



Westfield City Council Report

Ordinance Number:	16-13
APC Petition Number:	1606-PUD-08
Subject Site Address:	<i>NWC Gray Road and Radrick Drive</i>
Petitioner:	Justin Gilmore
Requested Action:	An amendment to development standards for a portion of Parcel M3 of the Bridgewater PUD District.
Current Zoning	Bridgewater PUD
Current Land Use:	Vacant
Approximate Acreage:	1.47 acre +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Landscape Plan4. Signage Exhibit5. Bridgewater PUD Amendment, Ord. 16-13
Prepared By:	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. The APC forwarded this petition with a favorable recommendation (Vote: 8-0) at its August 1, 2016 meeting. This petition is eligible for adoption consideration at the August 8, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the July 18, 2016 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC'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.

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 COUNCIL INTRODUCTION

1. Formatting and clarification modifications were made to the PUD Ordinance, per staff’s direction and comments. No substantive changes were made.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its August 1, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 8 in favor, 0 opposed).

City Council

Introduction: June 13, 2016

Eligible for Adoption: August 8, 2016

Submitted by: Kevin M. Todd, AICP
Economic and Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, July 18, 2016 to consider an amendment to Bridgewater Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1606-PUD-08
Ordinance No.	16-13
Petitioner	Justin Gilmore
Site Location	Northwest corner of Gray Road and Radrick Drive
Description	Petitioner requests an amendment to development standards for a portion of Parcel M3 of the Bridgewater PUD District.

On August 1, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request, with written commitments, to the City Council (Vote: 8 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

August 2, 2016

Date