



**Docket Number:** 1606-PUD-08 (Ordinance No. 16-23)  
**Petitioner:** Justin Gilmore  
**Request:** An amendment to development standards for a portion of Parcel M3 of the Bridgewater PUD District.  
**Current Zoning:** Bridgewater PUD  
**Current Land Use:** Vacant  
**Acreage:** 1.47 acre +/-  
**Exhibits:**  

1. Staff Report
2. Location Map
3. Landscape Plan
4. Signage Exhibit
5. Bridgewater PUD Amendment (Ord. 16-13)

  
**Staff Reviewer:** Kevin M. Todd, AICP

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### **PETITION HISTORY**

This petition was introduced at the June 13, 2016, City Council meeting. The petition will receive a public hearing at the July 18, 2016, Advisory Plan Commission (the “APC”) meeting.

The petitioner held a neighborhood meeting on June 29, 2016 and should be able to provide a summary of the meeting at the July 18, 2016 APC meeting.

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### **PROJECT OVERVIEW**

The petitioner is requesting an amendment to the Bridgewater PUD Ordinance to modify certain development standards for the development of a multi-tenant office building (the “PUD Amendment”), located at the northwest corner of Gray Road and Radrick Drive (see **Exhibit 2**). Abutting property to the north and west is zoned Bridgewater PUD and is approved for apartment development. Abutting property to the south is zoned Bridgewater PUD and is zoned for commercial development (Bridgewater Marketplace). Property to the east (across Gray Road) is in the City of Noblesville’s jurisdiction, and is zoned for residential uses (R2-PD).

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### **ZONING REQUEST**

The petitioner requests this modification to the Bridgewater PUD Ordinance in order to allow the proposed development within Parcel M3.



Development and Design Standards: As proposed, the PUD Amendment would modify the parking stall standards so they align with the City’s current standards, as well as allow parking to encroach the setback lines; add an additional monument/tenant information sign to the property; and modify the landscaping requirements for the site by approving the submitted landscaping plan. The tables below summarize the proposed landscaping modifications, as depicted on the submitted landscaping plan. The submitted landscaping plan complies with all other applicable landscaping requirements.

<b>Perimeter Parking (along Gray Road)</b>	<b>Required</b>	<b>Proposed</b>
Shade/Ornamental Trees	2 shade trees or 4 ornamental trees	0 trees

<b>On-Site Landscaping</b>	<b>Required</b>	<b>Proposed</b>
Shade Trees	15	13

<b>Road Frontage Landscaping (Market Center Drive)</b>	<b>Required</b>	<b>Proposed</b>
Shade Trees	6	4 shade trees; 3 ornamental trees

<b>Road Frontage Landscaping (Radrick Drive)</b>	<b>Required</b>	<b>Proposed</b>
Shade Trees	7	3 shade trees; 4 ornamental trees

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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**PROCEDURAL**

Public Hearing: Planned Unit Development (PUD) District amendments are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is



scheduled for the July 18, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes 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 July 18, 2016 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).