

PETITION NUMBERS:	0804-DP-04 / 0804-SIT-03
APPROXIMATE ADDRESS:	133 East Main Street
PETITIONER:	Downtown Westfield Neighborhood Association
REQUESTED ACTION:	Development Plan Review and Site Plan Review of a temporary parking area and Farmer’s Market
CURRENT ZONING:	LB-H
CURRENT LAND USE:	Unimproved
ASSOCIATED PETITIONS:	None
EXHIBITS:	1. Staff Report, WCD, 04/07/08 2. Petitioner’s Submittal, 03/28/08

PETITION HISTORY

None

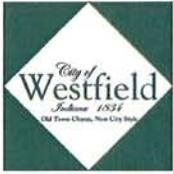
PROCEDURAL

- The April 7, 2008 Workshop Meeting represents the first appearance of the Development Plan and Site Plan for the temporary parking area and Farmer’s Market.
- Notification of the April 7, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on March 28, 2008. Notice of the April 7, 2008 Workshop Meeting was posted to the City web site and at City Hall.
- Petitions for Development Plan Review and Site Plans are not approved at Workshop Meetings. The purpose of the Workshop Meeting is to allow Advisory Plan Commission members and the public to become familiar with pending petitions, identify issues, and inquire as to potential modifications prior to the full Advisory Plan Commission public hearing.

STAFF INTRODUCTIONS

This development plan review would provide for the establishment of a temporary surface parking area to serve Downtown businesses, and would allow for use of the temporary parking area as a Farmer’s Market. The petition would also provide for use of a portion of the subject site as open public area, with potential improvements including a water feature, statue and walking path.

The subject site consists of approximately one (1) acre, and is currently unimproved. The subject site is located adjacent to the rights-of-way of State Road 32 to the north, Walnut Street to the east, and two public alleys to the south and west. Access to the subject site is provided from the west side of the Walnut Street right-of-way and from the public alley to the east. A public walk provides pedestrian access to the subject site along the north property line.



The information included in the original submittal is not yet compliant with the applicable terms of the Development Plan Review regulations. There are no waivers associated with the proposed Development Plan Review. The property in question is located within the State Road 32 Overlay Zone, but is exempted from the majority of the provisions due to the date of the creation of the parcel. The subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

DP REQUIREMENTS

Site Access & Circulation

Proposed access to the subject site has been reviewed by WCD, WPWD, WFD, and the Indiana Department of Transportation (INDOT). No changes to the proposed layout were requested.

Landscaping

The submitted Landscaping Plans are not yet compliant with the terms of the Landscaping ordinance. Issues identified by staff included State Road 32 required “greenbelt” distance and parking lot island requirements. The petitioner has been provided a list of deficiencies and a marked set of plans indicating where issues were identified.

A full evaluation of the resubmitted Landscaping Plans, along with a statement of compliance or non-compliance, will be provided prior to this petition appearing before the APC for public hearing.

Lighting

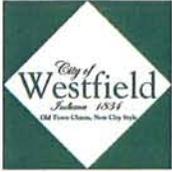
The submitted plans do not propose any additional lighting.

Signage

The submittal does not propose any signage.

Building Orientation & Materials

No new structures are proposed.



Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	03/18/08	-	Compliant
Demolition Plan	03/11/08	-	N/A
Location Map	03/11/08	-	N/A
Landscape Plan	03/11/08	-	Not Compliant – Must Revise
Lighting Plan	-	-	N/A
Building Elevations	-	-	N/A
Access & Circulation	03/11/08	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	N/A	Waived- WCD Director
Fees	03/11/08	Waiver Pending – Westfield City Council
Legal Description	Pending	Not Compliant
Consent Form	Pending	Not Compliant
Contact Sheet	N/A	Waived – WCD Director
TAC	03/25/08	Compliant
Notice - Sign on site	Pending	Pending
Notice- Newspaper	Pending	Pending
Notice -Mail	Pending	Pending
Submit Revisions	Pending	Pending

AFS 