

PETITION NUMBER:	0903-SPP-03	
SUBJECT SITE ADDRESS:	21011 Oak Ridge Road	
PETITIONER:	Charles W. & Sandra M. Mills	
REQUEST:	Preliminary Plat Review for a minor subdivision of property, which would create 2 lots on approximately 2.5 acres in the AG-SF1 District.	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Residential	
APPROXIMATE ACREAGE:	2.5	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	1. Staff Report	
	2. BZA Letter of Grant, 08/23/84	
	3. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	84-V-15	Variances to split property, construction of new structure(s), and expansion of structures, <i>Approved</i>
<u>PETITION HISTORY</u>		
The March 2, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition.		
<u>PROCEDURAL</u>		
<ul style="list-style-type: none"> ○ Preliminary Plat review requires a Public Hearing. ○ Notification of the March 2, 2009 Public Hearing was provided to abutting property owners in accordance with the Rules of Procedure. ○ Notification of the March 2, 2009 Workshop Meeting was posted to the City website and at City Hall. ○ Approval of a 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 subdivision of property began in 1984, when the property owners were granted variances to split the property and make modifications to the structures on the property. The variance was granted, “as per plans filed”, meaning that the improvements to be made and lot subdivision were bound to plans that were reviewed and approved at the time (Exhibit 2). The petitioner is now seeking to finalize their earlier actions by splitting the property.

The proposed property split does meet the terms of the 1984 variance approval of case number 84-V-15 and matches the dimensions of the lots that were approved through the variance (Exhibit 2). Because the proposal is a minor subdivision and does not include new infrastructure construction, this petition was not required to go before the Technical Advisory Committee; however, all Hamilton County agencies have been notified of this request.

SUBDIVISION CONTROL ORDINANCE (WC 16.04.220)

Step 1 – Preliminary Plat

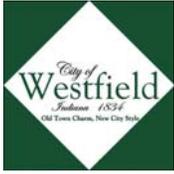
A. Preliminary plans	Preliminary plans provided	Compliant
B1. Location Map	Subdivision Name needed	Not Compliant
B2. Preliminary Plat	1. Subdivision Name needed 2. Label easements 3. Scale of drawing (1:50 or 1:100 required)	Not Compliant
B3. Copy of Covenants, Conditions & Restrictions	NA	NA
C. Application 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
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PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Land Use Concept Map in Comprehensive Plan identifies this area of the township as “New Suburban” (p. 23). The Plan indicates that the area will continue to have rural uses, but that the long-range plan is to have more suburban residential development. The existing and proposed use of the property is single-family residential and generally complies with the recommendations established in the Comp Plan.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies the adjacent segment of Oak Ridge Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way (p. 4-20 and 5-3).

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

The subject property is served by private well and septic systems.

Annexation

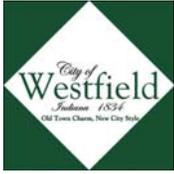
The subject property is not within the corporate boundaries of the City of Westfield.

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	02/10/09	-	Compliant
Fees	02/10/09	-	Compliant
Legal Description	02/10/09	-	Compliant
Consent Form	NA	-	NA
Location Map	02/10/09	-	Not Compliant
Preliminary Plat	02/10/09	-	Not Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/28/09	Compliant
TAC	NA	NA
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>

RECOMMENDATION

Approve this petition as presented and delegate final plat approval to staff.

KMT