

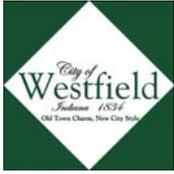
<b>PETITION NUMBER:</b>	0811-DP-14	
<b>SUBJECT SITE ADDRESS:</b>	14807 Gray Road ( <i>approximate address</i> )	
<b>PETITIONER:</b>	Primrose School Franchising Co.	
<b>REPRESENTATIVE:</b>	Brandon Burke, <i>The Schneider Corporation</i>	
<b>REQUEST:</b>	Development Plan Review and Site Plan Review of 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

**PETITION HISTORY**

The November 17, 2008 APC meeting represents the first Public Hearing for this petition. This petition was before the Technical Advisory Committee on October 21, 2008. This petition appeared before the APC for a Workshop Meeting on November 3, 2008.

**PROCEDURAL**

- Notification of the November 17, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure by November 7, 2008.
- Notice of the November 17, 2008 public hearing was posted to the City website and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- Development Plan review requires a Public Hearing.
- Approval of a Development Plan review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and



the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

- o A written Finding of Fact accompanies a Development Plan Review application.

**DEVELOPMENT REQUIREMENTS**

**GENERAL**

**1. Zoning District Standards**

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><u>Section 8, B</u></b>		
Permitted Uses for Area Y (Exhibit 10)	Day Care Center	Compliant
<b><u>Section 10, G</u></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	43,100 (existing) plus 11,200 (subject) = 54,300 total to-date	Compliant
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 1/2' slope (30')	399'	Compliant	
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>Signs</b>			
Signs will be reviewed administratively under a separate application and review process.			
<b>Landscaping (Section 11)</b>			
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>On-Site</b>	<b>Required</b>	<b>Shown</b>	<b>+/-</b>
Shade	17	19	+2
Orn / Evergreen	17	38	+21
Shrubs	41	278	+237
<b>Parking Lot Island</b>	<b>Required</b>	<b>Shown</b>	<b>+/-</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>Lighting (WC 16.07.010)</b>			
Fixture(s)	See 'Photometric Plan' sheet in petitioner's plans for details.	Compliant	
Photometric Plan	▪ ≤ 1.0 foot candle at W property line	≤ 0.1 foot candle at W property line	Compliant

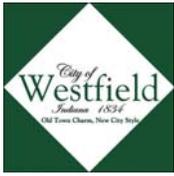


<b><u>2. Overlay District Standards</u></b>	
The subject site is not located in an overlay zone.	
<b><u>3. Subdivision Control Ordinance</u></b>	
The subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.	
<b><u>4. Development Plan Ordinance</u></b>	
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	11/07/08	Compliant
Demolition Plan	NA	-	NA
Location Map	10/01/08	-	Compliant
Landscape Plan	10/01/08	11/07/08	Compliant
Sign Plan	NA	-	NA
Lighting Plan	10/01/08	11/07/08	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	10/21/08	Compliant
Notice- Newspaper	11/07/08	Compliant
Notice -Mail	11/06/08	Compliant
Submit Revisions	11/07/08	Compliant

**RECOMMENDATION**

Approve this petition, subject to the following condition:

1. That all necessary approvals and permits be obtained from the WPWD and the Hamilton County Surveyor's Office prior to the issuance of an ILP for the proposed building.

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***KMT***