

WRITTEN PUBLIC COMMENT

Docket Number: 1607-PUD-09 (Ord. 16-23)
Petitioner: CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger
Request: Petitioner requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.

Enclosed Attachments:

1. Knight Email (07/01/16) Jon and Dawn Knight (4304 W 156th St)
2. Daly Email (07/01/16) John Daly (15936 Little Eagle Creek Ave)
3. Burkman Letter (06/29/16) Kristen Burkman (1924 W 161st St)
4. Levins Letter (07/01/16) Richard Levins (15630 Towne Rd)
5. Sochar Email (07/01/16) David and Cynthia Sochar (16116 Ditch Rd)
6. Smith Email (07/01/16) Jalene and Parker Smith (Pines of Westfield)
7. Hymbaugh Email (07/01/16) Karen Hymbaugh (2929 W 159th St)
8. Stafford Email (07/02/16) Cynthia and Steve Stafford (15736 Towne Rd)
9. McKinney Email (07/01/16) Erin McKinney
10. Cook Email (07/05/16) Derek and Cherie Cook (1740 W 161st St)
11. Watkins Letter (07/05/16) Sarah and Gary Watkins (2191 W 166th St)
12. Motsinger Email (07/05/16) Josh and Jill Motsinger (18681 Joliet Road)
13. Van Jelgerhuis Email (07/08/16) Donna Van Jelgerhuis (Pine Ridge)
14. Written items received during the Public Hearing on July 5, 2016

Kevin M. Todd, AICP

From: Jon Knight <jknight@grandjunctionbrewing.com>
Sent: Tuesday, June 7, 2016 11:14 AM
To: Kevin M. Todd, AICP
Subject: Liberty Ridge PUD

Kevin-

I hope all is well. I would like to go on record in opposition of the Liberty Ridge PUD proposal. The proposed density is far too high and will place an undue burden on our already stretched school system and infrastructure. We simply cannot afford this additional influx of students with this low AV housing.

Jon Knight
Sent from my iPhone

Jesse Pohlman

From: knight dawn <dawnknight1@yahoo.com>
Sent: Friday, July 1, 2016 10:46 AM
To: Jesse Pohlman
Cc: Dawn Knight
Subject: Liberty Ridge

To Whom It May Concern:

Change can be good; that's why the word progress has such a positive connotation. However, it must be done responsibly. Unfortunately, the change that is happening in Westfield is not being done responsibly. This is why I am writing to you today.

Before you do anything else with the Liberty Ridge neighborhood that is being proposed at 151st and Towne Road, I urge you to consider how you are changing Westfield. Once you build that neighborhood, you can never go back to the way it was before. Therefore, very great care and consideration must be done before making that decision. For whatever reason, that has not happened in the past. We have given developers the green light to build whatever and wherever they want with few restrictions. What we have seen from this is shoddy construction, dense spacing, and broken promises. We do not need developers - they are a dime a dozen. However, they want us. They want to be in Westfield. We can demand quality.

With Liberty Ridge, once again, that quality is not there. There is a lack of green space. It is too dense, and there is nothing unique in the architecture or landscaping. The fact that there is nothing unique should be noted. Westfield is a unique place, with a rich history and a lot of character. We could build neighborhoods that reflect that. But we aren't. Why?

Of even more concern to me (as a parent and teacher in the district), is that there has not been enough done to study the impact of this neighborhood (and others) on our roads and schools. We have to build slowly to give our schools and infrastructure time to adjust as we go. It simply does not make sense to build at this pace. It is not reasonable, and it is unnecessary. So why are we doing it?

Do not approve Liberty Ridge. Instead, take the time to carefully consider how it will impact Westfield's infrastructure and schools. Look at the plan for this area. Look at the unique qualities and character of our city. Then, ask yourselves what legacy you want to leave for our kids and when you do finally decide to develop, demand that developers build unique, high-quality neighborhoods that are not too dense and include green space. Westfield is special. It is in your care. Be a good steward of it.

Sincerely,
Dawn Knight

From: John Daly [mailto:John@GolitkoDaly.com]
Sent: Friday, July 1, 2016 9:19 AM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Liberty Ridge Concerns

- Lack of proper open space
- Density does not transition from denser to less dense as development moves North
- Architecture is not innovative or in context with the area
- School Impact Study is needed before another neighborhood is approved
- Road Impact Study is needed as more traffic is added on these rural roads
- Proper buffering is needed for long term rural residents
- Landscaping plan is not sufficient and does not embrace rural feel
- Need for more trail connectivity

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

June 29, 2016

Dear Advisory Plan Commission Members,

A new neighborhood development is being proposed in the New Suburban Southwest (Conservancy Area) called Liberty Ridge.

The plans presented do not meet the 2007 Comprehensive Plan for this area. I would appreciate careful consideration being given to the following areas.

1. Comprehensive Plan 2007: page 41

- Use open space, parks and less intensive land uses as buffers in appropriate circumstances.

Open Space - For this parcel and what surrounds it, 35% open space would be optimal. They are proposing 27%.

2. Comprehensive Plan 2007: page 41

- Encourage a diverse range of home styles in individual subdivisions using innovative architecture of a character appropriate to Westfield.

Architecture – The current home plans presented are all front load garages. Under the Implementation Tools/Zoning Regulations (page 43 2007 Comp Plan), this area calls for "garages that are behind the front line of dwelling or are side-loaded." Ryland architecture that seems more aligned with the 2007 Comprehensive Plan include the Heritage Collection at Village of West Clay or some of the architecture being used on Pebble Brook golf course and Lockhaven in Noblesville. These options within the Ryland product line fit the design and character of the Conservancy area. Four sided architecture is important for this area. In summary, having all architecture one sided with front load garages is not aligned with the 2007 Comprehensive Plan for the New Suburban-Southwest.

3. Comprehensive Plan 2007: pages 42, 43

- Require appropriate transitions and buffers between neighborhoods particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels.

Buffering – The Conservancy Task Force is currently working on defining buffering minimums for this area. For areas adjoining rural residences, a minimum 50 feet buffer is being proposed. The buffer should be entirely landscaped open space and not an easement within a property. One rural residence to the east would require this buffering.

4. Comprehensive Plan 2007: page 43

Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).

Road Buffering - An area currently being explored regarding road frontages is for homes to either face the road (like the current rural residents do) or to have rear elevations that are very attractive and look similar to the front of the home. The only road frontage is 151st Street and it looks like all homes are rear facing with the berm to hide the rears of homes. This is an area of focus to differentiate within the Conservancy Area from other parts of Westfield. There are solutions to accomplish this: front facing homes, rear elevations that are very attractive with varying setbacks or large open space buffering from the roads.

Neighborhood Entrances and Road Landscaping – The landscaping plan for Liberty Ridge is vague. The Conservancy Task Force's plan is to standardize fencing, hardscape materials, and native Indiana low maintenance plantings. Our goal is for each neighborhood to complement the next and blend seamlessly with the large rural residences. The minimization of berms in the area and maximization of open space along the roadways are goals for this area.

5. Comprehensive Plan 2007: page 40

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.

Density - There are challenges with this parcel regarding the adjoining development to the south and southeast. For this area, it states that density should decrease as development moves north of 146th Street and south of SR32 and west of Ditch Road. As Liberty Ridge is currently platted, the density and lot sizes appear to be the same throughout the neighborhood. The density needs to decrease moving north within the neighborhood.

6. Comprehensive Plan 2007: page 42

"Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths, and any combination thereof) designed to accommodate pedestrians in new development. These facilities should be designed to improve connectivity."

Trails and Connectivity: The current Liberty Ridge plan has the required paths along the roadways but no trails throughout the neighborhood. As each neighborhood develops, having trail connectivity throughout this beautiful area is an asset to all who live in the Conservancy.

In summary, the Liberty Ridge neighborhood, as currently presented, is not meeting the 2007 Comprehensive Plan for this area of Westfield. As a member of the Conservancy Task Force Group, I would be happy to spend time with the petitioner to work through these issues. Each new neighborhood presented is a fresh opportunity to keep improving the great city of Westfield. I would sincerely appreciate your careful consideration of the details for this new neighborhood and would encourage you to honor the vision put forth by hundreds when authoring the 2007 Comprehensive Plan.

Best Regards,

Kristen Burkman
1924 W 161st Street
Westfield, IN 46074

7/1//2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Liberty Ridge which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the affect on the local schools and roads?

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard Levins

Jesse Pohlman

From: Acorn Woodworks <acornw@frontier.com>
Sent: Friday, July 1, 2016 11:22 AM
To: Jesse Pohlman
Subject: Liberty Ridge Development

Jesse Pohlman-

My wife and I are 36 year residents of Westfield. Our children graduated public schools and both my wife and I have worked in Westfield, volunteered for schools, library, and community events as well as run businesses here in Westfield, employing Westfield residents.

We currently live at 16116 Ditch Road, and originally lived in town at Poplar and Jersey. There, we planted the only Poplar tree on Poplar street (1980), which is now the tallest tree in the area. We are avid supporters of the Conservancy Plan for our unique area of the Township.

We have attended hundreds of public meetings over the years in a sincere citizens effort to see proper and sustainable growth in the area. We have served on 3 different Master Plan Groups over the years, the latest being approved (after much debate) in 2007.

We have also seen hundreds leave the community since the growth did not suit their plans for long term residency as development after development have been approved. Fine, capable, independent family people that spent years doing their best to help the community, only to be silenced by overwhelming forces. Their voices will not be heard, their letters will not be written. Their silence can speak for them if you acknowledge those facts in your decisions.

The Liberty Ridge (sic) development takes this area well over the edge of density as conceived in the Master Plan. Open space will be sacrificed to the commercial gods that must rule in these marginal efforts. Landscaping will also be minimal and argued over -"How many feet apart will those 3' shrubs be?" "How high that earth mound." When neither could ever be adequate.

The Master Plan encouraged development contiguous to the Town (City) so as to not over stretch infrastructure. Liberty Ridge is far from that ideal.

Local roads already are overloaded both with construction equipment and then residential and service traffic. The new highway improvements will be overloaded in a matter of months. On a recent weekday, I counted an average of 16 dump trucks per hour, starting at 6:00 am and going until after 6:00 pm. Almost 200 trucks. In one day. This - or something like it - happens everyday. Who will pay for the roads? What will be destroyed when these roads are expanded?

Schools will be overloaded also, as yet another "starter" community will attract young families. The schools need some stability to maintain their ability to produce educated young people at the rate they do currently.

Yet another neighborhood will 'turn its back' to the rural roads that serve it. Long held rural properties will be devalued and isolated from these new neighbors, destroying much of the character that made this area desirable. "Loved to death" as some would say.

Finally, should you visit the area, you may notice there is no discernible "ridge". This is a final insult to our collective intelligence and shows how little thought and effort has gone into this lackluster attempt.

Please send the developer back to do more work. Better yet, send him on his way.

We deserve, we demand, the best. We are in a position to demand the best and still not 'lose out' on responsible growth. This is not a contest.

-

David R Sochar
Cynthia R Sochar
16116 Ditch Road

Jesse Pohlman

From: Jalene <JaleneCampbell@hotmail.com>
Sent: Friday, July 1, 2016 5:57 PM
To: Jesse Pohlman
Subject: Liberty Ridge

Mr. Pohlman,

My name is Jalene Smith. I am a resident of Westfield, a teacher in the district, and have kids who will be students in the district (first one starts kindergarten this year!). I am concerned about the speed with which Westfield is adding neighborhoods. I am concerned with the impact on the schools and the look and feel of our city. I believe Westfield has a chance to be unique. In fact, we moved here because we didn't like how other suburbs like Fishers feel crowded and generic. We like that you can take a drive through "the country," that there is open land. Westfield is pretty. We also like that there is one high school, which is a reasonable size. I am concerned for the future of our school district both professionally and as a parent. We have a VERY good thing going right now, and I do not want to see us lose our small town feel by not considering how our decisions now will impact the future of our schools and our city. When the high school staff met with the new superintendent, everyone said that Westfield was special because despite our growth over the last 15 years, we still feel like a small school/ small town. Please consider this when deciding whether to approve neighborhoods like Liberty Ridge. Let's make Westfield beautiful and unique - not a sea of houses. I love MANY of the things happening in Westfield. I love the revitalization of downtown, the restaurants, etc. I just think we need to be careful with how much and how fast we grow our population. I would like to see a road and school impact study before we approve more neighborhoods.

Thank you for your time,
Jalene and Parker Smith

Jesse Pohlman

From: Karen H <khyмбаugh@yahoo.com>
Sent: Friday, July 1, 2016 8:27 PM
To: Jesse Pohlman
Cc: Kevin M. Todd, AICP; Karen Hymbaugh
Subject: Please help preserve the rural nature of Westfield

Dear Mr Pohlman,

I am writing to you about the uncontrolled development in Westfield. Specifically today, I am writing to you about Liberty Ridge. This will directly impact me where I have a mini farm on W 159th Street. I have worked my whole life to buy and move to this farm. When I bought it, it was a beautiful rural country home. Today, it is being surrounded by development everywhere. Large houses are being stacked on small postage stamp yards, the rural country roads can't handle the traffic, I have large construction trucks going 60- 65 miles an hour on my 35 MPH street. I am raising mini-cows which I planned to show, enter into local parades, and to use as therapy pets in nursing homes. I wanted to give back to the community but people who want a rural environment are being pushed out for overpopulated suburbs. These are special, very rare cows in the US and we are trying to breed an even more rare specific breed (Riggitt Galloway) that would be the first in the US.

I have been working for the Centers for Disease Control (CDC) and World Health Organization (WHO) for more than 30 years. I have travelled and lived in more than 50 countries. I can tell you, this type of growth will turn Westfield into one of the least attractive places to live within 2 - 5 years. I have seen it many, many times. I can tell you about the Mumbai slums -- we are headed there with more crime, traffic, and health problems.

This new development should not impede on the rural lifestyle that the current inhabitants have invested in. The architecture planned is not in the best interest of our special area and lifestyle. The density of homes is becoming similar to inner city Indianapolis.

I beg you to please reconsider what you are doing to support such dense population growth. If it is about money, then please reconsider for the future of your children and our families. You really must reconsider what is happening in Liberty Ridge and the surrounding area.

Please see the picture below of one of my sweet gentle cows and I can tell you this way of life will be lost with all the noise, over population, and pollution. I invite you anytime to come and talk to me about what is at stake in all this dense development.

Sincerely,
Karen Hymbaugh
2929 W 159th Street
Westfield, Indiana 46074
phone (404) 729-6060



Jesse Pohlman

From: staffordhouse92@att.net
Sent: Saturday, July 2, 2016 6:37 AM
To: Jesse Pohlman
Subject: Liberty Ridge development

To the Westfield Planning Advisory Board and City Council:

We moved to Westfield and bought our residence on Towne Road because we wanted home with trees, open spaces, and a rural feel to it. We expected that the Comprehensive Plan would drive development in the future. That was three years ago and apparently we were wrong.

Development is well and good, but please ensure that the desires of those community members who spent time and effort defining how Westfield would grow are as reflected by the Comprehensive Plan. It is a good plan and many of us who moved here recently believed our government would respect the guidance it provides when making decisions that effect us all.

With your action, please ensure that we and the others who live in the Liberty Ridge/Pulte dominated development zone, will continue to have the environment we thought Westfield offers. Liberty Ridge and the ones that follow need to adhere to the Comprehensive Plan in design, space requirements, and concept. We trust that you will not let us down.

Sincerely,
Cynthia and Steve Stafford
15736 Towne Road
Westfield, IN 46074

Jesse Pohlman

From: Erin McKinney <skeeter.mckinney@gmail.com>
Sent: Friday, July 1, 2016 10:07 PM
To: Jesse Pohlman
Subject: Letter of Concern

City of Westfield,

I am writing to voice my concern with all the new construction that is happening in the city, mainly the addition of new neighborhoods. I moved to the area 11 years ago when I started teaching in the Westfield Schools. My family and I love the area and we aren't against development, however, I am concerned about the impact all these neighborhoods going up might have. We have seen several wooded areas torn down and I worry Westfield is starting to lose the look we once loved. As a teacher in the schools can we even keep up with this much growth so fast. I already worry, as many of the schools seem to be growing faster than we can keep up with. WHS has added on twice in the past 10 years and there are still teachers with out classrooms and students packed in the hallways. I just want to make sure the proper research and studies are being done to see what affect all this growth will have on the community. I have a daughter who we want to grow up in this community. One of the reasons I feel in love with the community was the fact that it still was able to offer a small community feel. I fear we are losing that in the schools and in the community. I don't want to watch this city try and turn in to Carmel and pack 5,000 students in to a school building because we have to.

Maybe it would be better spent to try and focus on Grand Park and the growth it can bring? What businesses can move into the area that will help benefit the schools and the city? Please don't just keep building homes and neighborhoods because we can. I am all for growth that is done in a manageable and thought out way, but I don't think that is what is happening currently. Let's work together to keep the great parts of Westfield available for our community and children. Protect some of the beautiful land, make sure our roads can handle all this growth and make sure we aren't making decisions that will set the school system up for failure.

Thanks,

Erin McKinney

From: Cook <cookhouse3841@comcast.net>
Date: July 5, 2016 at 10:43:11 AM EDT
To: ktodd@westfield.in.gov
Subject: Liberty Ridge

Hi Kevin,

I am writing to express our concern regarding the Liberty Ridge subdivision that is being proposed at tonight's meeting. A few areas of concern would be the density of homes being proposed, the quality of materials that Ryland is offering, the impact of another high density subdivision on our already crowded schools and the buffering to protect the long term residents in our area. I would certainly hope ALL these areas would be addressed before another subdivision is approved.

Sincerely,

Derek & Cherie Cook
1740 W 161st St

We are writing to go on record that we are against the Liberty Ridge neighborhood as it is currently planned, as it doesn't follow the Comprehensive Plan for this area.

When we bought our land on 166th Street and built a house on the 3.5 acres, a lot of thought and research went into this location. We wanted neighbors that desired the rural lifestyle as we did. We wanted an area of Westfield that could promise this precious green space to remain. We looked in all areas of Westfield and chose this portion, knowing that it was zoned for 3 plus acre lots and was truly rural. We loved that our neighbors wanted the same as us: mini farms, animals, and open space. We read the Comprehensive Plan approved in 2007 for this area and felt confident that our leaders would uphold the promises in this plan, so we bought our property. We built our home (we looked to the comprehensive plan to follow architectural guidelines so we could do our part in following it since we were a new fixture in the landscape of this area), planted our 20x50 fruit and vegetable garden, and this past year built a barn with plans for chickens and goats. These plans that we have started for our property fit right in to this area of Westfield. It disappoints us that this plan is not being considered as the developments that are plotted are considered.

The plan states that the housing developments density should be less dense as the development moves north. This is not reflected in Liberty Ridge's plan. According to the Comprehensive Plan, Liberty Ridge lacks appropriate open space. This is very concerning to us. If you spend anytime at our house or anyone's in this area you will see deer, coyote, and fox walk through our property and graze on the wild mulberries and apple trees. Tearing down more trees and putting houses on green space goes against the Comprehensive Plan and honestly is not being good stewards of our land and what it provides us all.

Something important to us as rural residents is that the natural landscape be preserved. We have planted many trees on our land to add to what was already here. When I look at the plans for Liberty Ridge and other neighborhoods that may come up in the future, the landscaping plan is not sufficient and does not embrace the rural feel. Road buffering and current property owner buffering is also not sufficient.

We are concerned with the roads, as they will be impacted if more traffic goes through this area. A road impact study must be done before we allow more traffic on these roads. The current condition of our these rural roads are not ready for more traffic. Let's also consider the bikers that come from all areas of Indiana to bike our rural roads. It will be a shame when they cannot use our rural roads to train any longer because we have put in so many neighborhoods that the traffic is too heavy and the roads become unsafe for them. The attraction of our rural community is a reason people love Westfield and we continue to win awards such as "Best Places to live in Indiana".

Finally, we have two children that attend Westfield Washington Schools and have since 2007, ironically the year that many community members and leaders signed and agreed to the Comprehensive Plan for this area. When we considered moving from a Westfield subdivision to a rural area, we looked in Sheridan, Zionsville, Noblesville, and Tipton. It seemed easier to find land in those towns, and in some of those areas, cheaper as well. But we love Westfield and their schools. They truly are world class and it is a family atmosphere. Going forward, if we continue to add more houses we will need to do a school impact study. People move to Westfield because of our schools and the small student to teacher ratio. Do we want to risk this by adding more neighborhoods without understanding the impact on our schools?

Thank you for your time and I hope we can trust that our leaders will stick to the Comprehensive Plan for Liberty Ridge and all development in this area going forward.

Sincerely,
Sarah and Gary Watkins
2191 W 166th Street

Jesse Pohlman

From: Josh Motsinger <jkmotsinger77@gmail.com>
Sent: Tuesday, July 5, 2016 10:55 PM
To: Jesse Pohlman; Kevin M. Todd, AICP
Subject: Liberty Ridge PUD (1607-PUD-09)

Gentlemen,

We would like to go on record in support of the proposed Liberty Ridge PUD. As residents of Westfield since 2007, we love this community. We actively serve in the school system, WYSI, and elsewhere. We understand the rural ideal desired by the Conservancy group - we moved our family from Maple Knoll to our home on Joliet Road in 2014 seeking a similar experience. However, describing the proposed Liberty Ridge parcel as rural is a misnomer. It is just 1/2 mile north of the largest east-west thoroughfare connecting the major communities in Hamilton county (146th Street), and the majority of the neighboring properties have already been approved for significant development.

The proposed Liberty Ridge development simply makes sense for Westfield, especially given the context of its location relative to approved developments on neighboring parcels (commercial to the south along 146th St., multi-family to the east adjoining the commercial development, Harmony to the northeast, and Central Christian Church to the west). The proposed unit density (2 homes/acre) and above standard green space provide an excellent transition between these higher density developments and the less developed areas to the north and west. The proposed housing product also seems appropriate for this area. As a Westfield homeowner, the potential to build homes at a price point greater than \$375,000, as was discussed in tonight's meeting, does not seem feasible in a neighborhood bordered on two sides by commercial and multi-family properties.

As stated previously, the Liberty Ridge development provides an excellent transition between approved, higher density developments to the south and east and the less developed areas to the north and west. Approving this PUD simply makes sense for the future of Westfield; thus, we humbly ask the Advisory Plan Commission to do so.

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Best regards,

Joshua K. & Jill F. Motsinger
18681 Joliet Road

Jesse Pohlman

From: Donna Van Jelgerhuis <donnajvanj@yahoo.com>
Sent: Friday, July 8, 2016 4:30 PM
To: Kevin M. Todd, AICP; Jesse Pohlman
Subject: Liberty Ridge PUD

Dear Sirs,

I am writing to express my support of the Liberty Ridge development proposal.

1. This is the proposed development that is bordered to the south and east by a planned commercial and multi-family development. This proposed development has already been approved by the Westfield Advisory Plan Commission.
2. The proposed development is bordered to the east by a residential lot.
3. The proposed development is bordered to the northeast by Harmony development with an average of 4 homes/acre.
4. Liberty Ridge is proposing 2 homes/acre with 27% green space, and much of that green space will flow directly with the Central Christian Church's green space.
5. The proposed development provides a natural transition from the commercial and higher density development to potentially lower density development to the north and west.
6. The location contains none of the topography or rural character that the Conservancy is seeking to protect--which is basically a flat agricultural field with only one tree that the church planted when the property was purchased years ago.

I am very much opposed to the desired plan of the Conservancy.

I am a Westfield resident and have been for 14 years.

Respectfully,
Donna Van Jelgerhuis
33 E Pine Ridge Dr
Westfield IN 46074

Liberty Ridge PUD

Westfield APC July 5, 2016

ARCHITECTURAL GUIDELINES

2007 WESTFIELD COMP PLAN

- Prevent monotony of design and color
- Encourage a diverse range of home styles in individual subdivisions using innovative architecture of a character appropriate to Westfield
- Encourage attractive streetscapes that minimize front-loading garages.... and avoid house orientations where the back sides face the public right of way

Liberty Ridge's proposed architecture:

- all proposed designs have front load garages
- there are no varying setbacks
- the style and character of the proposed architecture is not innovative or within the character of the area



Eagles Nest, Brownsburg



Eagles Nest, Brownsburg

Cal Atlantic/Ryland has other home designs in nearby communities that do fit the character of this area.

Harmony borders this property and they have stepped up their game with higher architectural standards– we should accept no less from Cal Atlantic/Ryland



Connor Crossing-- Noblesville



Connor Crossing-- Noblesville



Connor Crossing-- Noblesville



Village of West Clay--Carmel



Village of West Clay--Carmel



Lochaven-- Noblesville



Lochaven-- Noblesville

CURRENT INVENTORY



















The Comprehensive Plan called for diversity of homes. The inventory study shows we have an abundance of affordable housing. Developers love to build low cost product because they make the most money. However, they can make plenty of money with the higher end products as well.

There is currently a task force working with the Hoover Commission on architecture standards.

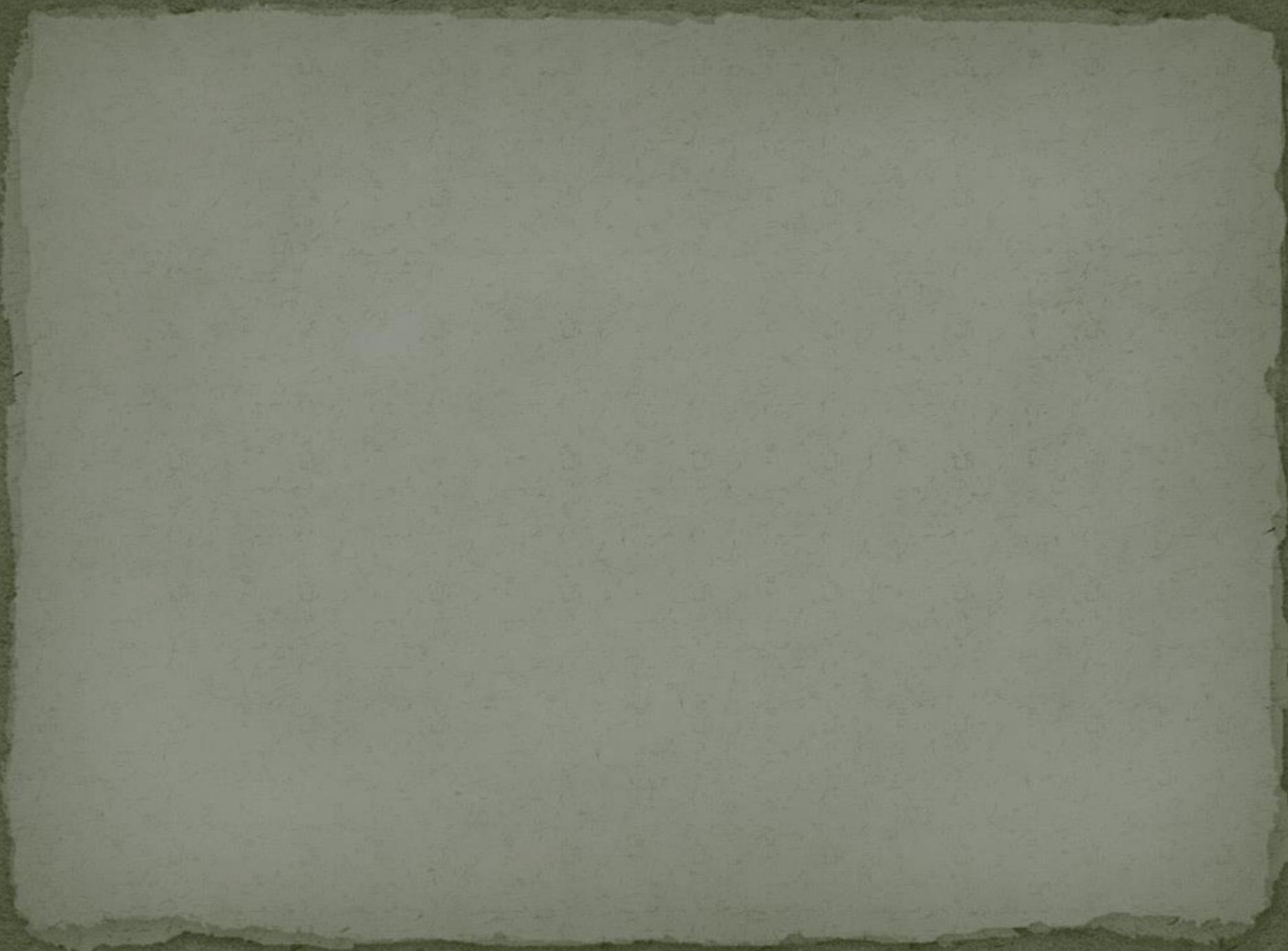
There is only one opportunity to get this right. This isn't about meeting the unified development ordinance requirements.

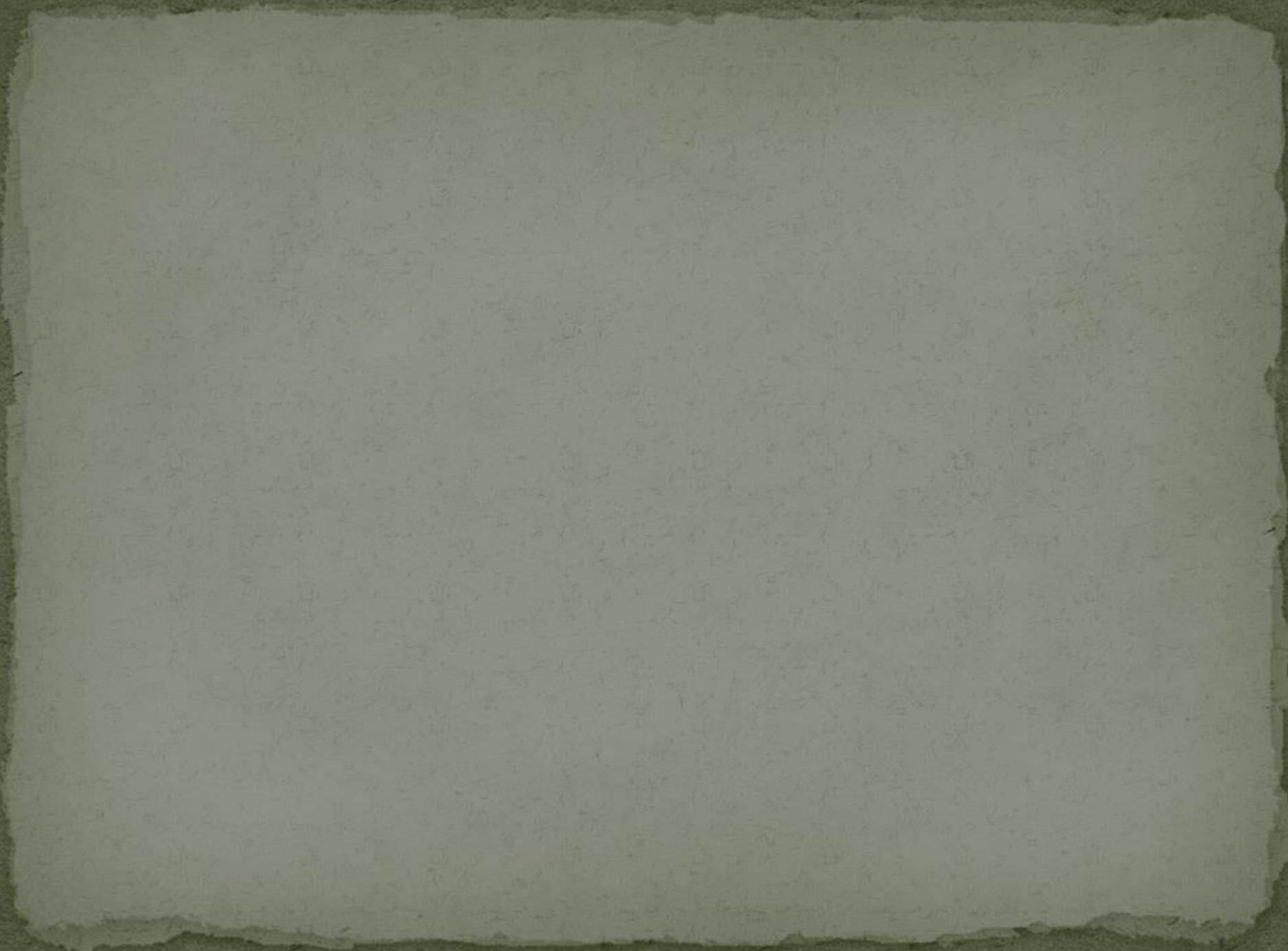
We can do better. We need to do better.

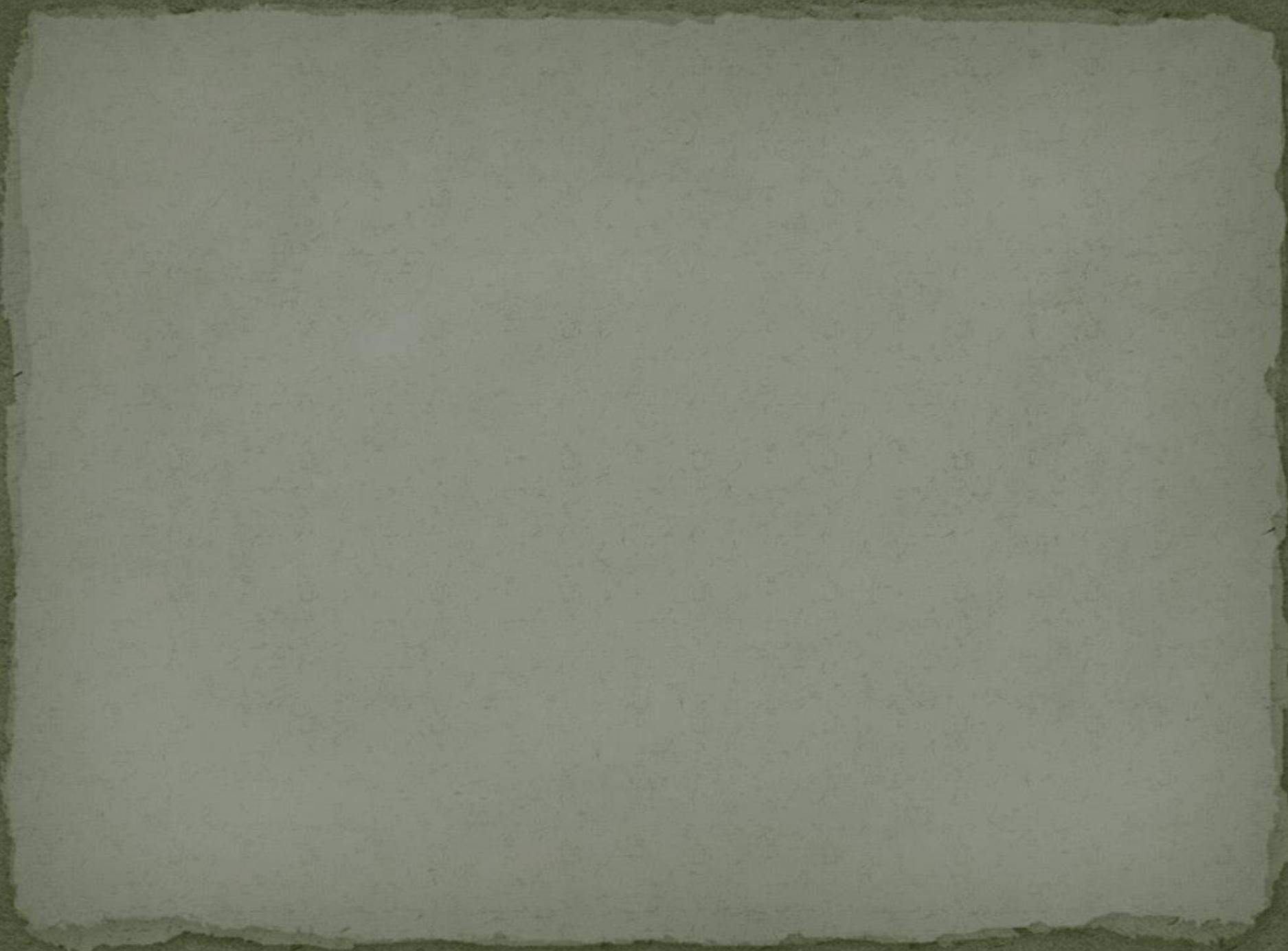
The developers are here today, gone tomorrow after making a ton of money for their shareholders. These are national companies with only one motive: maximal profits.

We need to ask ourselves: are we about enriching national development companies and their shareholders or are we about Westfield?

I'm about Westfield.







Architecture Guidelines

- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be “high quality” may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.
- Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). “Single-loaded” streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way
- Garages that are behind the front line of the dwelling or are sideloaded

Liberty Ridge’s proposed architecture does not align with the vision in the 2007 Comprehensive.

- All proposed designs have front load garages
- There are no varying setbacks
- The style and character of the proposed architecture is not innovative or within the character of the area.

The Petitioner has other home designs in nearby communities that do fit the character of this area. Additionally, Harmony borders this property and the architecture should be contextual to Harmony’s home designs.

Examples of Cal Atlantic/Ryland Architecture that is in character to the area:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards.

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.

New Suburban Northwest and Northeast Background

The Northwest and Northeast Suburban Residential area contains single-family residences, open farmland, artisan farms and some businesses, especially agribusiness and rural-related businesses. Because of the natural topography, streams, hedgerows, and wooded areas, this area has a rural feel and character. Farmhouses are included, as well as houses in rural non-farm environments, where people may have a limited number of animals such as horses or 4-H animals.

This area will continue to have rural uses and a rural feel into the immediate future: natural open spaces, trees, fields, and streams. However, the town's long-range plan is to provide sanitary sewers in the entire township, which will have the effect of creating pressure for more dense development in this area. It is expected that over time the large commodity farms in this area will be converted to residential development, and this area is identified to absorb future suburban density and type of development. While the development of this area for suburban uses is envisioned in the long term, it is also important to keep the overall policy of contiguity in mind: development is encouraged to occur in a way that it is contiguous with existing development, meaning that new growth should radiate out from existing suburban areas, and should not sprawl piecemeal throughout the new suburban areas.

Existing Suburban

Development Policies

- Promote the protection of the existing suburban character of the area.
 - Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
 - 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.
 - New retail uses should not be permitted in the Existing Suburban areas. 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. These should be located in those areas that are planned for retail expansion.
-
- #### **Appropriate Land Uses in Existing Suburban**
- Detached dwellings
 - Attached dwellings
 - Institutional uses
 - Recreational uses

New Suburban

New Suburban Southwest Background

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

Development Policies (applies to all New Suburban)

- Ensure that new development occurs in a way that it is contiguous with existing development.
- Require all development to have public sewer and water, paved streets, curbs, gutters, and sidewalks.
- Design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided.
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development. For example, many homes that might be "high quality" may not achieve a high-quality development if they are all the same and are not part of a sensitive and quality overall design.
- Encourage a diverse range of home styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield.
- Encourage compatible and high quality "life span" housing in furtherance of the overall policy of this plan.
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.
- Ensure proper land use transitions between dissimilar types of residential development.
- Ensure appropriate transitions from businesses located along US 31, SR 32, and SR 38 and from adjoining large subdivisions.
- Use open space, parks, and less-intensive land uses as buffers in

Appropriate Land Uses in New Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses,
- Recreational uses
- Artisan farms
- Equestrian uses

*
 THEY WANT
 TO AVOID THIS
 BY OMITTING
 ARTICLE
 6.3(C)(2)
 FROM OUR UDO

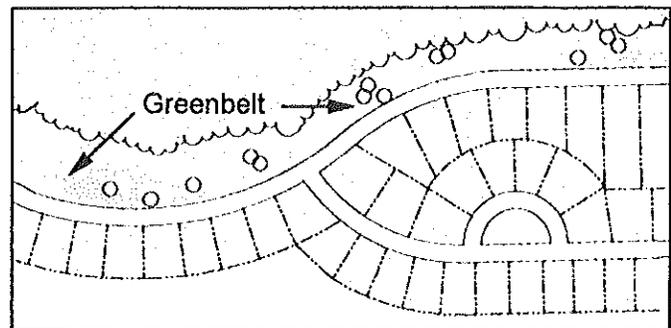


Figure 24: Greenbelts and landscaping buffers can help create a transition between uses.

appropriate circumstances.

- Preserve existing older structures when possible.
- Permit new development only where the transportation network is sufficient for the added traffic volumes. Based upon traffic studies, developers should make appropriate improvements to mitigate traffic impacts resulting from the new development.
- Promote flexible design that maximizes open space preservation by regulating density rather than lot size. This approach permits a wide range of lot dimensions (area, frontage, setbacks, etc.) and a variety of housing types (detached, semi-detached, attached) to serve multiple markets (traditional families, single-parent households, empty-nesters, etc.).
- Encourage quality and useable open space through incentives (density bonuses) based upon density rather than minimum lot sizes and widths.
- Encourage development of bicycle and pedestrian facilities (sidewalks, trails, paths or any combination thereof designed to accommodate pedestrians) in new development. These facilities should be designed to improve connectivity. In particular, promote

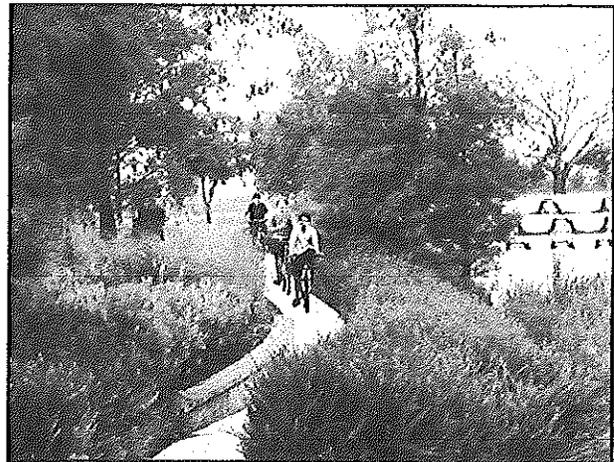
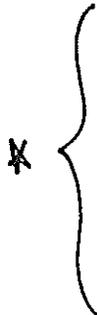


Figure 25: Bicycle and pedestrian trails increase connective and can improve the overall quality of the development.

connections to new regional trails such as the Monon and Midland Trace Trails

- Land that is characterized by steep slopes or other natural limitations on development should be left natural or developed at rural, rather than suburban densities.
- Promote innovative development, such as Conservation Subdivisions and traditional neighborhood design.
- Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment



- * < of those larger parcels (preferably through the use of reforestation to achieve natural conditions).
- Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street). "Single-loaded" streets (with homes on one side only) can be used to maximize open space visibility, thus increasing real estate values and sales, while costing no more than streets in conventional subdivisions (due to savings from narrower lot frontages).
- * { ➤ Encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition, and avoid house orientations where the back sides face the public right of way. WESTFIELD UDO 6.3 (C)(2)
- Encourage roadway improvements that promote safety but do not increase speed.

Implementation Tools

Zoning Regulations

- Establish appropriate locations for varying housing types
- Development standards that establish appropriate setbacks, densities, lot sizes
- Emphasize density, rather than lot size
- Require that new development have all necessary services and infrastructure
- * → ➤ Buffering, including reforestation buffers
- ➤ Transitions between developments
 - - Between new suburban and more rural neighborhoods, use larger lots and increased open space
 - Cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas.
- ➤ Landscape standards (these should discourage berms and fencing in favor of more natural-appearing buffers, using native plants)
- Create a Traditional Neighborhood Design District that provides for the following:

- Garages that are behind the front line of the dwelling or are side-loaded
- Front porches
- Smaller front setbacks

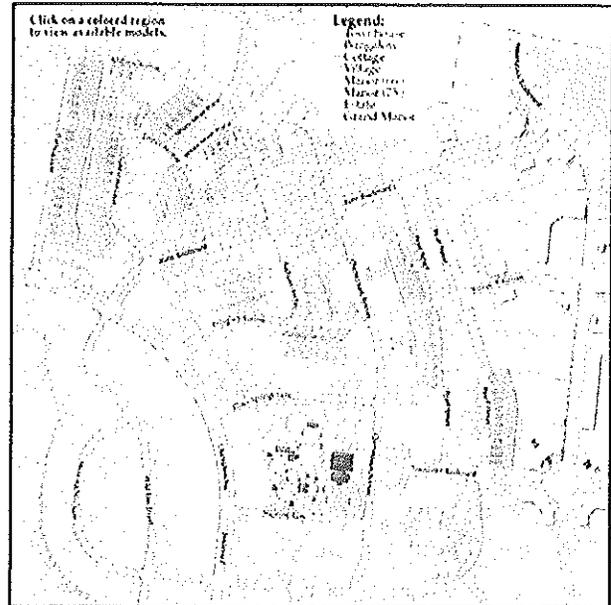
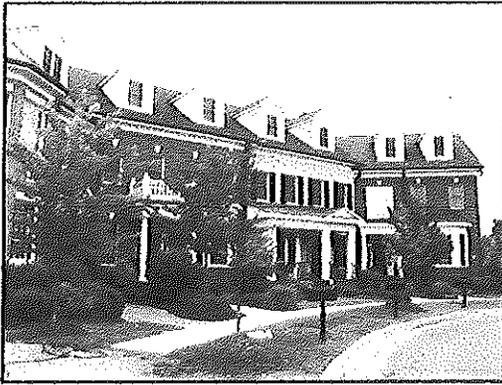


Figure 26: A development that incorporates elements of traditional neighborhood design increases connectivity and provides for a diverse mix of housing types.

Subdivision Regulations

- Provide for Conservation Subdivisions that have the following characteristics:
 - Substantial open space (at least 60% of gross acreage) that is connected
 - Preserved primary conservation areas
 - Clustering of houses
 - Home sites that border open space
 - Perimeter buffering
 - Natural topography (no mass grading)
 - Rural street patterns (no curb and gutter, single-loaded streets)
 - Varying lot sizes, dimensions, and setbacks

* →

* →

- Preserve natural topography
- Adequate streets
- Connectivity
- Pedestrian facilities
- Recreational facilities
- Common open space
- Mechanisms to ensure maintenance of common facilities
- Proper drainage
- Green space between sidewalk and curb
- Open space standards (location, size, type)



Figure 27: Photograph of a development that incorporates natural features into the common open space with pedestrian facilities.

Other Tools

- Design standards that ensure quality development.
- ** → ➤ Establish a development review process that ensures developments that comply with the standards and with the comprehensive plan

Westfield and Washington Township Comprehensive Plan

- Adopt an updated Thoroughfare Plan that establishes future street patterns and appropriate cross sections
- Prepare and adopt a parks, recreation, and open space plan to serve as a basis for zoning, subdivision, and site design requirements
- Prepare and adopt a circulation and trail plan
- Prepare and adopt an access management plan

ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Facade.

iv. Streetscape Diversity for Perimeter Lots: The rear Building Facade of Dwellings on adjacent Perimeter Lots may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements. Exceptions to this standard may be approved by the Director if the design or placement of the same architectural features otherwise result in substantially different rear Building Facades for adjacent Dwellings.

2. Streetscape Diversity: At minimum of two (2) of the following three (3) design objectives shall be met:

- a. The front façade of a front-load garage shall be recessed from the Front Building Facade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.
- b. Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow a range of six (6) feet of set within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effect.
- c. Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - i. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - ii. Have a different primary siding color than the adjacent Lot; and
 - iii. Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

WANT TO USE ONLY ONE

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Section 4. Underlying Zoning District(s). The Underlying Zoning District shall be the SF4: Single Family High Density District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-three (123).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	
Minimum Lot Area	9,400 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	8'
Rear Yard	20'
Minimum Lot Width	70'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:

↓ UDO STD

A. **Streetscape Diversity:** Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of

3		3
2		2
1		1
1		1
2		2
3		3

Subject Home



K Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements");

Chart: Minimum Lot Landscaping Requirements:

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	4
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4
Multifamily Residential (per Dwelling Unit)	1	1	4
Institutional Uses (per acre)	2	3	10
Business Uses (per acre)	10	10	25
Industrial Uses (per acre)	5	5	25
Open Space / Common Area (per acre)	10		0

WANT TO USE
ATHER THAN →

1. Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.
2. Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.
3. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

L Foundation Plantings: Foundation plantings shall be provided as follows:

1. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
2. Plant materials shall also be required along the Front Building Facade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

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Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty (40) square feet in size, on the Side Building Façade.
- f) Bay window (a minimum of six (6) feet wide).
- g) Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- h) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- i) Sunroom or screened porch.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

↓ STD FROM UDO
→

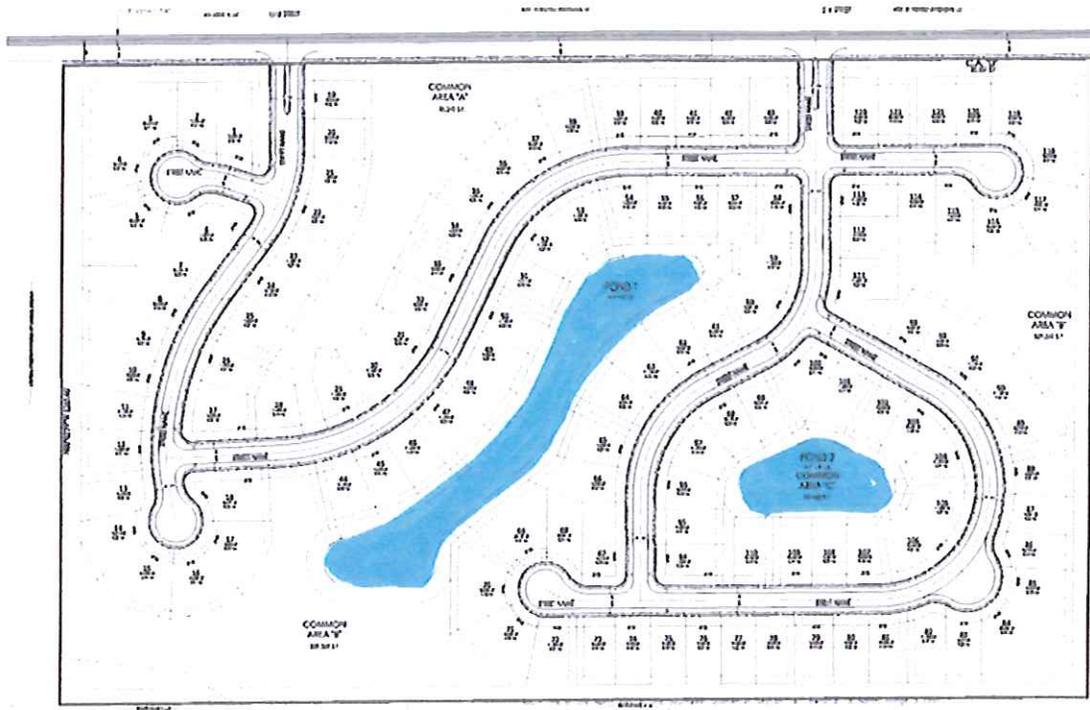
- i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
- ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16 __-PUD-__.

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)


CALATLANTIC HOMES™
Rushmore




CALATLANTIC HOMES™
Washington



BASICALLY THE EXACT SAME HOUSE WITH ROOF PEAKS
PLACED IN DIFFERENT LOCATIONS

Westfield Neighborhoods

West of Highway 31, East of Town Rd., North of 146th St., and South of Highway 32

Neighborhood	Pricing	Builder	# Homes	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750		44	
Sonoma	From \$130,000-\$150,000	Arbor Homes		Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000		64	
Quail Ridge	\$138,000-\$173,000		429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90	
The Oaks	From the \$160,000's	Pratt	68	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman		Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	From \$200,000's	Pulte	370	Under Construction
Viking Meadows-Enclave	From \$206,990	Pulte	128	Under construction
Westfield Farms	Median list \$209,900	Production	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's	Beazer	178	Under construction
Beacon Pointe	Median list \$232,450	Production	104	Built in 1992
Viking Meadows-Meadowlands & Blue Grass	Blue Grass from \$234,000 Meadowlands from \$272,990	Pulte	125	

Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Centennial	Median \$284,900	Estridge	1,197	
Harmony	\$275,000-\$450,000	Estridge & David Weekly	980 (SFD&Attached)	Under Construction
Viking Meadows-Manors	From \$319,990	Pulte		Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
Derby Ridge	From \$350,000's	Fisher Homes	85	Under construction
Viking Meadows-Two Gates	From \$351,990	Pulte	43	Under construction
Drees-Village Farms	Starting at \$414,700	Drees	18(on line lot layout)	Under construction
Springmill Park		Ryland		Under construction
Bainbridge		Custom	15	
Viking Meadows-Valley View	\$1,000,000+	Custom	33	Under construction
Rezoned/Approved:				
West Rail/Willshire		Beazer/?	269	Part of Centennial North PUD
Springmill Station			300 MFD	
Town West			570	SFD & MFD
Westgate			1012	SFD& MFD
Akerson Farms			1136	SFD & MFD
Bent Creek	\$400,000	Custom SF-2	168	