

Josh,

Since I will be unable to attend the hearing today, I write you in your capacity as a member of the Plan Commission for the City of Shelbyville to make known my hope that you DENY the aforementioned petition. I base this request upon the following:

A. Intent of the Planned Development District. A PD district is appropriate only when:

1. A development with complex mixes of land uses, or mixes of land uses within buildings. 2. A development on a unique geological feature, or on a site with a notable quality natural feature, or on a site with a notable quantity of natural features. 3. A development with a notably unique or innovative design.

A careful reading of the Petition indicates that the proposal fails to meet any of the 3 criteria above, proclamations in the Petition to the contrary notwithstanding.

B. Comprehensive Plan. The proposed homes will not have a positive impact on property values in the area, contrary to the statements in the Petition. This bald statement, with no data to back it up, is erroneous. This also belies the cookie-cutter approach of this type of project where the same canned responses are given for all such projects.

C. Use of Public Park for Effluent. The Petition relies upon use of public space in Blue River Park for storage of waste water from the project, hailing it as an amenity it can bestow upon our community when, in fact, it is a storage facility for their runoff that will have to be maintained at public expense. The Park is already getting crowded with projects such as this. We should be geographically expanding our Park, which would frankly be the highest use of the land in question, and not cluttering it up with the refuse of the Petitioner.

D. Promoting General Welfare. The boom in current housing can be a blessing to our community if properly managed and the risk mitigated. While Mr. Rude encourages the use of a market-based approach, you don't have to have too long of a memory to recall the housing bubble of 2008 that left half-built buildings and devastated communities in its wake. A market solution does not take into account the externalities that a community must bear when overzealous expansion leads to a bubble that ultimately gets popped. Shelbyville should encourage steady, linear growth in our housing market to avoid the negatives associated with the boom-and-bust cycle.

For all of the foregoing reasons, I ask that you DENY the Petition. Thank you.

Regards,

Curt Johnson