



Westfield City Council Report

Resolution Number:	11-05
APC Petition Number:	0608-REZ-06
Approximate Address:	Southeast corner of Carey Road and 169 th Street
Petitioner:	Estridge Development Companies, Inc.
Representative:	Mark Webber
Requested Action:	Estridge Development Companies, Inc. requests amendments to the commitments concerning the use and development for Walnut Ridge Estates.
Current Zoning District:	SF-2
Filing Date:	December 7, 2010
Referral Date to APC:	January 10, 2011
APC Public Hearing:	February 7, 2011
APC Recommendation:	February 22, 2011
Eligible for Adoption:	March 14, 2011
Associated Ordinances:	Ordinance 06-50, (rezone from AG-SF1 to SF-2)
Exhibits:	1. Staff Report 2. Aerial Location Map
Prepared By:	Andrew Murray, <i>Planner I</i>

PETITION HISTORY

This petition was introduced at the January 10, 2011 Westfield City Council meeting and appeared before the Technical Advisory Committee on January 25, 2011. A public hearing was held for this petition at the February 7, 2011 Advisory Plan Commission (“APC”) meeting. The APC sends a unanimous favorable recommendation to the City Council on February 22, 2011.

PROCEDURAL

- Amendments to the written commitments associated with Ordinance 06-50 are required to be considered at a public hearing.
- Notice of the February 7, 2011 public hearing was provided in accordance with the APC Rules and Procedures.
- The Westfield City Council may act upon these commitments on March 14, 2011.

PROJECT OVERVIEW

Project Description

In 2006 the Property was rezoned from AG-SF1 to SF-2 to provide for a single-family subdivision. The rezone petition proposed commitments regarding building materials, garage sizes, structure sizes and other elements regarding the development of the Property. The proposal before you would modify Subsections B, D and J in Section 3 of the *Commitments Concerning the Use and Development of Real Estate*, while adding Subsections O, P, Q and R. These changes read as follows:

B. Square footage requirements (exclusive of basements, porches, garages, or patios):

- a. One-story homes – ~~2,600~~ 2,350 square feet of finished space.
- b. Two-story homes – ~~3,200~~ 2,800 square feet of finished space.
 - i. Ground-floor minimum – ~~1,500~~ 1,400 square feet.

D. Exterior Materials:

c. The foregoing requirements may be modified by the neighborhood’s architectural committee on a case-by-case basis (e.g. Victorian, Country, French, Colonial, Cape Cod or other styles (collectively “Styles”) that lend themselves to the use of less brick, stone or stucco material). In all cases without exception there will be a requirement of all sides of the primary structure to have a Masonry water table.

- d. All external chimney chases shall be brick, stone or EIFS.

J. Homes abutting the Tree Conservation Easement shall be two-story homes and shall contain at least three (3) of the following enhancements:

- 1. Finished space “pop out”
- 2. Bay Window
- 3. Decorative trim molding at gutter height
- 4. Decorative shaped window
- 5. Dormer
- 6. Varied building planes
- 7. Accent siding
- 8. Extended rakes

9. Chimney chase
10. Shutters or window trim on all operating windows
11. Shadow line roof shingles
12. Wood deck
13. Screened-in porch or covered porch
14. Brick wrap

O. All homes constructed on the Real Estate shall be substantially similar to those depicted in Exhibit C.

P. The front elevation and the color scheme as a combination, selected for the subject home, shall not be the same combination on any other home within a three (3) home “snapshot” on the same side of the street or immediately across the street from the subject home (the center home of the three (3) homes “snapshot”). Further, in addition to the foregoing, each home on each side of the subject home or directly across the street from the subject home shall not contain the same front elevation as the subject home. (See Resolution 11-05 for diagram)

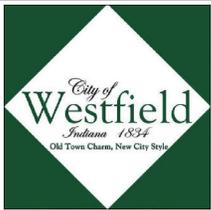
Q. The Developer shall improve the Real Estate with landscaping in substantial compliance with the concept shown on Exhibit D.

R. The total number of single-story homes in the neighborhood shall not exceed 20% of the total number of homes constructed on the Real Estate.

RECOMMENDATIONS / ACTIONS

- Community Development Department [February 22, 2011]
The Westfield Community Development Staff, in their report to the Advisory Plan Commission, made a positive recommendation for this petition.
- Advisory Plan Commission [February 22, 2011]
The Westfield-Washington Advisory Plan Commission has forwarded a unanimous positive recommendation for this petition.
- City Council
 - Introduction: [January 10, 2011]
 - Eligible for Adoption: [March 14, 2011]

Submitted by: Andrew Murray, *Planner I*



0608-REZ-06
Walnut Ridge Estates
Exhibit 2



Aerial Location Map (2008)

