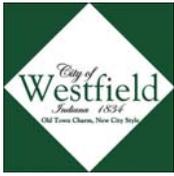


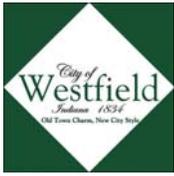
<b>PETITION NUMBER:</b>	0811-DP-14	
<b>SUBJECT SITE ADDRESS:</b>	Northwest corner of Gray Road and 146 <sup>th</sup> Street <i>(address unassigned)</i>	
<b>PETITIONER:</b>	Primrose School Franchising Co.	
<b>REPRESENTATIVE:</b>	Brandon Burke, <i>The Schneider Corporation</i>	
<b>REQUEST:</b>	Development Plan Review and Site Plan Review of a proposed commercial structure, approximately 11,000 square feet.	
<b>CURRENT ZONING:</b>	Bridgewater PUD	
<b>CURRENT LAND USE:</b>	Commercial Outlot, Unimproved	
<b>APPROXIMATE ACREAGE:</b>	1.63	
<b>ASSOCIATED PETITIONS:</b>	0811-SIT-12	
<b>EXHIBITS:</b>	1. Staff Report	
	2. Technical Advisory Committee Letters	
	3. Petitioner's Exhibits	
<b>STAFF REVIEWER:</b>	Kevin Todd	
<b>ZONING HISTORY</b>	0607-PUD-08	Bridgewater PUD, Ord. 06-49
	0504-DP-16	Development Plan Review – Bridgewater Marketplace (overall)
	0505-DP-25	Development Plan Review – pharmacy & multi-tenant building & bank
<b><u>PETITION HISTORY</u></b>		
The November 3, 2008 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on October 21, 2008.		
<b><u>PROCEDURAL</u></b>		
Development Plan Review petitions are not approved at Workshop Meetings. The public hearing for this petition is scheduled for November 17, 2008, at which time this petition will be eligible for approval.		
<b><u>DEVELOPMENT REQUIREMENTS</u></b>	<b><u>GENERAL</u></b>	
<b><u>1. Zoning District Standards</u></b>		
The subject property is located in the Bridgewater Marketplace component of the Bridgewater		



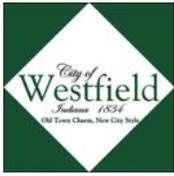
PUD. The property is within ‘Area Y’ of the PUD and has an underlying zoning of Local Business (LB). It is included in ‘Parcel M3’ of the PUD.

Adjacent to the subject property, to the south, is the existing multi-use structure within the Bridgewater Marketplace integrated center.

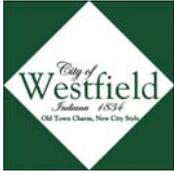
	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b>Section 8, B</b>		
Permitted Uses for Area Y (Exhibit 10)	Day Care Center	Compliant
<b>Section 10, G</b>		
Architectural Standards for Area Y (neo-traditional architectural style) (Exhibit 17)	See ‘Exterior Elevations’ and ‘Exterior Perspectives’ sheets in petitioner’s plans for details.	Compliant
Pedestrian Circulation (Exhibit 17)	10’ asphalt path	Compliant
Max Aggregate Square Footage of all buildings in Area Y = 701,000 SF	43,100 (existing) plus 11,200 (subject) = 54,300 total to-date	Compliant
Max Parcel Coverage within Area Y = 535,000 SF	Cannot calculate using submitted plans	Need square footage of property for existing Marketplace plus subject property
Architectural compatibility, elements and textures	See ‘Exterior Elevations’ and ‘Exterior Perspectives’ sheets in petitioner’s plans for details.	Compliant
Min Lot Area = 2,000 SF	1.63 ac	Compliant
Min Lot Width @ Building Line = 25’	+/-259’	Compliant
Min Lot Depth = 70’	+/-273’	Compliant
Internal Street Setback Min = No Min	55’	Compliant
External Street Setback = 1’/2’ slope (30’)	Cannot calculate using submitted plans	Need to see how this site fits into overall plan for Marketplace, including External



			<b>Streets</b>
Side Yard = No Min		+/-20'	Compliant
Rear Yard = 20'		20'	Compliant
Max Building Height = 50'		15'	Compliant
Max footprint = 100%		+/-16%	Compliant
All parking in rear/side yards		No Front Yard on Internal Street	Compliant
Parking spaces @ 3.5 per 1000 sq ft		39 required, 43 shown	Compliant
Tenant occupied space size (item e – 4 single tenants may be up to 15,000 SF)		11,200 SF	Compliant
<b><u>Signs</u></b>			
Signs will be reviewed administratively under a separate application and review process.			
<b><u>Landscaping</u></b> (Section 11)			
Inventory – expressly <i>not</i> required, only required when seeking credits.		No credit sought	Compliant
Buffer – 5' between Residential and Non-Residential		Abuts Non-Res – not required	Compliant
Perimeter yards: only abuts external streets		Does not abut	Compliant
Parking lot screen – only external streets		Does not abut	Compliant
Loading area screen – only external streets		Does not abut	Compliant
<b><u>On-Site</u></b>	<b><u>Required</u></b>	<b><u>Shown</u></b>	<b><u>+/-</u></b>
Shade	17	0	-17*
Orn / Evergreen	17	30/28 (58)	+41*
Shrubs	41	283	+222
<i>*Species shown as “Canopy” (AG, PC, SR) are considered “ornamental.” Canopy trees must be considered “shade” trees. Additionally, in the plant schedule, AG and SR are listed as 1.5 inches at installation, where the PUD requires 2 inches at installation.</i>			
<b><u>Parking Lot Island</u></b>	<b><u>Required</u></b>	<b><u>Shown</u></b>	<b><u>+/-</u></b>
43 spaces x 200 SF = 8600 SF of parking	860 SF of landscaped islands (w/ 1 tree and 4 shrubs per island)	1040 SF of landscaped islands (w/ 1 tree and 4 shrubs per island)	+180 SF of landscaped islands (w/ 1 tree and 4 shrubs per island)
<b><u>Lighting</u></b> (WC 16.07.010)			
Fixture(s)		See ‘Photometric Plan’ sheet in petitioner’s plans for details.	Cannot determine compliance based on submitted plans



Photometric Plan <ul style="list-style-type: none"> <li>▪ ≤ 1.0 foot candle at N, S, W &amp; E property lines</li> </ul>	Over 1.0 foot candle along E property line	Not Compliant
<b><u>2. Overlay District Standards</u></b>		
The subject site is not located in an overlay zone.		
<b><u>3. Subdivision Control Ordinance</u></b>		
The subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.		
<b><u>4. Development Plan Ordinance</u></b>		
The proposal is not compliant with all requirements of the Development Plan Review ordinance. See 'Zoning District Standards' section above.		
<b><u>5. Comprehensive Plan Compliance</u></b>		
The 2007 Comprehensive Plan recognized the Bridgewater PUD and the Bridgewater Marketplace area. The Comprehensive Plan identifies the subject area as "Local Commercial." The proposed use is consistent with the recommendations of the Comprehensive Plan.		
<b><u>6. Street and Highway Access</u></b>		
The subject property is internal to an existing non-residential integrated center. The subject property does not require new curb cuts or improvements to existing public rights-of-way. All access to the subject property is through an internal private drive.		
<b><u>7. Street and Highway Capacity</u></b>		
The original development plan for the overall development of the center (0504-DP-16) included a traffic study. This petition is consistent with overall study.		
<b><u>8. Utility Capacity</u></b>		
The proposed development plans were reviewed by the Technical Advisory Committee at the October 21, 2008 meeting. Comment letters from interested agencies are attached.		
<b><u>9. Traffic Circulation Compatibility</u></b>		
Traffic circulation at the proposed site was evaluated at the October 21, 2008 Technical Advisory Committee meeting. The Westfield Public Works Department requested minor revisions to eastern-most island to properly accommodate utility installation. The revisions may impact the design of site access and circulation. Comment letters from interested TAC agencies are attached.		



<b><u>DEVELOPMENT REQUIREMENTS</u></b>	<b><u>FOR EACH DISTRICT</u></b>
Site Access and Circulation	See 'Traffic Circulation Compatibility' section above.
Landscaping	See 'Zoning District Standards' section above.
Lighting	See 'Zoning District Standards' section above.
Signs	NA
Building Orientation Building Materials	See 'Zoning District Standards' section above.

<b><u>PUBLIC POLICIES</u></b>	
<u>Comprehensive Plan-Feb 2007</u> See 'Comprehensive Plan Compliance' section above.	
<u>Thoroughfare Plan-Feb 2007</u> The subject property is internal to an existing development and does not abut a public right-of-way. See 'Street and Highway Capacity' section above.	
<u>Parks &amp; Recreation Master Plan-Dec 2007</u> The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject property.	
<u>Water &amp; Sewer System</u> The submitted development plans include provisions for public water and sewer service. At the October 21, 2008 TAC meeting, the Westfield Public Works Department detailed requirements to bring the submitted plans into compliance with their standards and policies. A comment letter from WPWD is attached.	
<u>Annexation</u> The subject property is within the corporate boundaries of the City of Westfield.	
<u>Plan Documentation</u> Pending compliance with any conditions, the petitioner will have provided the required documents.	



<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	10/01/08	-	Compliant
Fees	10/01/08	-	Compliant
Legal Description	10/01/08	-	Compliant
Consent Form	10/01/08	-	Compliant
Site Plan	10/01/08	-	Not Compliant
Demolition Plan	NA	-	NA
Location Map	10/01/08	-	Compliant
Landscape Plan	10/01/08	-	Not Compliant
Sign Plan	NA	-	NA
Lighting Plan	10/01/08	-	Not Compliant
Building Elevations	10/01/08	-	Compliant
Access & Circulation	10/01/08	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	09/29/08	Compliant
TAC	10/21/08	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	<i>Pending</i>	<i>Pending</i>

**RECOMMENDATION**

Forward this petition to the November 17, 2008 Advisory Plan Commission public hearing, subject to compliance with any outstanding issues.

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***KMT***