

Tamarack - Comprehensive Plan Analysis

General Themes & Trends:

- Encourage development to occur contiguously and not “hopscotch” across the township.
- Promoting a diversity and balance of land uses.
- Creating adequate buffers and transitions between different types and intensities.

Land Use Diversity & Balance:

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.

- All housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.
- Encourage diversity in lot sizes and lot layout.
- Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.
- It is important that existing uses, especially residences, be properly buffered from new development that has a different character.
- Provide appropriate transition between adjacent dissimilar residential areas.
- Ensure proper buffering between existing residences and new development of a dissimilar character.
- Develop a range of buffering requirements, to allow for different buffers in different situations.
- Encourage new development to be located contiguous to existing development.

Residential Design Standards:

- Encourage neighborhoods that do not have the appearance of “production” housing.
- Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.
- Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.
- Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.
- Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.

Open Space and Recreation:

- Establish minimum percentages of open space for new development.
- Allow density bonuses for additional permanent open space.

Fiscal Considerations:

- Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.

Suburban Residential:

- Suburban Residential includes residential development with a variety of housing types, including subdivisions, at a variety of densities, along with recreational uses.

- The basic policy of this plan for this area is fairly simple: Preserve and protect the stability and integrity of the area as it fills in. This area consists primarily of single-family residences.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area.

Zoning:

- Density standards. These apply primarily to residential development. For example, rather than requiring each lot to contain at least 10,000 square feet, density controls would set a maximum density of four units per acre. Individual lots could be smaller, provided that the overall density of a development does not exceed this maximum.
- Design controls can be used to help create community character.
- Development Review: As the town considers future requests for rezonings, subdivisions and possibly amendments to this plan, there should be a development review process that considers the key issues in the context of this plan:
 - The overall pattern of development;
 - Promoting contiguity;
 - Discouraging inefficient sprawl;
 - Orderly expansion of infrastructure