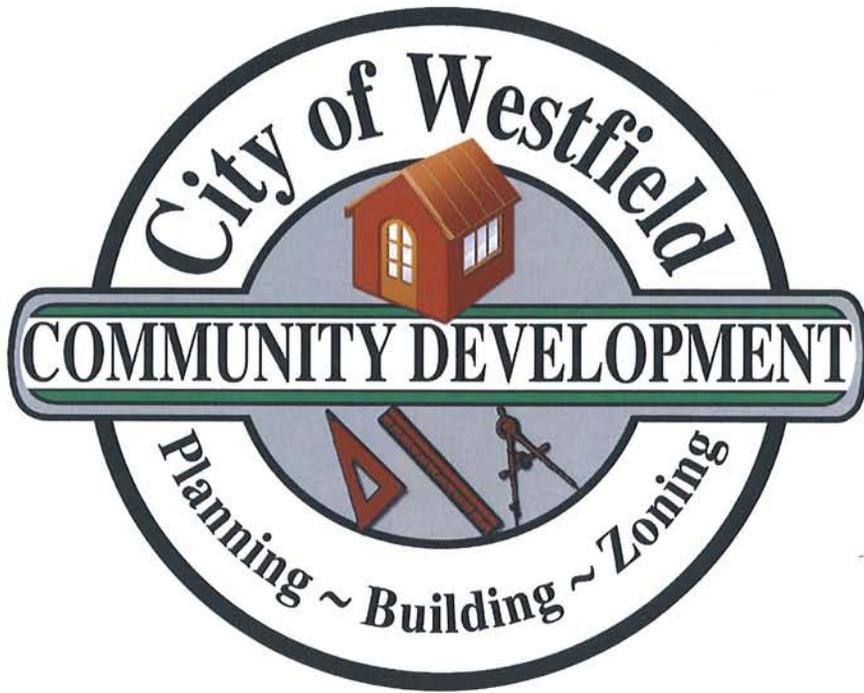


MONTHLY SUMMARY



JULY 2008



# Community Development Department

## Mission Statement

*It is the mission of the Community Development Department to protect and preserve the public health, safety and general welfare; and, to improve upon the quality of life for all of Westfield-Washington Township neighborhoods and businesses.*

## Vision Statement

*Our Vision for Community Development is to help make the City of Westfield an attractive City to live in, raise a family in, work in, and do business in by providing professional services, working in an efficient manner, and providing excellent customer services.*

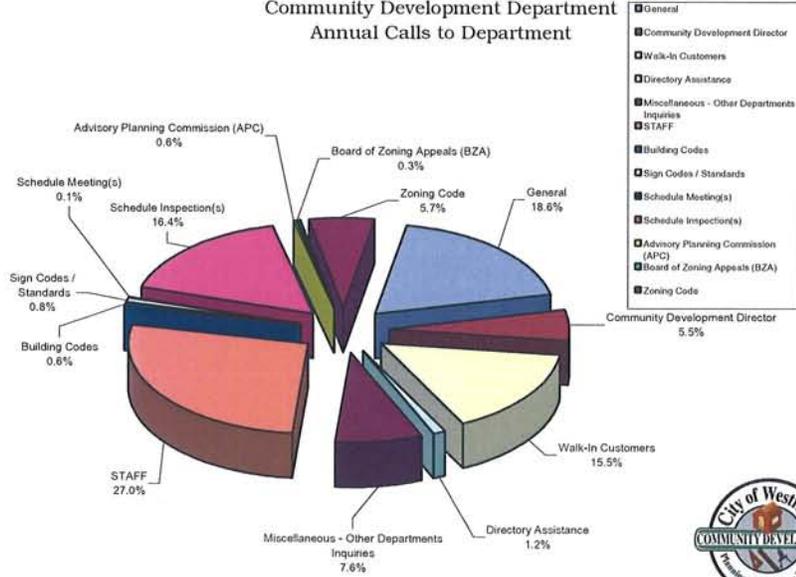
## Value Statement

*The Community Development Department will achieve its Mission through integrity, accountability, and transparency while relying on their professional ethics and their established role in the community to guide them.*

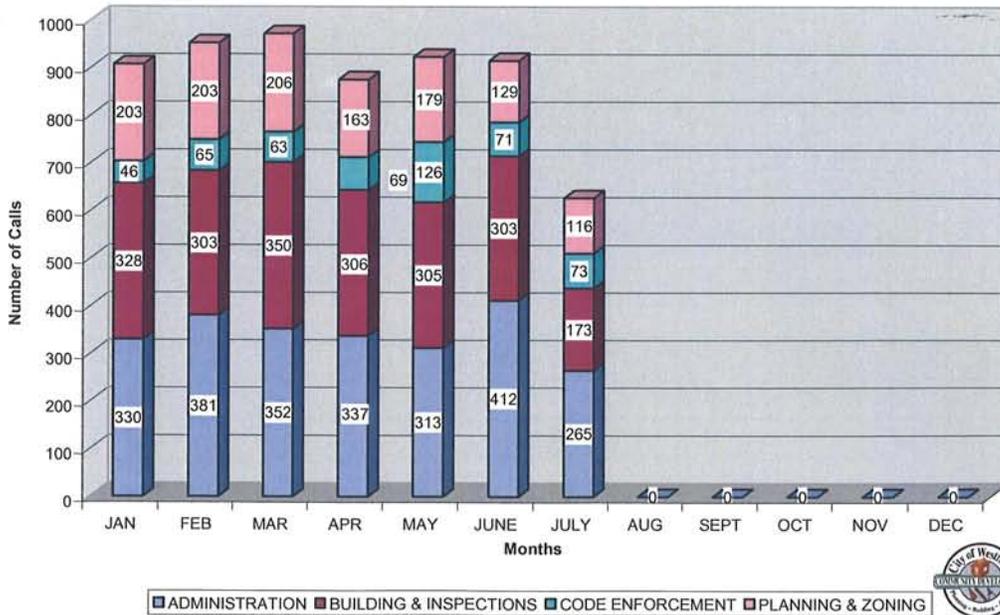
*"Plan Well, Build Well, Live Well"*

# ADMINISTRATION

*City of Westfield*  
Community Development Department  
Annual Calls to Department

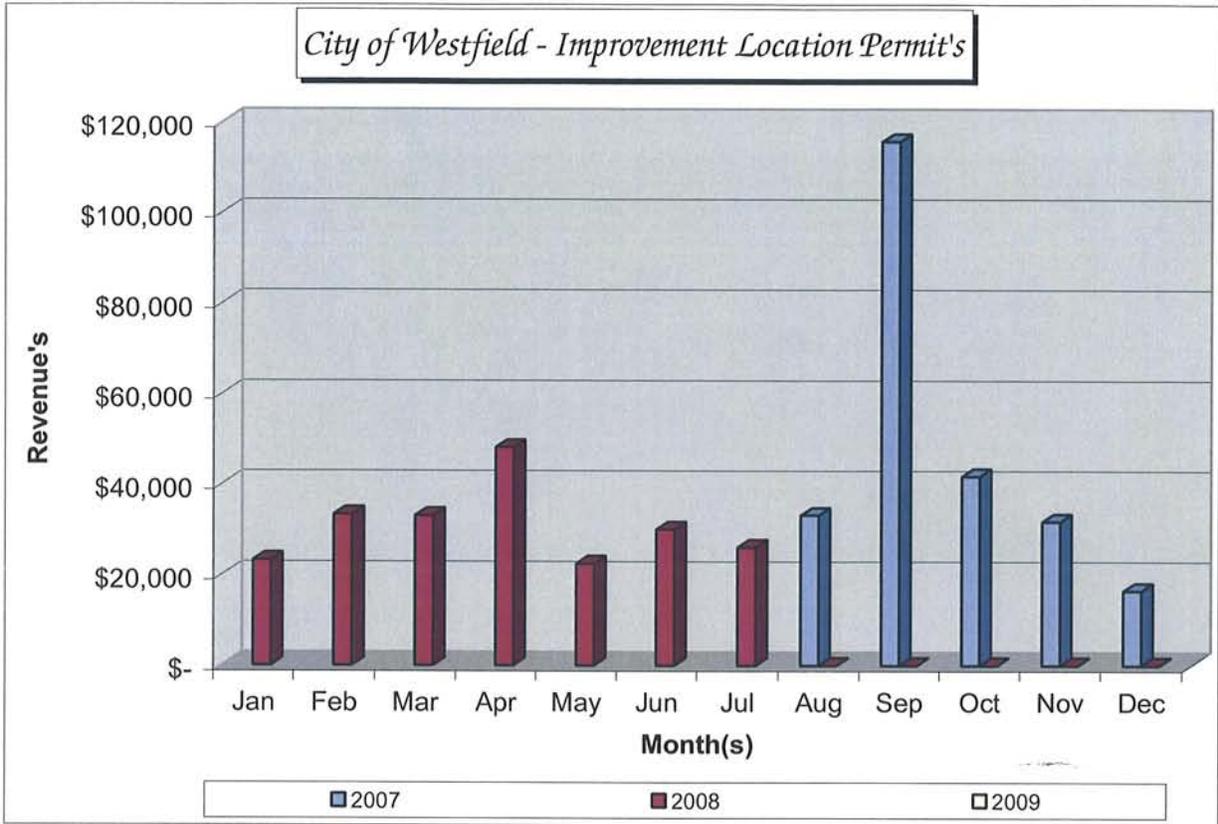


*City of Westfield*  
Community Development Department  
Year-to-date Comparison - Total Calls



# BUILDING / INSPECTIONS DIVISION

Permit Revenue: \$ 30,006.57

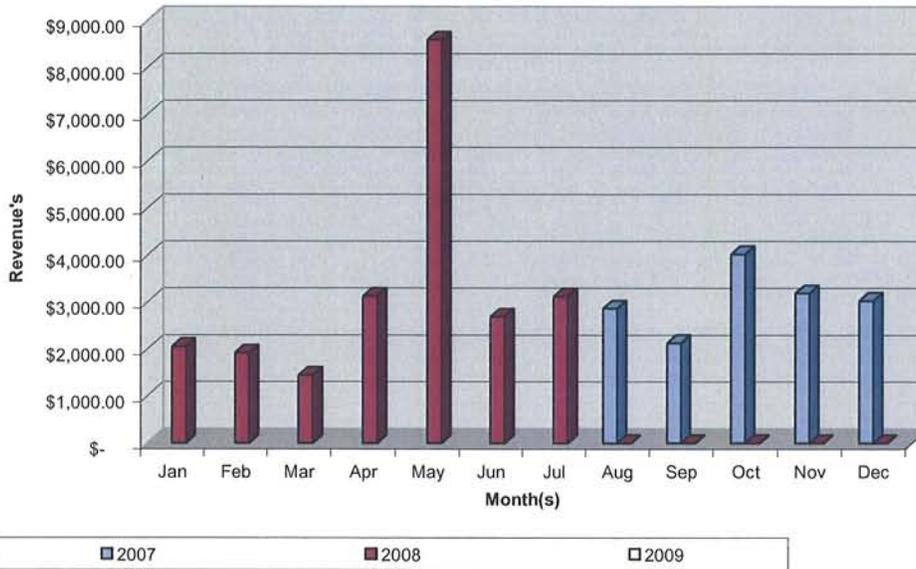


# BUILDING / INSPECTIONS DIVISION

Re-inspection Revenue:

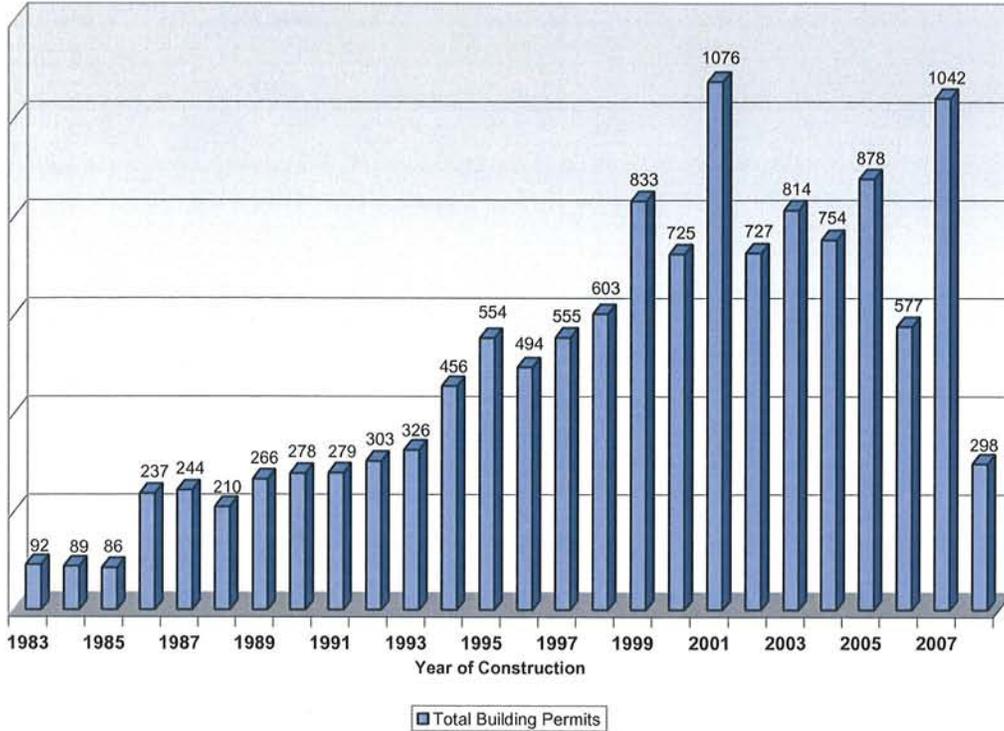
\$3,120.00

*City of Westfield - LLP Re-Inspection's*

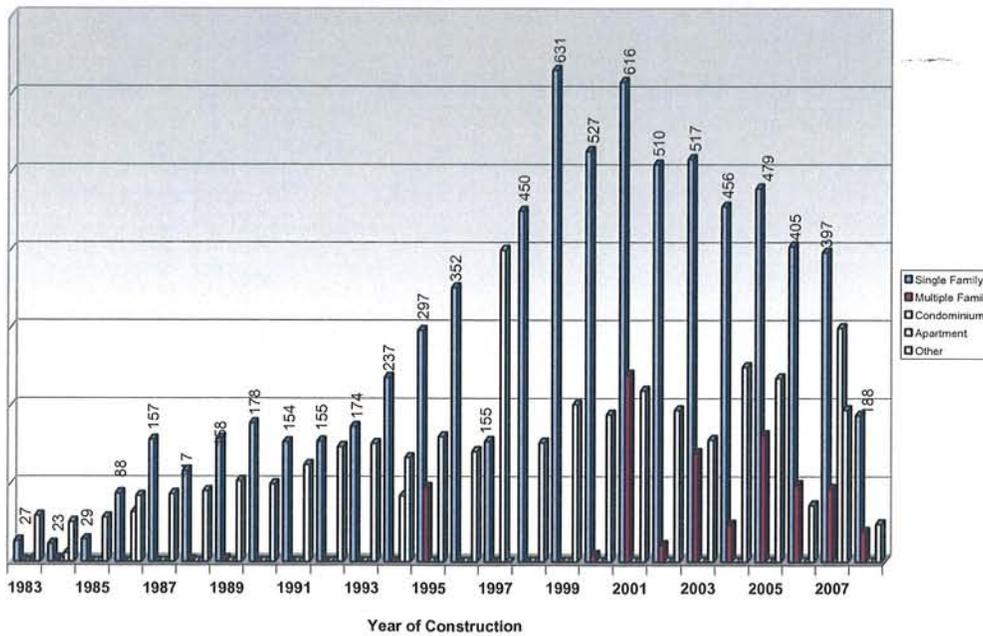


# BUILDING / INSPECTIONS DIVISION

*City of Westfield - Community Development - Total Permits*



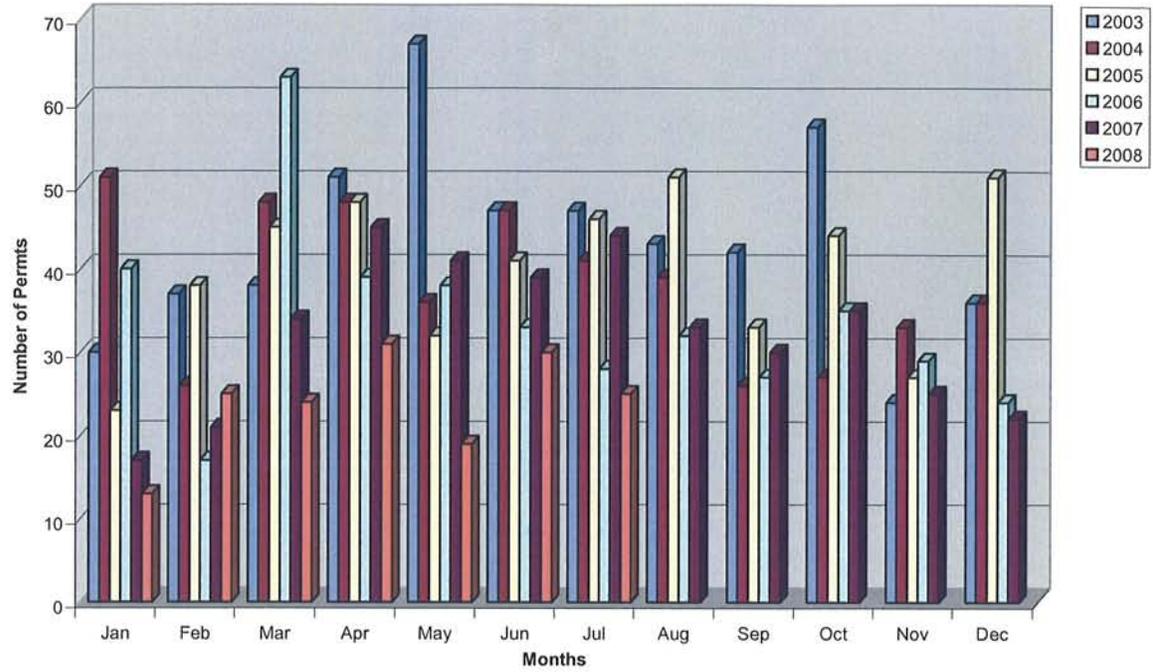
*City of Westfield - Permits By Construction Type*





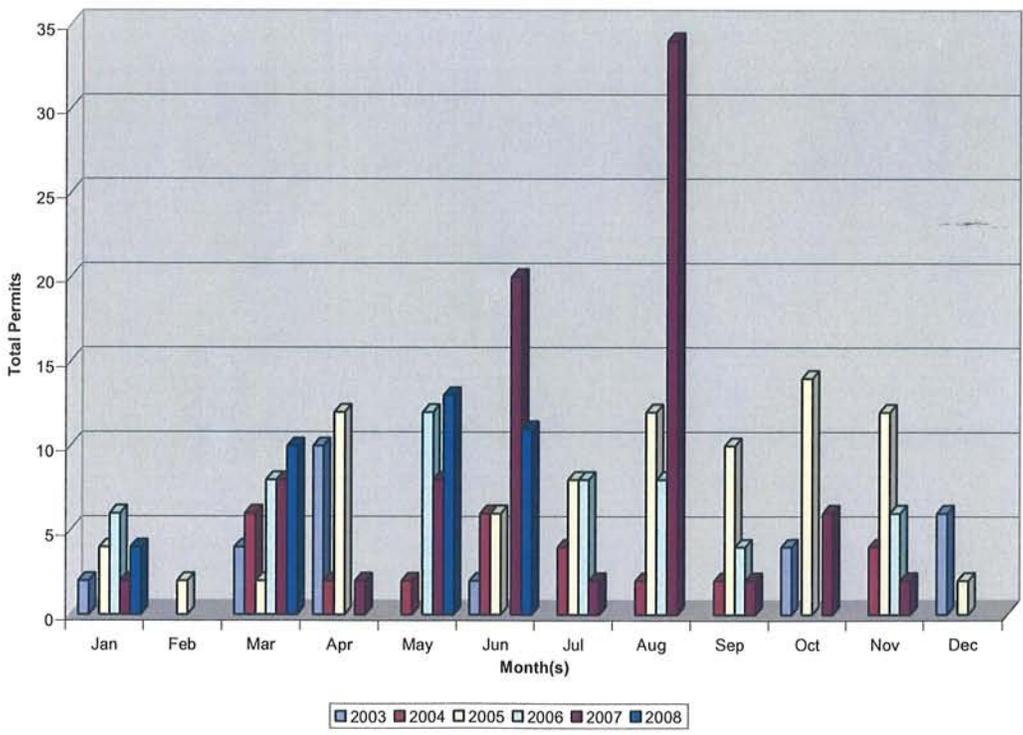
# City of Westfield - Community Development - Building

Month over Month -- Single-Family Home ILP



# City of Westfield - Community Development - Building

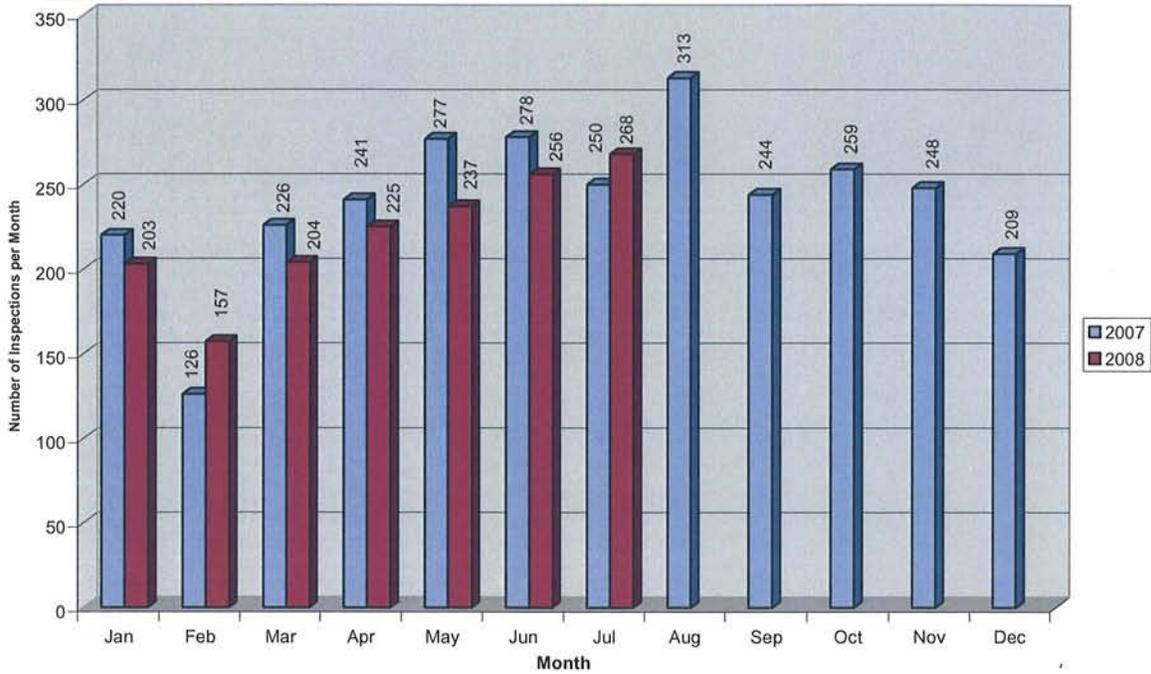
Month over Month - Multiple Family - ILP



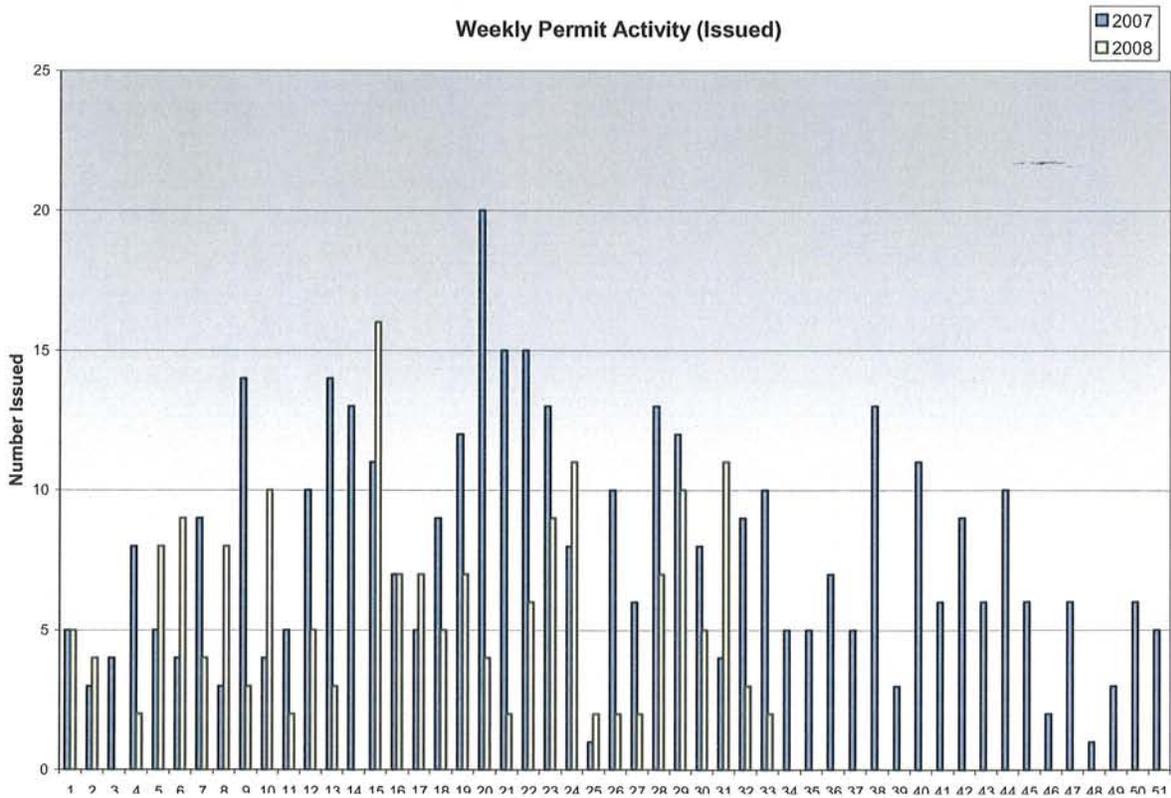
# BUILDING / INSPECTIONS DIVISION



City of Westfield  
Building Inspections

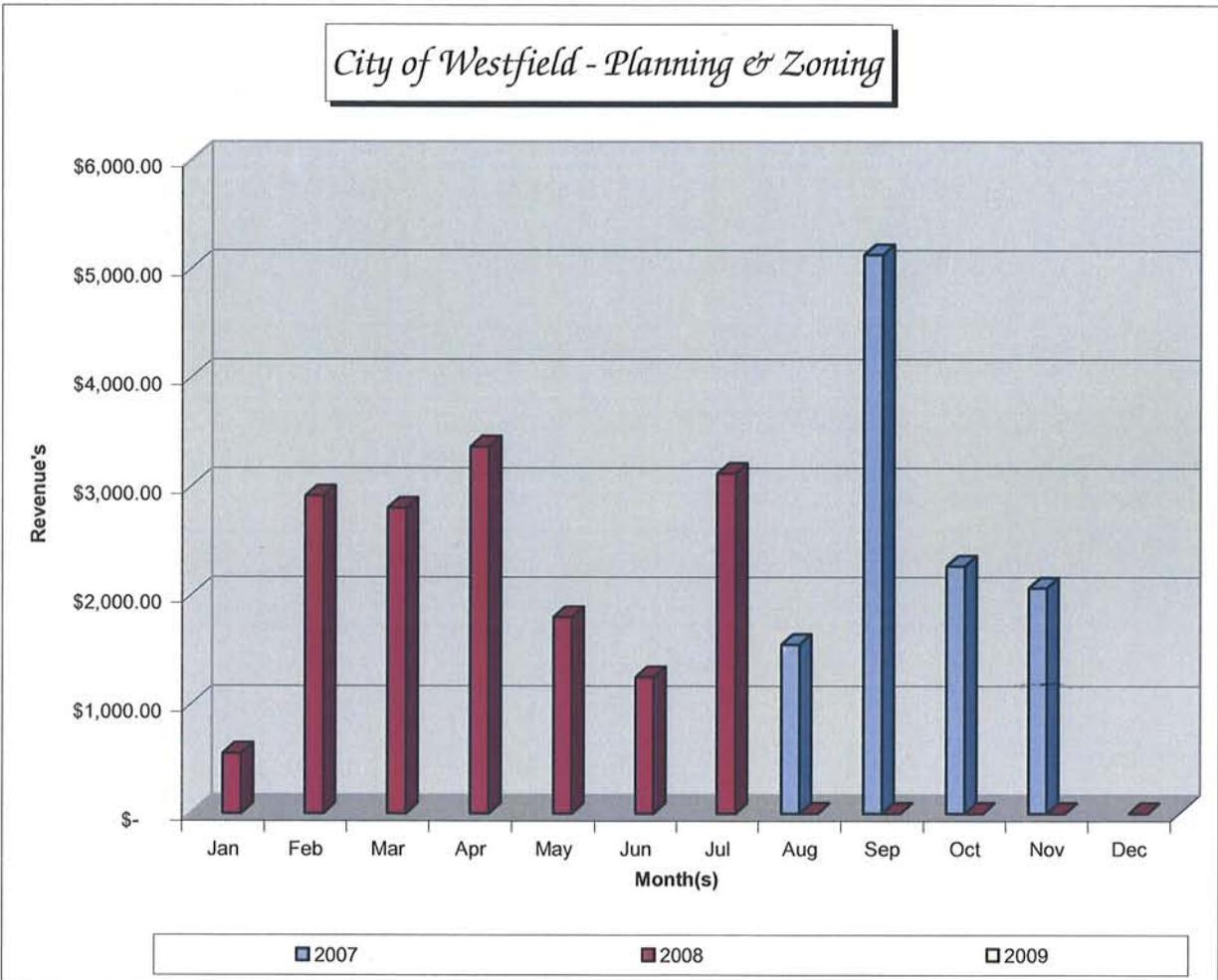


Weekly Permit Activity (Issued)



# PLANNING & ZONING DIVISION

Plan Commission/Zoning Revenue: \$ 3,120.00





## Advisory Plan Commission Workshop Meeting – 07/07/2008

### OLD BUSINESS:

- ✓ **0806-ZOA-06 WC 16.10 Zoning Ordinance Introduction and Table of Contents**  
A revision and new introduction and table of contents for the Westfield-Washington Township Zoning Ordinance.
- ✓ **0806-ZOA-07 WC 16.11.29 Corporate Business Park District**  
A new section of code created to encourage and standardize an improved level of development for Corporate Business Parks.
- ✓ **0806-ZOA-08 WC 16.18 Sign Ordinance**  
A revision to the language of the Westfield-Washington Zoning Ordinance to provide improved sign standards for the community.
- ✓ **0806-ZOA-09 WC 16.10 Nonconforming Signs Ordinance**  
A revision to the language of the Westfield-Washington Zoning Ordinance to provide updated nonconforming sign standards for the community.
- ✓ **0806-ZOA-10 WC 16.23 Definitions**  
Revisions to former Section 16.04.210 Definitions of the Westfield-Washington Zoning Ordinance to accommodate new revisions and new location within said Zoning Ordinance.
- ✓ **0806-ZOA-12 WC 16.12.04 US 31 Overlay Districts**  
Revisions to the language of Westfield-Washington Zoning Ordinance to update the U.S. 31 Overlay District.

### NEW BUSINESS:

- ✓ **0708-REZ-03 WITHDRAWN 16025 Spring Mill Road.**  
Peacock Springmill, LLC requests a change in zoning for approximately 6.9 acres from the AG-SF1 District to the GB District.
- ✓ **0709-REZ-04 16024 Spring Mill Road**  
Douglas Realty Group, LLC requests a change in zoning for approximately 20 acres from the AG-SF-1 District to the LB District.
- ✓ **0805-DP-05 & 0805-SIT-04 18792 North US 31 (Continued to August 4, 2008)**  
Paddock's Heavy Transport requests Development Plan Review and Site Plan Review of an accessory building, approximately six and a half (6.5) acres in the GB-PD District.
- ✓ **0806-REZ-01 WITHDRAWN 105 Hillcrest Drive**  
Artus Realty and Development requests a change in zoning for approximately three tenths (0.3) acres from the SF-3 District to the LB District.



✓ **0807-DP-09 & 0807-SIT-08 140 South Cherry Street.**

Artus Realty and Development requests Development Plan and Site Plan Review of an expanded surface parking area, approximately one (1) acre in the LB-H District.

✓ **0807-DP-10 & 0807-SIT-09 500 Deer Walk Trace**

Westfield Parks & Recreation Department requests Development Plan and Site Plan review of proposed improvements to Freedom Trail Park, approximately ten (10) acres in the SF-2 District.

✓ **0807-REZ-02 16201 Spring Mill Road.**

Crossroads Church at Westfield, Inc. requests a change in zoning for approximately one and eight-tenths (1.79) acres from the AG-SF-1 District to the GB District.

✓ **0807-ZOA-11 Temporary Sales / Events**

A new section of the Zoning Ordinance to provide for Temporary Sales and Events.

✓ **0807-ZOA-13 Special Districts**

A new section of the Zoning Ordinance to provide for the development of educational, religious, and governmental institutions, as well as provide for designated preservation and open areas as well as recreational facilities and opportunities.

✓ **0807-ZOA-14 WC 16.04.165 Development Plan Review**

Revisions to the existing Development Plan Review language to accommodate the addition of Special Districts to the Zoning Ordinance.

DELEGATED TO STAFF:

✓ **0807-SFP-02 16225 Spring Mill Road**

Platinum Properties requests an amendment to the previously-approved secondary plat of Countryside Section 13, providing for ten (10) blocks in the MF-2 District.

✓ **0807-SFP-03 1000 West 169th Street**

Platinum Properties requests approval of Section 6 of Maple Village (aka Sonoma), 99 lots on approximately 25.93 acres, in the Maple Knoll PUD District.





## Advisory Plan Commission Regular Meeting – 07/21/08



OLD BUSINESS

NONE



NEW BUSINESS

PUBLIC HEARINGS:

- 
- ✓ **0708-REZ-03 WITHDRAWN 16025 Spring Mill Road.**  
Peacock Springmill, LLC requests a change in zoning for approximately 6.9 acres from the AG-SF1 District to the GB District.
- 
- ✓ **0709-REZ-04 16024 Spring Mill Road**  
Douglas Realty Group, LLC requests a change in zoning for approximately 20 acres from the AG-SF-1 District to the LB District.
- 
- ✓ **0805-DP-05 & 0805-SIT-04 18792 North US 31 (Continued to August 4, 2008)**  
Paddock's Heavy Transport requests Development Plan Review and Site Plan Review of an accessory building, approximately six and a half (6.5) acres in the GB-PD District.
- 
- ✓ **0806-REZ-01 WITHDRAWN 105 Hillcrest Drive**  
Artus Realty and Development requests a change in zoning for approximately three tenths (0.3) acres from the SF-3 District to the LB District.
- 
- ✓ **0806-DP-08 & 0806-SIT-07 CONTINUED 546 North Union Street (Continued by petitioner to August 18, 2008)**  
Webster Salon requests Development Plan Review and Site Plan Review of the conversion of a residence to a commercial use, approximately three tenths (0.3) of an acre in the SF-3 District.
- 
- ✓ **0807-DP-09 & 0807-SIT-08 140 South Cherry Street.**  
Artus Realty and Development requests Development Plan and Site Plan Review of an expanded surface parking area, approximately one (1) acre in the LB-H District.
- 
- ✓ **0807-DP-10 & 0807-SIT-09 500 Deer Walk Trace**  
Westfield Parks & Recreation Department requests Development Plan and Site Plan review of proposed improvements to Freedom Trail Park, approximately ten (10) acres in the SF-2 District.
- 
- ✓ **0807-REZ-02 16201 Spring Mill Road.**  
Crossroads Church at Westfield, Inc. requests a change in zoning for approximately one and eight-tenths (1.79) acres from the AG-SF-1 District to the GB District.
- 
- ✓ **0807-ZOA-11 Temporary Sales / Events**  
A new section of the Zoning Ordinance to provide for Temporary Sales and Events.
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 ✓ **0807-ZOA-13 Special Districts** 

 A new section of the Zoning Ordinance to provide for the development of educational, religious, and governmental institutions, as well as provide for designated preservation and open areas as well as recreational facilities and opportunities. 

 ✓ **0807-ZOA-14 WC 16.04.165 Development Plan Review** 

 Revisions to the existing Development Plan Review language to accommodate the addition of Special Districts to the Zoning Ordinance. 

 DELEGATED TO STAFF: 

 ✓ **0807-SFP-02 16225 Spring Mill Road** 

 Platinum Properties requests an amendment to the previously-approved secondary plat of Countryside Section 13, providing for ten (10) blocks in the MF-2 District. 

 ✓ **0807-SFP-03 1000 West 169th Street** 

 Platinum Properties requests approval of Section 6 of Maple Village (aka Sonoma), 99 lots on approximately 25.93 acres, in the Maple Knoll PUD District. 





## Board of Zoning Appeals – 07/15/2008

OLD BUSINESS:

NONE

NEW BUSINESS:

PUBLIC HEARINGS

✓ **0807-VU-03 18702 U.S. 31 North; Paddack's Transportation**

The Appellant is requesting a Variance of Use from the following Westfield-Washington Zoning Ordinance sections:

1. **WC 16.04.050, F2** (To allow "Transportation Services – including but not limited to wrecking service" in GB District); and,
2. **WC 16.04.070, 2** (To allow "Transportation Services – including but not limited to wrecking service" in US 31 Overlay District).

✓ **0807-VS-12 18702 U.S. 31 North; Paddack's Transportation**

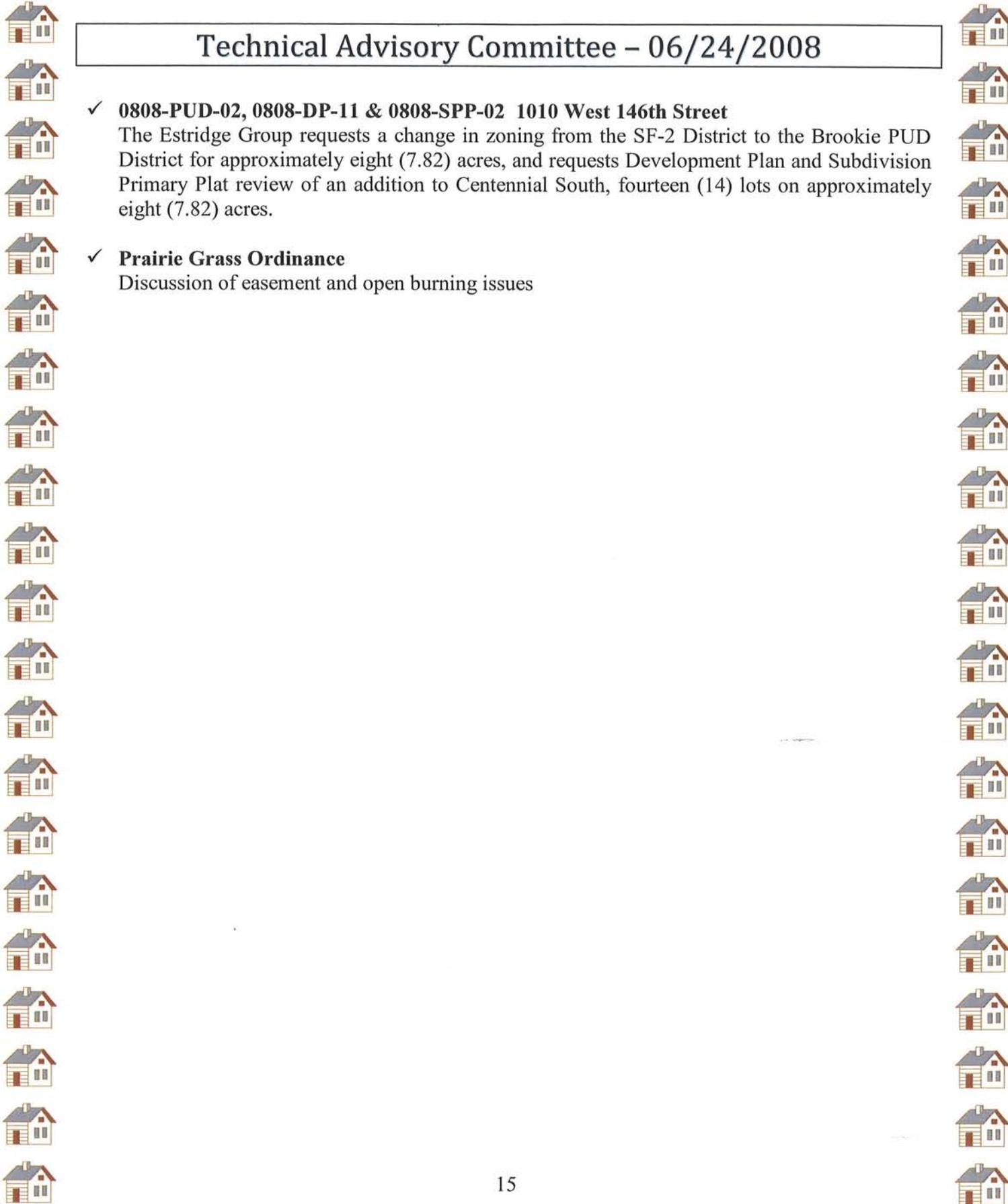
The Appellant is requesting a Variance of Standard from the following Westfield-Washington Zoning Ordinance sections:

1. **WC 16.04.050, F5** (To reduce minimum lot frontage on road in GB District from 80' to 0');
2. **WC 16.04.070, 5h** (To reduce minimum aggregate gross floor area in US 31 Overlay from 15,000 SF to 4,100 SF);
3. **WC 16.04.070, 6** (To vary the following US 31 Overlay loading berth requirements):
  - a. To allow loading berths that are visible from US 31; and,
  - b. To allow all other loading berths to not be screened by landscaping or other screening.
4. **WC 16.04.070, 8** (To vary the following US 31 Overlay building materials requirements for all facades):
  - a. To reduce number of building materials from 3 to 1;
  - b. To not require brick or stone as a building material;
  - c. To reduce the number of external corners from 8 to 4; and,
  - d. To not require sloped roofs of 100 feet or more to have a change in roof plane.
5. **WC 16.04.165, D3e1** (To permit loading spaces in GB District to face public street);
6. **WC 16.04.165, D3f** (To vary the following GB District building materials requirements for all facades):
  - a. To not require all brick;
  - b. To reduce the minimum percentage of brick or EIFS in GB District from 60% to 0%;
  - c. To not require multiple colors, multiple textures, or architectural elements.
7. **WC 16.06.060, C** (To reduce west buffer yard evergreen shrub plantings from 25 to 0).



Technical Advisory Committee – 06/24/2008

- ✓ **0808-PUD-02, 0808-DP-11 & 0808-SPP-02 1010 West 146th Street**  
The Estridge Group requests a change in zoning from the SF-2 District to the Brookie PUD District for approximately eight (7.82) acres, and requests Development Plan and Subdivision Primary Plat review of an addition to Centennial South, fourteen (14) lots on approximately eight (7.82) acres.
- ✓ **Prairie Grass Ordinance**  
Discussion of easement and open burning issues

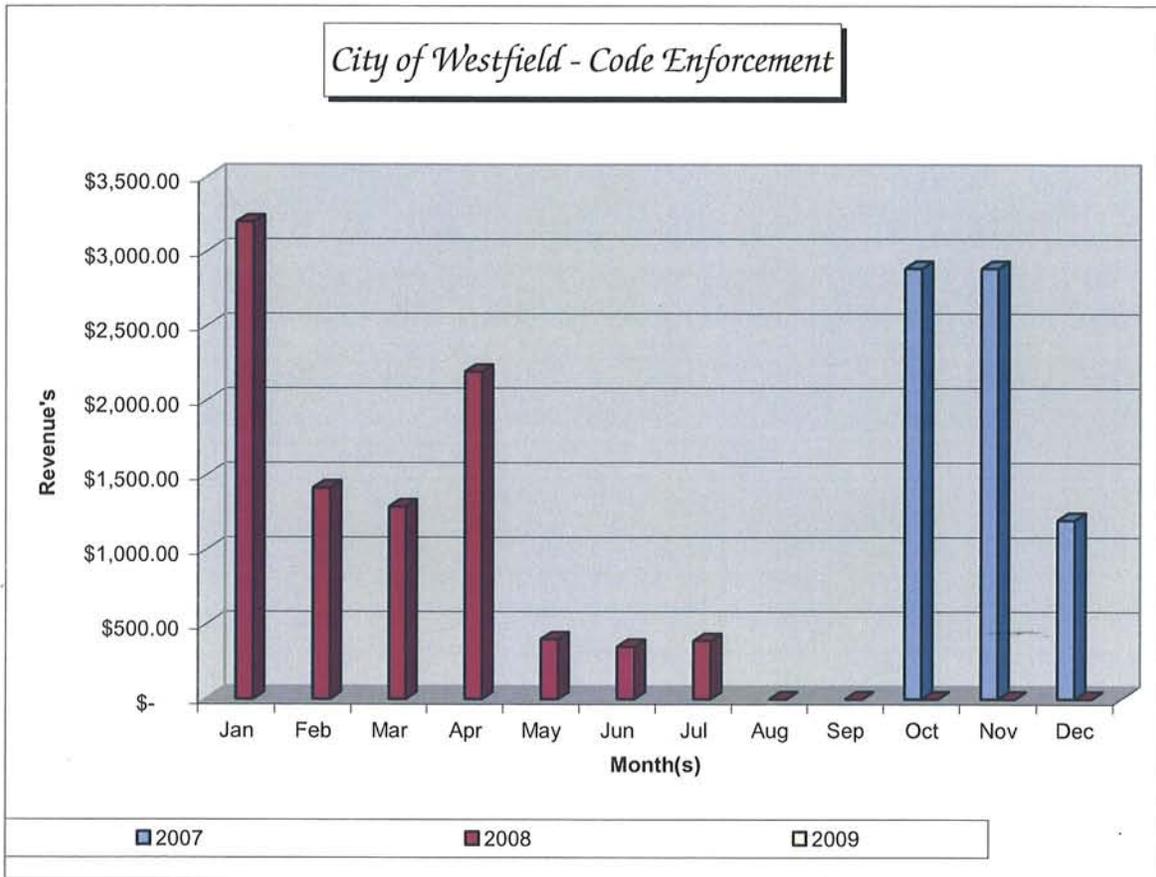


# CODE ENFORCEMENT DIVISION

Enforcement Revenue Incurred: \$ 390.00

Cases Resolved: 95

Current Open Cases: 179



# CODE ENFORCEMENT DIVISION

## *City of Westfield - Code Enforcement Cases*

