

PETITION NUMBER:	0902-DP-05 & 0902-SPP-02	
SUBJECT SITE ADDRESS:	1010 West 146 th Street	
PETITIONER:	Estridge Development Company, Inc.	
REPRESENTATIVE:	Sean Downey, <i>The Schneider Corporation</i>	
REQUEST:	Development Plan and Primary Plat Review for 21 single-family residential lots in the Brookie Property PUD (Centennial South)	
CURRENT ZONING:	AG-SF1 & Brookie Property PUD	
CURRENT LAND USE:	Agricultural	
APPROXIMATE ACREAGE:	7.5	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	1. Staff Report	
	2. TAC Letters	
	3. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd, AICP	
ZONING HISTORY:	0902-PUD-02	Brookie Property PUD (Centennial South), Ord. 09-xx, <i>Pending</i>

PETITION HISTORY

The February 17, 2009 APC meeting represents the first Public Hearing for this petition. This petition appeared before the APC for a Workshop Meeting on February 2, 2009. It was before the Technical Advisory Committee on January 20, 2009.

PROCEDURAL

- Development Plan and Preliminary Plat review requires a Public Hearing.
- Notification of the February 17, 2009 Public Hearing was provided to abutting property owners in accordance with the Rules of Procedure.
- Notification of the February 17, 2009 Workshop Meeting was posted to the City website and at City Hall.
- Approval of a Development Plan and Preliminary Plat review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance 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.



PROJECT DESCRIPTION

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)

<u>STANDARD</u>	<u>PROPOSED</u>	<u>STATUS</u>
SECTION 3, Reclassification of Zoning		
Permitted Uses – Single-Family Dwellings	Single-Family Dwellings	Compliant
SECTION 4, Applicability of Zoning Ordinance		
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
SECTION 5, Development Standards (Exhibit F)		
AREA A	NA	NA
AREA B	NA	NA
AREA C		
Minimum Lot Width at Building Line – 60’	Min. = 60’	Compliant
Minimum Lot Depth – 130’	Min. = 130’	Compliant
Minimum Lot Frontage on Street – 50’	Min. = 50’	Compliant
Minimum Lot Area – 7,800 SF	Min. = 7,800 SF	Compliant
Minimum Front Yard Setback – 20’	NA	Will be reviewed at building permit stage
Minimum Side Yard Setback – 5’	NA	Will be reviewed at building permit stage



Minimum Rear Yard Setback – 15’	NA	Will be reviewed at building permit stage
Maximum Building Height – 35’	NA	Will be reviewed at building permit stage
Development Standards that relate to overall project		
Area size – 76.52 acres	76.52 acres	Compliant
Max. Density – 2.2 du/ac	2.2 du/ac	Compliant
Min. Open Space – 21%	22%	Compliant
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
SECTION 6, Architectural Standards		
Architectural Standards will be reviewed at building permit stage.		
<u>WESTFIELD DEVELOPMENT REQUIREMENTS</u> (WC 16.04.165, C)		
<u>STANDARD</u>	<u>PROPOSED</u>	<u>STATUS</u>
<u>1. Zoning District Standards</u>		
<u>Residential Districts</u> (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
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



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

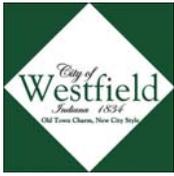
REGULAR MEETING

February 17, 2009

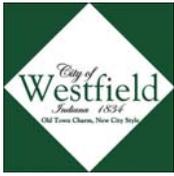
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Exhibit 1

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
9. Off-Street Parking (WC 16.04.120)		
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.		
3. Subdivision Control Ordinance (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	CCR’s provided	Compliant



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
Principles and Standards of Design (WC 16.04.230)		
1. Conform to the principles and standards of design	See comments below	See comments below
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"> ▪ Max. cul-de-sac length – 600' ▪ Min. cul-de-sac radius – 50' 	<ul style="list-style-type: none"> ▪ Max. = 267.95' ▪ Min. = 50' 	<ul style="list-style-type: none"> ▪ Compliant ▪ Compliant
2g. Alleys – 20' in width	None	NA
2h. Intersections – 90 degrees for 100 feet	Reviewed by WPWD	Compliant
2i. Property line corners at intersections – 15' radius min.	Reviewed by WPWD	Compliant
2j. Arc radius at intersection of property lines increased for intersections with < 60 degree angle	Reviewed by WPWD	Compliant
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	Reviewed by WPWD	Compliant
2r. Min. radius for street curvature – 150’ on local streets	Reviewed by WPWD	Compliant
2s. Min. reverse curve tangent – 40’ on local streets	Reviewed by WPWD	Compliant
2t. Max. grade – 10% on local streets	Reviewed by WPWD	Compliant
2u. Min. grade for street gutter – 0.3 %	Reviewed by WPWD	Compliant
2v. Clear sight triangle <ul style="list-style-type: none"> ▪ 40’ from intersections of local streets ▪ 75’ from intersections of arterial streets 	<ul style="list-style-type: none"> ▪ Clear sight triangles ▪ NA 	<ul style="list-style-type: none"> ▪ Compliant ▪ NA
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	Compliant
6. Building setback line variance	NA	NA
7. Min. Green Belt Space –12%	Established in PUD	NA
4. Development Plan Review (WC 16.04.165, D5)		
a. <u>Site Access & Circulation</u>		
1. Access locations	1. Reviewed by WPWD	1. Compliant
2. Safe & efficient movement to and from site	2. Reviewed by WPWD	2. Compliant



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. <u>Landscaping</u> (WC 16.06 et seq.)			
Planting Details are absent from the submittal and are required per WC 16.06.010, C2f.			
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (SF Residential, 7.5 ac)			
- Shade Trees	84	92	+8
- Orn/Ev Trees	42	103	+61
- Shrubs	84	112	+28
Road Frontage Shade Trees			
- Ditch Road (449')	15	15	Compliant
Buffer Yard	NA	NA	NA
North (688')			
- Ev Trees	23 Ev Trees	43	+2*
- Ev Shrubs	115 Ev Shrubs	61 + substitution*	Compliant
West (449')			
- Ev Trees	15 Ev Trees	24	+1**
- Ev Shrubs	75 Ev Shrubs	51 + substitution**	Compliant
* Substitution utilized, 1 tree:3 shrubs in the buffer yard (WC 16.06.060, C); surplus of 20 evergreen trees of which 18 have been utilized for the shrub substitution = 54 evergreen shrubs (total of 115 evergreen shrubs accounted)			
** Substitution utilized, 1 tree:3 shrubs in the buffer yard (WC 16.06.060, C); surplus of 9 evergreen trees of which 8 have been utilized for the shrub substitution = 24 evergreen shrubs (total of 75 evergreen shrubs accounted for)			
Interior Parking Lot	NA	NA	NA
Perimeter Parking Lot	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)	NA	NA	NA



d. Signs		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
e. Building Orientation	Established in PUD	NA
f. Building Materials	Established in PUD	NA
19. Traffic Impact Study – required if project exceeds 150 dwelling units	21 dwelling units proposed	NA
<u>5. Comprehensive Plan Compliance</u>		
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.		
<u>6. Street and Highway Access</u>		
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.		
<u>7. Street and Highway Capacity</u>		
There were no concerns raised at the TAC meeting regarding street capacity.		
<u>8. Utility Capacity</u>		
There were no concerns raised at the TAC meeting regarding utility capacity.		
<u>9. Traffic Circulation Compatibility</u>		
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.		
<u>PUBLIC POLICIES</u>		
<u>Comprehensive Plan-Feb 2007</u>		
See ‘Comprehensive Plan Compliance’ section above.		
<u>Thoroughfare Plan-Feb 2007</u>		
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.

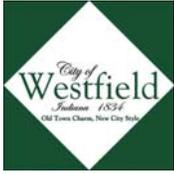
Wellhead Protection-Ord. 05-31

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	02/05/09	Compliant
Demolition Plan	NA	-	NA
Location Map	01/07/09	-	Compliant
Preliminary Plat	01/07/09	02/05/09	Compliant
Landscape Plan	01/07/09	02/11/09	Compliant
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	02/06/09	Compliant
Notice- Newspaper	02/06/09	Compliant
Notice -Mail	02/06/09	Compliant
Submit Revisions	02/05/09 & 02/11/09	Compliant

RECOMMENDATION

Approve this petition, subject to the following conditions:

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.
2. That the approval of this Development Plan and Preliminary Plat are null and void if the associated PUD amendment (0902-PUD-02) is denied or altered by the City Council.
3. That the associated PUD amendment (0902-PUD-02) be approved prior to the approval of a final plat.

KMT