ISSUES RAISED REGARDING THE LIBERTY RIDGE PUD PROPOSAL

The list below includes issues that were raised in the written comments submitted to the Economic and Community Development Department in advance of the July 5, 2016, Plan Commission public hearing, and issues presented during the public hearing, as well as written comments submitted as of the date of this summary, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Comprehensive Plan not being met
    a. Density/transition from higher to lower as development moves north and west

Reply: The site is located primarily within the area identified on the Comprehensive Plan Map as New Suburban and partially as Local Commercial in the far southwest corner of the site. The density for the proposed site provides a transition from the higher density Harmony to the north and Towne West multi-family to the east and Town West commercial to the south as these sites relate to the Central Christian Church to the west and residentially zoned real estate to the northwest which is currently in agricultural use.

    b. Amount of Open Space

Reply: The amount of open space provided for the neighborhood in 28.9 percent. This amount of Open Space exceeds the amount recommended by the Comprehensive Plan (reflected in the adopted UDO) for subdivisions within the New Suburban area which ranges from between 5 and 15 percent for detached single family home subdivisions.

    c. Innovative Architecture/Garage door orientation

Reply: The proposed home product and associated architectural standards are a unique product which has not been constructed in Westfield previously and should complement the homes being constructed today in Harmony. The garage door orientation is front facing and offsets in the front building setback per the UDO have been added to provide additional variation in the streetscape.

2. Impact on schools

Reply: This request was reviewed by the Technical Advisory Committee which includes a representative of Westfield Washington Schools and no remarks were conveyed regarding any negative impact on the schools.

3. Impact on roads/other infrastructure
    a. Construction traffic
    b. New residents

Reply: This request was reviewed by the Technical Advisory Committee which includes a representative of the City Engineer and Public Works staff and no remarks were made regarding a negative impact to the existing roadway network associated with the request. All necessary infrastructure (water, sewer, gas, electric) to serve the property is either directly available to the site or will be extended to the site.

4. Environmental (land and wildlife) impact

Reply: The layout of the neighborhood has been influenced by existing environmental conditions on the site including topography, wetland areas, storm water conveyance and vegetation.

5. Appropriate rural landscaping/buffering/roadway treatment

Reply: The roadway treatment along 151st Street has been revised to include a 4-board fence and frontage road so that the front of homes will face 151st Street. Landscaping along this frontage will include street trees and lot landscaping in front of individual homes.

6. Trail connectivity lacking

Reply: The plan incorporates trail connections east to west and north to south across the site.

7. Price point/home values/impact on neighboring values/tax burden on existing residents

Reply: The home product as proposed with the required architectural enhancements is expected to have an average sales price of $425,000. This value should have no negative impact on neighboring values of present any tax burden on existing residents.

8. Architecture
    a. Quality of building materials

Reply: High quality building materials are proposed. In addition, standards have been increased to address the sides of homes which front on streets and the layout of the site has been revised so that homes will face 151st Street and have access via a frontage road.

    b. Lower architectural standards than other similar developments

Reply: The proposed home plans and associated architectural standards (as amended) provide standards of development which are equal to other similar developments.

    c. Streetscape diversity requirement is lacking

Reply: Streetscape diversity meets the UDO requirements and is further enhanced by (i) the amended home plans, (ii) variable front building setbacks and (ii) the revised plan which incorporated a frontage road providing a view of the fronts of homes along the adjacent 151st Street.

9. Westfield growth rate – Small town feel/Rural character and lifestyle at risk

Reply: The proposed plan provides a transition between the commercial and multi-family Town West PUD to the south and east, higher density residential, multi-family and commercial Harmony to the north and further removed to the east, Central Christian Church to the West and currently AGSF 1 zoned real estate to the northwest. Development of the site (as amended) will have a favorable impact on the growth rate of the City and present a high quality character on all perimeters of the site including 151st Street in particular.