

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0808-DP-11
Approximate Address	14911 Ditch Road
Petitioner	Estridge Development Company, Inc.
Request	Waiver of maximum cul-de-sac length requirement
Current Zoning	PUD
Approximate Acreage	7.82 acres

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/ building orientation/building materials/landscaping which will enhance the use or value of area properties.

The subject property is part of Centennial, a community known for its innovative site design and use of traditional neighborhood development principles. The extension of Centennial onto the subject property will enhance the use and value of the property from its current state due to the value of the homes and the high standard of landscaping for which Centennial is known.

2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township.

The proposed development improves public health, safety, morals, and general welfare by removing an existing road cut onto Ditch Road. Deleting the road cut removes a potential conflict point on Ditch Road. Greater benefit to the public is gained by the removal of this road cut than by arbitrarily holding the cul-de-sac length to 600 feet. Access to the subject property will come from the existing neighborhood of Centennial. The additional 17 feet of roadway length allowed by the approval of this waiver does not create conditions injurious to the public health, safety, and welfare.

3. The strict application of the Development Requirements of the Westfield-Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development.

Limited options of access are available on this site due to its small size and the configuration of the parcel to the surrounding development. Strict application of the zoning ordinance would require extension of the proposed road through the property to Ditch Road. Increasing the size and intensity of activity at the existing road cut is undesirable due to the proximity of other road cuts along Ditch Road. Furthermore, road cuts reduce the ability of Ditch Road to serve as a Secondary Arterial as identified in the Thoroughfare Plan. It is more desirable to reduce the number of curb cuts along Ditch Road as proposed in this development.

4. The proposed development is consistent with and compatible with other development located in the area.

The subject property is part of the existing residential community that abuts it. The property is subject to the same zoning commitments and restrictive covenants as the residential uses it abuts.

5. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

The comprehensive plan identifies the subject property as part of the Suburban Residential district. This district is intended to preserve and protect the stability and integrity of the existing residential uses as new infill development occurs. The proposed residential development is consistent with the intent and purpose of the Suburban Residential district.