

Sarah L. Reed, AICP

From: Ryan O'Neil <ryan.oneil@sothebysrealty.com>
Sent: Thursday, October 03, 2013 9:10 PM
To: Sarah L. Reed, AICP; Steve Hoover; Jim Ake; Robert Horkay; Rob Stokes; Matt Skelton
Subject: Viking Meadows Proposed PUD

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

As a Viking Meadows resident, I strongly support the proposed Pulte Viking Meadows Enclave and Springs PUD for the following reasons:

1. The proposed development is actually less dense than what is already approved today on both parcels 151 units approved versus 127 total units under the Pulte proposal.
2. A provision will be filed of record whereby there can be no further expansion of the Viking Meadows community.
3. While the Enclave and Springs areas will be added to the Viking Meadows development, Parcels E&F will be removed from being able to utilize the Viking Meadows Amenities area and will now provide for their own amenities under the Westfield Multi Family amenities requirements.
4. From each closing in the Enclave and Springs areas, the Viking Meadows HOA will receive \$800 with a minimum amount to be received equal to \$100,000.
5. The Enclave (empty nester) product is a type of home that is needed within the Westfield community. Its standards (including Hardieplank, overhangs and dimensional shingles) will be very similar to Blue Grass in Viking Meadows except there is a requirement of a master bedroom on the first floor.
6. The Springs development will have architectural standards substantially similar to the Meadowlands section of Viking Meadows off of the spine road. These standards also include Hardieplank siding, overhangs and dimensional shingles.
7. Additional requirements/upgrades have been added to this PUD in the areas of Anti-monotony, garage door variety and what the rear of the homes will be required to look like that face perimeter streets.

In summary, I support the proposed rezoning based upon the factors mentioned above, and believe that it would be a very good addition to the Westfield community. I really feel Pulte has gone over and beyond to make the residents in Viking Meadows happy. I am excited about this and look forward to adding more neighbors in Viking Meadows. Please feel free to contact me with any additional questions. Thank you for your time.

All My Best,

Ryan O'Neil

15742 Capital Spending Rd

Westfield, Indiana 46074

Ryan O'Neil

Founding Member & Realtor

Encore | Sotheby's International Realty

317.697.3001

www.ONEIRealtors.com



Notice of confidentiality: This transmission contains information that may be confidential and that may also be proprietary; unless you are the intended recipient of the message (or authorized to receive it for the intended recipient), you may not copy, forward, or otherwise use it, or disclose its contents to anyone else. If you have received this transmission in error, please notify us immediately and delete it from your system.

Sarah L. Reed, AICP

From: Jeff McDonald <j.mcdonald@indy.rr.com>
Sent: Saturday, October 05, 2013 6:03 PM
To: Sarah L. Reed, AICP
Subject: Fw: Viking Meadows Attorney Review Letter and Agreement
Attachments: Lawyer Review.pdf

Sarah,
Sorry, somehow I left you off this when I sent.

Thank you,

Jeff McDonald

From: [Jeff McDonald](#)
Sent: Saturday, October 05, 2013 6:00 PM
To: [Compton David](#) ; [Ake Jim](#) ; [Hoover Steve](#) ; [Cook Andy](#)
Cc: [Bell Aaron](#) ; [Helm Dave](#)
Subject: Viking Meadows Attorney Review Letter and Agreement

All,

Our Attorney has finished his review and I've enclosed a PDF of our Attorney review letter. I will also bring a hard copy of the letter to the Monday APC meeting.

The majority of the Viking Meadows Homeowners approve the Pulte agreement as long as the Enclave and Springs PUD's are developed as promised and not to a lesser standard.

Thank you,
Jeff McDonald
Aaron Bell
Dave Helm

Sarah L. Reed, AICP

From: Joe Garcia <joe@ggcustomhomes.com>
Sent: Monday, October 07, 2013 2:08 PM
To: Sarah L. Reed, AICP; Steve Hoover; Jim Ake; Robert Horkay; Rob Stokes; Matt Skelton
Subject: Enclave and Springs PUD

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of Westfield officials,

As a Viking Meadows homeowner I am in support of the proposal that Pulte has put together which is outlined below. I believe the neighborhood as a whole has approved it by 70%.

1. The proposed development is actually less dense than what is already approved today on both parcels 151 units approved versus 127 total units under the Pulte proposal.
2. A provision will be filed of record whereby there can be no further expansion of the Viking Meadows community.
3. While the Enclave and Springs areas will be added to the Viking Meadows development, Parcels E&F will be removed from being able to utilize the Viking Meadows Amenities area and will now provide for their own amenities under the Westfield Multi Family amenities requirements.
4. From each closing in the Enclave and Springs areas, the Viking Meadows HOA will receive \$800 with a minimum amount to be received equal to \$100,000.
5. The Enclave (empty nester) product is a type of home that is needed within the Westfield community. Its standards (including Hardieplank, overhangs and dimensional shingles) will be very similar to Blue Grass in Viking Meadows except there is a requirement of a master bedroom on the first floor.
6. The Springs development will have architectural standards substantially similar to the Meadowlands section of Viking Meadows off of the spine road. These standards also include Hardieplank siding, overhangs and dimensional shingles.
7. Additional requirements/upgrades have been added to this PUD in the areas of Anti-monotony, garage door variety and what the rear of the homes will be required to look like that face perimeter streets.

Thanks,

Joe Garcia CGB, CGP, MCGP, GMB
G&G Custom Homes, Inc
317-418-7665
www.ggcustomhomes.com



Quality & Trust with a Green Touch