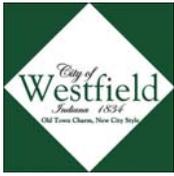




|   |   |   |
|---|---|---|
| <b>PETITION NUMBER:</b>   | 0902-DP-05  |   |
| <b>SUBJECT SITE ADDRESS:</b>  | 14911 Ditch Road  |   |
| <b>PETITIONER:</b>  | Estridge Development Company, Inc.  |   |
| <b>REPRESENTATIVE:</b>  | Sean Downey, <i>The Schneider Corporation</i>   |   |
| <b>REQUEST:</b>   | Development Plan and Primary Plat Review for 21 single-family residential lots in the Brookie Property PUD (Centennial South) |   |
| <b>CURRENT ZONING:</b>  | AG-SF1 & Brookie Property PUD   |   |
| <b>CURRENT LAND USE:</b>  | Agricultural  |   |
| <b>APPROXIMATE ACREAGE:</b>   | 7.5   |   |
| <b>ASSOCIATED PETITIONS:</b>  | 0902-SPP-02   |   |
| <b>EXHIBITS:</b>  | 1. Staff Report   |   |
|   | 2. TAC Letters  |   |
|   | 3. Petitioner's Exhibits  |   |
| <b>STAFF REVIEWER:</b>  | Kevin Todd, AICP  |   |
| <b>ZONING HISTORY:</b>  | 0902-PUD-02   | Brookie Property PUD (Centennial South), Ord. 09-xx, <i>Pending</i> |
| <b><u>PETITION HISTORY</u></b>  |   |   |
| The February 2, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on January 20, 2009.   |   |   |
| <b><u>PROCEDURAL</u></b>  |   |   |
| <ul style="list-style-type: none"> <li>○ Requests for Development Plan Review and Primary Plat review are required to undergo public hearing. The public hearing for this petition is scheduled for the February 17, 2009 meeting of the APC.</li> <li>○ The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the February 2, 2009 Workshop Meeting.</li> <li>○ Notification of the February 2, 2009 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure.</li> <li>○ Notice of the February 2, 2009 Workshop Meeting was posted to the City website and at City Hall.</li> </ul> |   |   |
| <b><u>PROJECT DESCRIPTION</u></b>   |   |   |



The requested development plan and primary plat are for 21 lots on approximately 7.5 acres in the Brookie Property PUD (Centennial South). The lots would be located in Area C of the PUD and would be subject to the development and architectural standards for Area C, as established by the PUD document. The plat is substantially similar to the concept plan found in the PUD.

**BROOKIE PROPERTY PUD STANDARDS** (Ord. 09-xx)

| <b><u>STANDARD</u></b>                              | <b><u>PROPOSED</u></b>   | <b><u>STATUS</u></b>                |
|---|--|-------------------------------------|
| <b>SECTION 3, Reclassification of Zoning</b>        |  |                                     |
| Permitted Uses – Single-Family Dwellings            | Single-Family Dwellings  | Compliant                           |
| <b>SECTION 4, Applicability of Zoning Ordinance</b> |  |                                     |
| DPR Provisions                                      | See ‘Development Plan Review’ below  | See ‘Development Plan Review’ below |
| Landscaping Standards                               | See ‘Development Plan Review’ below  | See ‘Development Plan Review’ below |
| Lighting Standards                                  | See ‘Development Plan Review’ below  | See ‘Development Plan Review’ below |
| Sign Standards                                      | See ‘Development Plan Review’ below  | See ‘Development Plan Review’ below |
| <b>SECTION 5, Development Standards (Exhibit F)</b> |  |                                     |
| AREA A  | NA   | NA                                  |
| AREA B  | NA   | NA                                  |
| <b>AREA C</b>                                       |  |                                     |
| Minimum Lot Width at Building Line – 60’            | Min. = 60’   | Compliant                           |
| Minimum Lot Depth – 130’                            | Min. = 129.91’<br><ul style="list-style-type: none"> <li>▪ Between Lot 6 &amp; Lot 7 = 129.91’</li> <li>▪ Between Lot 14 &amp; Lot 15 = 129.91’</li> </ul> | <b>Not Compliant</b>                |
| Minimum Lot Frontage on Street – 50’                | Min. = 39.43’<br><ul style="list-style-type: none"> <li>▪ Lot 5 = 42.06’</li> <li>▪ Lot 6 = 44.37’</li> <li>▪ Lot 16 = 39.43’</li> </ul>                   | <b>Not Compliant</b>                |
| Minimum Lot Area – 7,800 SF                         | Min. = 7,786 SF<br><ul style="list-style-type: none"> <li>▪ Lot 8 = 7,786’</li> </ul>  | <b>Not Compliant</b>                |



|  |                        |   |
|--|------------------------|---|
|  | ▪ Lot 13 = 7,786'      |   |
| Minimum Front Yard Setback – 20'                                   | Min. = 20'             | Compliant                                 |
| Minimum Side Yard Setback – 5'                                     | NA                     | Will be reviewed at building permit stage |
| Minimum Rear Yard Setback – 15'                                    | Min. = 15'             | Compliant                                 |
| Maximum Building Height – 35'                                      | NA                     | Will be reviewed at building permit stage |
| <b>Development Standards that relate to overall project</b>        |                        |   |
| Area size – 69.37 acres  | Info not provided      | <b>Need info to determine compliance</b>  |
| Max. Density – 2.2 du/ac   | Info not provided      | <b>Need info to determine compliance</b>  |
| Min. Open Space – 21%  | Info not provided      | <b>Need info to determine compliance</b>  |
| Dusk to dawn lights on homes                                       | NA                     | Will be reviewed at building permit stage |
| Allowed Builders – The Estridge Companies Only                     | NA                     | Will be reviewed at building permit stage |
| <b>SECTION 6, Architectural Standards</b>                          |                        |   |
| Architectural Standards will be reviewed at building permit stage. |                        |   |
| <b><u>WESTFIELD DEVELOPMENT REQUIREMENTS</u></b> (WC 16.04.165, C) |                        |   |
| <b><u>STANDARD</u></b>   | <b><u>PROPOSED</u></b> | <b><u>STATUS</u></b>                      |
| <b><u>1. Zoning District Standards</u></b>                         |                        |   |
| <b><u>Residential Districts</u></b> (WC 16.04.030)                 |                        |   |
| A1. Partial use of alley for yard                                  | NA                     | NA  |
| A2a. Accessory buildings permitted                                 | None                   | Will be reviewed at building permit stage |
| A2b. Accessory uses allowed in front yard                          | NA                     | Will be reviewed at building permit stage |
| A2c. Antenna and dishes not allowed in front or side yards         | NA                     | NA  |
| A2d. Windmills not permitted                                       | NA                     | NA  |



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

WORKSHOP MEETING

February 2, 2009

0902-DP-05

Exhibit 1

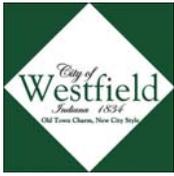
|  |  |   |
|--|--|---|
| A3a. Average front yard setback  | NA                                     | NA  |
| A3b. Building lines established  | Established in PUD                     | NA  |
| A3c. Front setback line on street frontage                                 | Front setback lines on street frontage | Compliant                                 |
| B. AG-SF1  | NA                                     | NA  |
| C. AG-SF1-I  | NA                                     | NA  |
| C1. SF-1   | NA                                     | NA  |
| D. SF-2  | NA                                     | NA  |
| E. SF-3  |  |   |
| 1. Permitted Uses  | Established in PUD                     | NA  |
| 2. Special Exceptions  | NA                                     | NA  |
| 3. Permitted Home Occupations  | NA                                     | NA  |
| 4. Minimum Lot Area  | Established in PUD                     | NA  |
| 5. Minimum Lot Frontage on Roads   | Established in PUD                     | NA  |
| 6. Minimum Setback Lines   | Established in PUD                     | NA  |
| 7. Maximum Building Height   | Established in PUD                     | NA  |
| 8. Minimum ground-level square footage                                     | Established in PUD                     | Will be reviewed at building permit stage |
| <b>9. Off-Street Parking (WC 16.04.120)</b>                                |  |   |
| 2a. Use – parking for passenger vehicles, patrons, occupants, or employees | None                                   | Will be reviewed at building permit stage |
| 2b. Location – on-site or within 300’ of entrance                          | NA                                     | NA  |
| 2c. Computation – fractional spaces  | NA                                     | NA  |
| 2d. Collective Provisions – separate uses may provide parking collectively | NA                                     | NA  |
| 2e. Space Size – 10’x20’   | None                                   | Will be reviewed at building permit stage |
| 2f. Access   | NA                                     | NA  |
| 2g. In Yards – allowed in front & side yards                               | NA                                     | NA  |
| 2h. Surfacing – dustless material  | None                                   | Will be reviewed at building permit stage |
| 2i. Lighting – NA  | NA                                     | NA  |
| 2j. Required Spaces – 2 spaces per dwelling                                | None                                   | Will be reviewed at building permit stage |
| F. SF-4  | NA                                     | NA  |
| G. SF-5  | NA                                     | NA  |
| H. SF-A  | NA                                     | NA  |

**2. Overlay District Standards**

The subject property is not located within an established overlay district.



|   |  |  |
|---|--|--|
| <b>3. Subdivision Control Ordinance</b> (WC 16.04.220)  |  |  |
| Step 1 – Preliminary Plat   |  |  |
| A. Preliminary plans  | Preliminary plans provided   | Compliant  |
| B1. Location Map  | Location Map provided  | Compliant  |
| B2. Preliminary Plat  | Preliminary Plat provided  | Compliant  |
| B3. Copy of Covenants, Conditions & Restrictions  | Info not supplied  | <b>Not Compliant</b>   |
| C. Application Fees   | Paid   | Compliant  |
| Step 2 – Preliminary Plat Approval  |  |  |
| A. APC review   | Plat submitted for APC review  | Awaiting APC review  |
| B. Public Hearing   | Public Hearing scheduled   | Awaiting Public Hearing  |
| C. APC approval/comments  | Plat submitted for APC approval  | Awaiting APC approval  |
| Step 3 – Final Plat   |  |  |
|   | NA   | NA   |
| <b>Principles and Standards of Design</b> (WC 16.04.230)  |  |  |
| 1. Conform to the principles and standards of design  | See comments below   | <b>See comments below</b>  |
| 2a. Access to lots from street/alley  | Access to lots from street   | Compliant  |
| 2b. Streets adjusted to contours  | Streets adjusted to contours   | Compliant  |
| 2c. Extend streets to boundary lines, where appropriate   | Not appropriate; fire access provided to Ditch Road                                      | Compliant  |
| 2d. Extend existing stubbed streets   | NA   | NA   |
| 2e. Street width  | 24'  | Compliant  |
| 2f.   |  |  |
| <ul style="list-style-type: none"> <li>▪ Max. cul-de-sac length – 600'</li> <li>▪ Min. cul-de-sac radius – 50'</li> </ul> | <ul style="list-style-type: none"> <li>▪ Max. = 267.95'</li> <li>▪ Min. = 50'</li> </ul> | <ul style="list-style-type: none"> <li>▪ Compliant</li> <li>▪ Compliant</li> </ul> |
| 2g. Alleys – 20' in width   | None   | NA   |
| 2h. Intersections – 90 degrees for 100 feet   | To be reviewed by WPWD   | <b>To be reviewed by WPWD to determine compliance</b>                              |
| 2i. Property line corners at intersections – 15'  | To be reviewed by  | <b>To be reviewed by</b>   |



|  |   |   |
|--|---|---|
| radius min.  | WPWD  | <b>WPWD to determine compliance</b>   |
| 2j. Arc radius at intersection of property lines increased for intersections with < 60 degree angle  | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2k. Intersections of more than 2 streets, not permitted  | None  | Compliant   |
| 2l. Street jogs/offsets – $\geq 125'$  | 136' from Trescott Drive  | Compliant   |
| 2m. Parkways   | NA  | NA  |
| 2n. Consider natural features  | None  | NA  |
| 2o. Access to/from arterials & collectors – 1 point of access per street   | NA  | NA  |
| 2p. Temporary dead-end – turn around needed for temp dead-end streets $\geq 200'$  | NA  | NA  |
| 2q. Horizontal and vertical visibility – 150' on local streets   | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2r. Min. radius for street curvature – 150' on local streets   | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2s. Min. reverse curve tangent – 40' on local streets  | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2t. Max. grade – 10% on local streets  | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2u. Min. grade for street gutter – 0.3 %   | To be reviewed by WPWD  | <b>To be reviewed by WPWD to determine compliance</b>                       |
| 2v. Clear sight triangle <ul style="list-style-type: none"> <li>▪ 40' from intersections of local streets</li> <li>▪ 75' from intersections of arterial streets</li> </ul> | <ul style="list-style-type: none"> <li>▪ Clear sight triangles</li> <li>▪ NA</li> </ul> | <ul style="list-style-type: none"> <li>▪ Compliant</li> <li>▪ NA</li> </ul> |



|  |  |   |            |
|--|--|---|------------|
| 2w. Driveway location – not within 75’ feet of intersection  | None   | Will be reviewed at building permit stage                       |            |
| 2x. Min. ROW width – 50’ for local streets   | 50’ for local streets  | Compliant   |            |
| 2y. Accel/decel lanes; passing blisters; turn lanes  | NA   | NA  |            |
| 3. Max. block length – 1,250’  | All blocks < 1,250’  | Compliant   |            |
| 4a. Lots abut a street   | Lots abut a street   | Complaint   |            |
| 4b. Side lot lines at right angles to straight streets and radial on curved streets                      | Side lot lines at right angles to straight streets and radial on curved streets            | Compliant   |            |
| 4c. Corner lots – wide enough to accommodate setbacks from both streets                                  | Corner lots are wide enough to accommodate setbacks from both streets                      | Compliant   |            |
| 5. Min. utility easement – 20’   | 20’ utility easement in all front yards; some side and rear yard utility easements are 10’ | <b>Check with TAC agencies to determine need and compliance</b> |            |
| 6. Building setback line variance  | NA   | NA  |            |
| 7. Min. Green Belt Space –12%  | Established in PUD   | NA  |            |
| <b>4. Development Plan Review</b> (WC 16.04.165, D5)   |  |   |            |
| <b>a. Site Access &amp; Circulation</b>  |  |   |            |
| 1. Access locations  | 1. To be reviewed by TAC   | <b>1. To be reviewed by TAC to determine compliance</b>         |            |
| 2. Safe & efficient movement to and from site  | 2. To be reviewed by TAC   | <b>2. To be reviewed by TAC to determine compliance</b>         |            |
| 3. Safe & efficient movement in and around site – sidewalks/pathways along internal and external streets | 3. 5’ sidewalks on both sides of all internal streets                                      | 3. Compliant  |            |
| <b>b. Landscaping</b> (WC 16.06 et seq.)   |  |   |            |
| <b>Standard</b>  | <b>Required</b>  | <b>Proposed</b>   | <b>+/-</b> |



|  |   |                    |                      |
|--|---|--------------------|----------------------|
| <b>On-Site</b><br>(SF Residential, 7.5 ac)   |   |                    |                      |
| - Shade Trees  | 84  | Cannot determine*  | <b>Not Compliant</b> |
| - Orn/Ev Trees   | 42  | Cannot determine*  | <b>Not Compliant</b> |
| - Shrubs   | 84  | 0                  | <b>-84</b>           |
| * <b>Need species information to determine compliance</b><br><i>GENERAL NOTE – for ALL plants, provide species name (common &amp; scientific) and size at installation; it would be helpful if the counts of each species were listed in the legend as well, but not required.</i> |   |                    |                      |
|  |   |                    |                      |
| <b>Road Frontage</b><br><b>Shade Trees</b>   |   |                    |                      |
| - Ditch Road (449')  | 15  | Cannot determine*  | <b>Not Compliant</b> |
| * <b>Need species information to determine compliance</b><br><i>GENERAL NOTE – for ALL plants, provide species name (common &amp; scientific) and size at installation; it would be helpful if the counts of each species were listed in the legend as well, but not required.</i> |   |                    |                      |
|  |   |                    |                      |
| <b>Buffer Yard</b>   | NA  | NA                 | NA                   |
| North (688')   |   |                    |                      |
| - Ev Trees   | 23 Ev Trees   | Cannot determine * | <b>Not Compliant</b> |
| - Ev Shrubs  | 115 Ev Shrubs   | 0                  | <b>-115</b>          |
| West (449')  |   |                    |                      |
| - Ev Trees   | 15 Ev Trees   | Cannot determine * | <b>Not Compliant</b> |
| - Ev Shrubs  | 75 Ev Shrubs  | 0                  | <b>-75</b>           |
| * <b>Need species information to determine compliance</b><br><i>GENERAL NOTE – for ALL plants, provide species name (common &amp; scientific) and size at installation; it would be helpful if the counts of each species were listed in the legend as well, but not required.</i> |   |                    |                      |
|  |   |                    |                      |
| <b>Interior Parking Lot</b>  | NA  | NA                 | NA                   |
|  |   |                    |                      |
| <b>Perimeter Parking Lot</b>   | NA  | NA                 | NA                   |
|  |   |                    |                      |
| c. <u>Lighting</u> (WC 16.07.010)  |   | NA                 | NA                   |
|  |   |                    |                      |
| d. <u>Signs</u>  | Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process. |                    |                      |
|  |   |                    |                      |



|   |                            |    |
|---|----------------------------|----|
| e. <u>Building Orientation</u>  | Established in PUD         | NA |
| f. <u>Building Materials</u>  | Established in PUD         | NA |
| 19. Traffic Impact Study – required if project exceeds 150 dwelling units | 21 dwelling units proposed | NA |

**5. Comprehensive Plan Compliance**

The 2007 Comprehensive Plan identifies the subject area as “Existing Suburban Residential” (p. 23). The subject property is currently agricultural in nature. Development policies for the Existing Suburban area recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style (p. 38). Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

**6. Street and Highway Access**

The proposed project would not require new access from an existing arterial or collector street. There were no concerns raised at the TAC meeting regarding street access.

**7. Street and Highway Capacity**

There were no concerns raised at the TAC meeting regarding street capacity.

**8. Utility Capacity**

There were no concerns raised at the TAC meeting regarding utility capacity.

**9. Traffic Circulation Compatibility**

At the January 20, 2009 TAC meeting, the Westfield Fire Department expressed concern regarding the radii of the cul-de-sacs for adequate turning movement for the largest piece of firefighting apparatus. There were no other concerns raised at the TAC meeting regarding traffic circulation.

**PUBLIC POLICIES**

Comprehensive Plan-Feb 2007

See ‘Comprehensive Plan Compliance’ section above.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8)-foot asphalt path within the right-of-way of Ditch Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the



subject site.

Water & Sewer System-Aug 2005

Water and sewer service for the subject site would be provided through infrastructure installed as part of the Centennial South PUD.

Annexation

The subject property is within the corporate boundaries of the City of Westfield.

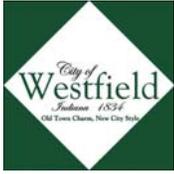
Wellhead Protection-Ord. 05-31

The subject property is not within a wellhead protection area.

Plan Documentation

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                | 01/07/09        | -              | Compliant            |
| Fees                       | 01/07/09        | -              | Compliant            |
| Legal Description          | 01/07/09        | -              | Compliant            |
| Consent Form               | NA              | -              | NA                   |
| Development Plan           | 01/07/09        | -              | <b>Not Compliant</b> |
| Demolition Plan            | NA              | -              | NA                   |
| Location Map               | 01/07/09        | -              | Compliant            |
| Preliminary Plat           | 01/07/09        | -              | <b>Not Compliant</b> |
| Landscape Plan             | 01/07/09        | -              | <b>Not Compliant</b> |
| Sign Plan                  | NA              | -              | NA                   |
| Lighting Plan              | NA              | -              | NA                   |
| Building Elevations        | NA              | -              | NA                   |
| Access & Circulation       | 01/07/09        | -              | Compliant            |
| Traffic Impact Study       | NA              | -              | NA                   |



| <u>Required Procedure</u> | <u>Original</u> | <u>Status</u>  |
|---------------------------|-----------------|----------------|
| Pre-Filing Conference     | 01/06/09        | Compliant      |
| TAC                       | 01/20/09        | 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 February 17, 2009 Advisory Plan Commission public hearing, subject to compliance with any outstanding issues.

\*\*\*\*\*

***KMT***