

PETITION NUMBERS:	0804-DP-04
APPROXIMATE ADDRESS:	133 East Main Street
PETITIONER:	Downtown Westfield Neighborhood Association
REQUESTED ACTION:	Development Plan Review and Site Plan Review of a temporary parking area and Farmer's Market
CURRENT ZONING:	LB-H
CURRENT LAND USE:	Unimproved
ASSOCIATED PETITIONS:	None
EXHIBITS:	1. Staff Report, WCD, 04/21/08 2. Petitioner's Submittal, 04/11/08

PETITION HISTORY

- The April 21, 2008 Advisory Plan Commission Meeting represents the first public hearing of the Development Plan for the temporary parking area and Farmer's Market.
- This item previously appeared before the APC at the April 7, 2008 Workshop Meeting.

PROCEDURAL

- Notification of the April 21, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on April 11, 2008.
- Notice of the April 21, 2008 public hearing was posted to the City web site 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.
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.

STAFF INTRODUCTIONS

This development plan review would provide for the establishment of a temporary surface parking area to serve Downtown businesses, and would allow for use of the temporary parking area as a Farmer's Market. The petition would also provide for use of a portion of the subject site as open public area, with potential improvements including a water feature, statue and walking path.



The subject site consists of approximately six-tenths (0.587) of an acre, and is currently unimproved. The subject site is located adjacent to the rights-of-way of State Road 32 to the north, Walnut Street to the east, and two public alleys to the south and west. Access to the subject site is provided from the west side of the Walnut Street right-of-way and from the public alley to the east. A public walk provides pedestrian access to the subject site along the north property line.

This development plan complies with the applicable LB-H zoning district standards. There are no waivers associated with the proposed Development Plan Review. A previous report erroneously stated that the property was located in an Overlay Zone; that is not the case. The subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

DP REQUIREMENTS

Site Access & Circulation

Proposed vehicle access to the subject site has been reviewed by WCD, WPWD, WFD, and the Indiana Department of Transportation (INDOT). No changes to the proposed layout were requested.

Pedestrian access has been reviewed by the same agencies identified above. No changes to the proposed pedestrian circulation of the site were requested.

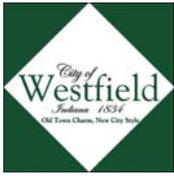
Landscaping

Comments provided for the April 7, 2008 Workshop Meeting indicated that review of the proposed landscaping plan was ongoing, and that full compliance would be verified prior to this petition appearing before the APC on April 21, 2008. As of the date of this report, the petitioner has provided a compliant landscaping plan for the temporary parking area and Farmer’s Market. Pertinent information is included below.

On-Site Requirements

The on-site landscaping requirements for commercial uses require ten shade trees and ten ornamental or evergreen trees per acre, as well as twenty-five shrubs per acre. The terms of the landscaping ordinance allow required street trees and buffer yard plantings to count toward overall on-site requirements. No trees are being preserved on the subject site, so no preservation credits have been calculated.

	Acreage	Required	Shown	+/-
Shade Trees @ 10/ac	0.587	6	14	+8
Ornamental / evergreen @ 10/ac	0.587	6	6	-
Shrubs	0.587	15	20	+5



Road Frontage

The terms of the landscaping ordinance require commercial uses to provide road frontage trees along any abutting public right-of-way. The subject site abuts a public right-of-way on all four sides. Road frontage trees in commercial developments are required at a rate of one tree per forty (40) linear feet of road frontage, and are permitted to be clustered.

Road	Approximate Length	Required	Shown	+/-
State Road 32	165'	5	5	-
South Alley	165'	5	5	-
Walnut Street	155'	4	4	-
West Alley	155'	4	4	-

Buffer Yards

The subject site abuts like zoning and uses. Buffer yards and buffer yard plantings are not required.

Lighting

The submitted plans do not propose any additional lighting.

Signage

The submittal does not propose any signage.

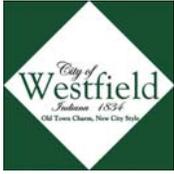
Building Orientation & Materials

No new buildings are proposed. The submitted plans do depict the potential location of a statue, but the standards of the Building Orientation & Materials section would not apply.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

Required Plan	Original	Amended	Status
Site Plan	03/18/08	-	Compliant
Demolition Plan	-	-	N/A
Location Map	-	-	N/A
Landscape Plan	03/18/08	04/05/08	Compliant
Lighting Plan	-	-	N/A
Building Elevations	-	-	N/A
Access & Circulation	03/18/08	-	Compliant



<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	N/A	Waived- WCD Director
Fees	03/11/08	Waiver Pending – Westfield City Council
Legal Description	03/11/08	Compliant
Consent Form	Pending	Not Compliant
Contact Sheet	N/A	Waived – WCD Director
TAC	03/25/08	Compliant
Notice - Sign on site	4/11/08	Compliant
Notice- Newspaper	4/11/08	Compliant
Notice -Mail	4/11/08	Compliant
Submit Revisions	4/11/08	Compliant

AFS