April 8, 2014

Dear Westfield APC, City Council, Mayor Cook and Oak Park Neighbors,

One important point that was not made last night at the APC meeting was about a concern of a "proposed" construction road that was said by the petitioner to be 'a possible solution' for the second assess road for the new infill rezone SF-2.

I spoke to Dr. Bob Habig yesterday before the meeting about this proposed construction road. He told me that he had asked the baseball and soccer teams their feeling about this proposed construction road and the impact it would have on their teams. Bob stated that they rejected the idea of a construction road and the baseball team went as far to say that if this road was constructed and used during their games that they would not use the north diamond.

Bob went on to say that he felt the proposed construction road would have a "compaction issue". This proposed construction road would be 1200 feet long to the edge of the proposed SF-2 land and another 250 feet to the proposed round about on the east side of the property. The Habig Fields flood regularly and it is not uncommon to see standing water in the parking lots. The land has natural springs on it that run year round, there would need to be a bridge built to get heavy construction equipment across the stream that runs most of the year from the Oak Park neighborhood.

The soccer season runs from early spring to late fall. The wettest time of year would be in the spring and fall and the roads would need to be constructed to hold heavy traffic. Imagine if you were a construction worker trying to get to work and the road you were told to use was flooded, wet, snowy, and impassible. Where would you go to get to work? The answer is they would not use this entrance and go to the 161st entrance (only entrance) and drive straight to their job site. This proposed road on the Habig property is a smoke screen to prevent from building the second entrance to our neighborhood.

The entrance from the Pedcor property to Carey road would cause a real safety concern for the players but allow the parents that are trying to get in and out of this dangerous spot on Carey Road. The slope from north to south is blind for this entrance and cars naturally accelerate when they drive down this hill. This entrance is a safety concern.

For the petitioner to suggest that this is an alternative to a permanent road that would connect to Oak Road is simply not safe or practical. I believe the petitioner is looking for ways not to build the permanent road that would allow the construction traffic and residential traffic to flow from the west cul de sac to Oak Road.

I ask you to consider these reasons why the "proposed" road on Habig's Field is unsafe and not practical and reject the proposed infill SF-2 zoning in our existing neighborhood.

Safety Concern: After recently speaking to the Westfield Fire Marshall I asked him about the second road. He told me that the city specs allow for one egress and ingress for this proposed rezone, but that personally he "highly recommends that this second road be built for fire protection purposes". In speaking to Westfield City Councilor Bob Smith, a former Westfield Fire Chief, he too recommended the second road for fire safety reasons.

Submitted: David Mueller, 2812 Oak Park Circle, Westfield, IN 46074 - 317.896.9300

Westfield Advisory Plan Commission
April 21, 2014 7:00 PM

John Ludwig Comments:

Good evening. My name is John Ludwig and my wife Beth and I live at 3155 Joshua Circle here in Westfield. Our home is located on the East side of Oak Park on Lot 24 and we designed and built our home with Estridge Custom Homes and moved in in November of 2000.

Before I get started with my comments about the proposed rezoning, I would like to thank the Advisory Plan Commission and the Westfield City Council for all of the time and energy they have spent on the proposed rezoning as well as their general service to the City of Westfield.

With regards to the proposed rezoning, rather than repeating all of the comments that have been made previously by our Oak Park representatives, I would like to state that I am in complete agreement with their comments including, but not limited to, those made in relation to the need for a second entrance, the potential lack of turn around space for emergency vehicles, and the importance of architectural standards.

My wife and I have been blessed to be able to raise our four children here in Westfield and this amazing neighborhood. We previously lived in Carmel, but as our family grew in size, we were running out of space. As we looked around the Indianapolis area for other options, we found Westfield and this neighborhood and absolutely fell in love with Oak Park due to the lot sizes, the number of homes

in the community, the amenities, its location within Westfield and the broader Indianapolis community, and the fact that many of the lots were wooded. While I support the continued growth and expansion of Westfield, I think that it is important to do so in a measured, responsible and consistent manner.

As a result, I would like to express my deep concerns about the proposed rezoning. First and foremost, adding 22 lots on 21 acres in the middle of an existing neighborhood which has 32 lots on 57 acres will certainly alter the character of the area. Secondly, the proposed SF2 zoning is not appropriate infill zoning that is compatible in mass, scale or density to the long existing Oak Park neighborhood. Lastly, with what seems to be an increasing number of developments being created out of farmland and the general urbanization of Westfield, it is critically important to retain as much of the existing tree preservation area in order to provide the aesthetics, cleaner air, shade and wildlife that that can help offset the continuation of urban sprawl as well as serve as an important buffer for the existing homes and trails.

In conclusion, I think that Westfield is a unique community and it is the diversity of the neighborhoods and housing options that make it unique. I think there are plenty of neighborhoods in Westfield and the surrounding communities which already have the SF2 zoning designation. Do we really need to to add another one in the heart of Oak Park and change the very nature of this area? I do not think so. I think the broader Westfield community would be better served with extending the existing Oak Park standards to the infill area and providing a low density, high quality housing option to prospective Westfield residents. As a

result, I respectfully request that you recommend denying the proposed rezoning to SF2.

Thank you for your time.

Jennifer Miller

From: Nancy Anderson <njatops@me.com>
Sent: Tuesday, April 22, 2014 4:29 PM
To: Jennifer Miller; Chris Braun; Kevin M. Todd, AICP; Nancy Anderson; David mueller
Subject: Nancy Anderson speech 4/21/14
Attachments: revised speech.docx

Dear Jennifer,

Please share this letter with the APC and town council members.
Attached is my speech I presented 4/21/14 in opposition to the Oak Park rezone from AG SF1 to SF2. In my nervousness, I inadvertently handed you my copy with handwritten notes.
In addition, I would like to make additional comments to be shared with the APC and town council members please.
1. I incorrectly printed the name of Lisa Wendell on the petition. Linda Wendel gave me permission to write her name on the petition because she was out of state at the time.
Last night, moments before the public hearing, Linda Wendel signed the original petition and marked out Lisa Wendell. The copies given to the APC and Jennifer Miller do not have that correction.
2. On the agenda from 4/21/14,under the Oak Park rezone, it states "35.3 acres+/-" for rezone. Pedcor/Estridge has discussed all commitments with Oak Park HOA based on the acreage of 21.044 for rezone.
This discrepancy of roughly 14 acres up for rezone needs to be addressed and changed. It is my suspicion that Pedcor is wanting to rezone the entire property of 35.3 acres it now owns to SF2 so that at a later date they can proceed with their initial plan of developing 6 additional lots off of Oak Road. The developer does not want the Oak Park residents to know of this additional acreage currently up for rezone because this is the very acreage that would provide the road the HOA has requested to serve as a construction and permanent second entrance.
3. I did not have time at the public hearing to address another major concern of mine in this proposed rezone. The increased traffic coming past my home and 6 others along Oak Park Court and Circle will increase over 3 times if this path continues to be the only ingress/egress out the proposed rezone of Oak Park. As we endured the terrible tragedy in our neighborhood last December, we had a glimpse of how dangerous having only 1 entrance/exit for emergency vehicles into our neighborhood could be. The traffic became almost overbearing during that 2 week period.
Oak Park Court has not had construction traffic for over 10 years since the last home finished construction. It is unacceptable to expect the current neighborhood to absorb all the construction traffic from 7 am to 7 pm for the next 3 to 5 years while building 23 additional infill homes Not to mention the safety concerns of our children waiting for the school bus or walking to our neighborhood amenities along Oak Park Court and Circle which do not have sidewalks.

I again ask you to not approve or recommend the Oak Park rezone as proposed.

I greatly appreciate the public hearing on 4/21/14 which allowed my neighbors and myself to state their concerns in regard to this rezone.

Thank you,
Nancy Anderson

Nancy Anderson
Address 15941 Oak Park Court
Lot 9
18 years-1996
It is scary standing here in front of my friends and neighbors speaking to you
It is scary opposing a big investment company when you are a small neighborhood with limited time, resources, and money
But I stand here tonight without any reservation asking that you **oppose** this rezone to preserve the values of our homes and the quality of life my neighbors and I bought into.
This infill development would remove all the green space in the very heart of our community.
Their proposal not only tears up the heart of our established neighborhood for the next 3 -5 years with enormous amounts of construction traffic but it **does not** add any value or improvements to the existing community either.
There are 8 homes in Oak Park that look out over the horse pasture, the land the petitioner wants to rezone to SF2.
Let's be honest. These 8 homes, 1 of which is mine, are going to lose **significant** home value because they once looked out on a horse pasture that will be replaced with homes on smaller lots.
I am **very concerned** that the petitioner has given commitments to you, the APC, that have not been agreed to by the Oak Park residents. Oak Park residents

came up with an initial list of working commitments to negotiate with the petitioner which the petitioner redlined and **completely** removed our **three most important requests** of
#1. A second point of ingress/egress into the new development off of Oak Road;
#2. All construction traffic shall exclusively use the Oak Road entrance into the development and,
#3. 1 acre plus lots with custom homes consistent with the rest of Oak Park
And to this very day, they **refuse** to negotiate these most important needs of the existing neighborhood.
In fact, the petitioner has made **very little compromise or change** from their initial presentation to the Oak Park residents back in January.

So I bet you are asking what would it take to bring the existing neighborhood and the petitioner to an agreement? The answer is very straightforward and simple from the Oak Park HOA. We want to maintain the value of our homes with lot sizes and custom (not production) but **CUSTOM** built homes that are congruent in mass, density, materials and architectural style of what we have now.
We want to maintain the safety of our existing streets by requiring a construction entrance off of Oak Road that would also serve as a permanent second ingress/egress into the new development.
We have been quite reasonable in our efforts to reach an agreement with the Petitioner. The Petitioners

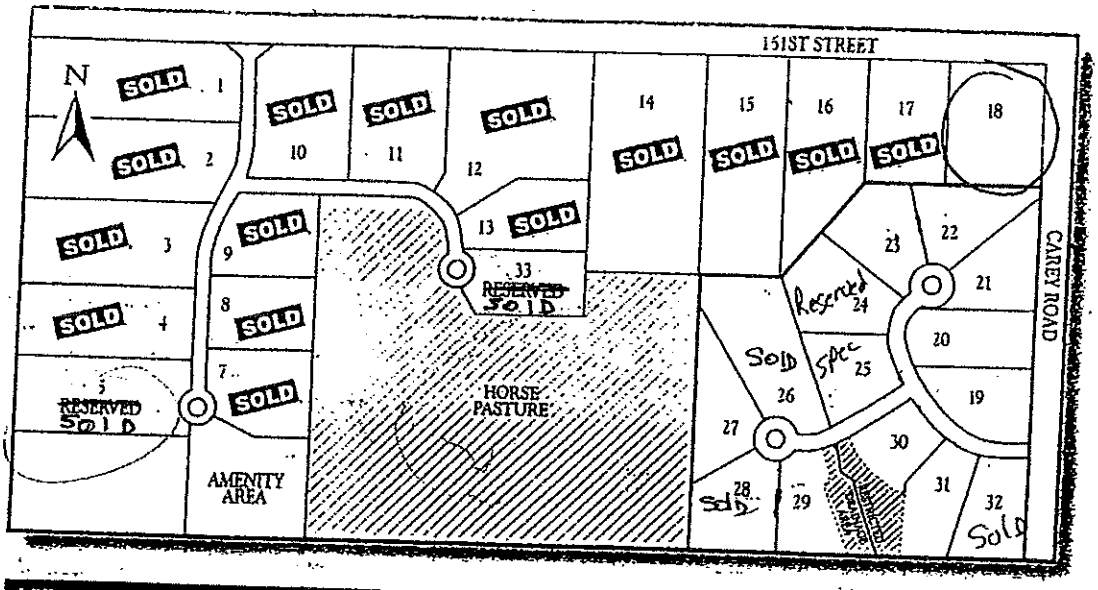
refusal to commit to these three threshold items leaves us with no choice but to **OPPOSE** this rezoning petition. Since January we have been clear that any infill development in Oak Park would require single family homes consistent with the character, quality and lot sizes of the existing Oak Park neighborhood. If agreed to by the petitioner we would welcome the infill development of single family homes into the HOA as long as they agree to abide to Oak Park HOA's Declaration of Covenants, Conditions, and Restrictions. **I have a petition to give to you now signed by 93% of the Oak Park residents that support these positions.**

In closing I ask you on behalf of Oak Park's residents on this petition to vote down the petitioner's request to rezone Oak Park's horse pasture, the definition of the neighborhood, into a SF2. Please do not recommend this rezone proposal.

Thank you.

OAK PARK. A private luxury community with amenities that include a two acre community park with a 25 meter pool, cabana with restrooms and entertainment area. A children's playground, tennis courts and a 3/4 length basketball court are also featured in the community. Oak Park is adjacent to a working horse farm that features 30 acres of scenic pasture.

While having a true country feel, Oak Park is five minutes from major shopping and St. Vincent Carmel Hospital, one mile from U.S. 31 and is in the Westfield School Corporation. Utilities include Hamilton Western Water, Westfield Sewer, Indiana Gas, and PSI Energy.



LOT NO.	PRICE	APPROX. ACREAGE
5 Sold	92,500	1.800
18	74,800	1.810
19	65,000	1.000
20	79,900	1.108
21	74,900	1.062
22	79,900	1.062
23	84,900	1.109
24 Sold	94,900	1.197
25	84,900	0.944
26 Sold	119,900	1.813
27	104,900	1.076
28 Sold	99,000	1.173
29	94,900	0.808
30	84,900	0.702
31	84,900	0.882
32 Sold	65,000	1.000

Homesite prices, availability, and information are subject to change without notice.
** All lots require grinder pumps for sewer not included in lot price*

DIRECTIONS

Located at Oak Road and 161st Street. From U.S. 31, go east on 161st Street 3/4 of a mile to Oak Road.

DEVELOPER'S REQUIREMENTS

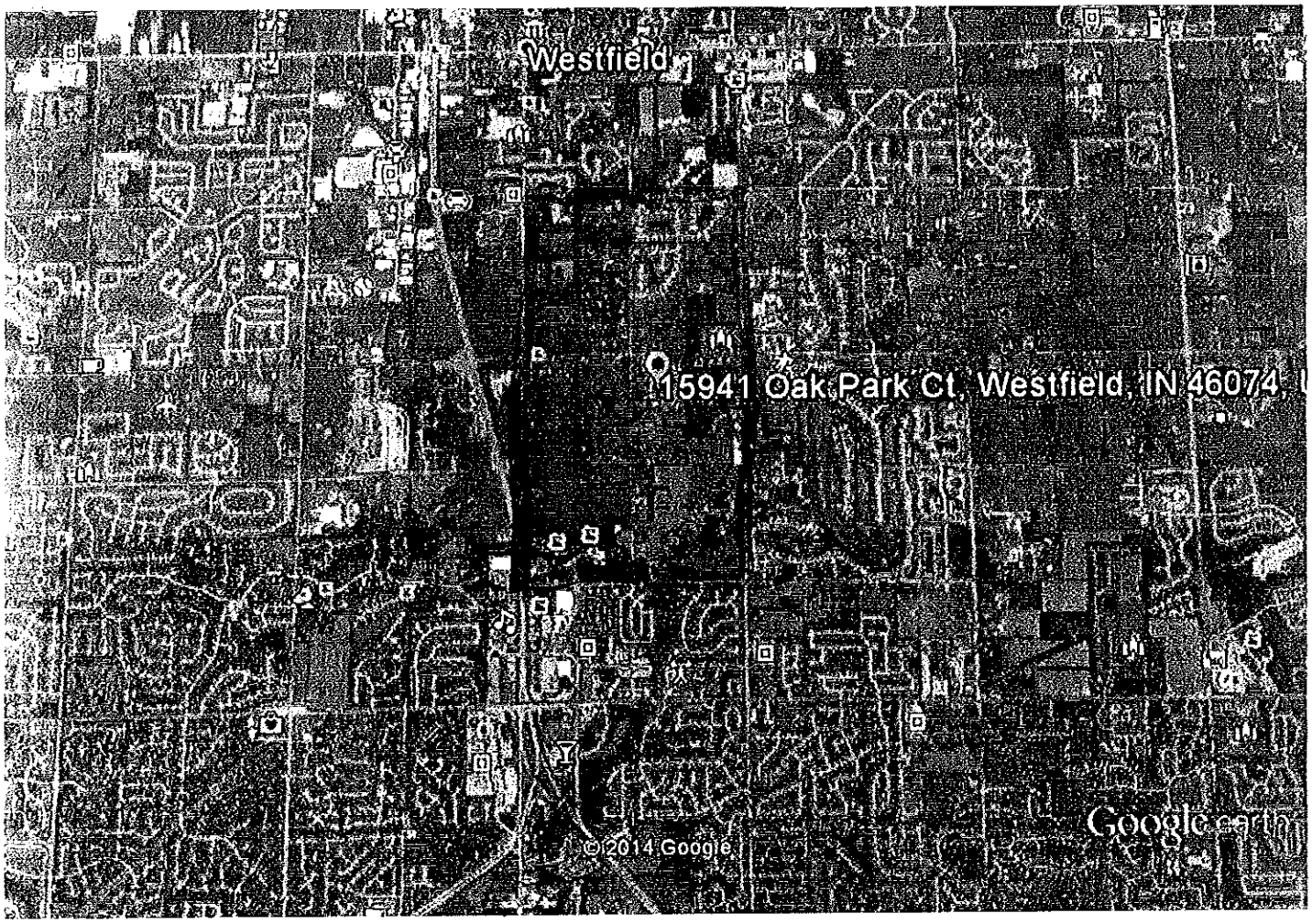
- Minimum home size is 3,000 square feet of living space.
- All plans must have the approval of the developer.

RESERVATION REQUIREMENTS

- A homesite can be held for seven days at your request with a $1,000 refundable deposit.
- To hold a homesite for 30 days requires a 5% deposit.
- Ask developer for additional details.

OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.



Google earth

miles 2

km 4

Oak Park Homeowners Association, Inc. Petition

We, the undersigned, being owners of residential homes and lots in the Oak Park community and members of the Oak Park Homeowners Association, Inc. ("HOA"), hereby state that we:

1. Oppose the request filed by Pedcor Investments to rezone approximately 21 acres of real estate located in the middle of the existing Oak Park neighborhood from AG-SF1 to SF-2. The request is contrary to the Westfield and Washington Township Comprehensive Plan because the proposed lots and homes are not compatible in mass, scale, density, materials and architectural style of the existing Oak Park neighborhood.

2. The proposed rezoning adversely affects the existing Oak Park neighborhood with its proposed infill development which seeks to significantly change the use and zoning of the adjacent horse pasture from the AG-SF1 District to the SF-2 District;

3. Do not oppose the infill development of single family homes consistent with the character, quality and lot sizes of the existing Oak Park neighborhood with one permanent point of ingress and egress from 161st Street and one permanent point of ingress and egress from Oak Road;

4. Do not oppose the infill development of single family homes that are consistent with the (a) Oak Park HOA's Declaration of Covenants, Conditions and Restrictions, as amended ("Covenants"), and (b) the requirements of the Town of Westfield and Hamilton County; and

5. Do not oppose allowing the purchasers of the infill development of residential homes to become members of the Oak Park HOA, subject to the amended Covenants.

Dated this 3rd day of April, 2014.

Owner:

Cindy Love
Brad Love 15925 Oak Park Ct Lot #8
Name and Address

Anthony Anderson
Tony + Nancy Anderson 15941 Oak Park Ct. lot 9
Name and Address

LOT 22 Corey Fillip
COREY & MARY FILLIP, 3104 JOSHUA CIR
Name and Address

Ann Bates, 15901 Billiter Ct, Westfield, IN 46074
Name and Address

Laurie Annan
Kingsley & Laurie Annan 15915 Billiter Ct. Westfield IN 46074
Name and Address

Gary + Lisa Bledsoe 3101 E. 161st St., Westfield In 46074
Name and Address

Brian and Paula Sanders 15922 Billiter Ct, Westfield IN 46074
Name and Address

Kirsten + Cheryl Sistevaris 16016 Oak Park Ct Westfield 46074
Name and Address

lot 30
Scott + Kim Livingston 3207 Joshua Circle
Name and Address

Stacy Miller
Westfield
Mike and Stacy Miller 15936 Oak Park Ct Lot 3 46074
Name and Address

Lisa Uesugi + Karl Uesugi 15929 Biliter Ct lot 29
Name and Address

Julie + Barry Barnes
Julie + Barry Barnes 3131 Joshua Circle lot 23
Name and Address

Scott & Kim Sewell, 2702 OAK PARK CIR. LOT 10

Vicki T. & Rhonda [illegible], 2728 OAK PARK CIR. LOT 11
Name and Address

Ralph & ~~Lisa~~ Linda Wendel 6032 Oak Park Ct. lot 1
Name and Address

Lisa & Adam Hirschfeld 3175 Joshua Circle lot 25
Name and Address

Jon Finley 15920 Oak Park Court
Name and Address

John & Beth Ludwig 3155 JOSHUA CIR., LOT 24
Name and Address

Don & Sovey Cox 15909 OAK PARK CT., LOT 7
Name and Address

Chris & Trish Brown, 3029 E. 161st ST., LOT 15
Name and Address

Richard & Rubi Hehner, 3127 E. 161st ST., LOT 17
Name and Address

[illegible] & Mary Beth Mueller 2812 Oak Pk Circle, LOT #12 4/9/2014
Name and Address

[illegible] 3130 Joshua Circle Lot #8
Name and Address

Jerod Perhacs 3233 Joshua Cir. Lot 32
Name and Address

[illegible] Lori Heath 3215 Joshua Cir
Name and Address

Martin + Vrebi Smart Lot 13

Name and Address

Lot #5
15908 Oak Park Ct

Name and Address

Fritz Woener 3160 Joshua Circle Lot #20

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

Name and Address

G09/A9000-A9500/9038Amh

APC 4.21.2014 OAK PARK infill.
Mic Mead 15466 Oak Rd, Westfield 22 yr old
I am a Board member of the Washington Township Neighborhood Trust -a volunteer association of non HOA homes in the SE quadrant of WF.

I have 2 points to make.

The 1st has to do with a fire fighting need & the other with a matter of honor.

I personally do not wish for the neighbor's requested new street into Oak Road, but ANY infill here
makes NO sense without it.

I have a request related to the new street. For nearly a MILE & a half of Oak Rd that was annexed to WF in 1992, there has never been a fire hydrant -
---none for 1.4 miles of Oak Rd..
I don't think you'd like THAT
for your neighborhood.

If this infill is approved with this street extension, please make it a condition to require ~~one~~ a hydrant at its intersection w/ Oak Rd.

[hold]

But of more import, this proposal to infill
Oak Park w/ smaller lots of a different feel
----is i r r e s p o n s i b l e !

An infill project here should probably be
approved BUT CERTAINLY NOT
AS PROPOSED.

How many in this hall feel a commitment
was made when they ~~you~~ bought in,
~~that the developer would keep the lot sizes~~
~~on the 2 cul-de-sacs consistent ???~~

and that any infills would maintain
the atmosphere that large lots provide ???
~~How many ?~~

~~[my hand up]~~

It's a matter of HONOR
FOR THE DEVELOPERS
AND THE CITY
TO FOLLOW THRU
AND NOT NOW CHANGE
FROM THE INSIDE OUT
the nature of this very fine
stable neighborhood. [hold]

Thank You.

April 5, 2014
Victor T. & Rhonda M. Isbell
2728 Oak Park Circle, Westfield, IN 46074

Dear Westfield Planning Commission:

Re: Pedcor Investments Petition 1402-REZ-01

We are the original "homeowners" of lot 11 in Oak Park. Prior to moving to Westfield, we lived with our children in Carmel for over 10 years. We had a growing family and were trying to find a home with a little more room, lots of green space, and plenty of trees and tranquility. Unfortunately, we could not find that home in Carmel—but we did find it in Westfield! We found Westfield appealing—it offered something different--and the town folks seemed to really appreciate and value their lifestyle and almost park-like surroundings. This search, described above, started in the mid-1990's—and we ultimately built our home in the spring of 1997 in the unique, park-like environs of *Oak Park*—a fitting name for our new neighborhood--spread-out over nearly 57+ acres of country estate charm.

Unique—is the operative word to describe our neighborhood. In fact, if you take the mile drive north up Oak Road from 151st you will see, both to your left and right, large open green spaces, lovely tall pine trees and houses sprinkled-in here and there. The Estridge Company posted large signs at the corner and entrances to Oak Park with signage indicating "1-3 acre home sites"—a distinguishing characteristic of the development. Within several years, 32 new homes sprouted within the white fence boundaries of Oak Park and only one lot remained unsold—until it was acquired by the city for the new roundabout.

Lots sizes were/are all well within SF1 zoning with an average lot size well over 1.6 acres—and, I think most people would agree, represent the defining and unique characteristic of Oak Park—large country lots, with little traffic and quiet living.

Smack dab in the middle of our horseshoe-shaped development is an infill area called the "horse pasture"--about 21 acres & referenced in the re-zoning request. Back in 1996, this area was clearly identified as an area with potential future development—within Oak Park. It was owned by Estridge—it was substantially listed on the Oak Park plat layout/development map and, Estridge employees sold us our lot with the understanding that any future development would adhere to the building restrictions established by the Declaration of Covenants, Conditions and Restrictions for Oak Park—dated Nov. 17, 1994 by Paul Estridge Jr., Furthermore, this is supported by paragraph Q on page 5—"Real Estate" applied to all the real estate and only excluded lot 6 from the development map—a lot reserved for an Estridge family member. Moreover, we felt secure knowing lot 33, also shown on the Oak Park development map, (extending partially within the northern portion of the horse pasture--& yet to be developed), clearly showed Oak Park Circle extending beyond the dead-end stub (as it currently exists)—into a very clearly defined cul-de-sac. All this supports the notion that:

1. Homeowners/lot owners—made buying decisions to pursue a lot and/or home in Oak Park with a pretty good understanding of what future development activity might look like within the area identified by the Oak Park plat layout/development map and,
2. Development <u>within the horse pasture (if any) would be very limited and governed by the existing covenants and zoning to maintain the unique characteristics of the neighborhood.</u>

We are supportive of well thought-out future development in this infill area—snuggled in the middle of Oak Park. We simply insist Estridge/Pedcor abide by the original agreements and covenants Estridge established with homeowners when the Estridge Companies were actively selling and promoting the Oak Park development. We respectfully ask that you reject any petition for re-zoning that could harm our community's unique character and/or is contrary to our long-held covenants and agreements.

Sincerely,

Victor T. & Rhonda M. Isbell

Good evening.

My name is Michael Miller, and I have lived at 15936 Oak Park Ct, lot number 3 since 2007 and in Westfield since 2001. I wish to thank the commissioners for allowing me an opportunity to voice some of my concerns this evening, and kindly request they also read and fully consider the letter I sent to Jennifer Miller on April 3rd.

For several years prior to 2009, Estridge Custom Homes had 2 large signs on Carey Road advertising the subdivision of Oak Park as a community with 1+ acre home sites, community amenities, city services, and boldly stating only 2 lots remained in the development. In 2005 I contacted the number on the sign to inquire about purchasing one of the 2 remaining lots. The representative from Estridge custom Homes confirmed the amenities and city services, confirmed that all of the lots in the subdivision were an acre plus in size, and that indeed only 2 lots remained in the development. He also informed me I would not be allowed to buy and hold a lot for future construction, but rather would have to start building no later than 3 months after purchase. Since our finances were not in order to do so, we did not pursue the lots further at the time.

In 2007 we purchased an existing home in the subdivision, but this advertising and representations made directly to me by the Estridge employee played a tremendous role in our decision to purchase and move into Oak Park. Having moved into the first home completed in Setter's Place, we had lived through 4 years of construction dirt, noise, pollution and inconvenience at our previous home. We did not desire to live through this process again, but more importantly did not want to expose our young children to the increased risks of construction sites surrounding our home. The proximity of the community amenities was a tremendous draw to the property we purchased. There are no sidewalks on our side of the community, but the streets serve only 11 houses and have always been quiet. The rezoning and development proposed will more than triple the traffic on these streets and will prevent me from feeling I can safely allow my children to ride their bikes or walk to the amenity areas.

Many communities throughout Westfield already offer exactly what the developer seeks to build. They do not propose anything unique to the development or character of the greater Westfield community. This is in stark contrast to what is exceptionally offered in Oak Park. In our search for our home, we found no other community offering acre plus sized lots with amenities and city services anywhere near this price point. Oak Park has integrated the feel of the rural and agricultural history of Westfield with modern development and amenities. There are nicer, newer, and bigger houses available in Westfield than the ones in Oak Park. What amazes my guests when they visit our home is not the house, but the yards and layout of the community. Most did not think it was possible to find such a community. Approving this rezoning request will eliminate this distinctive and defining feature. Once undone it cannot be regained, and a unique, established Westfield neighborhood will forever lose its uniqueness.

The definition of "zoning ordinance" in an online legal dictionary states: "*Zoning helps city planners bring about orderly growth and change. It controls population density and helps create attractive, healthful residential areas.* ***In addition, zoning helps assure property owners and residents that the characteristics of nearby areas will remain stable***." (http://legal-dictionary.thefreedictionary.com/Zoning+ordinance). When I purchased my home, I was led to believe there would not be further construction. The land in question is zoned the same as the rest of my community. It was zoned this way before I purchased my home, and remains zoned this way today. I understand things change with time, but the existing zoning should provide me protection that any development will be in the same nature and character as the existing community. There is land in Westfield already zoned sf2 where the developer and builder can pursue their proposed project without destroying the defining and unique feature of our neighborhood. Pedcor fully understood prior to their purchase that the land in question is not zoned to meet their needs. Their risk should not be transferred as a burden to the residents of Oak Park by rezoning the land.

Approving the petition to rezone will be a betrayal, stripping the citizens of Westfield residing in Oak Park of the very protection of planning and predictability that zoning is meant to provide at the very time it is needed. I believe it will substantially reduce the number of potential buyers of my home in the future, and cause direct and indirect damages to my use of property, enjoyment and feeling of safety for my family, which cannot be restored. As such I must firmly oppose petitioner's request to rezone the property in question and humbly request the commission not place the economic interests of a few over the interests of the citizens it serves.

Oak Park HOA's Objection to Pedcor/Estridge's Proposed SF2 Rezoning

Preliminary Plat filed with 1993 Variance Petition

THE OAKS
PRELIMINARY PLAT

WASHINGTON TOWNSHIP
HAMILTON, COUNTY
SUBMITTED 7-30-93
REVISED 8-17-93

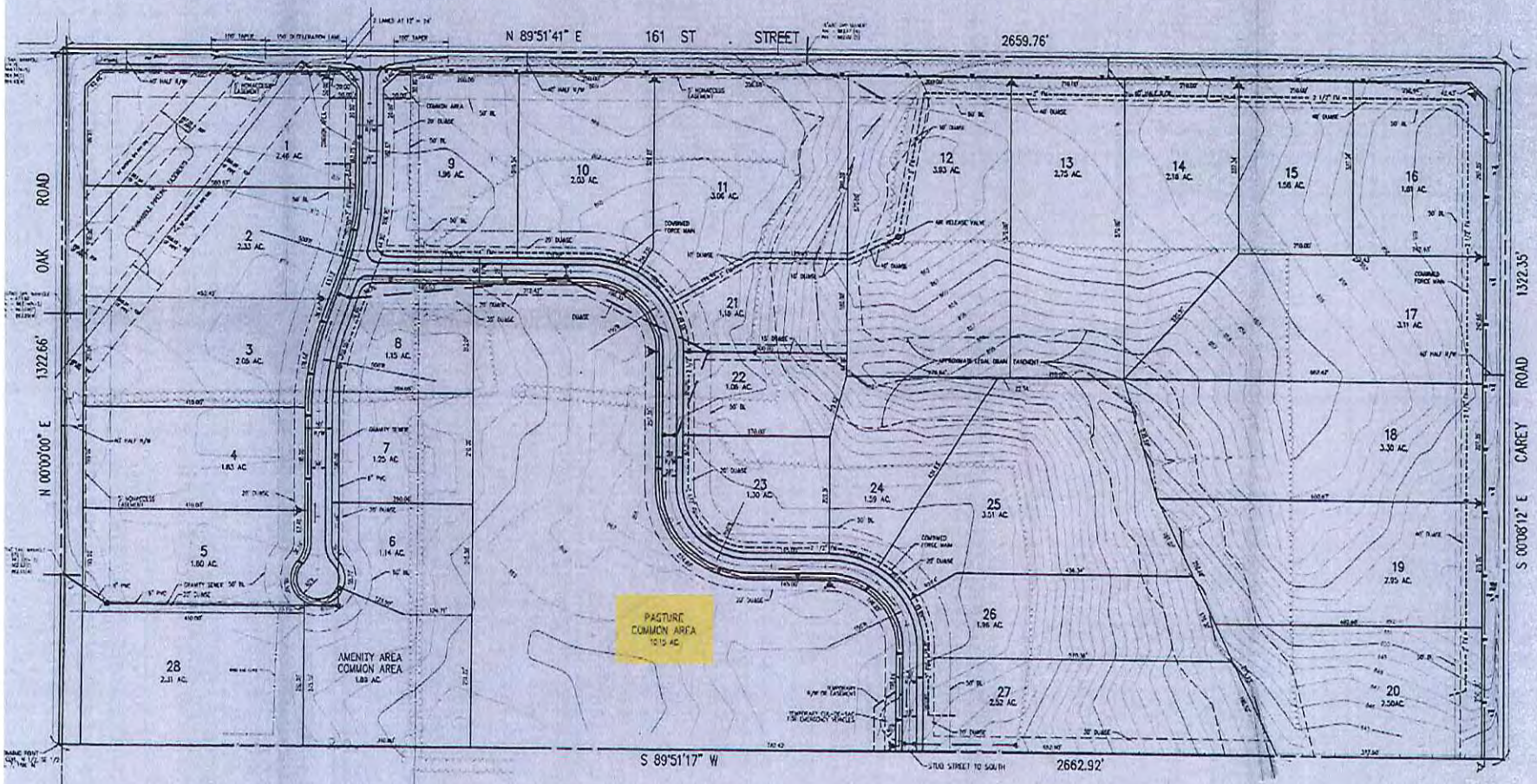
TOTAL AREA	80.8 ACRES
NUMBER OF LOTS	28
TOTAL DENSITY	0.33 LOTS/ACRE
ZONING	AG-SF-1

LAND DESCRIPTION

North Half of the Southeast Quarter of Section 7, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning at a p.k. nail at the southwest corner of said north half; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the west line of said north half a distance of 1322.66 feet to a boat spike at the northwest corner of said quarter; thence North 89 degrees 51 minutes 41 seconds East along the north line of said quarter a distance of 2659.76 feet to a 1/2 inch rebar at the northeast corner of said quarter; thence South 00 degrees 08 minutes 12 seconds East along the east line of the north half of said quarter a distance of 1322.35 feet to a 1/2 inch rebar at the southeast corner of said north half; thence South 89 degrees 51 minutes 17 seconds West along the south line of said north half a distance of 2662.92 feet to the Beginning Point. Containing 80.800 acres, more or less.

ASSUMED NORTH
SCALE: 1"=100'



1. DESIGN SPEED - 25 MPH
2. ALL RADII AT INTERSECTIONS TO BE MINIMUM OF 20'

OWNER/SUBDIVIDER:
ESTRIDGE DEVELOPMENT COMPANY
1041 WEST MAIN STREET

ENGINEER:
SCHNEIDER ENGINEERING CORPORATION
3020 NORTH POST ROAD

RECEIVED AUG 1 9 1993

REVISIONS | DRAWN | JOB NO. 927 | PROJECT THE OAKS | SCHNEIDER ENGINEERING CORPORATION

Page 3 of Variance Petition filed in 1993

property or improvements in such vicinity and district in which the property is located:

Only 5 driveways will be constructed onto Carey Road and only 4 driveways will be constructed onto 161st Street.

(d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

The overall project allows for only 28 lots to be built on 80.8 acres with a gross density of only 0.33 lots/acre and lot sizes of 1.1 to 3.9 acres, all well within the present zoning AG-SF-1 requirements.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Applicant's Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 1993.

Janice L. Miller
Notary Public

My Commission Expires:
8-27-95

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

RECEIVED AUG 1 9 1993

Staff Comments regarding 1993 Variance Petition

93-V-22

2901 E. 161st Street. A variance of subdivision design requirement to permit direct street access by more than 10% of the lots in a proposed subdivision, as per plans filed, is requested by Estridge Development Company. Zoned AG-SF1

COMMENTS:

1. The petitioner proposes to develop a single family, residential subdivision at the site. "CHAPTER 4. ZONING, Section 16.04.030 RESIDENTIAL DISTRICTS - B. AG-SF1 Agricultural - Single Family Rural (page 17), of the Basic Code of Ordinances of the Town of Westfield, Indiana" lists "SINGLE FAMILY DWELLINGS" as being a permitted use in the AG-SF1 zoning classification.

2. The subject property is 77.4 acres in size. The petitioner proposes a subdivision containing the following:

   27 residential lots

   1 amenity lot (containing a pool or other feature)

   1 private pasture area (10.15 acres in size)

   Two sections are anticipated, with approximately 10 lots planned for the first section. It is not known if the "amenity lot" or the "common pasture area" will be included in the first section. The proposal meets or exceeds the AG-SF1 subdivision developmental standards.

3. A new road, off 161st Street, is proposed; it will provide access for the amenity lot and for 18 of the residential lots. Sidewalks are not planned for the new road.

4. Direct access onto either 161st Street or Carey Road is proposed for 9 of the 27 residential lots. "Section 16.04.230 PRINCIPLES AND STANDARDS OF DESIGN, 2. Streets - N. (page 150)" of the same code states in part:

   "... Subdivisions shall not be designed to permit direct access by a driveway to any major or minor collector street and no more than 10 percent of any platted lots shall have direct access on any feeder street of a subdivision."

   More than 10 percent of the lots are proposed to have access off 161st Street or Carey Road. That is the reason for this request.

5. Preliminary plat approval was granted by the Plan Commission at their August 23, 1993 meeting. Pending this variance request, final plat approval will be sought in September.

Plan Commission Meeting on 11/24/97

2901 East 161st Street. Approval of revised preliminary and final plat of Section 1 of Oak Park subdivision, in the AG-SF1 district, is requested by Estridge Development Company.

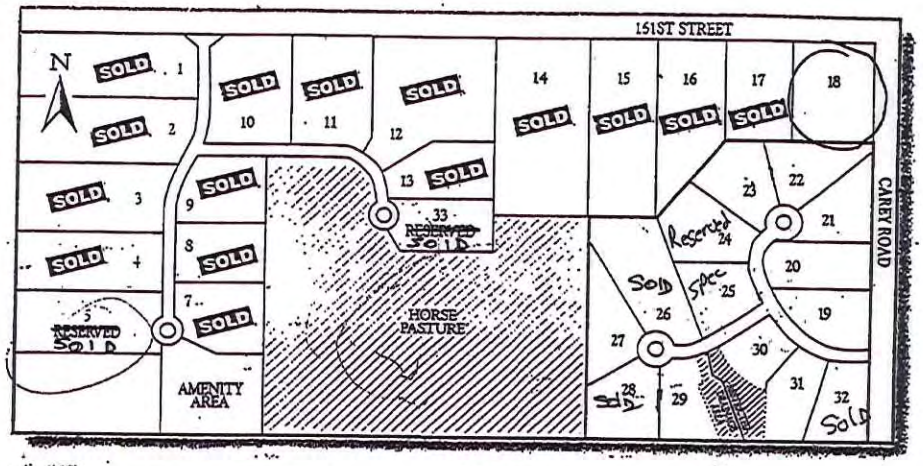
93-P-19

Steve Van Soelen, The Estridge Group, and Mike Reeve, Schneider Engineering, presented the case. Mr. Van Soelen explained that the original approval of this section of the Oak Park subdivision showed four lots with access off Carey Road. Estridge Development Company now wishes to revise their plat to include one street plus a total of 14 lots in an expanded area. They have met with the Drainage Board and reached an agreement concerning the storm water detention area. A proposed common area will accommodate part of the detention area. A 50 foot building line is proposed, but a reduced set back of 25 feet is requested for two lots at the corner of Joshua Court and Billitziz Court. There will now be a total of 32 lots instead of 27. The smallest lot is .71 acre in size; the rest are from 1 to 1.5 acres. Three adjoining homeowners will own the common drainage area. This gives them control of access to the area. Estridge has met with other lot owners, whose concern is that the proposed new lots be comparable in value to their existing lots. Per acre, the new lots are. The 25 foot corner building line is necessary in order to provide maximum location flexibility for the $400,000 and up homes which will be built. Estridge studied other scenarios. This land plan worked better and still preserved trees. He reviewed the various lot sizes and read them aloud. Sidewalks, along Carey Road, were discussed next; currently there are none. A discussion of the storm drainage easement and its maintenance followed. Ted Engelbrecht stated a preference for "no development in easement areas" and would like wording to that effect in the covenants. Regarding the cul-de-sac, if the future overall development plan shows a stub street going through the "possible future development area", the Hamilton County Highway Department will allow Billitziz Court to be a cul-de-sac. There are no sidewalks in the subdivision at the present time, although they could be added in the future. President Gapinski expressed a desire for sidewalks, which could help to direct foot traffic to the soccer area to the south. Steve Van Soelen said they could address sidewalks for the new area and could develop a path to other sections. The Hamilton County Highway Department would like the islands in the cul-de-sac to be removed. Mike Reeve added that the Highway Department has approved low height plantings in them. Streets will be dedicated to the County and the homeowners will maintain the islands. Mike Reeve said the cul-de-sacs have a bigger than normal radius of 11' (22' diameter). He agreed to obtain a letter from the County Highway Department regarding the islands. Consideration was given to future annexation by the Town. Discussion followed regarding school busses and access for emergency equipment. Angela Preston made a motion to approve the amended preliminary plat to include relief on lots for setback requirements and to be dependent upon final resolution, in writing, of cul-de-sac planters. The motion was seconded by Carl Steele. The motion carried with a vote of Yes-7; No-1 (Tracy Rogers); and Abstain-0. A second motion was made by David Mikesell to approve the amended final plat, with the understanding that sidewalks will be installed along Carey Road and along the interior streets. Angela Preston seconded the motion. The motion carried with a vote of Yes-7; No-1 (Tracy Rogers); and Abstain-0.

Estridge Plan of Oak Park given to Homeowner at time of Purchase in 2001

OAK PARK. A private luxury community with amenities that include a two acre community park with a 25 meter pool, cabana with restrooms and entertainment area. A children's playground, tennis courts and a 3/4 length basketball court are also featured in the community. Oak Park is adjacent to a working horse farm that features 30 acres of scenic pasture.

While having a true country feel, Oak Park is five minutes from major shopping and St. Vincent Carmel Hospital, one mile from U.S. 31 and is in the Westfield School Corporation. Utilities include Hamilton Western Water, Westfield Sewer, Indiana Gas, and PSI Energy.



LOT NO.	PRICE	APPROX. ACREAGE
5 Sold	92,500	1.800
18	74,800	1.810
19	65,000	1.000
20	79,900	1.108
21	74,900	1.062
22	79,900	1.062
23	84,900	1.109
24 Sold	94,900	1.197
25	84,900	0.944
26 Sold	119,900	1.813
27	104,900	1.076
28 Sold	99,000	1.173
29	94,900	0.808
30	84,900	0.702
31	84,900	0.382
32 Sold	65,000	1.000

Homesite prices, availability, and information are subject to change without notice.
** All lots require grinder pumps for sewer not included in lot price*

DIRECTIONS

Located at Oak Road and 161st Street. From U.S. 31, go east on 161st Street 3/4 of a mile to Oak Road.

DEVELOPER'S REQUIREMENTS

- Minimum home size is 3,000 square feet of living space.
- All plans must have the approval of the developer.

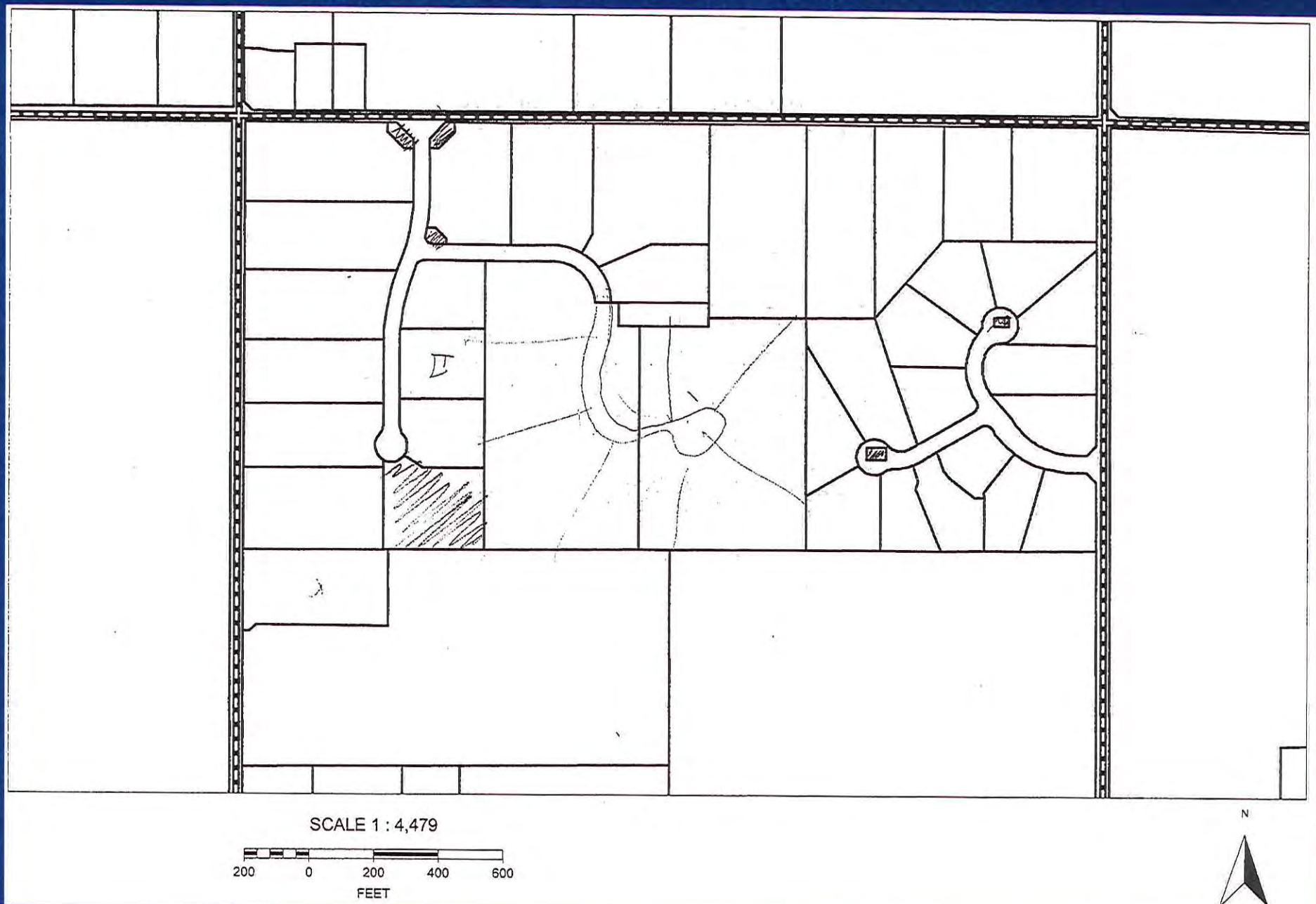
RESERVATION REQUIREMENTS

- A homesite can be held for seven days at your request with a $1,000 refundable deposit.
- To hold a homesite for 30 days requires a 5% deposit.
- Ask developer for additional details.

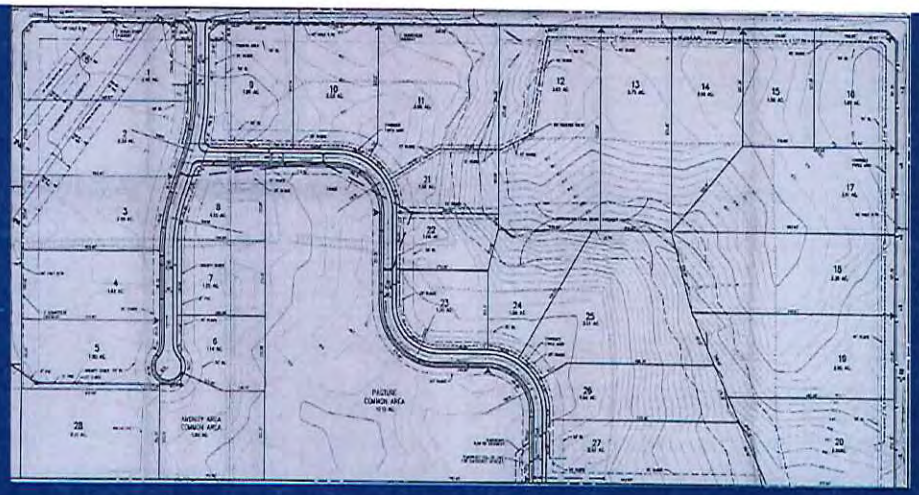
OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.

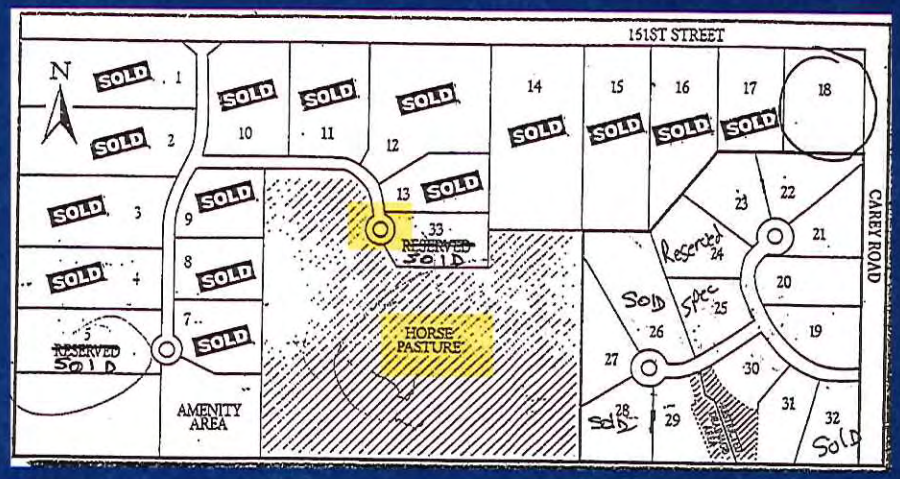
From Community Association Services of Indiana's File
Oak Park Homeowner's Association Meeting on July 20, 2006



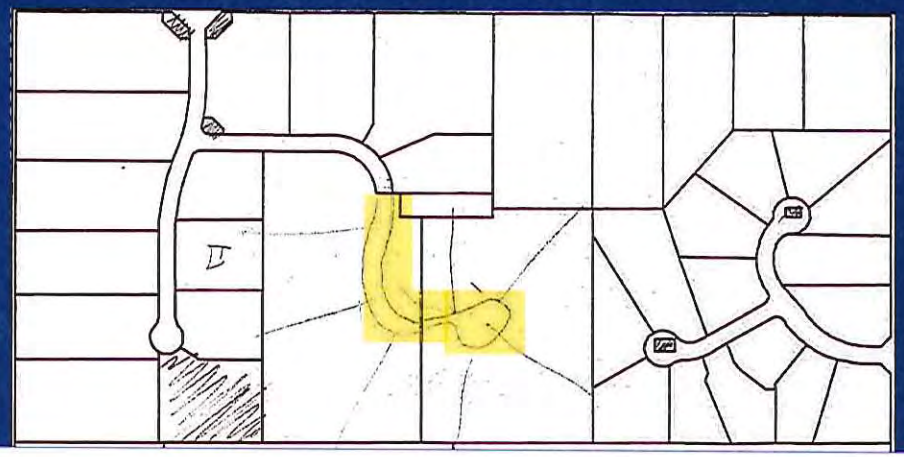
Preliminary Plat filed with 1993 Variance Petition



Information given to Owner of Lot 26 at Time of Purchase in 2001



Oak Park HOA Meeting on July 20, 2006



SUBURBAN RESIDENTIAL

Background

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

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

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

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

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

Existing Suburban

Development Policies

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

Appropriate Land Uses in Existing Suburban

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

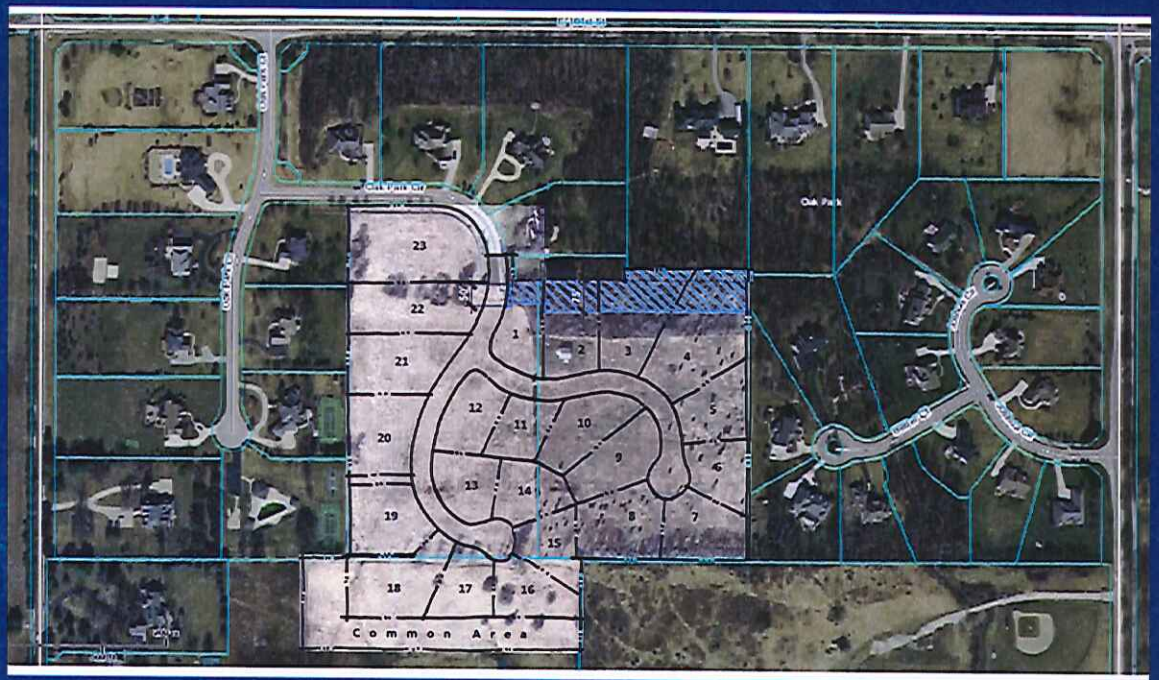
New Suburban

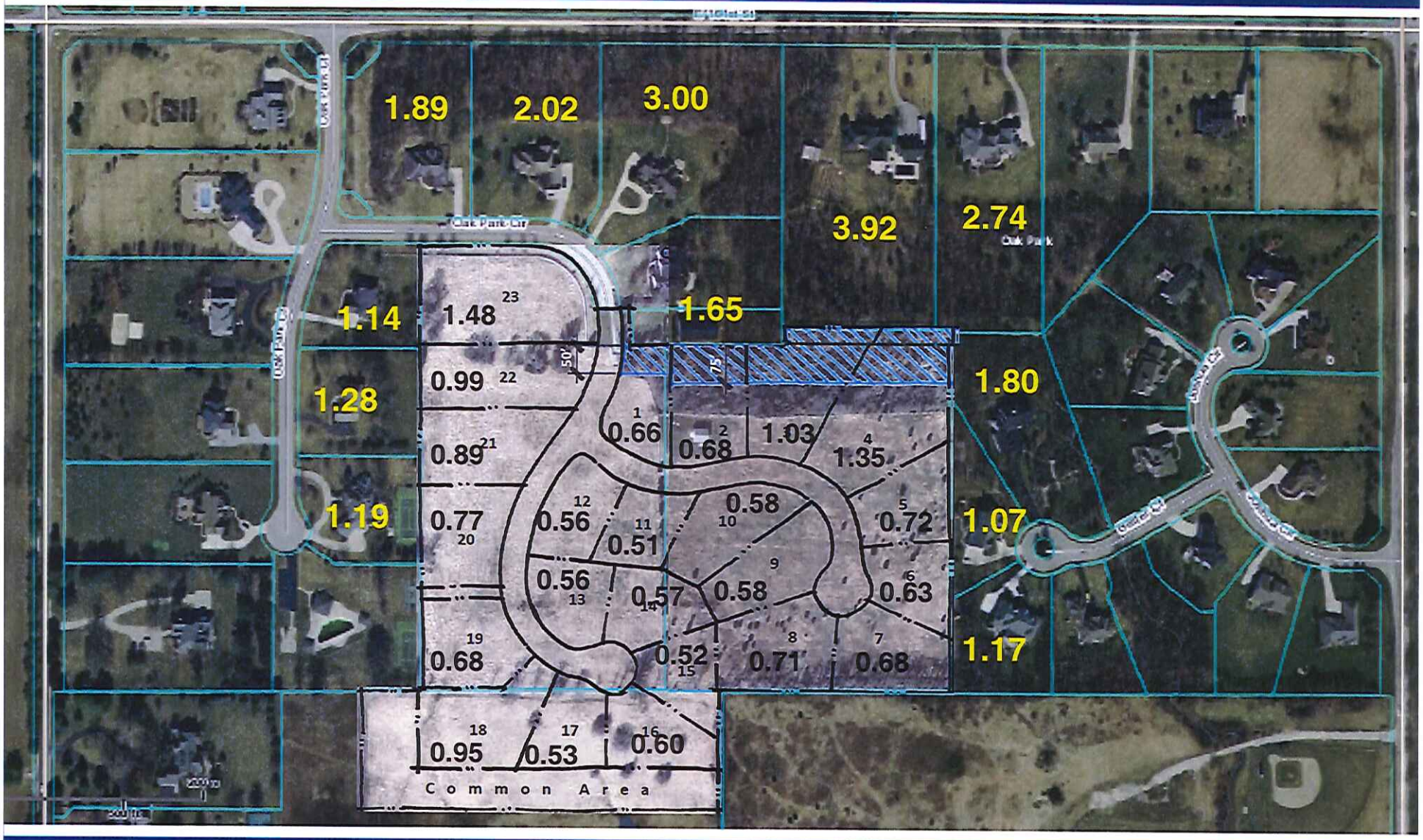
New Suburban Southwest Background

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

Existing
32 Lots on 57 acres

Proposal of additional
23 lots on 21 acres




1.89
2.02
3.00
3.92
2.74
1.14
1.48
23
1.65
0.99
22
1.28
1.80
0.66
1
0.68
2
1.03
4
1.35
0.89
21
0.58
10
0.72
5
1.07
1.19
0.77
20
0.56
12
0.51
11
0.56
13
0.57
14
0.58
9
0.63
6
1.17
0.68
19
0.52
15
0.71
8
0.68
7
0.95
18
0.53
17
0.60
16
Common Area
50'
75

SUMMARY COMPARING LOT SIZES & DENSITY

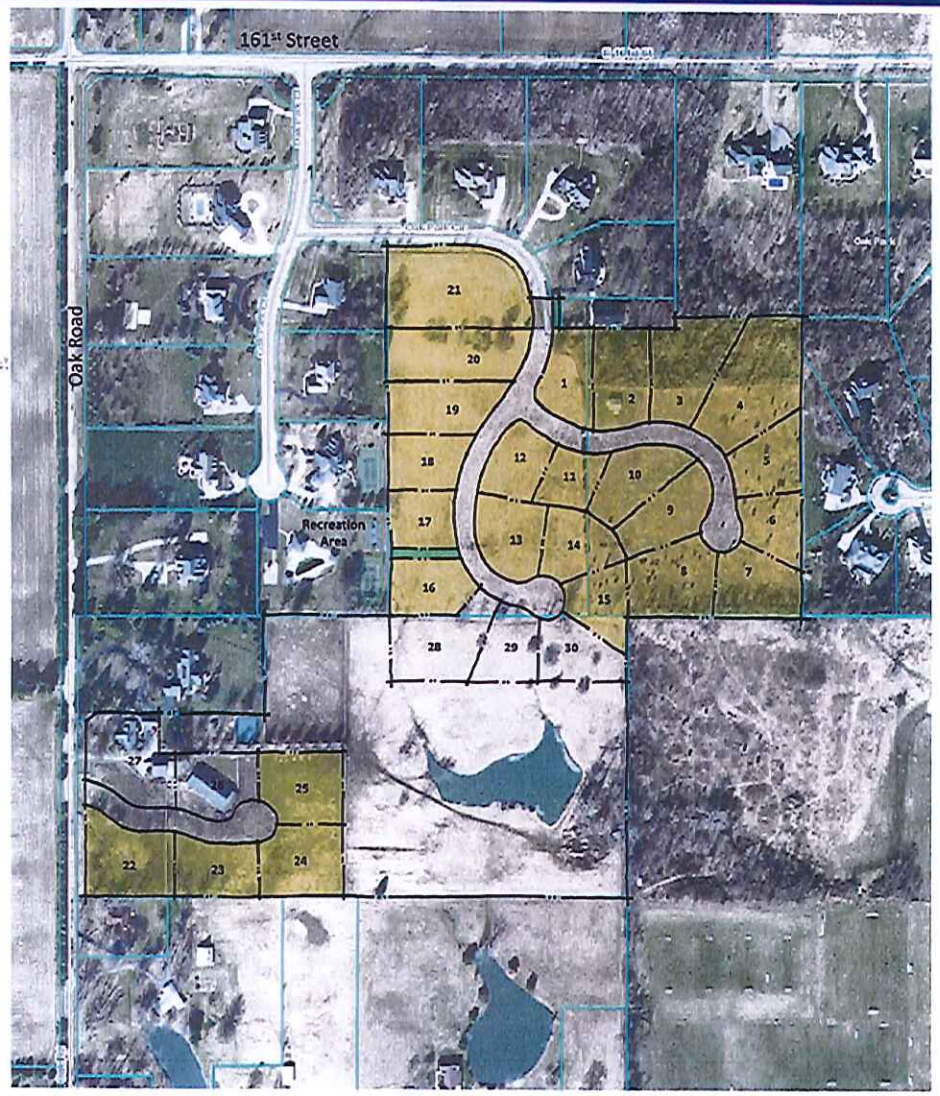
1. Lot Density (Number of Lots/Acreage)

Oak Park	Proposed	Difference
0.55	1.09	Approximately 2x density

2. Average Lot Sizes

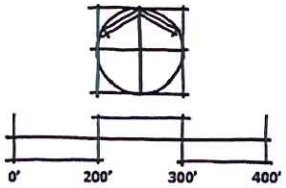
Oak Park	Proposed	Difference
1.62	0.74	More than 2x larger

Development Plan with Oak Road Entrance



Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

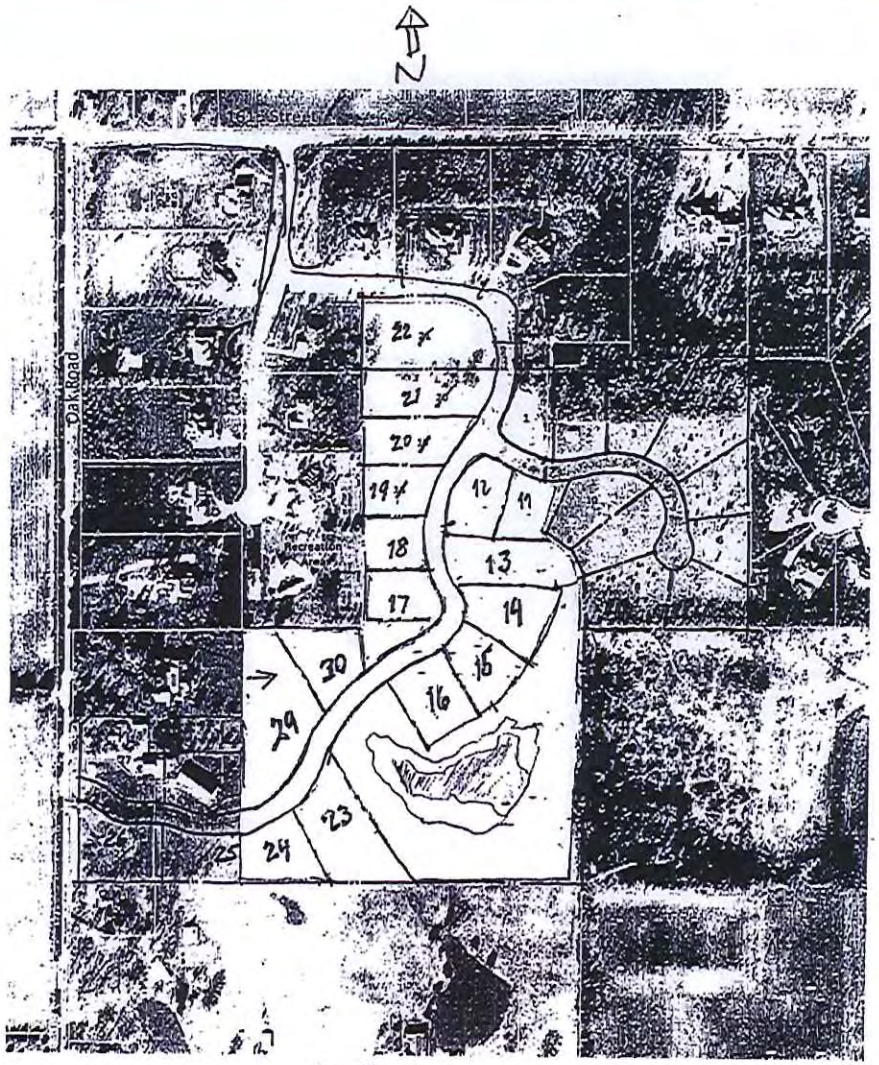
Homes on lots 26 through 30 will be constructed at a later date.



Oak Park

Conceptual Land Plan
Alternative L
December 31, 2013

Plan Showing Connection to Oak Road



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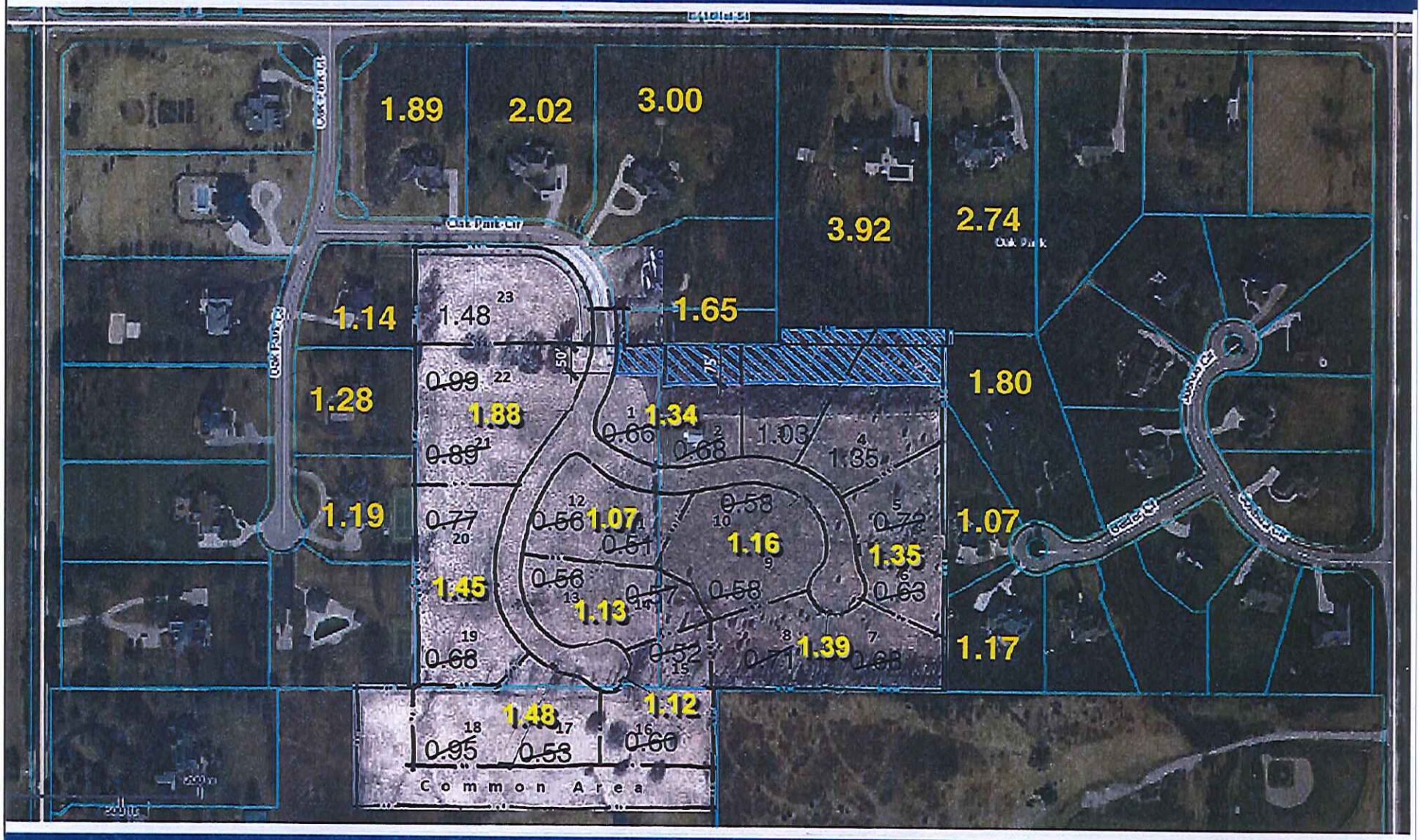
Oak Park

Conceptual Land Plan
Alternative L
December 31, 2013

Eridge

0' 200' 300' 400'

Alternative Plan with 13 Lots
Average Size of each Lot = 1.8 acres



SUMMARY OF EVIDENCE SUPPORTING DENIAL OF THIS PETITION

1. Oak Park owners were shown plans with a horse pasture.
2. Oak Park owners were shown a plan that Oak Park Circle would end in a cul de sac.
3. Oak Park HOA was promised if horse pasture developed, there would only be large lots similar to Oak Park.
4. Oak Park owners were never shown a plan that connected Oak Park Circle to 22 additional SF2 lots.
5. 22 lots on 21 acres in the middle of an existing neighborhood of 32 lots on 57 acres will most certainly alter the character of the Oak Park Neighborhood.
6. The proposed SF2 zoning is not infill zoning that is compatible in mass, scale or density to the long existing AG-SF1 zoning of Oak Park Neighborhood.
7. The proposed SF2 zoning allows lot density of more than twice the density in Oak Park neighborhood, which violates the Comprehensive Plan policy of ensuring compatible infill development.
8. Site may be developed with an Oak Road entrance and with lots compatible in size and similar density to Oak Park.

Estridge Plan of Oak Park given to Homeowner at time of Purchase in 2001

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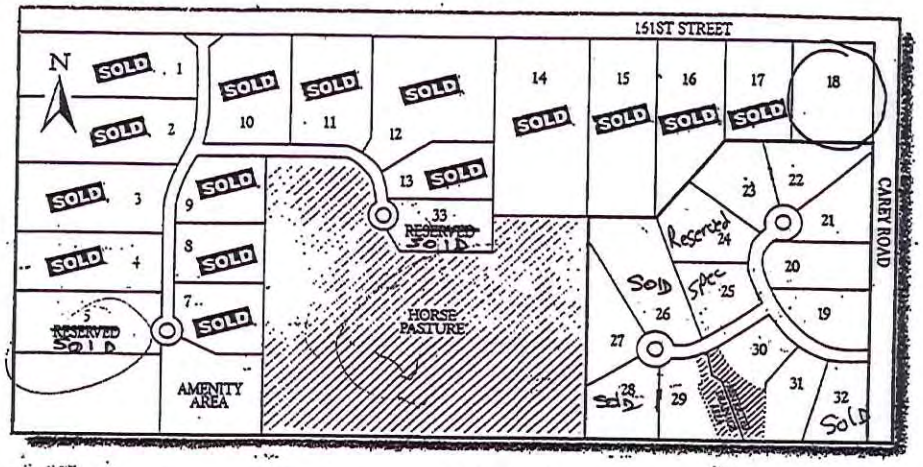

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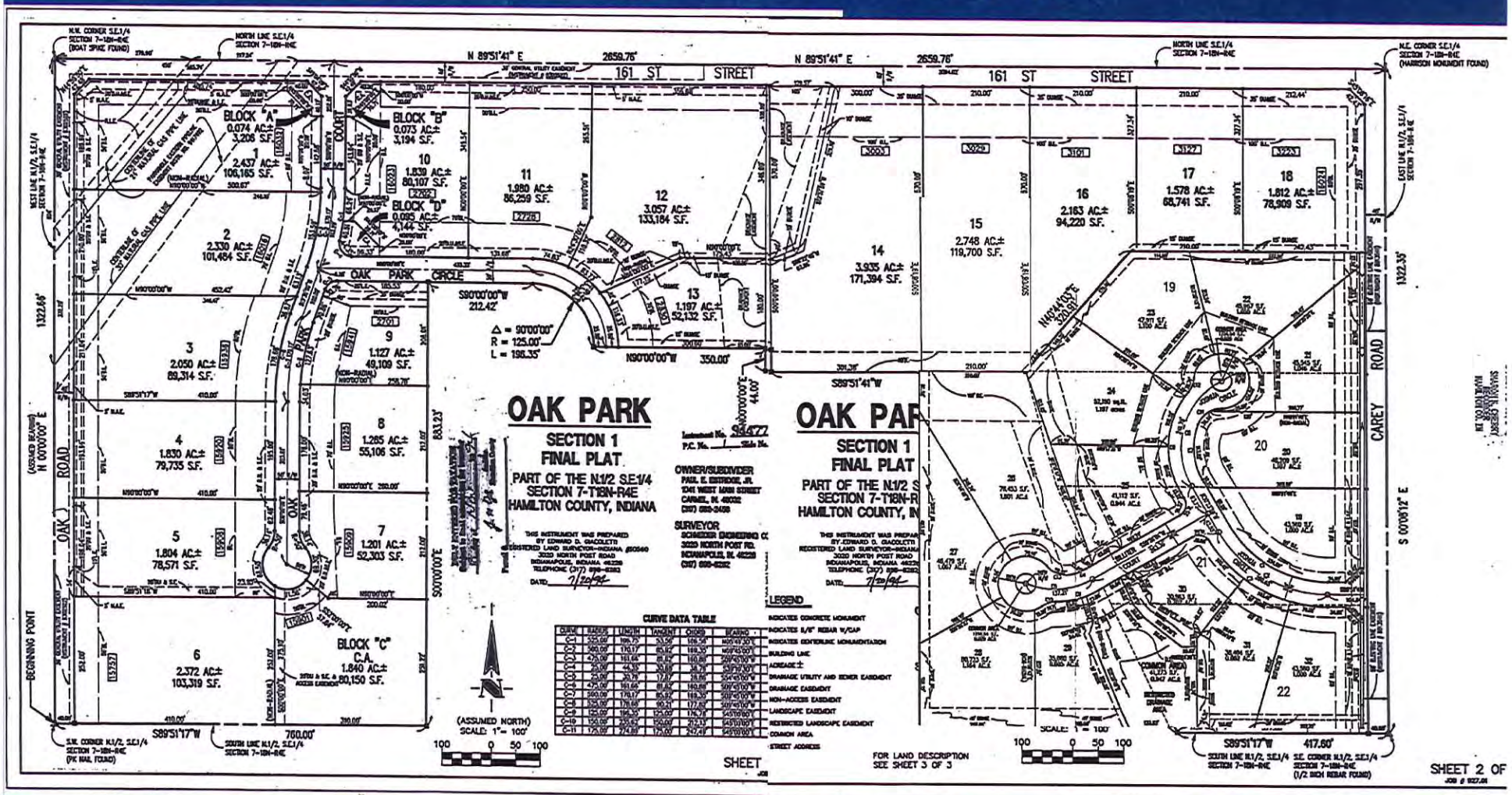
OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.

Pages 1 and 2 of Plat Recorded 11/18/1994 with Overlay of Plat Recorded 3/24/99



April 6, 2014

Sent Via E-Mail

Members of the Westfield-Washington
Township Advisory Plan Commission

Ms. Jennifer Miller, AICP
City of Westfield
Economic & Community Development Department
Planning & Zoning Division
2728 East 171st Street
Westfield, IN 46074

Re: Petitioner Pedcor Investments: Petition No. 1402-REZ-01

Dear APC Members and Ms. Miller:

As an initial matter, as residents of Oak Park since July 2000, we support and appreciate the growth that is taking place in Westfield consistent with the Westfield Comprehensive Plan, which makes Westfield an even more attractive, viable place to live, work and raise a family.

In Oak Park we are not opposed to the additional infill development of single family homes consistent with the mass, character and density of the existing Oak Park community on one (1) acre+ size lots, with one permanent point of ingress and egress from 161st Street and one permanent point of ingress and egress from Oak Road, and consistent with the Oak Park HOA's Declaration of Covenants, Conditions and Restrictions, as amended. We would also welcome the buyers of such newly-constructed homes into our Oak Park HOA community.

However, as more fully explained below, the zoning petition filed by Carmel-based developer Pedcor Investments (Petition No. 1402-REZ-01, hereinafter the "Petition") to infill the existing Oak Park community by significantly changing the zoning from the AG-SFI District to the SF-2 District is not compatible in mass, scale or density to the Oak Park residential neighborhood. The failure of Pedcor and Estridge to address a number of threshold issues and various irregularities prevents us from supporting this Petition. Consequently, this leaves us with no choice but to oppose the Petition and to respectfully request that the Westfield-Washington Township Advisory Plan Commission ("APC") and the Common Council of the City of Westfield both reject the Petition.

Given Oak Park's Existing 1.6 Acre Density The Petition's Proposed Density <u>of .7 Acre Is Not Compatible Infill Development</u>

Since its founding roughly 20 years ago Oak Park's developer, Paul Estridge, represented to prospective buyers that Oak Park was a private luxury community that was "adjacent to a working horse farm pasture that features 30 acres of scenic pasture." For ease of review, attached as **<u>Exhibit 1</u>** is a copy of Estridge's marketing materials for Oak Park. (See also the cul-de-sac shown next to lot 33). Oak Park has been developed as a residential community featuring 31 homes built on lots that average 1.6 acres, with considerable open, green space. At no time since 1993 has any of Estridge's marketing materials ever reflected a residential development of any kind within the "30 acres of scenic pasture."

On January 15, 2014, Pedcor and Estridge held a meeting for the Oak Park residents at Bridgewater to announce their proposed plans for the transformation of the scenic horse pasture into a high density residential development. Their proposed SF-2 zoning seeks to change the existing lot density of 1.6 acres to only .7 acres, more than twice the density of Oak Park, which violates the Comprehensive Plan policy of ensuring compatible infill development. A copy of the map showing the Pedcor/Estridge proposed SF-2 lot configuration from the January 15 meeting is attached hereto as **<u>Exhibit 2</u>**. At that meeting a number of Oak Park residents voiced their concerns and opposition to changing the zoning to the SF-2 District, as this would be highly incompatible to the residents of Oak Park and their existing land use. A residential infill development consistent with Oak Park's existing mass, scale and density would not impair the existing Oak Park. Unfortunately, despite several subsequent discussions and requests by Oak Park's counsel, Mr. Brian Tuohy, the developers have not revised the Petition.

The Expansion of Pedcor's Proposed Oak Road Entrance Would Provide the Necessary Second Entrance for Construction and Homeowner Traffic and <u>Emergency Vehicles</u>

As you will see, as of January 15, 2014 Pedcor/Estridge were proposing to develop an additional 30 homesites, with a new road from Oak Road providing access for six of the homes. At that meeting, the Oak Park residents expressed concerns about and the need for a second road into the new development. This would provide access for construction traffic away from the existing Oak Park homes as well as provide safety and security for emergency vehicles getting into and out of this expansion of Oak Park. For ease of review see **<u>Exhibit 2</u>** for Pedcor/Estridge proposed Oak Road access ("Pedcor's Oak Road Entrance").

At the January 15 meeting the Oak Park residents provided Pedcor/Estridge with a straightforward proposal to simply extend Pedcor's Oak Road Entrance into their proposed development, thereby providing the necessary second road for ingress and egress out of the new development, which development is conservatively estimated to take 4 to 6 years to complete. A copy of Oak Park's extended Oak Road access ("Extension of Pedcor's Oak Road Entrance") is attached hereto as **<u>Exhibit 3</u>**.

The Extension of Pedcor's Oak Road Entrance would provide the necessary second entrance to alleviate the construction traffic through the existing Oak Park during the 4 to 6 year construction period, as well as remove the safety threat posed by heavy construction traffic, pickup trucks, and earth moving equipment, etc. to the many children who live in Oak Park and who walk to and from the neighborhood playground, swimming pool, basketball and tennis courts. Unfortunately, Pedcor and Estridge have decided to ignore the concerns of the Oak Park residents. Not only have they rejected the Extension of Pedcor's Oak Road Entrance they have also modified their own plans by deleting Pedcor's Oak Road Entrance and the development of the six lots off of Oak Road (though it is clear that they still own this land and will later petition the City for this expanded development).

Neither Estridge Nor Pedcor Will Repay the Oak Park HOA For Estridge's Improper Use Of the Oak Park HOA's Monies to Pay His Personal Property Taxes on the Horse Pasture and Lot 18

After the January 15 meeting, the Oak Park residents began their due diligence in reviewing documents to evaluate the proposed development of the horse pasture. This included spending several hours reviewing Oak Park's tax and financial reports at the Hamilton County Treasurer's Office and our management company's office. This review resulted in uncovering some disturbing documents and facts.

It appears that the families of Oak Park, without their knowledge or consent, have been paying Paul Estridge's personal property taxes on the horse pasture that is the subject of this Petition. The records clearly show that his personal tax bills were sent to Oak Park's management office and a check was sent from the Oak Park HOA to pay for them. The improper foisting of Paul Estridge's personal property taxes onto the families of Oak Park has been going on for at least 14 years. In sum, as reflected in the spreadsheet attached hereto as **Exhibit 4**, Estridge and/or Pedcor owe the Oak Park HOA Nine Thousand Eight Hundred Seventy Six Dollars and Seventy Four Cents ($9,876.74) in principal and interest, with the amount increasing with each passing day.

This review of records also revealed irregularities involving Lot 18, which is located at the corner of Carey and 161st. As you know the City of Westfield purchased that land for the roundabout on May 12, 2010, at which time it paid $4,631.86 in back taxes and penalties. It was discovered that Paul Estridge and his company, Estridge Custom Homes, have been using the Oak Park HOA to pay his personal property taxes on this parcel as well, from at least 2002-2008. Thus, without the Oak Park HOA's knowledge or consent we have been paying Estridge's personal property taxes on Lot 18 for Estridge Custom Homes, which totals Twelve Thousand Four Hundred Twenty Three Dollars ($12,423) for 7 years. With the statutory prejudgment interest rate of 8% per annum, this brings the total loss to the Oak Park HOA to Twenty One Thousand Three Hundred Sixty Eight Dollars and Ninety Nine Cents ($21,368.99), which amount increases with each passing day. For ease of review a copy of the spreadsheet detailing these amounts is attached hereto as **Exhibit 5**.

Since discovering these financial irregularities in late January our legal counsel, Brian Tuohy, has reported this to Pedcor and Estridge on several occasions. While they indicated that they would look into it this matter despite the passage of more than two months they have failed and/or refused to pay back a dime of these taxes. Unfortunately, this does not appear to be an accident or sloppy bookkeeping. It was an improper use of the Oak Park HOA's funds for Estridge's personal financial gain. (Time permitting it would be interesting to confirm who took the tax write off for the payment of these taxes).

The Continuing Refusal of Estridge and Pedcor To Convey the Seven Oak Park Common Area Parcels to the Oak Park HOA Undermines the Petition and Is Troubling

As part of this due diligence in reviewing documents on the Hamilton County Maps website, it was discovered that the deeds to all seven (7) parcels of common area, including the Oak Park swimming pool and recreation area, are still held in Estridge's personal name. A copy of the Oak Park map showing the seven parcels is attached hereto as **Exhibit 6**. For these properties the Oak Park HOA paid the annual taxes, however Estridge has improperly kept these parcels in his individual name. These should have been turned over by the developer, Estridge, when the neighborhood was turned over to the HOA in October 2004. (Again, it would be interesting to confirm who took the tax deductions for the payment of these taxes). In any event, all 7 of our HOA's common areas continue to remain in Estridge's name, nearly 10 years overdue.

As with the property taxes, this irregularity has been reported on several occasions by Mr. Tuohy to Pedcor and Estridge. Despite being notified, to date neither Pedcor nor Estridge has filed the deeds to convey these 7 parcels to the Oak Park HOA.

By contrast, when Pedcor closed on its purchase of Paul Estridge's home, the horse pasture and the surrounding properties on February 2, 2014, they promptly recorded their deeds with the county recorder's office less than two weeks later, on February 14, 2014. It certainly would have been proper for Pedcor and Estridge to deed over the common areas to the Oak Park HOA at the same time. But they chose not to do so.

Since the residents of Oak Park were informed of this proposed development in mid-January, we have spent a considerable amount of time, energy and expense to work cooperatively with Pedcor and Estridge to determine if a mutually acceptable development can be achieved. In fairness to all involved in this effort, progress has been made with Pedcor on a number of secondary development concerns and we appreciate Pedcor's efforts to this end. However, the HOA's three principal concerns have not been addressed by Pedcor. In addition, given the lack of good faith follow-through on these fundamental threshold steps of reimbursing for past taxes and recording of deeds, it undermines the confidence of the Oak Park HOA in both Pedcor and Estridge and reinforces the importance of the Oak Park HOA controlling the Architectural Review Committee that will oversee the development, use and maintenance of Oak Park. Thus,

while the Oak Park HOA has made some progress with Pedcor on various secondary commitments for the possible expanded development of Oak Park, the failure and/or refusal of Pedcor and Estridge to address the threshold concerns and failure to correct the legal and financial irregularities precludes further progress until these are satisfactorily addressed.

As such Pedcor came to Oak Park and chose to buy this land in 2014 knowing full well that it was zoned AG-SFI and had been for at least 20 years. This is not a situation where a developer bought land and then had the zoning changed to adversely affect its development plans. Instead, Pedcor's Petition runs counter to the oral and written representations made by Estridge to many of the current residents and to the Town of Westfield.

For these reasons, we respectfully request that you reject Pedcor's Petition.

If you have any questions or would like to discuss any of these matters do not hesitate to contact me. Otherwise, we appreciate your consideration of these significant and continuing objections to the Petition.

Very Truly Yours,

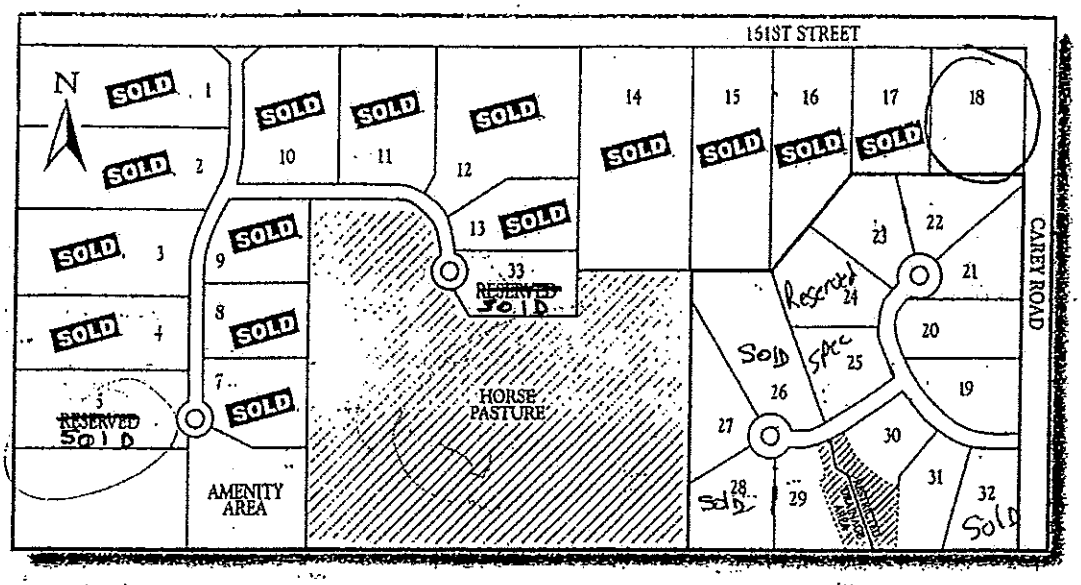
Chris and Trish Braun
3029 East 161st Street
Westfield, IN 46074

Enclosures

cc: Westfield Town Council (w/encls.)

OAK PARK. A private luxury community with amenities that include a two acre community park with a 25 meter pool, cabana with restrooms and entertainment area. A children's playground, tennis courts and a 3/4 length basketball court are also featured in the community. Oak Park is adjacent to a working horse farm that features 30 acres of scenic pasture.

While having a true country feel, Oak Park is five minutes from major shopping and St. Vincent Carmel Hospital, one mile from U.S. 31 and is in the Westfield School Corporation. Utilities include Hamilton Western Water, Westfield Sewer, Indiana Gas, and PSI Energy.



LOT NO.	PRICE	APPROX. ACREAGE
5 Sold	92,500	1.800
18	74,800	1.810
19	65,000	1.000
20	79,900	1.108
21	74,900	1.062
22	79,900	1.062
23	84,900	1.109
24 Sold	94,900	1.197
25	84,900	0.944
26 Sold	119,900	1.813
27	104,900	1.076
28 Sold	99,000	1.173
29	94,900	0.808
30	84,900	0.702
31	84,900	0.882
32 Sold	65,000	1.000

Homesite prices, availability, and information are subject to change without notice.
** All lots require grinder pumps for sewer not included in lot price*

DIRECTIONS

Located at Oak Road and 161st Street. From U.S. 31, go east on 161st Street 3/4 of a mile to Oak Road.

DEVELOPER'S REQUIREMENTS

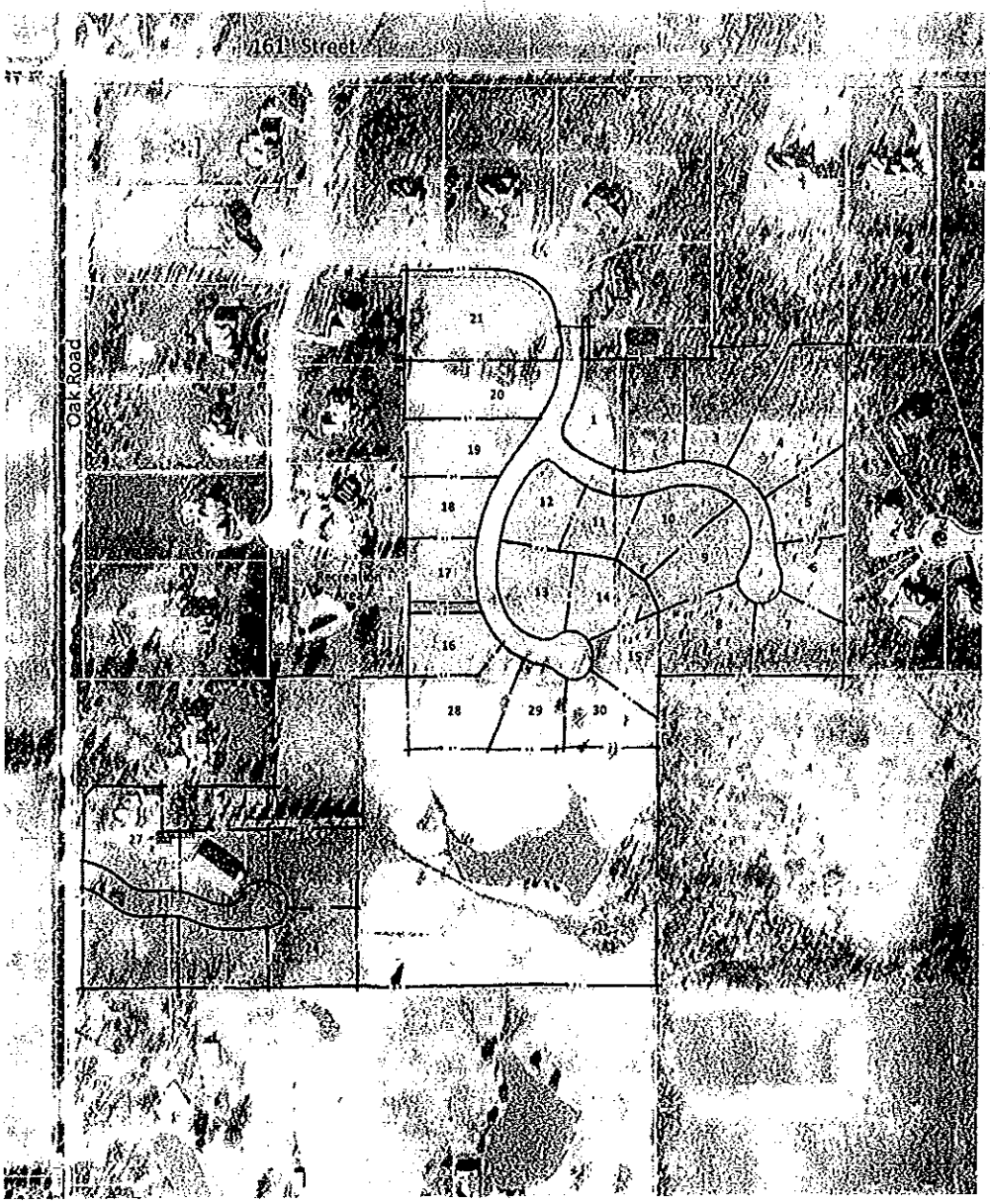
- Minimum home size is 3,000 square feet of living space.
- All plans must have the approval of the developer.

RESERVATION REQUIREMENTS

- A homesite can be held for seven days at your request with a $1,000 refundable deposit.
- To hold a homesite for 30 days requires a 5% deposit.
- Ask developer for additional details.

OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.



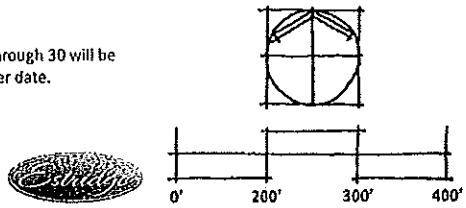
Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

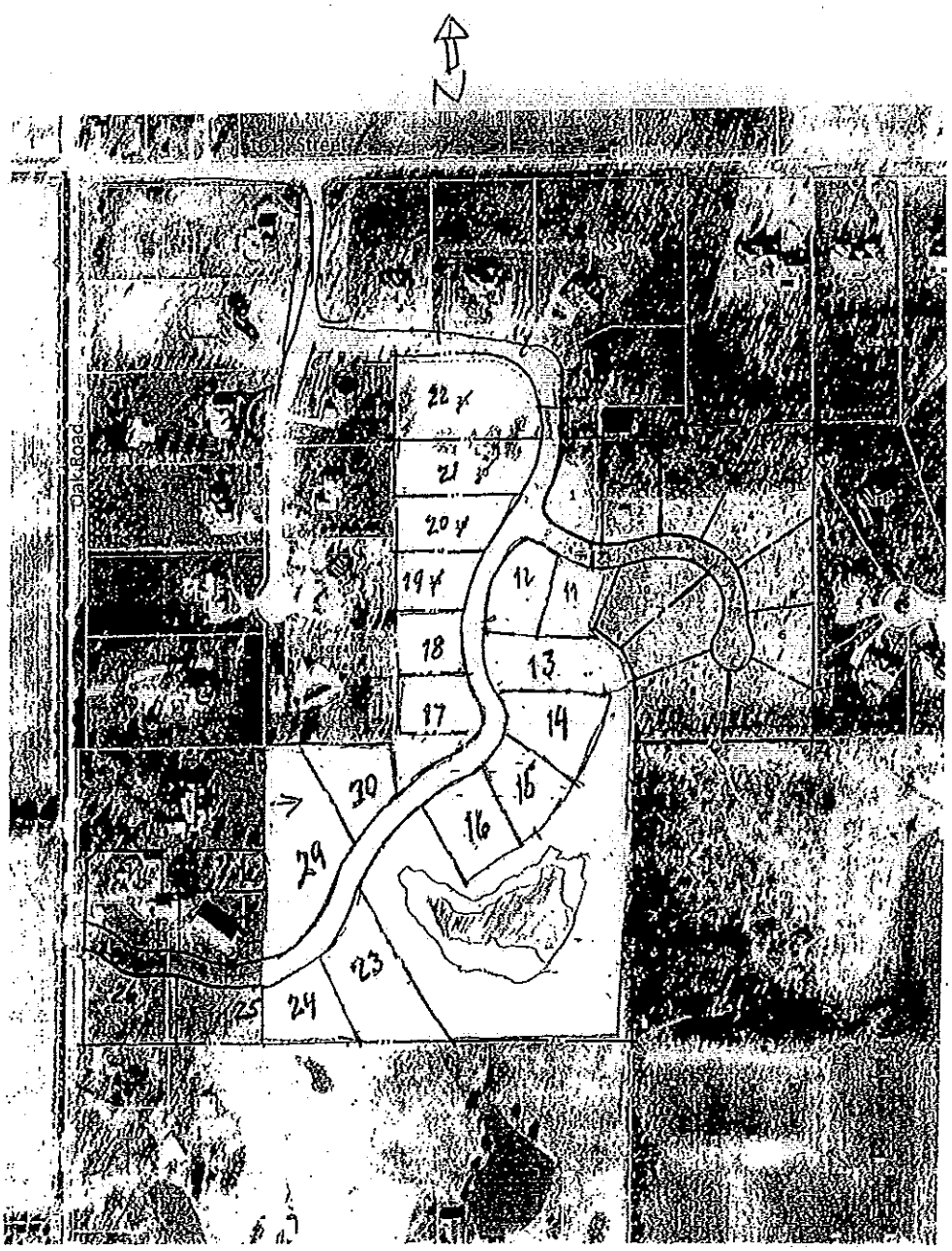
Homes on lots 26 through 30 will be constructed at a later date.

Oak Park

Conceptual Land Plan
Alternative L

December 31, 2013





Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

Homes on lots ~~26~~ 27 through 30 will be constructed at a later date.

Oak Park

Conceptual Land Plan
Alternative I.

December 31, 2013

Estridge

0' 200' 300' 400'

Amount Owed to the Oak Park HOA by Paul Estridge, Jr. for Improper Payments

Year	Taxes Paid Parcel 1*	Taxes Paid Parcel 2**	Statutory Interest in Indiana is 8% Annual Interest Parcel 1	Annual Interest Parcel 2	Total Interest Parcel 1	Total Interest Parcel 2	Total Principal with Interest
1999***	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2000	$85.15	$103.18	$6.81	$8.25	$95.37	$115.56	$399.26
2001	266.69	105.16	21.34	8.41	277.36	109.37	758.57
2002	223.34	136.48	17.87	10.92	214.41	131.02	705.25
2003	239.66	140.18	19.17	11.21	210.90	11.21	601.96
2004	121.58	71.11	9.73	5.69	97.26	56.89	346.84
2005	338.24	197.72	27.06	15.82	243.53	142.36	921.85
2006	187.88	109.76	15.03	8.78	120.24	70.25	488.13
2007	246.42	144.44	19.71	11.56	138.00	80.89	609.74
2008	301.68	175.56	24.13	14.04	144.81	84.27	706.32
2009	279.40	268.71	22.35	21.50	111.76	107.48	767.35
2010	292.14	285.74	23.37	22.86	93.48	91.44	762.80
2011	338.96	384.18	27.12	30.73	81.35	92.20	896.69
2012	387.06	466.50	30.96	37.32	61.93	74.64	990.13
2013	387.06	466.50	30.96	37.32	30.96	37.32	921.84
	$3,695.26	$3,055.22	$295.62	$244.42	$1,921.36	$1,204.90	**$9,876.74**

* 9.56 Acres: Parcel No. 09 10 07 00 00 001.001

** 5.82 Acres: Parcel No. 09 10 07 00 00 001.000

***DELINQUENT, NO PAYMENT THIS YEAR

Note: County records were lost during a fire prior to 1999 so I don't have any information from 1994-1998

OAK PARK HOA PAYMENTS ON LOT 18

Year	Original Tax Amount Paid	8 Percent Interest	Accrual Over 12 Years	Principal Plus Interest
2002	$2,052.42	$164.19	$1,970.32	$4,022.74
2003	$1,548.88	$123.91	$1,363.01	$2,911.89
2004	$1,693.50	$135.48	$1,354.80	$3,048.30
2005	$1,718.08	$137.45	$1,237.02	$2,955.10
2006	$1,721.12	$137.69	$1,101.52	$2,822.64
2007	$1,853.80	$148.30	$1,038.13	$2,891.93
2008	$1,835.40	$146.83	$880.99	$2,716.39
	$12,423.20	$993.86	$8,945.79	**$21,368.99**

Note:

Transfer of Ownership:

June 30, 2005 -- Estridge Custom Homes transferred Lot Ownership to Paul E. Estridge Corp
May 12, 2010 -- Paul E. Estridge Corp. transferred Lot Ownership to the City of Westfield
All back taxes and current taxes from 2009 on were paid by Lawyers Title and the City of Westfield.
I could not find records before 2002.

FROM CASI MANAGEMENT

OAK PARK

AN ESTRIDGE DEVELOPMENT COMMUNITY

Parcels: 1,2,3,4,5,38 need transfered into the HOA name

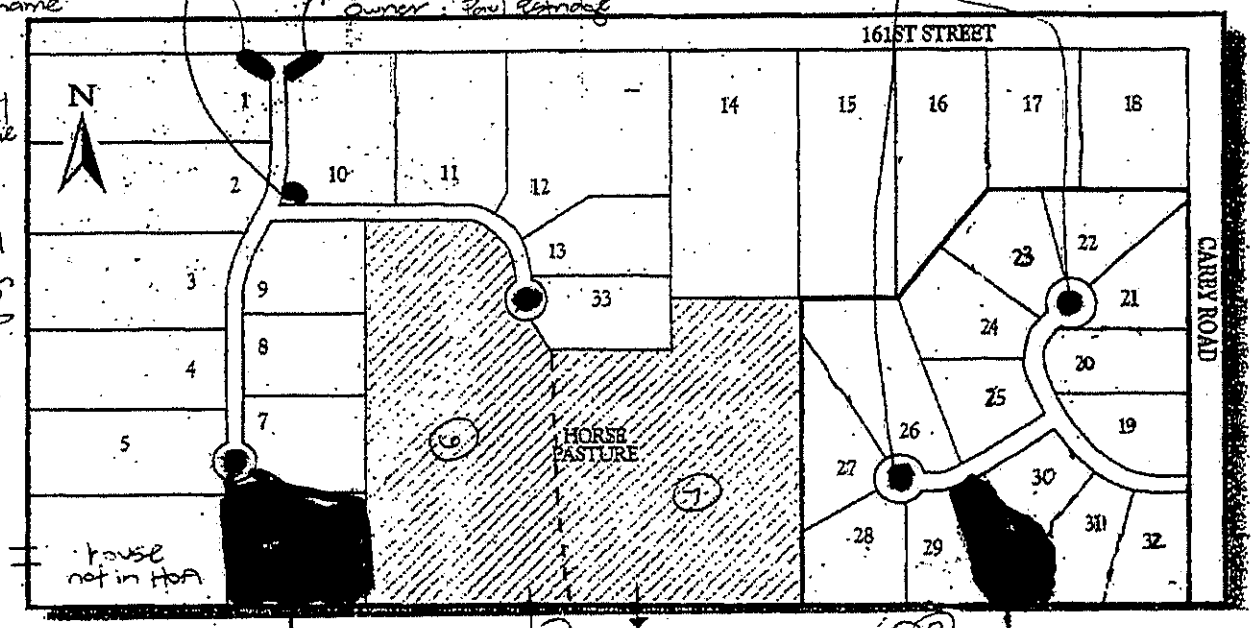
Parcels: 6&7 should stay in Estridge's name & HOA should explore refund for taxes paid in pass. Though the process may be cost prohibited.

(1) Address: 0 Oak Park Circle
Parcel: 09-10-07-00-02-111.000
Owner: Paul Estridge

(2) Address: 0 Oak Park Circle
Parcel: 09-10-07-00-02-114.000
Owner: Paul Estridge

(5) Address: 0 Billiter Ct.
Parcel: 09-10-07-00-03-016.000
Owner: Paul Estridge

(8) Address: 0 Billiter Ct.
Parcel: 09-10-07-00-03-017.000
Owner: Paul Estridge



(4) Address: 15901 Oak Park Ct.
Parcel: 09-10-07-00-02-007.000
Owner: Paul Estridge
Acreage: 1.84

(7) Address: OE 161ST St
Parcel: 09-10-07-00-00-011.000
Owner: Paul Estridge
Acreage: 5.92

(9) Address: 0 Billiter Ct.
Parcel: 09-10-07-00-03-01
Owner: Paul Estridge
Acreage: 0.95

(6) Address: 0 Oak Park Cir.
Parcel: 09-10-07-00-00-011.001
Owner: Paul Estridge
Acreage: 4.50

Jennifer Miller

From: Tony Anderson <ta@trucutinc.com>
Sent: Wednesday, April 16, 2014 1:55 AM
To: APC; Council Members
Subject: Oak Park

Dear Westfield APC and Council Members,

As the upcoming, albeit twice postponed, 4/21 public hearing date nears, I would like to voice my opposition to Pedcor's (Estridge) rezone, infill petition to SF-2 for Oak Park. As a resident of Oak Park, lot 9, since 1996, we have enjoyed living in the community that was advertised and delivered to my wife Nancy and I.

Imagining that both APC and Council members have, undoubtedly, been besieged with data and hearsay from the petitioner, the below, first, exhibit makes clear the presentation that many, current, Oak Park homeowners were given, by Estridge at the time of purchase consideration. In the case of Nancy and I, much of our attraction and ultimate decision to relocate to Oak Park coincided with the marketing points outlined.

Aside from Estridge's promotional materials and, presumed, initial intent toward Oak Park as well as his backyard neighbors, which now appears to be saleable in lieu self-preservation and seemingly without regard to the breaking of promises, I have been somewhat bewildered about the recent "partnership", if not tenant arrangement, with Carmel based Pedcor. Pedcor, per their own marketing materials, noted in the second and last exhibit below, is primarily a management company for commercial and multifamily properties and a developer of "select" multifamily properties, ie **apartment communities**. To the extent that Oak Park represents a mere "blip" on Pedcor's radar that includes more than 3500 apartment units and over half a million square feet of commercial footprint, it is difficult to imagine our neighborhood represents enough value, for a non-Westfield corporation, to deviate from their primary business activities. In fact, regardless of what may have been presented or proposed to date, Pedcor's own website marketing tool displays nary a custom home or anything that represents a residential dwelling resembling existing Oak Park community homes.

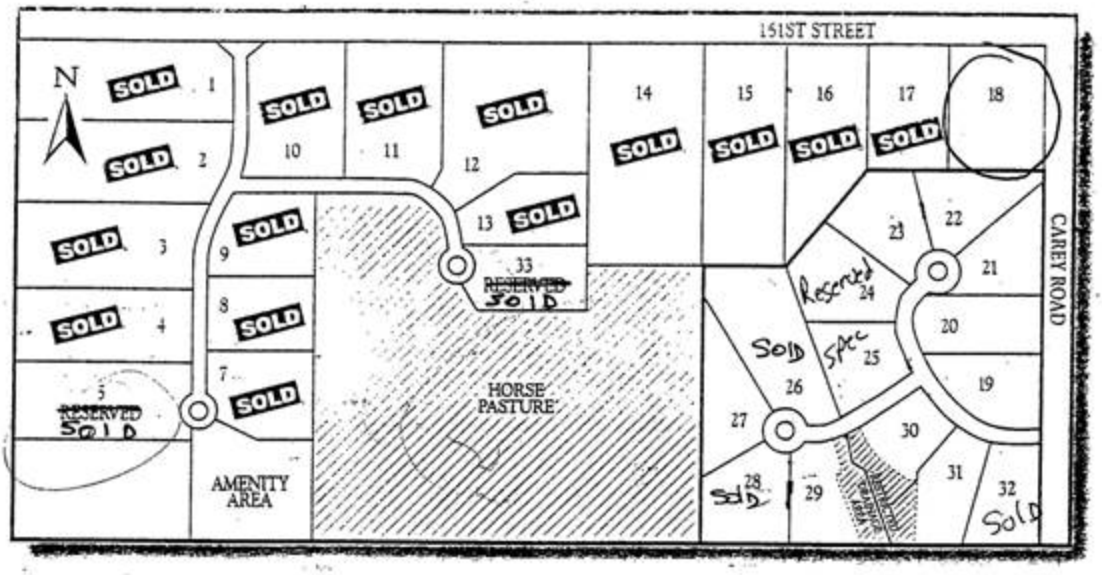
While I would prefer, along with most residents and neighbors, that Oak Park remain "as is", with horse pasture and not infill, I can appreciate a landowners right to develop. However, as an infill project vs an extension or additional phase, preserving the integrity and ambiance of Oak Park is essential IF development, in the center of our neighborhood does occur. To this extent, I request that existing AG-SFI zoning be left intact.

Sincerely

Anthony (Tony) Anderson
15941 Oak Park Ct.
Lot 9

OAK PARK. A private luxury community with amenities that include a two acre community park with a 25 meter pool, cabana with restrooms and entertainment area. A children's playground, tennis courts and a 3/4 length basketball court are also featured in the community. Oak Park is adjacent to a working horse farm that features 30 acres of scenic pasture.

While having a true country feel, Oak Park is five minutes from major shopping and St. Vincent Carmel Hospital, one mile from U.S. 31 and is in the Westfield School Corporation. Utilities include Hamilton Western Water, Westfield Sewer, Indiana Gas, and PSI Energy.



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Homesite prices, availability, and information are subject to change without notice.
** All lots require grinder pumps for sewer not included in lot price*

DIRECTIONS

Located at Oak Road and 161st Street. From U.S. 31, go east on 161st Street 3/4 of a mile to Oak Road.

DEVELOPER'S REQUIREMENTS

- Minimum home size is 3,000 square feet of living space.
- All plans must have the approval of the developer.

RESERVATION REQUIREMENTS

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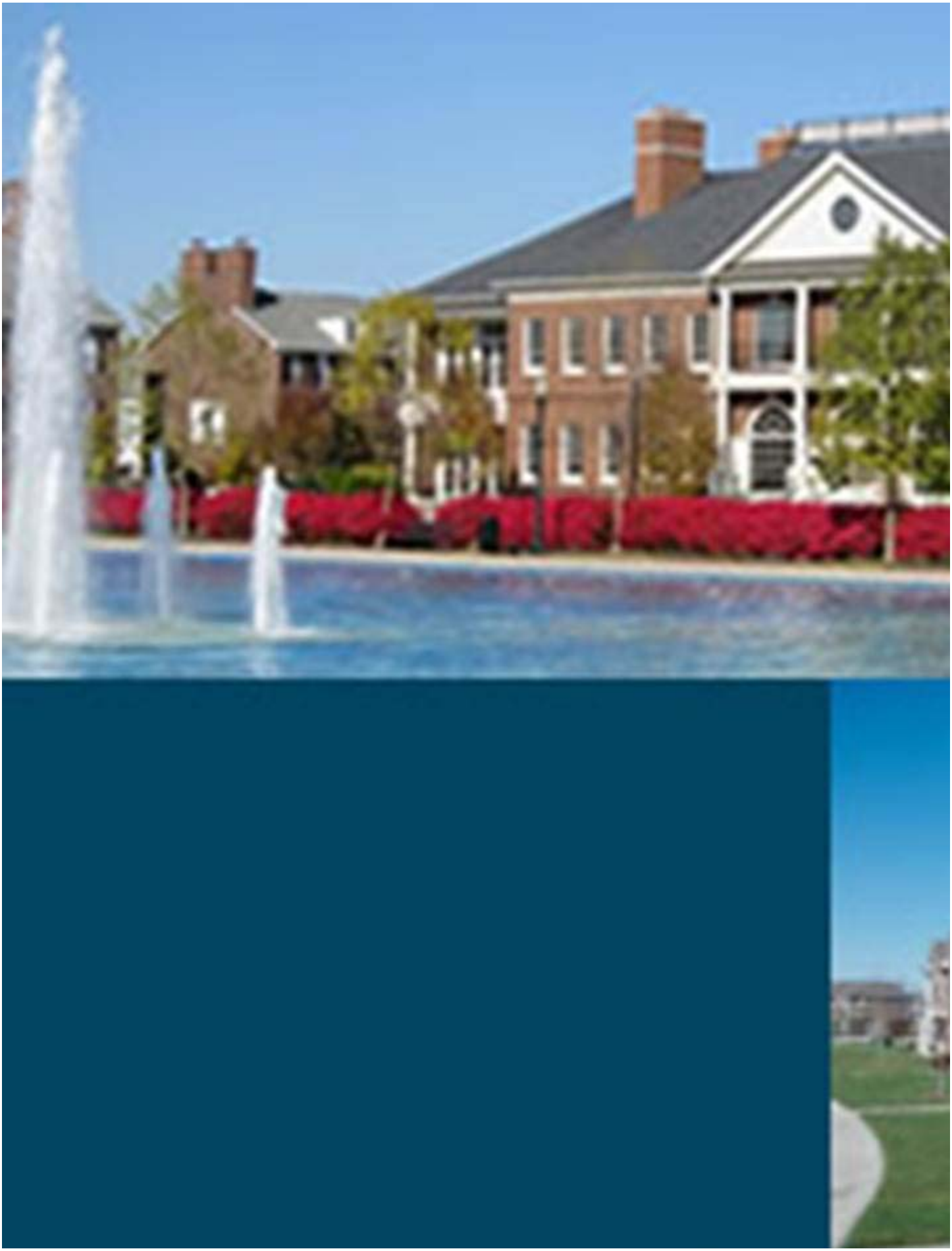
OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.



Pedcor Homes' principle purpose is managing multifamily and commercial properties for the benefit of Bancorp, in addition to select multifamily properties developed and/or acquired by Pedcor Investments, a part of the Pedcor Group of Companies (www.pedcorcompanies.com).

Pedcor develops, constructs and manages commercial buildings and affordable and market-rate apartments throughout the United States. The current Pedcor Homes apartment portfolio consists of 15 properties with 26 different partnerships, totaling over 3500 units, located in IN, IL and TN. The Facilities Services Division of Pedcor Homes provides management services for Pedcor-partnered buildings in Carmel, IN including over 500,000 square feet of retail, restaurant, office and warehouse space

Jennifer Miller

From: David Mueller <D.Mueller@InsectsLimited.com>
Sent: Tuesday, April 15, 2014 3:38 PM
To: councilmembers@westfield.com.in.gov.; Jennifer Miller; Anne Cotham; Webmaster; c.litner@pedcor.net
Cc: trishbraun6@gmail.com; njatops@aol.com; muellers5@aol.com; visbell1@comcast.net; btouhy@dtlegal.com; cindylove.4@gmail.com; mikeandstacym@comcast.com; julesnb@comcast.net; jperhacs@thinksis.com; adam.hirschfeld@imglobal.com; cbraun@psrb.com
Subject: Comments Regarding APC Docket No. 1402-REZ-01
Attachments: Westfield letter.docx

Dear Mayor Cook, Jennifer Miller, Oak Park Neighbors, Members of the Advisory Plan Commission and City Council Members,

Mary Beth and I have a concern about the proposed Pedcor Investments Petition No. 1402-REZ-01. Attached is our letter to be shared with our Westfield elected officials, Oak Park Neighbors, Westfield staff and the general public.

Sincerely,
David and Mary Beth Mueller
2812 Oak Park Circle, Westfield, Indiana 46074; Lot #12

Second letter from Dave and Mary Beth Mueller, April 15, 2014

Dear Mayor Cook, Ms. Jennifer Miller, Members of the Area Planning Commission and Council Members,

As homeowners in Oak Park and citizens of Westfield, Mary Beth and I have concerns about the proposed infill SF-2 Pedcor addition to our neighborhood.

Concern 1: We have lived in Oak Park for 18 years. We have had a stub road on Oak Park Circle for all 18 years. I have been told by the Westfield Fire Marshal that this is an illegal road according to Westfield road specifications. According to our Oak Park HOA minutes, this stub was to connect a future **eight lot** addition to our community. We never expected a **23 lot infill SF-2 neighborhood that looks much different than what has been there for nearly 20 years.**

Over the past 18 years, this illegal stub has seen thousands of people drive down our road just to not have a cul de sac to turn around like the one on Oak Park Road. The only way to turn around is to pull into the Shorts' driveway, onto the grass, or onto our drive way. After the recent tragic crime in December in our neighborhood, we say hundreds of cars turn around in our driveways for several weeks. So when I hear from the developer: "You should have known that there would be more houses at the end of that road." I guess we were told there would be 8 homes not 23 homes and why did that stub stay illegal for all this time?

Concern 2: We understand that 161 St. is scheduled to be a Primary Arterial road in the coming years. We understand that the Westfield Thoroughfare Plan lists 161 St. as the highest rated city road in Westfield. This would be equivalent to the present four lane 146 St. on our south border.

Mary Beth and I rode our bikes last Saturday to 146th St. and tried to cross this busy four lane road. It was so busy that we literally could not cross the street at the center turns. After waiting several minutes we decided to not cross the road and we turned around.

As decision makers for the City or Westfield, one of your jobs is to look into the future and plan for the safety of our residents. Now imagine 5-7 years from now and the roundabouts on Hwy 31, South Union and Carey are finished and 161 St. becomes the shortest and fastest route east and west through our city. The volume of traffic will be equivalent to that now on 146 St. Now imagine you live in Oak Park with only one entrance and what it would be like to enter and exit this community with hundreds of traffic counts moving in and out of this one exit. Now imaging if there was a second entrance to Oak Road and the neighbors and the construction traffic had an option to exist there rather than trying to cross 161 St. (a Primary Arterial Road like the four lane 146th St.).

The only reason we have heard why this second entrance can't be included in the SF-2 Rezone is that Paul Estridge doesn't want this road behind his home. We personally don't think this is a good enough reason.

We expect the land for sale just north of Oak Park and south of Oak Manor will someday be developed. With the large gas pipeline going through the center of this land, exits and entrances to this new neighborhood could place their exit and entrance across from Oak Park's entrance.

When the new shopping center at South Union St. and 161st St. develops in the future, the traffic will increase on 161st St. and people will look for back ways to avoid this busy area. This would bring in more traffic to our community.

Mayor Cook, Advisory Plan Commission, City Council and Westfield Development Department, for the reasons listed above and the many other concerned Oak Park neighbors, we need a second entrance off Oak Road to share the additional residential and construction traffic in our community. It offers an alternative exit that would allow for better fire and police protection and safety while crossing busy four lane roads.

Very truly yours,

David and Mary Beth Mueller
2812 Oak Park Circle, Westfield, IN 46074
Muellers5@aol.com

April 6, 2014

Sent Via E-Mail

Members of the Westfield-Washington
Township Advisory Plan Commission

Ms. Jennifer Miller, AICP
City of Westfield
Economic & Community Development Department
Planning & Zoning Division
2728 East 171st Street
Westfield, IN 46074

Re: Petitioner Pedcor Investments: Petition No. 1402-REZ-01

Dear APC Members and Ms. Miller:

As an initial matter, as residents of Oak Park since July 2000, we support and appreciate the growth that is taking place in Westfield consistent with the Westfield Comprehensive Plan, which makes Westfield an even more attractive, viable place to live, work and raise a family.

In Oak Park we are not opposed to the additional infill development of single family homes consistent with the mass, character and density of the existing Oak Park community on one (1) acre+ size lots, with one permanent point of ingress and egress from 161st Street and one permanent point of ingress and egress from Oak Road, and consistent with the Oak Park HOA's Declaration of Covenants, Conditions and Restrictions, as amended. We would also welcome the buyers of such newly-constructed homes into our Oak Park HOA community.

However, as more fully explained below, the zoning petition filed by Carmel-based developer Pedcor Investments (Petition No. 1402-REZ-01, hereinafter the "Petition") to infill the existing Oak Park community by significantly changing the zoning from the AG-SFI District to the SF-2 District is not compatible in mass, scale or density to the Oak Park residential neighborhood. The failure of Pedcor and Estridge to address a number of threshold issues and various irregularities prevents us from supporting this Petition. Consequently, this leaves us with no choice but to oppose the Petition and to respectfully request that the Westfield-Washington Township Advisory Plan Commission ("APC") and the Common Council of the City of Westfield both reject the Petition.

Given Oak Park's Existing 1.6 Acre Density The Petition's Proposed Density of .7 Acre Is Not Compatible Infill Development

Since its founding roughly 20 years ago Oak Park's developer, Paul Estridge, represented to prospective buyers that Oak Park was a private luxury community that was "adjacent to a working horse farm pasture that features 30 acres of scenic pasture." For ease of review, attached as **Exhibit 1** is a copy of Estridge's marketing materials for Oak Park. (See also the cul-de-sac shown next to lot 33). Oak Park has been developed as a residential community featuring 31 homes built on lots that average 1.6 acres, with considerable open, green space. At no time since 1993 has any of Estridge's marketing materials ever reflected a residential development of any kind within the "30 acres of scenic pasture."

On January 15, 2014, Pedcor and Estridge held a meeting for the Oak Park residents at Bridgewater to announce their proposed plans for the transformation of the scenic horse pasture into a high density residential development. Their proposed SF-2 zoning seeks to change the existing lot density of 1.6 acres to only .7 acres, more than twice the density of Oak Park, which violates the Comprehensive Plan policy of ensuring compatible infill development. A copy of the map showing the Pedcor/Estridge proposed SF-2 lot configuration from the January 15 meeting is attached hereto as **Exhibit 2**. At that meeting a number of Oak Park residents voiced their concerns and opposition to changing the zoning to the SF-2 District, as this would be highly incompatible to the residents of Oak Park and their existing land use. A residential infill development consistent with Oak Park's existing mass, scale and density would not impair the existing Oak Park. Unfortunately, despite several subsequent discussions and requests by Oak Park's counsel, Mr. Brian Tuohy, the developers have not revised the Petition.

The Expansion of Pedcor's Proposed Oak Road Entrance Would Provide the Necessary Second Entrance for Construction and Homeowner Traffic and Emergency Vehicles

As you will see, as of January 15, 2014 Pedcor/Estridge were proposing to develop an additional 30 homesites, with a new road from Oak Road providing access for six of the homes. At that meeting, the Oak Park residents expressed concerns about and the need for a second road into the new development. This would provide access for construction traffic away from the existing Oak Park homes as well as provide safety and security for emergency vehicles getting into and out of this expansion of Oak Park. For ease of review see **Exhibit 2** for Pedcor/Estridge proposed Oak Road access ("Pedcor's Oak Road Entrance").

At the January 15 meeting the Oak Park residents provided Pedcor/Estridge with a straightforward proposal to simply extend Pedcor's Oak Road Entrance into their proposed development, thereby providing the necessary second road for ingress and egress out of the new development, which development is conservatively estimated to take 4 to 6 years to complete. A copy of Oak Park's extended Oak Road access ("Extension of Pedcor's Oak Road Entrance") is attached hereto as **Exhibit 3**.

The Extension of Pedcor's Oak Road Entrance would provide the necessary second entrance to alleviate the construction traffic through the existing Oak Park during the 4 to 6 year construction period, as well as remove the safety threat posed by heavy construction traffic, pickup trucks, and earth moving equipment, etc. to the many children who live in Oak Park and who walk to and from the neighborhood playground, swimming pool, basketball and tennis courts. Unfortunately, Pedcor and Estridge have decided to ignore the concerns of the Oak Park residents. Not only have they rejected the Extension of Pedcor's Oak Road Entrance they have also modified their own plans by deleting Pedcor's Oak Road Entrance and the development of the six lots off of Oak Road (though it is clear that they still own this land and will later petition the City for this expanded development).

Neither Estridge Nor Pedcor Will Repay the Oak Park HOA For Estridge's Improper Use Of the Oak Park HOA's Monies to Pay His Personal Property Taxes on the Horse Pasture and Lot 18

After the January 15 meeting, the Oak Park residents began their due diligence in reviewing documents to evaluate the proposed development of the horse pasture. This included spending several hours reviewing Oak Park's tax and financial reports at the Hamilton County Treasurer's Office and our management company's office. This review resulted in uncovering some disturbing documents and facts.

It appears that the families of Oak Park, without their knowledge or consent, have been paying Paul Estridge's personal property taxes on the horse pasture that is the subject of this Petition. The records clearly show that his personal tax bills were sent to Oak Park's management office and a check was sent from the Oak Park HOA to pay for them. The improper foisting of Paul Estridge's personal property taxes onto the families of Oak Park has been going on for at least 14 years. In sum, as reflected in the spreadsheet attached hereto as **Exhibit 4**, Estridge and/or Pedcor owe the Oak Park HOA Nine Thousand Eight Hundred Seventy Six Dollars and Seventy Four Cents ($9,876.74) in principal and interest, with the amount increasing with each passing day.

This review of records also revealed irregularities involving Lot 18, which is located at the corner of Carey and 161st. As you know the City of Westfield purchased that land for the roundabout on May 12, 2010, at which time it paid $4,631.86 in back taxes and penalties. It was discovered that Paul Estridge and his company, Estridge Custom Homes, have been using the Oak Park HOA to pay his personal property taxes on this parcel as well, from at least 2002-2008. Thus, without the Oak Park HOA's knowledge or consent we have been paying Estridge's personal property taxes on Lot 18 for Estridge Custom Homes, which totals Twelve Thousand Four Hundred Twenty Three Dollars ($12,423) for 7 years. With the statutory prejudgment interest rate of 8% per annum, this brings the total loss to the Oak Park HOA to Twenty One Thousand Three Hundred Sixty Eight Dollars and Ninety Nine Cents ($21,368.99), which amount increases with each passing day. For ease of review a copy of the spreadsheet detailing these amounts is attached hereto as **Exhibit 5**.

Since discovering these financial irregularities in late January our legal counsel, Brian Tuohy, has reported this to Pedcor and Estridge on several occasions. While they indicated that they would look into it this matter despite the passage of more than two months they have failed and/or refused to pay back a dime of these taxes. Unfortunately, this does not appear to be an accident or sloppy bookkeeping. It was an improper use of the Oak Park HOA's funds for Estridge's personal financial gain. (Time permitting it would be interesting to confirm who took the tax write off for the payment of these taxes).

The Continuing Refusal of Estridge and Pedcor To Convey the Seven Oak Park Common Area Parcels to the Oak Park HOA Undermines the Petition and Is Troubling

As part of this due diligence in reviewing documents on the Hamilton County Maps website, it was discovered that the deeds to all seven (7) parcels of common area, including the Oak Park swimming pool and recreation area, are still held in Estridge's personal name. A copy of the Oak Park map showing the seven parcels is attached hereto as **Exhibit 6**. For these properties the Oak Park HOA paid the annual taxes, however Estridge has improperly kept these parcels in his individual name. These should have been turned over by the developer, Estridge, when the neighborhood was turned over to the HOA in October 2004. (Again, it would be interesting to confirm who took the tax deductions for the payment of these taxes). In any event, all 7 of our HOA's common areas continue to remain in Estridge's name, nearly 10 years overdue.

As with the property taxes, this irregularity has been reported on several occasions by Mr. Tuohy to Pedcor and Estridge. Despite being notified, to date neither Pedcor nor Estridge has filed the deeds to convey these 7 parcels to the Oak Park HOA.

By contrast, when Pedcor closed on its purchase of Paul Estridge's home, the horse pasture and the surrounding properties on February 2, 2014, they promptly recorded their deeds with the county recorder's office less than two weeks later, on February 14, 2014. It certainly would have been proper for Pedcor and Estridge to deed over the common areas to the Oak Park HOA at the same time. But they chose not to do so.

Since the residents of Oak Park were informed of this proposed development in mid-January, we have spent a considerable amount of time, energy and expense to work cooperatively with Pedcor and Estridge to determine if a mutually acceptable development can be achieved. In fairness to all involved in this effort, progress has been made with Pedcor on a number of secondary development concerns and we appreciate Pedcor's efforts to this end. However, the HOA's three principal concerns have not been addressed by Pedcor. In addition, given the lack of good faith follow-through on these fundamental threshold steps of reimbursing for past taxes and recording of deeds, it undermines the confidence of the Oak Park HOA in both Pedcor and Estridge and reinforces the importance of the Oak Park HOA controlling the Architectural Review Committee that will oversee the development, use and maintenance of Oak Park. Thus,

while the Oak Park HOA has made some progress with Pedcor on various secondary commitments for the possible expanded development of Oak Park, the failure and/or refusal of Pedcor and Estridge to address the threshold concerns and failure to correct the legal and financial irregularities precludes further progress until these are satisfactorily addressed.

As such Pedcor came to Oak Park and chose to buy this land in 2014 knowing full well that it was zoned AG-SFI and had been for at least 20 years. This is not a situation where a developer bought land and then had the zoning changed to adversely affect its development plans. Instead, Pedcor's Petition runs counter to the oral and written representations made by Estridge to many of the current residents and to the Town of Westfield.

For these reasons, we respectfully request that you reject Pedcor's Petition.

If you have any questions or would like to discuss any of these matters do not hesitate to contact me. Otherwise, we appreciate your consideration of these significant and continuing objections to the Petition.

Very Truly Yours,

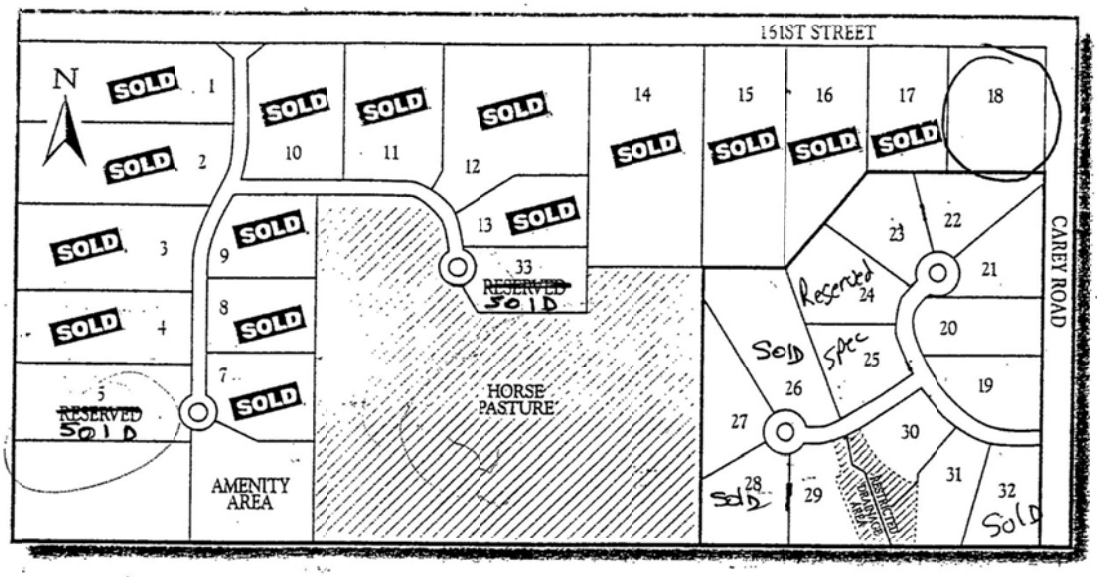
Chris and Trish Braun
3029 East 161st Street
Westfield, IN 46074

Enclosures

cc: Westfield Town Council (w/encls.)

OAK PARK. A private luxury community with amenities that include a two acre community park with a 25 meter pool, cabana with restrooms and entertainment area. A children's playground, tennis courts and a 3/4 length basketball court are also featured in the community. Oak Park is adjacent to a working horse farm that features 30 acres of scenic pasture.

While having a true country feel, Oak Park is five minutes from major shopping and St. Vincent Carmel Hospital, one mile from U.S. 31 and is in the Westfield School Corporation. Utilities include Hamilton Western Water, Westfield Sewer, Indiana Gas, and PSI Energy.



LOT NO.	PRICE	APPROX. ACREAGE
5 Sold	92,500	1.800
18	74,800	1.810
19	65,000	1.000
20	79,900	1.108
21	74,900	1.062
22	79,900	1.062
23	84,900	1.109
24 Sold	94,900	1.197
25	84,900	0.944
26 Sold	119,900	1.811
27	104,900	1.076
28 Sold	99,000	1.173
29	94,900	0.808
30	84,900	0.702
31	84,900	0.882
32 Sold	65,000	1.000

Homesite prices, availability, and information are subject to change without notice.
** All lots require grinder pumps for sewer not included in lot price*

DIRECTIONS

Located at Oak Road and 161st Street. From U.S. 31, go east on 161st Street 3/4 of a mile to Oak Road.

DEVELOPER'S REQUIREMENTS

- Minimum home size is 3,000 square feet of living space.
- All plans must have the approval of the developer.

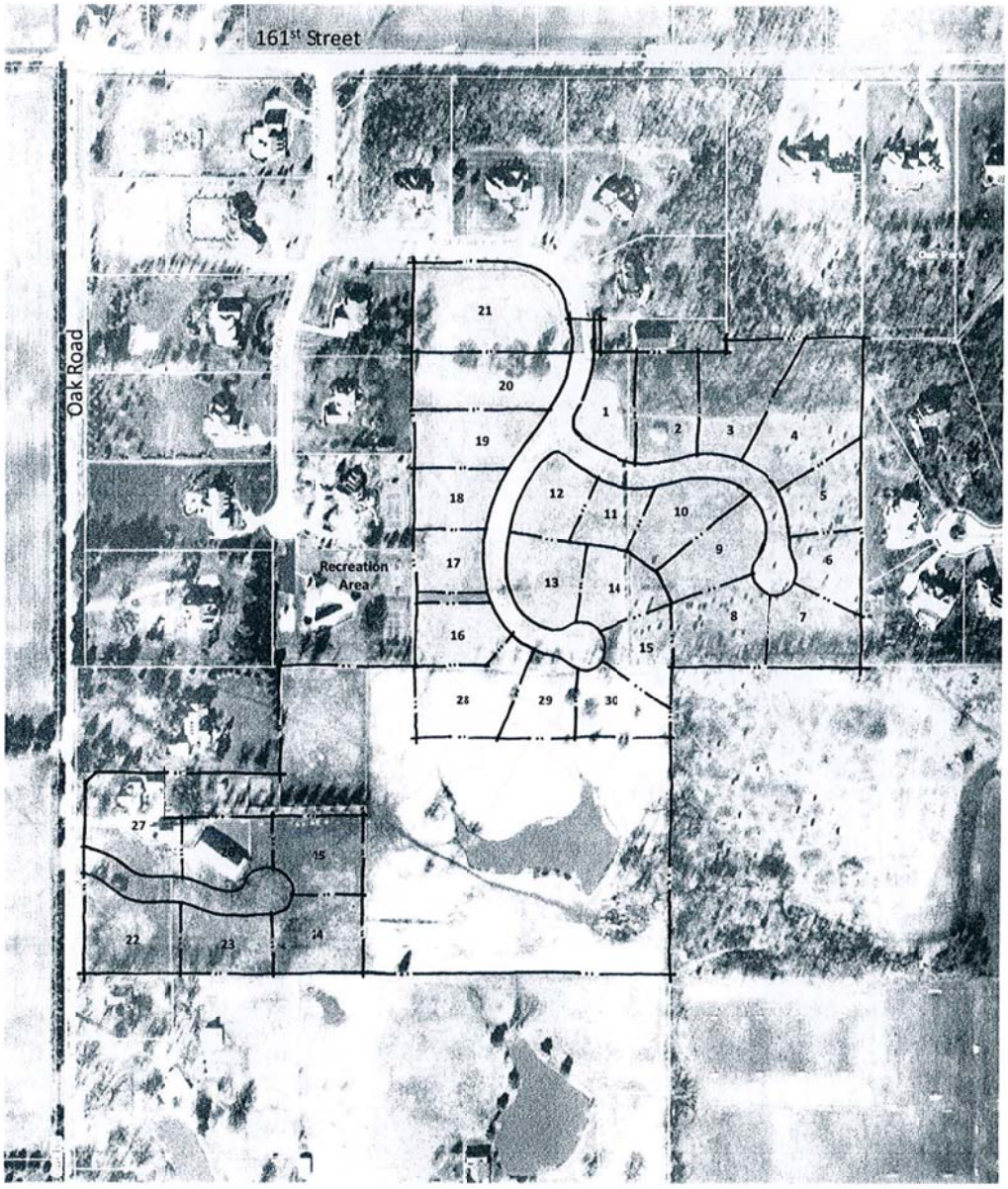
RESERVATION REQUIREMENTS

- A homesite can be held for seven days at your request with a $1,000 refundable deposit.
- To hold a homesite for 30 days requires a 5% deposit.
- Ask developer for additional details.

OAK PARK
AN ESTRIDGE DEVELOPMENT COMMUNITY

Call 582-2467 for more information.

Exhibit 2



Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

Homes on lots 26 through 30 will be constructed at a later date.

Oak Park

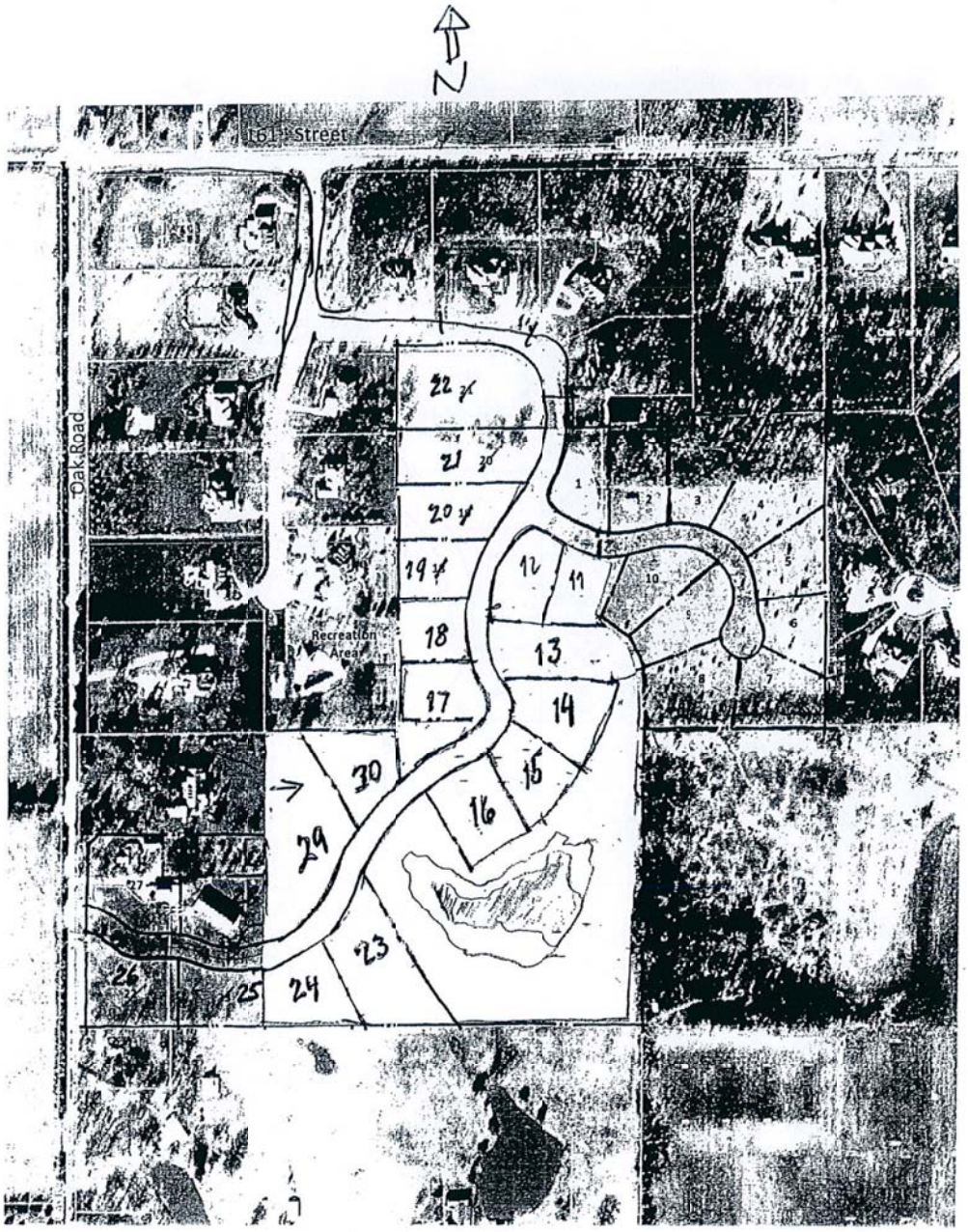
Conceptual Land Plan
Alternative L

December 31, 2013

Estridge

0' 200' 300' 400'

Exhibit 3



Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

Homes on lots ~~26~~ 27 through 30 will be constructed at a later date.

Oak Park

Conceptual Land Plan
Alternative I

December 31, 2013

Estridge

0' 200' 300' 400'

Exhibit 4

Amount Owed to the Oak Park HOA by Paul Estridge, Jr. for Improper Payments

Year	Taxes Paid Parcel 1*	Taxes Paid Parcel 2**	Statutory Interest in Indiana is 8% Annual Interest Parcel 1	Annual Interest Parcel 2	Total Interest Parcel 1	Total Interest Parcel 2	Total Principal with Interest
1999***	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2000	$85.15	$103.18	$6.81	$8.25	$95.37	$115.56	$399.26
2001	266.69	105.16	21.34	8.41	277.36	109.37	758.57
2002	223.34	136.48	17.87	10.92	214.41	131.02	705.25
2003	239.66	140.18	19.17	11.21	210.90	11.21	601.96
2004	121.58	71.11	9.73	5.69	97.26	56.89	346.84
2005	338.24	197.72	27.06	15.82	243.53	142.36	921.85
2006	187.88	109.76	15.03	8.78	120.24	70.25	488.13
2007	246.42	144.44	19.71	11.56	138.00	80.89	609.74
2008	301.68	175.56	24.13	14.04	144.81	84.27	706.32
2009	279.40	268.71	22.35	21.50	111.76	107.48	767.35
2010	292.14	285.74	23.37	22.86	93.48	91.44	762.80
2011	338.96	384.18	27.12	30.73	81.35	92.20	896.69
2012	387.06	466.50	30.96	37.32	61.93	74.64	990.13
2013	387.06	466.50	30.96	37.32	30.96	37.32	921.84
	$3,695.26	$3,055.22	$295.62	$244.42	$1,921.36	$1,204.90	**$9,876.74**

* 9.56 Acres: Parcel No. 09 10 07 00 00 001.001

** 5.82 Acres: Parcel No. 09 10 07 00 00 001.000

***DELINQUENT, NO PAYMENT THIS YEAR

Note: County records were lost during a fire prior to 1999 so I don't have any information from 1994-1998

Exhibit 5

OAK PARK HOA PAYMENTS ON LOT 18

Year	Original Tax Amount Paid	8 Percent Interest	Accrual Over 12 Years	Principal Plus Interest
2002	$2,052.42	$164.19	$1,970.32	$4,022.74
2003	$1,548.88	$123.91	$1,363.01	$2,911.89
2004	$1,693.50	$135.48	$1,354.80	$3,048.30
2005	$1,718.08	$137.45	$1,237.02	$2,955.10
2006	$1,721.12	$137.69	$1,101.52	$2,822.64
2007	$1,853.80	$148.30	$1,038.13	$2,891.93
2008	$1,835.40	$146.83	$880.99	$2,716.39
	$12,423.20	$993.86	$8,945.79	**$21,368.99**

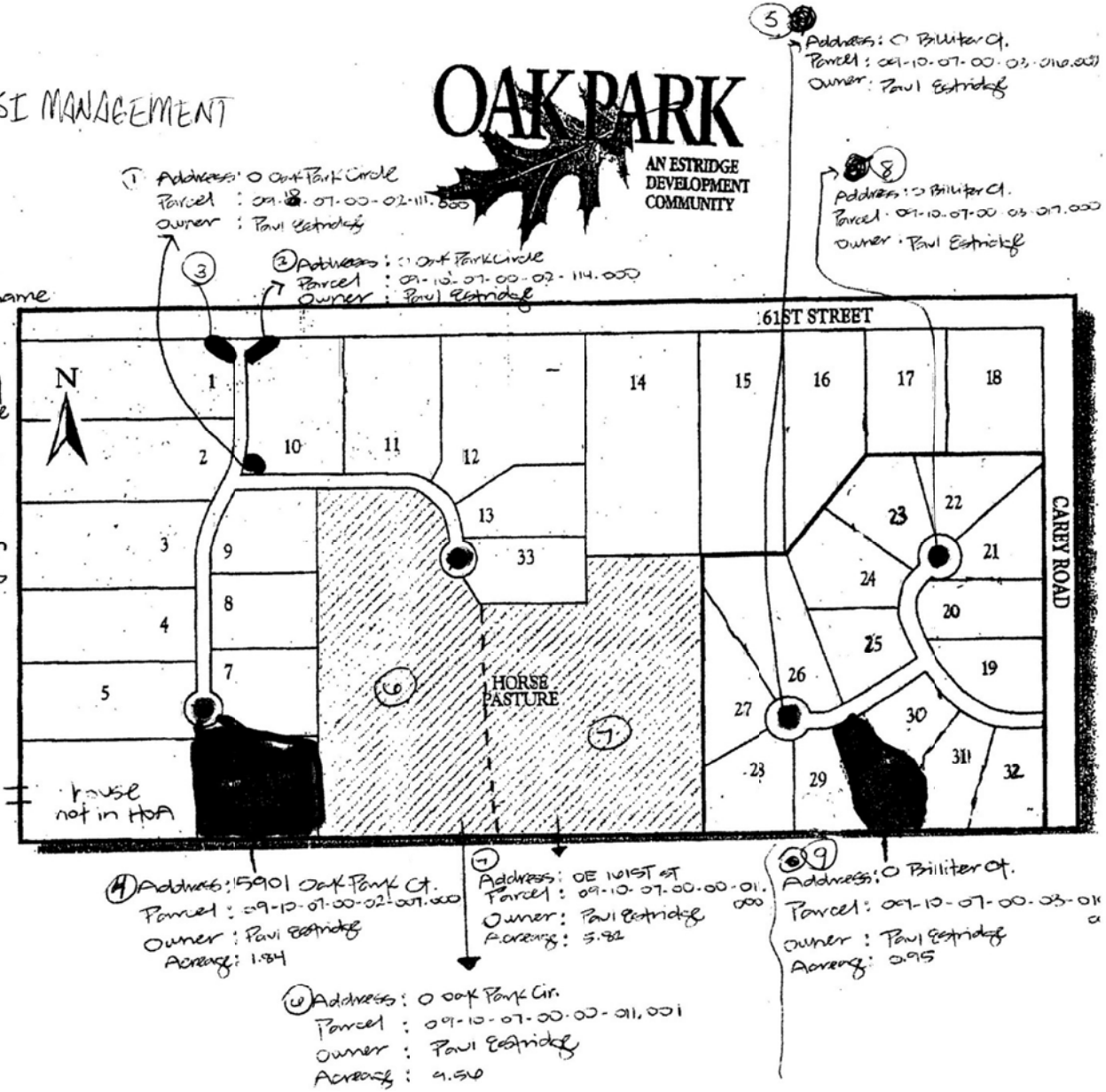
Note:

Transfer of Ownership:

June 30, 2005 -- Estridge Custom Homes transferred Lot Ownership to Paul E. Estridge Corp
May 12, 2010 -- Paul E. Estridge Corp. transferred Lot Ownership to the City of Westfield
All back taxes and current taxes from 2009 on were paid by Lawyers Title and the City of Westfield.
I could not find records before 2002.

Exhibit 6

FROM CASI MANAGEMENT



Parcels: 1,2,3,4,5,38 need transfered into the HOA name

Parcels: 6 & 7 should stay in Estridge's name & HOA should explore refund for taxes paid in past. Though the process may be cost prohibited.

Jennifer Miller

From: Vic Isbell <visbell1@gmail.com>
Sent: Saturday, April 05, 2014 4:41 PM
To: Jennifer Miller
Cc: Chris Braun; Trish Braun; Dave Mueller; Mary B Mueller; Nancy Anderson; Jeff Jewett; btuohy@dtblegal.com
Subject: Re: Pedcor Investments Petition 1402-REZ-01
Attachments: Isbell Letter to Wesfield Planning Commission 04.05.14.pdf

Dear Ms. Miller--

Please see our attached response relative to the subject petition request and upcoming hearing to be held this Monday, April 7 at 7pm. We respectfully request that this petition be REJECTED--for the reasons outlined in the attached letter.

We appreciate you allowing us to share our concerns with you and hope you will share this letter with additional members of the planning commission. I hope you will please feel free to contact me if you or any members of the commission have any questions or require additional clarification.

Best Regards,

--
Victor (Vic) T. Isbell
Cell ph. 317-840-4460
Fax No. 317-455-6606
EM: visbell1@gmail.com

April 5, 2014
Victor T. & Rhonda M. Isbell
2728 Oak Park Circle, Westfield, IN 46074

Dear Westfield Planning Commission:

Re: Pedcor Investments Petition 1402-REZ-01

We are the original "homeowners" of lot 11 in Oak Park. Prior to moving to Westfield, we lived with our children in Carmel for over 10 years. We had a growing family and were trying to find a home with a little more room, lots of green space, and plenty of trees and tranquility. Unfortunately, we could not find that home in Carmel—but we did find it in Westfield! We found Westfield appealing—it offered something different--and the town folks seemed to really appreciate and value their lifestyle and almost park-like surroundings. This search, described above, started in the mid-1990's—and we ultimately built our home in the spring of 1997 in the unique, park-like environs of *Oak Park*—a fitting name for our new neighborhood--spread-out over nearly 57+ acres of country estate charm.

Unique—is the operative word to describe our neighborhood. In fact, if you take the mile drive north up Oak Road from 151st you will see, both to your left and right, large open green spaces, lovely tall pine trees and houses sprinkled-in here and there. The Estridge Company posted large signs at the corner and entrances to Oak Park with signage indicating "1-3 acre home sites"—a distinguishing characteristic of the development. Within several years, 32 new homes sprouted within the white fence boundaries of Oak Park and only one lot remained unsold—until it was acquired by the city for the new roundabout.

Lots sizes were/are all well within SF1 zoning with an average lot size well over 1.6 acres—and, I think most people would agree, represent the defining and unique characteristic of Oak Park—large country lots, with little traffic and quiet living.

Smack dab in the middle of our horseshoe-shaped development is an infill area called the "horse pasture"--about 21 acres & referenced in the re-zoning request. Back in 1996, this area was clearly identified as an area with potential future development—within Oak Park. It was owned by Estridge—it was substantially listed on the Oak Park plat layout/development map and, Estridge employees sold us our lot with the understanding that any future development would adhere to the building restrictions established by the Declaration of Covenants, Conditions and Restrictions for Oak Park—dated Nov. 17, 1994 by Paul Estridge Jr., Furthermore, this is supported by paragraph Q on page 5—"Real Estate" applied to all the real estate and only excluded lot 6 from the development map—a lot reserved for an Estridge family member. Moreover, we felt secure knowing lot 33, also shown on the Oak Park development map, (extending partially within the northern portion of the horse pasture--& yet to be developed), clearly showed Oak Park Circle extending beyond the dead-end stub (as it currently exists)—into a very clearly defined cul-de-sac. All this supports the notion that:

1. Homeowners/lot owners—made buying decisions to pursue a lot and/or home in Oak Park with a pretty good understanding of what future development activity might look like within the area identified by the Oak Park plat layout/development map and,
2. Development <u>within the horse pasture (if any) would be very limited and governed by the existing covenants and zoning to maintain the unique characteristics of the neighborhood.</u>

We are supportive of well thought-out future development in this infill area—snuggled in the middle of Oak Park. We simply insist Estridge/Pedcor abide by the original agreements and covenants Estridge established with homeowners when the Estridge Companies were actively selling and promoting the Oak Park development. We respectfully ask that you reject any petition for re-zoning that could harm our community's unique character and/or is contrary to our long-held covenants and agreements.

Sincerely,

Victor T. & Rhonda M. Isbell

Jennifer Miller

From: Jeff Jewett <jjcws@aol.com>
Sent: Saturday, April 05, 2014 10:34 AM
To: Jennifer Miller
Subject: Oak Park Rezoning

Dear Ms. Miller,
As a 17 year resident of Oak Park, I would like to share my thoughts with you regarding the re-zoning petition by Pedcor to develop the horse pasture in the center of our neighborhood.
As much as I enjoy the serenity of the pasture, I also fully understand the rights of an owner to develop property and make a profit. I am not oppose to A development, but I am opposed to this one as it has been presented to us for the following reasons:

1) Oak Park was originally marketed as a unique development with AT LEAST one acre lots.. most much larger... separated by white horse-style fencing. That made it different, and is a primary reason we chose to buy here. Paul Estridge was very clear that he intended to keep this neighborhood unique in that way. I would not object to the new development if it maintained that same unique character.

2) The proposal calls for construction traffic (i.e. heavy equipment, mud, etc...) to only use the main neighborhood entrance. Anyone building within a new community understands and expects some construction traffic. But a resident of an established neighborhood of nearly 20 years does not and should not expect it. This traffic will keep our roads muddy and congested for 2-3 years as new houses are built.
I would not object to the development if the builder would create a separate construction entrance for the duration of the development.

3) All homes is Oak Park have been built under very strict guidelines. We all understood these to be in our best interests in protecting the integrity of our neighborhood and our home values. It seems very clear and reasonable to me that we have every right to expect any new homes in our neighborhood to conform to these same standards, yet the builder will not commit to that. I'm sure you understand that will have a negative impact on our home values. In essence, the builder is asking us to sacrific $50-100K of our home values so they may build an inferior product if they choose. This is very unfair to us.
I would not object to the development if they met the same standards as all other Oak Park homes.

In conclusion, I would strongly urge you to consider encouraging the developer to work with the neighborhood in these important areas before approving their rezone request. We are fully united in opposition to the current proposal, but I am certain if these 3 areas were addressed correctly, there would be significantly less objection.

Kindest Regards
Jeff Jewett
2702 Oak Park Circle.

April 4, 2014

Dear Development Council,

First of all I would like you to know that I am in favor of intelligent forward thinking growth in the city of Westfield. I understand the need for such growth. I believe a cooperative process of design and integration with emphasis on preserving the predominant lifestyle and feel of the existing area can produce amenable results for the entire community.

Members of the council I would like for you to place yourself in our small mature established neighborhood and ask you to consider how you would react to this: A developer wants to come in and significantly change the zoning in the very center, the heart of the Oak Park Farms community after 20 years and the developer chooses not to work with you to provide any benefit to the community.

How would this sound to you?

The developer wants to:

- Come in and tear up the center, the heart of your community for the next 3 to 5years. .
- Remove all the open space in the heart of the community. The open space and horse pasture that has defined the original neighborhood for the past 20 years.
- Increase the density of homes in the heart of the community by over double the amount the original zoning would allow.
- Not contribute to the overall enhancement of the community with well-placed open space, trails or amenities…in fact utilize the existing community amenities.
- Design a plan that does in fact preserve the lifestyle, feel, views and open space behind another part of the existing property…the builder/developer's home.
- The developer initially tells you they want to work with you, but in fact it appears only on their terms.
- AND most importantly…The developer will NOT work with you on the top three and most important items you feel are reasonable and you have clearly communicated.

It is for this reason we are not in favor of the requested re-zone and would ask the council as representatives and in the name of good stewardship to the city and our community that you do not vote in favor of the requested re-zone. Thank you for this consideration.

Brad and Cindy Love

15925 Oak Park Ct.

Westfield, IN

Dear Westfield Goverment,

The barn on 15707 Oak Road, Carmel, IN you are going to take down for a housing devolopment. I would NOT like you to take it down. There is an old couple living there and taking away their house would be devistating. They may get to go to a new house but there are memories there. Good memories or bad, there are memories. You may think horses are just for riding but their not. They have friends and taking away their friends would also be devistating. I used to ride there and I have soooo many memories. Chasing the mares around the field, Swimming in the back of pick-up trucks and more. What if I walked up to your house and told you that I am taking your house away. How would that make you feel? This may not give you a new housing development but please take this under consideration.

Sincerly, Sara Harmeyer

Age 11

2222 E 161st Street Westfield, IN

April 3, 2014

Open letter to Advisory Plan Commission Members, Mayor Cook and Westfield Council Members

RE: 1402-REZ-01 Rezoning of Oak Park

I am writing to you to express my objections to this rezoning proposal. I will be brief and to the point.

I believe this proposed rezoning is not at all consistent with the character and feel of any of the surrounding areas or homes. This is especially true as access to the proposed development will be through an established AG-SF 1 neighborhood. The proposed rezoning would be less egregious if it had independent access from any of the bordering roads and was not dependent upon access through the Oak Park neighborhood.

My second objection is purely and simply financial. The only reason a developer desires higher density is to obtain more lots to sell and therefore more profit. Simply put, this will be at the expense primarily to the Oak Park property owners, but also to the surrounding area property owners (of which I am one) through diminished and decreased property values.

I do understand that rezoning and development can have an adverse effect on some property values, but is done when there are overall positive gains for the community as a whole. I simply cannot see the overall value to the community by allowing this rezoning and subsequent development. Lower property values and higher density in this area of Westfield simply does not make sense (except for Pedcor and Estridge).

This is not to say I do not and cannot support development in this area. If Pedcor/Estridge were to revise their plans to be consistent with the current zoning and character of the area and the Oak Park neighborhood, I will support that development.

Please consider my comments when reviewing this proposal, and I encourage you to protect the character and property values of this area of Westfield by rejecting this rezoning proposal.

Robert J. Harmeyer
2222 East 161st Street
Westfield, IN 46074
rjharmeyer@gmail.com

Nancy Anderson
15941 Oak Park Court
Westfield, IN 46074

April 1, 2014
Jennifer Miller, AICP
Economic & Community Development
Department Planning and Zoning Division
2728 East 171st Street
Westfield, IN 46074

Dear Development Department,

As a resident of Oak Park, I have some concerns regarding the request by Pedcor Investments for a change in zoning from the AG-SF1 district to the SF-2 district as it pertains to the 21.044 acres of real estate generally located at 15707 Oak Road, 0 Oak Park circle, 0 No Street also off Oak park circle, Westfield, IN.

My property abuts the real estate described above and I have been involved with the Oak Park Home Owners' Association in trying to reach a list of commitments that are satisfactory to both the developer and residents. Although the list of compromised commitments may appear significant, no progress has been made on the major concerns of the Oak Park residents. In fact, Pedcor has removed the most important commitments proposed by the Oak Park Homeowners' Association in all correspondence that infers the compromise between the parties are more advanced than reality.

Although there are several unresolved commitments between the Oak Park homeowners and the developer, the most important unresolved issues are as follows.

Adding 23 new homes as an infill development to the existing 12 homes using the Oak Park entrance off of 161st street raises several traffic safety issues for emergency vehicles and concern for our children walking along the street to access the Oak Park amenities as there are currently no sidewalks to connect to the new development. I am sure that the Westfield Plan Commission can appreciate the impact to the seven homes along Oak Park Court and Circle that will provide the entrance to this infill development as the traffic past their homes TRIPLES (329%)!

The Oak Park HOA has requested the developer build another permanent Oak Park entrance off of Oak Road to reduce the heavy burden of additional traffic on Oak Park Court and Circle. A map depicting the Oak Road entrance has been provided by the Oak Park homeowners to the developer.

The permanent road into Oak Park off of Oak Road would also serve as a construction entrance. It is not reasonable or acceptable to expect Oak Park, an established neighborhood of 10 years, to provide the construction traffic to this infill development along Oak Park Court and Circle. Oak Park HOA compromised and agreed to Pedcor's commitment of permissible construction between the hours of 7 am to 7 pm. Oak Park residents have safety concerns for their children getting on

and off the school buses if the only construction entrance into proposed development is on Oak Park Court and Circle.

It is rumored that Pedcor is contemplating a construction road off of Carey Road just north of Habig soccer fields and baseball diamond. A construction road through that area would be non functional as there are two natural water springs and frequent flooding in that area making it impassable for heavy construction equipment without construction of a bridge. The gated entrance to this Habig facility is typically only open when youth sports are played. Is it a good idea to combine heavy construction traffic with children playing baseball or soccer and their families walking to their cars?

The Oak Park HOA needs to and should maintain control over their neighborhood and its character, i.e. architectural review board. Oak Park HOA has compromised and proposed that a Pedcor representative be allowed to serve on this board. Pedcor responded with a single page double spaced list of 16 very vague lot construction commitments to the Oak Park HOA stating "we believe will provide the residents a comfort level about the types of homes to be constructed." In comparison, Bridgewater's Architectural Planning Criteria –Design guidelines and regulations is 18 pages long. The list of lot construction commitments provided by Pedcor is inadequate and does not prevent the developer from constructing prefabricated tract homes in contrast to the costume homes in existing Oak Park.

Oak Park is unique as Westfield's only country estates neighborhood. The opinion that Oak Park provides Westfield with a market for sought after high-end housing on 1+ acre lots is supported by the NY Times and IBJ. Pedcor's opinion that there is a low market for large homes on 1+ acre lots is in direct conflict with recently published articles in the NY Times on 1/25/14 attached below. Below is a direct quote taken from the IBJ 8 (Indianapolis Business Journal) publised March 31, 2014.

High-end homes selling fast in Indy

Eight@8 remembers when, back in the dark days of the recession, you couldn't unload an upscale home if you re-sided it with cake frosting and anti-depressants. Now, Indy-area buyers are scarfing up homes at $500,000-plus price points almost as fast as more modest abodes. IBJ's Scott Olson explains how the luxury market has changed, and how buyers are making full-price offers on Day 1 and then refusing to leave the showing until they close the deal. …

I question if this infill development will overtax the existing Oak Park common sanitary sewer and storm drains. The proposed development was originally platted a horse pasture and zoned SF 1 agricultural but Pedcor is proposing to add 23 new homes to the existing Oak Park 20 year old infrastructure. The sanitary sewer and storm drain runoff must absorb 23 additional homes without improvements. If improvements to the common sanitary sewer and storm drains are required because of the addition of these homes, then the developer and not the

existing homeowners or Oak Pak HOA should be held liable for the cost of improvements and repair to existing landscape.

This matter is really quite simple…Oak Park homeowners want to maintain the value of their home investment as well as the continuity of our neighborhood, that, in may cases, was the impetus for locating to Oak Park. Oak Park is recognized as a unique subdivision with country estate lots averaging at least 1 acre and the reason why I choose to live here. While respecting the rights of land owners to develop property, the Oak Park infill neighborhood proposal is uniquely odd in that it nearly doubles the volume of homes on much smaller lots in a manner and density that is not only inconsistent with our existing neighborhood, but equally at odds with the entire square mile of property that extends from 151st to 161st street and Oak Road to Carey Road.

I recommend a compromise of fewer number of homes (14-15) in the proposed development with 1 home on 1+ acre lots using Oak Park Court off of 161st Street as the ingress/egress with a temporary construction road off of Oak Road while the Oak Park HOA Architectural Review Board consists of 2 Oak Park HOA appointed representatives and 1 Pedcor appointed representative.

Pedcor's failing to adequately address the major concerns of Oak Park residents, neighborhood safety , consistency of character in regard to lot size and allowing the HOA to maintain control over the architecture standards of homes built,
I respectfully request that the Westfield Plan Commission deny Pedcor's SF 2 rezone proposal for the above named real estate.
Thank you.

Respectfully,

Nancy Anderson

NYTIMES

By JIM RENDON

January 25, 2014

Katie Sleep and her husband, Jonathan, lived in the same four-bedroom home in a Washington suburb for 23 years. After Ms. Sleep decided to retire, they began looking for a new house, and, after viewing a model home in a new development, decided to move to Leesburg, Va., about 40 miles from the city. In having their new home built, they saw an opportunity — not to downsize, but to create a far larger home catering to their every need.

In April 2012, they selected a model costing about $850,000 from a luxury builder and chose a number of standard options for an additional $650,000. Ms. Sleep, who was in the process of selling the software firm she founded nearly two decades earlier, added a wall of windows to the basement and furnished it with a pool table, a media room, a wet bar, a home office and a suite for their youngest

daughter to use when she was home from college.

They added a second master bedroom suite, on the ground level, for use when they are older and stairs become tougher to climb. They upgraded floors, carpeting and molding, added a sunroom and a large deck and supersized the garage door to fit Ms. Sleep's Cadillac Escalade. The home's lighting and temperature, as well as media on any of 14 televisions and the sound system, can be controlled remotely.

This six-bedroom house, which has six full and three half bathrooms, measures about 9,000 square feet, including the basement. **The Sleeps expect to spend an additional $250,000 to landscape its three-acre lot**. "We went through some hard times with the software company," said Ms. Sleep, 57. "We feel blessed that we live here now. We pinch ourselves all the time."

Jennifer Miller

From: mikeandstacym@comcast.net
Sent: Thursday, April 03, 2014 9:18 AM
To: Jennifer Miller
Subject: proposed rezoning of land from AG-SF1 to SF2 sought by Pedcor as it affects the community of Oak Park
Attachments: rezoning letter.docx

Dear Ms. Miller,

As the attached letter states, I respectfully request that you include my letter in the record available to the commissioners in considering the proposed rezoning and development. I am opposed to the rezoning and the development as proposed. I feel it fundamentally changes the nature of the community in which I purchased my home, reduces the safety of my children, is unnecessary to the development of the greater Westfield community, imposes burden on its neighbors without adding substantial value to the community and would reward corporate economic interests at the expense of the citizens of Westfield.

Thank you for your consideration, and please contact me with any questions or if I need to follow another procedure to have my letter included in th erecord.

Sincerely,
Michael Miller

Michael Miller

15936 Oak Park Ct

Westfield, IN 46074

(317) 582-0842

April 3, 2014

Economic & Community Development Department Planning & Zoning Division
Jennifer Miller, AICP
2728 East 171st street
Westfield, IN 46074

Dear Ms. Miller,

I am writing to inform you of my concern and opposition to the proposed rezoning and development of land by Pedcor in the heart of the subdivision of Oak Park. As proposed, the rezoning and development does not enhance or add value to the community, but will cause an increased burden and loss of benefit and happiness on the citizens of Westfield living in the vicinity. There are multiple comparable tracts of land in Westfield already zoned SF2 in which the developer could pursue this project without the need to seek rezoning and without adversely affecting the current residents of Westfield. The petition to rezone this land will be before the Advisory Plan Commission at their meeting on Monday April 7, 2014. I intend to attend the meeting, but also request that you include this letter as part of the record available to the commissioners in considering the proposed rezoning and development.

My wife Stacy and I did not meet Paul Estridge, Jr. until December of 2013. I was given information from Estridge Custom Homes prior to my purchase of a home in the neighborhood, however, which is in direct conflict with Mr. Estridge and Pedcor's proposed rezoning and development of the land in question. My wife and I first moved to Westfield in October 2001. We lived in a home in Setters Place off of 146th St between Carey and Oak Rd. When I completed my anesthesia residency in 2005 and began working as a staff anesthesiologist, we knew we would be looking for a new, larger house, but we were not ready to buy until we saved adequate cash reserves. We had grown connected to Westfield, enjoyed the community, appreciated the school system and felt Westfield would be a good community in which to raise our family.

On Carey road, Oak Park for several years had a very large sign (12 ft plus tall) advertising the amenities of Oak Park, 1+ acre home sites and in bold print "Only Two Lots Remain." We found this subdivision very attractive with the amenities, location in proximity to the elementary school and proximity to the church we were attending. What most attracted us to the neighborhood, however, were the size of the lots and the appearance of the homes within the subdivision. There were (and still are) many subdivisions in the area with homes of comparable sizes and features, but only one other that offered the potential to have a yard like those in Oak Park. Further, we lived in the first home built in Setters Place, and as such had had to deal with the dirt and noise of construction for 4 years while the

remaining 38 homes in the subdivision were constructed. The prospect of moving into a community where construction was nearly complete appealed to us. I called Estridge Custom Homes at the number on said sign in the Fall of 2005 to inquire on the possibility of purchasing one of the lots, but to not start building for a year or two. Our plan was to commit to where we would build while waiting until our finances were in order to start the building process. I was informed that there were indeed only 2 lots remaining (the lot at the corner of 161st and Carey, 1.88 acres, asking $80,000 for the lot) and the lot on Joshua Circle now owned by the Johns family (1.05 acres, asking $88,000). Unfortunately, the gentleman from Estridge Custom Homes informed me I would not be able to purchase and hold either of these lots, but rather would be required to start construction within 3 months of purchasing a lot. This made a purchase at that time unadvisable for us, so we did not pursue it further.

In the spring of 2007, we had paid off enough debt and generated enough cash reserve that we were ready to start looking for our "permanent" home. Stacy desired to establish where we would be living before our oldest child started Kindergarten to minimize the possibility of needing to change schools with a move. The same 2 lots were still available at that time and the sign advertising "Only 2 Lots Remain" and "1+ acre home sites" was still in place. The housing market had started to decline, however, and what really started our search for a new home in earnest was the fact that an existing home in Oak Park was on the market. With the declining price point of existing homes and the presence of pre-established landscaping, as well as the proximity of said home to the community amenities, we felt the existing home was a better fit and bargain for our family than constructing new. As such, we did not deal with Estridge Custom Homes as we purchased and moved into the community. For the first 2 years we lived in Oak Park, however, the sign remained advertising "Only 2 Lots Remain," and I knew the completion of construction in Oak Park had been confirmed by the Estridge representative with whom I had spoken the previous year. Eventually, the Johns purchased the lot on Joshua Circle, after which the sign was taken down. I understand the City of Westfield purchased the remaining lot from Estridge Custom Homes for the purpose of building a roundabout at 161st St and Carey Rd.

I never had a contract with Estridge Custom Homes, nor was I given any information directly from Paul Estridge, Jr. I do feel, however, that the advertising of the sign boldly stating that only 2 home sites remained in Oak Park, as well as being told by a representative from Estridge Custom Homes that there were only 2 remaining home sites, did represent a commitment from Estridge Custom Homes that there would not be further development of the neighborhood. Nowhere did the sign state, nor did the representative offer any information that these were the final home sites of phase 2 and that there would be a potential phase 3 in the future. The sign clearly stated that the home sites in this neighborhood would be 1+ acres. On the map of the neighborhood of the first community directory we received, the land proposed for rezoning is labeled "horse pasture." Nowhere was there any mention of plans for future development. The fact that we were moving into an established neighborhood with (nearly) completed construction was an important factor in our decision to purchase a home in this community. More important, however, was the uniqueness of the subdivision with large lots and spacing between houses. The rezoning and development as proposed will eliminate both of those features. If Estridge Custom Homes had always intended to develop the proposed land as part of the community, then I feel the advertising that stood on Carey Road and as confirmed by a representative of

Estridge Custom Homes was blatantly false. This deception has a direct adverse impact on my decision to purchase in Oak Park as it undermines many of the perceived qualities of what I was led to believe I was purchasing.

I strongly feel that if approved, Pedcor and Estridge Homes' proposed rezoning and development will fundamentally change the character and nature of the subdivision. The large lot sizes and spacing between the homes is ***the unique and defining characteristic*** of our subdivision and can not be restored if this rezoning and development proceeds. The tripling to quadrupling of traffic on Oak Park Court and Oak Park Circle that Pedcor proposes represents a direct and immediate safety risk to my children, as there are no sidewalks in the existing construction on these roads. Despite ongoing negotiations in good faith between our homeowner's association and Pedcor, to date Pedcor has refused to entertain any form of compromise to commit to a second entrance in order to decrease the traffic its proposal will add to the existing roads. They have also refused to commit to a construction entrance to minimize the safety risk, noise and dirt from large machinery and trucks entering the subdivision for the next several years. Instead, they will only commit to "explore the viability" of a construction road. I am extremely skeptical they will conclude such a road is "viable" if they have been unable to commit to providing one in 3 months of negotiations despite knowing it is a key commitment sought by the HOA.

There are a plethora of communities in the immediate vicinity offering what Pedcor desires to develop in the heart of our subdivision. Our HOA has repeatedly discussed with Pedcor that we would support their efforts to develop the land in question in character with the current neighborhood. No rezoning is needed for them to develop the land in this manner, as it is already zoned Ag-SF1, as is the rest of our community. Further, there is a 34 acre parcel of land for sale within ½ mile of the proposed rezoning project already zoned SF2 (north side of 161st st abutting 161st and Oak roads) which would allow Pedcor to proceed with its proposed project without any need to seek rezoning. There are several other undeveloped tracts of land already zoned SF2 throughout Westfield. The fact that Pedcor elected to purchase land which is not zoned for their desired project does not mean they deserve to be rewarded with a change in the zoning to meet their desires. Communities have zoning for a reason, and a corporation's economic interests should not supersede the protection such zoning is meant to offer current stakeholders in the community. Whether real or perceived, approving the rezoning and development as Pedcor proposes will reduce my ability to enjoy the land and home I purchased for my family, the safety of my family, fundamentally change the nature of what I was led to believe I was purchasing when I bought my home and potentially reduce the value of my property. I respectfully request that the commission exercise its authority and recommend the denial of the request to rezone the land in question.

Sincerely,

Michael Miller

Jennifer Miller

From: Dave Mueller <insectsltd@aol.com>
Sent: Tuesday, April 01, 2014 10:16 AM
To: Ken Kingshill
Cc: Jim Ake; cbraun6@aol.com; trishbraun6@gmail.com; muellers5@aol.com; njatops@aol.com; ta@trucut.com; jsb37gazebo@frontier.com; Jennifer Miller; kingannan@hotmail.com; natalierue@sbsglobal.net; todd.erb@comcast.net; cmjba@comcast.net; jcfinley@comcast.net; saflagg@comcast.net; rkhehner@verizon.net; lisa@thehirshfields.com; kimlivingston@comcast.net; bwl@integrity.com; bblindy4@aol.com; perhacs.family@comcast.net; bjsander@iupui.edu; vleshort@aol.com; luesugi@comcast.net; dan6374@comcast.net; spolj@aol.com; Rob Stokes; julesnb@comcast.net; ann.bates1@comcast.net; glbledsoe@msn.com; rkhehner@verison.net; jsb37gazebo@frontier.com; mic.mead@comcast.com; tarynjohns@comcast.net
Subject: Revised letter to the City of Westfield, Oak Park homeowners, and members of WTNT from David Mueller

April 1, 2014

Dear Mr. Ken Kingshill

Advisory Plan Commission President

I am writing to you to express my concerns about a proposed infill SF-2 Rezone of Oak Park by Pedcor of Carmel.

My number one concern regarding this rezone is the single access from 161st Street for these new homes along with the existing homes in our Oak Park neighborhood. The additional traffic would be disruptive and unsafe for our neighborhood. Also the construction traffic that would be on that road for the 'next five years' (estimated by Paul Estridge, Jr.) would be excessive.

I have spoken to various Westfield departments and understand that the city specifications allow for a single road egress and ingress under specific conditions. Our concern is safety, maintaining home values, and quality of life. This road access concern affects all three of those.

Construction roads are a concern. The workers need to get to the construction site. The heavy construction traffic created by this proposed SF-2 development would bring additional traffic and mud in warm weather and in winter conditions. This project needs a construction road to relieve this five year mess that would be caused by allowing the construction crews and their vehicles access from 161 Street solely.

I believe the best place for the construction road would be off Oak Road. The plans presented by the Estridge Group at the December meeting at The Bridgewater Club showed a direct connection from the proposed development to Oak Road. When Pedcor decides to develop this six lot area, as mentioned in their original plans, they can then use the construction road for future use.

Alternative access through Habig baseball and soccer fields onto Carey Road has been proposed. The developer has been in discussions with the owners of Habig Fields about a proposed construction road that runs the north end of their 40 acre youth sports fields and connects to Carey Road. Mr. Brian Stumpf has asked the Habig Trust to sell a portion of this property to run directly next to the youth (9-10

year olds) baseball field onto Carey Road where the soccer and baseball traffic enters and exits. I believe this is not practical and is unsafe. The road would run directly behind the homes on the east side of Oak Park. The proposed gravel road would have to be built to hold heavy construction traffic for 1200 ft or more. This would go over a flood plain that gets seasonal overflow (parking lots completely flood several times a year) and two exiting springs flow within a few feet of the proposed road. These springs were used by Mr. Habig, at one time, to water his cattle. This means a bridge would have to be built over this wetland area. I foresee difficult and hazardous use by the the construction equipment causing avoidance and abandonment of this road, prompting the use of the 161st Street entrance. A gate is used to close Habig fields off when the fields are not being used. This means that the construction traffic would not gain entrance to this area at the times they would need access. I believe this would again force the construction traffic to use the entrance off 161st Street. The proposed gravel road would need repairs over the five years that this proposed neighborhood is under construction. Instead of 1-2 inches of gravel, it would need constant repair. I also believe that the proposal of a 1000 foot construction road to the development is not realistic but a ploy to make a commitment that would not be kept. Our neighbors in Brookside can attest to this as they experienced a similar situation. The construction road to Oak Road would be more practical, the land is already owned by Pedcor and the future homes that will be developed in the future (see map from December 2013) would fit on this road. In fact, those lots and that road were temporarily removed to hide the need for a permanent road.

The new proposed development has two **cul de sacs.** I believe they would be a bad idea. A connected road from 161 Street to Oak Road with several stops would be more practical and safer. According to the Westfield Fire Marshall the largest sized piece of firefighting equipment in Westfield, Carmel, and Noblesville needs a 78 foot diameter for a complete turnaround in a cul de sac. They need to add a few feet to clear the curbs, driveways, and mailboxes with this 69,000 lb. fire truck. The Westfield City specifications say that there needs to be room for snow removal also. Piles of snow were pushed to the end of our road on Oak Park Circle this winter that were 8 feet tall and 20 feet deep. I understand this was a specially difficult winter, but even in an average winter they would need 10 feet of space or more to move the snow. This would then make the diameter for the cul de sac at **least 90 feet.** The present cul de sac on Oak Park Court is 90 feet in diameter. I recognize that many cul de sacs don't take this snow removal city ruling into consideration; however, this is another item that I encourage you to consider when deciding if second entrance/exit is needed. Ask any firefighter or policemen if this dead end road is a good idea for fire and police safety when there is an alternative.

I believe that the real reason that a road connecting to Oak Road is that the previous owner, Paul Estridge Jr. does not want to have traffic running behind his home and that is the sole reason this is not acceptable as stated publicly by Mr. Estridge himself. I really don't want a 200 plus traffic count in front of my home either but I have accepted that it could happen. Perhaps he can share some of the pain that comes with new developments and the increased traffic and issues that it causes. This includes construction traffic.

Sidewalks proposed and required will go north from the proposed infill Oak Park #3 would stop at the end of the new development. I have a concern with this. The sidewalks should be extended to 161st Street. The bike riders, runners, children and families that come to the end of the proposed sidewalk will then need to go to a potentially busy street to ride, run, or walk. This would create a potential safety issue for the drivers that come around the curve on Oak Park Circle.

Another suggestion by the fire marshal is building a loop that connects both cul-de-sacs. An easement is needed between lots 14-15 connecting to lots 9-8 for a water line. This would make a convenient place to run a road. This way the fire trucks could better serve our neighborhood. The Westfield Fire Marshal, recently stated to me that he "**highly recommends a second entrance to this proposed development.**"

Recently our neighborhood suffered a terrible tragedy. I wonder how the addition of 23 new homes with one exit will affect the traffic flow if there were another tragedy where roads were blocked for days and traffic was congested for weeks later.

The revised map that Pedcor has presented has tried to hide the connection of the new development to Oak Road by placing a Common Area to buffer the exit road to Oak Road and protect the view behind Mr. Estridge's home. The recent removal of the six lots (lots #22-27) and the approximate 300 foot road are efforts avoid discussion of the possibility of two entrances. We have been told that the three lots to the north of the common area (lots #16, 17, 18) are reserved for family members and would not be developed at this time. So, to placate, Pedcor added a buffer common area and took out six lots and reserved three lots for family.

What can I live with: We have worked hard as a neighborhood since December 2013 to understand and compromise with Pedcor on this proposed SF-2 development in an effort to protect our home values, quality of life, and safety.

I firmly believe that this development would work as a one home/acre+ development with commitments. All of the lot sizes in Oak Park are at least one acre. (our lot, #12 is three acres. The average is 1.6 acres). If this proposed development was changed to 1 acre or more, I believe we could maintain those values we have come to appreciate and expect over the last 18 years. With what is proposed one could place 6 of the proposed lots (0.45 acre average) for this development on my single lot and this will be dropped down in the center of Oak Park, surrounded by large lots. That is not consistent with currently exists, not is it consistent with what was envisioned and sold to current homeowners. I ask you to go to **gis.hamiltoncounty.in.gov** and look at the surrounding land to our neighborhood. This with show you that there are large lots, open spaces and no SF-2 or small lot developments in this area. It is simply not consistent to our present neighborhood and surrounding area.

This is a development that has come into an established neighborhood and is forcing a smaller lot size and lesser quality homes.

In summary, my wife and I have lived in Westfield for 18 years; we came here with the hope of building a house on a wooded lot with plenty of land for our three children and pets to play. We found it 18 years ago when we purchased our lot from Paul Estridge, Jr. Paul told us of his vision for this land and the Oak Park neighborhood. It included a horse pasture with the potential of each of us having a place to ride horses if we wished. The land directly behind us on Carey Road was originally platted for 3-4 acre lots for small horse farms where others could raise and ride horses in our neighborhood. Mr. Estridge changed that plan once. Now that vision is of dozens of new SF-2 homes on that pasture developed by a large Commercial Development company from Carmel that will have one road that runs past my house with hundreds of auto and truck trips a day. This is a nightmare.

I ask you to reject this proposed SF-2 rezone, consider the egress and ingress concerns and consider this as a one acre or more development that blends into our existing and mature neighborhood.

Thank you for your consideration,

David K. Mueller Westfield Oak Park Homeowner

Member of the Oak Park HOA and WTNT

2812 Oak Park Circle, Westfield, Indiana 317.966.9808

David Mueller

Jennifer Miller

From: Ann Bates <ann.bates1@comcast.net>
Sent: Wednesday, March 26, 2014 10:01 AM
To: Jennifer Miller
Subject: Oak Park development proposal

Dear Members of The Westfield Plan Commission ,

Our family lives in The Oak Park neighborhood which is next to the property that Pedcor is attempting to rezone to S F 2 at the Plan Commission hearing on April 7, 2014. Because approximately one third of the families in our neighborhood will be on Spring Break that week, we respectfully request that the Plan Commission consider continuing this hearing to the May meeting.

This proposed Rezoning will almost double the size of our neighborhood and we would appreciate the opportunity to attend the Plan Commission meeting when this Rezoning is considered.

My home backs up to the horse pasture which is now being proposed for rezoning. The layout of my lot will bring this new development very close to my home and we are probably the home that will be most impacted by the planned building. We built this home almost 11 years ago. Our builder was Estridge Custom Homes. I would like to share with you what I was told by Estridge Custom Homes, and by a member of the Estridge family. I inquired whether there was any possibility that this land would be developed, and I was told that there were no plans at the time or in the future to use that land for anything other than horses. So now that we are faced with the actuality of houses being built in that pasture, we feel very strongly that we should have a chance to attend this meeting and have a chance to express our concerns.

Thank you for considering our request to delay this hearing for one month.

Ann Bates
15901 Billiter Ct
Westfield, IN 46074

Jennifer Miller

From: Tony Anderson <ta@trucutinc.com>
Sent: Tuesday, March 25, 2014 12:24 AM
To: community
Subject: April 7th hearing / Oak Park proposed rezone

Dear Westfield Plan Commission members:

Our family home is located in Oak Park, lot #9, which abuts the property that Pedcor is proposing to rezone SF2. As this proposal conflicts with the original design and essence of Oak Park, large lots and pasture like setting which precipitated my wife and I moving from Carmel to Westfield, I would like to request a postponement of the April 7th public hearing as I have a conflict that will prohibit my attendance. Similarly, as this date overlaps with Westfield School System's spring break, it will be very difficult for many Oak Park neighbors to attend this very important meeting.

Although my personal preference would be for the center piece of our neighborhood, the horse pasture, to remain undisturbed, I recognize that ownership does come with some privilege. In this respect, so long as development occurs within the "spirit" of Oak Park's original and 2006's restated concept….meaning one acre+ size lots with homes constructed per design and size of existing residences….I'm sure an acceptable outcome can be obtained.

Thank you for your consideration in postponing the April 7th hearing to a later date.

Sincerely

Anthony (Tony) Anderson
15941 Oak Park Court
Westfield, IN 46074

March 25, 2014

Dear Members of the Westfield Plan Commission,

We live on Oak Park Court in the Oak Park neighborhood which is close to the property that Pedcor is attempting to rezone to S F 2 at the Plan Commission hearing on April 7, 2014. Because approximately one third of the families in our neighborhood will be on Spring Break that week and we ourselves will be out of state, we respectfully request that the Plan Commission consider continuing this hearing to the May meeting.

This proposed Rezoning will increase the size of our neighborhood considerably. It will almost double in size. Surely you can understand our desire to be present when this rezoning is considered by the Plan Commission.

We also believe that it is reasonable that any new homes that will connect to and become a part of our neighborhood should be developed with similar sized lots and homes consistent with the existing homes in Oak Park.

Thank you for your consideration of our request to delay this hearing for one month.

Ralph and Linda Wendel

16032 Oak Park Court

Oak Park Homeowners

March 25 2014

To the Members of the Westfield Planning Commission:

I am a resident in the Oak Park Subdivision in Westfield Indiana. As you are all very well aware, we express and share a considerable amount of concern surrounding the proposed Pedcor/Estridge development within the established Oak Park Subdivision.

Pedcor is attempting to rezone to SF2 at the Plan Commission hearing on April 7 2014. This is a week where almost one third of the families in our neighborhood will be on Spring Break. This proposed rezoning will almost double the size of our established neighborhood and we would greatly appreciate the opportunity to attend the Plan commission meeting when this Rezoning is being considered since it will have a significant impact on our entire subdivision.

With that said, we respectfully request that the Plan Commission consider CONTINUIING THIS HEARING TO THE MAY MEETING. As constituents of Westfield we are very emotionally vested in our community and believe that any new home that will connect to and become part of the neighborhood and HOA should be developed with similar sized lots and homes consistent with the existing homes in Oak Park.

Thank you in advance for considering our request to delay this hearing to May.

Sincerely,

Lisa Uesugi
Oak Park Subdivision
15929 Billiter Court
Westfield IN 46074

Jennifer Miller

From: Julie Barnes <julesnb@comcast.net>
Sent: Tuesday, March 25, 2014 5:52 PM
To: Jennifer Miller
Subject: Planned Oak Park rezone

Dear Members of The Westfield Plan Commission ,

I am the President of the Oak Park HOA and my family lives in The Oak Park neighborhood which is directly next to the property that Pedcor is attempting to rezone to S F 2 at the Plan Commission hearing on April 7, 2014. We will be out of the country on Spring Break during this hearing. Because nearly one third of the families in our small neighborhood will be on Spring Break that week, I respectfully request that the Plan Commission consider continuing this hearing to the May meeting.

This proposed Rezoning will almost double the size of our neighborhood! I would appreciate the opportunity to attend the Plan Commission meeting when this Rezoning is considered. When we built our home in 2001, we were told by representatives of the Estridge Companies that the horse pasture would never be developed.

We believe its reasonable that any new homes that will connect to and become part of our neighborhood should be developed with similar sized lots and homes consistent with the existing homes in Oak Park.

Thank you for considering this request to delay this hearing for one month.

Julie Barnes,
3131 Joshua Circle
Westfield, IN 46074
Oak Park HOA President

Dear Westfield Washington Advisory Plan Commission;

We have been working hard to prepare for the April 7, 2014 APC meeting for Public Comment on the Estridge/ Pedcor Rezone. This date falls directly in the middle of the Westfield-Washington School Corporation's Spring Break (April 3 -14) and Guerin High School Spring Break. About half of our neighbors have children in these two schools. They will be absent for this April 7 public hearing. My wife and I plan to be out of town on Spring Break that week also.

I respectfully would like to request Westfield City Planners and APC to move this public hearing on the Estridge/Pedcor Rezone until May 5 so everyone has an opportunity to offer their concerns and input on this Oak Park rezone proposal.

David & Mary Beth Mueller
2812 Oak Park Circle
Westfield, IN 46074 317.896.9300

March 24, 2014

Dear Members of The Westfield Plan Commission ,

Our family lives in The Oak Park neighborhood which is next to the property that Pedcor is attempting to rezone to S F 2 at the Plan Commission hearing on April 7, 2014. Because approximately one third of the families in our neighborhood will be on Spring Break that week, we respectfully request that the Plan Commission consider continuing this hearing to the May meeting.

This proposed Rezoning will almost double the size of our neighborhood and we would appreciate the opportunity to attend the Plan Commision meeting when this Rezoning is considered.

We believe its reasonable that any new homes that will connect to and become part of our neighborhood should be developed with similar sized lots and homes consistent with the existing homes in Oak Park.

Thank you for considering our request to delay this hearing for one month.

Corey & Mary Fillip, 3104 Joshua Circle, Oak Park Homeowner

Jennifer Miller

From: David Mueller <D.Mueller@InsectsLimited.com>
Sent: Sunday, January 12, 2014 8:04 PM
To: Matt Skelton
Cc: Council Members; APC; Jennifer Miller
Subject: OAK PARK HOMEOWNERS ASSOCIATION

OAK PARK HOMEOWNERS ASSOCIATION

To Matt Skelton, Jennifer Miller, APC, City Council

Re: Oak Park Rezoning

The Homeowners of Oak Park have concerns about the proposed Estridge Rezone (Council Introduction, January 13).

In order to preserve our home values, we ask that you consider the following commitments from the developer: including road reconfiguration to include two entrances through the project to lower traffic counts through one entrance and to allow emergency equipment safe access; home square footage to comply with the present Oak Park community; quality landscaping; adequate buffering; architecture standards,including brick, that match or exceed the quality of the current Oak Park community; all two story homes; quality landscaping in the common areas; custom home construction; larger lots adjacent to existing homes (.75 acres or larger); sidewalks that connect the whole community, setbacks that offer privacy to the existing homes in Oak Park, preservation of privacy for the existing Oak Park amenities, a concern to lot widths, a concern to incomplete projects like the Walnut Ridge and Viking Meadow dilemma that became production homes with different developers; and close consideration to drainage. These are some, but certainly not all, of our concerns that we hope you will consider as this project moves forward.

Our HOA and nearby community will be meeting with Paul Estridge, Jr. this Thursday evening, January 16 at 6:30 PM at the Bridgewater Club to review this project and ask the developer for commitments to make this a quality project with which we can all live with.

Please place this letter into the Public Record.

David Mueller
Oak Park Homeowners Association
2812 Oak Park Circle
Westfield, In 46074

Sent from my iPad