



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

REGULAR MEETING

February 17, 2009

0902-DP-04 & 0902-SPP-01

WAIVER REQUEST: PLAN SUBMITTAL SCALE

Exhibit 4

| | |
|------------------------------|---|
| PETITION NUMBER: | 0902-DP-04 & 0902-SPP-01 |
| SUBJECT SITE ADDRESS: | 1150 West 156 th Street |
| PETITIONER: | Estridge Development Company, Inc. |
| REPRESENTATIVE: | Sean Downey, <i>The Schneider Corporation</i> |
| CURRENT ZONING: | Centennial North PUD |
| APPROXIMATE ACREAGE: | 118 |
| EXHIBITS: | 4A. Waiver Report |
| | 4B. Petitioner's Letter of Request |
| | |

WAIVER REQUEST

To allow a plan submittal be at a scale of 1 inch equals 60 feet, instead of 1 inch equals 50 feet or 100 feet (WC 16.04.220, Bullet 14)

STAFF COMMENTS

The Subdivision Control Ordinance grants the Advisory Plan Commission the authority to waive this design standard (at the Commission's discretion).

As is outlined in the petitioner's request letter (Exhibit 4B), the proposed scale of the plan submittal is sensitive to the readability of the plans for review. Using a 1:60 scale on this project is legible for plan review purposes. The proposed scale reduces the number of sheets required (as opposed to a 1:50 scale), thus being more environmentally-friendly.

The Westfield Community Development Department staff supports the request to utilize 1:60 scale plans for the preliminary plat submittal. For final plat review, however, staff will require 1:50 (or 1:100 if necessary), to correlate with the platting and recording requirements of the Hamilton County Recorder's Office.

RECOMMENDATION

Approve this waiver request, as presented.

KMT



February 11, 2009

Kevin Todd, AICP
Westfield Community Development Department
Westfield City Services Center
2728 East 171st Street
Westfield, IN 46074

RE: Centennial North Scale Waiver Request

Dear Mr. Todd:

We request permission to invoke a scale different from those specified in WC 16.04.220 (B)(2) which states that the "preliminary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used."

Given the size of the property and knowing it would cross several pages, when preparing the drawings we sought to use a scale that produces plans that are legible and the portions of the community shown on each sheet are logically arranged. To this end, we prepared the drawings at 1"=60' scale. Use of either of the scales specified in the ordinance compromised either legibility or comprehension. At 1"=50' scale there was little to no gain in legibility while this scale created additional matchlines that made the information on the community disjointed and difficult to follow. At 1"=100' scale the image is dramatically smaller and difficult to read.

We believe that 1"=60' scale provides the best combination of legibility and plan arrangement. We respectfully request that the commission recommend this scale for the preliminary plat. Please call if you have any questions on this issue.

Sincerely,

Estridge Development Company, Inc.

A handwritten signature in black ink that reads "Bryan D. Stumpf".

Bryan D. Stumpf, AICP, RLA
Director of Community Development

cc: file

BDS:bds