



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) (current version)
6. Bridgewater PUD Amendment (Ord. 16-13) (redline version)
7. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the June 13, 2016, City Council meeting. The petitioner held a neighborhood meeting on June 29, 2016. The petition received a public hearing at the July 18, 2016, Advisory Plan Commission (the "APC") meeting.

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).

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.

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

On-Site Landscaping	Required	Proposed
Shade Trees	15	13

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

Road Frontage Landscaping (Radrick Drive)	Required	Proposed
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.



MODIFICATIONS SINCE THE JULY 18, 2016 APC MEETING

1. Formatting and clarification modifications were made to the PUD Ordinance, per staff's direction and comments. No substantive changes were made.
2. Written public comment was received and included as **Exhibit 7** of this report. It will also be included in the public comments for the associated Detailed Development Plan (1604-DDP-13).

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 was held at 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.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Bridgewater PUD Amendment (Docket No. 1606-PUD-08, Ordinance 16-13), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. 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.