



Petition Number: 1402-REZ-01

Petitioner: Pedcor Investments, LLC

Representative: Craig Lintner, Pedcor LLC

Request: Change in zoning from Agriculture Single Family 1 to Single Family 1 on 35.26 acres +/-.

Current Zoning: AG-SF1

Current Land Use: Agriculture

Approximate Acreage: 35.26 +/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Commitments (Clean Version)
4. Proposed Commitments (Redline Version)
5. Oak Park Fiscal Analysis
6. Public Comments

Staff Reviewer: Jennifer M. Miller, AICP

Petition History

This petition was introduced at the January 13, 2014 City Council meeting and appeared before the Technical Advisory Committee on January 21, 2014. This item received a public hearing held by the Advisory Plan Commission (the "APC") on April 7, 2014.

Procedural

Staff recommends the APC consider hosting a second opportunity for public comment during their July 7, 2014 meeting to allow residents to provide comment on the changes in the revised Commitments.

Should the APC determine the petitioner has satisfied the residents' concerns the APC may vote on a recommendation for the City Council at the July 7, 2014 APC meeting.



Project Location

The subject property is approximately 35.26 acres +/- in size and is generally located on the southeast corner of 161st Street and Oak Road, fronting on Oak Park Circle and Oak Road (the "Property").

Project Description

The current proposal is to rezone the Property from AG-SF 1 to SF-1 with commitments. The commitments are attached for review as Exhibit 3 and a redline of changes to the commitments since the document was last before the APC is included as Exhibit 4. The project has been modified since the introduction to City Council on January 13, 2014 and the Public Hearing on April 7, 2014. The proposed lots along Oak Road have been added back into the project and Oak Park Circle now connects through the development from Oak Park Court to Oak Road. The petitioner has supplied a fiscal analysis of the project which is included as Exhibit 5.

The commitments as presented today are in a final form. The commitments cover concerns related to architecture, landscaping, and other related topics.

Staff Comments

1. Hold an opportunity for public comment at the July 7, 2014 APC meeting. No action is required at this time; however, should the APC determine the petitioner has satisfied the residents' concerns the APC may vote on a recommendation for the City Council at the July 7, 2014 APC meeting.
2. If any APC member has questions prior to the meeting, then please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.