



**Petition Number:** 1511-PUD-24

**Petitioner:** BWC Management, LLC by Nelson & Frankenberger

**Request:** The Petitioner requests amendments to the Bridgewater PUD District Ordinance to incorporate an additional 12.75 acres +/- into the Bridgewater PUD District.

**Current Zoning:** Agriculture – Single Family 1 District (AG-SF1)

**Current Land Use:** Undeveloped

**Approximate Acreage:** 12.75 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Amendment Ordinance
5. Bridgewater PUD District Ordinance (Ord. 06-49)
6. Petitioner’s Narrative
7. Neighbor Meeting Summary

**Staff Reviewer:** Andrew Murray, Associate Planner

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**PETITION HISTORY**

This petition was introduced at the October 12, 2015, City Council meeting. The petition will receive a public hearing at the November 2, 2015, Advisory Plan Commission (the “APC”) meeting.

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**PROCEDURAL**

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on November 2, 2015, at the APC meeting. Notice of the November 2, 2015, public hearing was provided in accordance with Indiana law and the APC’s Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on October 28, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts and subsequent amendments. The Petitioner intends to provide a summary of that meeting during the November 2, 2015 APC meeting.

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## **PROJECT OVERVIEW**

**Project Location:** The subject property is approximately twelve (12) acres generally located at the southwest corner of Gray Road and 161<sup>st</sup> Street (the “Property”, see **Exhibit 2**), just north of the existing Bridgewater Parks community and corporate village. The Property is currently zoned AG-SF1.

**Project Description:** The Petitioner is requesting an amendment to the Bridgewater PUD District Ordinance to incorporate the Property into the Bridgewater PUD District to: (i) expand the Bridgewater Parks section to incorporate ten (10) additional single-family lots; and (ii) to allow for the construction of a golf maintenance facility. A concept plan (see **Exhibit 3**) and a narrative description (see **Exhibit 6**) have been provided by the Petitioner to further clarify the request.

**Default Standards:** The proposed Bridgewater PUD Amendment Ordinance (the “Amendment Ordinance”, see **Exhibit 4**) defaults to the provisions of the Bridgewater PUD District Ordinance, as applicable to the Area X standards, with Single-Family 2 District (SF-2) as the underlying zoning district.

**Permitted Uses:** As proposed, the Amendment Ordinance permits the following uses on the Property: (i) single-family residences; and (ii) privately owned golf courses and country clubs, as further defined in Section 8.A(3) of the Bridgewater PUD District Ordinance.

**Development Standards:** As proposed, the following development standards shall apply:

1. **Single-Family Detached Residences.** The development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD District Ordinance (see **Exhibit 5**) shall apply to single-family detached development. The Department has requested Character Exhibits, including existing dwellings in the Bridgewater Parks community, to be incorporated into the Amendment Ordinance to ensure consistency with the existing development.
2. **Golf Maintenance Facility.** The Department is working with the Petitioner to incorporate development and architecture standards, including Character Exhibits, for the proposed golf maintenance structure.
3. **Landscaping.** The Petitioner is working through landscaping requirements with the Department. The Petitioner has included a proposed Landscape Plan in Exhibit C of the Amendment Ordinance.

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan identifies the Property as Suburban Residential. The development policies for Suburban Residential include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an

entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

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### **STATUTORY CONSIDERATIONS**

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

1. The Comprehensive Plan.
  2. Current conditions and the character of current structures and uses.
  3. The most desirable use for which the land is adapted.
  4. The conservation of property values throughout the jurisdiction.
  5. Responsible growth and development.
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### **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the November 2, 2015, APC meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).