

WRITTEN PUBLIC COMMENTS

Docket Number: 1609-PUD-16
Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP
Request: Petitioner requests a change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Enclosed Attachments:

1. Mattern, Julia Countryside (08/26/16)
2. Porzecanski, Ilana & Darrel Timpany 917 E 199th St (08/27/16)
3. Sochar, David and Cindy 16116 Ditch Road (08/29/16)
4. Good, Kristopher Maple Village (08/29/16)
5. Gibson, Erin and Rick 2131 W 166th St (08/30/16)
6. Williams, Melissa and Steve Centennial (08/30/16)
7. Billman, Susan and John 14901 Little Eagle Creek Ave (08/30/16)
8. Pote, Linda Countryside (08/31/16)

Jesse Pohlman

From: juliamattern@comcast.net
Sent: Friday, August 26, 2016 7:15 PM
To: Jesse Pohlman
Subject: Concerns about Pulte Development

Dear Jesse,

I am writing to express my concerns about the proposed development by Pulte on the Southwest corridor of Westfield, near the WoodWind golf course. My husband and I have recently moved to Westfield from Fishers. During our 15 years in Fishers, the town grew considerably and as a result, there were many growing pains, particularly with the schools and community services (police/fire), as well as infrastructure (roads). There has been a sizeable increase in traffic in that area (part of the reason we moved) and many natural areas have been disturbed. It is disheartening to see the same thing starting to happen in Westfield. This area is unique from the other surrounding cities and there is still unspoiled land that needs to be preserved. Already, we are watching Pulte build new developments along 161st Street and seeing them take down trees and fill the space with roads and structures. We fear that the two-lane roads around this area will soon be congested with traffic, much like what we experienced in Fishers.

Clearly, to add the number of houses Pulte is requesting is going to have an enormous effect on that area from an environmental perspective. It would also be heartbreaking to lose such a beautiful property as the golf course, something which needs to be protected against. This development will add students to schools that are already overcrowded and strain our available city fire and police resources. There is already a school referendum upcoming and my guess is that if further developments are allowed, that will only be the beginning of more taxes for everyone.

It feels like this area is being overrun with Pulte developments and it makes me wonder whether the interests of "big money" are being put before those of the city. I urge you to reject Pulte's plan and to consider the long-term, big-picture impact of such developments on the future of Westfield, to better balance economic development and growth with quality of life and preserving the beauty of the environment.

Sincerely,
Julia Mattern

Jesse Pohlman

From: Ilana Porzecanski <iporze@yahoo.com>
Sent: Saturday, August 27, 2016 3:04 PM
To: Jesse Pohlman
Subject: Against continued Westfield developments

RE: Public Hearing Tues, Sept 6, 2016

Dear Mr. Pohlman:

We are writing this letter to make you aware that we are against continued approval and development of new subdivisions in Westfield. They are popping up without regard the the capacity of the schools, capacity of the police/fire departments and the capacity the roads.

There is no comprehensive plan to ensure that the growth of the public services complements the growth in housing. There is no plan in place to ensure the roads can handle the increased capacity of cars. There is no plan for preserving the green spaces and creating more parks for the increased population.

Most people who live in Westfield do so because of its good schools and small town feel. Unbridled growth and development will ruin it. We don't want to see Westfield become a field of little boxed houses.

We strongly request that the City of Westfield and the Planning Department put a moritorium on approving additional developments until public input can be obtained and a comprehensive development plan can be made to properly grow Westfield into a city that we would all like to continue to live in.

Yours truly,
Ilana Porzecanski & Darrel Timpany
E 199th St.

Pulte – How Much Is Enough?

8.26.2016

The Pulte Development that is being proposed should be refused on several points.

1. The first point is that the current zoning for most of the parcels is AG-S/F -1 . This is adequate and appropriate for rural land in this district of the Township/City. Since zoning began in 1978, the AG S/F 1 has preserved the rural feel of this area. This is a trait that has been identified as one of the most important things that needs to be preserved as Westfield considers growth. This zoning class has allowed individuals to have 3 acres or more upon which to build and secure a home and a life in Westfield. Many of the families that farmed on AG S/F 1 properties or built homes here did such a nice job that they helped make this an attractive place to live.
2. The Pulte development – or should I say 'Mega Development' is far too large and far too fast. Infrastructure will be taxed, as will the residents. Roads will become inadequate, schools will be more overcrowded, children will be shifted about, creating chaos for already busy families. 1500 houses will mean how many vehicle trips per day? 3,000? 4,000? The roads are already crumbling from the constant flow of tri-axes – how will they handle the further construction traffic for this and then eventual residents? How about the sewer capacity? The water?
3. The Master Plan states that development is to be contiguous to the City. That was the intent when my study group requested it when the Plan was being developed. It was lobbied and altered a bit, but no matter, since it is widely ignored. Today, I ask that it be considered, and ask Pulte to come back with a smaller, more appropriate plan that makes use of the principle of Contiguous Development. This is how cities in Europe have grown for centuries and still preserved the core of the city and the walkable and ridable qualities of their towns. If Westfield continues to plan using contiguous development as a guiding principle, it will assure the commercial center of the City will be revitalized and expanded appropriately for auto, foot and bicycle traffic, ensuring the success and broad use of Junction City Center. The historic Center of the City will thrive, with incentives or coercion needed. The 'sprawl and chain' will happen as planned along 32, but our City will survive in style. Satellite strip malls with their tacky themes and short life spans will not be needed or forced on residents as has happened previously.
4. The Woodwind Golf Course is not guaranteed. This is a bit hard to believe. Lots of lip service, but no guarantee. This community asset is underused. In the first 15 years of its existence, it was busy all the time. Event planners always had catered events going on, with bus traffic and caterers busy

almost everyday at the course. The fact that the owner wants to sell belies the lack of interest in marketing and making the course – the only public course in the area- a busy and profitable community asset. His only interest is short term profit from a sale. A sale to anyone. Imagine how hard it would be to replace this asset should it be desired in the future? I am sure that every Westfield resident will agree that the golf course should be a part of any development in the area, and should never be turned into yet another crowded neighborhood.

5. It is not the job of the City or its residents to make the Township 100% amenable for any – every – development that comes to town. We are the residents. We have invested, pay taxes, volunteer, raise our families and have businesses in this City. We are the City, are we not? When we speak, our representatives should listen, not find reason to explain why what we want may not be what they want. I am a business owner, as are many folks in my neighborhood. If make a wrong decision, I will live with it. I will take responsibility for my decisions about the City also. My representatives will never again tell me that I do not know what is good for me and my neighborhood as they did – several times – during the forced placement of the strip mall at Spring Mill and 161st. That will live forever as the worst development decision leadership ever made.
6. I do not know what these houses that Pulte proposes will be like, but I bet they are mostly starter homes, with the first models representing buildings that are 20% to 40% higher cost than the bulk of what will be built. This forces the least of materials and design and lot sizes so that the neighborhoods will be crowded, driveways and streets with cars in them all the time as families grow. These houses will not age well, as materials design does not predict the material useful life lasting as long as the mortgage. Westfield needs to raise the bar, to get a more diverse population so as to not tax the elementary schools, to make for more interesting residents of different economic means and ages. With this endless parade of 'starter' housing, Westfield will have a difficult time attracting better buildings and better developments. And we will become a desert of sorts, with a single simple typecast resident. Diversity aids the stability, longevity and livability of a community. Universality is not a desirable trait.

At some point enough is enough. That point was reached as we approached a population of 35,000. Current developments – prior to this Pulte proposal – will take that population to near 60,000 as I understand it.

Yes, Enough Is Enough.

David R & Cindy R Sochar
16116 Ditch Road
Westfield, IN 46074

Jesse Pohlman

From: Kristopher Good <adresstokris@gmail.com>
Sent: Monday, August 29, 2016 1:41 PM
To: Jesse Pohlman
Subject: Westfield is over capacity.

Good afternoon,

Bigger is NOT better.

To boost Westfield from 36K to 60K in population would be amazing. But to have 60K population AND amazing at the same time, Westfield needs all of the amenities, infrastructure, public works etc. of a 60K population.

If Westfield keeps growing at the rate that it is currently at, we will not be able to send our kids to school, eat out at restaurants, drive on the roads or enjoy anything about Westfield. We will merely lose property value because of the crime increase, terrible roads, over crowded schools and terrible reputation that Westfield will gain. This area will soon be Lawrence with newer homes.

I cannot imagine that the city government would consider that a positive image.

Grow Westfield, but grow it at a pace that is sustainable. 4 kids per bus seat, 40 kids per class, 10 minutes to turn left ANYWHERE, water/sewer issues, crime rates increasing, this is only a FEW of the items that the city needs to be ahead of the game on BEFORE rapid development.

2 more police stations,
2 more fire departments,
2 more post offices,
More than 2 Kroger grocery stores
4 lane streets (without pot holes)
A few dozen stop lights or a hand full of roundabouts.

This City is not ready for 40K, let alone 60K

Please stop looking to the immediate future (AKA immediate \$\$)

The \$\$ will come ALONG WITH a reputation to sustain revenue flow if it is done right.

Pulte, Arbor & Beazer will be happy to build a problem for a lot of \$ then run to the next city, leaving Westfield to fend for it's self to solve the problem they created.

CONCERNED in Westfield!!!

Kris Good

Jesse Pohlman

From: Erin Gibson <elmgib@aol.com>
Sent: Tuesday, August 30, 2016 3:50 PM
To: Jesse Pohlman
Subject: Pulte Proposed Neighborhood

Hello Jesse,

We wanted to reach out to you as concerned homeowners about the proposed Pulte Development around the Wood Wind Golf Course.

Firstly, we are deeply concerned about the number of homes proposed in this plan!! What are all these homes (and people) going to do to our schools, public services, roads, etc. Pulte shows no concern for these issues.

Secondly, the buffer zones around this development are at best VERY minimal!!!!!! We want to see the buffer zones at least doubled or better before this proposal is considered. We moved to our location on 166th Street 16 years ago. We moved to the "country" for the space, peacefulness, wild life, privacy, and relaxing environment. We, over the years, have expected change, but this development is entirely too close to the existing homes that already exist around us and our neighbors. We, along with our neighbors, expected the City to respect the Conservancy plan. The proposed entrance / exit to the neighborhood from 166th street is unacceptable in our eyes and we are sure that our neighbors would agree.

Thirdly, we don't understand why the City of Westfield has to "sell out" to every developer that comes along?? Stand your ground, set your standards high, and tell these developers what this area stands for. The City of Zionsville isn't full of "track homes"

Westfield and Hamilton County are one of the most desirable areas in the State Of Indiana to build and settle down to raise a family. The City of Westfield should be able to state their expectations to the builders and the builders should follow the plans for the area or bottom line, they aren't approved to build. Pulte says it's all about the black wooden fences, and stone entries to their additions, but bottom line, Pulte is all about the almighty dollar. Let's put as many houses on a postage stamp for the most amount of money is their philosophy.

Fourthly, we truly believe that before this proposal is considered, Westfield should ask Pulte to enter into a contract that states the golf course at Wood Wind will remain a golf course for an extended amount of years (10, 20, etc.) and they cannot destroy the course and build more houses on it. Please stand your ground!! Pulte is a national builder and makes millions and millions and millions of dollars. They can certainly afford to take care and maintain this beautiful course.

Thank you for you time in reading this, and we hope that you take into consideration some of the concerns that we have, as I know our neighbors feel the same way.

Sincerely,

Erin And Rick Gibson
Concerned Westfield Residents

Jesse Pohlman

From: Melissa Noparstak <mnoparstak@yahoo.com>
Sent: Tuesday, August 30, 2016 4:47 PM
To: Jesse Pohlman
Subject: feedback on new pulte neighborhood proposal

Hi Jesse,

Hope you are doing well. I am writing to express my concerns regarding the new Pulte proposal. As with other recent development possibilities, I am disappointed that Westfield is changing so drastically from the community that I chose to move to just two years ago. We moved here to have a good combination of country and suburbs and to provide a good education for our children. The following are my main concerns:

Thank you for your consideration.

Sincerely,
Melissa (and Steve) Williams

- Too many dwellings (1,500) - Impact on your quality of life, schools, roads, public safety
- Not even close to following the Comprehensive Plan for density decreasing and open space on every parcel - not just the golf course
- Golf Course is not a guarantee
- Potential impact on property values

August 30, 2016

RE: Wood Wind Petition

Dear Jesse,

Thanks for allowing us the opportunity to express our views. John and I live on 14901 Little Eagle Creek Ave. We have been residents of Westfield since 1999.

We would like to express a few concerns related to the Wood Wind PUD and are sharing the following thoughts.

We believe the density of the areas not immediately by the golf course to be too high. We have been fortunate that Carmel and Zionsville continue to build value added neighborhoods as the property to the south and west are developed. We challenge Westfield to keep to the same consistent standards. Westfield is in the perfect sweet spot to be able to continue with lower density neighborhoods with high building standards. We understand a mix of housing prices is important but all high density is an issue which is a theme in all of the PUD's being considered.

Keeping assessed value up is equally important. Currently, Westfield has some of the highest school taxes. Even though this is the case, the school has worked to add more tax burden with additional tax referendums. This reflects that our assessed value in the county is too low. Pulte indicated that a 2 bedroom, 2 bath home could be sold with an assessed value of \$325,000. I find this fact hard to accept. The impact to the tax base should be carefully considered. Do not punish the good, long-term residents by allowing higher density homes that are easier to profit off of for the developers.

We also do not understand the multi-family and commercial aspect of the community. Once again, it appears that Westfield has several apartment complexes under consideration. I am not sure that apartment complexes make a community desirable. They have a place, but are more suited to areas that are close to major roads such as by State Road 32 due to the impact to the roads.

This is the same thought with the commercial aspect. We are not trying to say that we do not want it in our backyard but, careful placement of these buildings is critical as is the type. To drive down 146th, which I believe was only to be residential in earlier plans, and see strip center after strip center is not desirable to any of us.

Lastly, we have seen PUD's start with one promise and over time, the promises are replaced with lower standards than agreed upon. This has happened in Westfield with some very expensive neighborhoods where lower priced homes were eventually built. If the price points of these neighborhoods are eventually degraded, when we could already be starting the neighborhood at the lower end, would be problematic.

We moved to Westfield and Little Eagle Creek Avenue as we saw an area that had character that is hard to find in central Indiana. We also want to see our property value increase. We are hopeful that the Town of Westfield will plan for a community that will be desirable for the next 50 years or more. A place that everyone is proud to call home and continues to have a strong sense of community.

Susan and John Billman

14901 Little Eagle Creek Ave

Jesse Pohlman

From: Linda Ly <lindatly@yahoo.com>
Sent: Wednesday, August 31, 2016 9:53 AM
To: Jesse Pohlman
Subject: Overdevelopment of Westfield

Hello,

I'd like to express my concern over the overdevelopment of Westfield. Before allowing any more housing additions, please ensure that we have the infrastructure to have the capacity for all these new lives. Let's keep Westfield as a good place to live. Don't allow for over crowding in schools... 4 kids on one seat bus, children sitting in the aisles.

Please consider the long term growth to make this a good community.

Sincerely,
Concerned Citizen
Linda Pote
17050 Troy Lane,
Westfield, IN 46074