074

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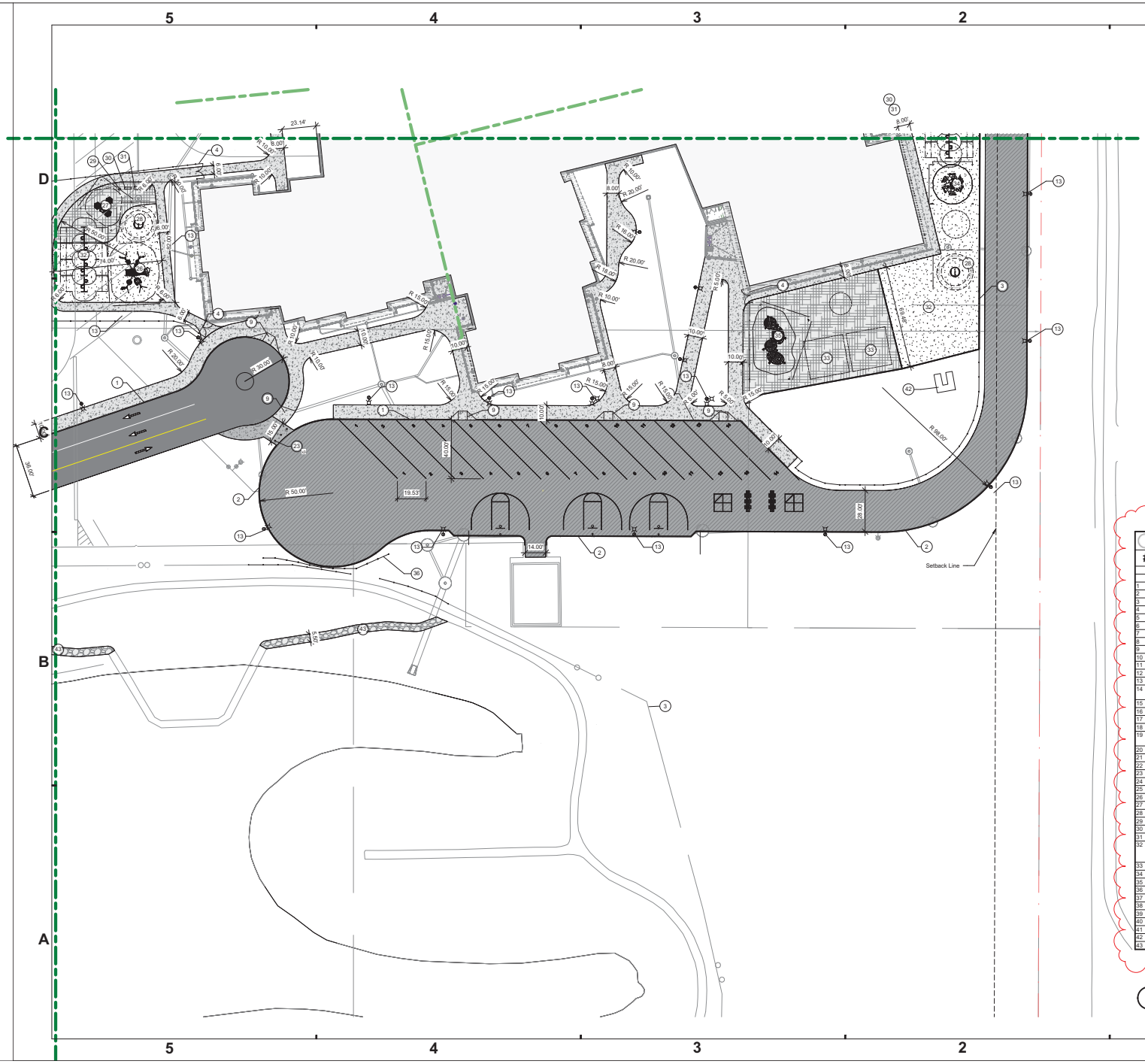
Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

SITE LAYOUT PLAN

S-CL103



GENERAL LAYOUT NOTES

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699 West 161st Street,
Westfield, IN 46074

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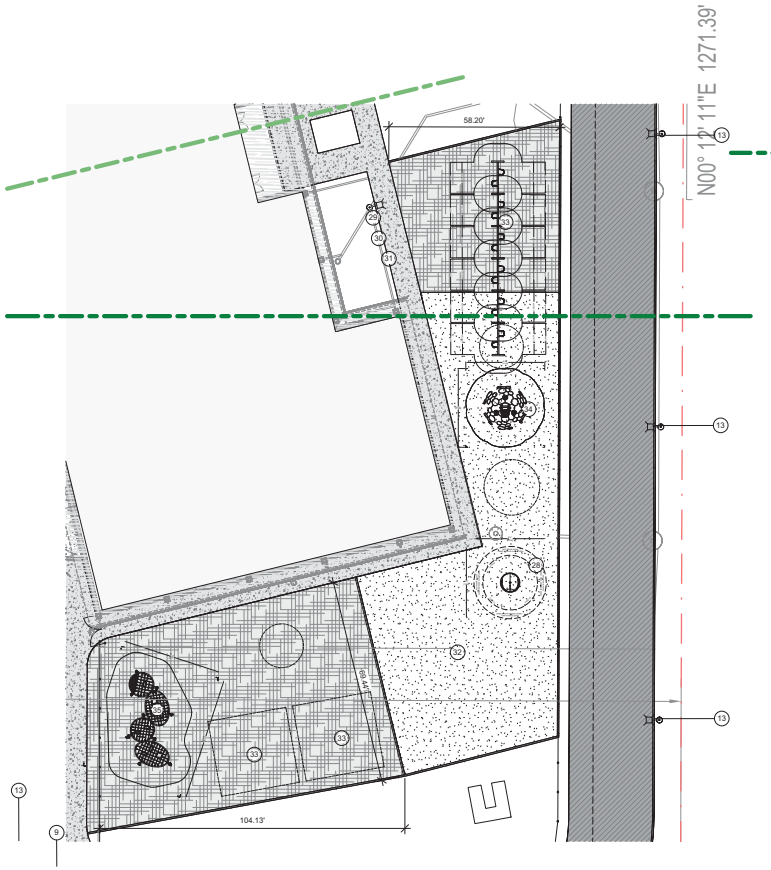
Westfield Washington Schools

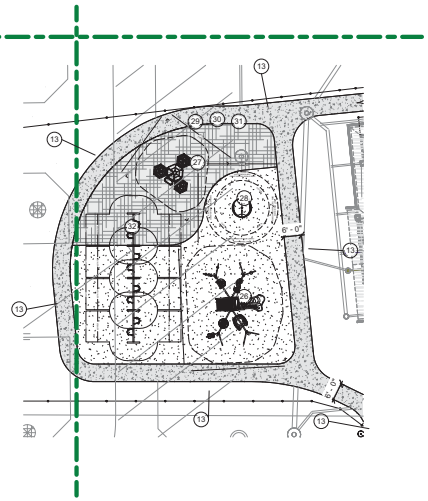
Westfield Elementary - Shamrock Springs Elementary

SITE LAYOUT PLAN

S-CL104



2 SITE LAYOUT ENLARGEMENTS ELEMENTARY PLAYGROUND
1" = 20'-0"



1 SITE LAYOUT ENLARGEMENT KINDERGARTEN PLAYGROUND
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699 West 161st Street,
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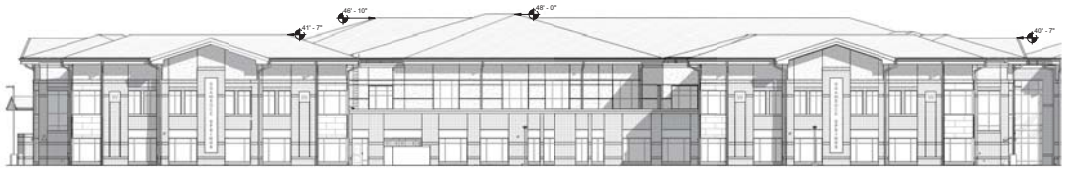
Westfield Elementary - Shamrock Springs Elementary

SITE LAYOUT ENLARGEMENT PLAN

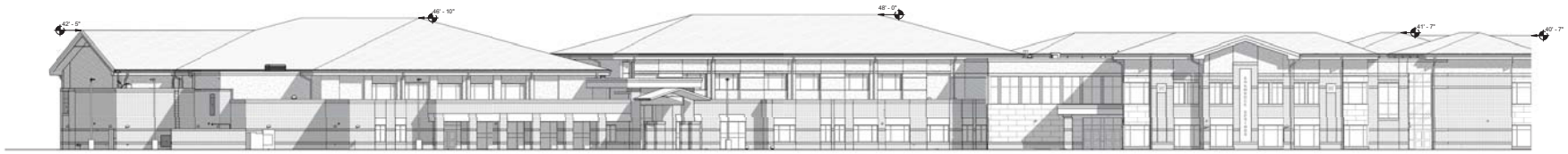
S-CL401

1D EAST ELEVATION
1/16" = 1'-0"

1C SOUTH ELEVATION
1/16" = 1'-0"



1B WEST ELEVATION
1/16" = 1'-0"



1A UNIT E-A OVERALL ELEVATION
1/16" = 1'-0"

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schmidt-arch.com • 317.263.6226
401 Massachusetts Ave., Indianapolis, IN 46204
731 Brent St. #203, Louisville, KY 40204

Project No. 2022-121.SSE
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Produced TE DM SJA

SARAH KATHLEEN HEMPSTEAD
REGISTERED
NO. AR10400134
STATE OF INDIANA
ARCHITECT

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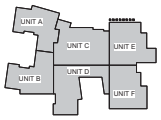
#	Revision	Date

CONSTRUCTION SET
THIS CONSTRUCTION SET, WHICH INCORPORATES ADDENDA, IS FOR THE CONVENIENCE OF THE CONTRACTOR. THE ORIGINAL CONTRACT DOCUMENTS AND ADDENDA SHALL SERVE AS THE OFFICIAL SET OF CONTRACT DOCUMENTS.

699 West 161st Street
Westfield, IN 46074



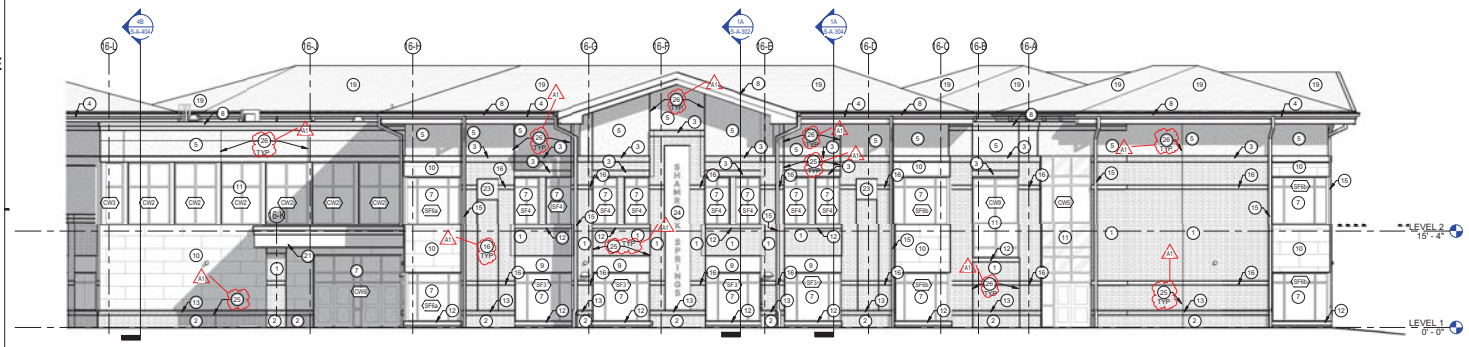
KEY PLAN
N

Westfield Washington Schools

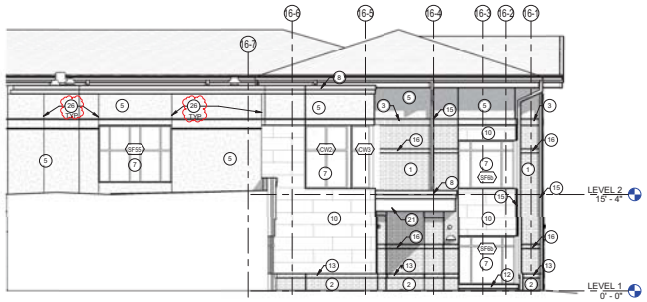
Shamrock Springs Elementary School

OVERALL ELEVATIONS

S-A-200



1A BUILDING ELEVATION
1/8" = 1'-0"



1B BUILDING ELEVATION
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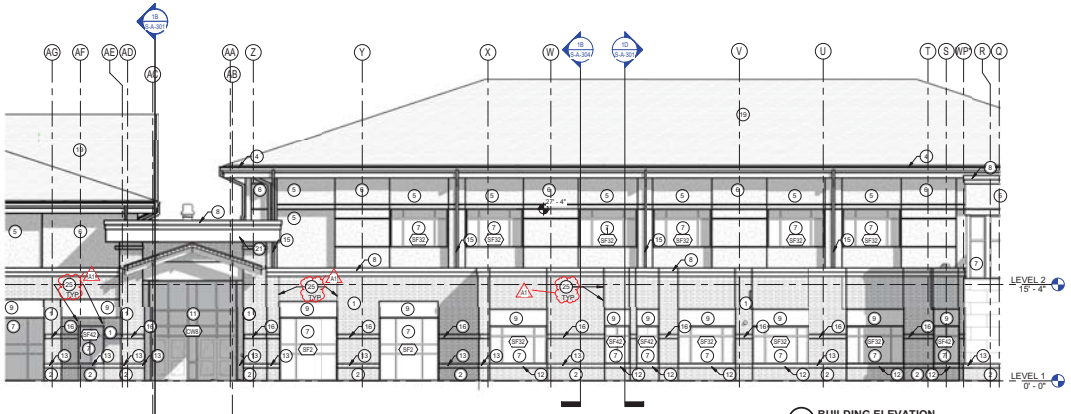

1C BUILDING ELEVATION
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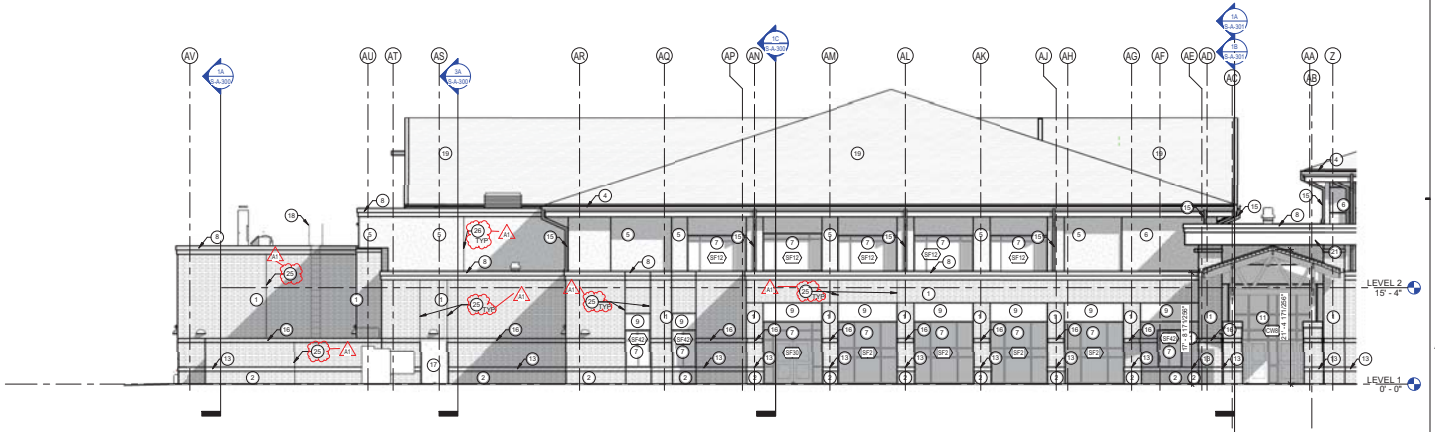

1D BUILDING ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION NOTES

NOT ALL NOTES APPLY TO EVERY SHEET.

#	NOTE
1	042000 - FACE BRICK TYPE A (UTILITY, 1/3 RUNNING BOND)
2	042000 - FACE BRICK TYPE B (UTILITY, 1/3 RUNNING BOND)
3	042000 - SOLDIER COURSE. FACE BRICK TYPE A
4	133420 - METAL GUTTER
5	072419 - EIFS TYPE A
6	072419 - EIFS TYPE B
7	084113 - ALUMINUM STOREFRONT SYSTEM
8	077100 - CUSTOM COLOR METAL COPING
9	074213.23 - METAL COMPOSITE MATERIAL WALL PANEL TYPE A
10	074213.23 - METAL COMPOSITE MATERIAL WALL PANEL TYPE B (24"x72" RUNNING BOND PATTERN)
11	084413 - GLAZED ALUMINUM CURTAINWALL SYSTEM
12	042000 - LIMESTONE SILL
13	042000 - FACE BRICK TYPE A (UTILITY, 1/3 RUNNING BOND) PROJECTED 1/2".
14	089119 - FIXED LOUVER
15	133420 - METAL DOWNSPOUT (REFER TO CIVIL DRAWINGS FOR BOOT)
16	042000 - FACE BRICK TYPE A (UTILITY, 1/3 RUNNING BOND) RECESSED 1/2".
17	099600 - HIGH PERFORMANCE COATINGS ON HOLLOW METAL. COLOR AS SELECTED BY ARCHITECT
18	055000 - METAL ROOF ACCESS LADDER AND LANDING.
19	073113 - ASPHALT SINGLES
20	072419 - EIFS REVEAL JOINT
21	074213.23 - METAL COMPOSITE MATERIAL WALL PANEL TYPE C
23	042000 - LIMESTONE ACCENT SQUARE (40"X40").
24	042000 - LIMESTONE ACCENT SQUARE (48"X28").
25	042000 - MASONRY CONTROL JOINT
26	072419 - EIFS CONTROL JOINT

EXTERIOR FINISH SCHEDULE

THIS LEGEND IS PROVIDED FOR REFERENCE PURPOSES ONLY. PRODUCTS/COLORS INDICATED ARE BASED ON BASIS OF DESIGN MANUFACTURERS. REFER TO SPECIFICATIONS FOR LIST OF ACCEPTED EQUAL MANUFACTURERS/PRODUCTS.

SPEC SECTION	MAT'L	MARK. COLOR (BASIS OF DESIGN)	
042000	FACE BRICK	A. MODUALR DUTCH GRAY VELOUR	
		B. MODULAR ANCHOR VELOUR	
072419	EIFS	A. COLOR AS SELECTED BY ARCHITECT	
		B. COLOR AS SELECTED BY ARCHITECT	
074213.13	METAL WALL PANEL	A. HARVEST GOLD MICA	
		B. HARVEST GOLD MICA (24"x72" RUNNING BOND PATTERN)	
		C. CUSTOM COLOR DARK BRONZE	
077100	FASCIA, GUTTERS, DOWNSPOUTS	DARK BRONZE	
079200	SEALANTS	ALL SEALANTS USED IN MASONRY CONTROL JOINTS SHALL MATCH THE MASONRY MORTAR	
		ALL SEALANTS USED IN EXPOSED CONCRETE SHALL MATCH THE SURROUNDING COLOR CONCRETE UNLESS NOTED OTHERWISE	
		ALL SEALANTS USED TO SEAL AROUND EXTERIOR WINDOWS AND DOOR FRAMES SHALL MATCH THE WINDOW AND DOOR FRAME COLOR.	
081113	HM DOORS AND FRAMES	PAINT COLOR AS SELECTED BY ARCHITECT	
083323	OH COILING DOOR	PAINT COLOR AS SELECTED BY ARCHITECT	
084113	ALUM. STOREFRONT	DARK BRONZE	
084413	CURTAINWALL	DARK BRONZE	
088000	GLAZING	INSUL. GLASS	SUNGUARD SNR 43 ON CRYSTALGRAY
		SPAND. GLASS	SUNGUARD SNR 43 ON CRYSTALGRAY W/ WARM GRAY SPANDREL
089000	LOUVERS	LOUVERS IN BRICK TO BE CUSTOM COLOR TO MATCH BRICK LOUVERS IN EFIS TO BE CUSTOM COLOR TO MATCH EFIS	

SCHMIDT ASSOCIATES
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Project Date 08.07.2024
Produced TE DM SJA

SARAH KATHLEEN HEMPSTEAD
NO. AR10400134
STATE OF INDIANA
ARCHITECT

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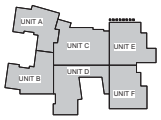


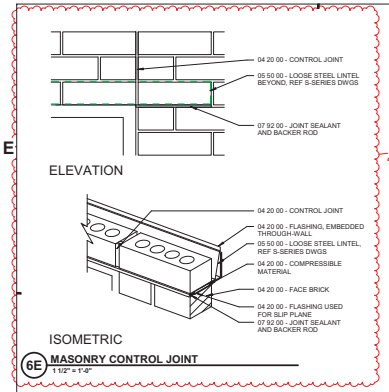
KEY PLAN

Westfield Washington Schools

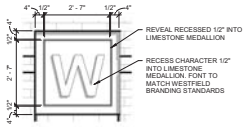
Shamrock Springs Elementary School

BUILDING ELEVATIONS

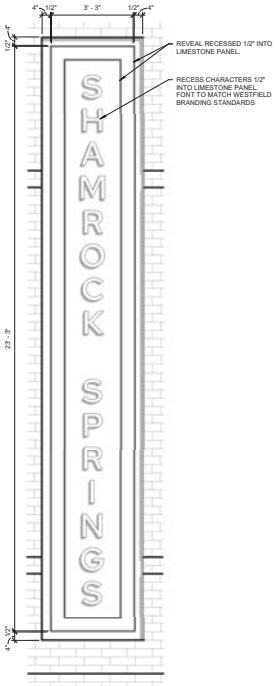
S-A-210



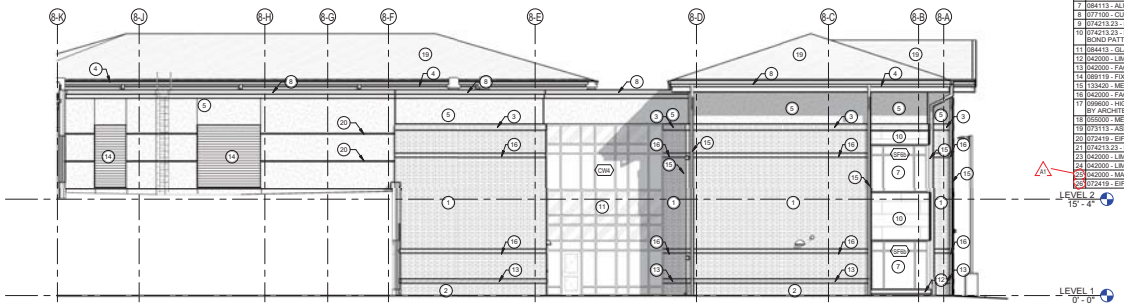
6E MASONRY CONTROL JOINT
1 1/2" = 1'-0"



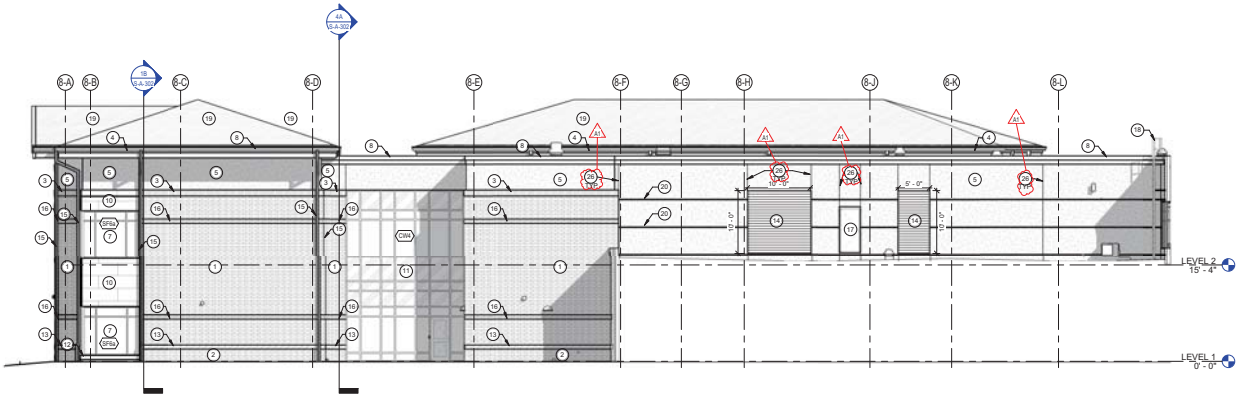
6D LIMESTONE MEDALLION ELEVATION
1/2" = 1'-0" TYPICAL OF EACH ELEVATION



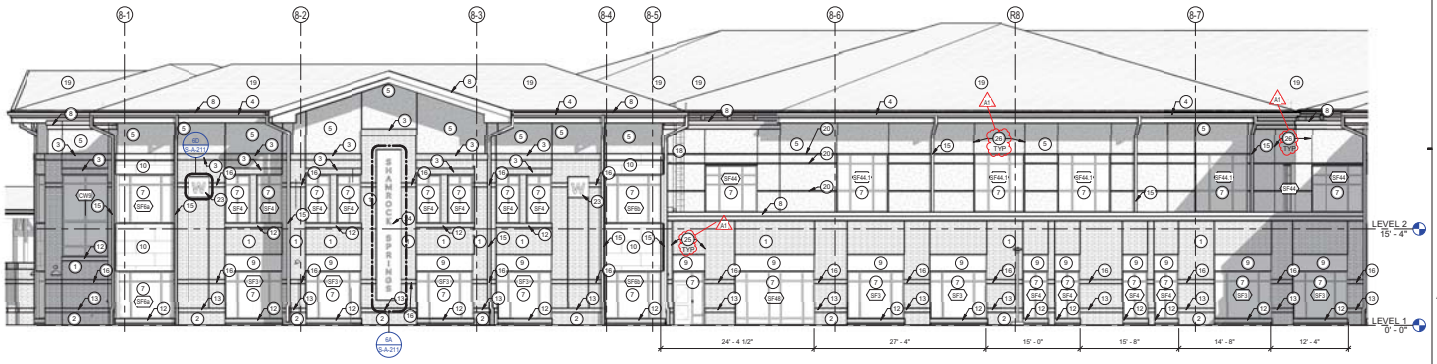
6A LIMESTONE PANEL ELEVATION
1/2" = 1'-0" TYPICAL OF EACH ELEVATION



2D (B) UNIT B ELEVATION 1
1/8" = 1'-0"



1B BUILDING ELEVATION
1/8" = 1'-0"



1A BUILDING ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION NOTES

NOT ALL NOTES APPLY TO EVERY SHEET.

#	NOTE
1	042000 - FACE BRICK TYPE A (UTILITY, 1/3 RUNNING BOND)
2	042000 - FACE BRICK TYPE B (UTILITY, 1/3 RUNNING BOND)
3	042000 - SOLDIER COURSE, FACE BRICK TYPE A
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5	072419 - EIFS TYPE A
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7	084113 - ALUMINUM STOREFRONT SYSTEM
8	077100 - CUSTOM COLOR METAL COPING
9	074213.23 - METAL COMPOSITE MATERIAL WALL PANEL TYPE A
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12	042000 - LIMESTONE SILL
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SCHMIDT ASSOCIATES
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Project No. 2022-121.SSE
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A2	Addendum 2	08.27.2024

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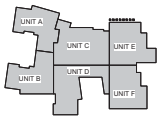


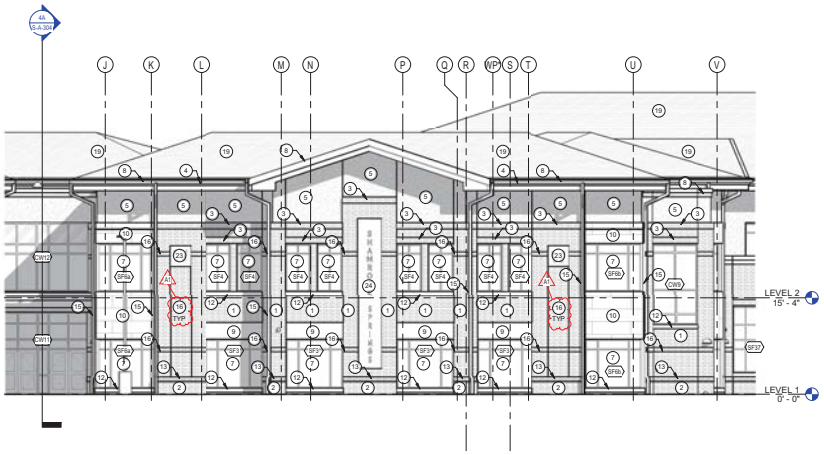
KEY PLAN

Westfield Washington Schools

Shamrock Springs Elementary School

BUILDING ELEVATIONS

S-A-211



4D BUILDING ELEVATION
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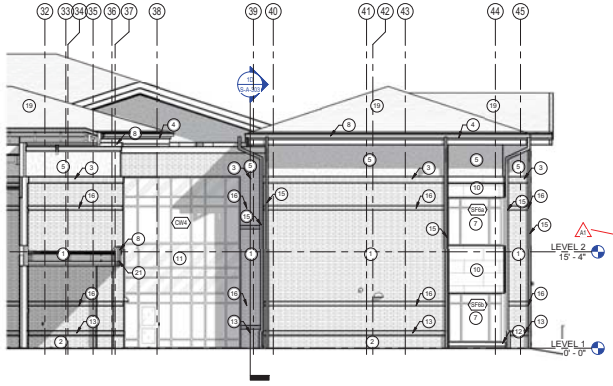

2D BUILDING ELEVATION
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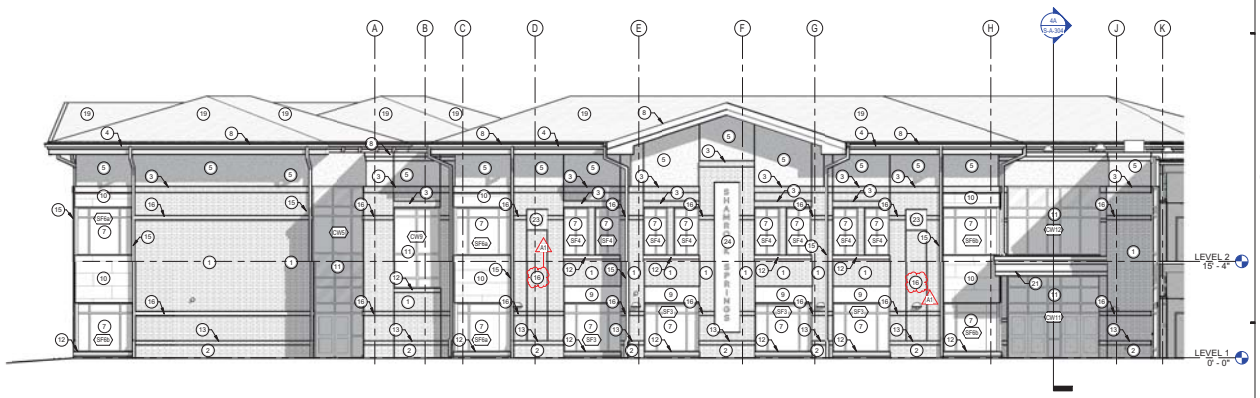
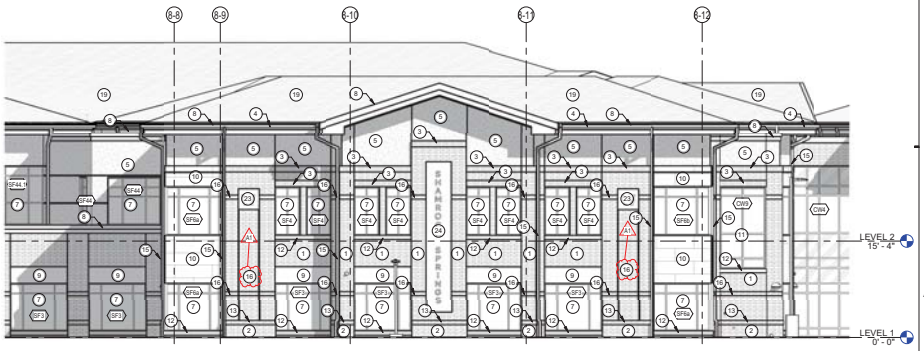


1B BUILDING ELEVATION
1/8" = 1'-0"



1A BUILDING ELEVATION
1/8" = 1'-0"

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753 Brent St, 4203, Louisville, KY 40204

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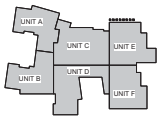


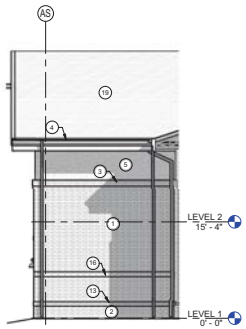
KEY PLAN

Westfield Washington Schools

Shamrock Springs Elementary School

BUILDING ELEVATIONS

S-A-212



6D BUILDING ELEVATION
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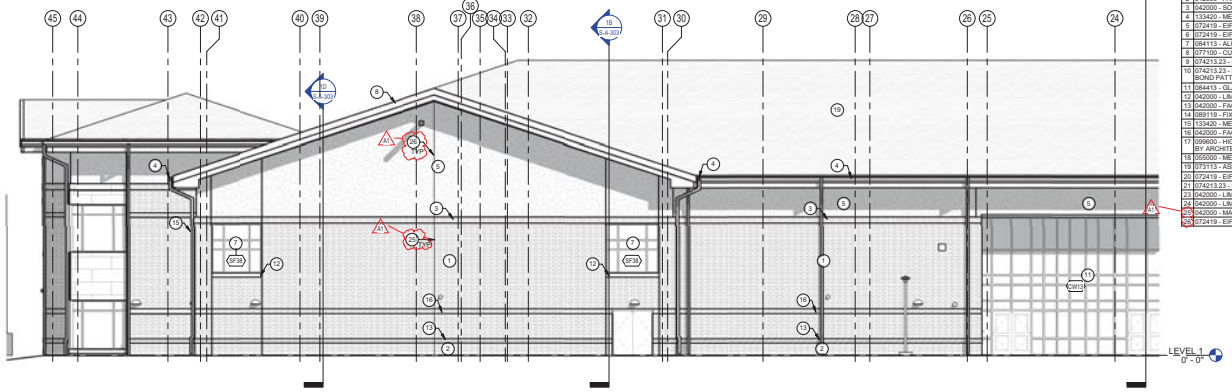

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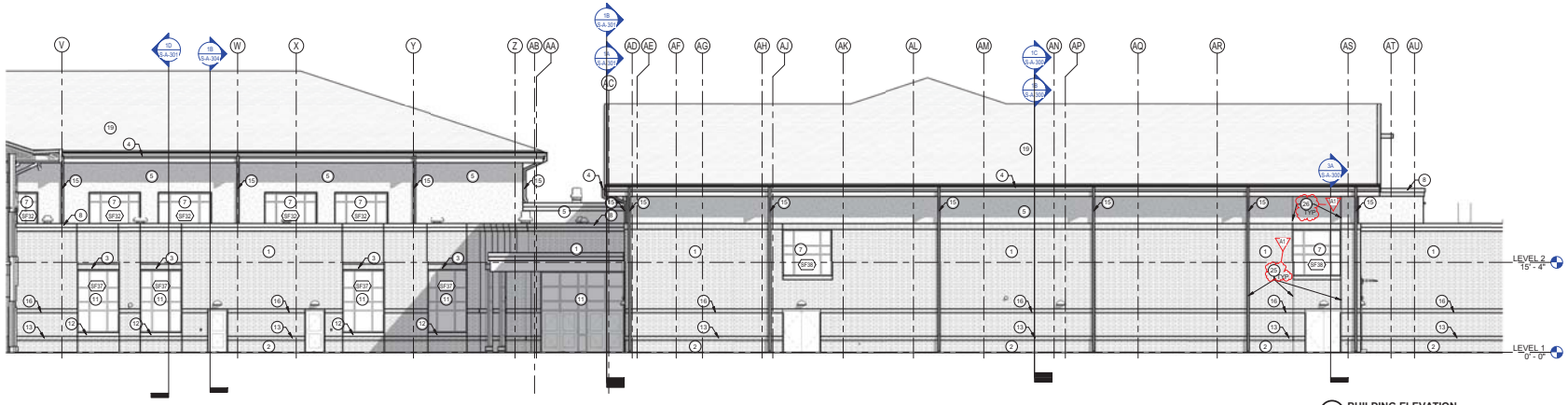
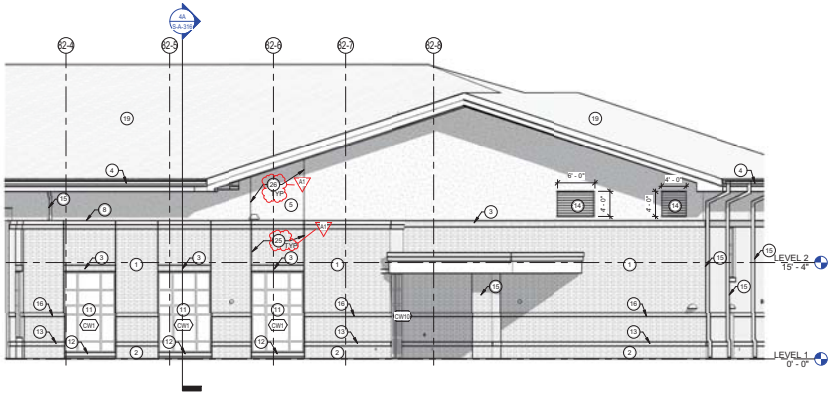
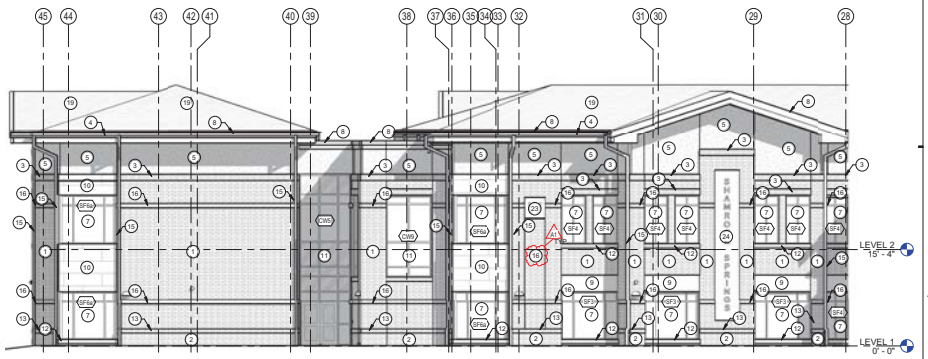


1B BUILDING ELEVATION
1/8" = 1'-0"



5A BUILDING ELEVATION
1/8" = 1'-0"



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1/8" = 1'-0"

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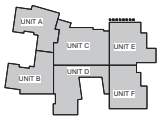


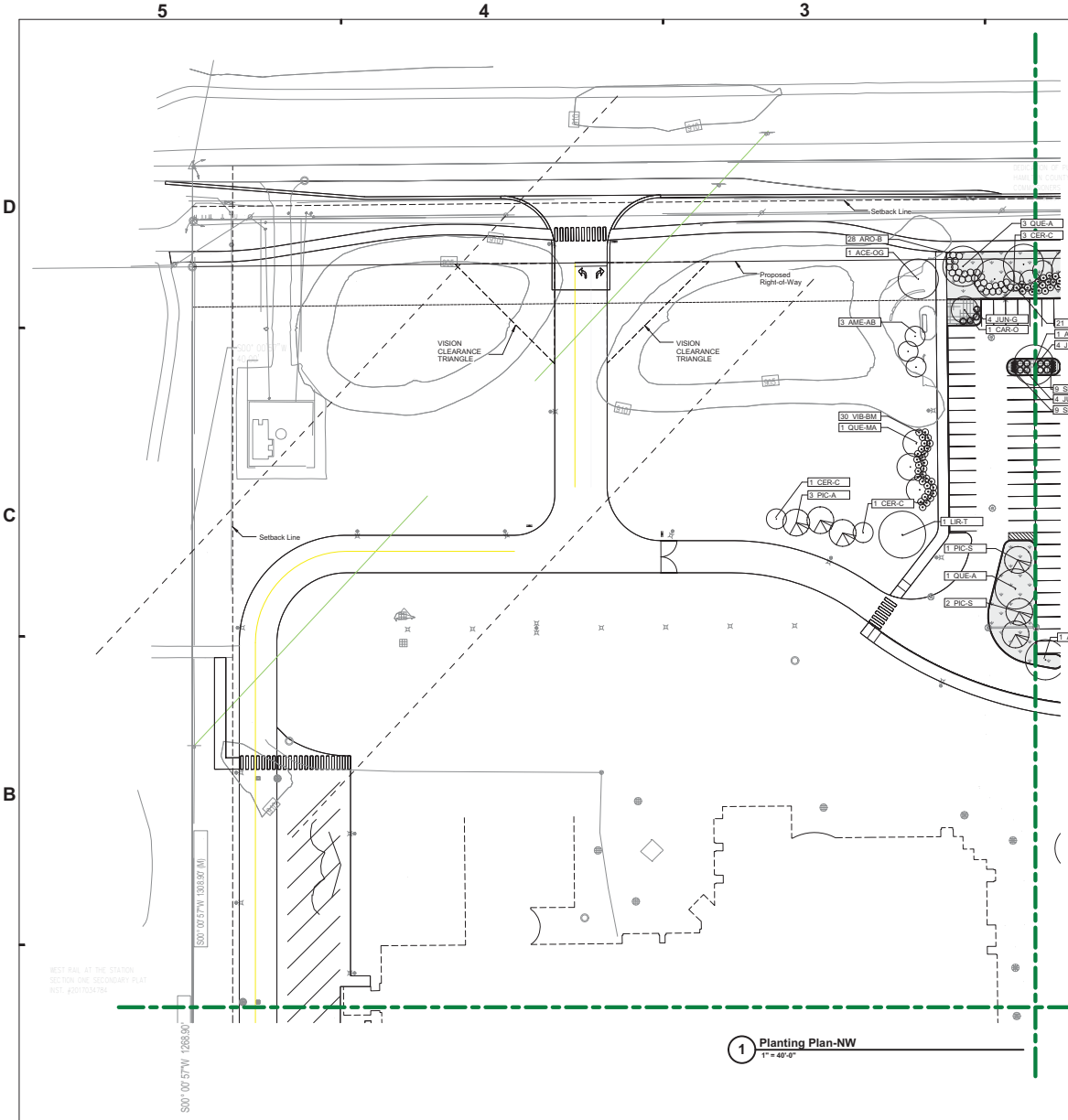
KEY PLAN

Westfield Washington Schools

Shamrock Springs Elementary School

BUILDING ELEVATIONS

S-A-213



1 **Planting Plan-NW**
1" = 40'-0"

GENERAL PLANTING NOTES

1. REFERENCE C-001 FOR GENERAL PLANTING PLAN NOTES.
2. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PERMANENTLY SEEDED UNLESS INDICATED OTHERWISE ON THIS PLAN.
3. SEE SPECIFICATIONS FOR TURF SEEDING AND PLANTING INFORMATION.
4. SEE EROSION CONTROL PLAN FOR TEMPORARY SEEDING INFORMATION.
5. ALL EXISTING LANDSCAPING ON AND ADJACENT TO PROJECT SITE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. PLANT QUANTITIES LISTED IN THE TABLE ARE FOR CONTRACTOR CONVENIENCE ONLY. IN THE EVENT OF DISCREPANCY BETWEEN STATE AMOUNT AND WHAT IS GRAPHICALLY SHOWN ON PLAN, THE PLAN QUANTITY SHALL DICTATE.
7. ESTABLISH TURF GRASS ABOVE NATIVE AREA PRIOR TO SEEDING NATIVES TO PREVENT CONTAMINATION OF THE NATIVES. IN THE EVENT PRIOR ESTABLISHMENTS IS NOT FEASIBLE, UTILIZE SILT FENCE OR OTHER CONTROL SYSTEM TO PREVENT CROSS CONTAMINATION.

LANDSCAPE LEGEND

	PROPOSED CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUB
	GENERAL TURF SEED MIX. SEE SPECS
	MULCH, SEE SPECS
	LARGE AGGREGATE. SEE SPECS
	SMALL AGGREGATE. SEE SPECS

PLANTING SCHEDULE

Count	Key	Scientific Name	Common Name	Size	Condition
Ornamental Grass					
243	SPO-H	Sporobolus heterolepis	Prairie Dropseed	6" min Ht	B&B
Ornamental/ Evergreen Trees					
36	AME-AB	Amelanchier × grandiflora 'Autumn Brilliance'	Autumn Brilliance serviceberry	<varies>	B&B
36	CER-C	Cercis canadensis	Eastern redbud	<varies>	B&B
16	PIC-A	Picea abies	Norway Spruce	2.5" Cal.	B&B
14	PIC-S	Picea pungens	Colorado Spruce	2.5" Cal.	B&B
12	PIN-S	Pinus strobus	White Pine	2.5" Cal.	B&B
Shade Trees					
17	ACE-OG	Acer rubrum 'October Glory'	October Glory red maple	<varies>	B&B
10	CAR-O	Carya ovata	shagbark hickory	2.5" Cal.	B&B
10	LIR-T	Liriodendron tulipifera	tulip tree	2.5" Cal.	B&B
12	NYS-S	Nyssa sylvatica	Black Gum	<varies>	B&B
7	QUE-A	Quercus alba	white oak	2.5" Cal.	B&B
13	QUE-MA	Quercus macrocarpa	bur oak	<varies>	B&B
7	QUE-R	Quercus rubra	red oak	<varies>	B&B
Shrubs					
105	ARO-B	Aronia arbutifolia 'Brilliantissima'	brilliant red chokeberry	#3 cont. 18 ht. min.	Cont.
93	HYD-PW	Hydrangea quercifolia 'Pee Wee'	Pee Wee oakleaf hydrangea	#3 cont. 18 ht. min.	Cont.
10	ILE-SG	Ilex verticillata 'Southern Gentleman'	late male winterberry	3 Gal, 24" min Ht	Cont. For every 7 ILE-RS, plant one ILE-SG. Mix among groupings.
49	ILE-RS	Ilex verticillata 'Red Sprite'	Red Sprite early female winterberry	#3 cont. 18 ht. min.	Cont.
116	JUN-G	Juniperus virginiana 'Grey Owl'	Dwarf Red Cedar	3 Gal, 24" min Ht	Cont.
127	RHU-GL	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	#3 cont. 18 ht. min.	Cont.
169	TAX-E	Taxus x media 'Everlow'	everlow spreading yew	#3 cont. 18 ht. min.	Cont.
136	VIB-BM	Viburnum dentatum 'Blue Muffin'	Blue Muffin arrowwood viburnum	#3 cont. 18 ht. min.	Cont.

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KYLE E. MILLER REGISTERED NO. 19900465 STATE OF INDIANA PROFESSIONAL ENGINEER

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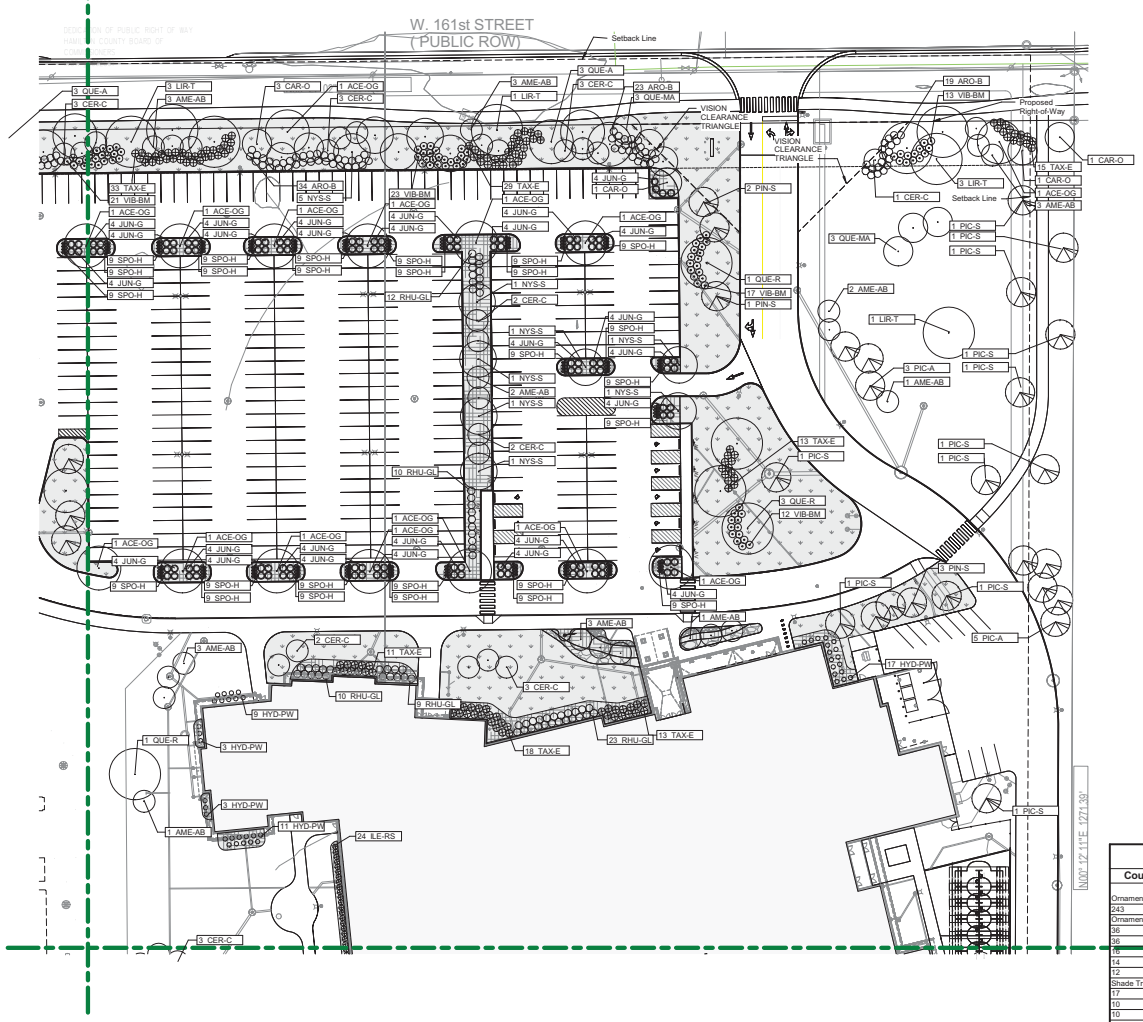
N

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

PLANTING PLAN

S-LP101



1 Planting Plan NE
1" = 30'-0"

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243	SPO-H	Sporobolus heterolepis	Prairie Dropseed	6" min Ht	B&B
Ornamental/ Evergreen Trees					
36	AME-AB	Amelanchier × grandiflora 'Autumn Brilliance'	Autumn Brilliance serviceberry	<varies>	B&B
36	CER-C	Cercis canadensis	Eastern redbud	<varies>	B&B
19	PIC-A	Picea abies	Norway Spruce	2.5" Cal.	B&B
14	PIC-S	Picea pungens	Colorado Spruce	2.5" Cal.	B&B
12	PIN-S	Pinus strobus	White Pine	2.5" Cal.	B&B
Shade Trees					
17	ACE-OG	Acer rubrum 'October Glory'	October Glory red maple	<varies>	B&B
10	CAR-O	Carya ovata	shagbark hickory	2.5" Cal.	B&B
10	LIR-T	Liriodendron tulipifera	tulip tree	2.5" Cal.	B&B
12	NYS-S	Nyssa sylvatica	Black Gum	<varies>	B&B
7	QUE-A	Quercus alba	white oak	2.5" Cal.	B&B
13	QUE-MA	Quercus macrocarpa	bur oak	<varies>	B&B
7	QUE-R	Quercus rubra	red oak	<varies>	B&B
Shrubs					
105	ARO-B	Aronia arbutifolia 'Brilliantissima'	brilliant red chokeberry	#3 cont. 18 ht. min.	Cont.
93	HYD-PW	Hydrangea quercifolia 'Pee Wee'	Pee Wee oakleaf hydrangea	#3 cont. 18 ht. min.	Cont.
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136	VIB-BM	Viburnum dentatum 'Blue Muffin'	Blue Muffin arrowwood viburnum	#3 cont. 18 ht. min.	Cont. A2

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401 Massachusetts Ave., Indianapolis, IN 46204
730 Brent St, 40203, Louisville, KY 40204

Project No. 2022-121.SSE
Project Date 08.07.2024
Produced KL

KYLE E. MILLER REGISTERED NO. 19900465 STATE OF INDIANA PROFESSIONAL ENGINEER

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#	Revision	Date
A2	Addendum 2	08.27.2024

699 West 161st Street,
Westfield, IN 46074

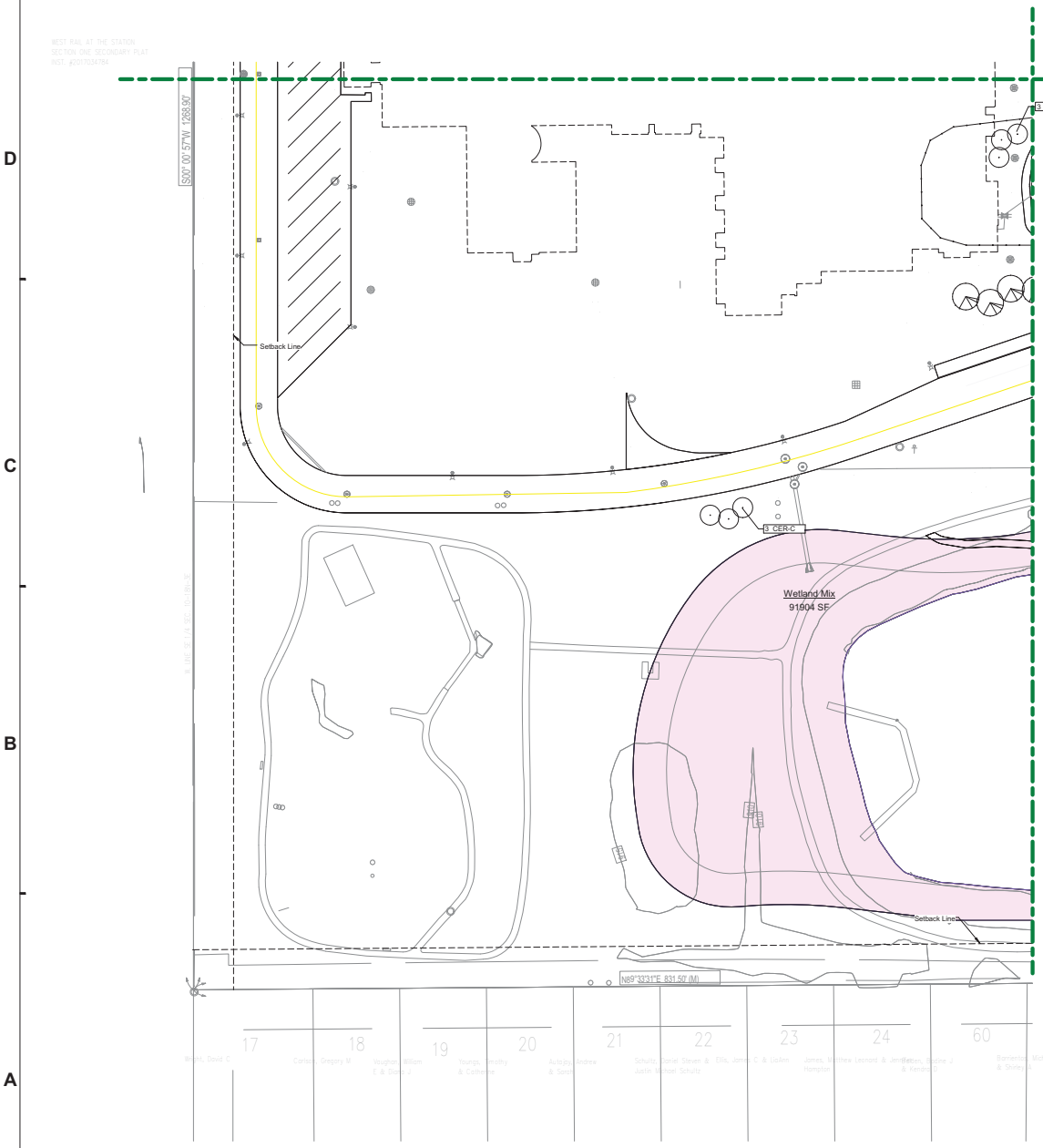
N

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

PLANTING PLAN

S-LP102



GENERAL PLANTING NOTES

1. REFERENCE C-001 FOR GENERAL PLANTING PLAN NOTES.
2. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PERMANENTLY SEEDED UNLESS INDICATED OTHERWISE ON THIS PLAN.
3. SEE SPECIFICATIONS FOR TURF SEEDING AND PLANTING INFORMATION.
4. SEE EROSION CONTROL PLAN FOR TEMPORARY SEEDING INFORMATION.
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7. ESTABLISH TURF GRASS ABOVE NATIVE AREA PRIOR TO SEEDING NATIVES TO PREVENT CONTAMINATION OF THE NATIVES. IN THE EVENT PRIOR ESTABLISHMENTS IS NOT FEASIBLE, UTILIZE SILT FENCE OR OTHER CONTROL SYSTEM TO PREVENT CROSS CONTAMINATION.

LANDSCAPE LEGEND

	PROPOSED CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUB
	GENERAL TURF SEED MIX. SEE SPECS
	MULCH, SEE SPECS
	LARGE AGGREGATE. SEE SPECS
	SMALL AGGREGATE. SEE SPECS

PLANTING SCHEDULE

Count	Key	Scientific Name	Common Name	Size	Condition
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1 **Planting Plan - SW**
1" = 40'-0"

A2

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730 Brent St, 40203, Louisville, KY 40204

Project No. 2022-121.SSE
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#	Revision	Date
A2	Addendum 2	08.27.2024

699 West 161st Street,
Westfield, IN 46074

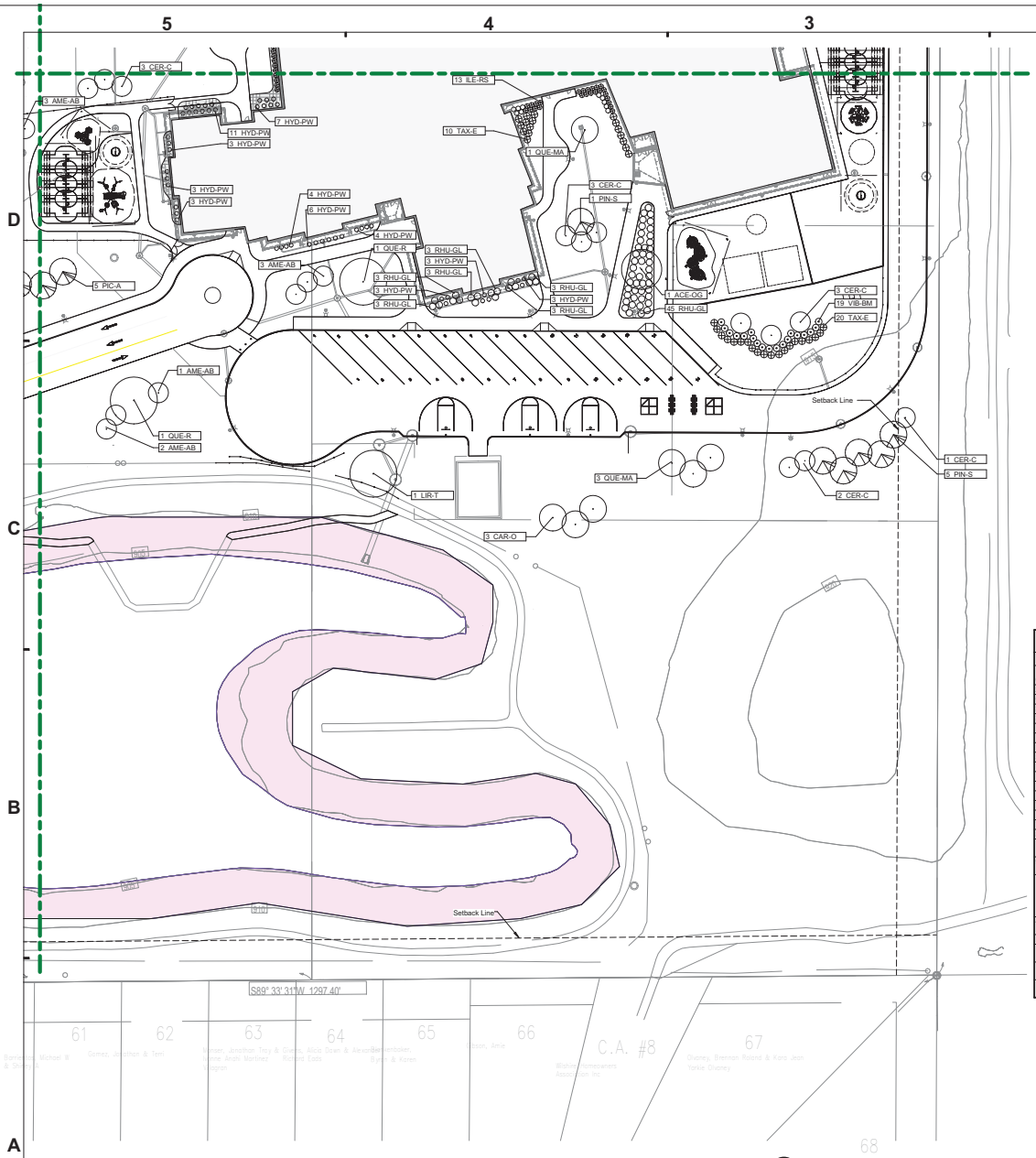
N

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

PLANTING PLAN

S-LP103



1 **Planting Plan-SE**
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	GENERAL TURF SEED MIX. SEE SPECS
	MULCH, SEE SPECS
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Project No. 2022-121.SSE
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#	Revision	Date
A2	Addendum 2	08.27.2024

699 West 161st Street,
Westfield, IN 46074

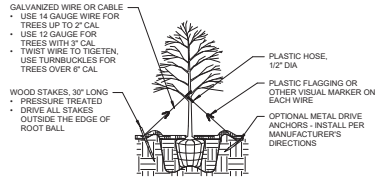
N

Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

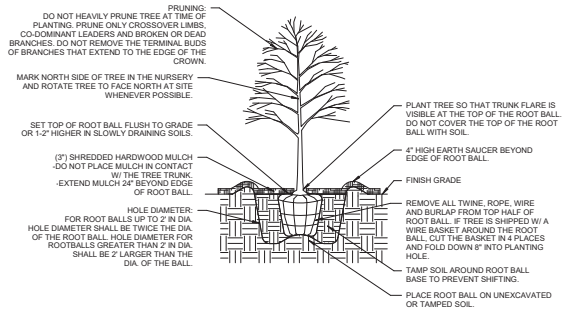
PLANTING PLAN

S-LP104



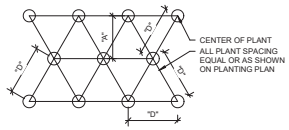
1. TIGETEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT
2. INSTALL THREE (3) GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING

7 PLANTING, TREE STAKING
1/4" = 1'-0"

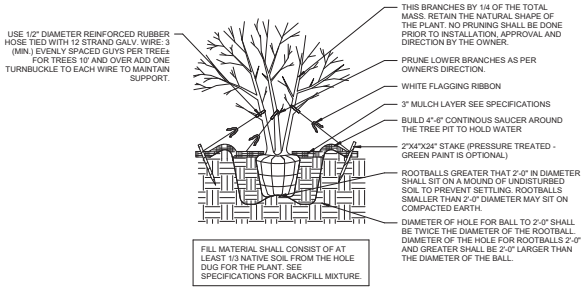


6 PLANTING, TREE
3/8" = 1'-0"

"D"	"A"	PLANTS PER SF
6" OC	5.2"	4.61
8" OC	6.9"	2.60
10" OC	8.7"	1.66
12" OC	10.4"	1.15
15" OC	13.0"	0.74
18" OC	15.6"	0.51
24" OC	20.8"	0.29
30" OC	26.0"	0.19
36" OC	30.0"	0.13

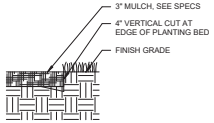


3 PLANT SPACING
3/4" = 1'-0"

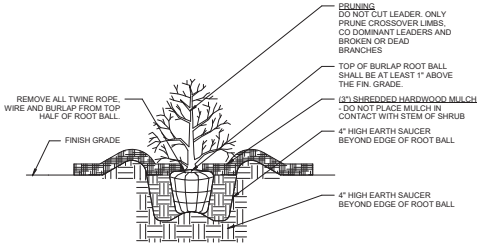


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

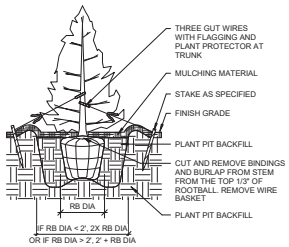
2 PLANTING, IRREGULAR OR MULTISTEM
3/8" = 1'-0"



5 PLANTING, SPADE EDGE
1" = 1'-0"



4 PLANTING, SHRUB
3/4" = 1'-0"



1 PLANTING, EVERGREEN TREE
3/8" = 1'-0"

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699 West 161st Street,
Westfield, IN 46074

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Westfield Washington Schools

Westfield Elementary - Shamrock Springs Elementary

PLANTING DETAILS

S-LP501

Petition Number:	2409-DDP-28
Project Name:	Life Time at Towne Run
Subject Site Address:	2505 Towne Run Rd. ("the Property")
Petitioner:	Life Time
Representative:	Terra Site Development
Request:	Detailed Development Plan review for a 102,000 sq. ft fitness resort
Current Zoning:	Towne Run PUD (Ord. 23-24)
Current Land Use:	Vacant
Approximate Acreage:	9.5 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Landscape Plan
	5. Elevations
Staff Reviewer:	Lauren Gillingham-Teague, AICP - Senior Planner

PROPERTY INFORMATION

The applicable zoning district is the Towne Run Planned Unit Development District, adopted in 2023. The subject property is within the Health Hub area, which has an underlying zoning classification of LB: Local and Neighborhood Business District. Adjacent properties to the north, west, and east are zoned Towne Run PUD. Parcels to the south of the site across 146th St are zoned Shadow Wood PUD (Carmel jurisdiction).

DEVELOPMENT PLAN REQUIREMENTS

(Article 10.7(H) of the UDO)

The plans comply

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply

DISTRICT STANDARDS

Towne Run PUD (Ord. 23-24) and Article 4.14 (Local and Neighborhood Business District)

The development complies with all district standards

1)	Minimum Lot Area:	No Minimum
2)	Minimum Lot Frontage:	50 feet
3)	Minimum Building Setback Line:	None (waived by PUD)
4)	Maximum Building Height:	50 feet
5)	Project Perimeter Setback:	None (waived by PUD)
6)	Building Size Requirements:	
	a) Maximum Ground Level Sq. Footage:	65,000 sq. feet

OVERLAY DISTRICT STANDARDS

The plans comply

The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall apply to the Health Hub Area. References to the Overlay Architectural Standards to the State Highway 32 Right-of-way line **shall apply** to the 146th Street and Towne Road rights-of-way lines.

Architectural Design Requirements:

1) Building Elevation:
   a) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than one hundred and five (105') feet. Offsets shall extend the entire vertical plane of the Building Façade as façade elements allow and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters)

   b) A building with a flat roof shall have varying roof height sections, as illustrated in Figure 5.3(10) of the UDO. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be seventy percent (70%) of the total length of the Building Façade's roof line.

DEVELOPMENT STANDARDS

(UDO Chapter 6 and Towne Run PUD (Ord. 23-24))

The plans comply with all applicable standards

34) Architectural Standards (UDO Article 6.3 and Ord. 23-24)

A. Waived by Ord. 23-24. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C ("Health Hub Character"), which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within the Health Hub Area.

35) Landscaping Standards (UDO Article 6.8 and Ord. 23-24)

A. Street Trees:

i. Waived by Ord. 23-24 Sec. 8.4

B. External Street Frontage:

i. Waived by Ord. 23-24 Sec. 8.4

C. Buffer Yards:

i. Waived by Ord. 23-24 Sec. 8.4

D. Minimum Lot Landscaping Requirements:

i. Waived by Ord. 23-24 Sec. 8.4

E. Foundation Plantings:

Required; provided in compliance with UDO

F. 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. Interior Parking Area Islands running parallel to Towne Road and 146th Street, as generally depicted in the Illustrative Site Plan, shall be installed to help reduce the visibility of the commercial parking areas from External Streets; however, the final layout of the Interior Parking Area Islands may vary from the depictions shown in the Illustrative Site Plan.

ii. Perimeter Parking Area Landscaping:

a. 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.

Perimeter Parking

Towne Run Rd (363')	Required	Provided	Difference
Trees (1 per 30')	13	19	+6
Shrubs (1 per 3')	121	169	+48

Old 146th St (303')	Required	Provided	Difference
Trees (1 per 30')	11	12	+1
Shrubs (1 per 3')	101	166	+65

36) Parking and Loading Standards (Article 6.14)

A. 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.

DESIGN STANDARDS

(Chapter 8 of UDO and Towne Run PUD (Ord. 23-24))

The plans comply

37) Open Space and Amenity Standards (Article 8.6):

A. Waived by Ord. 24-24. Instead, the following shall apply

i. The Health Hub Area shall provide a trailhead amenity, as generally depicted in the Illustrative Site Plan and the trailhead amenity illustration attached hereto as Exhibit J (the "Trailhead Exhibit"). The trailhead amenity shall include at least the following elements: a 20' x 20' pavilion/shelter; bench seating; a Westfield trail map kiosk; a bicycle repair kiosk; bicycle parking area; and hardscape and landscaping improvements consistent with the quality and character of that which is shown in the Trailhead Exhibit; however, the final layout of the trailhead may vary from the depictions shown in the Trailhead Exhibit.

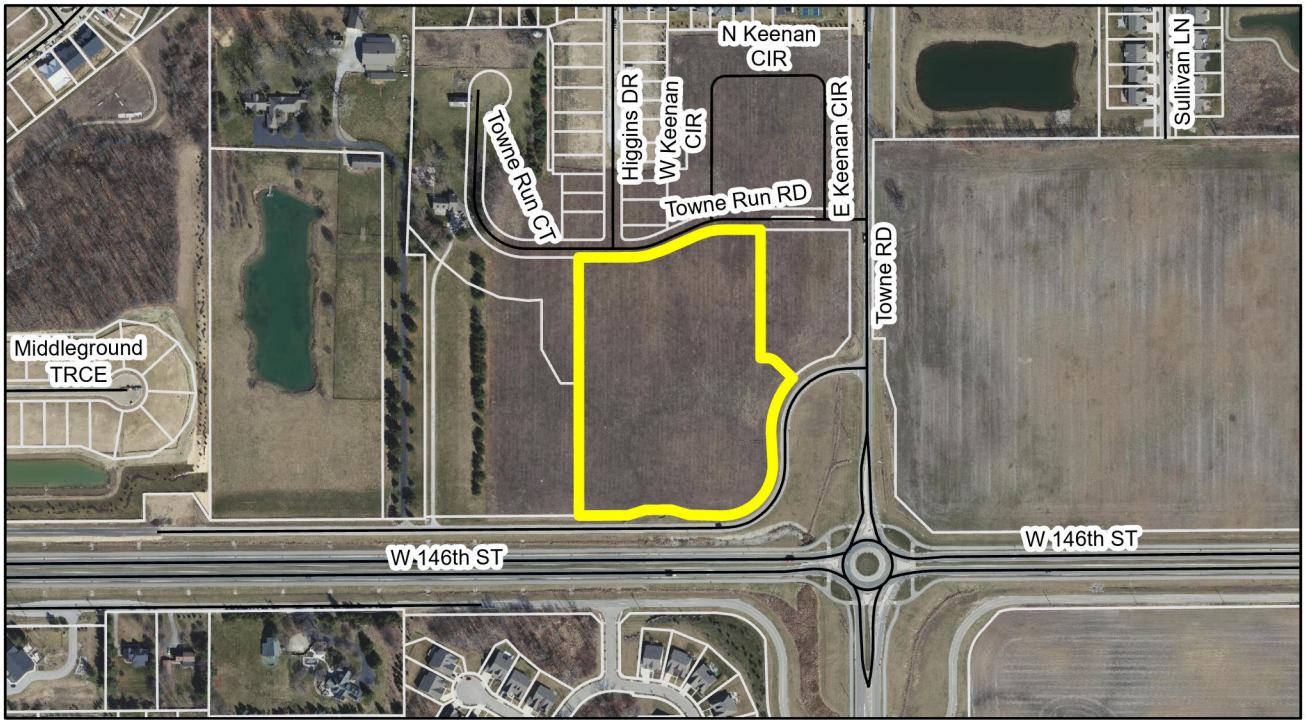
Requested Action: approve 2409-DDP-28 with the following condition:

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

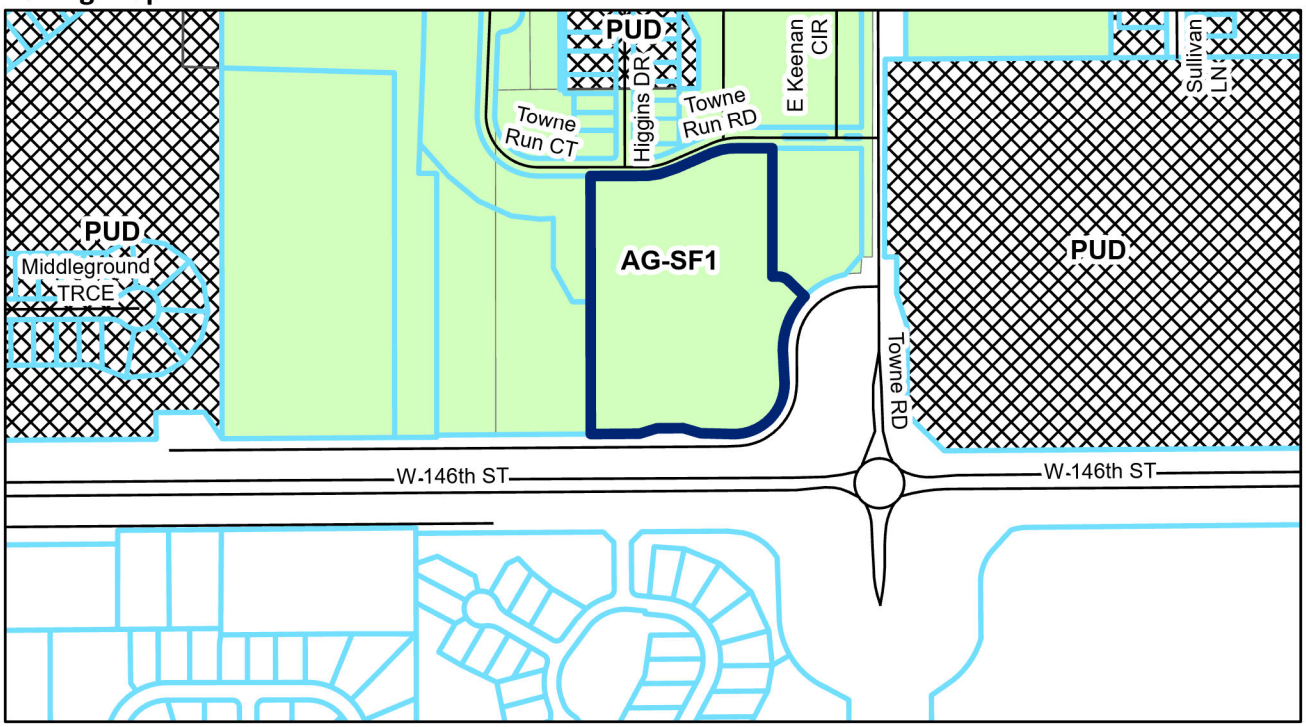
If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Life Time DDP
2409-DDP-28

Aerial Location Map



Zoning Map

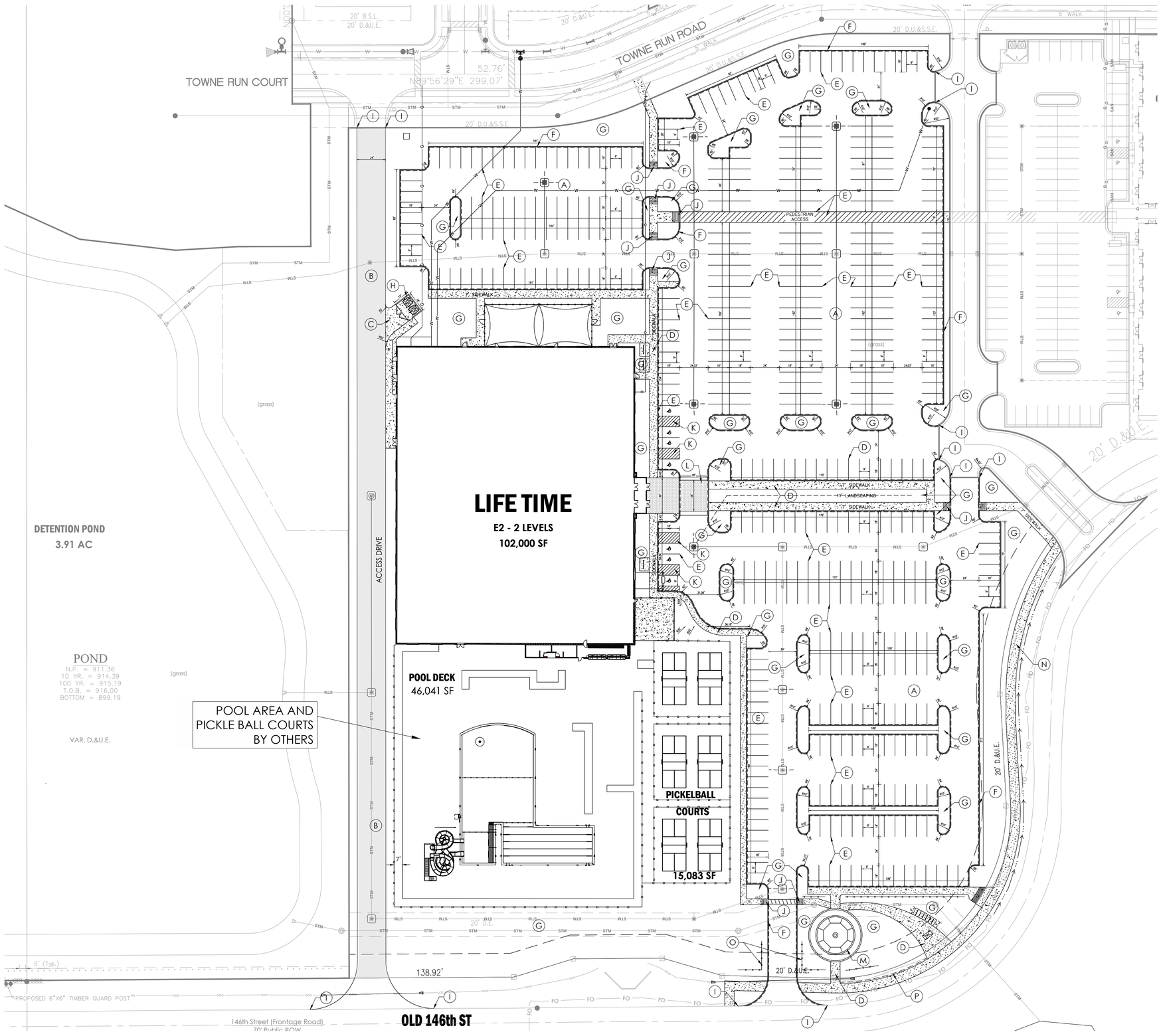


Legend

Subject Parcel

0 0.04 0.09 0.17 Miles

N



N

40 0 40 80

Graphic Scale: 1" = 40'

PROPOSED LEGEND

HYDRANT	
VALVE	
TEE	
ADAPTER	
BEND	
TEMP. FLUSH HYDRANT	
BLOW-OFF	
THRUST BLOCK	
PLUG	
REDUCER	
M.J. SLEEVE	
CROSS	
WATER METER	
POST INDICATOR VALVE	
FIRE CONNECTION	
TRANSFORMER PAD	
RELOCATED ELECTRIC/TELEPHONE POLE	
SIGN	
HANDICAP PARKING	
CLEAN OUT	
STORMTECH STORM CHAMBER	
SANITARY MANHOLE	
STORM MANHOLE	
STORM COMBINATION INLET	
STORM GRATE INLET	
STORM BEEHIVE/YARD DRAIN	
STORM GRATE INLET	
BMP/AQUA-SWIRL	
FD	FOUNDATION DRAIN
TV	CABLE TV LINE**
E	ELECTRIC LINE**
FO	FIBER OPTIC LINE
	SUB-SURFACE DRAIN
UD	STORM UNDERDRAIN
STM	STORM SEWER
SAN	SANITARY SEWER
FM	FORCE MAIN
G	GAS LINE
T	TELEPHONE LINE**
W	WATER LINE
8"W	WATER LINE

**PREFIX FOR UTILITY LINES:
UG - UNDERGROUND
OH - OVERHEAD

KEY NOTES:

- (A) LIGHT DUTY ASPHALT PAVEMENT
- (B) HEAVY DUTY ASPHALT PAVEMENT
- (C) DUMPSTER PAD
- (D) CONCRETE SIDEWALK
- (E) 4" WHITE PAVEMENT STRIPING, TYP.
- (F) 6" STRAIGHT CURB
- (G) GRASS / LANDSCAPE AREA (REF. LANDSCAPE PLANS)
- (H) DUMPSTER ENCLOSURE
- (I) MATCH EXISTING PAVEMENT AND CURB
- (J) ADA RAMP
- (K) ADA STRIPING
- (L) DECORATIVE PAVERS (BY OTHERS)
- (M) GAZEBO (BY OTHERS)
- (N) 8' ASPHALT TRAIL
- (O) 4 RAIL HORSE FENCE
- (P) RETAINING WALL

SITE/LAYOUT NOTES:

1) SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. ANY DIMENSIONS SHOWN HEREIN SHALL BE CONSIDERED CONCEPTUAL.

2) ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.

3) ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, UNLESS NOTED OTHERWISE.

4) PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS APPROPRIATE.

5) THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING PAVEMENT.

6) VERIFY SIGN LOCATIONS & SIGN REQUIREMENTS WITH LOCAL GOVERNING MUNICIPALITY.

PROJECT DATA

A. PROJECT ADDRESS - 146TH ST & TOWNE RD, WESTFIELD, IN 46074
B. PROJECT AREA - 9.30 ACRES
C. PROJECT SITE ZONING CLASSIFICATION - PUD
D. ADJACENT ZONING -
   NORTH - PUD
   SOUTH - PUD
   WEST - PUD
E. FRONT SETBACK = 0 FT
F. SIDE SETBACKS = 0 FT

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REVISIONS AND ISSUES	DATE	BY

GREGORY RICHARD RIPP
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

LIFE TIME AT TOWNE RUN

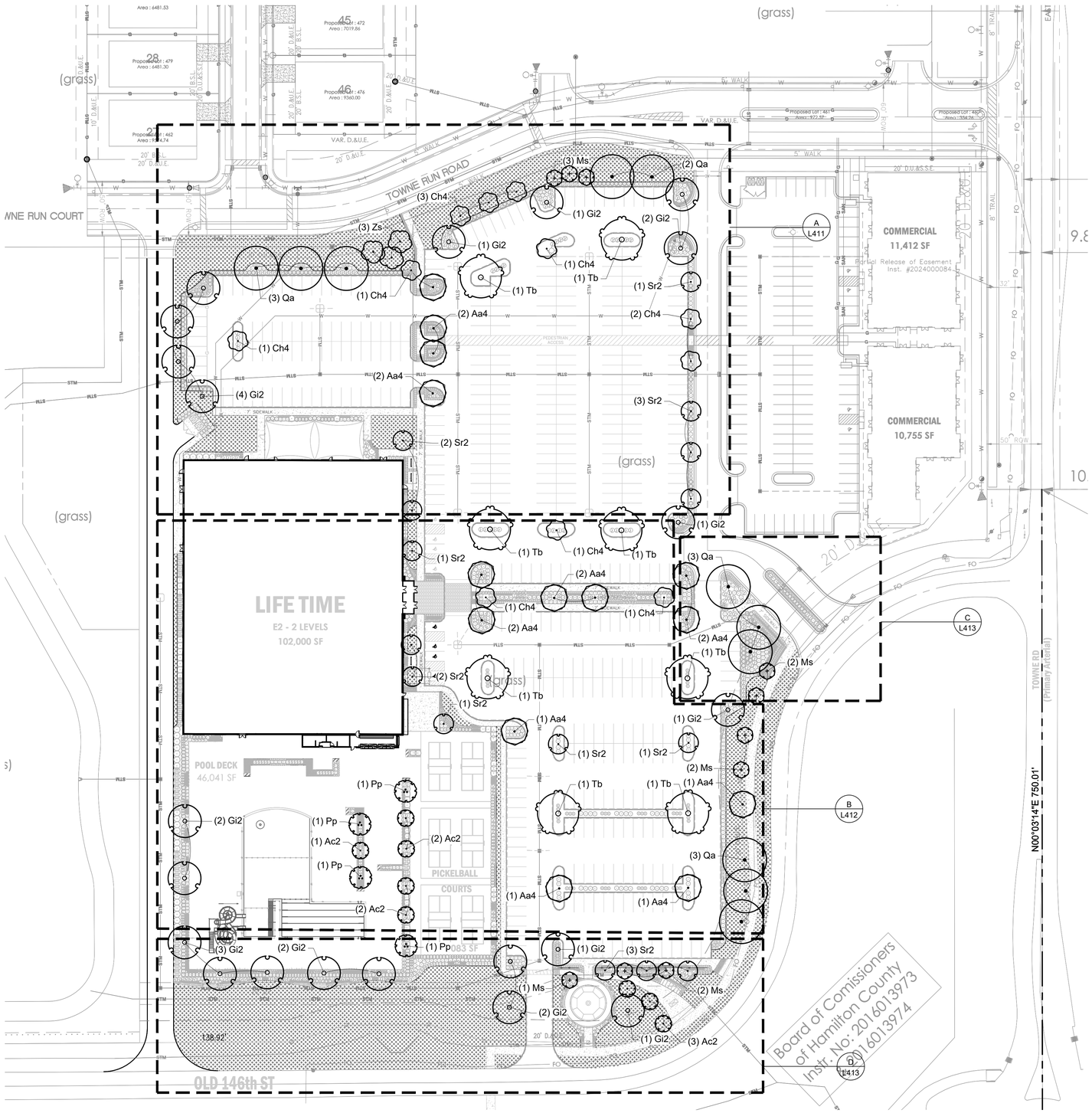
146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY

LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PL, CHANHASSEN, MN 55317

SITE PLAN

PLAN DATE: 11/04/24		
DESIGN: KLS/RT	CHECK: GD	DRAWN: RT/KT
PROJECT NO. 2301010		
SHEET NO. C200		

P:\2023\2301010_LifeTime - 146 & Towne Rd_Westfield_LifeTime\05 Civil\CAD\05Sheets\1230101C-C200 Site Plan.dwg Monday, November 4, 2024 3:44:07 PM



PLANT SCHEDULE .

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME
DECIDUOUS TREES			
	Ac2	8	Crimson Sentry Norway Maple / Acer platanoides 'Crimson Sentry'
	Aa4	14	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM
	Gi2	15	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM
	Pp	4	Prairie Gold Aspen / Populus tremuloides `NE Arb`
	Qa	7	White Oak / Quercus alba
	Tb	8	Boulevard Linden / Tilia americana `Boulevard`
	Zs	3	Japanese Zelkova / Zelkova serrata
ORNAMENTAL			
	Ch4	9	Crusader® Cockspur Hawthorn / Crataegus crus-galli `Cruzam`
	Ms	10	Sugar Tyme Crabapple / Malus x `Sugar Tyme` TM
	Sr2	10	Japanese Tree Lilac / Syringa reticulata
SHRUBS			
	Al	134	Low Scape Mound® Black Chokeberry / Aronia melanocarpa "UCONNAM165'
	Ch3	45	Ivory Halo® Tatarian Dogwood / Cornus alba 'Bailhalo'
	Cw2	71	Winecraft Black® Smoke Tree / Cotinus coggygria 'NCC01'
	Hj	116	Little Lime Hydrangea / Hydrangea paniculata `Jane` TM
	Rg	196	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`
	Ra	114	Alpine Currant / Ribes alpinum
	Rr	145	Rugosa Rose / Rosa rugosa
	Ss3	35	Sem False Spiraea / Sorbaria sorbifolia 'Sem'
	St	161	White Frost™ Birchleaf Spirea / Spiraea betulifolia 'Tor'
EVERGREEN SHRUBS			
	Jh	115	Hetzi Juniper / Juniperus chinensis 'Hetzii'
	Th	125	Holmstrup Arborvitae / Thuja occidentalis `Holmstrup`
GRASS			
	Ck	298	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
	Mm	281	Morning Light Eulalia Grass / Miscanthus sinensis 'Morning Light'
	Sh2	461	Prairie Dropseed / Sporobolus heterolepis
PERENNIALS			
	As2	321	Summer Beauty Ornamental Onion / Allium x 'Summer Beauty'
	Ap	343	Purple Dome New England Aster / Aster novae-angliae `Purple Dome`
	Ep2	470	Purple Wintercreeper / Euonymus coloratus
	Hg	387	Going Bananas Daylily / Hemerocallis x 'Going Bananas'
	Pl	271	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'
	Sm	251	Maynight Salvia / Salvia nemorosa `Mainacht`

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Sisyrinchium campestre / Praries Blue-eyed Grass
	Turf

L410 OVERALL TREE PLAN

SCALE: 1" = 50'

0' 25' 50' 100'

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LIFE TIME AT TOWNE RUN

146TH ST & TOWNE RD, WESTFIELD, IN
SECTION 17 - TOWNSHIP 18 N - RANGE 03 E - WASHINGTON TOWNSHIP - HAMILTON COUNTY
LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PL, CHANHASSEN, MN 55317

PLAN DATE: 11/04/24		
DESIGN: KLS/RT	CHECK: GD	DRAWN: RT/KT
PROJECT NO. 2301010		
SHEET NO. L410		

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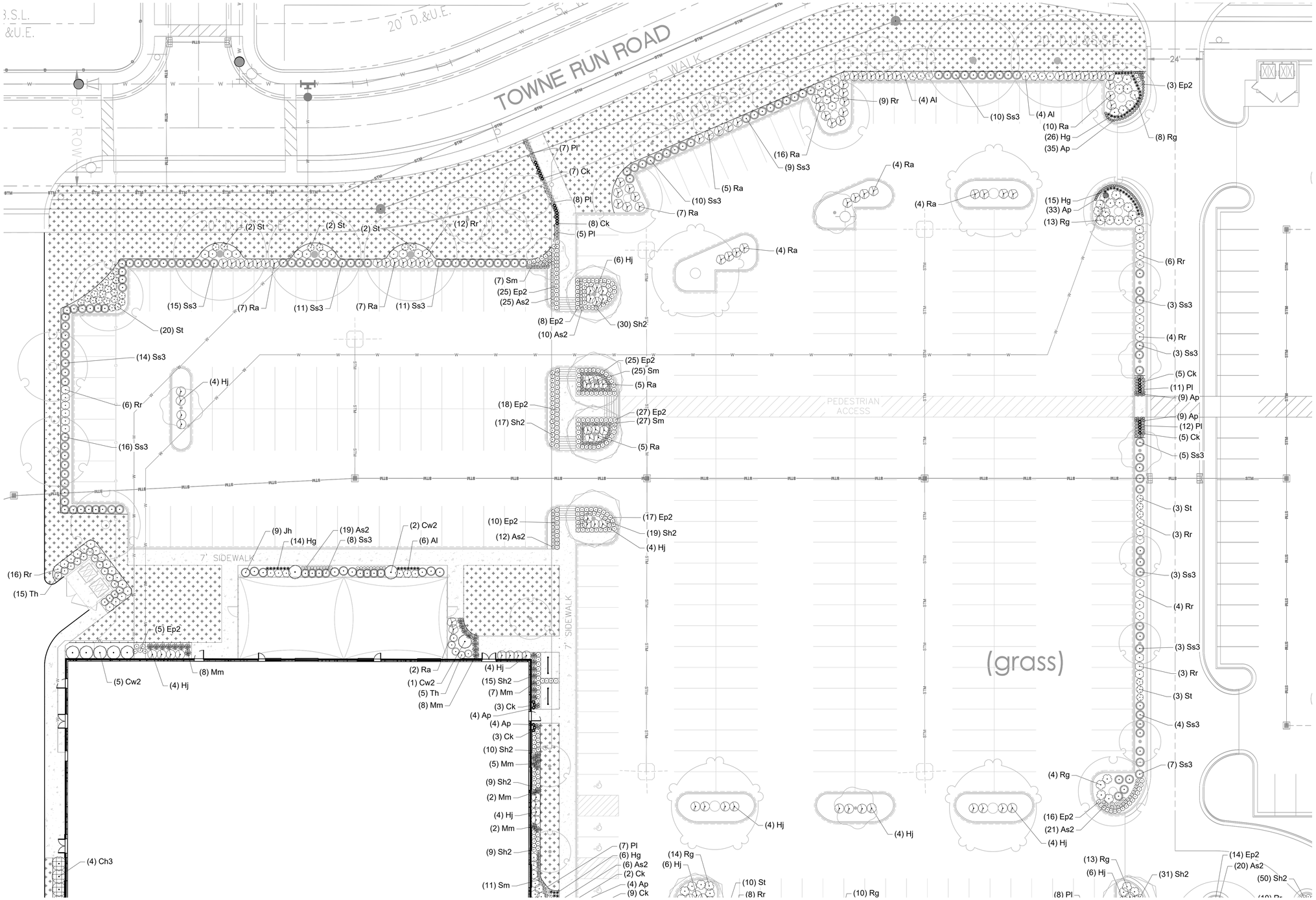

A
L411

ENLARGEMENT AREA A

SCALE: 1" = 20'

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LIFE TIME PROPERTY DEVELOPMENT
2900 CORPORATE PL, CHANHASSEN, MN 55317

PLAN DATE: 11/04/24		
DESIGN: KLS/RT	CHECK: GD	DRAWN: RT/KT
PROJECT NO. 2301010		
SHEET NO. L411		

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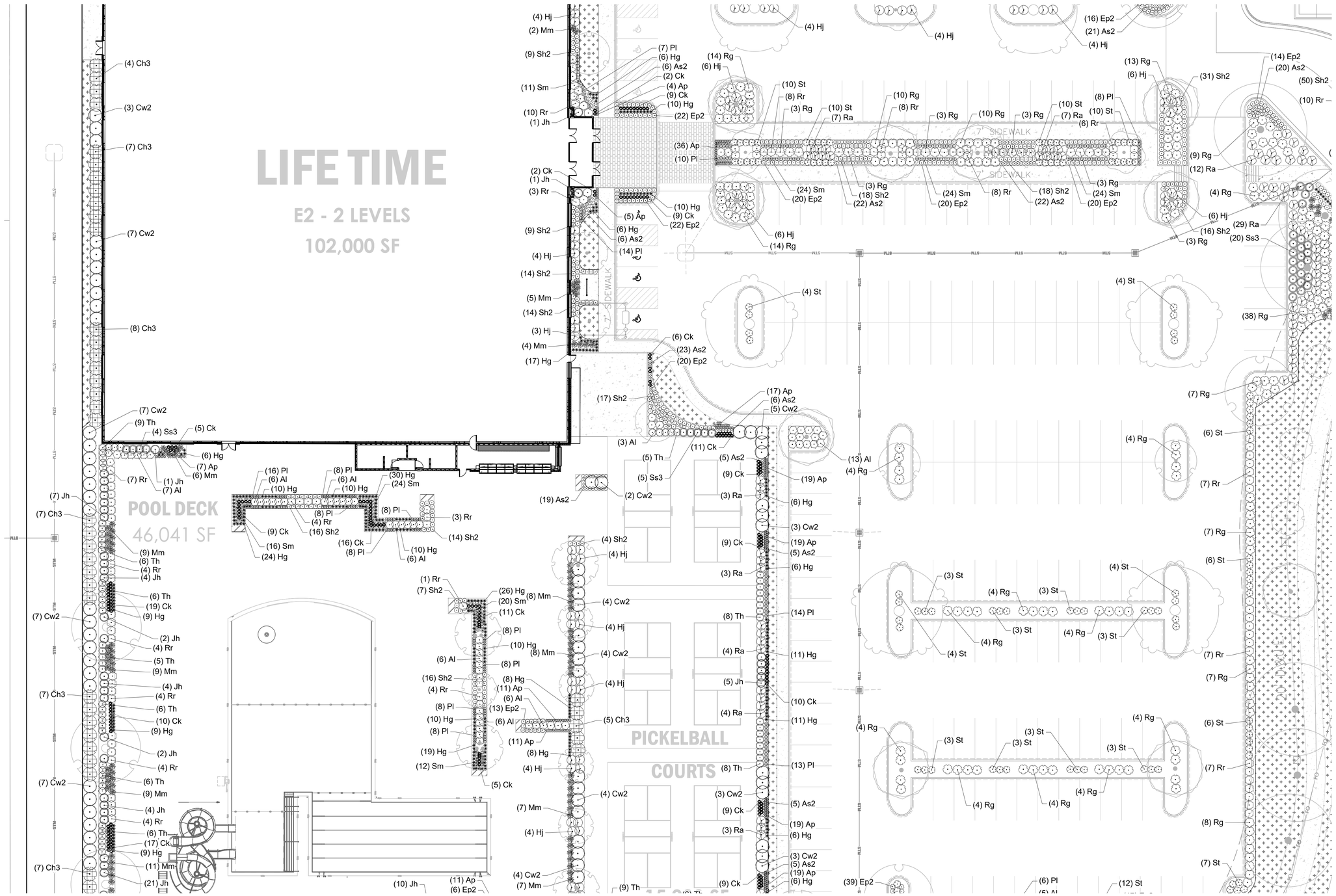

B
L412
ENLARGEMENT AREA B

SCALE: 1" = 20'

0' 10' 20' 40'

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DESIGN: KLS/RT	CHECK: GD	DRAWN: RT/KT
PROJECT NO. 2301010		
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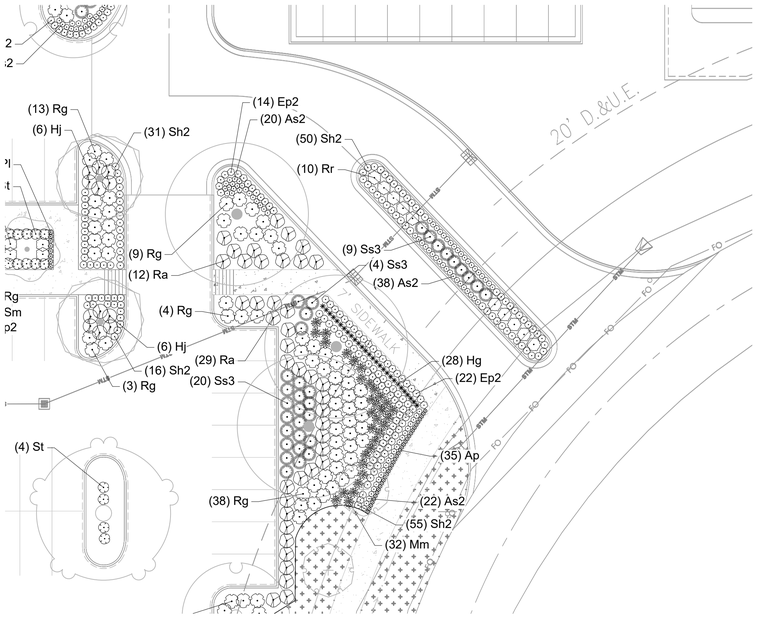


C
L413

ENLARGEMENT AREA C

SCALE: 1" = 20'

CITY CODE

CHAPTER 6: H. GENERAL SCREENING STANDARDS:
MECHANICAL SCREENING: WALL AND GROUND-MOUNTED MECHANICAL EQUIPMENT FOR NONRESIDENTIAL OR MULTI-FAMILY STRUCTURES SHALL BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS.

SERVICE AND LOADING AREAS:(I) A SIX FOOT (6') HIGH, COMPLETELY OPAQUE FENCE OR WALL; (II) 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 (LE STAGGERED ROW; OR (IV) A COMBINATION OF THE AFOREMENTIONED THAT ACCOMPLISHES THE SAME EFFECT.

CHAPTER 6: J.3. STREET TREES:
STREET TREES SHALL BE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET

PROVIDED BY OTHERS

CHAPTER 6: K. MINIMUM LOT LANDSCAPING REQUIREMENTS:
MINIMUM LOT LANDSCAPING REQUIREMENTS OVERALL AREA(8.65 ACRES):

10 SHADE TREES PER ACRE	**REQUIRED:86**	**PROVIDED:56**
10 ORNAMENTAL/EVERGREEN TREES PER ACRE	**REQUIRED:86**	**PROVIDED:32**
25 SHRUBS PER ACRE	**REQUIRED:216**	**PROVIDED:1,024**

CALCULATION FOR RECREATIONAL AREAS: ACREAGE FOR ATHLETIC FIELDS AND COURTS (INCLUDING ADJACENT PERIMETER AREAS FOR COACHING AND SPECTATOR VIEWING) AND AREAS WITH PLAYGROUND EQUIPMENT, MAY BE SUBTRACTED FROM THE GROSS ACREAGE BEFORE COMPUTING THE MINIMUM LOT LANDSCAPING REQUIREMENTS.

CHAPTER 6: L.1. FOUNDATION PLANTINGS:
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.

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).
1 SHRUBS/ORNAMENTAL TREE PER 12 LF OF FRONT FACADE (251.35 LF)
REQUIRED:21 PROVIDED:5 ORNAMENTALS, 16 SHRUBS

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

CHAPTER 6: M.1. BUFFER YARD REQUIREMENTS:
BUFFER YARDS SHALL NOT BE REQUIRED: (I) BETWEEN USES WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (UNLESS THE PUD DISTRICT PROVIDES OTHERWISE)

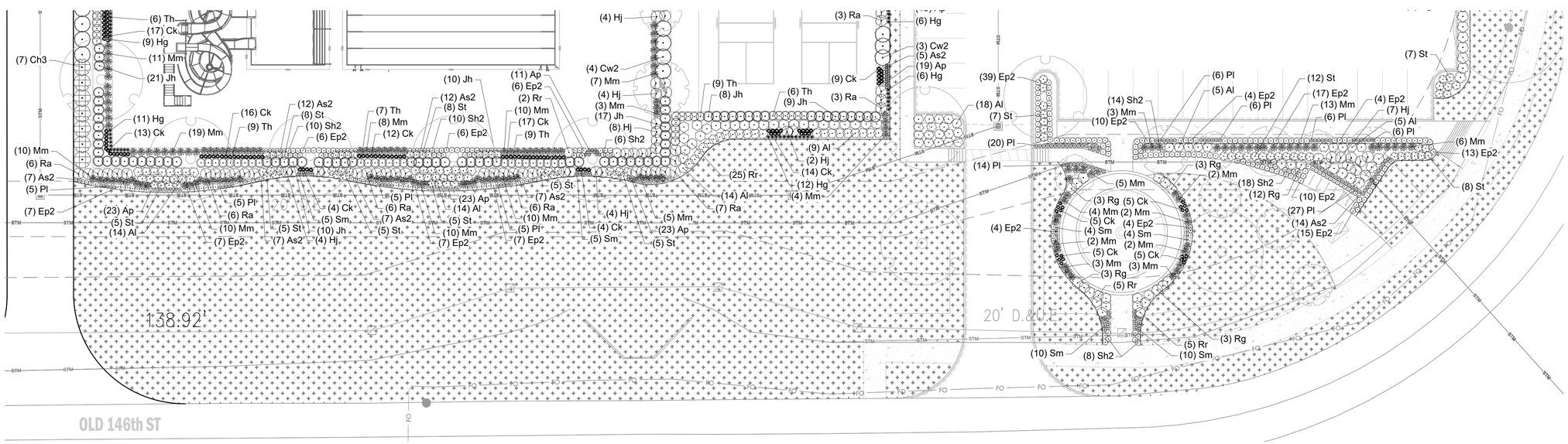
CHAPTER 6: O.1.A. PARKING AREA LANDSCAPING: INTERIOR PARKING AREA LANDSCAPING:
MIN OF 10% PARKING LOT AREA TO BE ISLANDS
TOTAL PARKING AREA: 183,415 SF
PARKING ISLAND AREA REQUIRED: 18,341.5 SF
PARKING ISLAND AREA PROVIDED: 15,748.75 SF

CHAPTER 6: O.1.B.II. PARKING AREA LANDSCAPING: INTERIOR PARKING AREA ISLANDS:
MIN AREA OF 120 SQUARE FEET AND MIN 7' IN WIDTH

CHAPTER 6: O.1.B.III. PARKING AREA LANDSCAPING: INTERIOR PARKING AREA ISLANDS:
ONE TREE AND 4 SHRUBS PER ISLAND
NUMBER OF ISLANDS: 36
NUMBER OF TREES REQUIRED:36 **NUMBER OF TREES PROVIDED: 36**
NUMBER OF SHRUBS REQUIRED:144 **NUMBER OF SHRUBS PROVIIDED : 144**

CHAPTER 6: O.2.B.II. PARKING AREA LANDSCAPING: PERIMETER PARKING AREA LANDSCAPING:
PERIMETER PARKING AREA LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL EXTEND ALONG THE PERIMETER OF PARKING AREAS AND INCLUDE:

i. A MINIMUM OF ONE (1) TREE PER THIRTY (30) LINEAR FEET OF PARKING AREA LENGTH. TREES MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER.
REQUIRED (OLD 146TH ST 303') : 11 **PROVIDED: 11**
REQUIRED (TOWNE RUN RD 393') : 13 **PROVIDED: 14**
ii. A MINIMUM OF ONE (1) SHRUB PER THREE (3) FEET OF PARKING AREA LENGTH. SHRUBS MAY BE CLUSTERED IN AN AESTHETICALLY PLEASING MANNER.
REQUIRED (OLD 146TH ST 303') : 101 **PROVIDED: 115**
REQUIRED (TOWNE RUN RD 393') : 121 **PROVIDED: 134**
iii. GRASS OR OTHER PERMITTED GROUNDCOVER FOR AREAS NOT PLANTED WITH TREES OR SHRUBS.



D
L413

ENLARGEMENT AREA D

SCALE: 1" = 20'

0' 10' 20' 40'

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2900 CORPORATE PL, CHANHASSEN, MN 55317

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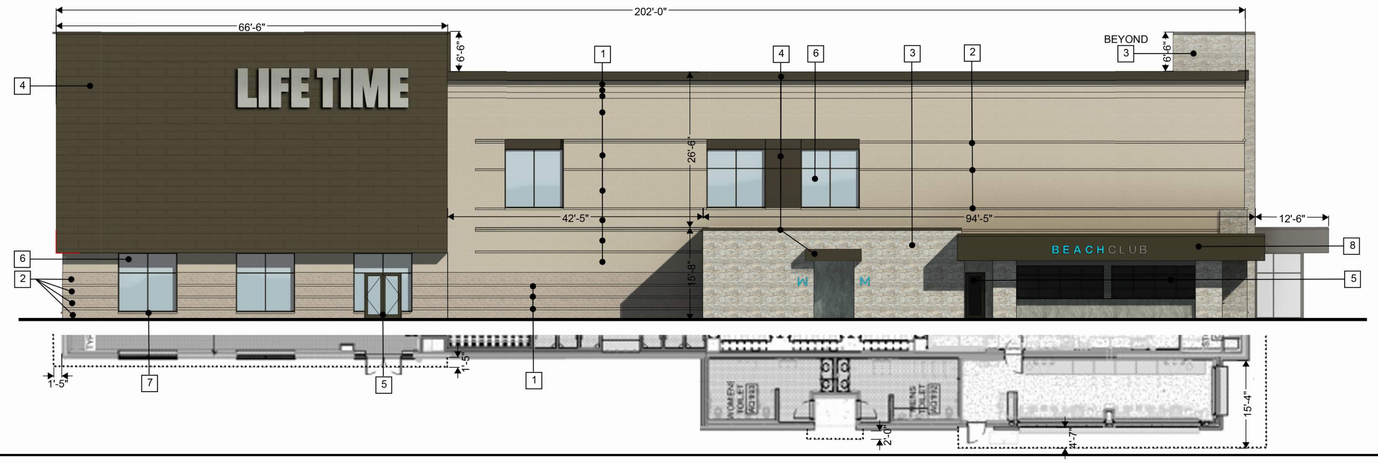
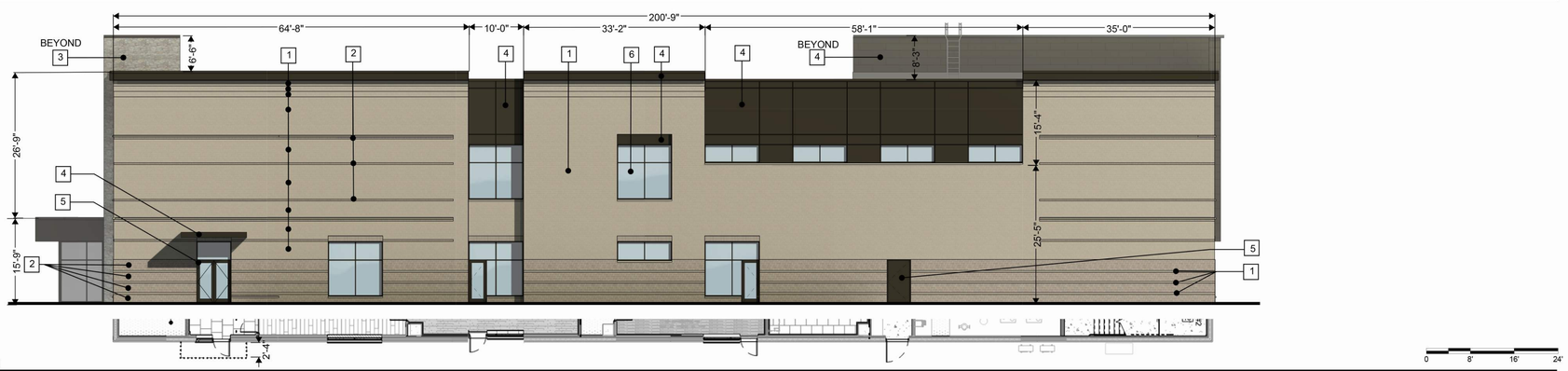


4 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"

3 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

MATERIAL LEGEND

1

FIELD AND ACCENT
MFG: METROBRICK
COLOR: 105 FIELDSTONE

2

FIELD AND ACCENT
MFG: METROBRICK
COLOR: 507 EMPIRE

3

FIELD LIMESTONE
MFG: HEDBERG
COLOR: LANDMARK CASTLE

4

METAL WALL
PANEL/COPING
MFG: ATAS
PANEL: VERSA-LOK
COLOR: CLASSIC BRONZE

5

ALUMINUM WDW/DOOR
MFG: KAWNEER
COLOR: DARK BRONZE

6

GLAZING
MFG: VITRO ARCH.
COLOR: SOLARBAN 70 SOLAR
CONTROL LOW-e

7

WINDOW SILL/ CAST STONE
MFG: ADVANCED
ARCHITECTURAL STONE
COLOR: SAND DRIFT

8

METAL CANOPY
COLOR: BRONZE BAKED
ENAMEL

MATERIAL PERCENTAGE TABLE

MATERIAL	ELEVATIONS (excluding openings)			
	South	West	North	East
Masonry	64%	49%	84%	75.5%
Non-Masonry	36%	51%	16%	24.5%

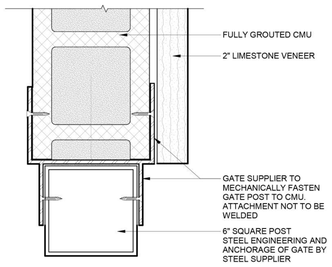
NOTE: ····· **REPRESENTS BUILDING PROJECTIONS**

PRELIMINARY EXTERIOR ELEVATIONS

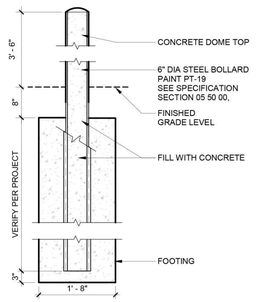
OCTOBER 17, 2024

WESTFIELD, IN

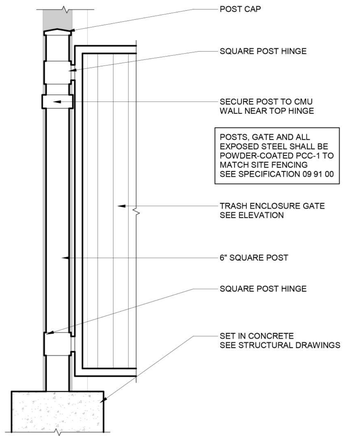
LIFE TIME
HEALTHY WAY OF LIFE



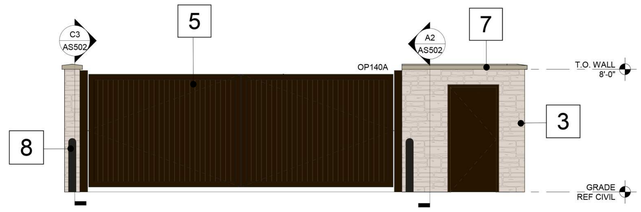
E4 TRASH GATE CONNECTION DETAIL
3" = 1'-0"



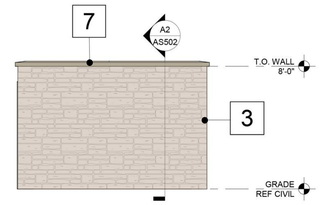
C2 SECTION DETAIL: SLEEVED BOLLARD
3/4" = 1'-0"



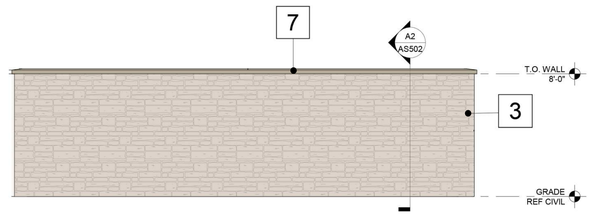
C3 SECTION DETAIL: TRASH ENCLOSURE
3/4" = 1'-0"



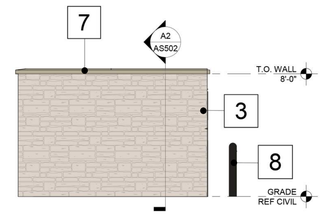
D4 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



D6 TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"



C4 TRASH ENCLOSURE - WEST
1/4" = 1'-0"



C6 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"

MATERIAL LEGEND

1

FIELD AND ACCENT
MFG: METROBRICK
COLOR: 105 FIELDSTONE

2

FIELD AND ACCENT
MFG: METROBRICK
COLOR: 507 EMPIRE

3

FIELD LIMESTONE
MFG: HEDBERG
COLOR: LANDMARK CASTLE

4

METAL WALL PANEL/COPING
MFG: ATAS
PANEL: VERSA-LOK
COLOR: CLASSIC BRONZE

5

ALUMINUM WDW/DOOR
MFG: KAWNEER
COLOR: DARK BRONZE

6

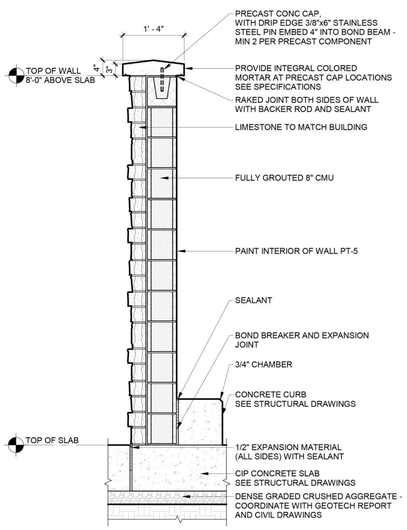
GLAZING
MFG: VITRO ARCH.
COLOR: SOLARBAN 70 SOLAR CONTROL LOW-e

7

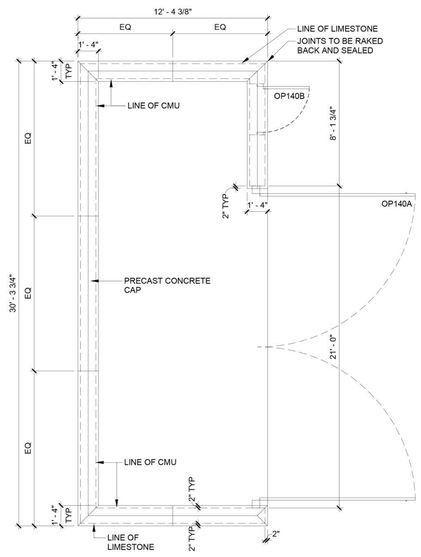
WINDOW SILL/ CAST STONE
MFG: ADVANCED ARCHITECTURAL STONE
COLOR: SAND DRIFT

8

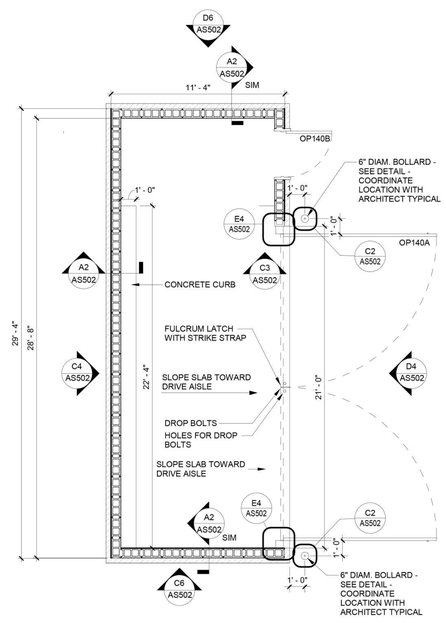
METAL CANOPY
COLOR: BRONZE BAKED ENAMEL



A2 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



A4 TRASH ENCLOSURE CAP PLAN
1/4" = 1'-0"



A5 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

PRELIMINARY TRASH ENCLOSURE DETAILS

OCTOBER 17, 2024

WESTFIELD, IN

LIFE TIME
HEALTHY WAY OF LIFE

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 (redline reflects changes since 11/18 WS) 5. 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 received its 2nd Workshop Discussion with the APC at their November 18, 2024 meeting. Video footage can be viewed here.

The item is slated for its APC Recommendation to the City Council at the December 2, 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 the Nov. 18th 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:
  - SF4: Single-family High-Density District
- Area B:
  - 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.
  - 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.
    - *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:

PUD & UDO Comparison Matrix	**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.
  - *Additional Common Area Plantings Standards, for three additional sections, to try to close the gap on open segments and maximum screening:*
    - *North (Smaller) Tree Gap – 5 additional trees*
    - *South (Larger) Tree Gap – 21 additional trees*
    - *South-side of 151st Street – 28 additional trees*

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.

Additional Amenity and Timing

- *Pulte residents have the option to pick 1 of 3 amenity improvement options. Options 1-3 are outlined within the PUD Ordinance 24-45, Section 8.1(B)(iii)(a)(1-3).*
    - *Must be voted on within 6 months of Ordinance approval.*
    - *Pulte must hold at least 3 meetings with residents on-site.*
    - *Kimblewick HOA must provide written correspondence of the voted-option no later than 6 months after Ordinance approval. If no vote occurs, the first listed option will default.*

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
    - Removing the original "Lot 1" to increase distance from entrance road to the first driveway.
    - 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
    - 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
    - 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
    - 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
    - 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.

FINAL MODIFIATIONS SINCE THE NOVEMBER 18TH WORKSHOP

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

- PUD Ordinance verbiage inclusions for additional Buffer Yard and Street Frontage planting requirements.
- PUD Ordinance verbiage inclusions for the additional amenity improvements and the associated timing triggers.

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: Provide a Recommendation to the City Council at the December 2, 2024, APC meeting.**

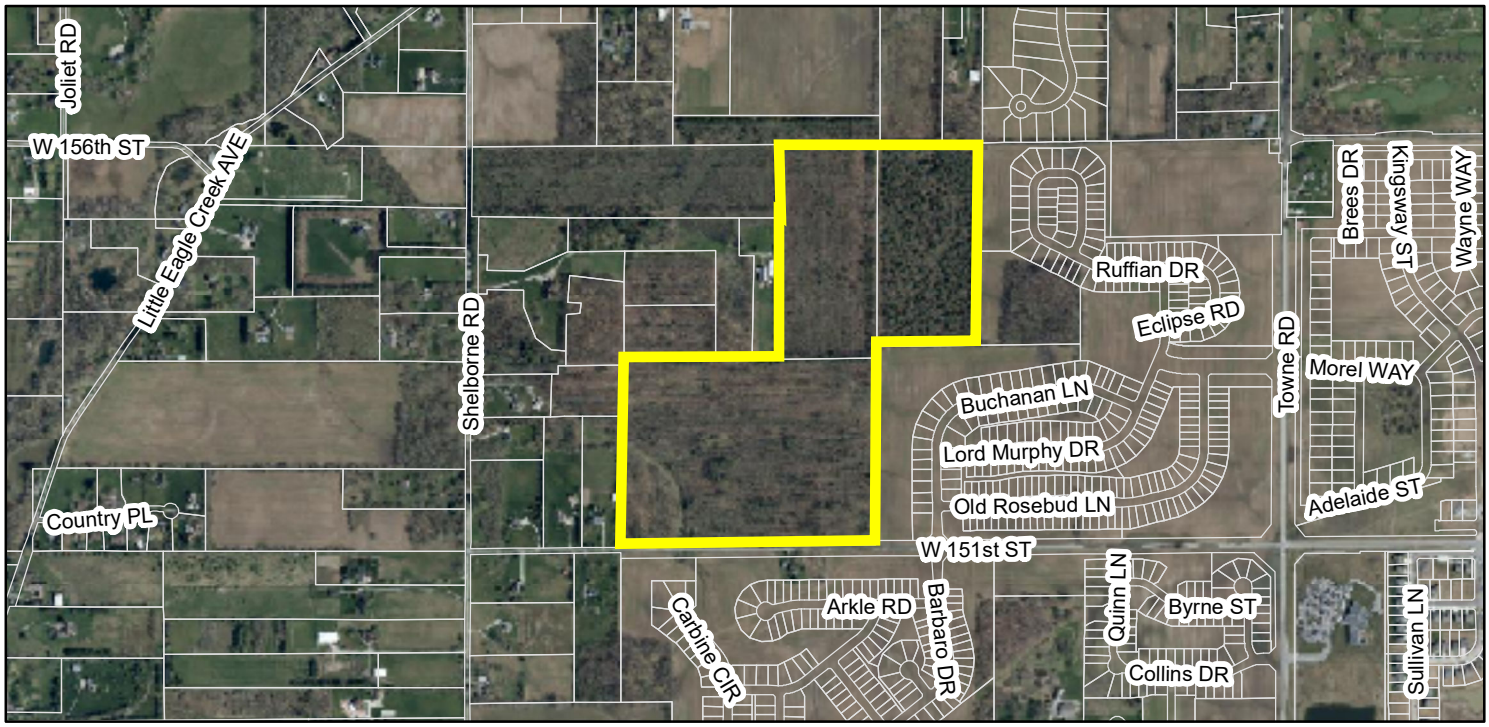
If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Property Location Map
Claiborne Farms (Kimblewick) Phase III PUD
2409-PUD-20

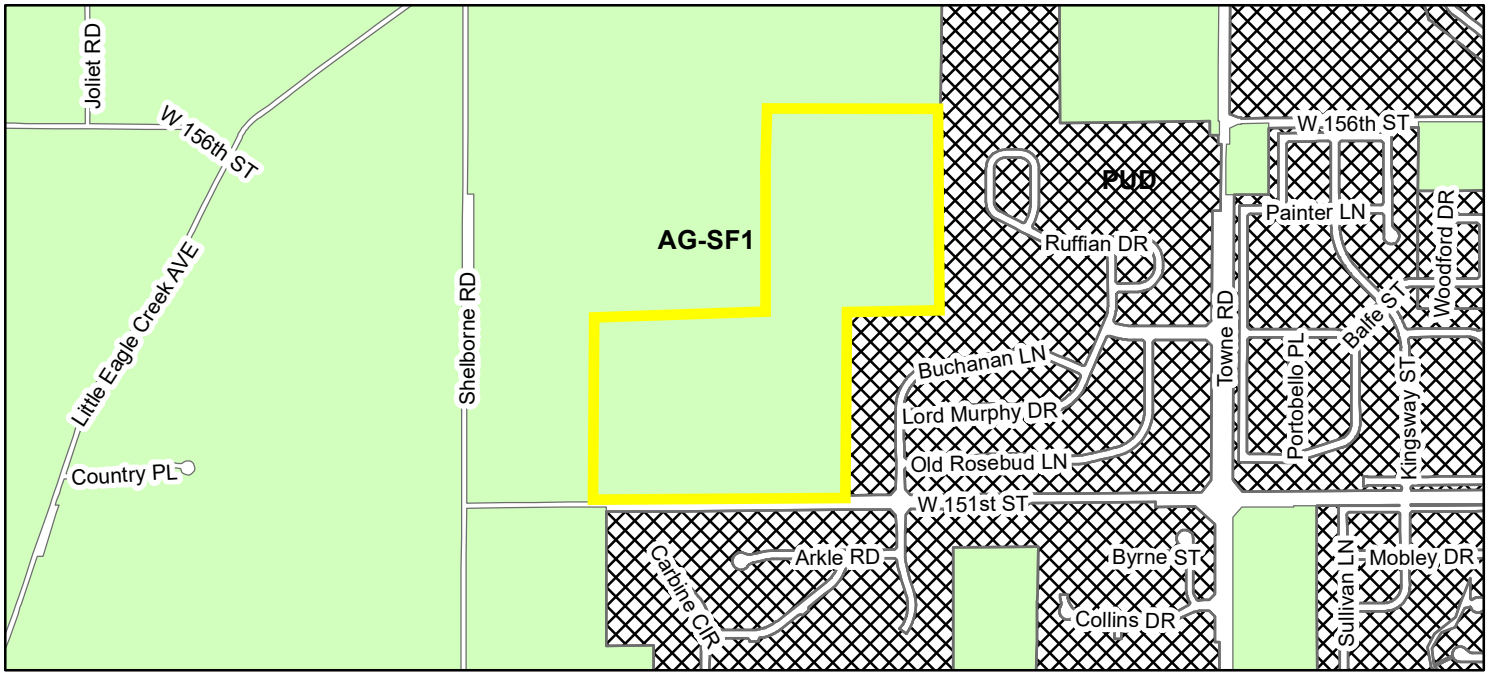
N
W E
S
Not To Scale

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 including but not limited to Development Amenities in Area B for the use and enjoyment of residents living in Area A.

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 of 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 along 151st Street of fifty (50) feet in depth east of the entry street and one hundred (100) feet west of the entry 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.

F. Additional Common Area Planting Standards: In addition to the Buffer Yard and Street Frontage Planting Standards noted above, the following plantings shall be required in the three (3) areas as noted below:

i. North (Smaller) Tree Gap in Bufferyard: Five (5) total trees shall be required, a mixture of evergreen and deciduous trees, planted in two (2) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

ii. South (Larger) Tree Gap: Twenty-One (21) total trees shall be required, a mixture of evergreen and deciduous trees, planted in three (3) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

iii. South side of 151st Street: Twenty-eight (28) total trees shall be required, a mixture of evergreen and deciduous trees, planted in specific locations identified and spray painted during the site walk (to be collected via survey) to maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

iv. Pulte will consult with Jud Scott Consulting Arborists for tree species required under this section.

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.

iii. Additional Amenity and Timing for Additional Amenity:

a. One (1) of the following three (3) requirements shall apply to the development of the Real Estate, per the timeframes listed below:

1. A financial contribution (payment) by Pulte Homes of Indiana, LLC ("Pulte") to the Kimblewick HOA Reserve Fund in an amount equal to $6,667 per home within the Real Estate, shall be paid at the time of closing of a home to an initial buyer. The payment shall be applicable to all homes on the Real Estate; or,

2. A donation by Pulte, via a quit claim deed, of the existing sales center dwelling and adjacent parking lot (Lots 131 & 132 respectively) to the Kimblewick HOA, after the closing of the last home that is constructed on the Real Estate. In addition to the donation of the dwelling and adjacent parking area $100,000 shall be paid to the Kimblewick HOA Reserve Fund to be used for improvements/remodel

of the dwelling (any unused portion of the $100,000 shall be contributed to the Kimblewick HOA Reserve Fund); or,

3. A donation by Pulte, via a quit claim deed, of the parcel identified as "Block 1" on the Concept Plan to the Kimblewick HOA, at the time the Secondary Plat is recorded including the "Block 1" area of the Real Estate. In addition to the donation of "Block 1" $600,000 shall be paid by Pulte to the Kimblewick HOA Reserve Fund to be used for improvements on "Block 1" (any unused portion of the $600,000 shall be contributed to the Kimblewick HOA Reserve Fund). Payment shall occur as described in paragraph (a)(1) above, at an amount equal to $4,000.00 per home.

b. A determination as to the one (1) requirement (Additional Amenity) which shall apply to the development of the Real Estate shall be determined by a plurality vote of the Kimblewick residents not later than six (6) months from the date of approval of this Ordinance. Pulte shall facilitate up to three (3) meetings with the Kimblewick residents at the Kimblewick clubhouse to discuss details of the Additional Amenities and answer any questions.

c. The Kimblewick HOA shall provide the selection of the Additional Amenity in writing to Pulte and the Director no later than six (6) months from the date of approval of this Ordinance.

d. In the event that the Kimblewick HOA does not provide a written, definitive selection of the Additional Amenity in the time period provided above in paragraph (b) and (c) above, the Additional Amenity described in paragraph (a)(1) above shall be required.

e. Pulte shall pay up to $25,000 for due diligence costs incurred by the Kimblewick HOA. The payment(s) shall be applicable to the total contribution by Pulte to the Kimblewick HOA Reserve Fund for the Additional Amenity selected by the Kimblewick HOA.

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 12 120224

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)

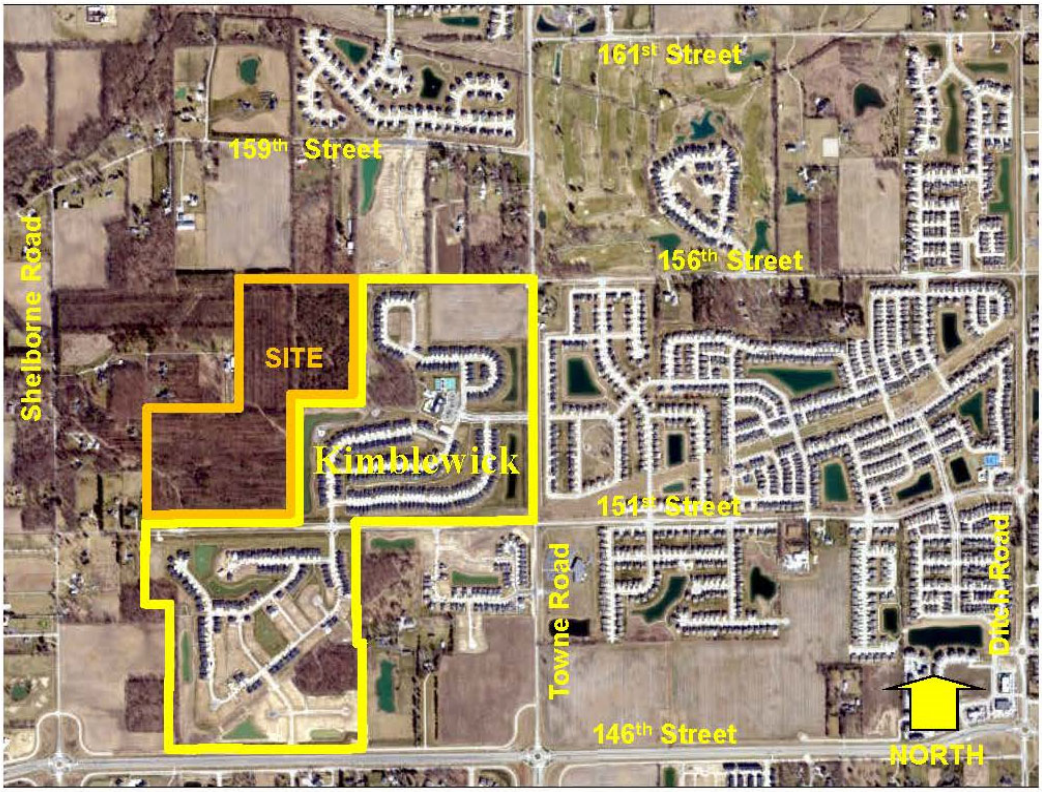


EXHIBIT B

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. 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 including but not limited to Development Amenities in Area B for the use and enjoyment of residents living in Area A.

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 of 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 along 151st Street of fifty (50) feet in depth~~, along 151st Street~~ east of the entry street and one hundred (100) feet west of the entry 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.

F. Additional Common Area Planting Standards: In addition to the Buffer Yard and Street Frontage Planting Standards noted above, the following plantings shall be required in the three (3) areas as noted below:

i. North (Smaller) Tree Gap in Bufferyard: Five (5) total trees shall be required, a mixture of evergreen and deciduous trees, planted in two (2) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

ii. South (Larger) Tree Gap: Twenty-One (21) total trees shall be required, a mixture of evergreen and deciduous trees, planted in three (3) rows to stagger/maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

iii. South side of 151st Street: Twenty-eight (28) total trees shall be required, a mixture of evergreen and deciduous trees, planted in specific locations identified and spray painted during the site walk (to be collected via survey) to maximize screening. Evergreens shall be a min. of eight feet (8') in height at planting. Deciduous trees shall be a min. of three inches (3") DBH at planting.

iv. Pulte will consult with Jud Scott Consulting Arborists for tree species required under this section.

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.

iii. Additional Amenity and Timing for Additional Amenity:

a. One (1) of the following three (3) requirements shall apply to the development of the Real Estate, per the timeframes listed below:

1. A financial contribution (payment) by Pulte Homes of Indiana, LLC ("Pulte") to the Kimblewick HOA Reserve Fund in an amount equal to $6,667 per home within the Real Estate, shall be paid at the time of closing of a home to an initial buyer. The payment shall be applicable to all homes on the Real Estate; or,

2. A donation by Pulte, via a quit claim deed, of the existing sales center dwelling and adjacent parking lot (Lots 131 & 132 respectively) to the Kimblewick HOA, after the closing of the last home that is constructed on the Real Estate. In addition to the donation of the dwelling and adjacent parking area $100,000 shall be paid to the Kimblewick HOA Reserve Fund to be used for improvements/remodel

of the dwelling (any unused portion of the $100,000 shall be contributed to the Kimblewick HOA Reserve Fund); or,

3. A donation by Pulte, via a quit claim deed, of the parcel identified as "Block 1" on the Concept Plan to the Kimblewick HOA, at the time the Secondary Plat is recorded including the "Block 1" area of the Real Estate. In addition to the donation of "Block 1" $600,000 shall be paid by Pulte to the Kimblewick HOA Reserve Fund to be used for improvements on "Block 1" (any unused portion of the $600,000 shall be contributed to the Kimblewick HOA Reserve Fund). Payment shall occur as described in paragraph (a)(1) above, at an amount equal to $4,000.00 per home.

b. A determination as to the one (1) requirement (Additional Amenity) which shall apply to the development of the Real Estate shall be determined by a plurality vote of the Kimblewick residents not later than six (6) months from the date of approval of this Ordinance. Pulte shall facilitate up to three (3) meetings with the Kimblewick residents at the Kimblewick clubhouse to discuss details of the Additional Amenities and answer any questions.

c. The Kimblewick HOA shall provide the selection of the Additional Amenity in writing to Pulte and the Director no later than six (6) months from the date of approval of this Ordinance.

d. In the event that the Kimblewick HOA does not provide a written, definitive selection of the Additional Amenity in the time period provided above in paragraph (b) and (c) above, the Additional Amenity described in paragraph (a)(1) above shall be required.

e. Pulte shall pay up to $25,000 for due diligence costs incurred by the Kimblewick HOA. The payment(s) shall be applicable to the total contribution by Pulte to the Kimblewick HOA Reserve Fund for the Additional Amenity selected by the Kimblewick HOA.

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

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)

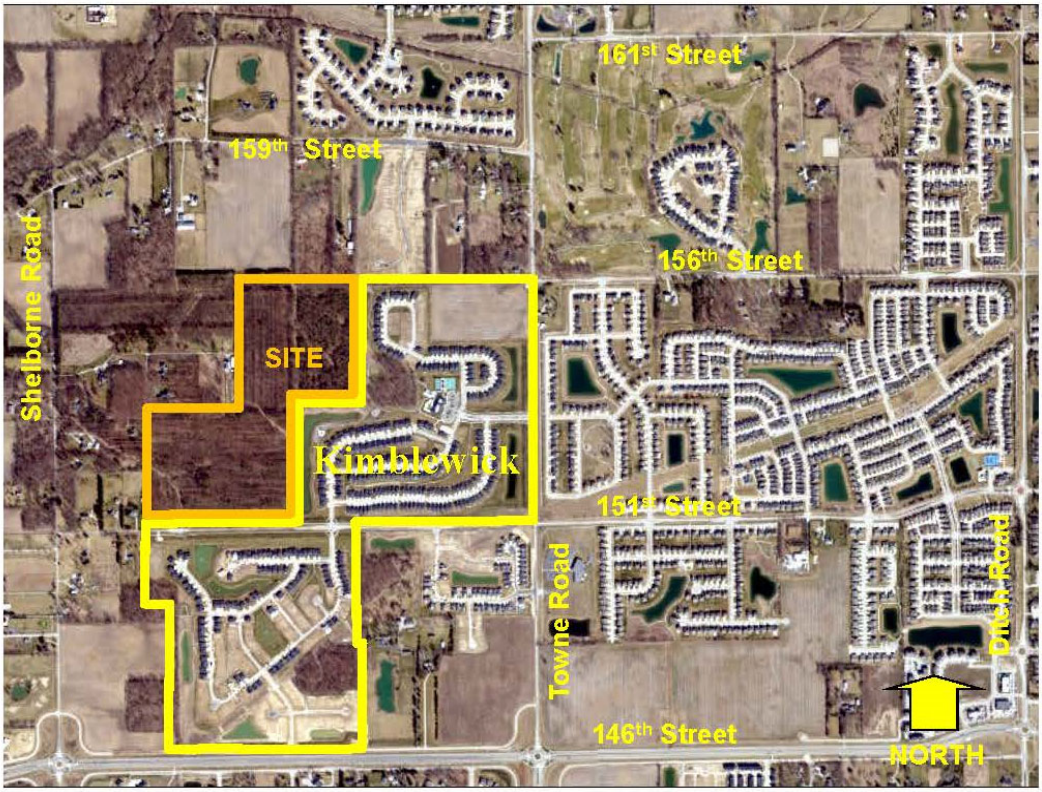


EXHIBIT B

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)

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

GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

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, December 2)

December 2, 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. 159th 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. 151st St	08/31/24
21. Greg Jacobs	3160 Arkle Rd	09/02/24
22. Roger Black	3434 W. 151st St	09/02/24
23. Patricia Wiggers	3434 W. 151st 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. 159th 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
88. Mary Gaskill	2658 Lord Murphy Dr	11/15/24
89. Tom & Karen Boehrer	2928 Buchanan Ln	11/15/24
90. Steven Smith	15043 Carbine Dr	11/15/24
91. Stephen Lugo	Arkle Rd Resident	11/17/24
92. Jeannette Selm	2761 Ruffian Dr	11/17/24
93. Karen & Greg Jacobs	3160 Arkle Rd	11/17/24
94. Raj & Nina Mohindra	15044 Carbine Circle	11/17/24
95. Vernon & Fonda Poland	15383 Copper Beech Ln	11/17/24
96. Scott & Kay Davis	2982 Arkle Rd	11/18/24
97. Scott Shortenhaus	15438 Shelborne Rd	11/18/24
98. Richard Combs	15410 Shelborne Rd	11/18/24
99. Jeannette Selm	2761 Ruffian Dr	11/18/24
100. Fred & Nancy Schpero	2830 Buchanan Lane	11/19/24
101. Greg and Karen Jacobs	3160 Arkle Road	11/19/24

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

2962 BUCHANAN LANE, WESTFIELD, IN 46074 (317) 997-5337

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 151st 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

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, 20204 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?OLAId=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,

Glenda L Sheden

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

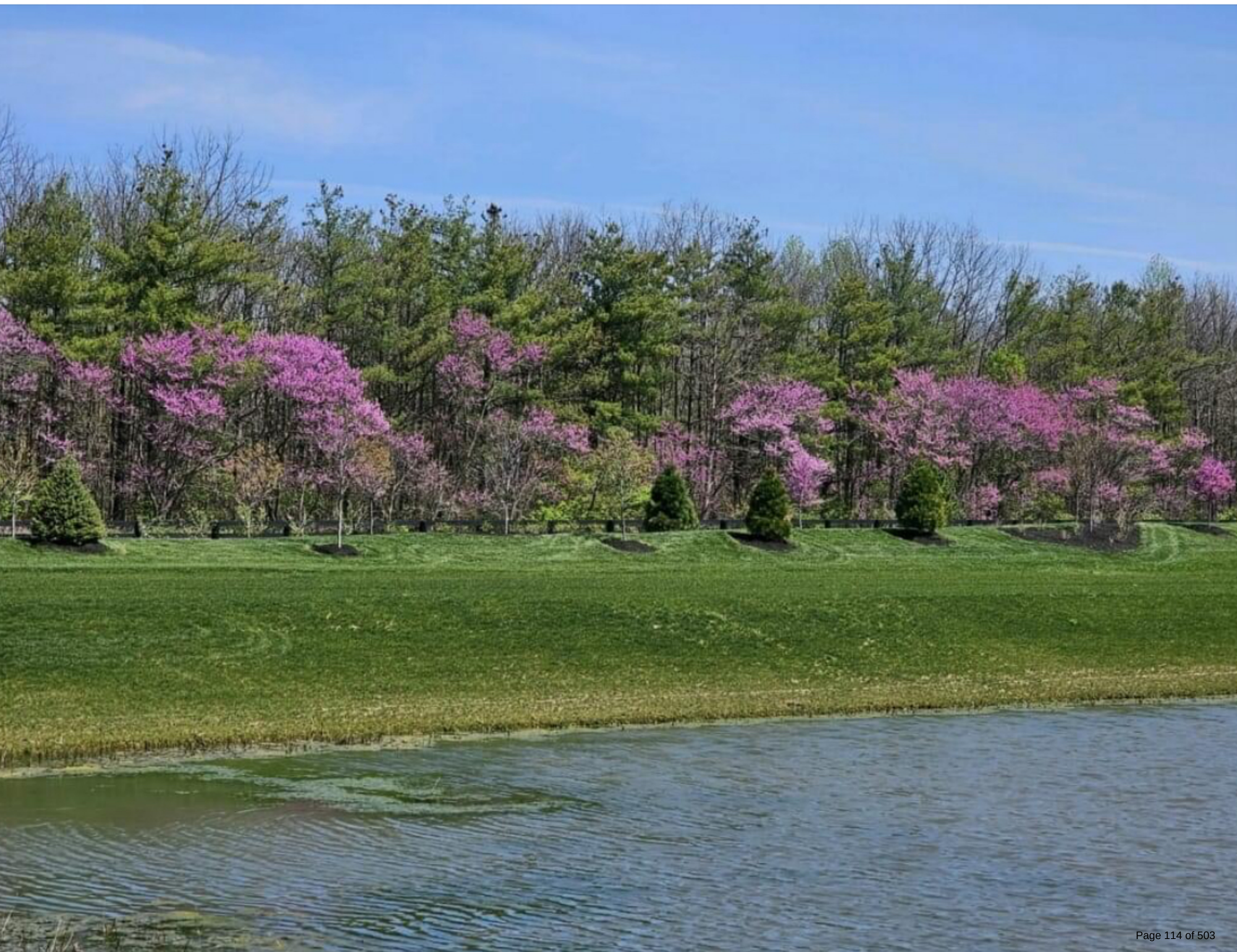
From: HP GG Smith
To: Council Members; APC
Subject: Trees on 151st St Claiborne Farms Phase III PUD Ord 24-25
Date: Wednesday, August 28, 2024 1:14:15 PM

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, 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
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.

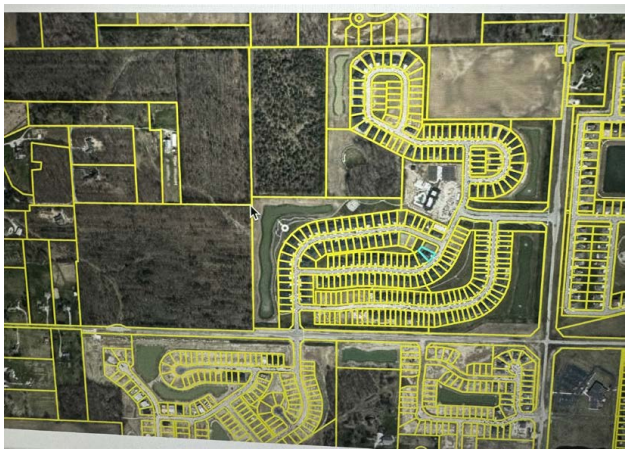
Approximately two years ago, I asked my salesman if Pulte was considering to buy more land to the west. His answer was "No, they want too much money." That told me right then that they were looking at the property and it was only a matter of time. **Pulte was lying to the homeowners from the very beginning.** 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.**
   Requests:
   - **Provide appropriate amenities,** including common areas, walking paths, dog park and community garden, **in the Kimblewick Phase 3** expansion.
   - 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:
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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
GARY F BROWN		2828 LORD MURPHY	8/27/24
Beth A. Brown		2828 Lord Murphy	8-27-24
MICHAEL ACADA		14773 BARRATO DR	8/27/24
BENNETT BALDWIN		2501 LORD MURPHY DR	8/27/24
SUSAN BALDWIN		2501 LORD MURPHY DR	8/27/24
Kathy Garrity		2701 old Rosebud lane	8/27/24
Nora Cordrey		2864 Lord Murphy	8/27/24
Fred Schpero		2830 Buchanan Ln	8/27/24
Nancy M Schpero		2830 Buchanan Ln	8/27/24
Susan Nelson		2582 Old Rosebud Ln.	8/27/24
DOREEN CZERNIEJEWSKI		2761 OLD ROSEBUD LN	8/27/24
BARBARA KRAMARZ		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	Darrell Felton	2815 Buchanan Lane	8/26/24
René Felton	René Felton	2815 Buchanan Lane	8/26/24
Melissa Travis	[illegible]	2663 Ruffian Dr	8/26/24
Cathy Randall	Cathy Randall	2681 Lord Murphy Dr	8/26/24
Brian Wiseman	Brian Wiseman	2942 Buchanan Ln	8/26/24
Lori Wiseman	Lori Wiseman	2942 Buchanan Ln	8/26/24
Kevin Zaletel	Kevin Zaletel	28666 Buchanan Lane	8/26/24
April Zaletel	April Zaletel	28666 Buchanan Lane	8/26/2024
Elizabeth Shiverdecker	[illegible]	14915 Barbaro DR	8/26/24
Alan Flory	[illegible]	2944 Lord Murphy Drive	8-27-24
Sam Holland	[illegible]	2865 Ruffian Dr	8-27-24
Paul Johnson	[illegible]	2956 Buchanan Ln	8/27/24
John Retartha	[illegible]	15417 Eclipse Rd	8/27/24
Kathy Retartha	Kathy Retartha	15417 Eclipse Rd	8/27/24
David Czerniewski	[illegible]	2767 Old Rosebud Ln	8/27/24

2/28

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Printed Name	Signature	Address	Date
Randi Shapiro	R Shapiro	2642 Old Rosebud Ln	8/26/24
Diane Gotshall	Diane Gotshall	15013 Barbaro Drive	8/27/24
Matt Gotshall	Matt Gotshall	15013 Barbaro Dr	8/27/24
Norm & Liesa Roelke	Norman 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 Authement	Diane Authement		
Larry Nees	Larry Nees	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 Carbine Crk	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		2974 Buchanan Ln, WFLD	8-26-24
Denise Rody		2974 Buchanan LN	8-26-24
Steve Coddington		2971 Buchanan LN	8-27-24
LEE CORDREY		2864 LORD MURPHY	8-27-24
REX D. KECK		2680 OLD ROSEBUD LANE	8-27-24
IRIS L. KECK		2680 OLD ROSEBUD LANE	8-27-24
Cindy Percival		2772 Old Rosebud Ln	8-27-24
Jon Harts		2986 Buchanan Lane	8/27/24
Cindy Harts		2986 Buchanan Lane	8/27/24
CLAUDIA BUTTON		2980 Buchanan Lane	8-27-24
Carol Coddington		2971 Buchanan Lane	8-27-24
[illegible]		2992 Buchanan Ln	8-27/24
Kathleen Orghoss		2584 Ruffian Dr.	8/27/24
SUE ANNE CRESS		2743 Ruffian Dr	8/27/24
DIANE DRUCK		2749 Ruffian Dr.	8/27/24

4/28

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Printed Name	Signature	Address	Date
BEN BOUKAI	Beni Boukai	2731 Ruffian Dr	8/27/24
Theresa Boukai	Theresa J Boukai	2731 Ruffian Dr	8-27-24
Chris Flora	Chris Flora	2785 Ruffian Dr	8-27-24
Jerry Gyoji	Jerry Gyoji	2785 Ruffian Dr.	8-27-24
WILLIAM MCGEARGE	William McGearge	2572 OLD ROSEBUD LN	8-27-24
STEVEN RICCO	Steven Ricco	14786 Barbaro Dr.	8-27-24
Gary Kopne	[illegible]	14850 Amber Light Dr	8-27-24
Andy Gotheau	Andrew Gotheau	14757 BARBARO DR	8/27/24
VICKIE REKART	Vickie Rekart	15367 Eclipse	8/27/24
TOM SCIMECA	Tom Scimeca	2746 Buchanan LN	8/27/24
JOAN SCIMECA	Joan M. Scimeca	2746 BUCHANAN LANE	8/27/24
PAULA FISHER	Paula Fisher	2633 Lord Murphy Dr	8/27/24
DON FISHER	Don Fisher	2633 Lord Murphy Dr	8/27/24
WILLIAM ECKESS	William Eckess	2743 RUFFIAN DRIVE	08-27-24
George Watters	George Watters	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
Arthur Felsher	Arthur Felsher	2854 Buchanan Lane	8/27/2024
Jeremy Liggett	Jeremy Liggett	2914 Buchanan Lane	8/27/2024
Nathaniel Rekot	Nathaniel Rekot	14986 Carbone Cir	8/28/24
Ron Dennert	Ron Dennert	14986 Carbone Cir	8/28/24
Robert Koza	Robert Koza	2890 Buchanan Ln	8/28/24
Robin Koza	Robin Koza	2890 Buchanan Ln	8/28/24
Arlene Rothwell	Rothwell	2763 Buchanan Ln	8/28/24
Dennis Mickunas	[illegible]	2625 Lord Murphy Ln	8/28/2024
BRIAN WURFEL	Brian Wurfel	2501 OLD ROSEBUD LN.	8/28/24
Bonnie Penn	Bonnie Penn	2718 Old Rosebud Ln	8/28/24
Sherry Bradley	Sherry Bradley	2873 Old Rosebud	8.28.24
James E Bradley II	James E Bradley II	2873 Old Rosebud	8-28-24
Jeffrey Anderson	[illegible]	2706 Old Rosebud	8.28.24
DIANE DRUCK	Diane M. Druck	2749 Ruffian Drive	8-28-24

6/28

Petition Regarding the Proposed Expansion of Kimblewick
("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
Jenmarie Reemts	Jenmarie Reemts	15412 Eclipse Rd	8/28/24
Michael Reemts	[illegible]	15412 Eclipse Rd	8/28/24
Louis Shlensky	[illegible]	2763 Buchanan LN	8/28/24
David Auslander	[illegible]	15461 Frankel Lane	8/28/24
Sheila Auslander	Sheila Auslander	15461 Frankel Lane	8/28/24
Tim Henderson	[illegible]	2745 Buchanan	8/28/24
Tom Maynard	[illegible]	2698 Old Rosebud Ln.	8-28-24
Tamara Kirman	[illegible]	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	[illegible]	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

Petition Regarding the Proposed Expansion of Kimblewick
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STEPHENY TAYS	[illegible]	2659 OLD ROSEBUD LN	8-26-24
Vicki Nees	Vicki Nees	2689 LORD Murphy DR	8/26/24
Darrell Watkins	Darrell Watkins	2502 Old Rosebud Lane	8-26-24
NANCY Jones	Nancy Jones	2686 Old Rosebud Lane	8/26/2024
ROGER SULLIVAN	[illegible]	2732 BUCHANAN	8/26/2024
JERRI SULLIVAN	[illegible]	2732 BUCHANAN	8/26/2024
Timothy Frederick	[illegible]	2802 Lord Murphy Dr.	8/26/24
Diana Frederick	[illegible]	2802 Lord Murphy Dr.	8/26/24
Mary C Gaskill	[illegible]	2658 Lord Murphy Dr	8/26/24
Denise Rockwood	[illegible]	2535 Old Rosebud	8/26/24
Martin Rockwood	[illegible]	2535 OLD Rosebud	8/26/24
Deborah True	[illegible]	2790 Lord Murphy Dr	8/26/24
Dave Ellis	Dave Ellis	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

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("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
MARK L. HARTMAN	Mark L. Hartman	2962 Buchanan Lane	8/24/2024
LAURIE A HARTMAN	Laurie A Hartman	2962 Buchanan Lane	8/24/2024
Tom BOEHRER	Thomas F Boehrer	2928 Buchanan Lane	8/26/2024
Karen Boehrer	Karen Boehrer	2928 Buchanan Lane	8/26/2024
Joyce Klemmin	[illegible]	2692 Old Rosebud L	8/26/2024
Marita Brown	Marita A. Brown	2686 Lord Murphy Dr.	8-26-2024
Jeff Brown	Jeffrey S. Brown	2686 Lord Murphy Dr.	8/26/2024
RAY GREEN	Raymond T. Green	2595 RUFFIAN DR	8/26/24
MIKE HEFFNER	[illegible]	2969 BUCHANAN	8/26/24
Deanna Heffner	Deanna Heffner	2969 BUCHANAN	8/26/24
Tom Gillespie	Thomas Gillespie	2777 old Rosebud Ln	8/26/24
Karen Gillespie	Karen Gillespie	2777 old Rosebud Ln	8/26/24
Rick Butler	Rick Butler	2980 Buchanan Ln	574-229-0755
Vernon Reizman	[illegible]	2934 Buchanan Ln	8/26/2024
PATRICK CRAVIS	[illegible]	2603 Ruffian	8-26-24

9/28

Petition Regarding the Proposed Expansion of Kimblewick
("Kimblewick Phase 3")

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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 C. Lerg	2948 Buchanan Lane	8/26/24
Robert Beckert	Robert Beckert	2893 BUCHANAN LANE	8/26/24
DAVID GARRISON			
	D Garrison	2968 BUCHANAN LN	8/27/24
PAM BECKERT	Pam Beckert	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
[redacted]	[redacted]		
Carol Duginske	Carol Duginske	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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("Kimblewick Phase 3")

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Allen Cole	Allen Cole	2826 Old Rosebud LN	8-28-24
Catherine Cole	Catherine Cole	2826 Old Rosebud Ln	8-28-24
Michele Abbott	Michele Abbott	2829 Buchanan Lane	8-28-24
John E. Lynch	John E. Lynch	2702 Lord Murphy Dr.	8-28-24
Frank Cirrincione	Frank Cirrincione	2801 Lord Murphy Dr	8-29-24
Joy Huffman	Joy Huffman	15032 Carbine Cir	8-29-24
Jeff Huffman	[illegible]	15032 Carbine Cir	8-29-24
Fran Cirrincione	Fran Cirrincione	2801 Lord Murphy Dr	8-28-24
Carol Daily	[illegible]	2728 Old Rosebud	8-29-24
LARRY DAILY	[illegible]	2728 OLD ROSEBUD	8-29-24
SUE AMBLER	Sue Ambler	15451 ECLIPSE RD.	8/29/24
Thomas Ambler	Thomas Ambler	15451 Eclipse Rd.	8/29/24
Cheri Grove	Cheri Grove	2581 Old Rosebud Ln	8/29/24

11/28

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("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
Barb Watters	Barbara Watters	2797 Ruffian Dr.	8/27/24
Jason Drages	[illegible]	2615 Thoroughbred	8/27/24
John Pinto	[illegible]	14891 Amber Light Dr	8/27/24
Laura Pinto	Laura Pinto	14891 Amber Light	8/27/24
Deb True	[illegible]	2790 Lord Murphy	8/27/24
Dave Ellis	[illegible]	2790 Lord Murphy	8/27/24
Patti Franz	Patti Franz	2776 Lord Murphy	8/27/24
Susan Selking	Susan Selking	2626 Ruffian Drive	8/27/24
Alan Selking	[illegible]	2626 Ruffian Dr.	8/27/24
Linda Voss	[illegible]	14911 Desert Orchid Dr	8/27/24
Tim Voss	[illegible]	14911 Desert Orchid Dr	8/27/24
GARY REKLAU	[illegible]	2773 RUFFIAN	8.27.24
Marylann Reklau	Marylann Reklau	2773 Ruffian Dr	8-27-24

12/28

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Printed Name	Signature	Address	Date
Trudi Hoil	Trudi Hoil	14959 Barbaro	8/22/24
Jacque Waller	Jacque Waller	14951 Barbaro Dr.	8/22/24
Fyeza Haider	Fyeza Haider	15055 Barbaro 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	Ronald 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 Barbaro Dr	8/22/24
PATTI KUZNIAR	Patti Kuzniar	14851 Barbaro DR	8/22/24
BENCA KUZNIAR	Benca Kuzniar	14851 BARBARO DR.	8/22/24
Maray Carson	[illegible]	14032 Desert Orchid	8/22/24

13/28

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("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
Vicki Pedley	Vicki Pedley	14864 Amber Light Dr	8/22/2024
Joseph Pedley	Joseph Pedley	14864 Amber Light Dr	8/22/2024
Gary Korne	Gary Korne	14850 Amber Light Dr	8/22/2024
Olga Korne	O. Korne	14850 Amber Light Dr	8/22/2024
William J Brown	W J Brown	14888 Amber Light Dr	8/22/2024
MARY BROWN	Mary Brown	14888 Amber Light Dr.	8-22-2024
Kim Cowan	Kimberly Cowan	14827 Barbaro Dr	8-22-2024
Anne Marie Bowring	Anne Marie Bowring	14835 Barbaro	8/22/24
Tamra Barnard	Tamra Barnard	14819 Barbaro Dr.	8/22/24
LAURA PINTO	Laura Pinto	14891 Amber Light Dr	8/22/24
John Pinto	John Pinto	14891 Amber Light Dr	8/22/24

14/28

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BRAD ESHAMAN	Brad Eshaman	2968 ARKLE RD	8-22-24
Lisa Nordhoff	Lisa Nordhoff	15024 Carbine Cir	8-22-24
JIM NORDHOFF	[illegible]	15024 CARBINE CIR	8-22-24
Simon Lugo	[illegible]	15008 Carbine CIR	8-22-24
Tony Cortess	[illegible]	15008 Carbine Cir.	8-22-24
Karen Jacobs	Karen Jacobs	3160 Arkle Road	8/22/24
GREG JACOBS	[illegible]	3160 ARKLE RD	8/22/24
Stephen Lugo	[illegible]	3172 Arkle Rd	8/22/24
Lynne Lugo	Lynne Lugo	3172 Arkle Road	8.22.24
MICHAEL GIES	[illegible]	3136 ARKLE RD	8/22/24
Kathie Gies	Kathie Gies	3136 Arkle Rd	8/22/24

15/28

Petition Regarding the Proposed Expansion of Kimblewick
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Paula Posar Gary Walker	Paula Posar	14789 Sta Barbara Dr	8-21-24
ANDREA GAUCHMAN		14944 Flying Ebony	8-21-24
RON HIMLER		14996 CARBINE CIR.	8.22.24
RAJ MOHINDRA	R Mohindra	15044 CARBINE CIRCLE	8-22-24
NINA MOHINDRA	Nina Mohindra	15044 CARBINE CIRCLE	8-22-24
Sue Zeng		14900 Amber Light Drive	8-22-24
Hang Li		14900 Amber Light Dr	8-22-24
DAVID GAUCHMAN		14944 Flying Ebony	8-21-24
Michele Himler	Michele Himler	14996 Carbine Circle	8-22-24
LUIS A GARCIA		3057 ARKLE RD	8-22-24

16/28

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DON THOMAS	[illegible]	3084 ARKLE RD	8/22/24
BARB THOMAS	[illegible]	3084 Arkle Rd	8/22/24
Robert Avin	[illegible]	3098 Arkle Rd	8/22/24
Tonia Avin	[illegible]	3098 Arkle Rd	8/22/24
Daniel Davis	[illegible]	14843 Barbara Drive	8/22/24
GRAY REECE	William Gray Reece	14983 Flying Ebony Ln	8/22/24
JOANN REECE	Joann Reece	14983 Flying Ebony Ln	8/22/24
Karen Davis	Karen Davis	14843 Barbara Dr	8/22/24
Joel Roberts	[illegible]	15030 Barbara Dr	8/22/24
Connie Roberts	Connie J. Roberts	15030 Barbara Dr.	8/22/24

17/28

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.

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Printed Name	Signature	Address	Date
Cathy Stopczynski	Cathy Stopczynski	14926 Flying Ebony	8/22/24
Sandra Svabeda-Smith	Sandra Svabeda-Smith	15043 Carbine Circle	8/22/24
Steven Smith	Steven Smith	15043 Carbine Cir	8.22.24
Elizabeth Garcia	Elizabeth Garcia	3057 ARKLE RD	8-22-24
Maureen Dickerson	Maureen Dickerson	15045 Barbaro Dr	8-22-24
ROBERT DICKERSON	Robert Dickerson	15045 BARBARO DR	8-22-24
GLENN CARTER	Glenn Carter	3122 ARKLE Rd	8-22-24
JALENE CARTER	Jalene Carter	3122 ARKLE RD	8-22-24
Colleen Mullen	Colleen Mullen	14811 Barbaro Dr	8-22-24

18/28

Petition Regarding the Proposed Expansion of Kimblewick
("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
KEVIN TOLLIVER		3041 ARKLE	8/22/24
Sue Gaebler	Sue Gaebler	14955 Iron Liege Way	8/22/24
JOHN GAEBLER	Gaebler	14955 Iron Liege Way	8/22/24
Lynn STANISZESKI	Lynn Staniszeski	2956 ARKLE Rd	8/22/24
PAUL STANISZESKI	Paul Staniszeski	2956 ARKLE ROAD	8/22/24
Roy Coates		14827 BARBARO DRIVE	8/22/24
JOE CASTILLON		14811 BARBARO DR	8/22/24
SCOTT Barnard		14819 Barbaro Dr.	8/22/24

19/28

Petition Regarding the Proposed Expansion of Kimblewick
("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
Andrew Gothreau	[illegible]	14757 Barbaro Dr	8/22/24
Carol Foulke	[illegible]	3058 Arkle Rd	8/22/24
Greg Foulke	[illegible]	3058 Arkle Rd	8.22.24
Pamela Gothreau	[illegible]	14757 BARBARO DR	8/22/24
GILBERT AUGSPURGER	[illegible]	14983 BARBARO DRIVE	8/22/24
TERESA AUGSPURGER	[illegible]	14983 BARBARO DRIVE	8/22/24

20/28

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Printed Name	Signature	Address	Date
Kenneth Lilly	Keith Lilly	14822 Amber Light Dr.	8-22-24
CAROL Lilly	Carol Lilly	14822 Amber Light Dr	8/22/24
Jeanne Franklin	Jeanne Franklin	14874 Amber Light Dr	8/22/24
BRUCE FRANKLIN	Bruce Franklin	14874 AMBERE LIGHT DR	8-22-24
FELIX LEWANDOWSKI	[illegible]	14912 AMBER LIGHT DR	8-22-24
Maryann Lewandowski	Maryann Lewandowski	14912 Amber Light Dr.	8-22-24

21/28

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("Kimblewick Phase 3")

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Printed Name	Signature	Address	Date
GARY KLEIN	Gary Klein	3018 ARKLE	8/22/24
Robert Leahy	[illegible]	3070 Arkle Rd	8/22/24
Laurie Leahy	[illegible]	3070 Arkle Rd	8/22/24
Connie Kitch	[illegible]	3006 Arkle Rd	8-22-24
SANDRA KLEIN	[illegible]	3018 ARKLE Rd	8-22-24
Susan Wilson	[illegible]	3030 Arkle Rd	8/22/24

22/28

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Printed Name	Signature	Address	Date
Tim Voss	[illegible]	14911 Desert Orchid	8-22-24
Linda Voss	[illegible]	" " "	8/22/24
Christy Klaehn	[illegible]	14968 Flying Ebony	8/22/24
Jeff Klaehn	[illegible]	14968 Flying Ebony	8-22-24
Barbara Lewin	[illegible]	2560 Ruffian Dr.	8/26/24

23/28

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Printed Name	Signature	Address	Date
Cindy Warrington	C Warrington	15002 Barbaro Dr	8/21/24
Rex Parker	[illegible]	3185 Arkle	08-21-24
Carol Reis	[illegible]	3185 Arkle	8/21/24
Steve Thompson	[illegible]	14975 Barbaro Dr	8/21/24
Catherine Thompson	[illegible]	14975 Barbaro 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 Hagen	14962 Flying Ebony TRL	8/22/2024
Marc Epstein	Marc Ep	14962 Flying Ebony Trl	8/22/2024
SCOTT DAVIS	Scott Davis	2982 ACKLE RD	8/22/2024

25/28

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Printed Name	Signature	Address	Date
Paula Hoden	Paula Hoden	2522 Old Rosebud	8/28/24
Laurel Jasinski	Laurel Jasinski	2511 Old Rosebud	8/28/24
Jerry Jacobson	[illegible]	2665 Lord Murphy Dr	8/29/24
Elaine Glanzman	Elaine Glanzman	2665 Lord Murphy Dr	8/29/24

26/28

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Printed Name	Signature	Address	Date
Cindy Solari	Cindy Solari	14905 Amber Light	8-22-24
Becky Mohler	Becky Mohler	14938 Flying Ebony Trl	8.22.24
Howard Mohler	H Mohler	14938 Flying Ebony Trl	8.22.24
Rich Specter	Richard Specter	14912 Desert Orchid Dr.	8-22-24

27/28

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Printed Name	Signature	Address	Date
BEV NORRIS	Bev Norris	15003 Flying Ebony Tr	8/22/24
Sue: Mesley	Sue Mesley	14881 Amber Light Dr	8/22/24
JEAN Reifenberg	Jean Reifenberg	14982 Barbara Dr.	8/22/24
MARY T. DALTON	Mary T. Dalton	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.

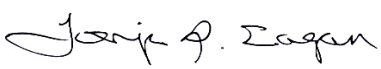
d. P**hase III will destroy 90% of the forest that lines the westside** of Kimblewick Phase I where homeowners paid premium lot prices of an additional $70,000 or more to have the back of their homes overlook the forest. Pulte plans to leave a tree line only 50 feet deep, which is nominal compared to 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 Putle 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 <u>completely incompatible</u> 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, <u>we are asking you to save what's left of our beautiful SW Rural Westfield</u>.

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. Putle'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?" Putle'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 Putle 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 Putle 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 on 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 are 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 are 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 Expannsion) 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 bull doze 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 addtional sections of the Kimblewick neighborhood on 151st street and Shelborne Road. Neither of these developments meet the requirements of the Westfied 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 infrastruture and cause serious safety issues. There are currently 14 homes that exit onto Shelborne Road between 151st and Litte 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.
Stepheny 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.

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:

Name	Address
Chip Stasta	15289 Copper Beech
Alisia Ribbey	15510 Shelborne Road, Winfield, IN
Dave Ribbey	" " "
Dave Ribbey	15510 Shelborne Rd
Scott + Jen Shoptaw	15438 Shelborne Rd
Jim Silva	15438 Shelborne Rd.
The Beckers	15340 Shelborne Rd
The Washburns	15140 SHELBOROE RD.
The Nelson's	15060 Shelborne Road
Rodney Bartlett	15030 Shelborne Road
Mark + Kathy Spencer	3421 W. 151st St.
Geoy. & Paula Dearinger	14704 Shelborne Rd
RICHARD PASSMORE	3510 W 151st ST
Melissa & Rich Cook	15410 SHELBORNE RD
Ross A. Black	3424 W 151st St
Patricia Hugh	3434 W 151st St
Jeremy Bergundes	15225 Shelborne Rd
Rich Stuart	15411 Shelborne Rd
Jon O'Connor	15201 Shelborne Road
Ali Usmani	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.
[illegible]	15383 Copper Beech Lane
Fonda Poland	15383 Copper Beech Lane
Ryan Oros	15800 Shelborne Rd
Amanda Oros	15800 Shelborne Rd
GARY GARDNER	15825 Little Eagle CREEK AVE
JEFF MIKESELL	15833 Little Eagle CREEK AVE
Becky Mikesell	1583 Little Eagle Creek AVE
Steve Lohman	15848 Little Eagle Creek Ave.
Jim Derr	15820 " " " "
Lee Goodwin	15751 " " " "
JACK SWARTOUT	15815 " " " "
[illegible]	15351 Copper Beech
[illegible]	15351 Copper Beech
Scott [illegible]	15001 Shelborne, 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

Like Reply 94

Write a comment...

Kimblewick by Del Web...

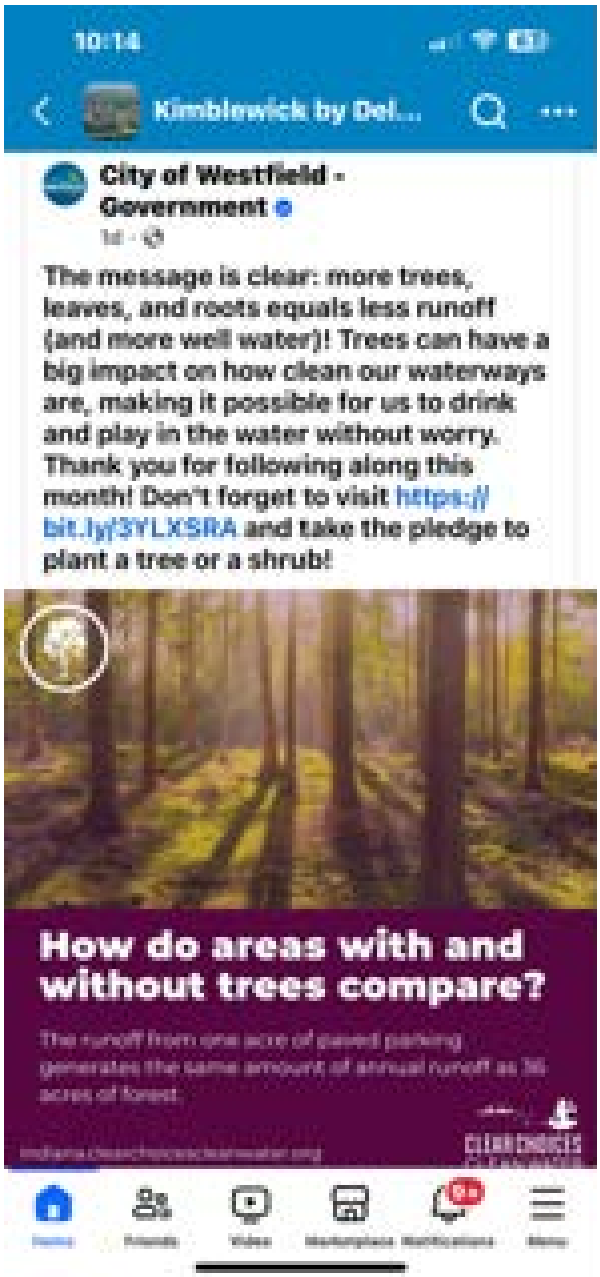
Ray Lorince · 2h

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 respo~~nsible~~


10:14
Kimblewick by Del...
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 36 acres of forest.

10:02
facebook
Kimblewick by Del Web...
Catherine Thompson · 10h
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...

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.

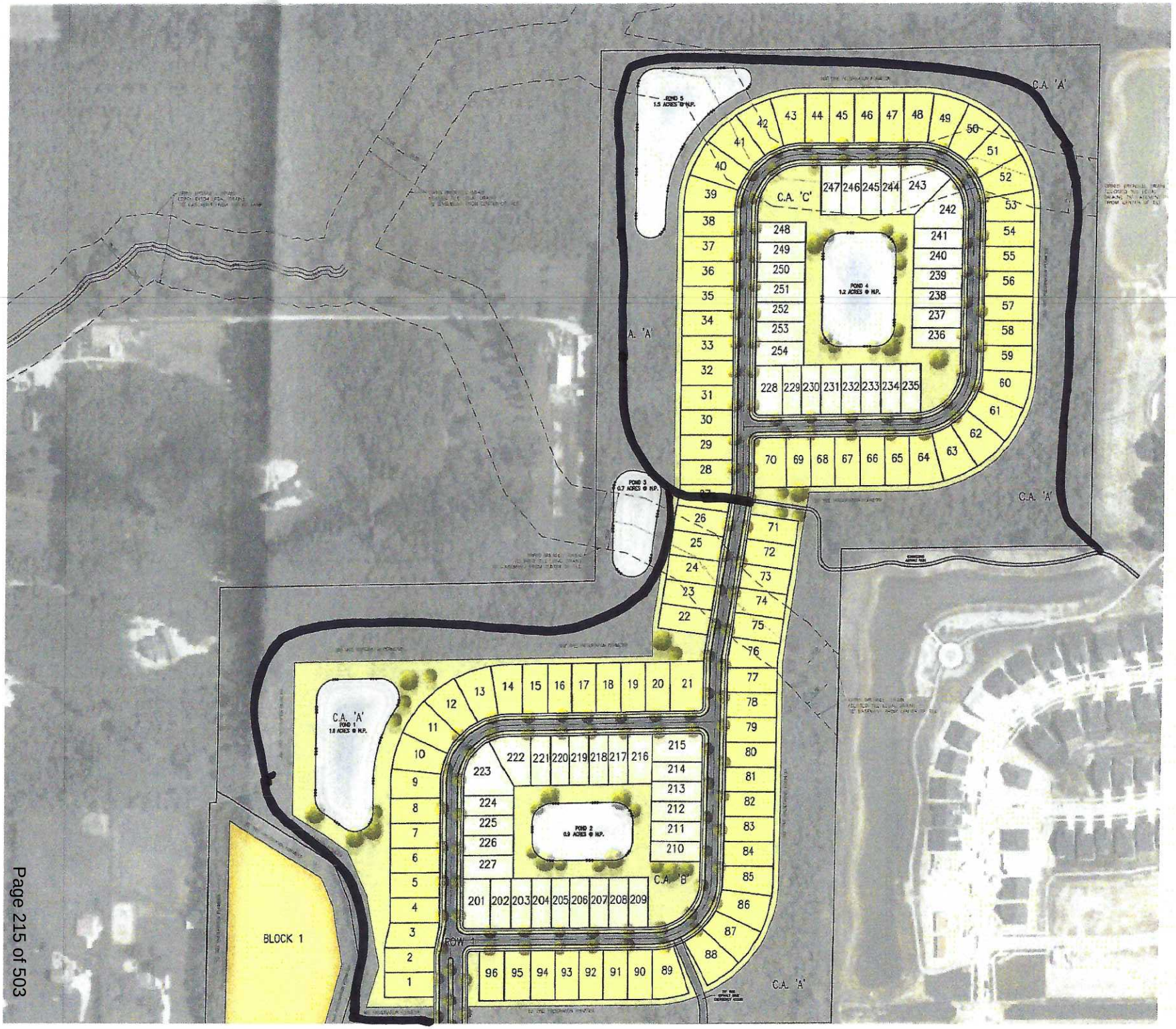
Sincerely yours,

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


POND 5
1.5 ACRES @ N.P.
POND 4
1.2 ACRES @ N.P.
POND 3
0.7 ACRES @ N.P.
POND 2
0.9 ACRES @ N.P.
POND 1
1.0 ACRES @ N.P.
C.A. 'A'
C.A. 'C'
C.A. 'B'
A. 'A'
BLOCK 1
ROW 1

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 is 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 be 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@Westield.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 lll
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 lll. 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 ll. 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? Moneymaker 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 build 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 lll 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 lll 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 lll 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:	$444,990.00
Lot Premium:	$105,000.00
Options Total:	$151,855.00
Non-Standard Options Total:	$2,675.00
Elevation:	$2,145.00
Sales Program:	$0.00
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

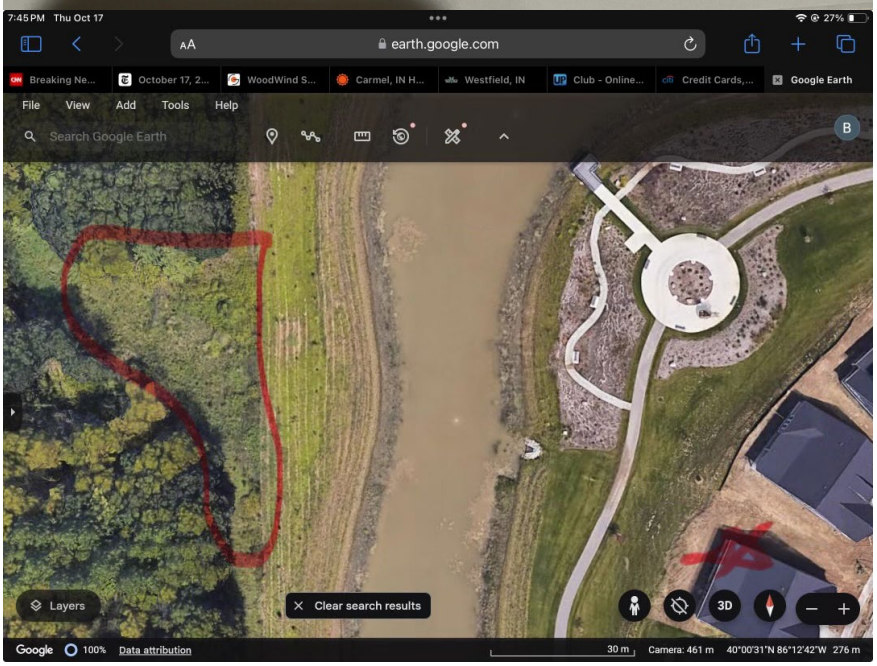
If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insured by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obligated to complete the purchase 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, i 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))

the DVA reasonable value of the Property is less than the Total Purchase Price, Seller shall have the option of reducing the Total urchase Price to an amount equal to the DVA reasonable value and the parties to the sale may close at such lower price with ppropriate 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 151Street. 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 accomodate 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 heigth 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 f**orest 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.

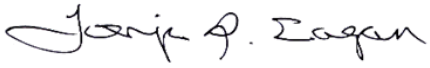
6. In Phase III, **add a fishing dock** to one pond. Pulte's ponds are very steep along the sides and unsafe for people to attempt to stand to fish. We have one fishing dock now supporting the north and south side homes. An additional dock in Phase III could be of benefit for all residents.

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 bull doze 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.go <apc@westfield.in.go>
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 Putle 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 Putle 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 Putle 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 lll 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.ingov' <planners@westfield.ingov>; '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' <rcrody@comcast.net>; 'rbechert@comcast.net' <rbechert@comcast.net>
Subject: Re: APC Docket 2409-PUD-20, Clairborne Farms (Kimblewick) Phase lll PUD

October 22, 2024

Westfield-Washington Advisory Plan Commission
Re: Docket 2409-PUD-20
Claiborne Farms Phase lll 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 abut 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; briwiseman@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 togethers. 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 abut 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
rcolllingwood@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 at 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,

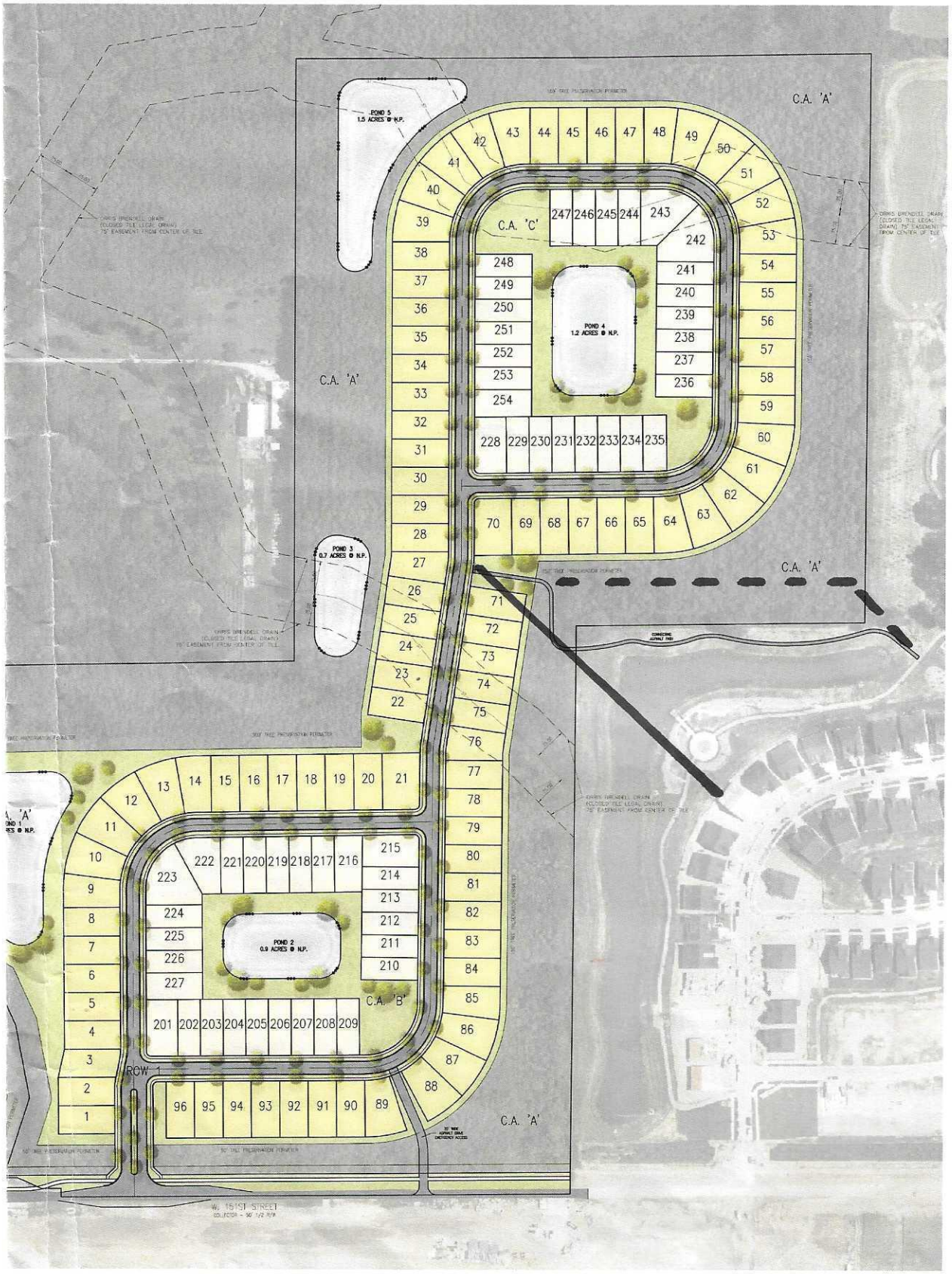
Vernon Reizman
2934 Buchanan Lane

Attachment: phase 3 map exhibit with black markings

NG PROPERTIES
ONCEPT PLAN
PULTE GROUP
NORTH OF W. 151ST ST.
ILTON CO., INDIANA

Reizman
10-23-24

Exhibit 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 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

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

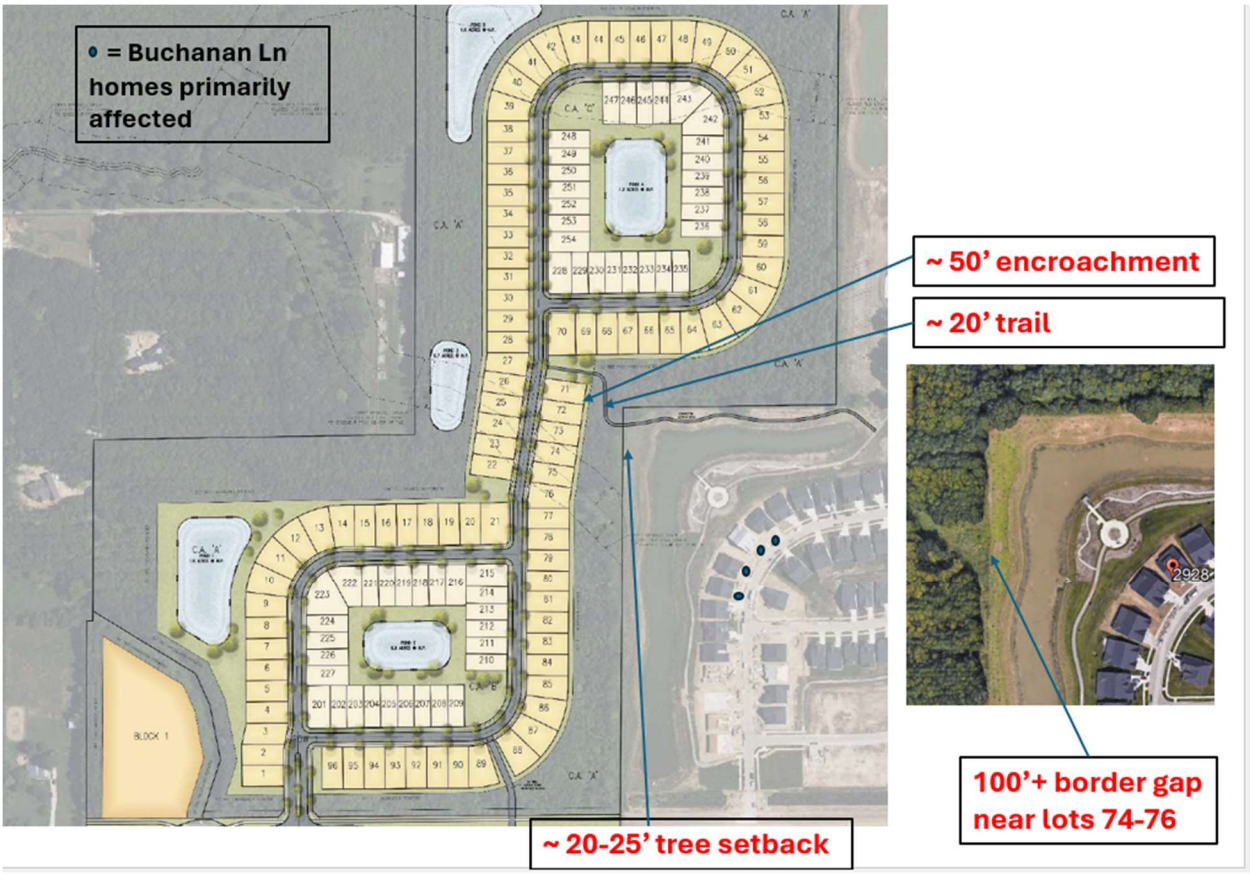
Neither Pulte's comments regarding the 150' tree preservation area on the eastern boundary, nor their diagram depicting the various distances, pointed out the encroachment into the preservation area along lots 71-76.

- 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



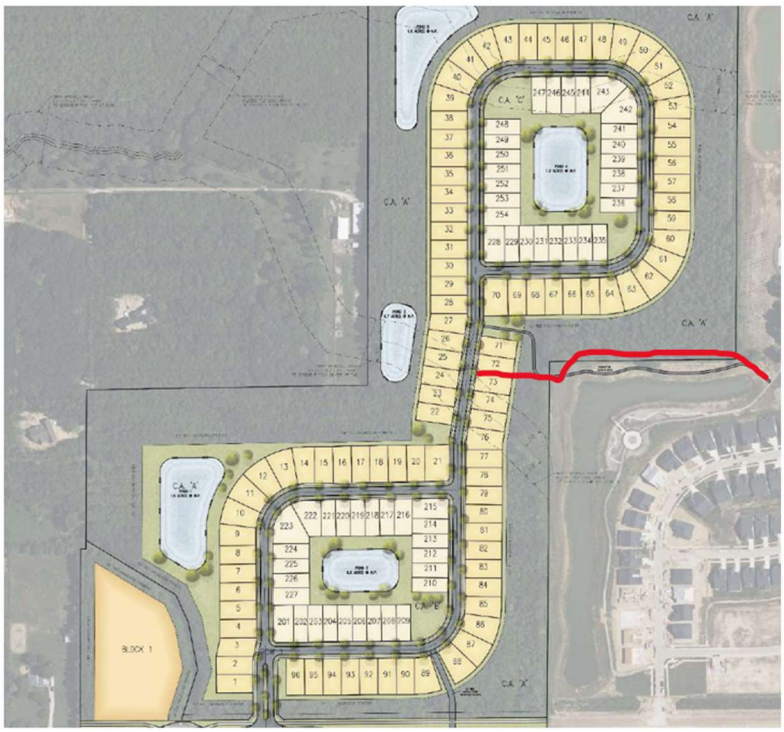
Proposed Solution: No homes were included in the initial proposal along the road which connects the two major home areas. We recommend eliminating the lots on the east side of the connector road which were added (lots 71-76) which would allow the preservation area to be increased. We also recommend moving 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 preferrable 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 activites 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 GG Smith
To: APC
Cc: Rex 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

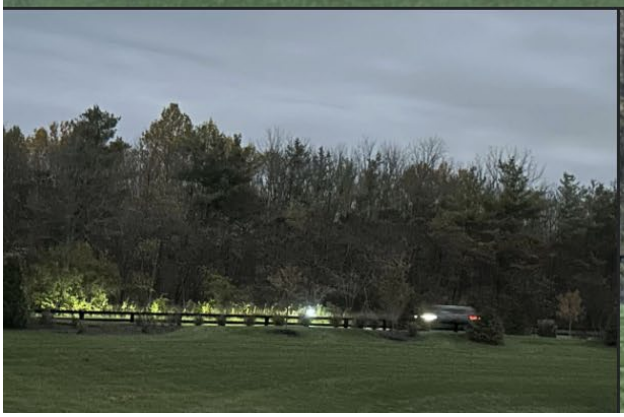
WARNING: This external email is from smith16809@gmail.com.

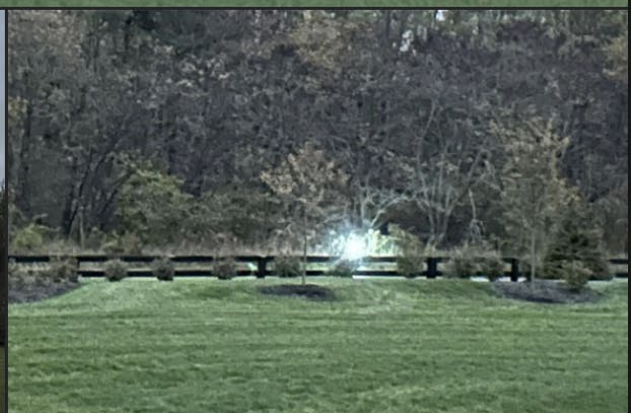
2 aspects of the current Concept Plan are totally unacceptable.

- 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

Send Me a File
What's Building Here?
What's Happening Here?

From: kathryn garrity <kgarrityfsa@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 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:	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

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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: 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 Well 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 crammed 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

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VICTOR MCCARTY
City Council, District 2
317-766-4493

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2728 E. 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
What's Happening Here?

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 specifies 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.

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 considerability.

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@Westifeld.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.

- **T**he 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 shinning 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: Jim Nordhoff
To: rex.ramage@pultegroup.com
Cc: APC
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

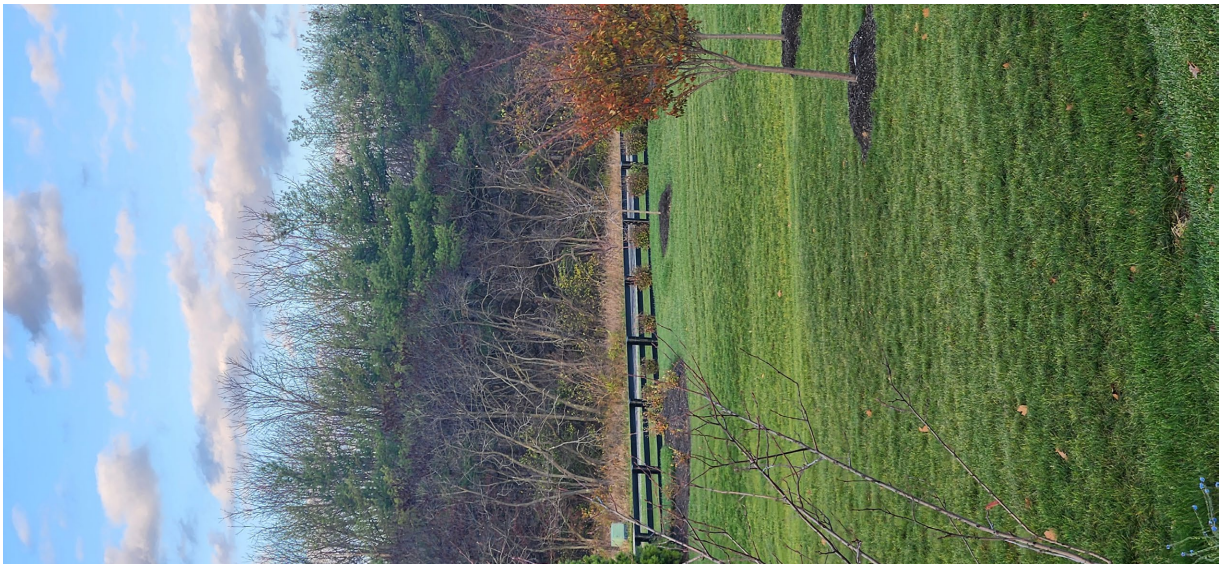
WARNING: This external email is from brook1950@gmail.com.

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

Send Me a File
What's Building Here?
What's Happening Here?

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 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." 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
City Council, District 2
317-766-4493

www.westfield.in.gov
2728 E. 171st St., Westfield IN 46074

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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
City Council, District 2
317-766-4493

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2728 E. 171st St., Westfield IN 46074

Send Me a File
What's Building Here?
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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

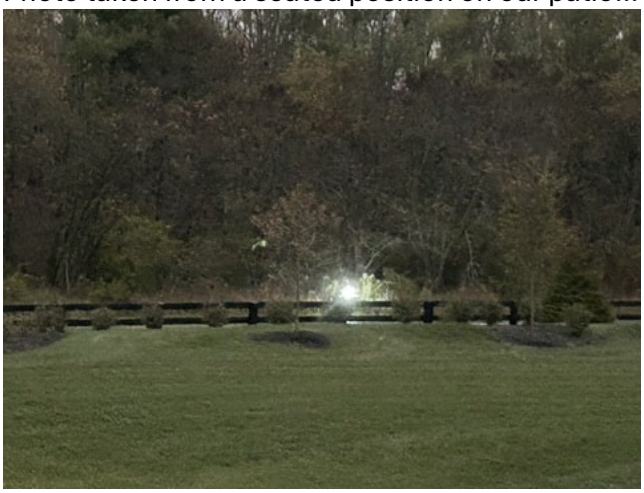
contrast, the newly proposed location has a much smaller berm, which in fact tapers off to nothing not far west of the planned entrance. As a result, multiple homes are now in line with headlights of cars turning out of the new entrance. Pulte has never acknowledged that the existing berm at the proposed 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
Sandy Svoboda-Smith
+1 319 350 9658

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

Send Me a File
What's Building Here?
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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,

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

From:	Mary Gaskill
To:	Scott Willis; Patrick Tamm; APC
Subject:	2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD District 11-18-2024 Workshop
Date:	Friday, November 15, 2024 9:59:06 AM

WARNING: This external email is from mcgaskill@gmail.com.

Amenity Center Observations

I closed on my Kimblewick by Del Webb home on July 9th, 2021. As such, I feel that I have have had a significant amount of time to participate in most of the offered activities and to observe all aspects of Kimblewick's amenities. In addition, I coordinate the Mexican Train Dominoes game and I have taught a craft class.

Pulte has previously stated that the amenity center is not used to capacity and that the development can easily accommodate another 150 homes. **Adding another 255 residents (150 homes X 1.7 residents per home using Pulte's formula) will not magically improve resident participation as the root causes of low attendance will remain.** To follow will be a brief explanation of factors that are negatively impacting homeowner participation. I will focus on four areas of concern: room sizes/designs, the indoor pool, event scheduling and site usage data.

#1 Meeting Room Sizes/Designs

The room capacity for the **Secretariat and Sea Bisquit Rooms** is 96 people seated at 12 tables.

- Attendance is reduced or restricted due to the inability to circulate freely around the room. The rooms when set to capacity would also result in an unsafe situation in an emergency. When the room is set to capacity attendees are asked to remain seated which greatly limits social interaction.

- Food and beverage setup reduces the number of attendees to 65-70.

- The HVAC system cannot accommodate large gatherings and the rooms quickly becomes very warm.

- Lack of acoustic tiles results in noise levels where it is impossible to hear even the people sitting at your table. This results in everyone talking louder which makes the situation even worse.

- Most events are sponsored and coordinated by homeowners and not HOA employees. Pulte's solution of having double events would put an unfair burden on the volunteers.

- The following activities attendance numbers are directly impacted due to the room's size/design.

- Wine Club

- Men's Breakfast

- Women's Lunch

- Trivia Night

- Bourbon Club (new club in the approval process)

- Seasonal or special events

- Bunco (4 players X 11 tables = maximum of 44 players One table is used by the leader.

The room capacity for the **Derby Room** is 18 people seated at 6 tables. Unlike the Fishers Del Webb community, this room was designed to be used for both games and crafts. It fails miserably at both.

- The room is **undersized** and quite frankly **dangerous**. Residents trip over the raised electrical outlets in the floor and movement in and out of the room results in banged hips. It is only a matter of time before someone falls and is seriously injured.

- Lack of storage for the sewing club results in members having to lug not only their supplies but also their sewing machines to and from their sessions. Which presents yet another safety issue for many of our residents.

- Once again the acoustics are terrible resulting in unbearable noise levels… especially for mahjong. Mahjongg is a game of intense concentration and not being able to hear the name of a discarded tile can cause you to lose the game. Any more than 12 players is just painful.

- Finally, the tables that are appropriate for games do not work for sewing or for crafts… Wrong length and height.

The **Golf Simulator Room** is sized appropriately and appeals to a small group of residents. Unfortunately, including it in the design resulted in the Derby Room becoming a hot mess. The system is also very expensive to maintain and is frequently out of order.

The **Exercise Room** is adequately sized and has the right mix of equipment for the <u>current</u> number of homeowners. Once Kimblewick Phase I & II are completed I would imagine it will be quite crowded in the mornings and on weekends when working residents tend to use it. It will not be able to accommodate Phase III residents. Equipment maintenance costs will also rise due to overuse.Once again the front desk staff needs to turn on the fans and the lights often go out leaving those working out in the room's corners totally in the dark. When maxed out the HVAC and acoustics will eventually become a factor for residents using the equipment.

The **Movement Studio** can accommodate 15 people.

- The room is undersized. Classes requiring movement like Zoomba and Advance Circuit Training feel "overcrowded" with as few as 10 attendees. Add people pumping hand weights and it becomes a safety issue.

- Class start times are often delayed because the front desk staff needs to turn on the lights and fans!

- Attendees have to set up the chairs for chair yoga, stretch and strength classes. Many residents will not attend because they cannot pick up and carry the chair into the room. But first, you have to ask the front desk to move the ping pong table out of the room and to unlock the closet where the chairs are stored! More reasons that the classes do not start on time resulting in attendees often having to leave early and not getting the full value of what they paid for.

- The room does not have shades and gets direct morning sunlight which results in the room becoming very warm. Sometimes the front desk staff will manually lower the temperature, but they have been advised not to touch the thermostats.

- The acoustics in the room are terrible! The doors must remain closed to keep the noise from traveling throughout the building which further impacts the room's temperature. When the former Lifestyle Manager resigned the first thing that the Community Manager did was to swap offices to get farther away from the noise!

- Finally, the automated computer classes are underused because once again you have to ask the front desk to turn on the equipment! Printed instructions on how to use the system along with a selection of potential classes are also not available.

#2 The Indoor Pool's Design and Size

According to the wall poster the indoor pool can accommodate 45 people. Unfortunately, the overall design of the pool's length and depth make much of pool unusable for much of the time.

- The temperature of the pool is not consistent. Eighty-four degrees seems to be about the temperature that both lap swimmers and water aerobics users can agree on. Any hotter than 84 and the lap swimmers are miserable and any colder than 84 sends the water aerobics users shivering. It is rarely that temperature and the staff have removed the thermometers to reduce the number of resident complaints. Adding to the problem is when the pool company adds water to the pool (usually weekly) the temperature drops significantly. Temperature is definitely the number one reason for the indoor pool usage numbers being low.

- The length and depth of the pool impacts both lap swimmers and the aerobics classes. The shallow end of the pool is only 3 feet deep and taller lap swimmers drag their feet on the bottom when they do flip turns.It is also impossible to do bicycle exercises with flotation devices for the entire length of the pool for the same reason.

- The sweet spot for upper and lower body water aerobics is the 4 to 4 1/2 foot section of the pool. You cannot get an upper body workout in the shallow section and doing water aerobics in the 5 foot section is a potential drowning risk. If you do not get to the class early you will waste your money on half of a workout!

- The underwater lights are never on or they are broken. It has been reported over and over and still remains a safety issue especially when grandchildren are visiting.

- The lap lane ropes were a waste of money because the ones that were installed do not stop or even reduce wave action between lanes. Swimmers often end up taking on large gulps of water which can also very quickly become a safety issue. The staff has ignored this issue.

- The cleanliness of the locker room is a disgrace. The cleaning crew cleans the toilets and counter tops… not sure how often. It is extremely doubtful that they use anti-bacterial soaps on the floor. Reusing the same dirty mop head that they use elsewhere in the building does

nothing to kill mold and fungus. Personally, my knee replacement surgery was almost cancelled because I had picked up an aggressive fungal infection on my foot.

- Showering at the pool is OK if you enjoy COLD showers. The water takes a very long time (3-5 minutes) to even get to a lukewarm temperature.

- The shower stalls lack shelves to put soap, shampoo and conditioners on.

- The installed hooks were the "stick on" variety and all but one in the women's locker room has fallen off the wall. So where do you put your wet suit and dry towel? They both cannot occupy the same small stool.

- The shower drains are frequently blocked because the cleaning crew does not remove hair buildup. Another safety issue when the water does not drain.

- The locker room should only be used by those residents needing to change clothes to either attend an exercise class or to swim. All others should use the hallway bathrooms. This would greatly reduce the amount of dirt carried into the locker room area.This needs to be communicated on a regular basis.

- Finally, no one should be allowed to "tour" the locker room area. Residents, private parties and sales staff should all be instructed that the area is off limits. A simple sign on the inside door saying "No Tours" might be very beneficial.

#3 Event Scheduling

Reservations for all classes and events are done in an online scheduling tool. The calendar tool was updated earlier in 2024 and it is not as user friendly as the previous tool. Problems with it include the following:

- Logging in is quirky and users often get logged out when they have more than one tab open in their internet browser.

- The system works differently on the type of device being used.

- Residents are no longer able to pay for an event when they register on line. They now need to come into the clubhouse to pay. Reservations for popular events must be paid right away and this may not be possible if the resident is traveling. Exercise classes are paid with a prepaid punch card.

- The new calendar no longer contains a private calendar of the events that you have registered and paid for, resulting in residents forgetting to attend classes that they have signed up for. Additionally the residents are no longer able to use the calendar to cancel a reservation.

- The cancellation process is inconsistent and varies by the type of activity. Most require a trip into the office.

- The reservation system "closes" 24 hours prior to an event, even when there are openings in the class. If you still want to attend you have to go to the clubhouse and do a "drive-by" to see if the class is actually sold out.

- The office staff continues to book scheduling conflicts involving once a month games and off-site field trips. For two months in a row, we had only three players for Mexican Train Dominoes. The usual attendance is closer to 25.

- It took 18 months to get approval from the front office staff to create a new "game night".

I floated the idea to the previous Community Manager and it went no where. By the time it was finally approved, I no longer had the physical ability to host the event and have officially resigned. To my knowledge there has been no attempt by the Lifestyle Manager to recruit another resident to manage it and it is no longer on the calendar.

- Multiple exercise classes have been cancelled due to instructors quitting, illness and vacations. Residents are seldom notified in advance and just find out when they show up to take the class.

#4 Site usage Data

At the first resident meeting with Pulte, the speaker presented data that contended that the amenity center is under used. Problems mentioned in the previous three areas of my discussion have soured many homeowners' view of Kimblewick and their lack of attendance is directly related to these issues. In addition the following items need to be considered.

- Data from resident fobs is inaccurate as many homeowners "tailgate" behind other residents.

- Residents using the courts, patio and fire pit areas would only fob in if they needed to use the restrooms.

- The amenity center is more than one building and there is no way to record the number of residents using the various courts, dog parks and walking trails. With the projected population of 1,200+ these areas will become overcrowded and will incur additional maintenance costs.

- The visitor sign-in process is inconsistent. Rarely do all guests sign in. This is especially true for private events, the bocci ball courts and for both the indoor and outdoor pools.

Thank you for offering me this opportunity to provide you all with a deep dive into the frustrations and conditions that are negatively impacting resident attendance. If Pulte's Phase III proposal of 150 additional homes is approved by the Planning Commission, it will definitely result in additional overcrowding and increased maintenance costs.

Regards,

Mary Gaskill

November 15, 2024

Mr. Patrick Tamm
Mr. Victor McCarty
Westfield - Washington Township Advisory Plan Commission
Other City Officials
Mr. Rex Ramage, Pulte
Mr. David Compton, Pulte

Re: Docket 2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD Revision 2

We appreciate Pulte's willingness to engage with us regarding Phase III. Since the last APC workshop meeting Rex Ramage and David Compton from Pulte, along with Councilman Patrick Tamm, walked the eastern border area with a few of us and met with a group of residents to discuss amenity center issues. We continue to recommend a number of revisions to the latest plans which were published on the Westfield website for review at the November 18, 2024 APC workshop.

1. Tree Preservation Area Encroachment on Eastern Border

The Phase III plan still includes an encroachment into the tree preservation area along lots 70-75. The tree preservation area along the entire eastern border is proposed to be 150' except along the area which borders lots 70-75 where it is reduced to 120'. The encroachment in this area primarily affects four existing homes on Buchanan Lane which face the area. Our homes are those for which Pulte charged the highest lot premiums ($100,000+) because of the location and views.

The encroachment has the biggest impact on the homeowners directly facing the 100+ wide and deep drainage gap area which is in the area of lots 73-75. Most of the current tree backdrop which provides some cover to the gap will be eliminated by the proposed lots.

Proposed Solution: Pulte arranged a meeting with the affected neighbors and an arborist to discuss plantings which could be considered in the drainage gap area as well as in a smaller gap to the north of it. Tree plantings which were discussed will be finalized as part of a landscape plan to be developed. This is helpful but we believe that the best alternative would be to eliminate lots 70-75 which were not part of the original Concept Plan. This would eliminate the encroachment into the preservation area on the eastern border and would provide a backdrop of trees in the drainage gap area.

2. Kimblewick Amenity Center

The impact that the new homes will have on the amenity center is a significant concern of most residents. A petition submitted earlier by 291 residents identified as their first concern that "The lack of amenities in Kimblewick Phase 3 will overburden the existing Carriage House…". Many public input comments and letters have also identified this as a concern.

At the October 21, 2024 APC workshop, Pulte indicated that the current amenity center size is consistent with standards which Pulte has established and is underutilized. A separate analysis has been prepared by Kimblewick resident Tammy Reizman and submitted to the APC on November 14, 2024 showing the inadequacy of the current amenity center to accommodate the Phase III homeowners. This analysis indicates that the amenity center needs to be increased by 40% to be consistent with other Del Webb communities in the Midwest. This letter also identifies many of the reasons why the facility appears at times to be underutilized.

This is a substantive issue. Pulte was required to implement a separate 10,000 square foot center as part of their Britton Falls expansion in Fishers. Pulte indicates that they contributed $1,000,000 towards building the additional facility.

Other amenity center issues have been documented which are currently problematic even though all approved homes are not yet built. Acoustics in the facility are a primary concern. When a room has many residents in it, a person with normal hearing struggles to hear what is being said by the person next to them – an older person with a hearing deficiency has no chance. This is the same architectural issue that existed at Britton Falls until a facility retrofit was completed to address the problem. The problem will only become worse as the number of homes increases.

Many other amenity center issues have been addressed in input to the APC by others and are not repeated here.

Proposed Solution: Amenity center size concerns as well as other issues were discussed with Messrs. Ramage, Compton, and Tamm at an October 6, 2024 meeting with a small group of residents and they discussed a number of ideas which could be considered to address concerns. We propose that issues and solutions be agreed upon and included in the final PUD ordinance.

Thank you for considering our input.

Sincerely,

Tom and Karen Boehrer
2928 Buchanan Lane
Westfield, IN 46074

From: HP GG Smith
To: APC
Subject: Kimblewick Phase III - after the tree walk
Date: Friday, November 15, 2024 8:02:06 PM

WARNING: This external email is from smith16809@gmail.com.

APC members,

Several Kimblewick residents had the opportunity to meet with Rex Ramage of Pulte to review their proposed plantings to enhance the privacy berm on the south side of 151st Street.

I believe I can accurately say that every resident present believes that the western 300 to 400 feet of the existing berm should be raised. The proposed plantings will not be sufficient to shield residents near the pond from headlights of turning cars.

Beginning at a point directly north of the east edge of the pond, the berm tapers off as it goes west. This needs to be corrected to provide a consistent level of protection from headlight sweep to the residents near the new entrance. Dirt from Phase III pond excavation can be used for this purpose. Plantings on the existing berm can be relocated and utilized in Phase III. New plantings on the raised berm will grow over time to result in a better long term result for all.

Likewise, as a group we still have serious concerns about the limited 50-foot tree buffer that is planned for the north side of 151st Street. Removing only 2 lots (25 and 70 for example) and shifting the southern loop north would allow an additional 65 feet of buffer at minimal impact to the overall development. This will significantly enhance to the tree buffer with little cost to Pulte and is an opportunity to directly address the concerns of the Arkle and Carbine neighbors, much as was done for the Buchanan and Ruffian neighbors.

One additional opportunity in the latest concept plan is to use the space west of the entrance to enhance the tree buffer by 65 feet where the previous lot 1 was located. This can be done with no impact on the new concept plan and at no cost to Pulte.

Steve Smith
+1 319 310 1352
Sandy Svoboda-Smith
+1 319 350 9658

From: Stephen Lugo
To: APC
Subject: Re: Kimblewick Phase III
Date: Sunday, November 17, 2024 9:14:38 PM

WARNING: This external email is from s.d.lugo61@gmail.com.

Distinguished Counsel Members:
I recently moved to Kimblewick from Fort Wayne. I paid a "lot premium" to have the view of the 100+ acres of woods behind my new residence. I have enjoyed seeing a 10-point buck walk across our common ground, cross 151st street and enter the woods. I have on several occasions listened to two hoot owls calling out to each other. I have watched adult hawks teaching their fledgelings to fly and hunt. And I have enjoyed to watch the color changes this fall of the wonderful mature trees in what is one of a very few tree stands left in the city of Westfield.
My first preference would be for the Town Council to put a stop to this development completely. I understand the up side for Pulte to build more homes and in turn make more money. And, I understand the up side to the City of Westfield to collect more tax monies to continue to support civic projects. But this can be done with the extensive list of farm land that is for sale in the surrounding area. These proposed homes, despite being close to the existing Kimblewick, still only have access to the amenities of Kimblewick by car, so they do not have to be on that specific site.
With the proposed number of homes, streets, and sidewalks, has there been any thought into the amount of surface water this will generate, and where is all of this going to go. I suspect there will be some flooding of 151st street, unless there are plans to raise it above its present level (which will make the arguments of my other neighbors on car lights even more pronounced).
All said, I believe that there are still other opportunities available to build this next phase, just not in the proposed spot along 151st street. I hope the members of the Town Council will take this into consideration during their deliberations.

Thank you,
Stephen Lugo
Arkle Road Resident

On Sun, Nov 17, 2024 at 9:09 PM Stephen Lugo <s.d.lugo61@gmail.com> wrote:

> Distinguished Counsel Members:
> I recently moved to Kimblewick from Fort Wayne. I paid a "lot premium" to have the view of the 100+ acres of woods behind my new residence. I have enjoyed seeing a 10-point buck walk across our common ground, cross 151st street and enter the woods. I have on several occasions listened to two hoot owls calling out to each other. I have watched adult hawks teaching their fledgelings to fly and hunt. And I have enjoyed to watch the color changes this fall of the wonderful mature trees in what is one of a very few tree stands left in the city of Westfield.
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Thank you,
Stephen Lugo
Arkle Road Resident

From:	JES
To:	Weston Rogers; Ryan Collingwood; Daine Crabtree; Calab Ernest; Kevin M. Todd, AICP; Lauren Gillingham-Teague, AICP; planners; nwoemer@westfield.in.gov; Patrick Tamm; Victor McCarty
Subject:	Pulte zone change
Date:	Sunday, November 17, 2024 9:24:21 PM

WARNING: This external email is from jean.selm@gmail.com.

To the Zoning Committee & Council:
As I have been made aware of the meeting on Monday, Nov. 18 with Pulte and the Westfield Zoning Committee, I want to reach out to the Zoning Committee and let them know that most of the residents on Ruffian Dr., and in Kimblewick in general, are not happy with Pulte's lack of concern for the amenities offered current Kimblewick residents or Pulte's 150 ft. buffer on the side of our residences (Ruffian Dr.) and 200 ft. on the other side with no residences at present while adding 150 more homes with approx. 300 residents.
The Carriage House must have some major "fixes" and there needs some type of expansion to accommodate the functions currently offered. The residents of Kimblewick are over 55 and moved here to have a clubhouse to congregate for functions in the immediate area. We don't want to pay to have our events elsewhere (we already pay HOA dues), and we do not want to drive to another venue. We want to be local in our community and that's why we moved to a place like Kimblewick.
As many Kimblewick residents have mentioned, the current planning of Kimblewick is not completed. There is still the addition of 40(?) homes off Towne Rd to the north, and the south addition is far from complete, adding many more homes . These residents will want to take part in the activities and amenities which are currently underserved. **And Pulte wants to add another 150 homes!!**
Pulte will take their money and move on giving little in return to the current Kimblewick residents. They will leave the Westfield Kimblewick residents holding the bag on Pulte's poor judgment in planning for this community. When planning the clubhouse, Pulte seemed to be more concerned with the curb appeal than the functionality. Pulte adds the indoor pool as usable square footage and then tells Kimblewick

residents the clubhouse has plenty of room!! We may be old, but we are not stupid.
Most of us have invested our savings in our homes, hoping they will be our last, and we are treated as we are incompetent individuals that cannot see the forest for the trees (no pun intended regarding the beautiful forest that Pulte wants to destroy).
Westfield really needs to keep as much of this forest as possible for the environment (cleaning the air and giving us clean air to breath) in particular, along with maintaining the wildlife that this development will be displacing.
I moved to Westfield (into the Kimblewick community) less that 1 ½ years ago. Since then, I have noticed that almost every piece of farmland that was/is sold is now growing homes or about to. In our area alone, new developments are being built on 166th St. between Towne and Ditch Rds; from 156th St. past 171th St. on the westside of the road, and more in our areas that I am not familiar with the street names. It is one thing to develop houses on farmland that grew corn, soybeans, etc. but does Westfield really need to destroy this 100+ acre forest of 30/40+ year old trees for more homes?
I would hope that Westfield would attempt to get more business and industry to help with the tax base.
Please keep this forest zoned as is. I implore the Westfield Zoning/Council to deny the zone change for Pulte and do not allow them to destroy this forest. And please do not allow Pulte to burden the current residents of Kimblewick with more homes/residents without giving anything substantial in return. .
Thank you for your time.

Jeannette Selm
2761 Ruffian Dr.
Westfield, IN 46074
513-259-7430

From:	Victor McCarty
To:	Ryan Collingwood
Subject:	Fw: Last minute comments on Phase III
Date:	Monday, November 18, 2024 9:35:20 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

Send Me a File
What's Building Here?
What's Happening Here?

From: Greg Jacobs <gjingc@gmail.com>
Sent: Sunday, November 17, 2024 7:39 PM
To: Rex Ramage <Rex.Ramage@pultegroup.com>; Patrick Tamm <ptamm@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>; apc@westfield.in.go <apc@westfield.in.go>
Subject: Last minute comments on Phase III

WARNING: This external email is from gjingc@gmail.com.

Thanks to Rex and the arborist to come out and visit. It was a really good discussion. Sorry to hear Pulte is not willing to budge on the proposed 50ft tree buffer on the south side. I continue to think removing a couple of houses on the connector street between the two circles and moving the south circle back 65 ft would be a good solution.

Rex also walked the existing berm, backing up to Carbine and Arkle. He is willing to add 25-30 trees, but does not seem to be willing to increase the size of the berm on the west end, near Carbine. I hope he reconsiders that and the Town Council also thinks quite hard about this issue. The existing berm near Carbine is very low and putting in several trees would be of little help in blocking out car lights coming in and out of Phase III. Most of us in attendance at the walkabout were strongly in favor of an increased berm.

Finally, I have not heard much, if any, mention of the amenities issues that have been discussed previously. We cannot lose sight of that. I agree that the current Carriage House appears to be under-utilized. But I feel that is a temporary situation as more houses in the current Kimbelwick come online and the houses in Phases II and III are built and occupied, the current amenities will be stressed. I am not sure what the best solution would be, since we will not know how overcrowded and overused the amenities/activities will be for several years. Probably, if some escrow account can be funded now for future use would be the best

solution.

I will be watching the stream of the meeting and look forward to a good discussion.

Again, thanks to Rex and the Council members for being so open to having a good dialog on this issue.

Thanks, Karen and Greg Jacobs

From:	Victor McCarty
To:	Ryan Collingwood
Subject:	Fw: Kimblewick Phase III after the tree walk
Date:	Monday, November 18, 2024 9:35:50 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

Send Me a File
What's Building Here?
What's Happening Here?

From: RAJ MOHINDRA <rajmohindra@comcast.net>
Sent: Saturday, November 16, 2024 11:43 AM
To: Patrick Tamm <ptamm@westfield.in.gov>; Victor McCarty <vmccarty@westfield.in.gov>
Cc: Rex.Ramage@pultegroup.com <Rex.Ramage@pultegroup.com>
Subject: Kimblewick Phase III after the tree walk

WARNING: This external email is from rajmohindra@comcast.net.

To:
Patrick Tamm
Victor McCarty
Gentlemen:
I was present at the subject walk. Mr. Ramage from Pulte was very kind to explain the various options Pulte is willing to consider,
We completely agree with Mr. and Mrs Smith's assessment expressed below and strongly support their request.
"Several Kimblewick residents had the opportunity to meet with Rex Ramage of Pulte to review their proposed plantings to enhance the privacy berm on the south side of 151st Street.
I believe I can accurately say that every resident present believes that the western 300 to 400 feet of the existing berm should be raised. **The proposed plantings will not be sufficient to shield residents near the pond from headlights of turning cars.**
Beginning at a point directly north of the east edge of the pond, the berm tapers off as it goes west. This needs to be corrected to provide a consistent level of protection from headlight sweep to the residents near the new entrance. Dirt from Phase III pond excavation can be used for this purpose. Plantings on the existing berm can be

relocated and utilized in Phase III. New plantings on the raised berm will grow over time to result in a better long term result for all.

Likewise, as a group we still have serious concerns about the limited 50-foot tree buffer that is planned for the north side of 151st Street. Removing only 2 lots (25 and 70 for example) and shifting the southern loop north would allow an additional 65 feet of buffer at minimal impact to the overall development. This will significantly enhance the tree buffer with little cost to Pulte and is an opportunity to directly address the concerns of the Arkle and Carbine neighbors, much as was done for the Buchanan and Ruffian neighbors.

One additional opportunity in the latest concept plan is to use the space west of the entrance to enhance the tree buffer by 65 feet where the previous lot 1 was located. This can be done with no impact on the new concept plan and at no cost to Pulte."

Thanks for your kind consideration to our reasonable request.

Raj Mohindra
Nina Mohindra
15044 Carbine Circle
Westfield, IN 46074
650-279-8097

From:	Vernon Poland
To:	APC; Kevin M. Todd, AICP
Cc:	Scott Willis; Jon Dartt; Victor McCarty; Joe Duepner; Patrick Tamm; Noah Herron; Chad Huff; Kurt Wanninger; Fonda Poland
Subject:	Claiborne Farms Phase III PUD Rezone Request Ordinance No. 24-45
Date:	Monday, November 18, 2024 1:50:53 PM
Attachments:	Exhibit 5 - Revised Concept Plan.pdf

WARNING: This external email is from vepoland@gmail.com.

Dear APC members,

Thank you for your efforts to maintain the quality of life in SW Westfield-Washington Township. Today's meeting with Pulte regarding Claiborne Farms Phase III PUD Rezone Request Ordinance No. 24-45 is important to all of the residents in and around the Kimblewick development. The natural beauty that attracted us to this area must be preserved according to the standards of the Westfield-Washington Township Comprehensive Plan. Many of us made our investments in our properties because we were given assurances that the preservation of this natural environment was part of the "Plan" and would always be a priority as new development came to our area. We are depending on you to make sure these assurances were not hollow promises.

While we would push for a strict adherence to the Comprehensive Plan's goal of one home per three acres, at your last workshop Pulte proposed increased buffers that would somewhat mitigate the impact on their neighbors in Copper Beech Farms and along the 151st Street corridor. In talking to some of my neighbors, they feel that these changes in buffer zones are the minimum of what should be done. If you cannot support a strict adherence to the goals of the Comprehensive plan, we strongly urge you to accept no less than the buffers proposed in the Pulte Revised Plan (at least 200 feet of existing woodlands) at the 21 October 2024 workshop. Anything less will likely have a negative financial impact on the property value of the non-Kimblewick residents neighboring this proposed project. While we appreciate the concerns expressed by the current residents of Kimblewick that enjoy viewing the natural beauty of the existing woods from

their backyards, the current woodlands **are** our backyards.

Thank you, again, for your efforts to maintain the quality of life in SW Westfield-Washington Township in general and specifically our neighborhoods. We are depending on you to uphold the vision that our citizenry originally set forth for this area.

Sincerely,

Vernon & Fonda Poland
317-508-8449

From: Kay Davis
To: APC
Subject: Fwd: Kimblewick Phase III Concerns
Date: Monday, November 18, 2024 2:39:50 PM

WARNING: This external email is from kaymanningdavis@gmail.com.

---------- Forwarded message ---------
From: **Kay Davis** <kaymanningdavis@gmail.com>
Date: Mon, Nov 18, 2024 at 12:48 PM
Subject: Kimblewick Phase III Concerns
To: <apc@westfield.gov.in>
Cc: <Rex.Ramage@pultegroup.com>, <ptamm@westfield.in.gov>, <vmccarty@westfield.in.gov>

To the APC members:

We live on Arkle Drive in the Kimblewick neighborhood. Our main living area and back patio face 151st. We bought this lot because of the tree line's beauty and privacy. So, your recommendations, for or against Pulte's request to be given huge variances to the current residential zoning of this property will affect the quality of our life , every single day. That's why we are writing to express our concerns to your committee.

CONCERN Number 1: Only 50 feet of tree line buffer proposed.

According to Pulte, they are required by the city to cut back the trees next to the road and replace that with a large grass buffer, and then add a walking path and fence on the north side of 151st.

Pulte is then proposing leaving only 50 feet of treeline buffer before cutting down **all** the rest of the trees to build new homes. This was adamantly turned down as a sufficient buffer on the East and North side of Kimblewick.
What that means to us is a view of back patios and lights from the living area of new homes.

PROPOSAL for Concern 1:

We are requesting the committee require an additional buffer of 65 feet of trees to these new backyards. This could easily be done by removing only two homes from the connecting road in the middle of this development, and moving these homes 65 feet north of current lot lines. This much treeline buffer would maintain the natural beauty and privacy we and our neighbors paid for and currently enjoy.

CONCERN Number 2: Headlight beams shining into homes

A second concern is the headlight visibility from the entry road to Phase III into the homes south of 151st. We were shown the proposed placement of 28 trees along the current berm proposed by Rex Ramage of Pulte and are not satisfied that they will shield homes south of 151st. from intrusive headlights into the main living areas and patios. That is the plan Rex is going to propose to you tonight but we disagree.

PROPOSAL to Concern 2:

If the top of the current berm was made consistently as high as the one starting 300 to 400 feet to the west the problem would be solved.

We respectfully appreciate your time and service in continuing to propose good choices for Westfield development. Keeping neighbors safe and being good stewards of the land in this gorgeous, rural part of Hamilton County is an important responsibility. We hope you will consider our concerns and proposals as you make your recommendations to the Council about Pulte's Phase III Kimblewick proposal.

Best Regards,

Scott and Kay Davis

From: Scott Shortenhaus
To: APC
Subject: Kimblewick
Date: Monday, November 18, 2024 2:49:56 PM

WARNING: This external email is from shortenhaus@yahoo.com.

APC -- I understand that tonight, the planning commission will meet again to consider Pulte's revised Kimblewick plan.

I'm writing to ask that any development that goes in is responsible and adhered to the comprehensive plan -- which seeks to keep the rural nature of SW Westfield-Washington Township. Please consider this when you look to amend the Pulte plans and reject high-density housing plans.

Thank you.

Scott Shortenhaus
15438 Shelborne Rd.
Westfield IN 46074

From: rcombs6343@aol.com
To: APC; Kevin M. Todd, AICP
Cc: Jon Dartt; Victor McCarty; Joe Duepner; Noah Herron; Chad Huff; Kurt Wanninger; Patrick Tamm
Subject: Claiborne Farms Phase III PUD Rezone Request Ordinance No. 24-45
Date: Monday, November 18, 2024 5:12:45 PM

WARNING: This external email is from rcombs6343@aol.com.

Dear APC members,

First I want to thank you all for doing this job. I know several of you have been doing this job for a long time, and I know it can be a thankless job.

Pulte was before you some years ago wanting to do a larger development in the same area. Many of the people in the area voiced there displeasure with that project. Pulte ended up withdrawing from that project. I heard that the Mayor stated that know one in the area wanted the development to go through. I have sent you an earlier letter with signatures on many of my neighbors stating their opposition to this project as well. None of us in this area want this project anymore than the last one.

Many of you seemed to be struggling with the comp plan in this area and how to transition from high to lower density development. My questions to you are:

If this part of the southwest area is not part of the estate lot, mini farm region then where is? If you going to decide know, then when?

There were some discussions about transitions during the comp plan workshop meetings I attended, but they didn't seem to make it into the plan. But again, if not know, when?

Thank you for your time,
Rick Combs
15410 Shelborne Rd
317-873-6343

From: JES
To: Victor McCarty; Patrick Tamm; planners; Ryan Collingwood
Subject: 11/18/24 Roundtable meeting
Date: Monday, November 18, 2024 10:40:55 PM

WARNING: This external email is from jean.selm@gmail.com.

After listening to tonight's roundtable, it appears that most of you all are leaning to give Pulte their zone change.
As a resident of Ruffian Dr. which is east of the north section of the new proposed development and one of those expensive premium lot payers for the pond/forest view, I am sad about the view of the zoning personnel that Pulte is so awesome because of the concessions that they are offering. Pulte salesmen told us that the likelihood of a zone change wasn't likely when they charged us this high premium lot fee for the privacy the forest offered. More than likely Pulte was already planning on buying this property and requesting a zone change. So forgive me if I don't think Pulte is so awesome about their concessions. I think that Pulte "owes" the residents every concession they are offering and more!!!
Not making Pulte come up with another entrance/exit for this development is questionable. If someone in the back north section has a fire or needs an ambulance. Good Luck!!
Pulte gives options A , B, or C.
1 million dollars sounds like a lot of money, but finding land in which to build could require most of that 1 million.
The Sales Center isn't that large, but could possibly work because of its proximity to the current clubhouse.
Giving Lot 1 to Kimblewick gives the land, but no money to build a viable unit.
Bottomline, it is all about money! Forget about the environment and the actual unwanted 150 homes to the community of Kimblewick. Not everyone will be agreeable to everything, but I think most everyone agrees they would prefer to NOT have 150 additional homes added to our community!!!
Give the next entity in line to purchase the property a chance on developing this land!!
Deny Pulte's request for a zone change!!
Jeannette Selm
2761 Ruffian Dr.
Westfield, IN 6074
513-259-7430

From: Fred Schpero
To: APC
Cc: Patrick Tamm
Subject: last night"s APC meeting
Date: Tuesday, November 19, 2024 9:01:04 AM

WARNING: This external email is from fschpero@gmail.com.

This is Fred Schpero, resident of Kimblewick. My wife and I listened in to the meeting and were pleasantly surprised by Pulte's offers to address the amenities issue. We know in our hearts that they would not have come to the table with any offer at all without the persistence and dedicated efforts of the APC and councilman Patrick Tamm.

There is more work to be done but Pulte's offer at the meeting is a very good start and we are optimistic that the residents and Pulte can get to a reasonable and meaningful compromise on the amenities issue.

Thank you again as you are our only realistic voice with Putle to exact change.

Fred and Nancy Schpero
2830 Buchanan Lane

From: Greg Jacobs
To: APC
Subject: Fwd: Kimblewick Phase III follow-up
Date: Tuesday, November 19, 2024 4:07:10 PM

WARNING: This external email is from gjingc@gmail.com.

---------- Forwarded message ---------
From: **Greg Jacobs** <gjingc@gmail.com>
Date: Tue, Nov 19, 2024 at 9:02 AM
Subject: Kimblewick Phase III follow-up
To: <apc@westfield.in.go>
Cc: Karen Jacobs <kjingc@gmail.com>, Patrick Tamm <ptamm@westfield.in.gov>

I watched the APC workshop last night. It was a good dialog and glad to see the amenities proposal by Pulte.

One point that I wish had more discussion was the need for the higher berm on the western portion of 151st Street. Pulte believes that adding more trees is sufficient. All of us that live in the affected area do not agree. The extra trees will help, but a higher berm is clearly the best option.

I invite any (or all) of the APC members to come out to the property and do a walkabout to see for yourselves what our concerns are. If you still agree with Pulte's proposal, so be it and I will accept that. However, unless you can see for yourselves why we are pressing for the higher berm, I am not sure you have all the information you need to make an informed decision. I will be happy to host the walkabout (schedule permitting) or you can do the walkabout on your own.

Thanks again for being so engaged in the process. You all have done a great job moving Pulte along a path that has addressed most of our important concerns. One more step (addressing the increased berm issue) and I think we can all see the finish line in sight!

Thanks. Greg and Karen Jacobs
3160 Arkle Road

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 4. Ord. 24-55 Redline (Workshop to Recommendation Only) 5. Revised Concept Plan 6. District Area Map 7. Character Exhibits 8. 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.
- 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 was held at the November 18, 2024, APC meeting. At this meeting, the Petitioner provided an update on further revisions which included:

- Golf holes being further refined and reoriented on the Concept Plan;
- Buffer Yards specifically adjoining neighbors to the north and south being 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;
- Some Buffer Yards including 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 being 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; and
- The amenity area being expanded to include a pool and bathhouse as well as two (2) pickleball courts.

In addition to the above, it was suggested by Staff that the Petitioner set forth a minimum square footage requirement for the aforementioned bathhouse, clarifying the permitted use of a golf course and how it operates as Open Space within the standards of the PUD Ordinance, and finalizing additional standards within the PUD Ordinance regarding the adjacent Burkman property. These items have been added and or clarified within the Ordinance that is presented as **Exhibit 3**.

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 5**).

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 6**).

Character Exhibits: Building Elevation Character Exhibits have been added to the PUD (see **Exhibits D through F** of the PUD or **Exhibit 7**). 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 C is proposed to be comprised of semi-custom homes while Areas A and B are proposed to be custom. Area B is planned to consist of custom ranch-style while homes in Area A 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.

MODIFICATIONS SINCE THE WORKSHOP

As seen in the redlined ordinance (**Exhibit 4**), some modifications to the proposed Ordinance have been made since the APC workshop meeting. These include:

- Specifically adding golf course as a permitted use on the Property. Because the proposed Ordinance requires general conformance as determined by the Director of Community Development, in order for a development plan for the Property to receive approval per the standards of this ordinance, golf course holes would be required;
- Providing, on the Concept Plan, geographic locations where mounding is to be installed at a height greater than the UDO would otherwise require. In addition, location where fencing will be installed. The type of fencing – black 4-board – is now specifically required as well.
- Adding a minimum square footage (1,200 SF) for the required bathhouse in the amenity area

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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.

APC Workshop: The petition had its workshop at the November 18, 2024, Advisory Plan Commission meeting.

DEPARTMENT COMMENTS

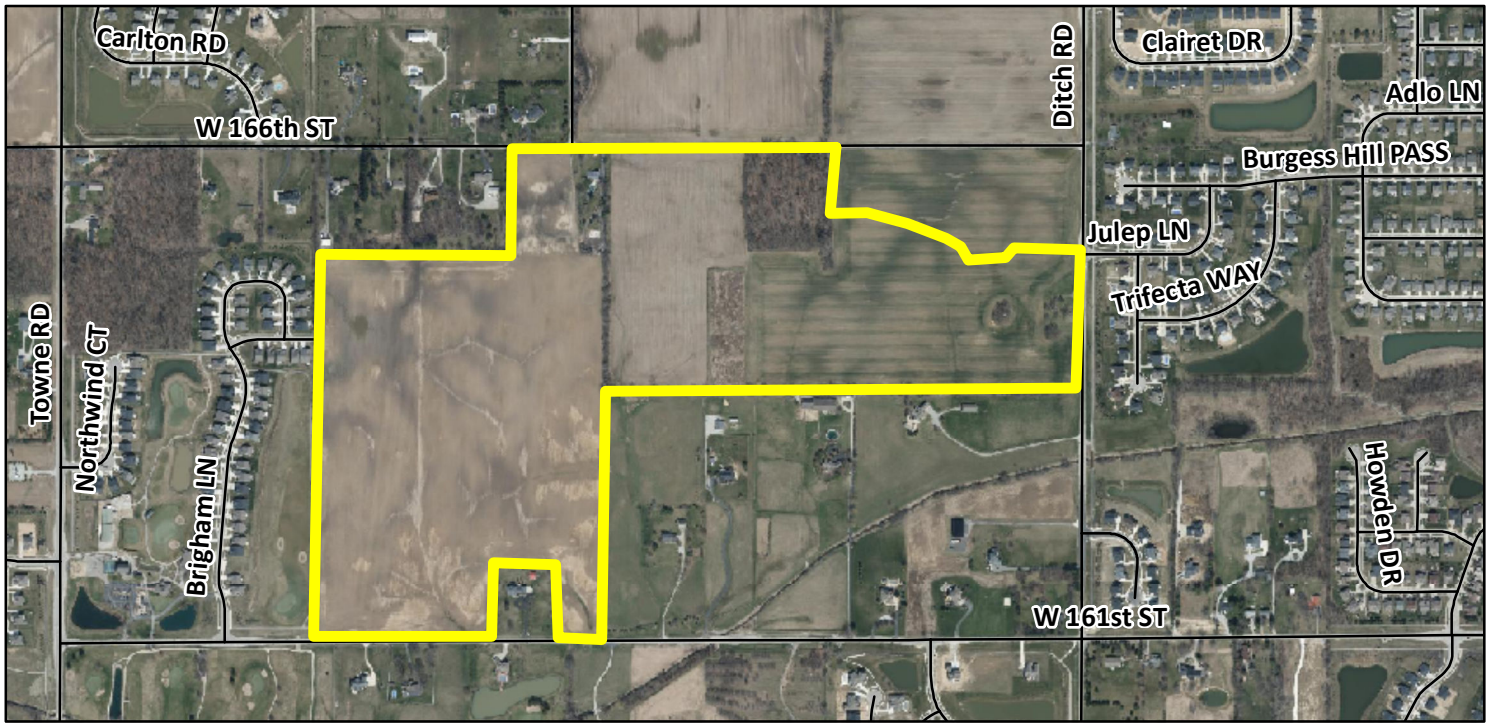
1. **Action: Forward a recommendation to the City Council.**

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

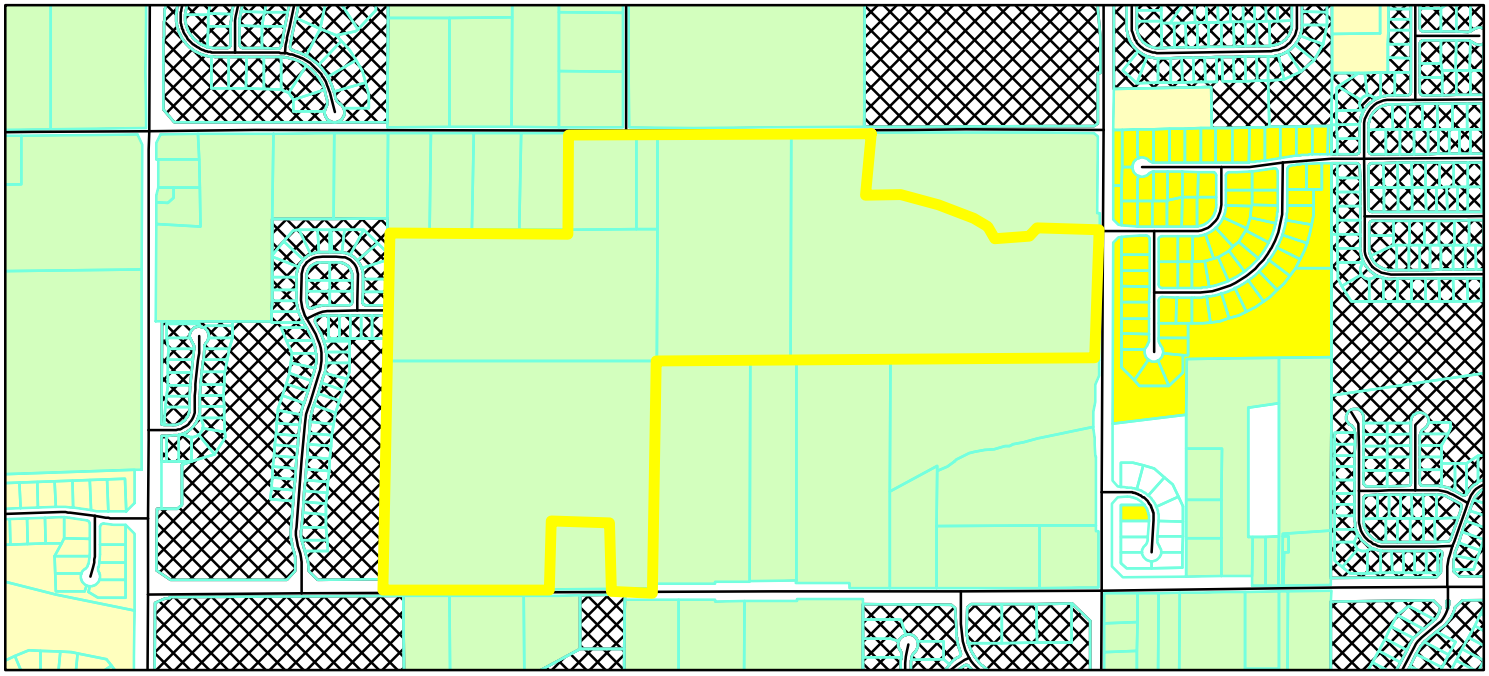
Woodwind East PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
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

N W E S

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).

6.4 Golf Course: A Golf Course shall be a permitted use on the Real Estate per the reqirements of this Ordinance.

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. Mounds shall six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the Concept Plan.

2. Section 6.8(M) shall not apply to the street frontage within the area identified as (i) Woodland Preservation Area on the Concept Plan and (ii) 161st Street.

3. 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 (the 3-acre parcel existing north of 161st Street at the time of the approval of this Ordinance) 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 landscape planting requirements shall be provided in all Buffer Yard areas.

5. A Mound shall not be required in Buffer Yards, but shall be required where generally illustrated on page 2 of 2 of the Concept Plan.

6. Buffer yard mounds shall be landscaped and shall be six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the Concept

Plan.

7. Buffers adjoining the residential properties to the north and south shall be sixty (60) feet in width.

8. 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.

9. 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.

10. A black 4-board shall be required within the Buffer Yards in the locations illustrated on page 2 of 2 of the Concept Plan.

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. Golf Course: 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.

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 (the building included in this amenity shall be a minimum of 1,200 square feet and include restrooms and gathering space).

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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Woodwind East PUD - 10 112524

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan, Buffer Yard and Fence Locations
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
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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 comer 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 comer of land described in Deed Record 125, page 2; thence South 00 degrees 16 minutes 14 seconds West 566.10 feet to the Southeast comer of said land; thence North 89 degrees 59 minutes 26 seconds West 120.0 feet on arid 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)

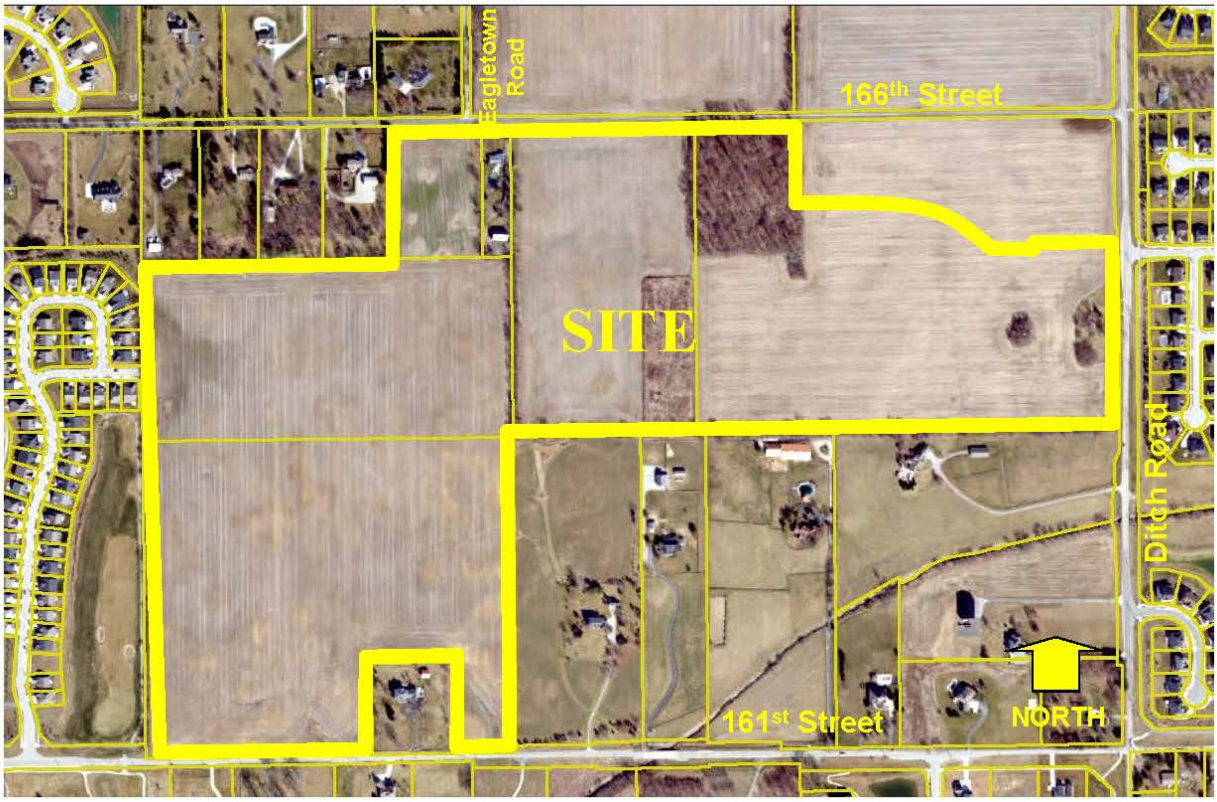
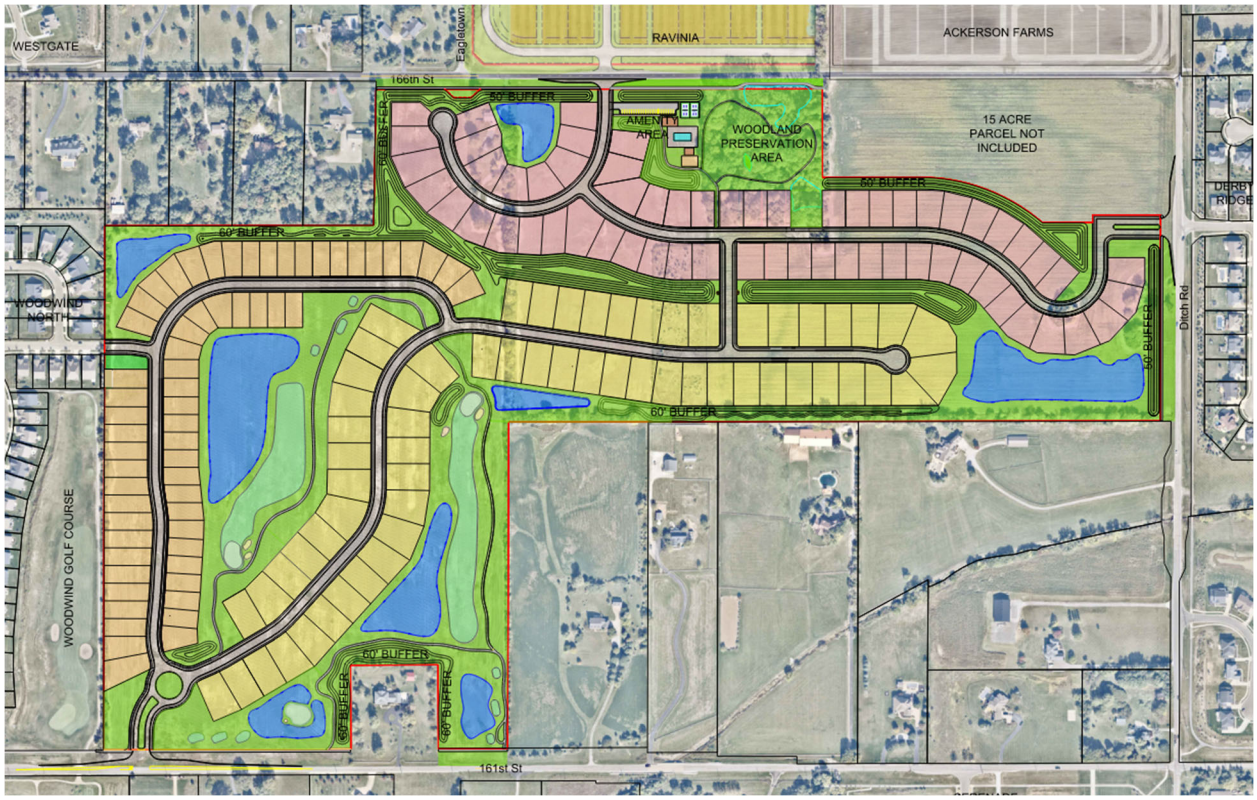


EXHIBIT B

CONCEPT PLAN

(Page 1 of 2)



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 B

CONCEPT PLAN

(Page 2 of 2)

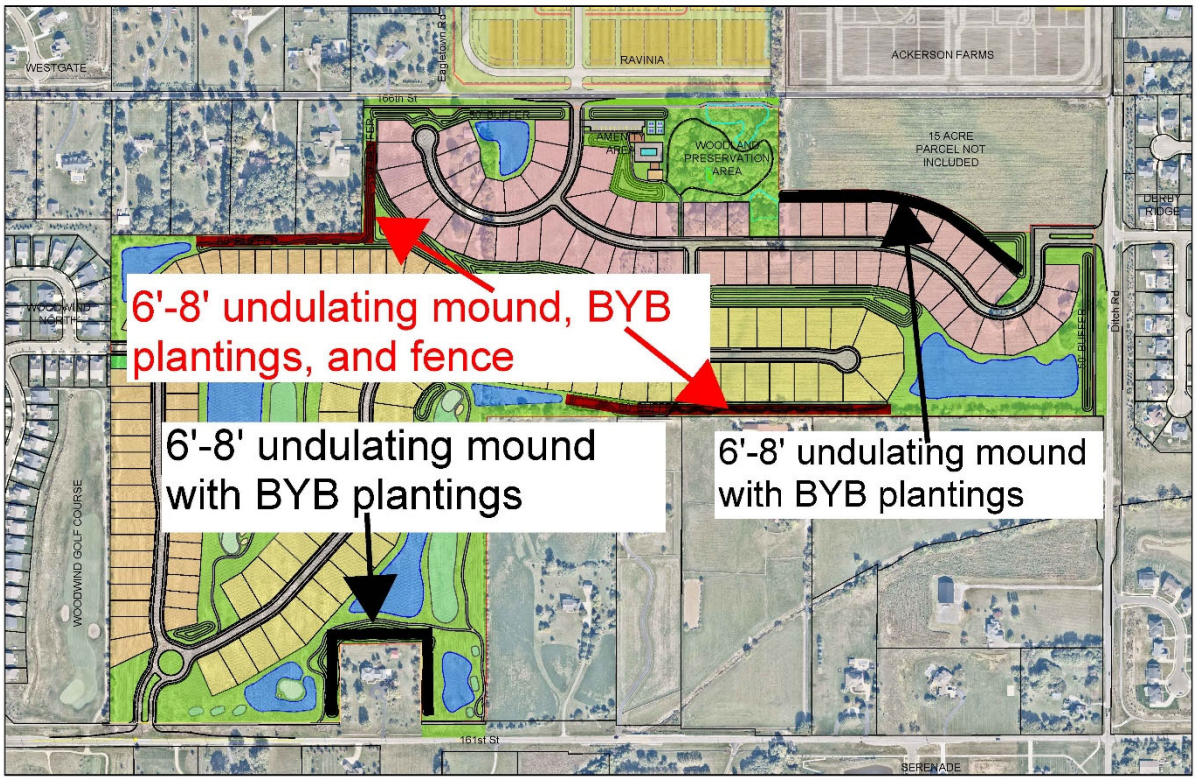


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EXHIBIT C

District (Area) Map

(Page 1 of 1)

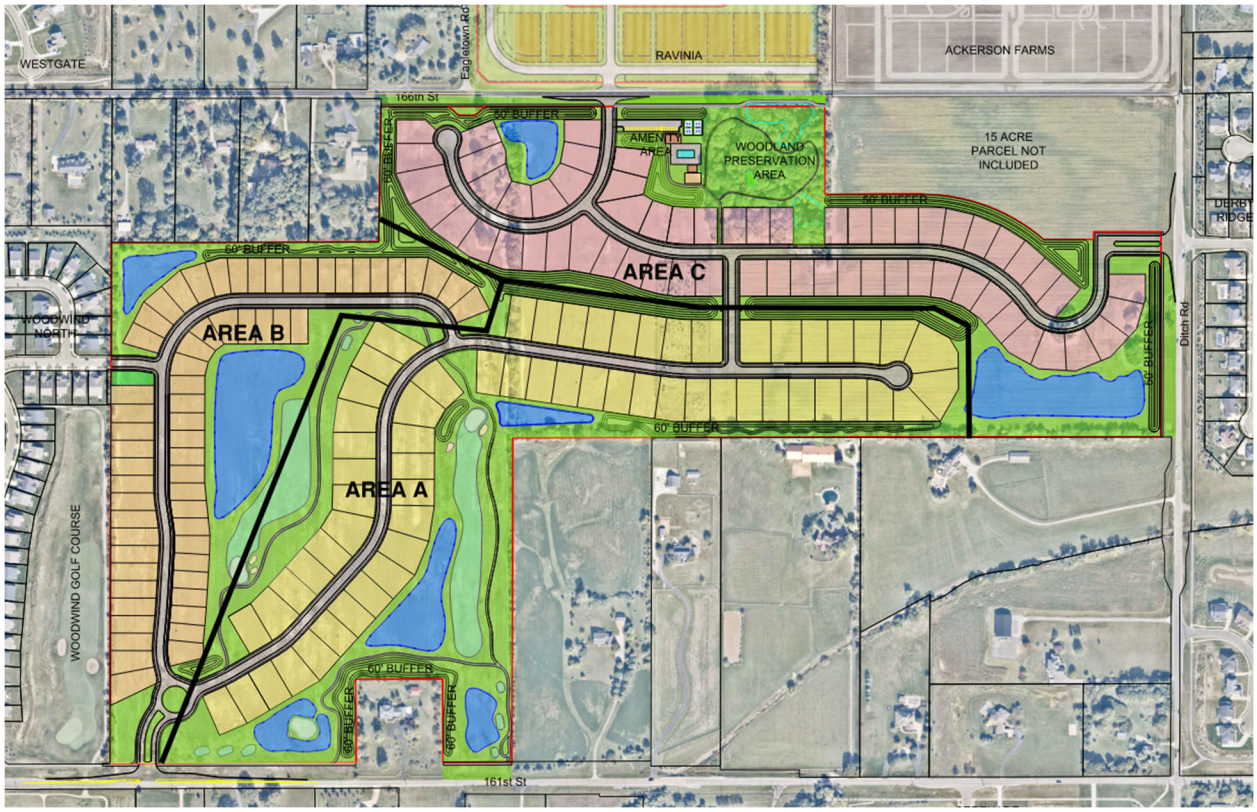

EXHIBIT D

CHARACTER EXHIBITS

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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).

6.4 Golf Course: A Golf Course shall be a permitted use on the Real Estate per the reqirements of this Ordinance.

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-~~famiy~~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. ~~1.~~ Mounds shall six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the Concept Plan.

2. Section 6.8(M) shall not apply to the street frontage ~~–~~within the area identified as (i) Woodland Preservation Area on the Concept Plan and (ii) 161st Street.

~~2~~3. 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~~. except that, around the perimeter of the Burkman property~~, a~~ (the 3~~-~~-acre parcel existing north of 161st Street at the time of ~~this Ordinance's~~the approval of this Ordinance) as shown on the Concept Plan, mounding and buffering shall be located on the ~~golf course~~Golf Course.

2. Required buffer plantings along the east perimeter of the ~~golf course~~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 landscape planting requirements shall be provided in all ~~buffer~~Buffer Yard areas.

~~4.~~5. A Mound shall not be required in Buffer Yards, but ~~is~~shall be required where generally illustrated on page 2 of 2 of the Concept Plan.

~~5.~~6. Buffer yard mounds shall be landscaped and shall be six (6) to eight (8) feet in height in the locations illustrated on page 2 of 2 of the

Concept Plan.

~~6.~~7. Buffers adjoining the residential properties to the north and south shall be ~~60'~~sixty (60) feet in width.

~~7.~~8. 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.~~9. Evergreen trees may be substituted for shade trees or ornamental trees within the Buffer Yard adjacent to the ~~golf course~~Golf Course along the west perimeter of the Real Estate.

10. A black 4-board shall be required within the Buffer Yards in the locations illustrated on page 2 of 2 of the Concept Plan.

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. Golf Course: 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 (the building included in this amenity shall be a minimum of 1,200 square feet and include restrooms and gathering space).

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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan, Buffer Yard and Fence Locations
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 comer 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 comer of land described in Deed Record 125, page 2; thence South 00 degrees 16 minutes 14 seconds West 566.10 feet to the Southeast comer of said land; thence North 89 degrees 59 minutes 26 seconds West 120.0 feet on arid 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)

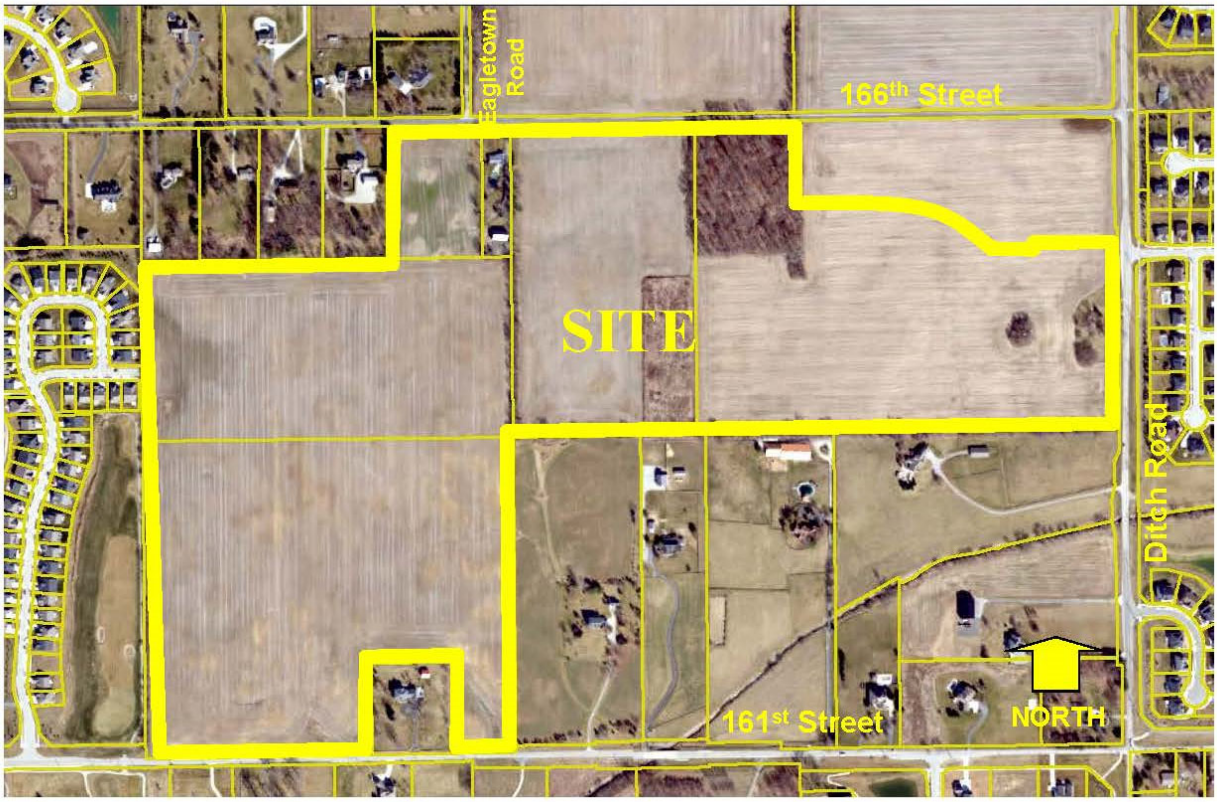
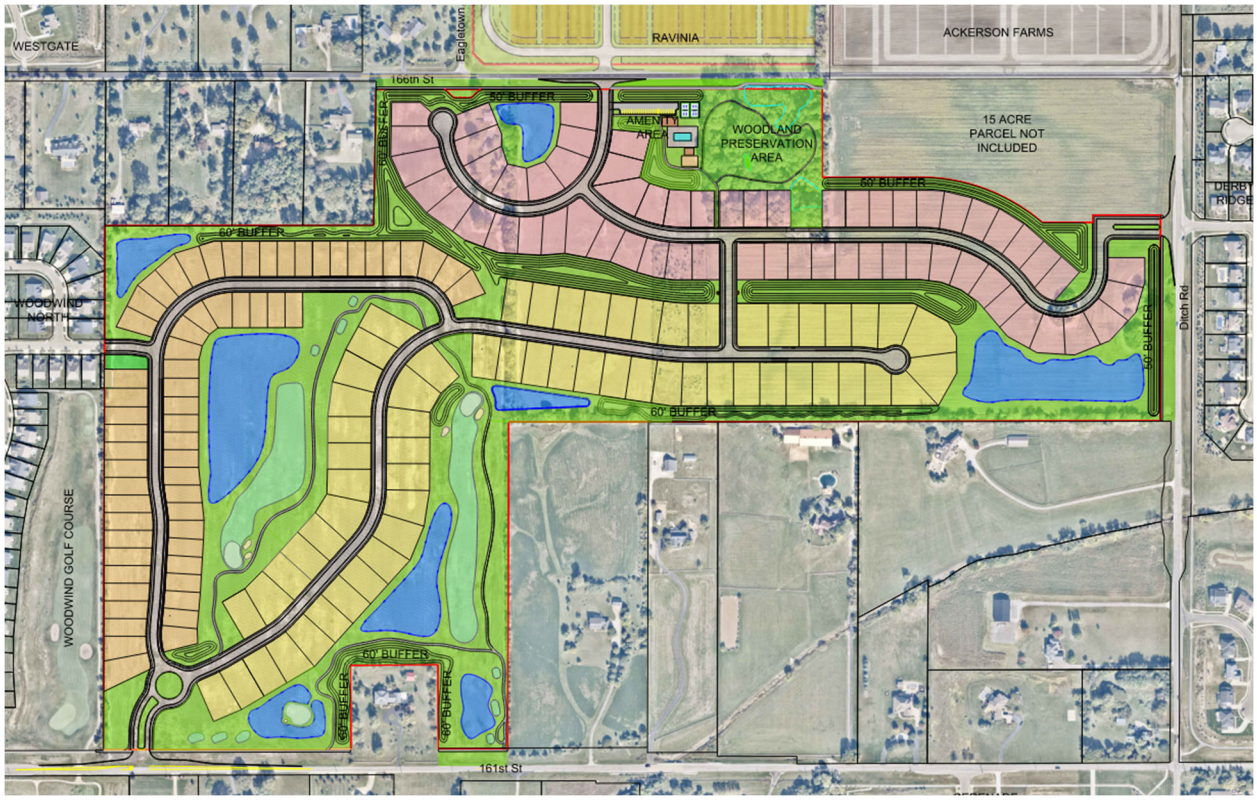


EXHIBIT B

CONCEPT PLAN

(Page 1 of ~~1~~2)



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 B

CONCEPT PLAN
(Page 2 of 2)

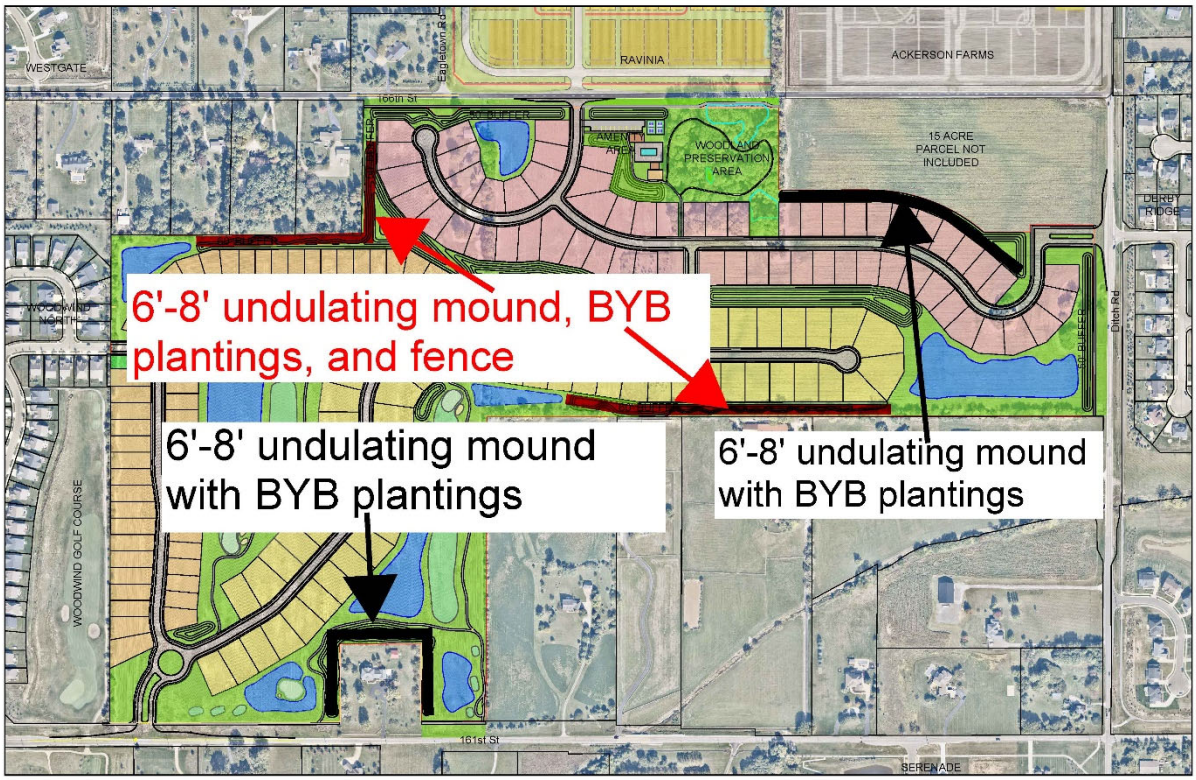


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EXHIBIT C

District (Area) Map

(Page 1 of 1)

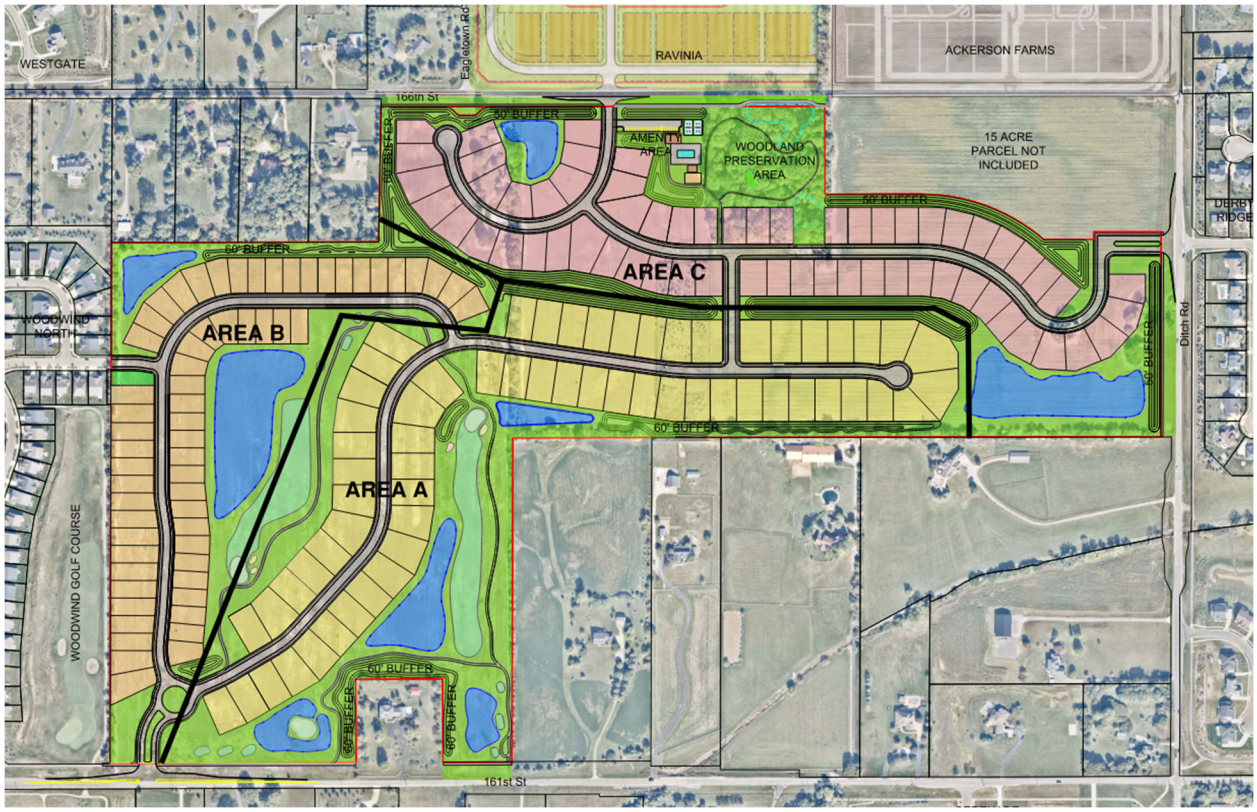

EXHIBIT D

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 B

CONCEPT PLAN
(Page 1 of 2)

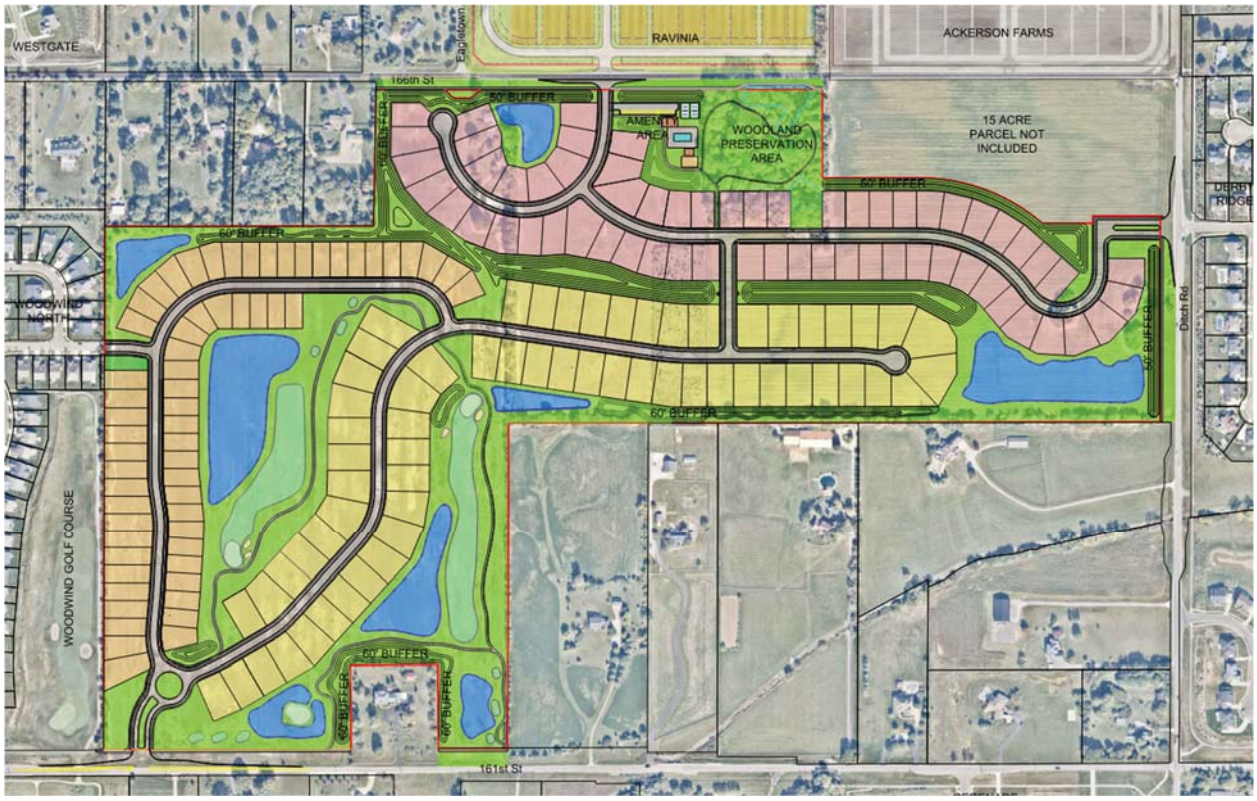

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EXHIBIT B

CONCEPT PLAN
(Page 2 of 2)

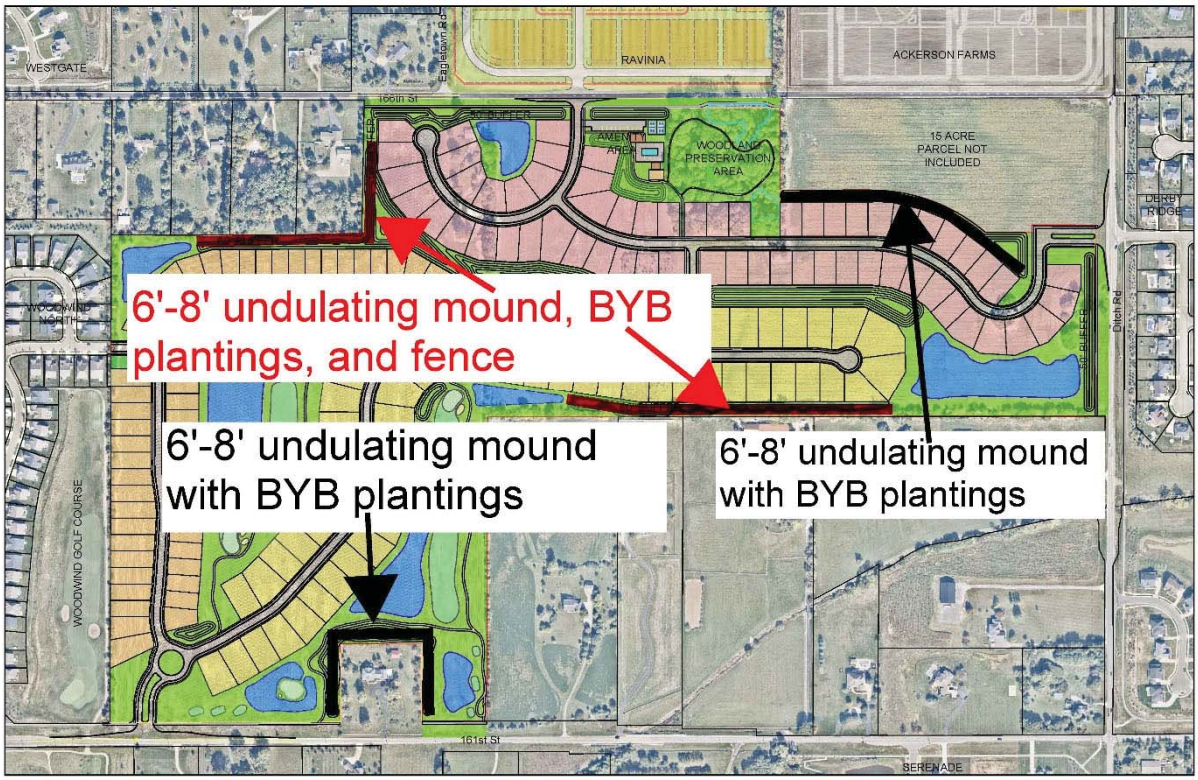

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EXHIBIT C

District (Area) Map

(Page 1 of 1)

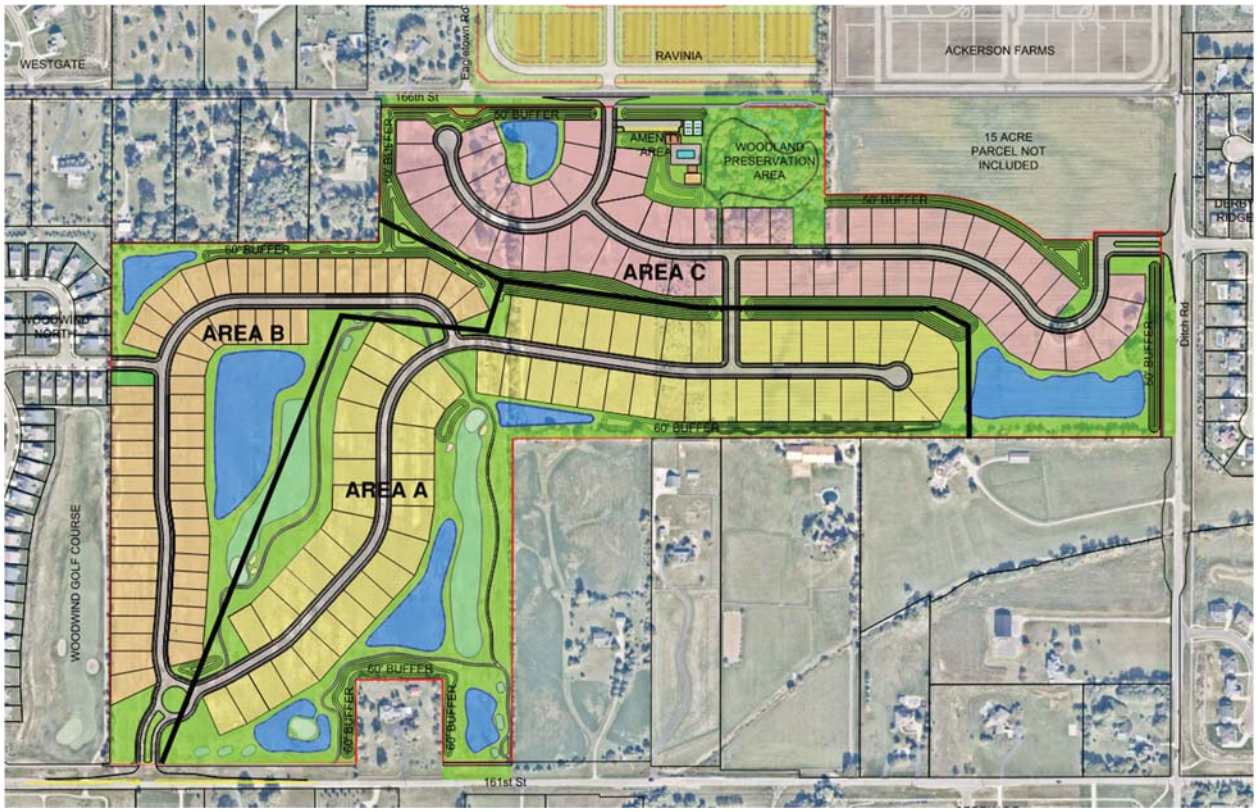

EXHIBIT D

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

Docket Number: 2412-PUD-27 (Ord. 24-69)

Petitioner: Old Town Companies, LLC, represented by Nelson & Frankenberger, LLC

Request: A change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts.

Current Zoning: GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts

Current Land Use: Largely undeveloped with some commercial uses

Acreage: 10.61 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 24-69
4. Site Plan
5. Renderings and Elevations

Staff Reviewer: Lauren Gillingham-Teague, AICP - Senior Planner

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PETITION HISTORY

The petition was introduced for first reading at the November 11, 2024 City Council meeting. A neighborhood meeting was held on November 20, 2024.

The petition will receive a public hearing at the December 2, 2024 Advisory Plan Commission Meeting. At this time, staff has not received any public comments related to the petition.

PROJECT OVERVIEW

Location: This subject real estate is approximately 10.61 acres in size and is generally located at the southeast corner of Park St and Westfield Blvd (formerly known as Poplar St) as shown in **Exhibit 2**).

The parcels making up the subject Property are zoned GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts.

Adjacent zones are Grand Millennium Center PUD to the west on the other side of Westfield Blvd; Union Street Flats PUD and Grand Junction Plaza PUD to the south and east; and GB, MF1, and Park Street in the Junction II PUD to the north.

Project Description: The petitioner requests the change in zoning to allow for the creation of a mixed-use district which is planned to include a hotel, office and retail space, market-rate apartments, structured parking, and a public plaza space incorporating the Midland Trail. Although the buildings fronting

Westfield Blvd have the appearance of row style townhomes, each unit will be split into studios and two-bedroom apartments.

Three curbs cuts will be added to Westfield Blvd to provide vehicular access into the development. The north and south entrances will likely have right-in right-out limited access, while the entrance aligning with Grand Millennium is likely to be a full intersection.

Pedestrian access will be provided via the existing trail and sidewalk network on Park St and Westfield Blvd, as well as the proposed public plaza, which will serve as a node connecting the parking garage to the hotel and office/retail space.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires substantial conformance with this Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns GB-PD: General Business Planned Development as the underlying zoning district for the entire development. This zone allows for large scale development of GB: General Business district uses.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district but waives all uses only permitted by Special Exception. Dwelling, Multifamily and Park, Public or Private are also permitted uses.

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the GB-PD District, with some modifications. A comparison of the standards is included in the table below.

	Proposed in PUD	**UDO (GB-PD)**
Min. Lot Area	No Minimum	N/A
Min. Lot Width	No Minimum	No Minimum
Max. Lot Coverage	No Maximum	N/A
Min. Lot Frontage	No Minimum but must have vehicular access to a street or access easement	660’
Min. Front Yard Setback	0’	60’
Min. Side Yard Setback	0’	15’
Min. Rear Yard Setback	0’	20’
Min. Building Height	Two Stories	N/A
Max. Building Height	No Maximum	N/A

Overlay Districts: The site falls within both the US 31 and SR 32 Overlay Districts. The PUD does not address this.

Development Standards: As proposed, the PUD ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance waives the architectural standards found in Article 6.3. Instead, a character exhibit is provided to "establish a benchmark for quality, vision, and appearance of architecture within the District" (see **Exhibit 5**). Substantial compliance with the character exhibits is not required. Mechanical equipment and utility meters must be screened, and external wall protrusions (gutters, downspouts, vents, etc.) must be integrated into the design of the building.

Landscaping Standards: Article 6.8 Landscape Standards shall not apply, with the exception of Article 6.8(L) Foundation Plantings standards, which may be satisfied with planter boxes. Landscape plans will be provided with the Overall Development Plan or Detailed Development Plan plan sets.

Parking and Loading Standards: The proposed ordinance waives Article 6.14(C) Loading Berths and modifies Article 6.14(G) Off-Street Parking to increase the allowed percentage of shared parking spaces, decrease the number of off-street parking spaces required per multi-family dwelling unit from 2 spaces to 1.25 spaces, and prohibit off-street parking within Established Front Yards. Standards related to surfacing material, aisle width, parking space size, parking lot lighting, and bicycle parking remain unchanged.

Design Standards: The PUD waives Article 8.6 Open Space and Amenity Standards and Article 8.9 Street and Right-of-Way Standards. Article 8.6 is not applicable to the development as it only applies to residential districts and doesn't include residential uses within nonresidential districts.

COMPREHENSIVE PLAN

The 2013 Grand Junction Implementation Plan identifies the site as being split between the "Grand Junction Sub-district" (north of the Midland Trail) and the "Kendall Sub-District" (south of the Midland Trail). The 2016 Grand Junction Sub-Districts Addendum further refines the Grand Junction sub-district through the creation of sub-areas. The portion of the site within the Grand Junction Sub-district lies entirely within the Park Street Corridor Sub-area.

Junction Sub-district:
The 2016 Grand Junction Sub-district Addendum contemplates the Junction sub-district as a focal point for the community by providing a complete range of goods, services, and entertainment. The district should accommodate mixed-use development and redevelopment while balancing Westfield's historic charm and character.

Park Street Corridor Sub-area:
The vision for this sub-area is to maintain a village character by encouraging the adaptive reuse of existing structures but allowing new construction if contextually appropriate. Some elements of this village character include minimal building setbacks, shared parking, and pedestrian oriented front porches and entryways.

Kendall Sub-district:
The 2013 Grand Junction Implementation Plan encourages taller buildings and attractive landscaping along US 31. Medical and office uses with ancillary retail should be encouraged while discouraging single-

family housing and stand-alone retail buildings. Although the 2016 Grand Junction Sub-district Addendum includes a chapter for the Kendall Sub-district, the work was never completed.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the December 2, 2024 Plan Commission meeting. The notice of 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. he conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

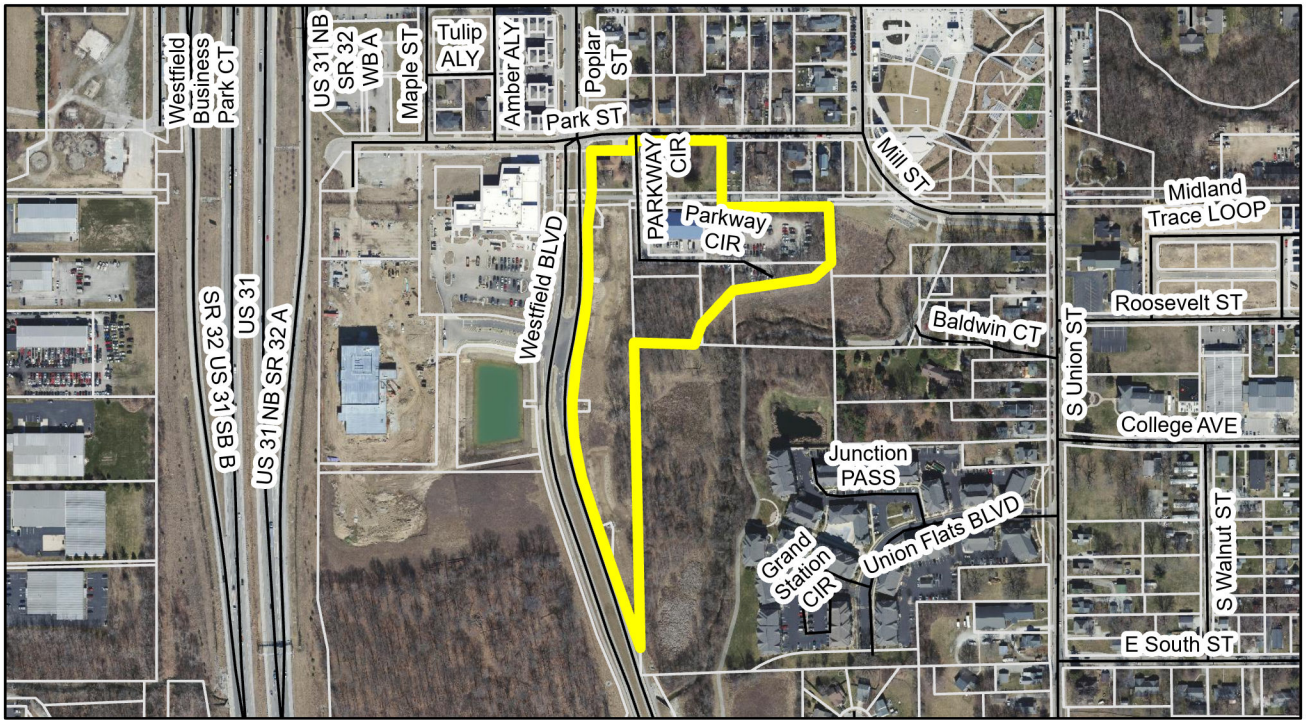
Council Introduction: This petition was introduced for first reading at the November 11, 2024 City Council meeting.

DEPARTMENT COMMENTS

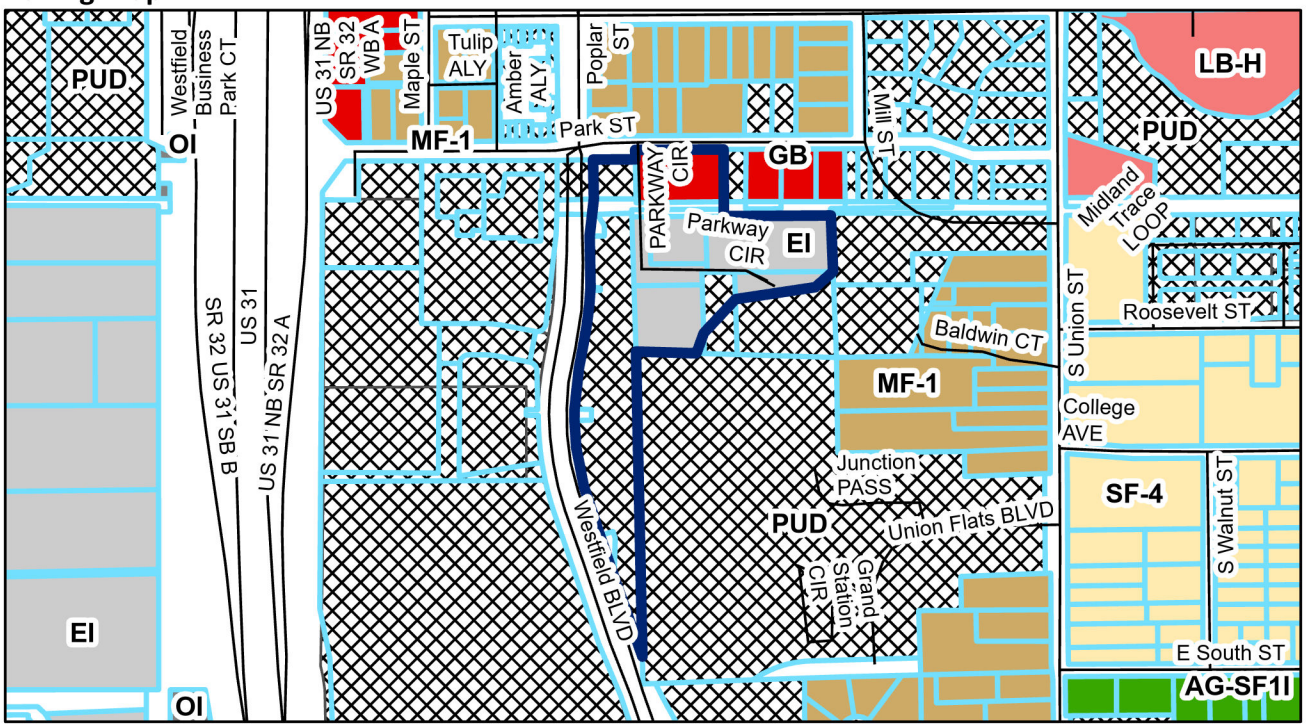
1. **Action:**
    a. Hold a public hearing at the December 2, 2024 Plan Commission meeting.
    b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation, subject to determination by the Plan Commission.
2. If any Plan Commission member has questions prior to the public hearing, please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Park + Poplar PUD
2412-PUD-27

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.04 0.09 0.17 Miles

N

ORDINANCE NUMBER 24-__

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

"Park and Poplar"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. _____**), 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**. _____ 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 _____;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Park and Poplar PUD**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

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. The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

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

4.1 GB-PD: General Business Planned District

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

5.2 The following additional uses shall be permitted in the District:

A. Dwelling, Multifamily

B. Park, Public or Private

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 modified below:

6.1 Article 4.17(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Union Square PUD**
Minimum Lot Area	No Minimum

Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

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; rather:

A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate.

B. Mechanical / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged.

C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

A. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached

to a façade shall be counted to meet the requirement.

7.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

A. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

B. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:

i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

ii. Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.

iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

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 not apply.

8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

[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-__** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-__

this _____ day of _____, 2024.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 24-__

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

Park and Poplar PUD Draft 3 110124

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1217.37 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 756.89 FEET TO THE SOUTH BOUNDARY OF PARK STREET AND THE **PLACE OF BEGINNING**; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 258.73 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 147.00 FEET TO THE NORTH BOUNDARY OF THE CENTRAL RAILROAD LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 321.36 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 51 SECONDS EAST A DISTANCE OF 445.40 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 572.91 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 22 SECONDS EAST A DISTANCE OF 880.76 FEET TO THE NORTHEASTERLY BOUNDARY OF WESTFIELD BOULEVARD PER INSTRUMENT NUMBER 2019034365, AS RECORDED IN THE OFFICE OF THE RECORDER OF SAID HAMILTON COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING 12 COURSES: 1) NORTH 23 DEGREES 51 MINUTES 15 SECONDS WEST A DISTANCE OF 38.92 FEET; 2) NORTH 18 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 433.82 FEET; 3) NORTH 09 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 234.04 FEET; 4) NORTH 00 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 32.74 FEET; 5) NORTH 06 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 117.06 FEET; 6) NORTH 10 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 87.25 FEET; 7) NORTH 06 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 138.19 FEET; 8) NORTH 02 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 8.41 FEET; 9) NORTH 01 DEGREE 15 MINUTES 10 SECONDS EAST A DISTANCE OF 51.74 FEET; 10) 02 DEGREES 15 MINUTES 28 SECONDS WEST A DISTANCE OF 93.82 FEET; 11) NORTH 05 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 132.97 FEET; 12) NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 117.00 FEET TO THE SOUTH BOUNDARY OF SAID PARK STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 100.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.608 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE

Page 2 of 2

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 Community Development under Docket Number 24__-PUD-__.

EXHIBIT C

CHARACTER EXHIBIT

(Page 1 of 7)

View from the east

CSO

Park + Poplar

Westfield, IN | 17 September 2024

2024055

EXHIBIT C

CHARACTER EXHIBIT

(Page 2 of 7)

EXHIBIT C

CHARACTER EXHIBIT

(Page 3 of 3 – See following 4 pages – 4-7)

7-Unit Townhome

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

Front Elevation

Back Elevation

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
Color : Blue
F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
G Wood Framed Balcony
Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

5-Unit Townhome

0' 5' 10' 20'

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

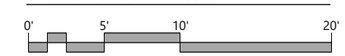
Front Elevation

Back Elevation

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
Color : Blue
F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
G Wood Framed Balcony
Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

7-Unit Townhome



CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

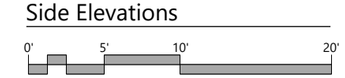
Side Elevation A

Side Elevation B

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
Color : Blue
F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
G Wood Framed Balcony
Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

Side Elevations



CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

BUILDING DATA:

APARTMENT BUILDING + TOWNHOMES:

Floor	TH	Studio	1Br	2Br	Total
1	54	19	22	7	102
2	0	23	27	7	57
3	0	24	31	8	63
4	0	24	31	8	63
5	0	4	10	2	16
Total	54	94	121	32	301
Percent	17.9	31.2	40.2	10.6	

SITE DATA:

PARKING PROVIDED:

PARKING GARAGE:

Level	Standard	ADA	
Grade Level	59	0	= 59 p.s.
Grade +1	100	0	= 100 p.s.
Grade +2	100	0	= 100 p.s.
Grade +3	100	0	= 100 p.s.
Grade +4	100	0	= 100
Grade +5	64	0	= 64 p.s.
Garage Total	523	0	= 523 p.s.
Surface Parking Total	97	0	= 97 p.s.
Total Parking Provided	620	0	= 620 p.s.

SQUARE FOOTAGE DATA:

4-Level Parking Garage:

Grade Level	= 34,028 s.f.
Level 2	= 34,028 s.f.
Level 2	= 34,028 s.f.
Level 3	= 34,028 s.f.
Level 4	= 34,028 s.f.
Level 5 (Excludes Ramp - Counted on 4)	= 24,720 s.f.
Parking Garage Total	= 194,860 s.f.

Overall Site Plan

0' 100' 200' 400'

CSO

Park + Poplar

Westfield, IN | 29 October 2024

2024065

View from the east

CSO

Park + Poplar

Westfield, IN | 17 September 2024

2024065

APARTMENTS
RETAIL
RETAIL
APARTMENTS
CSO

Office Partners
WEST GRILL
Midland Trace
OFFICE
PARKING

CSO

7-Unit Townhome

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

Front Elevation

Back Elevation

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
Color : Blue
F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
G Wood Framed Balcony
Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

5-Unit Townhome

0' 5' 10' 20'

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

Front Elevation

Back Elevation

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
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Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

7-Unit Townhome

0' 5' 10' 20'

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

Side Elevation A

Side Elevation B

MATERIALS KEY:

A Brick Masonry Veneer
Color : Medium Red
B Brick Masonry Veneer
Color : Light Red
C Stone Veneer
Color : Buff
D Fiber Cement Trim
Color : Off White
E Fiber Cement Board and Batten Siding
Color : Blue
F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
G Wood Framed Balcony
Color : Bronze
H Painted Balcony Railing
Color : Bronze
I Aluminum Cornice and Coping
Color : Bronze
J Coping Dentils
Color : Bronze
K Sconce Light

Side Elevations

0' 5' 10' 20'

CSO

Park + Poplar

Westfield, IN | 31 October 2024

2024065

Petition Number:	2412-PUD-28
Project Name:	Grand Universe PUD (Ord. 24-70)
Subject Site Address:	Generally, between 186th Street and 191st Street east of the Monon Trail (the "Property")
Petitioner:	Grand Universe Development Partners, LLC by Taft Law (the "Petitioner")
Request:	A change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe PUD District.
Current Zoning:	Links PUD (Ord. 19-60)
Current Land Use:	Vacant / Agriculture
Approximate Acreage:	66 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Narrative Statement
	4. Proposed Ord. 24-70
	5. Concept Plans
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

The petition had its first reading at the November 11, 2024, City Council meeting.

At this meeting, Councilors expressed concerns with the following:

- Ensure that traffic circulation within and around the Property remains in good standing with Tomlinson Road being impacted via traffic calming measures while being vacated as a public Right-of-way and Chad Hittle Drive becoming the primary frontage road for the area. Note that Tomlinson Road is still proposed to be a through street, but would be a privately maintained street rather than public Right-of-way.

The petition will receive a public hearing at the December 2, 2024, Advisory Plan Commission (the "Plan Commission") meeting.

A neighbor meeting was held on November 25, 2024 at the Westfield Public Library. While the meeting was well attended with 50+ persons in attendance, there were minimal questions related to the zoning process or development aspects of the project itself outside of the financial realm. Minor questions about drainage and traffic were put forth.

The workshop meeting for this petition is currently scheduled for the January 21, 2025 APC meeting.

PROJECT OVERVIEW

Location: The Property is located generally, between 186th Street and 191st Street east of the Monon Trail (**Exhibit 2**).

The Grand Park PUD exists adjacent to the Monon Trail west of the Property. AG-SF1 zoned properties exist to the north and east. Commercial zoning districts GB: General Business, LB-PD: Local Business-Planned Development and GB-PD: General Business Planned Development are located south and southeast of the Property.

Project Description: The Petitioner is requesting to rezone approximately 66 acres of vacant/agricultural property zoned as the Links PUD to the Grand Universe Planned Unit Development (PUD) District. The Grand Universe concept was originally brought forth in the Links PUD, but this proposed project expands much further on that concept and with much greater detail.

Concept Plan: A Concept Plan has been included in the PUD (see pages 1-4 of **Exhibit 5**).

District Map: The Property is proposed to be split into four (4) separate Districts with varying development and architectural standard requirements for each (see page 2 of **Exhibit 5**).

Character Exhibits: A collection of character exhibits for architecture, landscaping, buffering, streetscape, connection design, open plaza and pedestrian areas, lighting, and parking garages have been collectively made a part of the Concept Plans exhibit (**Exhibit 5**).

Although conceptual in nature, language within the PUD Ordinance requires that the Property be developed in general conformance with the Concept Plan as determined by the Director (the "Director") of Community Development. This same language is used effectively in regards to architectural, landscaping, parking and loading standards, and other elements within the PUD, giving the Director the ability to ensure that the Property is developed in a manner consistent with what is shown in the Concept Plan exhibits.

PROPOSED STANDARDS

The underlying zoning district for the majority of the Property is proposed to be GB: General Business. The lone exception is that for standalone multi-family residential properties, the MF2: Multi-family Medium Density District shall prevail. However, from a land use perspective, the types of uses permitted on the Property is severely restricted via the list of prohibited uses in **Exhibit O** of the PUD.

Due to the significant size and scope of the structures proposed in the development, building height standards are proposed to be increased substantially while density and number of dwelling unit counts are proposed to be flexible with no

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COMPREHENSIVE PLAN

The Property falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

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

Thoroughfare Plan: The following corridors are directly impacted by the development of the Property: (i) Primary Arterial 2: 191st Street, (ii) Secondary Arterial: Tomlinson Road, Chad Hittle Drive, (iii) 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 December 2, 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 November 11, 2024, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 2, 2024, Plan Commission meeting.**

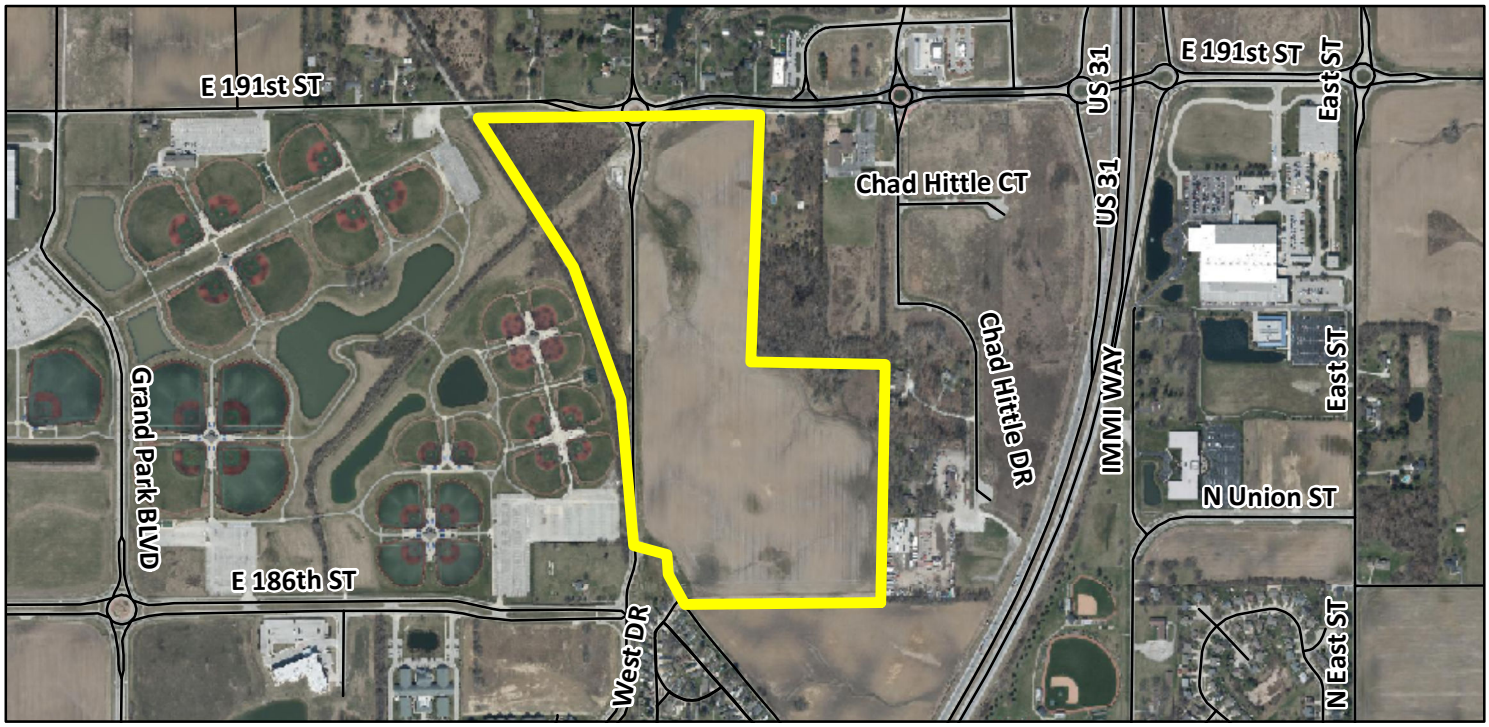
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

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.

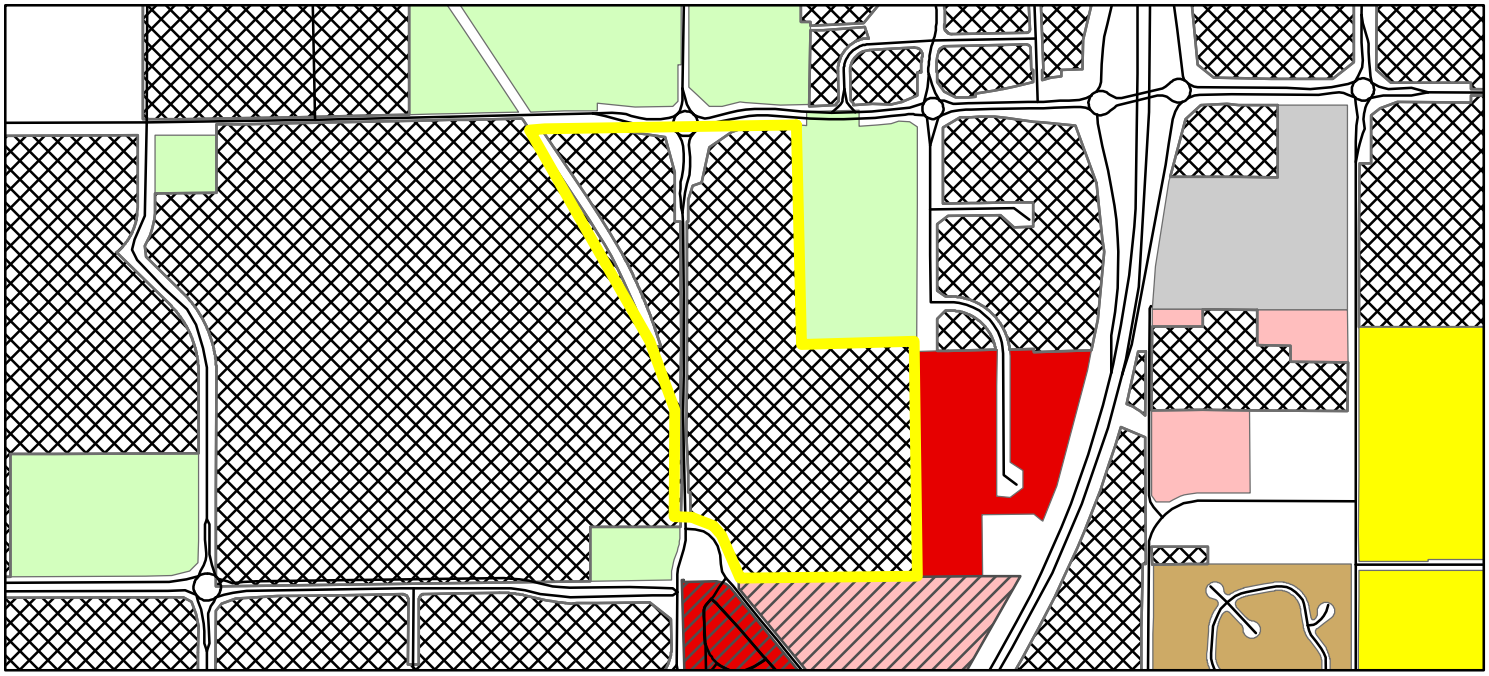
Grand Universe PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets

Zoning - All

Zoning

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

0 0.125 0.25 Miles

N W E S

GRAND UNIVERSE PUD
NARRATIVE STATEMENT

The Grand Universe PUD is comprised of approximately 66± contiguous acres and will be developed as a dynamic destination for learning, recreation, and leisure that offers educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces centered around space, science, engineering, and technology.

The Grand Universe PUD includes four (4) designated development areas: the "**Grand Universe District**," the "**Resort District**," the "**Town Center District**," and the "**Sports Entertainment District**." The Districts will be developed to accommodate the unique character of the PUD, site characteristics, and the intent shown within the Concept Plan. Pedestrian and vehicle circulation will emphasize connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas.

- The **Grand Universe District** encompasses the state-of-the-art center for space and science learning and exploration and a STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

- The **Resort District** includes a centrally located hotel to be situated within the heart of the Grand Universe PUD to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

- The **Sports Entertainment District** includes sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

- The **Town Center District** includes commercial and mixed-use properties, to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

The public and attractive display of space and STEM related installations, such as rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays on the grounds within the Grand Universe PUD will engage, inspire, and connect visitors to the story of space exploration and STEM learning.

ORDINANCE 24-70

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

This is a Planned Unit Development District Ordinance (to be known as the "**GRAND UNIVERSE PUD**") to amend the Westfield-Washington Township Unified Development Ordinance (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 Washington Township, both of Hamilton County, Indiana, are subject to the Unified Development Ordinance;

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

WHEREAS, the Commission forwarded Petition No. 24__-PUD-__ to the City Council of the City of Westfield, Hamilton County, Indiana (the "City Council") with a **favorable/unfavorable** recommendation (Vote: __in favor, __ opposed) 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 City Council on _____, 2024; and

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.

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and the Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Grand Universe PUD.**"

1.2 Development within the **Grand Universe PUD** boundary 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, supplements, or expressly made inapplicable by this Ordinance.

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

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

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

2.1 "Cultural Institutions and Uses" shall mean and include the permitted uses in the General Business District (GB) of the Unified Development Ordinance and shall also specifically include Planetarium and Observatory Uses.

2.2 "Dark Sky Lighting" shall mean community friendly lighting design that minimizes glare, reduces light trespass, and reduces light pollution.

2.3 "Inspiring Artifacts" shall mean the public and attractive display of space and STEM related installations on the grounds within the **Grand Universe PUD** that are intended to engage, inspire, and connect visitors to the story of space exploration and STEM learning. Inspiring Artifacts are exempt from the Unified Development Ordinance standards for outdoor display, accessory use and building standards, vision clearance and sign and building height restrictions. Examples may include, but are not limited to rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays. Illustrative examples of some Inspiring Artifacts are attached hereto as **Exhibit N.** The Director of Community Development shall determine whether or not an object meets the definition of Inspiring Artifact, which determination may appealed to the Board of Zoning Appeals.

Section 3. **Concept Plan.** The Grand Universe Concept Plan is attached hereto as **Exhibit B** (the "Concept Plan") and hereby incorporated in accordance with the Unified Development Ordinance, Ch. 10, Article 10.10 (F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Development within the boundaries of the **Grand Universe PUD** shall be consistent and in accordance with the intent set forth in **Exhibit B.**

3.1 The **Grand Universe PUD** is comprised of approximately 66± acres and includes four (4) designated development areas shown on the Concept Plan and labeled as the "**Grand Universe District**," the "**Resort District**," the "**Town Center**

District," and the "**Sports Entertainment District**" (each individually a "District" or collectively the "Districts").

3.2 Development of each District shall be regulated as set forth in this Ordinance. Each District is to be developed to meet the objectives of the **Grand Universe PUD** to become an inspiring, world class, immersive visitor experience centered around space, science, engineering, and technology.

3.3 The boundaries of the **Grand Universe PUD** shall be developed to accommodate the unique character of the Districts, site characteristics, and the intent shown within the Concept Plan. Final engineering, layouts, and site plans for development within the Districts shall be subject to the terms of this Ordinance and may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

Pedestrian and vehicle circulation among the Districts shall be developed with an emphasis on connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas as generally depicted in the Concept Plan; however, final engineering, designs, layouts, and interconnections within the Districts may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

Section 4. **Statements of Character & Underlying Zoning.** The Districts span across 66± contiguous acres, and the phased development will create a dynamic destination for learning, recreation, and leisure by offering educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces.

4.1 The underlying zoning and character for the **Grand Universe District** shall be General Business District (GB).

The purpose of the **Grand Universe District** is to encompass the state-of-the-art center for space and science learning and exploration and STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

4.2 The underlying zoning and character for the **Resort District** shall be General Business District (GB).

The purpose of the **Resort District** is for a centrally located hotel, situated within the heart of the **Grand Universe PUD,** to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

4.3 The underlying zoning for the **Sports Entertainment District** shall be the General Business District (GB).

The purpose of the **Sports Entertainment District** is to foster sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

4.4 The underlying zoning and character for the **Town Center District** shall be General Business District (GB) for commercial or mixed-use properties and Multi-family Medium Density District (MF2) for residential properties.

The purpose of the **Town Center District** is to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

4.5 Tomlinson Road is anticipated to be vacated as part of the construction of new road providing direct access from 191st Street. The **Grand Universe PUD** area shall be directly accessible from both Chad Hittle Road and from 186th Street.

Section 5. **Illustrative Exhibits.** The Illustrative Exhibits attached hereto as **Exhibits C** through **N** are hereby incorporated to represent the pattern and intended quality and characteristics of improvements and development in the Districts.

5.1 **Exhibit C - Grand Universe District | Architectural Character**
5.2 **Exhibit D - Grand Universe District | Buffer Park and Green Roof Design**
5.3 **Exhibit E - Resort District | Architectural Character**
5.4 **Exhibit F - Sports Entertainment District | Architectural Character**
5.5 **Exhibit G - Sports Entertainment District | Creek Park Character**
5.6 **Exhibit H - Sports Entertainment District | Monon Trail Connections Character**
5.7 **Exhibit I - Town Center District | Architectural Character**
5.8 **Exhibit J - All Districts | Streetscape Design**
5.9 **Exhibit K - All Districts | Open Plaza and Pedestrian Space Design**
5.10 **Exhibit L - All Districts | Lighting Design**
5.11 **Exhibit M – All Districts | Parking Garage Cladding Design**
5.12 **Exhibit N – All Districts | Inspiring Artifacts**

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning districts as set forth in the Unified Development Ordinance shall be permitted except as modified below. Golf Carts may be operated in all Districts, subject to City of Westfield ordinances and regulations. Outdoor café and eating areas shall also be permitted in all Districts.

6.1 Permitted uses in the **Grand Universe District** shall include all permitted uses within the General Business District (GB), except those identified in **Exhibit O**. Additional permitted uses shall include Planetarium, Observatory and Inspiring Artifacts.

6.2 Permitted uses in the **Resort District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Resort District.**

6.3 Permitted uses in the **Sports Entertainment District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Sports Entertainment District.**

6.4 Permitted uses in the **Town Center District** shall include all permitted uses in the General Business District (GB) and all permitted uses in the Multi-family Medium Density District (MF2) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Town Center District.**

Section 7. **General Regulations & Development Standards.** The standards applicable to the underlying zoning districts stated within the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified in this Ordinance as follows:

Grand Universe District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

7.1 Maximum Building Height:

a. A maximum building height of 150 feet shall apply to development within the **Grand Universe District**.

7.2 Accessory Use and Building Standards, Ch. 6, Article 6.1:

a. The maximum accessory building height in the **Grand Universe District** shall be 150 feet.

Resort District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

7.3 Maximum Building Height:

a. There shall be no maximum building height within the **Resort District**.
b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Sports Entertainment District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

7.4 Maximum Building Height:

a. There shall be no maximum building height within the **Sports Entertainment District**.
b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

7.5 Minimum Lot Frontage:

a. There shall be no minimum lot frontage requirement for parcels dedicated for public Open Space(s) in the **Sports Entertainment District.**

Town Center District: General Business District (GB), Chapter 4, Article 4.16, and Multi-family Medium Density District (MF2), Chapter 4, Article 4.11, shall be modified to allow the following:

7.6 Location: Multi-family development within the **Town Center District** may be located within three quarters (0.75) of a mile of another Multi-family Zoning District. Multi-family development shall not be required to be contiguous to an existing developed parcel at the time of construction.

7.7 Maximum Density: Maximum density limitations shall not apply to development within the **Town Center District**, and density shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may appealed to the Board of Zoning Appeals.

7.8 Maximum Number of Dwelling Units: There shall be no maximum number of dwelling units within the **Town Center District**, which shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may appealed to the Board of Zoning Appeals.

7.9 Minimum Road Frontage: Shall not apply within the **Town Center District.**

7.10 Maximum Building Height:

a. Maximum Building Height shall be six (6) stories for development within the **Town Center District**.
b. Inspiring Artifacts shall be permitted and shall be exempt from the building height requirements.

7.11 Accessory Use and Building Standards, Ch. 6, Article 6.1:

a. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Section 8. Architecture, Landscaping, Lighting & Parking.

8.1 Architectural Standards, Ch.6, Article 6.3: Unified Development Ordinance Article 6.3 architectural standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

For structures in proximity to or facing nearby playing fields, consideration will be given to façade treatment, taking into account batter's eye area(s).

8.2 Landscaping Standards, Ch. 6, Article 6.8: Landscaping within the **Grand Universe PUD** shall generally comply with the landscaping requirements stated within the Unified Development Ordinance Article 6.8 for the underlying zoning districts in effect at the time of the **Grand Universe PUD** approval. Landscaping plans for development within the Districts may include planting substitutions or relocations where appropriate to fulfill the overall design and effect within the **Grand Universe PUD**. An illustrative example of the Concept Plan | Landscape Master Plan is incorporated herein as **Exhibit B:3**. Substitutions or omissions, where necessary, shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation, which determination may appealed to the Board of Zoning Appeals.

8.3 Lighting Standards, Ch. 6, Article 6.9: Dark Sky Lighting-compliant fixtures shall be used and permitted in all Districts. Uplighting confined to and directed upon Inspiring Artifacts shall be permitted. Architectural lighting shall be permitted consistent with the Illustrative Exhibits incorporated herein.

8.4 Lot Standards, Ch. 6, Article 6.10: Unified Development Ordinance Article 6.10 lot standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative layout and design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

8.5 Parking and Loading Standards, Ch. 6, Article 6.14: Unified Development Ordinance Article 6.14 parking and loadings standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in modern and creative parking and loading design which shall be proportionate to development needs within the Districts. Approval of development where parking and loading standards would otherwise be required shall be designated to the

Director of Community Development and/or the Director of Public Works, which determination may appealed to the Board of Zoning Appeals.

8.6 Setback Standards, Ch. 6, Article 6.16: Unified Development Ordinance Article 6.16 setback standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

8.7 Yard Standards, Ch. 6, Article 6.21: Unified Development Ordinance Article 6.21 yard standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may appealed to the Board of Zoning Appeals.

Section 9. Overlay Districts.

9.1 Unified Development Ordinance Article 5.2, US Highway 31 Overlay District shall not apply to the development within the **Grand Universe PUD**.

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.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___DAY OF ___, 202_.

WESTFIELD CITY COUNCIL

VOTING FOR	VOTING AGAINST	ABSTAIN
_____ **Jon Dartt**	_____ **Jon Dartt**	_____ **Jon Dartt**
_____ **Victor McCarty**	_____ **Victor McCarty**	_____ **Victor McCarty**
_____ **Joe Duepner**	_____ **Joe Duepner**	_____ **Joe Duepner**
_____ **Patrick T. Tamm**	_____ **Patrick T. Tamm**	_____ **Patrick T. Tamm**
_____ **Noah Herron**	_____ **Noah Herron**	_____ **Noah Herron**
_____ **Chad Huff**	_____ **Chad Huff**	_____ **Chad Huff**
_____ **Kurt Wanninger**	_____ **Kurt Wanninger**	_____ **Kurt Wanninger**

ATTEST:

_____
Marla Ailor, Clerk Treasurer

EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

GRAND UNIVERSE PUD
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 856.20 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A MAG NAIL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE EASTERLY LINE OF CSX TRANSPORTATION, INC. (FORMERLY THE C.I. & L RAILROAD); THENCE SOUTH 32 DEGREES 22 MINUTES 39 SECONDS EAST 688.03 FEET ON AND ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 57 DEGREES 37 MINUTES 21 SECONDS EAST 2834.76 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 820.63 FEET ON AND ALONG SAID CURVE TO THE RIGHT AND ON AND ALONG SAID EASTERLY LINE TO THE 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 126.76 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.69 ACRES, MORE OR LESS.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 1329.68 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 660.00 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 60 D NAIL; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 7.18 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS EAST 12.45 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.30 FEET TO THE POINT OF BEGINNING. CONTAINING 20.17 ACRES, MORE OR LESS.

ALSO: FORTY (40) ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 80 RODS; THENCE

EAST 80 RODS; THENCE SOUTH 80 RODS; THENCE WEST 80 RODS, TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST (ASSUMED BEARING) 1320.00 FEET FROM THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1320.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1.99 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST 1335.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS WEST 1324.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 9.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.47 OF AN ACRE, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 623.88 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 50.00 FEET TO POINT "511" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 280.00 FEET TO POINT "510" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 15 DEGREES 45 MINUTES 06 SECONDS WEST 209.37 FEET TO POINT "509" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 81 DEGREES 21 MINUTES 54 SECONDS WEST 350.18 FEET TO POINT "508" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 350.54 FEET TO THE NORTHEASTERN BOUNDARY OF THE FORMER CSX OR C.I. & L. RAILROAD AND POINT "507" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 33 DEGREES 30 MINUTES 28 SECONDS WEST 94.62 FEET ALONG SAID NORTHEASTERN BOUNDARY TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 856.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.598 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.309 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT “523” ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET ALONG A NORTH LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "522" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO POINT "521" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 149.35 FEET TO POINT "520" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST 252.98 FEET TO POINT "519" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 56 DEGREES 28 MINUTES 20 SECONDS WEST 152.77 FEET TO POINT "518" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 43 MINUTES 25 SECONDS WEST 205.00 FEET TO POINT "517" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 53.85 FEET TO POINT "516" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 23 MINUTES 50 SECONDS WEST 83.82 FEET TO POINT "515" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 125.00 FEET TO POINT "514" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 623.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2.452 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.251 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT B, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 02 MINUTES 36 SECONDS EAST 496.86 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 30 MINUTES 04 SECONDS EAST 37.66 FEET TO POINT "33717" ON SAID PLAT THENCE SOUTH 1 DEGREE 29 MINUTES 56 SECONDS EAST 151.70 FEET TO POINT "33718" ON SAID PLAT; THENCE SOUTHEASTERLY 269.82 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 13 MINUTES 40 SECONDS EAST AND A LENGTH OF 254.61 FEET TO POINT "33719" ON SAID PLAT; THENCE SOUTH 19 DEGREES 37 MINUTES 15 SECONDS EAST 201.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, DESIGNATED AS POINT "33720" ON SAID PLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 313.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 2.027 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR TOMLINSON ROAD AND BLACKBURN ROAD WHICH CONTAINS 0.310 ACRES MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG SAID PROLONGED EAST LINE TO THE SOUTHERN BOUNDARY OF 191ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 47.23 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTHWESTERLY 122.54 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3,060.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 53 MINUTES 06 SECONDS WEST AND A LENGTH OF 122.53 FEET TO POINT "540" DESIGNATED ON SAID PARCEL PLAT; THENCE WESTERLY 110.39 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST AND A LENGTH OF 110.29 FEET TO THE SOUTHERN BOUNDARY OF SAID 191ST STREET AND POINT "539" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST 88.07 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 149.35 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS.

EXHIBIT B-1
DISTRICT CONCEPT PLAN

CONCEPT PLAN | DISTRICT ZONING

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

EXHIBIT B-2
ILLUSTRATIVE MASTER PLAN

CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

EXHIBIT B-3
LANDSCAPE PLAN

CONCEPT PLAN | LANDSCAPE MASTER PLAN

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

EXHIBIT C-1

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER

MATERIAL PATTERNS WITH SHADOW AND DEPTH

ANGULAR ROOF STRUCTURE

THOUGHTFUL MATERIAL TRANSITIONS

EXTERIOR WALKWAYS AND BALCONIES

PRECAST CONCRETE WITH DECORATIVE FORMWORK

ARCHITECTURAL CONCEPT MASSING AND SCALE

EXPOSED STRUCTURAL STEEL

METAL SCREENING

DARK GLAZING AND DEEP SHADE FINS

browning day

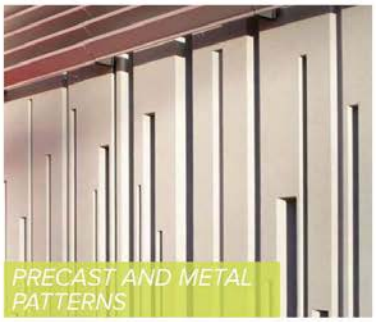
GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 1

EXHIBIT C-2

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.

CONTRASTING MATERIAL PATTERNS


PRECAST AND METAL PATTERNS

EXPOSED STRUCTURE

TRANSLUCENT PANELS

ANGULAR OVERHANGS

GLASS WALLS

ARCHITECTURAL MASSING AND SCALE

LARGE MASSING VOLUMES INTEGRATED WITH GLAZING

FACADE DEPTH AND SHADOW

ILLUMINATED METAL MESH

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 2

EXHIBIT D

GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN

NATIVE PERENNIAL PLANTINGS

INTEGRATED LANDSCAPE

BIO-RETENTION

UNIQUE TOPOGRAPHY

NATURAL STORM WATER SOLUTIONS

NATIVE PRAIRIE PLANTINGS

LITTORAL EDGE

ORGANIC FORMS

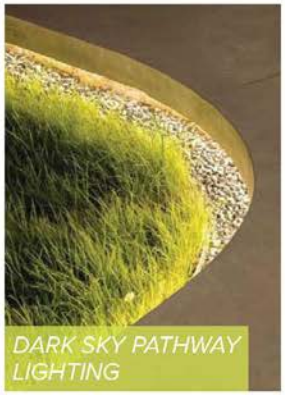

DARK SKY PATHWAY LIGHTING

EXHIBIT E

RESORT DISTRICT | ARCHITECTURAL CHARACTER

CURVED GLASS FACADES

OUTDOOR DINING

ANGULAR DECORATIVE METAL

ORGANIC MASSING

ORGANIC FORMS

METAL PANEL FACADE ELEMENTS

CURVED GLAZING

CURVED DECORATIVE METAL FACADE CLADDING

DECORATIVE MASONRY AND GLASS

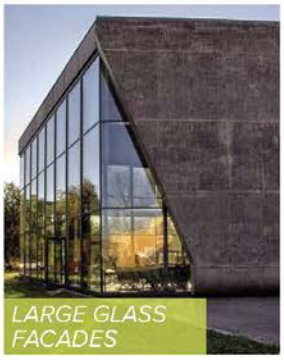
SHADE FINS

REPEATING STACKED PATTERNS

EXHIBIT F

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER

CURVED MASSING AND BUILDING INTEGRATED ACCENT LIGHTING / BRANDING



LARGE GLASS FACADES

OUTDOOR PLAZAS

BRIGHT COLOR CONTRASTING MATERIALS

INTEGRATED SIGNAGE

ANGULAR ROOF FORMS

EXPRESSED STRUCTURE

INTEGRATED OUTDOOR DINING

CURVED GLASS AND DEEP FACADES

INDOOR-OUTDOOR SPACES

CURVED MASSINGS

browning day

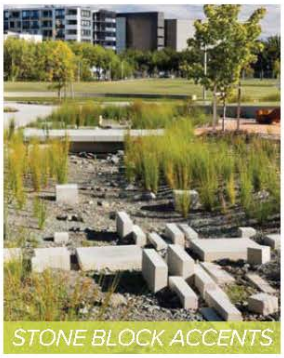
GRAND UNIVERSE PUD DISTRICT
10/31/2024

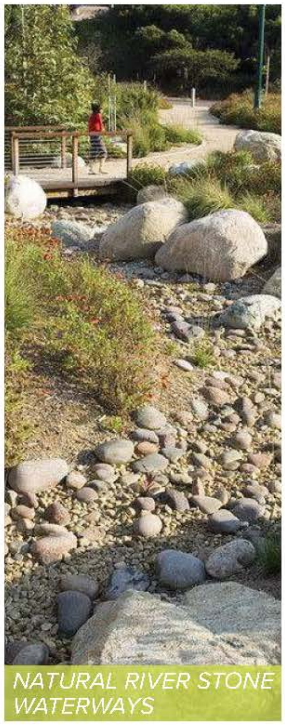
EXHIBIT F : 1

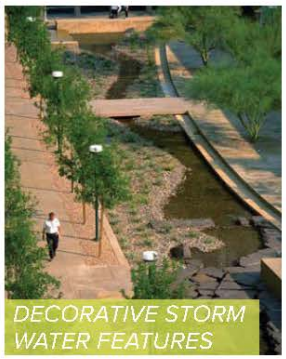
EXHIBIT G

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER

INTEGRATED STORM WATER SYSTEMS


STONE BLOCK ACCENTS


NATURAL RIVER STONE WATERWAYS


DECORATIVE STORM WATER FEATURES

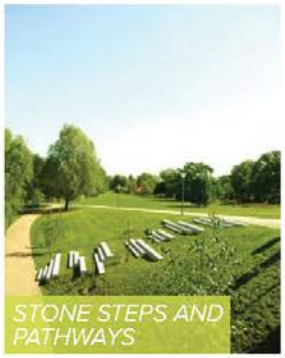
NATURAL BIO-SWALE FEATURES

EXHIBIT H

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER

SHADE STRUCTURES

TERRACED LANDSCAPE DESIGN


STONE STEPS AND PATHWAYS

UNIQUE LANDFORMS

BREAKOUT PLAZA SPACES

EXHIBIT I-1

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER

LARGE GLASS WINDOW PATTERNS

HIGH QUALITY METAL PANELS

RETAIL USES INTEGRATED INTO ARCHITECTURE

HUMAN SCALE FACADE PROPORTIONS

HIGH QUALITY BRICK

DECORATIVE WINDOW TRIMS

CLEAR MASSING AND SCALE

DECORATIVE METAL BALCONIES

FACADES BROKEN UP BY CONTRASTING MATERIALS

GABLE ROOF FORMS

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 1

EXHIBIT I-2

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.

SIMPLE ARCHITECTURAL MASSING CHANGES

HIDDEN UPPER STORIES

INTERESTING GROUND FLOOR MASSING CHANGES

ARCHITECTURAL REVEALS

MIXED ROOF FORMS

MASSING USED TO CREATE INTERESTING OUTDOOR VOLUMES

EXPOSED STRUCTURE TO CREATE OUTDOOR SPACE

WOOD CLADDING

CONTRASTING GROUND LEVEL MATERIALS

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 2

EXHIBIT I-3

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.

VARIETY OF ROOF FORMS TO BREAKUP FACADES

TIERED MASSING TO STEP BACK FROM PUBLIC REALM

HIGH QUALITY MASONRY

CONTRASTING UPPER FLOOR

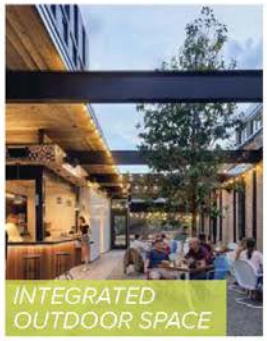
BUILDING INTEGRATED PLANTINGS

DECORATIVE COLORED METALS

GABLE ROOF FORMS

MASSING POP-OUTS TO CREATE FACADE DEPTH

FACADE EXTENSIONS TO CREATE OUTDOOR SPACE


INTEGRATED OUTDOOR SPACE

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 3

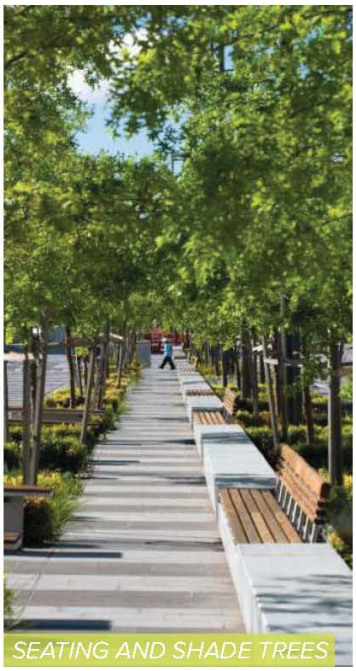
EXHIBIT J

ALL DISTRICTS | STREETSCAPE DESIGN

PAVING INDICATING PEDESTRIAN ZONES

AUTONOMOUS BUS READY

NATURAL PLANTINGS


SEATING AND SHADE TREES

TRAFFIC SOFTENING FEATURES

SEASONAL VARIETY

NATURAL BIO-SWALE FEATURES WITH PEDESTRIAN PATHWAYS THROUGHOUT

CURB INTEGRATED BIO-SWALES

GOLF CART FRIENDLY

EXHIBIT K

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN

PEDESTRIAN ALLEYWAYS

PEDESTRIAN SCALE GROUND LEVEL MASSING

VARIETY OF MATERIALS AND LANDSCAPE

OPEN LAWNS WITH ART

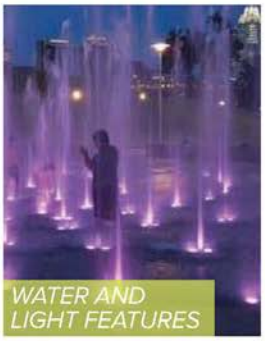
TIERED PUBLIC PLAZAS

OUTDOOR DINING

SPACES THAT OPEN TO THE OUTDOORS

SHADED SEATING

CONNECTING PATHS AND WALKWAYS


WATER AND LIGHT FEATURES

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT K : 1

EXHIBIT L

ALL DISTRICTS | LIGHTING DESIGN

ROUND AREA LIGHTING

DECORATIVE PEDESTRIAN LIGHTING

ROUND AREA LIGHTING

COLUMNAR AREA LIGHTING

ILLUMINATED SITE FURNISHINGS

ROUND AREA / PARKING LIGHTING

DECORATIVE UP-LIGHTING OF ARTIFACTS

COLUMNAR WAYFINDING LIGHTING

HALO AREA LIGHTING

SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT L : 1

EXHIBIT M

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN

DECORATIVE METAL MESH

GREEN WALLS

INTERWEAVING FORMS

METAL SCREENING

3DIMENSIONAL SCREEN

METAL PATTERNS

METAL AND GREEN WALL INTEGRATED

MESH AND GREEN WALL

GREEN WALL

VERTICAL FINS

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT M : 1

EXHIBIT N

ALL DISTRICTS | INSPIRING ARTIFACTS

DECORATIVE UP-LIGHTING OF ARTIFACTS

SPACE EXPLORATION - HORIZONTAL DISPLAY

SPECIAL LIGHT SHOWS AT ARTIFACTS

MILITARY / SPACE ARTIFACTS

SPACE EXPLORATION - VERTICAL DISPLAY

PROTECTIVE DISPLAY FENCING AT ARTIFACTS

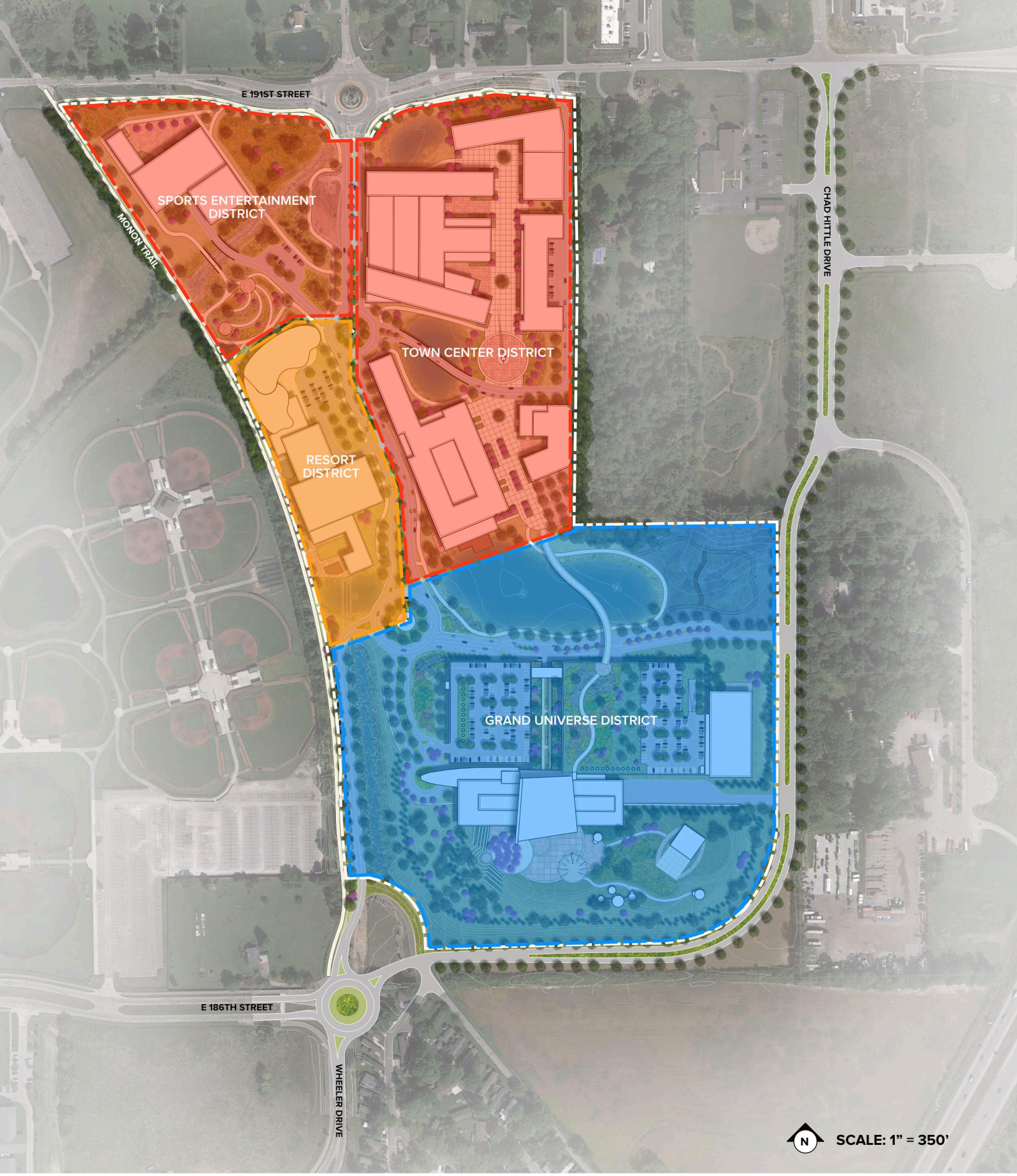
EXHIBIT O

PROHIBITED USE LIST

- **Auction Room**
- **Garden and Lawn Center**
- **Mortuary**
- **Freestanding Fast-Food Restaurants with Drive-Thru**
- **Specialty Restaurant with Drive-Thru**
- **Religious Institution**
- **Data Processing/Call Center**
- **Nursery**
- **Assisted Living Facility**
- **Hospice**
- **Nursing Home**
- **Childcare/Daycare Center, except as ancillary use to a permitted use**
- **Auto Parts Sales**
- **Superstore**
- **Variety Store, except as ancillary use to a permitted use**
- **Furrier Shop**
- **Tobacco Shop, except for Cigar Store or Cigar Bar**
- **Special Exception Uses**
- **Tattoo Parlor**
- **Piercing Studio**
- **Massage Parlor, except for spas**
- **Tanning Salon, except as ancillary use to a permitted use or spa**
- **Kennel or Animal Boarding or Animal Daycare Facility**
- **Automotive Repair and Servicing**
- **Refund Anticipation Loan Lenders, Title Loan Businesses, Short-Term Loan Providers**
- **Cash for Precious Metal Stores and Pawnshops**
- **Adult Entertainment Businesses, including Adult Cabaret, Adult Store, Adult Theatre or the sale of new or used Adult Material**
- **Retail Sale of Paraphernalia Used to Ingest or Use Illicit or Recreational Drugs**
- **Retail Gun Sales**
- **Second Hand or Government Surplus Store**
- **Mattress Store**
- **Retail Wireless Communications Store**
- **Retail Establishment Selling or Advertising Primarily "Dollar" Merchandise**
- **Flea Market, Consignment or Used Goods Store**
- **Public Laundromat or Dry-Cleaning Processing Plant**
- **Animal Clinic or Pet Store**
- **Businesses that Emit Noxious Odors**
- **Freestanding Billboard Advertising**
- **Self-storage Facilities**
- **Fireworks Stores**

The following uses shall be permitted, but only as part of a mixed-use building or inline tenant building. The following uses shall be under 6,000 sf.:

- **Building Finishes Store**
- **Department Store**
- **Furniture Store**
- **Grocery/Supermarket, however sundries stores shall also be permitted in a hotel**
- **Home Electronics/Appliance Store**
- **Office Supply Store**
- **Sporting Goods Store**
- **Banks/Credit Unions/Savings and Loan**
- **Drug Store, however sundries stores shall also be permitted in a hotel**
- **Mail Order Store**
- **Antique Shop**
- **Hardware Store**
- **Hobby Shop**
- **Printing/Photocopying**
- **Shoe Sales/Repair**



CONCEPT PLAN | DISTRICT ZONING

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN

browning day

GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

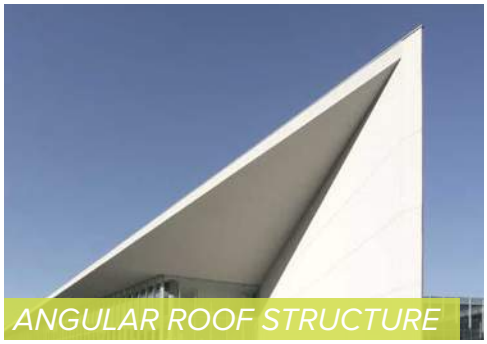
CONCEPT PLAN | LANDSCAPE MASTER PLAN

browning day

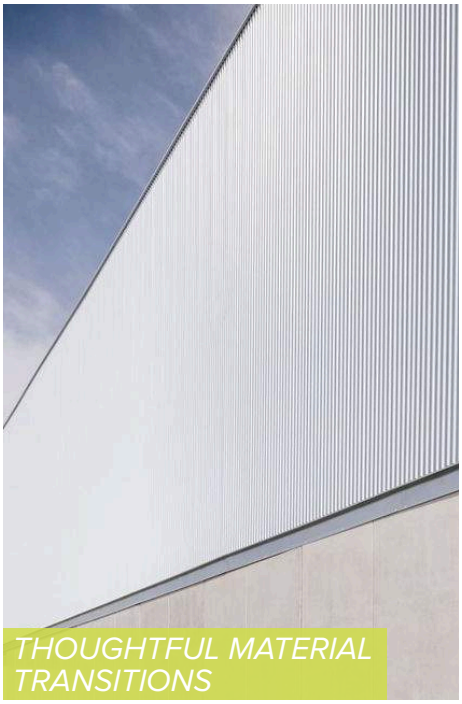
GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

MATERIAL PATTERNS WITH SHADOW AND DEPTH



ANGULAR ROOF STRUCTURE



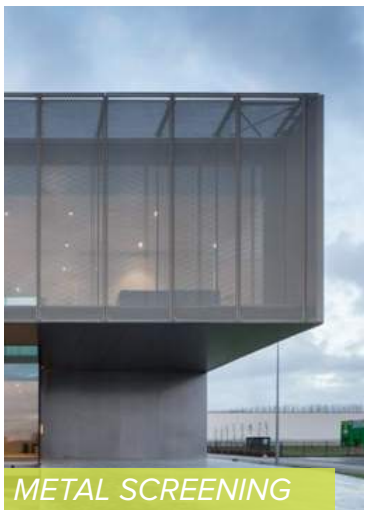
THOUGHTFUL MATERIAL TRANSITIONS

EXTERIOR WALKWAYS AND BALCONIES

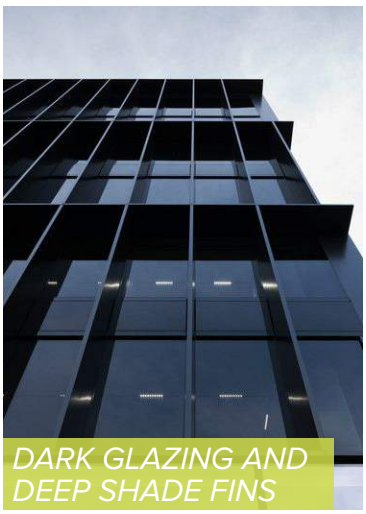
PRECAST CONCRETE WITH DECORATIVE FORMWORK

ARCHITECTURAL CONCEPT MASSING AND SCALE

EXPOSED STRUCTURAL STEEL

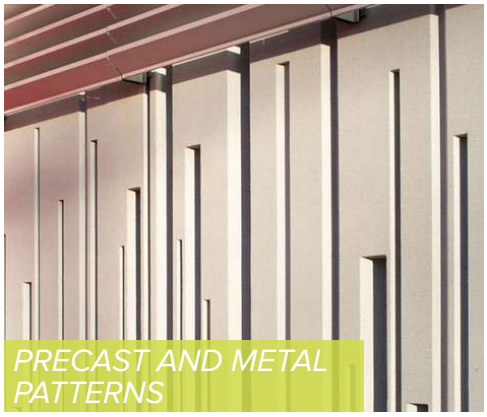


METAL SCREENING

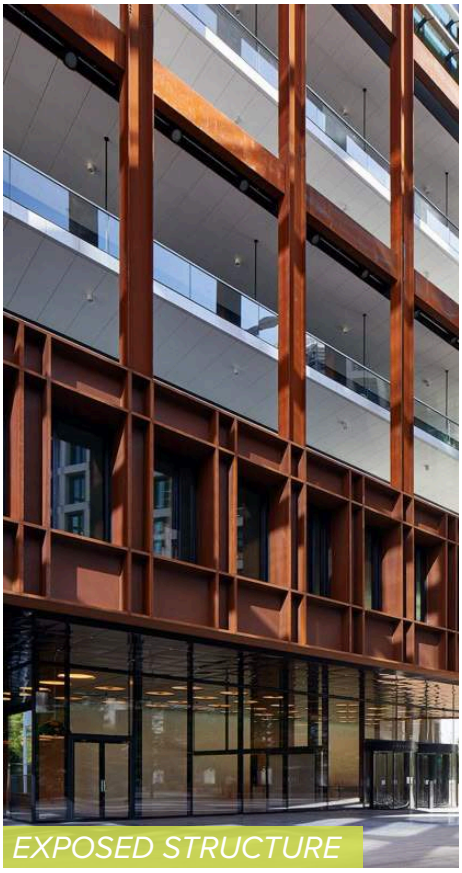


DARK GLAZING AND DEEP SHADE FINS

CONTRASTING MATERIAL PATTERNS



PRECAST AND METAL PATTERNS



EXPOSED STRUCTURE

TRANSLUCENT PANELS

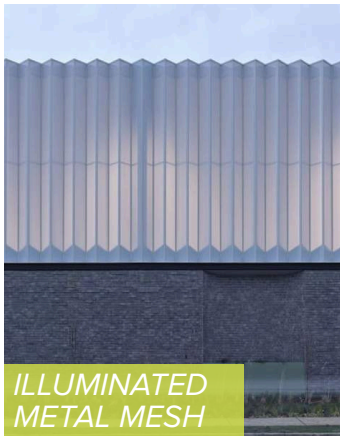
ANGULAR OVERHANGS

GLASS WALLS

ARCHITECTURAL MASSING AND SCALE

LARGE MASSING VOLUMES INTEGRATED WITH GLAZING

FACADE DEPTH AND SHADOW



ILLUMINATED METAL MESH

NATIVE PERENNIAL PLANTINGS

INTEGRATED LANDSCAPE

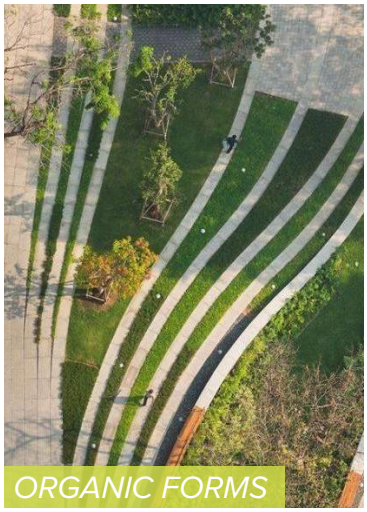
BIO-RETENTION

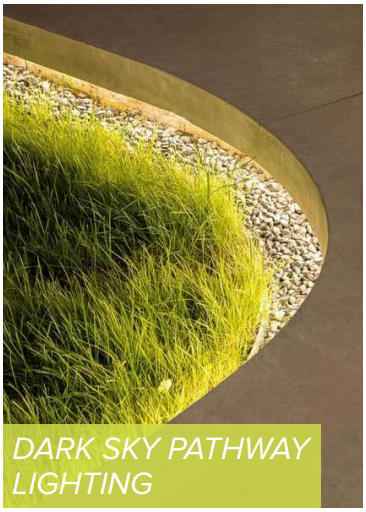
UNIQUE TOPOGRAPHY

NATURAL STORM WATER SOLUTIONS

NATIVE PRAIRIE PLANTINGS

LITTORAL EDGE


ORGANIC FORMS


DARK SKY PATHWAY LIGHTING

CURVED GLASS FACADES

OUTDOOR DINING

ANGULAR DECORATIVE METAL

ORGANIC MASSING

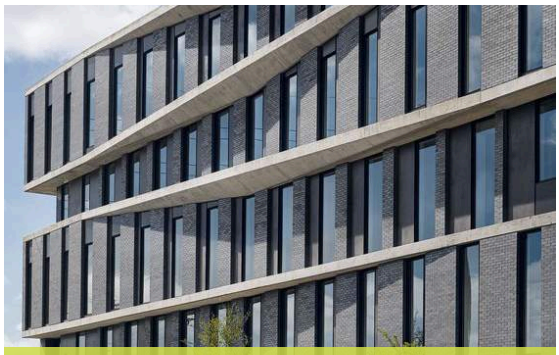
ORGANIC FORMS

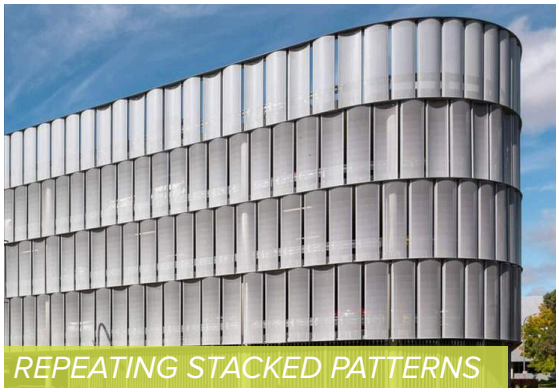
METAL PANEL FACADE ELEMENTS

CURVED GLAZING

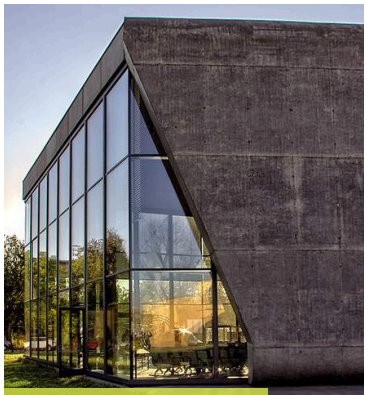
SHADE FINS

CURVED DECORATIVE METAL FACADE CLADDING


DECORATIVE MASONRY AND GLASS


REPEATING STACKED PATTERNS

CURVED MASSING AND BUILDING INTEGRATED ACCENT LIGHTING / BRANDING



LARGE GLASS FACADES

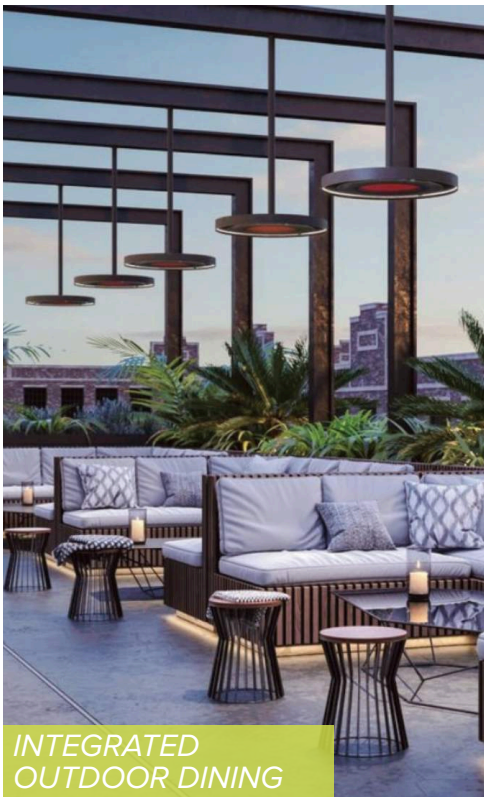
OUTDOOR PLAZAS

INTEGRATED SIGNAGE

ANGULAR ROOF FORMS

BRIGHT COLOR CONTRASTING MATERIALS

EXPRESSED STRUCTURE



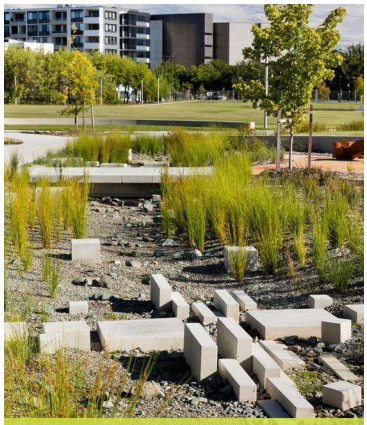
INTEGRATED OUTDOOR DINING

CURVED GLASS AND DEEP FACADES

INDOOR-OUTDOOR SPACES

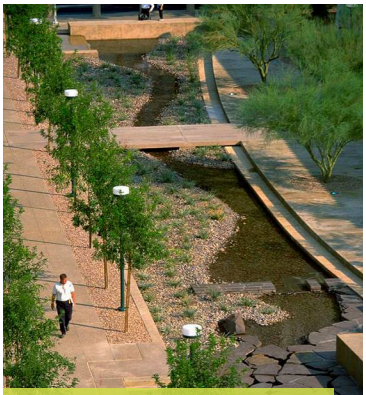
CURVED MASSINGS

INTEGRATED STORM WATER SYSTEMS



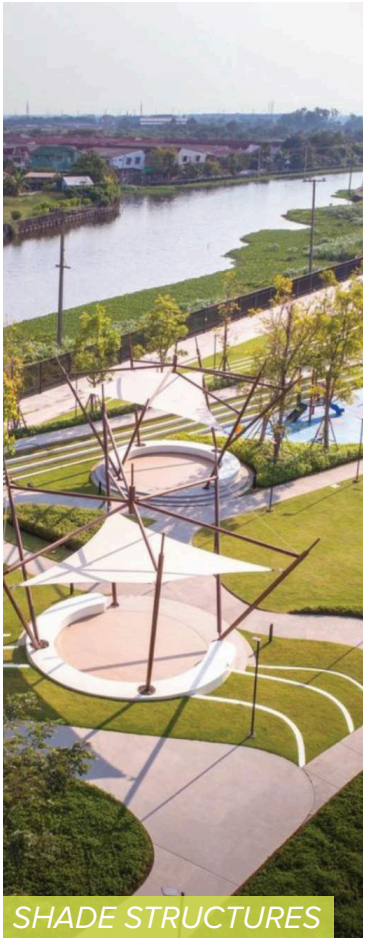
STONE BLOCK ACCENTS

NATURAL RIVER STONE WATERWAYS



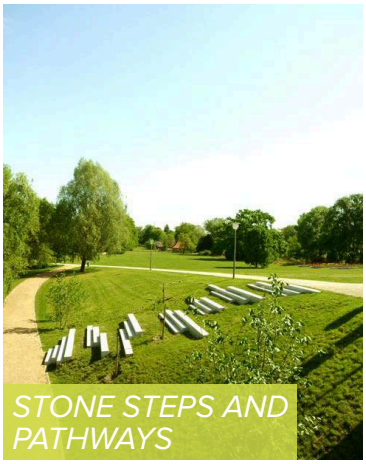
DECORATIVE STORM WATER FEATURES

NATURAL BIO-SWALE FEATURES



SHADE STRUCTURES

TERRACED LANDSCAPE DESIGN



STONE STEPS AND PATHWAYS

UNIQUE LANDFORMS

BREAKOUT PLAZA SPACES

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER

LARGE GLASS WINDOW PATTERNS

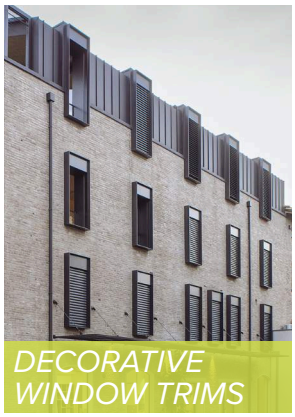
HIGH QUALITY METAL PANELS

RETAIL USES INTEGRATED INTO ARCHITECTURE

HUMAN SCALE FACADE PROPORTIONS

HIGH QUALITY BRICK

DECORATIVE METAL BALCONIES



DECORATIVE WINDOW TRIMS

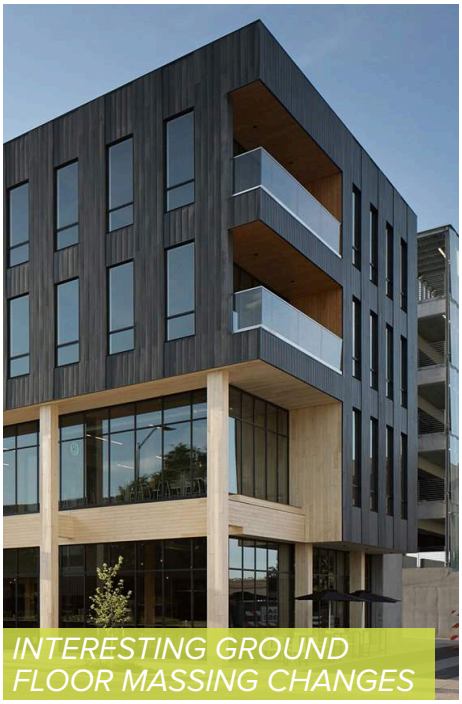
CLEAR MASSING AND SCALE

FACADES BROKEN UP BY CONTRASTING MATERIALS

GABLE ROOF FORMS

SIMPLE ARCHITECTURAL MASSING CHANGES

HIDDEN UPPER STORIES



INTERESTING GROUND FLOOR MASSING CHANGES

ARCHITECTURAL REVEALS

MIXED ROOF FORMS

MASSING USED TO CREATE INTERESTING OUTDOOR VOLUMES

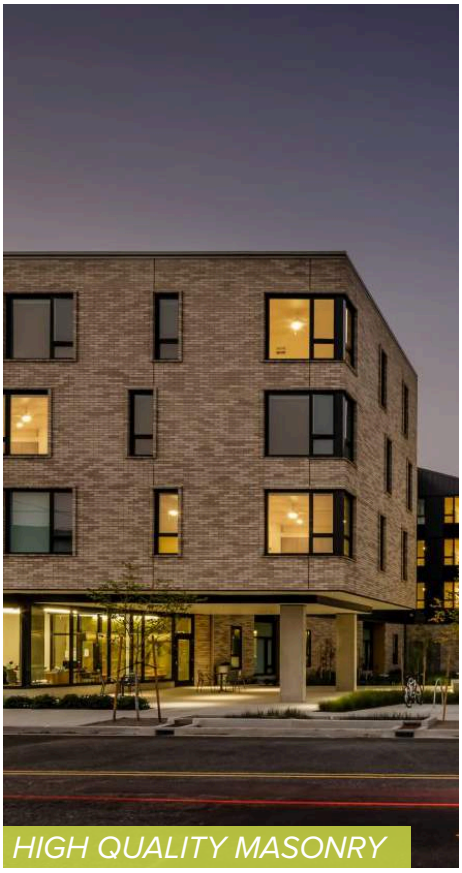
EXPOSED STRUCTURE TO CREATE OUTDOOR SPACE

WOOD CLADDING

CONTRASTING GROUND LEVEL MATERIALS

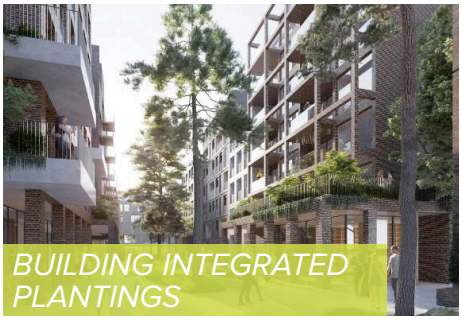
VARIETY OF ROOF FORMS TO BREAKUP FACADES

TIERED MASSING TO STEP BACK FROM PUBLIC REALM



HIGH QUALITY MASONRY

CONTRASTING UPPER FLOOR



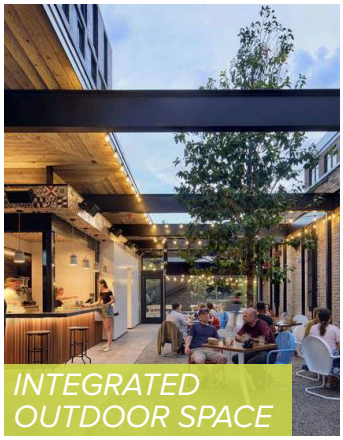
BUILDING INTEGRATED PLANTINGS

DECORATIVE COLORED METALS

GABLE ROOF FORMS

MASSING POP-OUTS TO CREATE FACADE DEPTH

FACADE EXTENSIONS TO CREATE OUTDOOR SPACE



INTEGRATED OUTDOOR SPACE

PAVING INDICATING PEDESTRIAN ZONES

AUTONOMOUS BUS READY

NATURAL PLANTINGS

SEATING AND SHADE TREES

TRAFFIC SOFTENING FEATURES

SEASONAL VARIETY

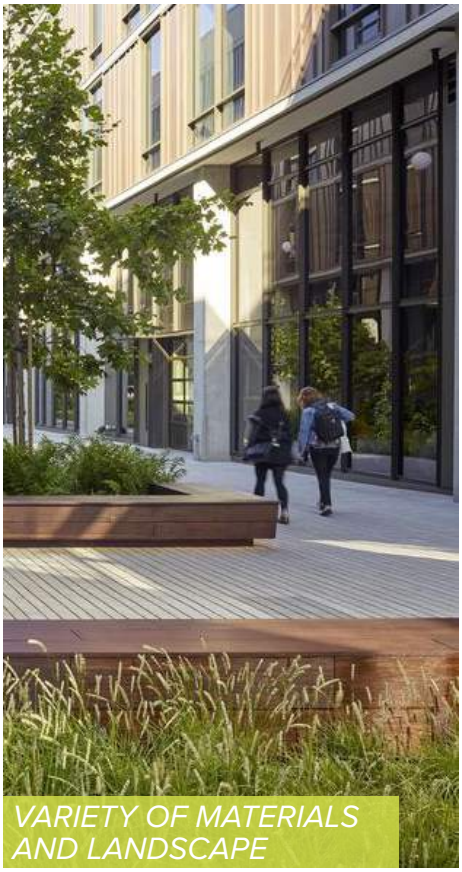
NATURAL BIO-SWALE FEATURES WITH PEDESTRIAN PATHWAYS THROUGHOUT

CURB INTEGRATED BIO-SWALES

GOLF CART FRIENDLY

PEDESTRIAN ALLEYWAYS

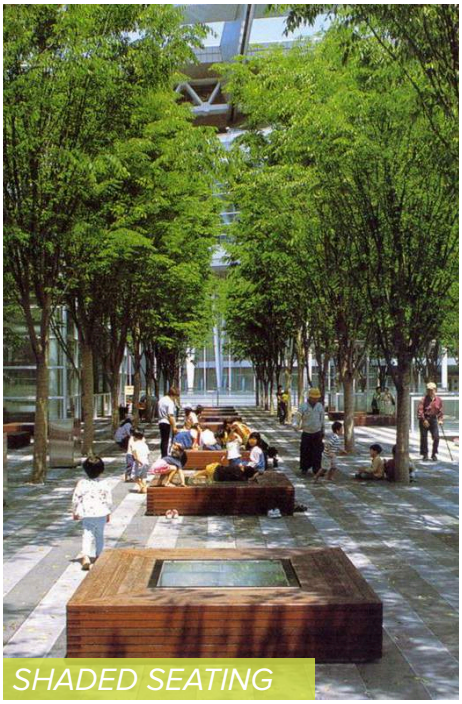
PEDESTRIAN SCALE GROUND LEVEL MASSING



VARIETY OF MATERIALS AND LANDSCAPE

OPEN LAWNS WITH ART

TIERED PUBLIC PLAZAS

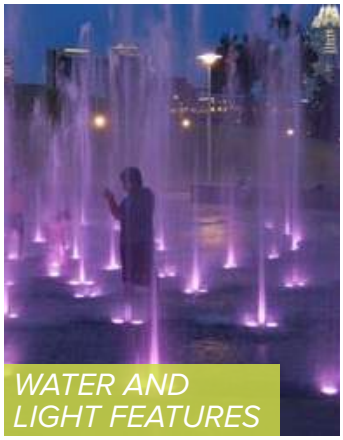


SHADED SEATING

OUTDOOR DINING

SPACES THAT OPEN TO THE OUTDOORS

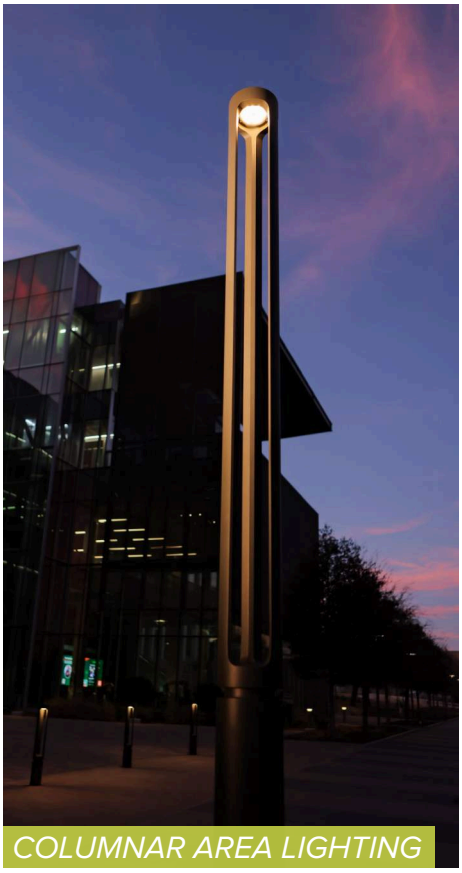
CONNECTING PATHS AND WALKWAYS



WATER AND LIGHT FEATURES

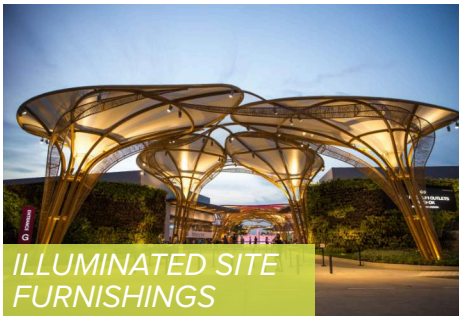
ROUND AREA LIGHTING

DECORATIVE PEDESTRIAN LIGHTING



COLUMNAR AREA LIGHTING

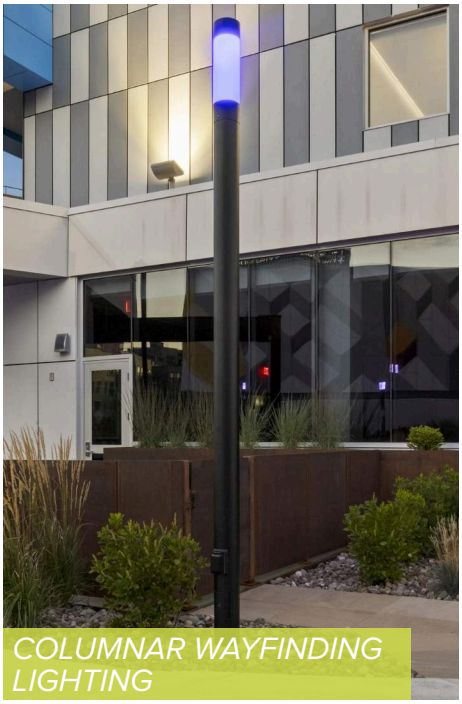
ROUND AREA LIGHTING



ILLUMINATED SITE FURNISHINGS

ROUND AREA / PARKING LIGHTING

DECORATIVE UP-LIGHTING OF ARTIFACTS



COLUMNAR WAYFINDING LIGHTING

HALO AREA LIGHTING

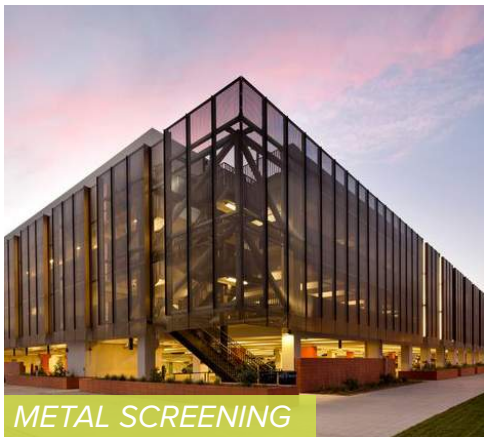
SPECIAL LIGHT SHOWS AT ARTIFACTS

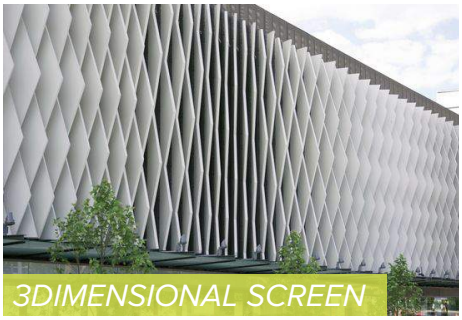
NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT

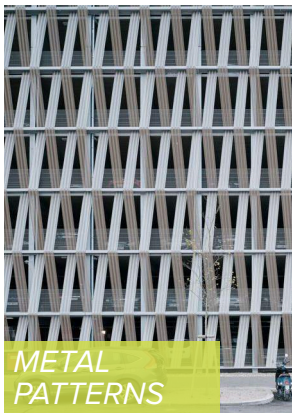
DECORATIVE METAL MESH

GREEN WALLS

INTERWEAVING FORMS


METAL SCREENING


3DIMENSIONAL SCREEN


METAL PATTERNS

METAL AND GREEN WALL INTEGRATED

MESH AND GREEN WALL

GREEN WALL

VERTICAL FINS

DECORATIVE UP-LIGHTING OF ARTIFACTS

SPACE EXPLORATION - HORIZONTAL DISPLAY

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PROTECTIVE DISPLAY FENCING AT ARTIFACTS