

**Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)**

Land Plan

- Reduced single family lot count from 1,040 to 1,007 - 69 Custom Lots plus 938 lots which Pulte Group will build on for an overall density of 1.38.
- Increased amount of open space per area, and total open space (increased from 215 acres to 255 acres).
 - Identified Tree Preservation Areas on Exhibit B-2. Added Section 8.4.F to regulate and preserve all Tree Preservation Areas.
 - Added language to clarify that if a pond size decreases, the affected area will remain Open Space and maintained by the Wood Wind Home Owners Association as common area.
- Incorporated Exhibits to confirm trail locations and how pedestrian connectivity is provided to amenities (passive and active) and perimeter trail systems.
- Modified Buffer Yards and provided additional detail for reforestation buffers.
 - Added clarification to use of four board black fence within Road Frontage Buffer (Exhibit E-1).
 - Increased planting sizes within reforestation buffer (Exhibit E-3-A) to have 50% of Norway Spruces at a minimum height of 6' at time of planting, and 50% of hardwood trees to be 15 gallon plantings.
- Modified Land Plan for Area 3 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates views of the rears of 15 lots from the intersection of 151st and Towne Road
 - Remove cul de sac which creates a wooded passive amenity area of over 2.5 acres.
- Modified Land Plan for Area 4 to:
 - Create a frontage road which creates additional open space along Towne Road and eliminates the view of rears of 19 lots from the intersection of 151st and Towne Road.
 - Remove cul de sac which creates amenity area of over 4 acres to be developed with a playground, benches, two half-court basketball courts and open space large enough for a youth soccer field.
- Modified Land Plan for Area 5 to increase buffer along west property line and include additional open space of over 4.5 acres which will be developed with a playground, benches, two half-court basketball courts and open space.

Use

- Modified Area 5 Underlying Zoning District from SF4 to SF3.
- Modified Commercial Area Underlying Zoning District from GB to LB.
 - Prohibited Gas Station, Amphitheater and Dance Club.
 - Reduced Maximum Business Size from 65,000 SF to 52,000 SF and no tenant over 30,000 SF may be a discount store.
 - Established 200,000 SF as maximum allowable retail square footage (combined in Commercial and Flexible Use Areas).
 - Prohibited Commercial Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Removed Multi-family as an allowable use in the Flexible Use Area, reducing allowable MF units to 224.
 - Provided minimum and maximum square footages per unit type.
 - Limited three bedroom units to a maximum of six units.
 - Added requirement for on site management.
 - Required minimum of 16 carriage house buildings.
 - Added requirement for phase one of any Multi-family project to include a minimum of 8 carriage house buildings and a club house.
 - Prohibited Multi-family Area development prior to the earlier of January 1, 2019 or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
 - Added provision that if the Multi-family Area is not transferred to a Multi-family Developer within three years of the effective date of the PUD, the Multi-family Area will expire and become part of the Flexible Use Area.
- Added provisions that if the Flexible Use Area is developed for residential purposes, the minimum living area of any dwelling will be 1,050; no garage doors may face Towne Road, and the units may not be rented by the initial developer.
- Prohibited Flexible Use Area development prior to the earlier of January 1, 2019, or the recording of a secondary plat for 100 single family lots in Area 1 and Area 3 combined.
- Clarified that Special Exception Uses permitted in the underlying zoning districts are prohibited.

Architectural

- Provided Character Exhibit for Custom Lots and increased minimum Living Area for homes on Custom Lots.
 - Added standard that no two homes within Area 4 West may have the same front elevation.
 - Increased Minimum Living Area for Custom Lots to 2,750 SF for a One Story home and 3,600 SF for a Two Story home.
- Modified Character Exhibit for Area 3 & 5 to provide elevations that will be new to Westfield.
- Added architectural requirements for rear façades of homes abutting Wood Wind Golf Course and side facades of homes on Corner Lots.
 - Added requirement that 50% of dwellings on Golf Lots within Area 1 and 50% of dwellings on Golf Lots within Area 2 must have a minimum 36” masonry material wrap.
- Added requirement for non-front loading garages in specific Areas.
 - Increased the number of non-front loading garages in Area 1 and Area 4 East.
 - Prohibited more than 30% of the lots within Area 2 from having front loading garages and restricted having more than two front loading garages next to one another.
- Added standard for window/door trim on all four sides of a dwelling (that is not surrounded by masonry material).
- Identified each Series of homes on Single Family District Layouts (Exhibit B-2), Character Exhibits (Exhibit C) and provided Lot Count of each series on Exhibit B-3.
- Modified Minimum Living Area to be by Series instead of by Area (Exhibit B-3).
- Added requirement that all Model Homes must have a minimum 36” masonry material wrap.

Wood Wind PUD – Significant Modification Overview since November 2016
(As of January 12, 2017) (As of January 27, 2017)

- Added standard that 40% of the total dwellings within Area 1, Area 2, Area 3, Area 4 East and Area 5 must have a minimum 36” masonry material wrap, and a minimum of 20% of the dwellings in each of the above areas must have a minimum 36” masonry material wrap.
- Modified MF design language and added building elevations as an Exhibit.
 - Added additional MF Conceptual Elevations.
 - Provided additional detail and requirements for roof pitch of MF buildings.

Miscellaneous

- Provided additional detail on Wood Wind Golf Course Deed Restriction.
- Modified Golf Course Deed Restriction to: extend duration from 40 years to 50 years; require recordation prior to recording of Secondary Plat; clarify allowable uses; and outline steps necessary to modify use to include: a) Council approval of PUD amendment, b) approval by a majority of lot owners in Area 1 and Area 2, c) approval by a majority of lot owners in Area 3, 4 East and 5 and d) approval of modifications by the Owner of WWGC. If a vote occurs while Pulte is the owner of any lots, **Pulte will not vote** and those lot will be excluded from the total lot count.
- Increased quantity and quality of Exhibits to provide clarity and to increase accountability and enforceability of the PUD.
- Required all Amenity Areas to be owned by the Wood Wind Home Owners Association.