



## *Westfield City Council Report*

<b>Ordinance Number:</b>	12-10
<b>APC Petition Number:</b>	1203-PUD-03
<b>Petitioner:</b>	Throgmartin-Henke Development, LLP and Bridgewater Club, LLC
<b>Requested Action:</b>	An amendment to the Bridgewater PUD to modify certain development standards.
<b>Current Zoning District:</b>	Bridgewater PUD
<b>Requested Zoning District:</b>	Bridgewater PUD
<b>Referral Date to APC:</b>	February 13, 2012
<b>APC Public Hearing:</b>	March 5, 2012
<b>APC Recommendation:</b>	March 19, 2012
<b>Adoption Consideration:</b>	April 9, 2012
<b>Exhibits:</b>	1. Staff Report 2. APC Certification
<b>Prepared By:</b>	Kevin M. Todd, AICP

---

### **Petition History**

This petition was introduced at the February 13, 2012 City Council meeting and received a public hearing at the March 5, 2012 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the March 19, APC meeting.

---

### **Procedural**

- Requests for an amendment to a PUD are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1511.
- The Advisory Plan Commission (the "APC") held a public hearing on March 5, 2012 and issued a favorable recommendation (7-0) to the City Council in support of the proposed rezone request at its March 19, 2012 meeting.
- Notification of the March 5, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its April 9, 2012 meeting.

## **Project Overview**

### **Project Location**

The subject property is approximately 157 acres in size and is located along the south side of 151<sup>st</sup> Street between Carey Road and Gray Road and includes the northwest corner of 151<sup>st</sup> Street and Gray Road.

### **Project Description**

The proposal is for multiple amendments to the Bridgewater PUD Ordinance, including updating the concept plan; updating the table of development standards for Parcel D; modifying the buffer and internal trail standards for a single-family detached residential area; accommodating an additional sign; and updating the phasing schedule. A summary of the proposed changes can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 4).

---

## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the portion of the Property along Gray Road as "Local Commercial" and the remainder of the Property as "Suburban Residential". The proposed amendments to the Bridgewater PUD do not modify the existing permitted use of the Property, and the proposal is consistent with the Comprehensive Plan.

### **2. Current conditions and the character of current structures and uses.**

The Property is largely vacant or is being used for agricultural purposes. The Property is located in the Bridgewater PUD and is zoned for residential uses.

### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that local commercial development is appropriate along Gray Road and that the remainder of the Property is appropriate for residential development. The proposed Bridgewater PUD amendment is consistent with the Comprehensive Plan, which establishes desirable land use policies for future growth.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve future development of the Property.

---

**Recommendations/Actions**

- Economic and Community Development Department [March 19, 2012]  
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.
- Advisory Plan Commission [March 19, 2012]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 7-0).
- City Council
  - Introduction: [February 13, 2012]
  - Eligible for Adoption: [April 9, 2012]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION  
CERTIFICATION**

---

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, March 5, 2012, to consider an amendment to the Bridgewater PUD. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1203-PUD-03
Petitioner	Throgmartin-Henke Development, LLP and Bridgewater Club, LLC
Description	An amendment to the Bridgewater PUD to modify certain development standards.

On March 19, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1203-PUD-03 (Vote of: 7-0).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

---

Matthew S. Skelton, Secretary

March 20, 2012

Date