

WESTFIELD TOWN COUNCIL

Petition Number	0708-REZ-03
Approximate Address	16025 Spring Mill Road
Petitioner	Peacock Springmill, LLC
Request	Change in zoning from the AG-SF-1 District to the GB District
Current Zoning	AG-SF-1
Approximate Acreage	6.9 Acres
Site History	None.
Exhibits	1) WCD Staff Report, 08/13/07 2) Petitioner's Exhibits, 08/08/07

PETITION HISTORY - AUGUST 13, 2007

This petition is appearing before the Westfield Town Council for initial consideration at the August 13, 2007 Town Council meeting.

PROCEDURAL

- Change in zoning petitions are required to have a public hearing. Legal notice has been provided for the required public hearing for the August 27, 2007 Advisory Plan Commission meeting in accordance with all applicable statutes.
- The Westfield Town Council has the option of forwarding this petition to the scheduled hearing date, or asking the petitioner to revise the petition and re-appear before the Council at a later date. This would delay the scheduled public hearing.

REQUEST

The proposed change in zoning would provide for the inclusion of the subject site within the General Business (GB) District, which would allow for the development of the subject site as a commercial integrated center.

INTRODUCTION

The request concerns an area of land generally located in the southeast corner of the intersection of Springmill Road and 161st Street. The subject site is comprised of five parcels, and consists of approximately 6.9 acres.

The subject site is located within the AG-SF-1 District. The subject site is improved with three single-family detached dwellings and associated accessory buildings. Portions of the subject site are used agriculturally.

The subject site abuts the public rights-of-way of 161st Street to the north and Springmill

Road to the west. Access to the subject site is currently provided from a single driveway from the south side of the 161st Street right-of-way and from two driveways from the east side of the Springmill Road right-of-way. A preliminary site plan submitted in conjunction with this change in zoning request depicts no additional potential vehicle access points from either abutting right-of-way.

Properties abutting the subject site to the north are currently zoned AG-SF-1 and SF-3, and are improved with a commercial integrated center. At the time of this report, properties abutting the subject site to the north are subject to a change in zoning request to include the commercial integrated center in the GB District (0707-REZ-2). Properties abutting the south, east, and west of the subject site are included in the AG-SF-1 District. Properties abutting the subject site to the south are improved with single-family dwellings and associated accessory structures. Property abutting the subject site to the east is improved with a religious institution. Property abutting the subject site to the west is unimproved, and is used agriculturally.

PUBLIC POLICIES

Comprehensive Plan

The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan identifies the subject site as located in an “Existing Suburban” area (pg. 23). The Comprehensive Plan states that “New retail uses should not be permitted in the Existing Suburban area...” (pg. 38), and further states that “...attempting to introduce retail uses into those areas will change the residential character of the area,” (pg. 38). The recommendations of Existing Suburban areas identify attached and detached dwellings, institutional uses, and recreational uses as appropriate uses for the subject site.

Thoroughfare Plan

The current Westfield Thoroughfare Plan roadway classification map (page 4-20, figure 4-7) identifies both 161st Street and Springmill Road as “Secondary Arterials,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. Dedication of right-of-way in accordance with the recommendations of the Thoroughfare Plan should be required should the requested change in zoning be approved.

The current Westfield Thoroughfare Plan identifies both 161st Street and Springmill Road as providing bicycle and pedestrian accommodation within the public right-of-way. Should the requested change in zoning be approved, an eight-foot wide asphalt path should be required within the rights-of-way of both 161st Street and Springmill Road.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by an existing water line on the south side of 161st Street. The Westfield Water Master Plan does not identify any proposed future water main expansion within or abutting the subject site.

The Westfield Sewer Master Plan depicts the subject site as served by an existing sewer line at the southwest corner of the intersection of 161st Street and Springmill Road. The

Westfield Sewer Master Plan does not identify any proposed future sewer main expansions within or abutting the subject site.

Annexation

The subject site is within the corporate limits.

TECHNICAL REVIEW

This petition was reviewed by the Technical Advisory Committee at the August 1, 2007 TAC meeting. Comments received from agencies in attendance will be provided as a component of any future report.

RECOMMENDATION

Forward this petition to the Advisory Plan Commission for public hearing at the August 27, 2007 hearing.