

APC Executive Summary for Symphony PUD
September 20, 2010 APC Meeting
Community Development Department | City of Westfield

1. The APC may wish to continue discussion about whether the elements of the proposed project are consistent with what is contemplated in the comprehensive plan. If it is determined that the proposal represents a departure from the comprehensive plan, the APC should discuss whether adequate supporting information has been provided by the petitioner to warrant such departure.
2. It is suggested that the APC invite the petitioner to explain the difference between “open space” and “green belt space” as used in the Symphony PUD and how the standards associated with these terms as used in the PUD compare to the standards that would apply under Westfield’s traditional approach set forth in the Zoning Ordinance.
3. It is suggested that the APC invite the petitioner to offer a solution for limiting the “community recreational facilities” to a scale that would just serve the residents in the vicinity.
4. The petitioner has incorporated proposed minimum home sizes for the various lot types within Symphony. The APC may wish to discuss this strategy at more length with the petitioner.
5. The petitioner has added several new limitations for the various lot types. It may make sense for the petitioner to recap these new limitations. Under this regulatory approach, the petitioner is able to choose the lot types, and therefore the development standards, for the various lots at the time of platting. The APC may wish to discuss this regulatory approach in more depth.
6. The plan commission may wish to discuss the new architectural standards incorporated into the revised PUD. Are these acceptable to the APC? Are the illustrative architectural exhibits attached to the PUD adequate?
7. The APC may wish to invite the petitioner to explain the rationale for the standards set forth in Section 3.3.C.viii.
8. The APC may wish to explore with the petitioner the concept of using “streetscreens” in lieu of landscaping. Is this an acceptable approach to parking lot landscaping for this project?
9. Are the revised buffer yard requirements (Section 5.1), parking area landscaping requirements (Section 5.2), lighting requirements (Article 6) and signage requirements (Article 7) acceptable to the APC? The APC may wish to ask the petitioner to walk through these revised standards.
10. Has the petitioner adequately responded to the neighbor comments received to date? The APC may wish to ask the petitioner to review the PUD changes that have been made in response to these comments.