

PETITION NUMBER:	0902-DP-04	
SUBJECT SITE ADDRESS:	1150 West 156 th Street	
PETITIONER:	Estridge Development Company, Inc.	
REPRESENTATIVE:	Sean Downey, <i>The Schneider Corporation</i>	
REQUEST:	Development Plan and Primary Plat Review for 202 single-family residential lots in the Centennial North PUD	
CURRENT ZONING:	Centennial North PUD	
CURRENT LAND USE:	Agricultural	
APPROXIMATE ACREAGE:	118	
ASSOCIATED PETITIONS:	0902-SPP-01	
EXHIBITS:	1. Staff Report	
	2. TAC Letters	
	3. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd, AICP	
ZONING HISTORY:	0901-PUD-01	Centennial North PUD, Ord. 09-xx, <i>Pending</i>

PETITION HISTORY

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.

PROCEDURAL

- 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.
- 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.
- Notification of the February 2, 2009 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure.
- Notice of the February 2, 2009 Workshop Meeting was posted to the City website and at City Hall.

PROJECT DESCRIPTION

The requested development plan and primary plat are for 202 lots on approximately 118 acres



in the Centennial North PUD. 107 lots would be located in Area A, and 95 lots would be located in Area B of the PUD. All lots would be subject to the development and architectural standards established in the PUD document. The plat is substantially similar to the concept plan found in the PUD.

CENTENNIAL NORTH PUD STANDARDS (Ord. 09-xx)

<u>STANDARD</u>	<u>PROPOSED</u>	<u>STATUS</u>
SECTION 3, Reclassification of Zoning		
Maximum gross density – 2.0 DU/AC	1.71 DU/AC	Compliant
Use		
<ul style="list-style-type: none"> ▪ AREA A – Single Family Detached ▪ AREA B – Single Family Detached 	SF Detached SF Detached	Compliant Compliant
Approximate Number of Dwelling Units		
<ul style="list-style-type: none"> ▪ AREA A – 112 units ▪ AREA B – 99 units 	107 units 95 units	Compliant Compliant
Approximate Acreage		
<ul style="list-style-type: none"> ▪ AREA A – 68.4 ac. ▪ AREA B – 49.8 ac. 	Info not supplied Info not supplied	Not Compliant Not Compliant
Maximum number of dwelling units – 236	202	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		
<u>AREA A</u>		
Minimum Lot Width at Building Line – 60’	Min. = 60’	Compliant * Lot 175 is mis-labeled. Should be 60.00’, not 55.00’.
Minimum Lot Depth – 125’	Min. = 114.15’ <ul style="list-style-type: none"> ▪ Between Lot 171 	Not Compliant



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

WORKSHOP MEETING

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Exhibit I

	& 172 = 114.15'	
Minimum Lot Frontage on Street – 45'	Min. = 45'	Compliant
Minimum Lot Area – 7,500 SF	Min. = 7,500 SF	Compliant
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 – 20'	Min. = 20'	Compliant
Maximum Building Height – 35'	NA	Will be reviewed at building permit stage
Minimum Separation between Buildings – 12'	NA	Will be reviewed at building permit stage
Minimum Living Space for One-Story Homes – 1,340 SF	NA	Will be reviewed at building permit stage
Minimum Living Space for Two-Story Homes – 1,760 SF	NA	Will be reviewed at building permit stage
AREA B		
Minimum Lot Width at Building Line – 80'	Min. = 70' (Lot 133)	Not Compliant
Minimum Lot Depth – 125'	Min. = 108.07' <ul style="list-style-type: none"> ▪ Between Lot 70 & CA 13 = 108.07' ▪ Between Lot 75 & Lot 76 = 114.31' ▪ Between Lot 85 & Lot 86 = 113.23' ▪ Between Lot 93 & Lot 94 = 113.50' ▪ Between Lot 134 & CA 6 = 121.13' 	Not Compliant
Minimum Lot Frontage on Street – 50'	Min. = 45' (Lot 133)	Not Compliant
Minimum Lot Area – 10,000 SF	Min. = 10,000 SF	Compliant
Minimum Front Yard Setback – 20'	Min. = 20'	Compliant * Lots 107-111 show 25', is that intentional?
Minimum Side Yard Setback – 5'	NA	Will be reviewed at building permit stage
Minimum Rear Yard Setback – 20'	Min. = 20'	Compliant
Maximum Building Height – 35'	NA	Will be reviewed at building permit stage



Minimum Separation between Buildings – 12’	NA	Will be reviewed at building permit stage
Minimum Living Space for One-Story Homes – 1,600 SF	NA	Will be reviewed at building permit stage
Minimum Living Space for Two-Story Homes – 2,000 SF	NA	Will be reviewed at building permit stage

SECTION 6, Architectural Standards

Architectural Standards will be reviewed at building permit stage.

SECTION 7, Street Standards

Dusk to dawn lights on homes	NA	Will be reviewed at building permit stage
Uplights on entry walls	NA	Will be reviewed at sign permit stage

SECTION 7, Landscape Standards

Standard	Required	Proposed	+/-
A. Road Frontage			
1. 1 shade or evergreen tree per 30’ of road frontage Plantings DO count towards On-Site Requirements			
▪ Ditch Road (1,313’)	44	Cannot determine*	Not Compliant
▪ 156 th Street (2,622’)	88	Cannot determine*	Not Compliant
▪ 161 st Street (1,308’)	44	Cannot determine*	Not Compliant

*** Need species information to determine compliance**
GENERAL NOTE – for ALL plants, provide species name (common & 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.

B. Perimeter Landscape Buffering

1. Buffering as required per Landscape Buffer Plan			
2. Buffering not required along detention ponds or school property			
3. TYPE A BUFFER – 30’ yard; 1 shade/evergreen tree per 20 feet; 4 shrubs per 20 feet Plantings DO NOT count towards On-Site Requirements			
▪ North (1,260’)			



○ Yard	30'	30'	Compliant
○ Trees	63	61	-2
○ Shrubs	252	0	-252
▪ West (1,090')			
○ Yard	30'	30'	Compliant
○ Trees	55	60	Compliant
○ Shrubs	218	0	-218
▪ East (1,260')			
○ Yard	30'	Yard not delineated	Not Compliant
○ Trees	63	63	Compliant
○ Shrubs	252	0	-252

4. TYPE B BUFFER –1 shade/evergreen tree per 30 feet; 4 shrubs per 30 feet
Plantings DO count towards On-Site Requirements

▪ North (700')			
○ Trees	24	Cannot determine*	Not Compliant
○ Shrubs	94	0	-94
▪ West (730')			
○ Trees	25	77	Compliant
○ Shrubs	98	0	-98
▪ South (340')			
○ Trees	12	29	Compliant
○ Shrubs	46	0	-46

* Need species information to determine compliance

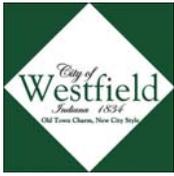
GENERAL NOTE – for ALL plants, provide species name (common & scientific) and size at installation; it would be helpful if the counts of each species were listed in the legend as well, but not required.

C. Parking Lot Landscaping

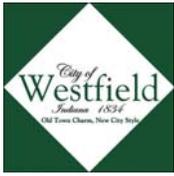
Parking lots are not required any landscaping

EXHIBIT D, Conceptual Land Plan, Open Space Concept, & Landscape Buffering

A. Conceptual Land Plan	Similar to concept plan	Compliant
B. Open Space Concept		
1. Minimum of 90% of lots abut common area	Calculation not provided	Not Compliant
2. Open Space & Trails Concept	Similar to concept plan	Compliant
3. Minimum of 30% open space	37%	Compliant



4. No lot encroachment on gas pipeline easement	Lot 111 encroaches gas pipeline easement	Not Compliant
C. Amenities Concept		
1. Active and Passive Recreation	Passive Recreation	Need active recreation to be compliant
2. Passive Recreation – ponds, open space, common area	Ponds, open space, common area	Compliant
3. Active Recreation – sports fields within greenway	None	Not Compliant
4. Multi-use paths – 8’ asphalt <ul style="list-style-type: none"> ▪ 156th Street ▪ 161st Street ▪ Ditch Road ▪ Greenway 	<ul style="list-style-type: none"> ▪ 8’ asphalt path ▪ 8’ asphalt path ▪ 8’ asphalt path ▪ None 	<ul style="list-style-type: none"> ▪ Compliant ▪ Compliant ▪ Compliant ▪ Not Compliant
<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
2. Special Exceptions	NA	NA



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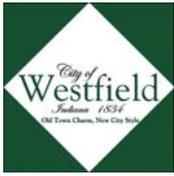
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Exhibit 1

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	NA
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	Not Compliant*
* According to the SCO, the Preliminary Plat is required to be at a scale of either 1 inch equals 50 feet or 1 inch equals 100 feet.		
B3. Copy of Covenants, Conditions & Restrictions	Info not supplied	Not 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	Not Compliant, see deficiencies 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	Street stubbed to east	Compliant
2d. Extend existing stubbed streets	NA	NA
2e. Street width	28'	Compliant
2f.		
▪ Max. cul-de-sac length – 600'	▪ Max. = 661.51' (Spicebush Court)	▪ Not Compliant
▪ Min. cul-de-sac radius – 50'	▪ Min. = 50'	▪ Compliant
2g. Alleys – 20' in width	None	NA
2h. Intersections – 90 degrees for 100 feet	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2i. Property line corners at intersections – 15' radius min.	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2j. Arc radius at intersection of property lines increased for intersections with < 60 degree angle	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2k. Intersections of more than 2 streets, not permitted	None	Compliant
2l. Street jogs/offsets – Max. 125'	Min. = 125'	Compliant
2m. Parkways	NA	NA



2n. Consider natural features	None	NA
2o. Access to/from arterials & collectors – 1 point of access per street	1 per street	Compliant
2p. Temporary dead-end – turn around needed for temp dead-end streets \geq 200'	Temp dead-end street, 224.74' (Rose Mallow Drive)	Not Compliant, turn around required
2q. Horizontal and vertical visibility – 150' on local streets	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2r. Min. radius for street curvature – 150' on local streets	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2s. Min. reverse curve tangent – 40' on local streets	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2t. Max. grade – 10% on local streets	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
2u. Min. grade for street gutter – 0.3 %	To be reviewed by WPWD	To be reviewed by WPWD to determine compliance
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"> ▪ Trees within triangle at NWC of Coreopsis Dr/Rose Mallow Dr ▪ Trees and signs/fence/wall within triangle at all 3 entrances 	<ul style="list-style-type: none"> ▪ Not Compliant ▪ Not Compliant
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	To be reviewed by WPWD	To be reviewed by WPWD to determine



		compliance
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' or 15'.	Check with TAC agencies to determine need and compliance
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. Site Access & Circulation		
1. Access locations	1. To be reviewed by TAC	1. To be reviewed by TAC to determine compliance
2. Safe & efficient movement to and from site	2. To be reviewed by TAC	2. To be reviewed by TAC to determine compliance
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; 8' asphalt path along external streets	3. Compliant
b. Landscaping (WC 16.06 et seq.)		
Standard	Required	Proposed
On-Site (SF Residential, 118 ac)		+/-



- Shade Trees	472	Cannot determine*	Not Compliant
- Orn/Ev Trees	236	466	Compliant
- Shrubs	472	0	-472
* Need species information to determine compliance			
<i>GENERAL NOTE – for ALL plants, provide species name (common & 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>			
Road Frontage Shade Trees	Established in PUD		NA
Buffer Yard	Established in PUD		NA
Interior Parking Lot	Established in PUD		NA
Perimeter Parking Lot	Established in PUD		NA
c. <u>Lighting</u> (WC 16.07.010)	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. <u>Building Orientation</u>	Established in PUD		NA
f. <u>Building Materials</u>	Established in PUD		NA
I9. Traffic Impact Study – required if project exceeds 150 dwelling units	202 dwelling units proposed; no traffic study submitted		Not Compliant
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. The proposed residential project offering two single-family residential lot types generally complies with the intent of the “Existing Suburban Residential” policies (p. 38). Centennial North PUD protects the existing suburban character of the area and is compatible with the neighboring residential subdivisions of Maple Knoll and Centennial.			
6. Street and Highway Access			



The proposed project would require a new access cut on 161st Street, Ditch Road, and 156th Street. **Awaiting results of traffic study and comments from TAC agencies to determine any concerns or requirements.**

7. Street and Highway Capacity

The proposed number of dwelling units warrants a traffic study. **Awaiting results of traffic study and comments from TAC agencies to determine any concerns or requirements.**

8. Utility Capacity

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

9. Traffic Circulation Compatibility

The proposed concept plan amendment shows limited access to and from public rights-of-way. The proposed entries into the project, both on 156th Street and on 161st Street align with existing subdivision entries across the street. The proposal depicts a stubbed street to the east. This is good traffic planning because it allows for connectivity in the future. More connectivity creates more routes for emergency vehicles and more routes for other motorists, thus dispersing the traffic and reducing congestion. **Awaiting results of traffic study and comments from TAC agencies to determine any concerns or requirements.**

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See ‘Comprehensive Plan Compliance’ section above.

Thoroughfare Plan-Feb 2007

The subject property abuts right-of-way on 156th Street to the south and 161st Street to the north. The Westfield Thoroughfare Plan roadway classification map identifies 156th Street as a Collector and 161st Street as a Secondary Arterial. The recommended right-of-way for a Collector is fifty (50) foot half right-of-way, and the recommendation for a Secondary Arterial is sixty (60) foot half right-of-way (p. 5-2).

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site. The greenway trail addresses a main issue identified in the Parks & Recreation Master Plan: “the development of trails and greenways” (p. 13).

Water & Sewer System-Aug 2005

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of 161st Street. The Westfield Sewer Master Plan map depicts the subject site as having sewer service available along the right-of-way of 156th Street.

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	-	Not Compliant
Demolition Plan	NA	-	NA
Location Map	01/07/09	-	Compliant
Preliminary Plat	01/07/09	-	Not Compliant
Landscape Plan	01/07/09	-	Not Compliant
Sign Plan	NA	-	NA
Lighting Plan	NA	-	NA
Building Elevations	NA	-	NA
Access & Circulation	01/07/09	-	Not Compliant
Traffic Impact Study	None	-	Not Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/06/09	Compliant
TAC	01/20/09	<i>Pending</i>
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