



**Petition Number:** 1510-DDP-20

**Subject Site Address:** Southwest corner of 151<sup>st</sup> Street and Gray Road

**Petitioner:** Justus at Bridgewater, LLC

**Request:** Petitioner requests Development Plan and Site Plan review for 66 multifamily units within the Bridgewater Marketplace of the Bridgewater PUD.

**Current Zoning:** Bridgewater PUD District (Parcel M2 of Area Y)

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 12 acres

**Zoning History:** Ordinance 06-49 (restated)  
Ordinance 15-29 (pending amendment)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Overall Site Plan

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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**PROCEDURAL**

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitments associated with the site.

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**PROJECT OVERVIEW**

The 12-acre+/- site is located at the southwest corner of 151<sup>st</sup> Street and Gray Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a new 66-unit multi-family development.

The applicable zoning district is the Bridgewater PUD (the “PUD District Ordinance”) and is within the urban residential section of Area Y of the PUD District.



The petitioner has also filed a request to amend the PUD District Ordinance (see Petition No. 1508-PUD-20/Council Ordinance No. 15.29) (the "PUD Amendment") with respect to the property. The PUD Amendment was introduced at the September 14, 2015, City Council meeting, and is also scheduled for a public hearing at the Plan Commission's October 5, 2015, meeting. The review comments herein include the proposed PUD Amendment standards. As proposed by the PUD Amendment, the applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2005).

The petition was review by the Technical Advisory Committee at its September 22, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's October 5, 2015 meeting.

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### **DEVELOPMENT PLAN REVIEW**

#### **Bridgewater PUD Standards (Ord. 06-49, as amended by Ord. 15-29)**

**The plans comply except for those items identified as outstanding below:**

1. Maximum number of Apartments: Sixty-six (66) dwellings
2. Minimum Open/Green Space Area: Twenty percent (20%)
3. Minimum distance between buildings: Twenty (20) feet
4. Minimum Building Setbacks:
  - A. Seventy (70) foot front yard along 151<sup>st</sup> Street
  - B. Thirty (30) foot front yard along Gray Road
  - C. Five (5) foot front yard along Internal Street
5. Maximum Building Height: Forty (40) feet
6. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet

**Comment: The plans comply. The Department will further review for compliance at the time of the Building Permit review.**

7. Additional Standards:

**Comment: The plans comply. The Department will further review for compliance at the time of the Building Permit review.**

- A. Apartments shall be permitted to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building.



- B. The total building square footage and total building footprint of all buildings shall be permitted in addition to the total building square footage and building footprints permitted under Section 10.G.(1) of the Bridgewater PUD.
  - C. The square footage of Apartments shall not be subject to Section 10.G.(7) of the Bridgewater PUD Ordinance.
8. Architectural Standards and Building Materials:
- A. Building Elevations:
    - 1) Building Elevations shall be constructed in substantial compliance with the exhibits contacted in the architectural character illustrations included in Exhibit C of the Ordinance.
    - 2) Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing and exterior wall materials and shall be consistent with the Architectural Style.
    - 3) Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted.
    - 4) Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style.
    - 5) All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding.
    - 6) All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal cement siding, and/or shake style concrete fiber siding.
  - B. Windows: All windows shall have either (i) shutters, and/or (ii) casing, and/or (iii) a sill. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed with a casing that shall be a minimum of 3 ½" in dimension.
  - C. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels in accordance with the Architectural Style.
9. Parking:



- A. Two (2) vehicle parking spaces per dwelling are required. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both garage and adjacent space are dedicated to the same tenant.
  - B. All off-street parking shall be located outside of the 151st Street, Gray Road and Market Center Drive minimum setbacks.
  - C. Bicycle Parking: Bicycle parking, designed to accommodate a minimum of six (6) bicycles, shall be installed at the Community Area and the Dog Park.
10. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for Apartment development on the Real Estate.
11. Landscaping Requirement (see Exhibit E).
12. Sign Standards:
- Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time**
13. Required Amenities:
- A. Dog Park
  - B. Amenity Area including outdoor seating, fire pit and grilling station
  - C. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan.
  - D. All amenities shall be constructed as part of first phase of construction. The timing for completion of the trails, paths and sidewalks will be in phases as the development is completed.
  - E. In addition to the Amenities noted above all amenities in Parcel K shall be available to the residents of the Apartments.
14. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan.

**ZONING ORDINANCE DEVELOPMENT REQUIREMENTS**

**Development Plan Review (WC 16.04.165, D)**

- 15. Zoning District Standards: **Please see Bridgewater PUD Standards comments herein.**
- 16. Overlay District Standards: **Please see Bridgewater PUD Standards comments herein.**



17. Subdivision Control Ordinance: **Replatting is required before improvement location permits will be issued.**

18. Development Plan Review (WC 16.04.165)

**Comment: The plans comply except for those items identified as outstanding below:**

A. Site Access and Site Circulation:

- 1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
- 2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
- 3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

B. Landscaping (WC 16.06 et seq.): **Please see Bridgewater PUD Standards comments herein.**

C. Lighting (WC 16.07 et seq.): **Please see Bridgewater PUD Standards comments herein.**

D. Signs (WC 16.08 et seq.): **Please see Bridgewater PUD Standards comments herein.**

E. Building Materials: **Please see Bridgewater PUD Standards comments herein.**

F. Comprehensive Plan Compliance:

**Comment: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Local Commercial. The proposed project complies with the development policies recommended for the Local Commercial.**

G. Street and Highway Access

H. Street and Highway Capacity

I. Utility Capacity

J. Traffic Circulation Compatibility



**STAFF COMMENTS**

The Detailed Development Plan complies with the applicable zoning ordinances.

**Recommendation:** Subject to public hearing comments, the Department recommends approved the petitioner with the following conditions:

- 1. Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1508-PUD-20/Council Ordinance No. 15.29); and**
- 2. All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).