

WRITTEN PUBLIC COMMENT

Docket Number: 1609-PUD-14 (Ord. 16-29)
Petitioner: Matthew and Teresa Skelton
Request: A change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

Enclosed Attachments:

1. Naas: Public Hearing comments (09/06/16) Linda Naas
(161st Street Neighbors)
2. Clayton: support letter (09/11/16) George and Dianne Clayton
(135 Penn Street)
3. Lee: support letter (09/13/16) J. Mike and Pamela Lee
(218 North Street)
4. Schaaf: support letter (09/13/16) John Schaaf
(509 N. Union; 116 N. Union
110 N. Union & 110 Northwalk Cir.)
5. Webster: support letter (09/16/16) William and Robbie Webster
(104 N. Union & 546 N. Union)

JUNCTION NORTH PUD 1609-PUD-14, Ordinance No. 16-26 or 29

September 6, 2016 7 pm

Comments: 161st Street Neighbors, Linda Naas

1. Conflict of Interest:

Matt Skelton, Director of Economic Development

Term "Director" used 156 times in the Unified Development Ordinance

Many times giving single authority to the Director

Review and understand Director's authority and areas of conflict

Who will oversee this possible development? Who can do so without conflict?

Not an employee working with the Director in any capacity

Not a commission or board member influenced, appointed or chosen by the Director

We dare say anyone else walking into the Director's office to inquire about subdividing their parcels would be handed the UDO and told to adhere to the requirements therein. We know examples of people who have experienced exactly that. The Director should not be treated any differently than anyone else and all steps should be taken to avoid conflicts of interest which will be many if this goes forward as proposed.

2. PUD

We don't believe this is a PUD, just masquerading as another one. There is no mixed use, there is no common space/open space, **all parcels would require a street cut on Hoover/181st Street across from the High School** which will impact traffic flow.

Why isn't this a "subdivision"? Why Minor Subdivision considerations – this is not 3 acres per UDO? This is approximately 1.55 Acres.

Subdivision Minor: A Subdivision along an existing Street, not involving the opening, widening, or extension of any Street (public or private), and involving not more than five (5) Lots, all of which are greater than three (3) acres, after the original tract has been completely subdivided.

Property owners could resurvey their properties and divide them as wanted as long as they adhere to the UDO required parameters for certain uses per the zoning – SF3 Medium Density, 12,000 sf minimum lots. First dividing can be done as Minor Subdivision.

They are changing 3 lots into 5 lots. Is this the correct process? PUD doesn't give the city protection, as a new developer or builder could push for change. Will there be a different developer or owner?

3. Conflict and influence seems to have been exercised in presenting a PUD with soooooooo many exceptions to the underlying zoning of SF3 and the information in the Comprehensive Plan Grand Junction Addendum Union Sub-District and Neighborhood Sub-District:

Even though these Sub-Districts have not been completed and voted, the intentions have been spelled out in the Comp Plan GJ Addendum. Conflicts:

- Page 52 c.iii.(b)(4) Encourage preservation of existing setbacks
- Residential character to be protected – describes the 2 homes & barn on the 3 parcels.
- Development standards have not been determined as expressed, i.e. enhancement of existing structures (ahead of the latest directives per this document)
- Architectural standards have not been developed so any proposed development should be strongly scrutinized and studied to be in compliance with these districts

There is an opportunity to build on this land as there is an empty lot as Existing Lot 2. It meets SF3 at over 12,000 square feet and other standards and would require no public hearing. It would also only require one more street cut. So, what is the reason for this “PUD”?

Should the concept plan change and lot sizes vary greatly, that would not be desirable with such a small development and would not fit the area. This proposal is suggesting the corner lot front on Union which means Lot 2 has the side of a home next to the back of a home and possible garage. Regardless of what happens, please consider this in development plans.

As the 3 parcels exist, they fit the area. The proposed homes on small lots would stand out as very different from the existing neighborhood.

We do not object to a desire or request to improve the properties and structures as long as it is within the character of the neighborhood and Comp Plan as far as it goes and follows SF3 zoning. The one advantage that can be added in a PUD is increased quality development standards but that can always be done and is already suggested by the Comp Plan. However, once again as shown in this proposal, increased quality costs much in other losses under the zoning. We object to the huge decreases in lot size, width and setbacks. [Picture of neighborhood and Illustrative Exhibits](#)

SF3 requires 12,000 sf per lot Aerials are very good to understand what you are looking at:

Existing Lot 1	0.56 Acres	fronts on Union; 180' deep on Hoover/181 st Street Older House & barn
Existing Lot 2	0.54 Acres	empty lot fronts on Hoover/181 st
Existing Lot 3	<u>0.45 Acres</u>	Brick home built approx. 1970's, fronts on Hoover
TOTAL	1.55 Acres	

The aerial photos on Hamilton County website do not show parcels that match the relative size of these. The property tax cards land measurements for frontage and depth don't match these acreages either and show more like 1.229568 acres.

Existing Lot 1 180' x 130' = 23,400 sf

Existing Lot 2 100' x 130' = 13,000 sf

Existing Lot 3 132' x 130' = 17,160 sf

53,560 sf TOTAL SQUARE FEET OF 3 LOTS = 1.229568 ACRES

According to their PUD they have 1.55 Acres which would be 67,518 sf and could easily accommodate 5 lots of over 12,000 sf each – 13,503.6 sf. and thereby not requiring lesser setbacks. But existing buildings could be displaced.

OR

They have 53,560 sf in 3 lots per property cards on file at Hamilton County which would allow only 4 lots in SF3 keeping the minimum of 12,000sf. This could displace some of the existing structures to allow 4 lots. However, Lots 1 and 2 could be divided into 3 and still maintain 12000sf each.

There is a discrepancy of 13,958 square feet depending on how you calculate the total land in the existing 3 parcels.

We know this is a lot of math and numbers, but other people's parcels are scrutinized as closely to determine actual numbers. The actual size of parcels should be confirmed. If over 60,000 sq ft total, the modifications to lot size, widths and setbacks should definitely not be allowed.

Our question is what information is missing from this PUD?

There is plenty of land if the land is nearly 1.55 acres for five (5) SF3 lots considering too that there is no open/common space.

Why are they requesting 7000 sf as a minimum lot size in this zoning which requires 12,000 sf minimum – that's only 58% of the size? How and when would that size be utilized?

- The concept plan does not represent 7000 sf lots.
- It does not represent 60' lot widths when zoning calls for 80' or 90' on corners.
- The lots are deep enough that the drastic reduction in setbacks are not justified.
- The math doesn't support their requested modifications OR the concept plan and other information set out in the proposed PUD are not complete.

Are any of the existing buildings remaining? All, perhaps? The home on Existing Lot 3 would not allow the concept plan of Lots 4 and 5. **What is the effect of removing this home from the tax rolls?** What are the other effects on the tax rolls as downtown Westfield has lost much?

The changes to SF3 underlying zoning for this land (perhaps not even a PUD prospect) are huge reductions.

Lot size:	12,000 sf	>	7,000sf
Front setback	20'	>	10'
Side setback	10'	>	5'
Rear setback	30'	>	10'
Lot width	90' corner		
	80' others	>	60'

- A 60' lot width is even small for most Pulte Home developments in Westfield.
- The frontage on Hoover would allow 4 x 80' SF3 lots and 1 deeper lot to front on Union. Why are they asking for a minimum lot width of 60'?
- The lot square footage are the same and the building setbacks are less than called out in SF5 High Density (Villages without sanitary water & sewer).
- This does not fit. Wrong zoning changes for the wrong property.
- Lesser yard requirements and square footage of lots creates higher density in PUD.

There just isn't sufficient justification for the modifications for this SF3 land of 3 lots to be turned into a 5-lot PUD. The Director should not be allowed to do with his property what any other citizen could not. It should not be hard to say "No" to Matt Skelton, property owner, as he should have an even better understanding of the UDO since he was instrumental in the new UDO of 2014. Too bad this PUD wasn't presented "blind" so the office of Director never needed to even be thought of. (Not practical.)

We have seen no information to show that there is an advantage to the City to allow this and proof that there are not more detrimental factors. Not approving this PUD proposal does not mean that these properties cannot be improved. See their example of Penn Street - but those lot sizes are **not** appropriate to this area.

Look at the surrounding lots in the area.

7000sf with a 1200sf home would be smaller and more crowded.

We define SF3 for a reason.

Picture of Neighborhoods

North Union Heights or Gifford Addition

Path/Sidewalk. Why 5' not 8' path since this carries traffic to Asa Bales Park, school properties, Library, along 181st to Grand Park or Grand Junction? Recently Skelton's office pushed for an 8' path from the Hebrew Cemetery when they only wanted to give a 5'. There should be 8'

paths/sidewalks on east and north side of PUD. On the west side of these parcels is an 8' pathway through Asa Bales Park.

ROW should be given as any other development has to give it. 181st Street/Hoover St is becoming a more travelled route from GJ to GP and will need to expand.

No open space. Why not in a PUD?

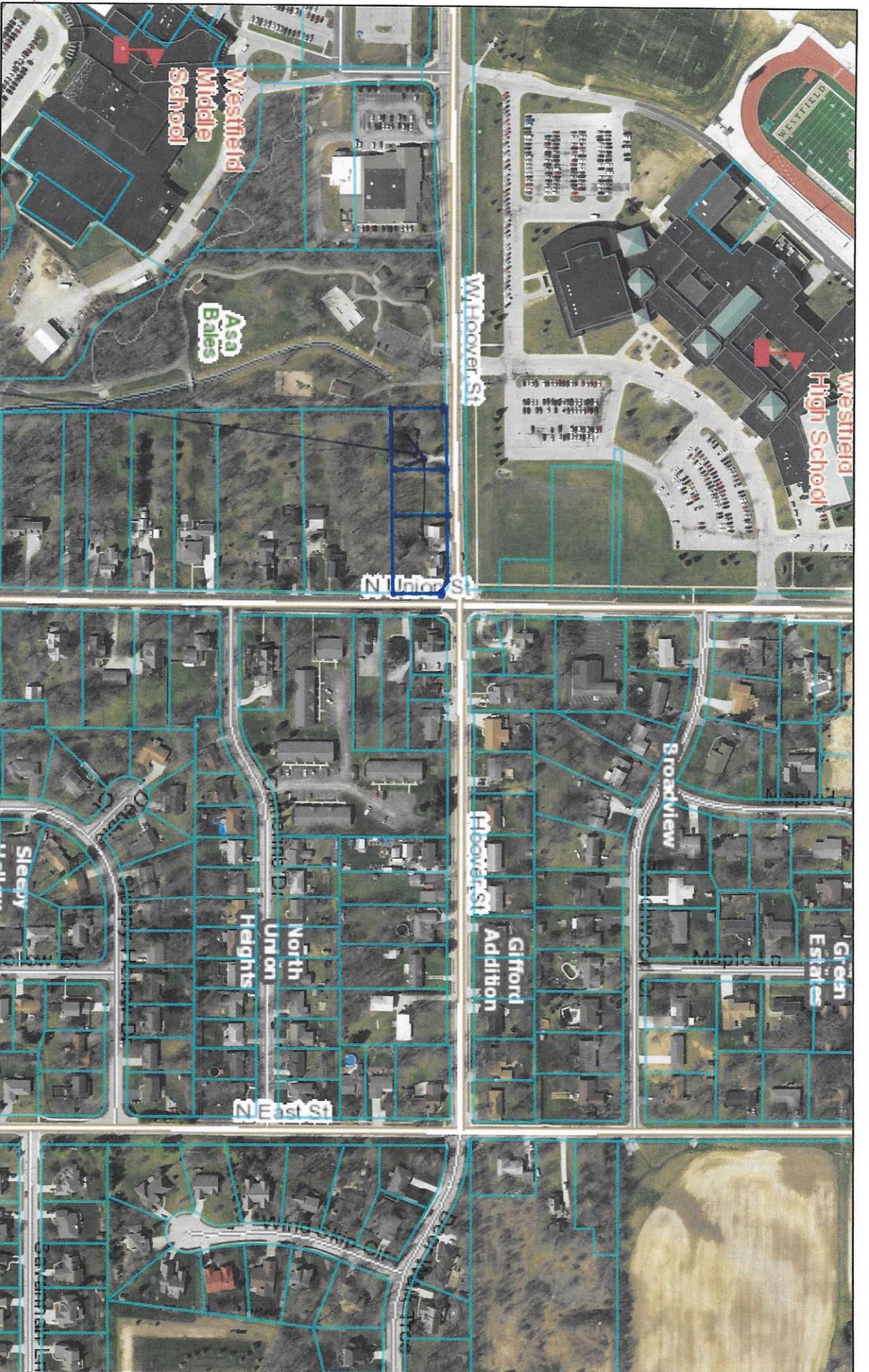
What kind of transition/barrier between PUD and the park/library to the west? Nothing in the PUD.

We think the same UDO should be applied to the Director's property as he develops. PUDs should not create smaller lots, higher density or less than what is required in the UDO. Skelton was very influential in the changes in this existing UDO. It would be a good opportunity to prove that quality development is possible following the zoning requirements and who better to do that than the Economic Development Director?

The City is not required to change the lot size and setback requirements to add financial profit to any property owner or make land sales, divisions or uses easier. Many other property owners can attest to this. Other parts of the UDO are rigidly applied to others by Mr. Skelton's Economic Development Department. When you have to have 3 acres or 250' of frontage for a large lot, you are held to it. If you buy a lot to develop in SF3, you have to have 12,000 sq ft and many other parameters per the UDO. Only the BZA can change it.

The Skeltons may be hoping to plan for all contingencies throughout the life of this PUD, but that doesn't protect neighbors and the community unless the standards and parameters are high enough. We have many examples of this in other PUDs throughout the community. This PUD has many negatives per the underlying zoning and should not be approved. What is the point of underlying zoning if it can be so drastically changed and no one can depend on it to gauge their own property investments?

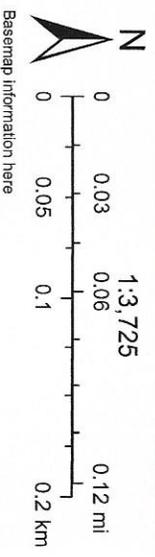
Junction North PUD Neighborhood



September 6, 2016

- Parcels
- Bridges

*Subject - 3 Parcels
House/Empty House + Barn*



Kevin M. Todd, AICP

From: dclayton135@comcast.net
Sent: Sunday, September 11, 2016 11:41 PM
To: APC; Steve Hoover; Robert Horkay; Chuck Lehman; Jim Ake; Cindy Spoljaric
Subject: 1609-PUD-14

This is a letter of support for Junction North PUD.

I am not a public speaker, so I sit near the door at most meetings and listen. We live at 135 Penn Street (a Jim Anderson built home) and believe Jim Anderson and North Ridge homes are a huge asset to the downtown village of Westfield.

Please vote "AYE" on 1609-PUD-14.

Respectfully,
George and Dianne Clayton
Westfield, IN

Kevin M. Todd, AICP

From: Mike & Pam Lee <pmlee2ml@comcast.net>
Sent: Tuesday, September 13, 2016 5:37 AM
To: APC
Subject: 1609-PUD-14

This message is to express support of 1609-PUD-14 for the Junction North Planned Unit Development District Southwest Corner of Hoover Street and Union Street.

J Mike and Pamela Lee
218 North Street
Westfield, IN 46074

Kevin M. Todd, AICP

From: John@schaafcpa.com
Sent: Tuesday, September 13, 2016 9:45 PM
To: APC
Subject: 1609-PUD-14 - Junction North PUD District

I thought I would weigh-in on this matter since my wife and I have substantial interests on Union Street.

My wife and I own 4 properties (personally or through entities) on Union street all within blocks of Mr. Skelton's proposed PUD:

509 N Union
116 N Union
110 N Union
110 Northwalk circle (borders Union Street)

I also hold a mortgage on an additional property on South Union Street.

I am excited to see what Mr. Skelton is proposing to do on Hoover street. He is turning 2 poorly-utilized lots into 5 lots that will be utilized at their highest and best use.

As I understand the matter, this will create 3 additional homes on Hoover street. I suspect that the average home has 10 automobile round-trips/day. In this case, I expect 50% of them will be on Union street. Thus I expect 15 more car round-trips on Union street per day. If each car passes in front of a house for 1 second, that is the equivalent of 30 more seconds of traffic/day in front of my properties on Union Street ($30/60*60*24 = .035\%$ more traffic). Needless to say (but I will be sure to point out), this will not substantially impact traffic flow on Union street.

Mr. Skelton is proposing to take 2 aged homes and turn them into 5 brand-new homes, each valued at around \$500,000. I simply do not see the downside in this proposal.

Lately we have heard protest from some citizens of this community who are suspicious of residential growth. I am not one of them. Density brings interesting families, discretionary income, labor, and additional assessed value into our community. Retail, industry, commerce and vitality result. Any business-owner can attest to the adage...If you don't grow, you die. It is not possible to stand still and not wither. You should not inhibit progress – especially progress in turning \$250,000 of assessed value into \$2,500,000 of assessed value. It is up to the city and schools to manage growth and provide resources – approving this development and other backfill developments like it are a simple way to aid in providing the assessed value to support that growth.

I hope many more property owners in downtown Westfield follow Mr. Skelton's lead to aid in the development of new residential housing close to the heart of our city in otherwise under-utilized lots.

Please do your part in allowing 3 more homes in downtown Westfield.

John R. Schaaf, CPA
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Kevin M. Todd, AICP

From: Robbie Webster <twistedsisiter1983@gmail.com>
Sent: Friday, September 16, 2016 8:51 AM
To: APC
Subject: Matt and Teresa Skelton

As current residents of Westfield and business owners in downtown Westfield, we fully support the proposal Matt and Teresa Skelton have submitted to the city. Like the Skelton's we love our downtown neighborhood and look forward to the growth and quality this proposal will bring.

Sincerely
William and Robbie Webster

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Westfield IN 46974

Twisted Sisters Beauty Salon
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Westfield IN 46974