Petition Number:	1402-REZ-01
Petitioner:	Pedcor Investments, LLC
Representative:	Craig Lintner, Pedcor LLC
Request:	Change in zoning from Agriculture Singe 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

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.

Procedural

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

Project Location

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

Project Description

The current proposal is to rezone the Property from AG-SF 1 to SF-2 with commitments. The draft 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 from the proposal.

The commitments as presented today are a draft and are still under negotiation between the Homeowners Association and the Petitioner. The commitments cover concerns related to architecture, landscaping, and other related topics. The commitments will be finalized prior to any final recommendation.

Staff Comments

1. Hold a public hearing at the April 21, 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.