

WESTFIELD TOWN COUNCIL

Petition Number	0711-PUD-05
Approximate Address	3340 East 161 st Street
Petitioner	Throgmartin-Henke LLP
Request	Amendment to the text of the Bridgewater Planned Unit Development District to modify development standards of Section H-1 to provide for zero-lot-line development
Current Zoning	Bridgewater PUD
Approximate Acreage	14.54 Acres
Site History	0606-SFP-12 H-1 Secondary Plat 0605-DP-15 H-1 Development Plan Review 0605-SPP-06 H-1 Preliminary Plat 0602-PUD-04 H-1 Amendment to Bridgewater PUD
Exhibits	1) WCD Staff Report, 07/12/07 2) Petitioner's Exhibits, 07/07/07

PETITION HISTORY – NOVEMBER 12, 2007

This petition is appearing before the Westfield Town Council for initial consideration at the November 12, 2007 Town Council meeting.

PROCEDURAL

- Text amendments to approved Planned Unit Development districts are required to have a public hearing. Legal notice has been provided for the required public hearing for the November 26, 2007 Advisory Plan Commission meeting in accordance with all applicable statutes.
- The Westfield Town Council has the option of forwarding this petition to the scheduled hearing date, or asking the petitioner to revise the petition and re-appear before the Council at a later date. This would delay the scheduled public hearing.

REQUEST

The proposed text amendment would impact the existing development standards of Section H-1 of the approved Bridgewater PUD. The current standards of Section H-1 of the Bridgewater PUD would require a minimum four (4) foot setback from any side yard for any dwelling. The current standards would also provide for a ten (10) foot separation between any two structures on abutting lots. The proposed text amendment would provide for the elimination of the required four (4) foot setback while maintaining the required ten (10) foot separation, which would permit “zero lot line” development of the proposed development. The proposed text amendment would have no impact on the approved secondary plat, primary plat, or development plan – it would only impact the permitted location of individual structures on individual lots.

INTRODUCTION

This text amendment request would impact a portion of the Bridgewater PUD generally located at the northeast corner of the intersection of Carey Road and 161st Street. The subject site is improved with 28 unimproved single-family lots, as well as road, utility and drainage infrastructure.

The subject site is zoned located in the Bridgewater PUD District. Property abutting the subject site to the north is zoned AG-SF-1, and is improved with Carey Ridge public school. Property abutting the subject site to the east is zoned SF-2, and is improved with single-family dwellings in the Brookside subdivision. Property abutting the subject site to the west is also zoned SF-2, and is improved with the Radiant Christian Life church. Property abutting the subject site to the south is included in the Bridgewater PUD, and is zoned SF-2/PUD. Property abutting the subject site to the south is improved with a golf course, a club house, and single family dwellings.

The subject site abuts the public rights-of-way of 161st Street to the south and Carey Road to the west. Access to the subject site is currently provided from a private drive on the north side of the 161st Street right-of-way. Eight-foot wide asphalt paths are located within both abutting rights-of-way, and provide pedestrian access to the subject site.

PUBLIC POLICIES

Comprehensive Plan

The change in zoning incorporating this section into the Bridgewater PUD was found to be generally consistent with the Comprehensive Plan during the initial requested zoning change (0602-PUD-04). The proposed text amendment would not modify the permitted use of the subject site, nor would it provide for any impact in the density of the section in question.

Thoroughfare Plan

The approved secondary plat (0606-SFP-12) provided for dedication of rights-of-way in accordance with the applicable Thoroughfare Plan at the time.

Water and Sewer

Infrastructure for the subject site has been installed in accordance with the Westfield Water and Sewer Master Plans, as well as all applicable WPWD specifications.

Annexation

The subject site is within the corporate limits.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the October 31, 2007 TAC meeting. Comments received from agencies in attendance

identified no issues with the proposed text amendment.

RECOMMENDATION

Forward this petition to the Advisory Plan Commission for public hearing at the November 26, 2007 hearing.