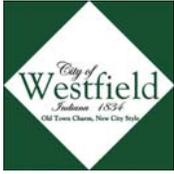




PETITION NUMBER:	0904-DP-06 & 0904-SIT-04	
SUBJECT SITE ADDRESS:	17950 Grassy Branch Road	
PETITIONER:	Westfield Parks & Recreation Department	
REPRESENTATIVE:	Melody Sweat	
REQUEST:	Development Plan and Site Plan Review for improvements at Freedom Trail Park	
CURRENT ZONING:	SF-2	
CURRENT LAND USE:	Public Park & Institutional (pubic elementary school)	
APPROXIMATE ACREAGE:	80	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	1. Staff Report 2. Aerial Location Map 3. TAC Letters 4. BZA Letter of Grant (0903-VS-05), 04/02/09 5. Wellhead Protection Letter, 04/06/09 6. Petitioner's Plans	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	0201-DP-02	Washington Woods Elementary development plan, <i>Approved</i>
	0201-VS-18, 0201-VS-19, 0201-VS-20	Variances to sign standards, <i>Approved</i>
	0201-VS-21, 0201-VS-22	Variances to landscaping standards, <i>Approved</i>
	0209-VS-75	Variance to buffer yard standards, <i>Approved</i>
	0303-DP-07	Washington Woods Elementary Athletic Complex, <i>Approved</i>
	0903-VS-05	Variances to curbing and parking lot island standards, <i>Approved</i>
<u>PETITION HISTORY</u>		
<p>This petition was before the Technical Advisory Committee on March 24, 2009 and before the APC at the April 6, 2009 Workshop Meeting. The April 20, 2009 APC meeting represents the first Public Hearing for this petition.</p> <p>On March 26, 2009, the Board of Zoning Appeals granted variances of standard to reduce curbing requirements in the parking lot and around parking lot islands. They also approved a variance to not require parking islands along the southern portion of the proposed parking lot (See Exhibit 4 for conditions of approval).</p>		



PROCEDURAL

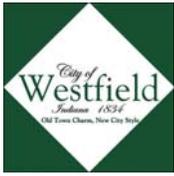
- Requests for Development Plan Review and Site Plan review are required to undergo public hearing. The public hearing for this petition is scheduled for the April 20, 2009 meeting of the APC and will be held at Washington Woods Elementary School.
- Notification of the April 20, 2009 Public Hearing was provided to abutting property owners in accordance with the APC Rules of Procedure, was published in the newspapers, the City’s website, and at City Hall.
- Approval of a Development Plan and Site Plan 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 submitted plans call for a new permanent concession stand, new playground equipment, a picnic shelter, a new 78-space parking area, enhancements to the path network, and naturalized landscaping. Plans for the concession stand indicate a primarily brick finish on all sides and a pitched shingled roof.

Plans for the new parking area (located south of the southern-most playfield) would close the gap between Sonhatsett Drive in the Silver Lakes Subdivision and Sonhatsett Drive in the Willow Creek Subdivision. The plan is for the new drive to be one-way in a westward direction and for it to be treated as a private drive. To keep the drive private, removable bollards will be placed at the property line and the drive/parking area will only be open during youth sports events; emergency personnel will also be able to access the drive.

The petitioner’s plans indicate that the parking area will be temporarily installed using a product called “Reinforced Turf”. Reinforced Turf is a plastic gridded system that allows grass to grow through the grid. This system affords a more natural look, while providing structural stability to the parking area. The drive area would be constructed using washed, dustless crushed limestone gravel. Longer term plans indicate that the parking area will become a permanent paved or other type of hard surface. The terms of the approved variances (0903-VS-05) indicate that at the time the permanent surfacing is applied, then the curbing variances are nullified and the curbing shall be installed at that time (See Exhibit 4).



DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

<u>1. Zoning District Standards</u>		
	<u>PROPOSED</u>	<u>STATUS</u>
<u>Residential Districts</u> (WC 16.04.030)		
A1. Partial use of alley for yard	NA	NA
A2a. Accessory buildings not prior to erection of principal building	NA	NA
A2b. Certain accessory structures permitted in front, side, or rear yards	NA	NA
A2c. Larger accessories (antenna dishes, etc.) not permitted in front or side yards	NA	NA
A2d. Windmills not permitted	NA	NA
A3a. Average setback	NA	NA
A3b. Building Lines established in recorded subdivision	NA	NA
A4. Max. Building Height, increased up to 35' if side yard setback increased 1:1	NA	NA
B. AG-SF1	NA	NA
C. AG-SF1-I	NA	NA
D. SF-2		
D1. Permitted Uses	Public Park	Compliant
D2. Special Exceptions	NA	NA
D3. Permitted Home Occupations	NA	NA
D4. Minimum Lot Area (Individual lots not in a subdivision = 3 acres)	80 acres	Compliant
D5. Minimum Lot Frontage on Road (3-Acre Lots = 250')	840'	Compliant
D6. Minimum Setbacks (3-Acre Lots)		
<ul style="list-style-type: none"> ▪ Front Yard (E) = 100' ▪ Side Yard (N) = 30' ▪ Side Yard (S) = 30' ▪ Rear Yard (W) = 30' ▪ Min. Lot Width at Building Line 	<ul style="list-style-type: none"> ▪ 2850' ▪ 560' ▪ 915' ▪ 895' ▪ NA 	<ul style="list-style-type: none"> ▪ Compliant ▪ Compliant ▪ Compliant ▪ Compliant ▪ NA
D7. Max. Building Height = 35' (or 2.5 stories)	17'	Compliant
D8. Min. Ground Level Square Footage	NA	NA
<u>D9. Off Street Parking</u> (WC 16.04.120)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – same lot 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’	10’x20’	Compliant
2f. Access – 90 degree spaces = 24’ aisle	24’	Compliant
2g. In Yards – allowed in front & side yards	NA	NA
2h. Surfacing – 4” thick, dustless material	Reinforced Turf	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – NA	78 spaces	NA

2. Overlay District Standards

The subject property is not located in an overlay zone.

3. Subdivision Control Ordinance

Property is not being subdivided. The Subdivision Control Ordinance is not applicable.

4. Development Plan Review (WC 16.04.165, D1)

a. Site Access & Circulation

1. Access locations	Access from Sonhatsett via Silver Lakes and Willow Creek Subdivisions	Compliant
2. Safe & efficient movement to and from site	Private drive linking Sonhatsett in Silver Lakes and Willow Creek Subdivisions; new pedestrian link proposed	Compliant
3. Safe & efficient movement in and around site	Private drive linking Sonhatsett in Silver Lakes and Willow Creek Subdivisions; new pedestrian link proposed	Compliant

b. Landscaping (WC 16.06 et seq.)

	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site	NA	NA	NA
Road Frontage Shade Trees	NA*	NA	NA



* Road Frontage trees along Grassy Branch Road were addressed during the development of Washington Woods Elementary School (0201-DP-02).			
Buffer Yard	NA	NA	NA
Interior Parking Lot (78 spaces = 15,600 square feet)	1,560 square feet of island space (1 tree:4 shrubs per island)	3,600 square feet of island space (1 tree:4 shrubs per island)	Compliant
Perimeter Parking Lot	NA	NA	NA
Wall-Softening (WC 16.06.040, K) – plant material every 40’ on ≥ 80’ walls	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)		None proposed	NA
<u>d. Signs</u> Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.			
<u>e. Building Orientation</u>			
1. Loading spaces – not facing public street or adjoining Residential District	No loading spaces/docks proposed		NA
2. Loading space screening	No loading spaces/docks proposed		NA
<u>f. Building Materials</u>			
Compatible & consistent with residential construction methods & materials	Brick veneer, hardi-plank accents; asphalt shingles on pitched roof		Complaint
I9. Traffic Impact Study	NA		NA
<u>5. Comprehensive Plan Compliance</u> The Land Use Concept Map of the 2007 Comprehensive Plan identifies the subject property as			



located in an “Existing Suburban” area (p. 23). It further identifies recreational uses as appropriate land uses within the Existing Suburban area (p. 38).

6. Street and Highway Access

The proposed expansion does not require a new curb cut or improvement to existing public rights-of-way. All existing access would be unchanged. There were no comments offered at the TAC meeting or in TAC review letters regarding street access concerns.

7. Street and Highway Capacity

The proposed improvements do not warrant a traffic study. There were no comments offered at the TAC meeting or in TAC review letters regarding street capacity concerns.

8. Utility Capacity

There were no comments offered at the TAC meeting or in TAC review letters regarding utility capacity concerns.

9. Traffic Circulation Compatibility

Vehicular traffic will move in a one-way, westward direction through the new drive when the bollards are removed for games. There were no comments offered at the TAC meeting or in TAC review letters regarding traffic circulation concerns.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See ‘Comprehensive Plan Compliance’ section above.

Thoroughfare Plan-Feb 2007

Both Savannah Lane and Sonhatsett Drive are identified as “Local Roads” by the Thoroughfare Plan. Grassy Branch Road is identified as a “Secondary Arterial” by the Thoroughfare Plan. There were no comments offered at the TAC meeting or in TAC review letters regarding thoroughfare concerns.

Parks & Recreation Master Plan-Dec 2007

The current Parks & Recreation Master Plan was developed prior to the addition of Freedom Trail Park to the Westfield Parks & Recreation inventory, and contains no specific recommendations for Freedom Trail Park. The Westfield Parks & Recreation five-year action plan approved by the Westfield City Council in 2007 identifies a series of improvements to Freedom Trail Park commencing in 2008. The proposed improvements are consistent with the approved Parks & Recreation action plan.

Water & Sewer System-Aug 2005

Public water and sewer facilities are available at the subject site.



Annexation

The subject property is within the corporate boundaries of the City of Westfield.

Wellhead Protection-Ord. 05-31

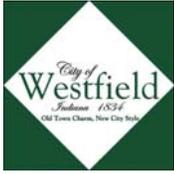
The subject property is not within a wellhead protection area/zone (see Exhibit 5).

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	03/05/09	-	Compliant
Fees	NA	-	NA
Legal Description	03/05/09	-	Compliant
Consent Form	03/05/09	-	Compliant
Site Plan	03/05/09	04/02/09	Compliant
Demolition Plan	NA	-	NA
Location Map	None	04/02/09	Compliant
Landscape Plan	03/05/09	04/02/09	Compliant
Sign Plan	NA	-	NA
Lighting Plan	NA	-	NA
Building Elevations	03/05/09	-	Compliant
Access & Circulation	03/05/09	-	Compliant
Project Narrative	03/05/09	-	Compliant
Wellhead Protection Details	None	04/06/09	Compliant
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	09/24/08	Compliant
TAC	03/24/09	Compliant
Notice - Sign on site	02/27/09	Compliant
Notice- Newspaper	02/27/09	Compliant
Notice -Mail	02/27/09	Compliant
Submit Revisions	04/02/09 & 04/14/09	Compliant



RECOMMENDATION

Approve this petition, subject to the following condition:

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.

KMT