

# **Project Overview**

## **Wood Wind Planned Unit Development**

Pulte Homes of Indiana, LLC, proposes the development of a Planned Unit Development (“PUD”) consisting of approximately 780 acres along Town Road in the vicinity of 146<sup>th</sup> Street to 166<sup>th</sup> Street. The PUD is proposed to be named Wood Wind, after the centerpiece of the development, the Wood Wind Golf Course.

Established in 1988, the Wood Wind Golf Course is the only public golf course in Westfield. Since its inception, Wood Wind Golf Course has served the Westfield community in numerous ways, including: providing fitness opportunities; providing scholarships; hosting fund raisers; etc. Unfortunately, the current financial structure of Wood Wind Golf Course is not sustainable. Without a change, the golf course cannot continue to operate. Through the Wood Wind PUD, a master planned community will be created with the Wood Wind Golf Course as the centerpiece. The residents of the Wood Wind community will be afforded varying levels of membership to the Wood Wind Golf Club in an effort to create a long term revenue stream for the Wood Wind Golf Course. Pulte Homes of Indiana, LLC, and Wood Wind Golf Course hope that by teaming-up to create a master planned community designed with the Wood Wind Golf Course as the centerpiece, the financial stability needed to maintain, modernize and update the Wood Wind Golf Course and allow it to remain open as a public daily fee golf course serving the Westfield community for many more years will be achieved.

The Wood Wind community is designed to comply with land use and density recommendations of the Westfield-Washington Township Comprehensive Plan near 146<sup>th</sup> Street and transition to a lower density development pattern to the north as the Wood Wind community enters into a more rural area. Multiple home series will be offered within the community ranging from traditional two-story products to ranch homes targeted toward the empty nest buyer.

The Wood Wind community will recognize the rural character of the area that exists today and will respect the surrounding farmsteads and large lot homes. The existing black board fence that is seen in the area will be incorporated at certain areas along thoroughfares and several entry points into the new residential community. A curvilinear design concept is used to pull homes away from perimeter roads and minimize the visibility of the rear of the homes from the perimeter roads. Along interior roads, varying front yard setbacks are used to create a greenway of changing depth between the front of the homes and the interior roadways. Buffer areas will be designed with plant materials arranged in natural, irregular drifts or ribbons. Trees shall be grouped or clustered with open-space between groupings. This is intended to create a natural woodland feel that will mimic the surrounding rural landscape.

Another highlight of the Wood Wind community will be the development of an amenities area adjacent to the existing Wood Wind Golf Course clubhouse. Plans are to include: a multipurpose recreation center; a lap pool; a resort pool; a kid’s pool; tennis and basketball courts; and, an upgraded banquet pavilion. All residential areas of Wood Wind community will be connected to the amenities area through a significant pedestrian trail network.