

## **Westlyn Rezoning-Project Narrative**

Pulte Homes of Indiana, LLC seeks to develop the Allen, Jones and Craig Properties generally located south of E US Highway 40 (4991-5165 E US Highway 40) to Hadley Road/CR 600 South (5128 E CR 600 S) and consisting of approximately 217.014 acres (the “Property”) into a single-family residential community consisting of 416 lots (the “Community”). The Property, having been recently annexed into the Town of Plainfield, was assigned an initial zone classification in the Town of Plainfield of AG. Pulte has a pending companion application for zone map amendment seeking zone classifications of R-3, R-4, and R-5 on various portions of the Property (27.077 acres, 115.831 acres, and 74.106 acres, respectively).

The Property is currently used for residential and agricultural purposes.

The proposed Community aims to provide a quality residential community in the Town. The development plan for the Community aggregates substantial common areas and maximizes the preservation of wooded areas, including perimeter and interior wooded areas. The development plan for the Community provides for substantial dedication of right-of-way to accommodate future improvements on US 40, including a potential future roundabout, a north-south connector along the western perimeter, and an east-west connector through the Community as required by the Plainfield Thoroughfare Plan.

Pulte seeks variances for entrance and subdivision monumentation signage larger than would otherwise be permitted current Town standards. These vary by sign and are specifically noted on the attached signage plan. In general, larger monumentation is the modern trend and helps create a sense of place and reinforce the prestige and quality of the neighborhood. Along US-40, this signage will be located in a gateway corridor and thus, Pulte has attempted to reflect some of the elements of the Town of Plainfield signage at the eastern gateway on US-40. The larger monumentation on US-40 is also necessary given that, because Pulte is dedicating a substantial amount of right-of-way for a roundabout that may not be built for a number of years. Thus, Pulte’s signage will be set back from the limits of the current road far more than is typically the case, and the larger monumentation helps with visibility. Similarly, signage at the southern entrance will be located not on CR 600 S/Hadley Road, but along a future road that, again, may not be built for a number of years. However, in the interim, it must be visible from CR 600 S/Hadley Road.