



April 20, 2006

Michael C. Cook
One Indiana Square, Suite 1800
Indianapolis, IN 46204

Re: 2005-ZON-077, R. O. No. 68, 2006, The J.C. Hart Company, Inc.
1405, 1445, and 1501 North High School Road, Wayne Township

Dear Mr. Cook:

This is official notification that after a public hearing on March 15, 2006, the Metropolitan Development Commission approved and recommended the above-referenced Zoning Ordinance to the City-County Council for adoption. Said Ordinance was duly certified by the Administrator of the Division of Planning to the Clerk of the City-County Council, as required by Statute.

The City-County Council, on April 17, 2006, did not schedule said Ordinance for public hearing. This Ordinance, therefore, is deemed adopted by the City-County Council and in full force and effect.

Zoning Ordinance 2005-ZON-077 was approved to the D-P (FW)(FF) (W-1)(W-5) Classification, and is subject to the D-P statement, stamped-approved on April 5, 2006, and the commitments recorded as Instrument No. 2006-0053703 in the office of the Recorder of Marion County, Indiana, a copy of which is on file in the offices of the Metropolitan Development Commission.

Sincerely,

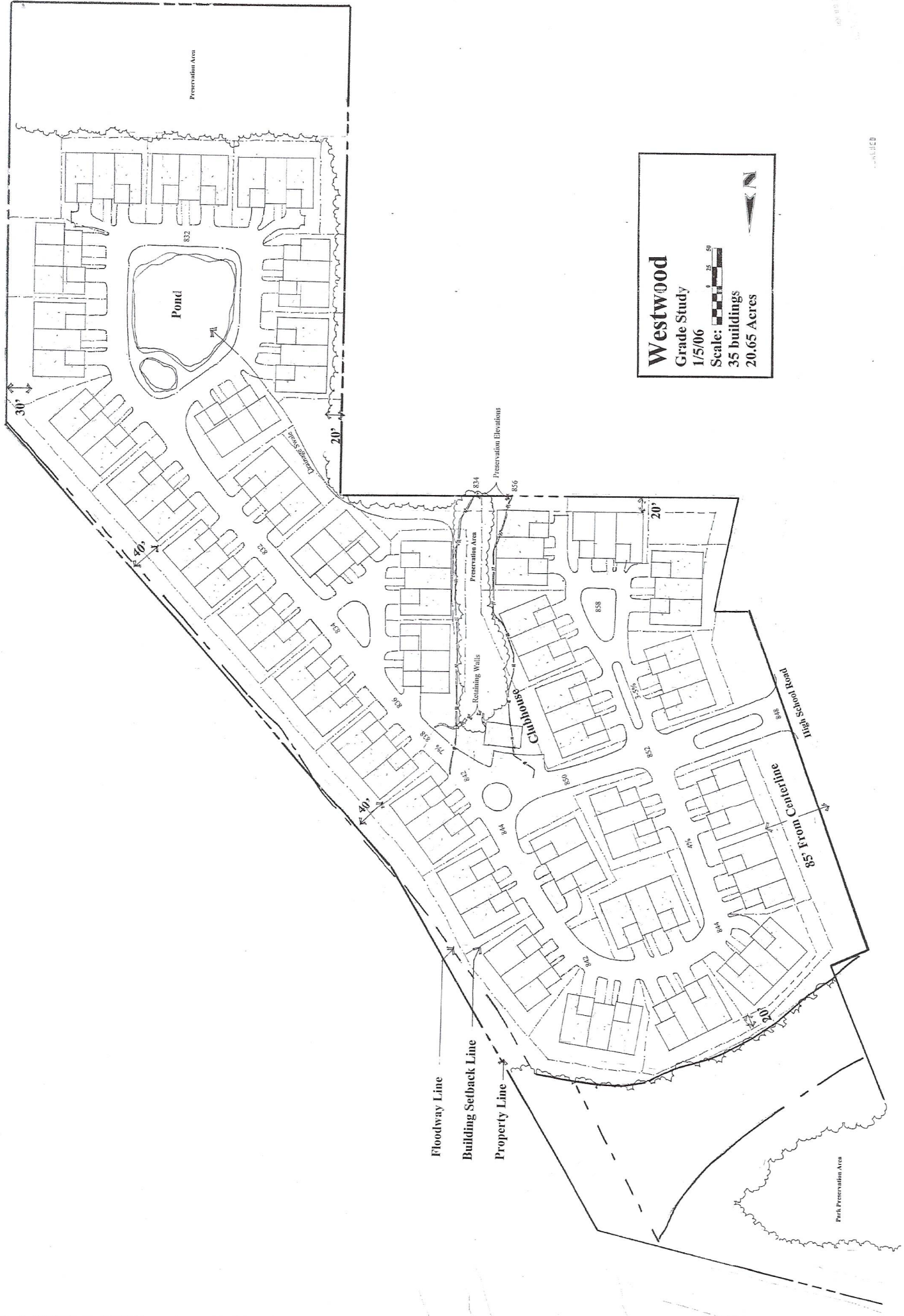

Michael Peoni, AICP
Administrator

MP: eh

Department of Metropolitan Development
Division of Planning

1821 City County Building | (317) 327-5188
200 East Washington Street | (fax) 327-7883
Indianapolis, Indiana 46204 | (TDD) 327-5188
indygov.org

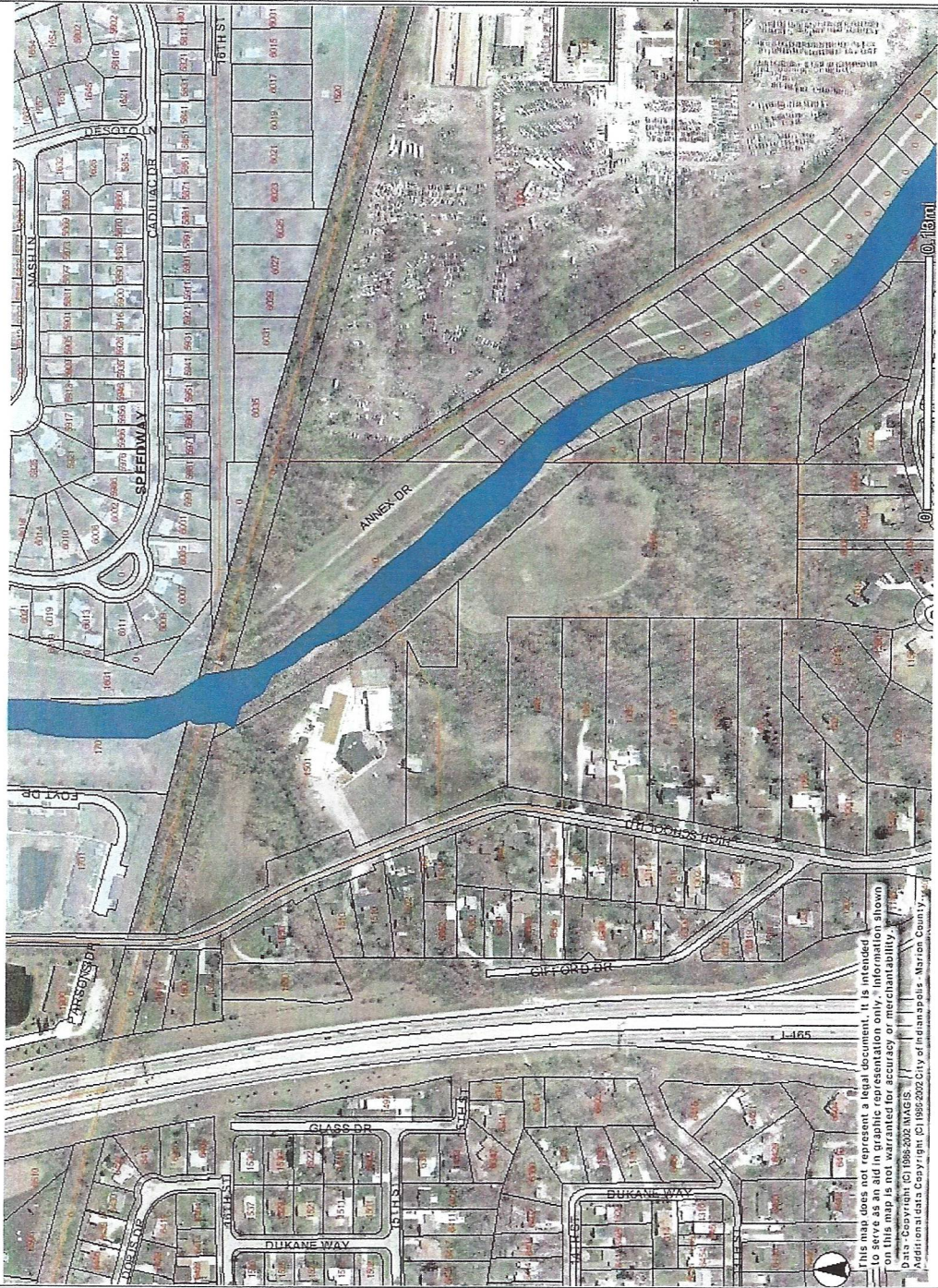
Westwood
Grade Study
1/5/06
Scale: 1" = 40'
35 buildings
20.65 Acres



Floodway Line
Building Setback Line
Property Line

Pink Preservation Area

Indianapolis Custom Map



Legend

- Street Centerlines
- Edge of Pavement
- Rivers
- Parcels
- Parks
- Zoning
- Included Towns
- Excluded Cities
- State of Ohio
- Water Service
- Boundaries
- Greenway
- Township Boundaries
- 2003 Aerial Photography



Application Source: <http://maps.indy.gov/arcgis/GeneralViewer/>
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4-Plex Elevation

The Reserve at Westwood

RECEIVED

APR 28 2005

METROPOLITAN DEVELOPMENT

JC HART
Builders | Developers | Managers

weaver design group
residential architecture & planning

6201 saratoga avenue
indianapolis, in 46220
phone 317 202 0051
fax 317 202 0052
website: www.wdgroup.com

4/24



3-Plex Elevation

The Reserve at Westwood

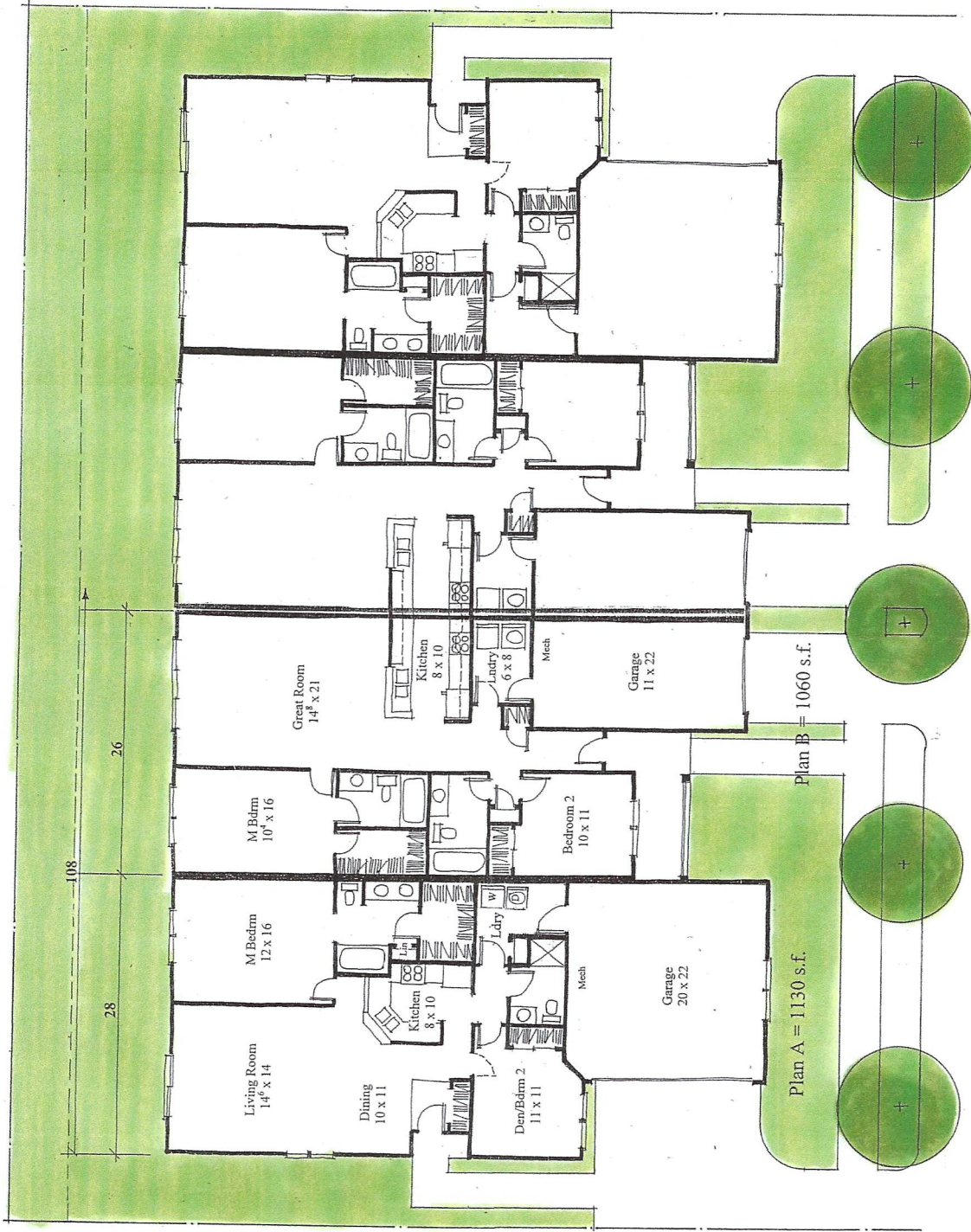
weaver design group
residential architecture & planning

6201 Eastwilton Avenue
Indianapolis, IN 46220

Phone 317 202 8861
Fax 317 202 8862

email office@weaverdesign.net

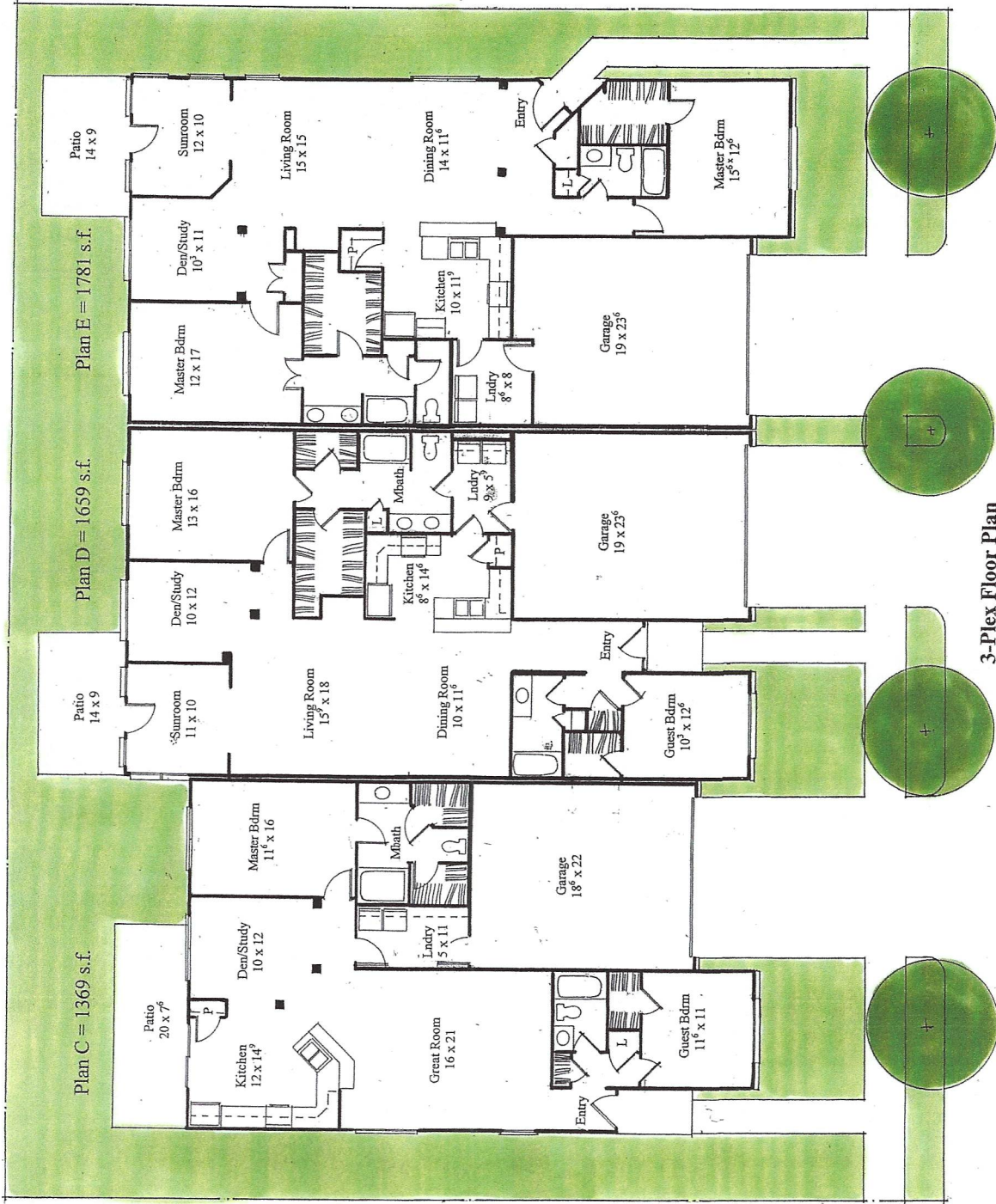
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4-Plex Floor Plan

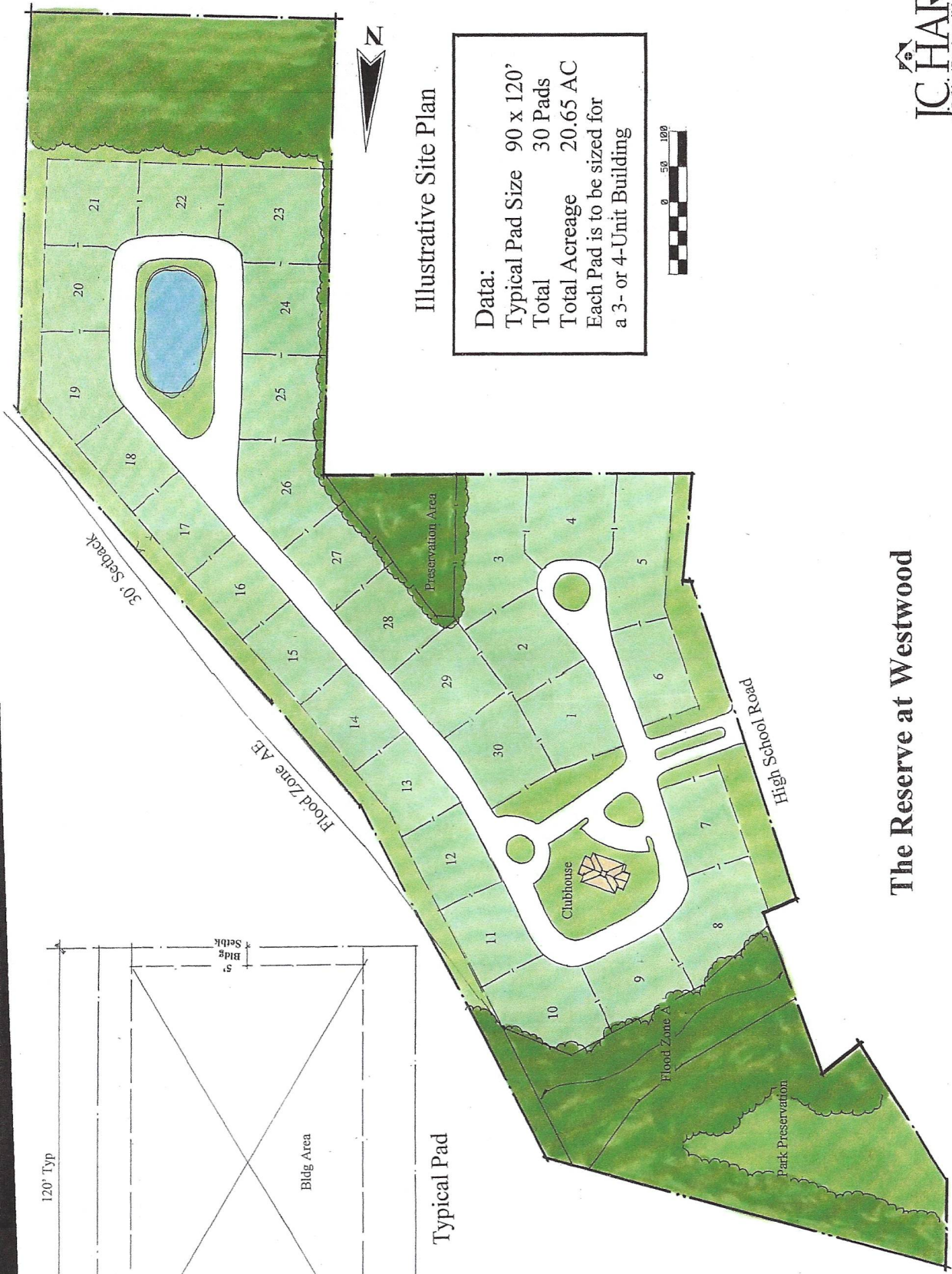
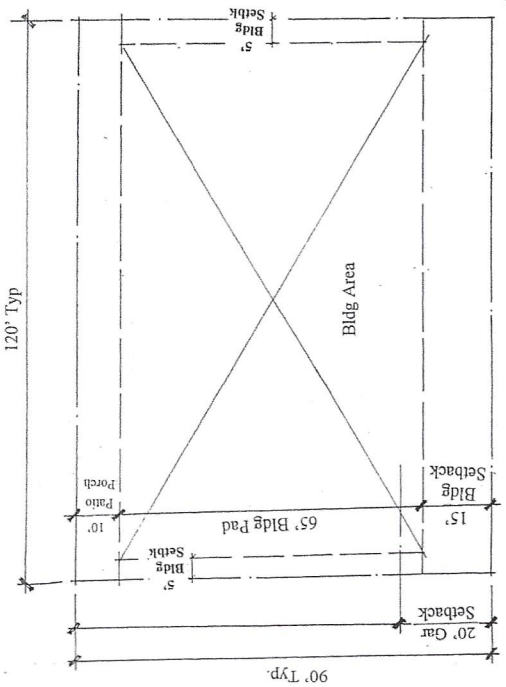
The Reserve at Westwood

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3-Plex Floor Plan

The Reserve at Westwood



Illustrative Site Plan

Data:
 Typical Pad Size 90 x 120'
 Total 30 Pads
 Total Acreage 20.65 AC
 Each Pad is to be sized for a 3- or 4-Unit Building

The Reserve at Westwood



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0404

CONCLUSION

MANA WILL STAND IN OPPOSITION TO THE REQUEST FOR ZONING

WHAT DOES THIS MEAN FOR YOU?

CALL TO ACTION

In order for MANA to continue to defend the future use of the Westwood Property, **WE NEED YOU!** There are any one of a number of ways in which you can support your neighborhood.

1. **Please come and stand in opposition at the zoning hearing on July 28th at 1:00 p.m. at the City-County building. A strong physical presence is always noted by city officials and strengthens our position. If you wish to carpool call Pam Sheads at 243-3446.**

2. Join a committee if you would like to become involved in MANA in a more direct way. Call Rick Proctor at 244-3689 for more information.

3. There may still be area residents who would like to be actively involved in trying to identify funding sources for keeping the Westwood Property for some kind of "green use." Form a new **EXPLORATORY COMMITTEE** for this purpose. Call Rick Proctor at 244-3689 for more information.

4. If you aren't already a MANA member, please join your neighborhood organization today! The fees are only \$10/year. Call Rick Proctor at 244-3689 for more information.

**AS ALWAYS, THANK YOU FOR YOUR IDEAS,
YOUR PARTICIPATION,
AND FOR MAKING OUR NEIGHBORHOOD
A GREAT PLACE TO LIVE!**



Mount Auburn Neighborhood Association

Rick Proctor
President

1065 N. Vinewood Avenue
Indianapolis, IN 46224
317-244-3689

Pam Sheads
Land Use Coordinator
1055 N. Vinewood Avenue
Indianapolis, IN 46224
317-243-3446

Dear MANA Neighbor,

As you can see by the area signage, another zoning hearing, regarding the Westwood Property, will be held on July 28th at 1:00 p.m. at the City-County Building on the 2nd floor, in the Public Assembly Room. In preparation for that, and so MANA can represent the wishes of the neighborhood, please review the following SURVEY RESULTS and the conclusions that have been drawn as a result.

As always, your presence at the zoning hearing is critical to demonstrate the resolve behind your neighborhood representatives, and we hope you will be able to attend.

REVIEW

To recap, neighborhood input was obtained in two ways. A paper survey was delivered to all MANA households. In addition to encouraging all homeowners to complete and return their survey, a neighborhood meeting followed with a brainstorming session for gathering opinion and ideas as to the future of the Westwood Property. The results of those efforts are indicated below.

FUTURE POSSIBLE USES OF WESTWOOD SITE	APPROVAL		FEASIBILITY/LIKELIHOOD			
	YES	NO	HIGH	MED	LOW	NO RESPONSE
Apartments/multi-units (rented)	0%	89%	33%	22%	33%	11%
Assisted living/nursing facility	33%	45%	11%	66%	11%	11%
Condominiums (owned)	45%	44%	33%	44%	22%	0%
Multi-family homes (doubles)	22%	56%	45%	11%	11%	33%
Park/recreational use	66%	22%	33%	22%	45%	0%
Single family homes	56%	22%	11%	22%	33%	33%

Notes: 1/3 Respondents were from the Gifford/High School Rd. area; 2/3 respondents were from the Mt. Auburn area. Other Write-In Uses included: summer/boys camp; professional offices; area residents to purchase.

SURVEY COMMENTS:

Only 10% of MANA households complete and returned a survey. The survey results differ somewhat from those obtained in the brainstorming session. Of most note here is an overwhelming disapproval for apartments. This is consistent with the brainstormers. There is a large desire to keep the area recreational (66%), but the same percentage in favor of this see it as having a low-to-medium likelihood (67%). There is a disparity in the results of a preference for single-family housing between the survey and brainstorming participants, and the results for multi-family homes (aka doubles) is unclear, (probably due to us not clearly defining these as being owned vs. rented). But what seems very clear is that respondents want ownership on this land and not rentals.