

PETITION NUMBER:	0807-DP-09
SUBJECT SITE ADDRESS:	140 Cherry Street
PETITIONER:	Artus Realty & Development
REQUEST:	Development Plan and Site Plan review of the addition of two paved parking areas.
CURRENT ZONING:	LB-H
CURRENT LAND USE:	Office
APPROXIMATE ACREAGE:	1.0
ASSOCIATED PETITIONS:	0807-SIT-08
EXHIBITS:	1. Staff Report 2. Technical Advisory Committee Letters 3. Petitioner's Exhibits
STAFF REVIEWER:	Jeremy Miller

SITE HISTORY

None

PETITION HISTORY

The July 7, 2008 workshop meeting represents the first appearance of this petition.

PROCEDURAL

Development Plan Review petitions are not approved at Workshop Meetings. The public hearing for this petition is scheduled for July 21, 2008, at which time this petition will be eligible for approval.

DEVELOPMENT REQUIREMENTS **GENERAL**

1. Zoning District Standards

Compliance with all standards of the LB-H District have been verified.

2. Overlay District Standards

The subject site is not located in any overlay zone.

3. Subdivision Control Ordinance

The subject site is not being subdivided.



4. Development Plan Ordinance

The proposal is compliant with all requirements of the Development Plan Review ordinance.

5. Comprehensive Plan Compliance

See Public Policies section below.

6. Street and Highway Access

Access to the new parking areas would be provided through the existing public right-of-way of Cherry Street. This access configuration has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

7. Street and Highway Capacity

Access to the proposed parking areas from Cherry Street has been reviewed and preliminarily approved by WPWD, WCD, and WFD.

8. Utility Capacity

See Technical Advisory Committee Letters, Exhibit 2.

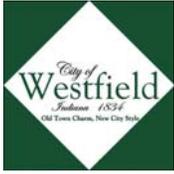
Several issues pertaining to storm water management, parking lot design, and parking lot safety features were identified at the June 24, 2008 TAC meeting. These issues will be addressed to the satisfaction of the responsible agencies prior to this petition being scheduled for a public hearing.

9. Traffic Circulation Compatibility

The internal traffic circulation of the subject site has been evaluated by WCD, WPWD and WFD, and has been preliminarily approved.

DEVELOPMENT REQUIREMENTS **FOR EACH DISTRICT**

- | | |
|---|---|
| a. Site Access and Circulation | Compliant |
| b. Landscaping – WC 16.06 et al: | Not Compliant – Revision Required |
| c. Lighting – WC 16.07 et al: | None Proposed |
| d. Signs- WC 16.08 et al: | Compliant (compliant signage already installed) |
| e. Building Orientation | Compliant |
| 1. The façade oriented to the abutting right-of-way is a finished façade. | |
| 2. No loading spaces are proposed. | |
| 3. No outside storage is proposed. | |
| 4. Proposed ground-mounted mechanical equipment is shown as landscaped on all sides not facing the structure. | |
| f. Building Materials | Compliant |
| 1. The building materials facing the abutting public street is all brick. | |
| 2. N/A – satisfied by Requirement #1 above. | |
| 3. The exterior building material selection is supplemented with multiple details and | |



textures.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See “Finding of Fact” section below.

Thoroughfare Plan-Feb 2007 (USING JCM TEXT)

South Cherry Street has been identified as a local roadway in the Westfield Thoroughfare Plan. Characteristics of a local roadway include varying right-of-way widths. The use of narrow streets requires the provision of off-street parking. Wider streets accommodate on-street parking. Boulevard streets are wide enough to accommodate on-street parking and allow the passing of a stalled vehicle.

Parks & Recreation Master Plan-Dec 2007 (USING JCM TEXT)

The 2008-2012 Parks and Recreation Master Plan, adopted in December of 2007, does not include policy regarding downtown development and parks development.

Water & Sewer System

Public water and sewer facilities are available at the subject site.

Annexation

The subject site is located within the corporate limits of the City of Westfield.

FINDINGS OF FACT

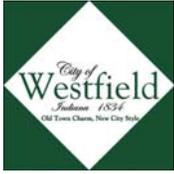
1) The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan,

Staff finding (USING JCM TEXT): The property is located in the area identified by the Westfield-Washington Township Comprehensive Plan as Downtown Westfield. The Comprehensive Plan identifies a need to revitalize Westfield’s downtown and improve parking. The potential to convert existing residences along South Cherry Street to business and office uses is considered common (chapter 3, page 69).

Additionally, the proposed development plan includes off-street parking with parking for employees located beside the store front. These are specifically listed as development policies in the Comprehensive Plan (chapter 3, page 74).

2) The proposed development satisfies the development requirements specified in this ordinance.

Pending resubmittal.



RECOMMENDATIONS

Forward this petition to the July 21, 2008 Advisory Plan Commission meeting for Public Hearing.

JCM / afs