



**Petition Number:** 1402-REZ-01

**Petitioner:** Pedcor Investments, LLC

**Representative:** Craig Lintner, Pedcor LLC

**Request:** Change in zoning from Agriculture Single Family 1 to Single Family 2 on 21.04 acres +/-.

**Current Zoning:** AG-SF1

**Current Land Use:** Agriculture

**Approximate Acreage:** 21.04 +/-

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Proposed Commitments (Clean Version)
4. Proposed Commitments (Redline Version)
5. Public Comment

**Staff Reviewer:** Jennifer M. Miller, AICP

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### **Petition History**

This petition was introduced at the January 13, 2014 City Council meeting and appeared before the Technical Advisory Committee on January 21, 2014. The Commitments as presented today are a draft and are still under negotiation between the Homeowners Association and the Petitioner.

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### **Procedural**

It is scheduled to receive a public hearing at the April 7, 2014 Advisory Plan Commission (the "APC") meeting.

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### **Project Location**

The subject property is approximately 21.04 acres +/- in size and is generally located on the southwest corner of 161<sup>st</sup> Street and Gray Road, fronting on Oak Park Circle (the "Property").

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### **Project Description**

The current proposal is to rezone the Property from AG-SF 1 to SF-2 with commitments. The commitments are attached for review as Exhibit 3. The project has been modified since the introduction to City Council on January 13, 2014. The proposed lots along Oak Road have been removed.

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### **Staff Comments**

1. Hold a public hearing at the April 7, 2014 APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Jennifer Miller at 317.223.6420 or [jmiller@westfield.in.gov](mailto:jmiller@westfield.in.gov).