WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

Petition Number	0710-DP-14	
Approximate Address	3304 East 146th Street	
Petitioner	Thompson-Thrift Development	
Request	Development Plan and Site Plan Review of a proposed commercial development, to be known as Bridgewater Promenade.	
Current Zoning	Bridgewater PUD	
Approximate Acreage	10.5	
Associated Petitions	0607-PUD-08	Amended & Restated Bridgewater PUD Ordinance
	0710-SIT-11	Bridgewater Promenade Site Plan

Exhibits

1) WCD Staff Report, 11/26/07
2) WCD Finding of Fact, 11/26/07
3) E-mail, Westfield Public Works, 10/09/07
4) E-mail, Hamilton County Surveyor's office, 10/09/07
5) Petitioner's Exhibits, 11/13/07

PROCEDURE

- Development Plan Review requires a Public Hearing. The required public hearing for this petition was held at the October 22, 2007 APC hearing. No additional public hearing is required.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY – NOVEMBER 26, 2007:

The November 26, 2007 public hearing for this petition represents the second appearance of this petition before the Advisory Plan Commission. This petition was heard at the October 22, 2007 APC hearing, at which time the petitioner chose to continue the petition to allow time to revise plans and meet with abutting property owners. Revised plans

were submitted for the petition file on November 13, 2007. The revised submittal also includes additional commitments related to landscaping, limitations on locating specific uses on specific lots within the development, upgrades to exhaust systems, and others.

ANALYSIS

The subject site is located in the northeast corner of the intersection of 146th Street and Carey Road, is a single parcel, and consists of approximately 10.5 acres. The subject site is improved with a single-family detached dwelling, which is proposed to be demolished. The southeast corner of the subject site is densely wooded with existing mature trees, and the site is otherwise unimproved and used agriculturally.

The subject site abuts the public right-of-way of 146th Street to the south, which remains under the jurisdiction of the Hamilton County Highway Department. The subject site abuts the public right-of-way of Carey Road to the west. No regulated drains cross the subject site.

The subject site is located in the Bridgewater PUD zoning district. Property abutting the subject site to the north is included in the Bridgewater PUD, and is currently unimproved. Property abutting the subject site to the west is located within the Special Business Planned Development (SB-PD) District, and is improved with single-family detached dwellings in the Bridlewood and Spring Meadows subdivisions. The subject site abuts the Brentwood Village subdivision at the west property line. The Brentwood Village subdivision is zoned SF-3, and consists of single-family detached dwellings. Properties abutting the south property line of the subject site are within the planning and zoning jurisdiction of the City of Carmel, and properties abutting the subject site within Carmel's jurisdiction are improved with single-family detached dwellings.

This development plan review would provide for the development of an integrated commercial center, consisting of four (4) outlots, a main in-line multi-tenant structure, and a proposed daycare. This petition would provide for Development Plan Review of the proposed daycare, the in-line multi-tenant structure, and Outlots 3 and 4. Outlots 1 and 2 would not be included in this request, and would be subject to separate review at a later date.

DEVELOPMENT PLAN REVIEW

Development Requirements – General

This development plan complies with the applicable Bridgewater PUD zoning standards, as well as the applicable commitments. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. This portion of the subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan

identifies the subject site as located in a "Local Commercial" area (pg. 23). Local Commercial areas are intended to provide goods and services used on a day-to-day basis (pg. 46). Examples of appropriate business types include restaurants, banks, drug stores, dry cleaners, and gasoline service stations (pg. 46).

The proposed street access points have been designed and located so as to minimize safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

Development Requirements for Each District

Site Access and Circulation
The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D4a). The subject site proposes a single right-in/right-out access point from the north side of 146th Street. The Hamilton County Highway Department maintains jurisdiction over the 146th Street right-of-way, and has authorized the proposed access point. The subject site proposes two access points from the east side of the Carey Road right-of-way, which are depicted as aligned with the access drives from the residential developments on the west side of Carey Road. These two access points have been reviewed and approved by WPWD, which maintains jurisdiction over Carey Road. Internal circulation within the proposed center was reviewed at the September 26, 2007 TAC meeting, and no revisions to the proposed internal circulation were proposed.

Submitted plans depict an eight-foot wide multi-use asphalt path within the right-of-way of 146th Street and Carey Road. Submitted site plans also depict proposed internal walkways abutting the interior access drives.

The proposed site access and circulation was reviewed at the September 26, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies.

Landscaping
Terms of the Amended and Restated Bridgewater PUD create landscaping standards specific to the subject site. In addition, commitments recorded with the PUD provide additional landscaping requirements specific to certain property lines. The submitted landscaping plans depict compliance with both the terms of the Bridgewater PUD and the associated commitments.

Road Frontage
Terms of the Bridgewater PUD provide for the satisfaction of Road Frontage requirements with either shade trees or ornamental trees, or a combination of both. The submitted landscaping plan depicts compliant road frontage plantings.

Road frontage-Carey Road	Linear frontage	Req'd	Shown	+/-
1 SH per 40' or	720'	18	15	+0
2 ORN per 40'	720'	36	6 (=3 SH)	

Road frontage-146th Street	Linear frontage	Req'd	Shown	+/-
1 SH per 40' or	600'	15	14	+1
2 ORN per 40'	600'	30	3 (=1.5 SH)	

On-Site Standards
The terms of the landscaping ordinance establish on-site standards, calculated on a per-acre basis. The submitted landscaping plan depicts compliant on-site plantings, as depicted in the table below.

While the entire parcel is approximately 10.5 total acres, the excluded outlots consist of approximately 2.75 acres. Those outlots are excluded from this review, and will be required to undergo separate review for compliant landscaping prior to the issuance of an ILP for those outlots. The acreage remaining after the removal of the excluded outlots is approximately 7.75 acres.

On-Site Stds	Acreage	Req'd	Shown	+/-
Shade = 10/ac	+/- 7.75	78	99	+21
Ornamental / evergreen = 10/ac	+/- 7.75	78	79	+1
Shrubs = 25/ac	+/- 7.75	194	387	+193

Parking
The terms of the Bridgewater PUD require 3.5 parking spaces per one thousand square feet of retail floor space. The submitted site plan depicts approximately 42,330 square feet of enclosed area, which would result in a parking requirement of 149 spaces. The submitted site plan depicts 226 spaces, which would comply with the requirement. The submitted site plan also depicts compliant parking lot island area, islands planted with a minimum of two trees and four shrubs, and no parking rows in excess of two hundred linear feet.

Lighting
The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

Signs
The submitted site plan depicts the approximate location of a proposed monument sign, and a rendering of a proposed monument sign is included in the original submittal. The submitted rendering and site plan do not include dimensions, so it is not possible to determine compliance at this time. Compliance will be verified at the time a Sign Permit is requested for the subject site.

Building Orientation
As per WC 16.04.165, D, 3, e, loading docks or spaces are not permitted to face a public street or an adjoining residential district. Plans submitted by the petitioner do not depict any proposed loading docks or spaces.

No outside storage is permitted. Plans submitted show no outside storage areas.

Roof and ground-mounted mechanical equipment must be completely enclosed. No ground-mounted mechanical equipment is depicted on the submitted site plans. Submitted elevations depict fully enclosed hip roofs, which would satisfy the screening requirements for roof-mounted mechanicals.

Terms of the Bridgewater PUD provide expanded architectural standards, requiring materials and finish accents in excess of the terms of the Westfield-Washington Township Zoning Ordinance. Elevations provided for each proposed structure depict compliance with these expanded standards. Additional commitments required residential features and architectural elements for the proposed gasoline service station, which are reflected in the submitted elevations.

Building Materials
As per WC 16.04.165, D, 3, f, finish materials shall be either all brick or comprised of two or more building materials, with the primary material being either brick or E.F.I.S. The submitted elevations depict brick and E.F.I.S finish materials supplemented with various textures, architectural elements, and colors on all sides. The submitted elevations depict the proposed structure as constructed entirely of brick and EIFS, with granite, aluminum and bronze accents.

PLAN DOCUMENTATION
Pending compliance with any conditions, the petitioner will have provided the required documents.

Required Plan	Original	Amended	Status
Site Plan	9/12/07	11/13/07	Compliant
Demolition Plan	9/12/07	-	Compliant
Overall Plan	9/12/07	10/3/07	Compliant
Landscape Plan	9/12/07	10/3/07	Compliant
Lighting Plan	9/12/07	10/3/07	Compliant
Building Elevations	9/12/07	10/3/07	Compliant
Access & Circulation	9/12/07	11/13/07	Compliant

PROCEDURES
The petitioner has followed all required procedures.

Required Procedure	Original	Status
Pre-Filing Conference	6/4/07	Compliant
Fees	9/12/07	Paid
Legal Description	9/12/07	Compliant
Consent Form	9/12/07	Compliant
Contact Sheet	9/12/07	Compliant
TAC	9/26/07	Compliant
Notice - Sign on site	9/27/07	Compliant
Notice- Newspaper	10/1/07	Compliant
Notice -Mail	10/1/07	Compliant
Submit Revisions	10/3/07	Compliant

FINDINGS OF FACT
See attached.

RECOMMENDED MOTION

Approve 0710-DP14 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;

2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;

3. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

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AFS

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

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Current Zoning	Bridgewater PUD
Approximate Acreage	10.5

FINDINGS OF FACT

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

   Finding: The Land Use Concept Map of the Amended Westfield-Washington Township 2020 Plan identifies the subject site as located in a "Local Commercial" area (pg. 23). Local Commercial areas are intended to provide goods and services used on a day-to-day basis (pg. 46). Examples of appropriate business types include restaurants, banks, drug stores, dry cleaners, and gasoline service stations (pg. 46). The proposed development would be consistent with the recommendations of the Comprehensive Plan.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

   Finding: Pending compliance with any conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

Voting For	**Voting Against**	**Abstain**
Jim Carey	Jim Carey	Jim Carey
Gloria Del Greco	Gloria Del Greco	Gloria Del Greco
Robert Horkay	Robert Horkay	Robert Horkay
Ginny Kelleher	Ginny Kelleher	Ginny Kelleher
Ken Kingshill	Ken Kingshill	Ken Kingshill
Joe Plankis	Joe Plankis	Joe Plankis
William Sanders	William Sanders	William Sanders
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric
Carolyn Stevenson	Carolyn Stevenson	Carolyn Stevenson

ATTEST:

_____

Plan Commission Secretary, _____

If voting against, please state which portion of the Finding of Fact is in error and state any and all reasons why in the space below:

_____
_____
_____
_____
_____
_____
_____

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

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Approximate Acreage	10.5	
Associated Petitions	0607-PUD-08	Amended & Restated Bridgewater PUD Ordinance
	0710-DP-14	Bridgewater Promenade DPR
Exhibits	1) WCD Staff Report, 11/26/07	

ANALYSIS

The subject site is located in the northeast corner of the intersection of 146th Street and Carey Road, is a single parcel, and consists of approximately 10.5 acres. The subject site is improved with a single-family detached dwelling, which is proposed to be demolished. The southeast corner of the subject site is densely wooded with existing mature trees, and the site is otherwise unimproved and used agriculturally.

The subject site abuts the public right-of-way of 146th Street to the south, which remains under the jurisdiction of the Hamilton County Highway Department. The subject site abuts the public right-of-way of Carey Road to the west. No regulated drains cross the subject site.

The subject site is located in the Bridgewater PUD zoning district. This site plan approval would provide for the development of an integrated commercial center, consisting of four (4) outlots, a main in-line multi-tenant structure, and a proposed daycare. This petition would provide for Development Plan Review of the proposed daycare, the in-line multi-tenant structure, and two outlots. The other two outlots would not be included in this request, and would be subject to separate review at a later date.

This development plan complies with the applicable Bridgewater PUD zoning standards, as well as the applicable commitments. This portion of the subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D4a). The subject site proposes a single right-in/right-out access point from the north side of 146th Street. The Hamilton County Highway

Department maintains jurisdiction over the 146th Street right-of-way, and has authorized the proposed access point. The subject site proposes two access points from the east side of the Carey Road right-of-way, which are depicted as aligned with the access drives from the residential developments on the west side of Carey Road. These two access points have been reviewed and approved by WPWD, which maintains jurisdiction over Carey Road. Internal circulation within the proposed center was reviewed at the September 26, 2007 TAC meeting, and no revisions to the proposed internal circulation were proposed.

Submitted plans depict an eight-foot wide multi-use asphalt path within the right-of-way of 146th Street and Carey Road. Submitted site plans also depict proposed internal walkways abutting the interior access drives.The proposed site access and circulation was reviewed at the September 26, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies.

RECOMMENDED MOTION

Approve 0710-SIT-11 with the following conditions:

1. That any conditions of 0710-DP-14 be satisfied prior to the issuance of an ILP for the subject site.

*****
AFS

Al Salzman
From: Pete White
Sent: Tuesday, October 09, 2007 11:09 AM
To: Al Salzman
Cc: Donna Luley; Harry Nikides
Subject: RE: Bridgewater Promenade

Al,
I gave Bill my comments yesterday and he said he would have something to me by tomorrow. There was nothing major that needed to be addressed so there is nothing on our end that will hold them from proceeding. Let me know if you have any questions. Thanks -Pete

---

From: Al Salzman
Sent: Tuesday, October 09, 2007 11:04 AM
To: Harry Nikides; Donna Luley; Pete White
Subject: Bridgewater Promenade

All-

Has WPWD determined if the Bridgewater Promenade (Thompson Thrift) can proceed to the APC on Oct. 22?

Please let me know no later than end of day today.

Thanks.

Al Salzman, AICP
Senior Planner
Westfield Community Development Department
317.896.5577 ph
317.896.2791 fx
asalzman@westfield.in.gov

Al Salzman

From: Greg Hoyes [grh@co.hamilton.in.us]
Sent: Tuesday, October 09, 2007 4:22 PM
To: Al Salzman
Cc: bterry@benchmarkls.com; Harry Nikides; Pete White
Subject: RE: Bridgewater Promenade - Oct. 22 APC

Al

I just got revised plans from Bill Terry and my quick initial review shows they have addressed all my concerns. If they have missed something, it would be very minor and easy to correct. From our standpoint, I see no reason they can not move forward to APC. If you have any questions, please let me know.

Greg Hoyes
HCSO Plan Reviewer

No, not at all. It is his job to respond in the time frame given.

>>> "Al Salzman" <asalzman@westfield.in.gov> 11:28 AM Tuesday, October
>>> 09, 2007 >>>
Mind if I forward that message to Bill Terry? He's gonna ask why I'm keeping him off the agenda...

Al Salzman, AICP

317.896.5577

asalzman@westfield.in.gov

-----Original Message-----
From: Greg Hoyes [mailto:grh@co.hamilton.in.us]
Sent: Tuesday, October 09, 2007 11:14 AM
To: Al Salzman
Subject: Re: Bridgewater Promenade - Oct. 22 APC

Al

They me just answer that by saying that I have not received any revisions to address my comments. If you have any questions, please let me know.

Greg Hoyes
HCSO Plan Reviewer

>>> "Al Salzman" <asalzman@westfield.in.gov> 11:07 AM Tuesday, October
09, 2007 >>>
Greg-

Have the concerns of the HCSO been satisfied in regards to the Thompson-Thrift Bridgewater Promenade petition?

Please let me know no later than the end of the day today.

Thanks.

Al Salzman, AICP
Senior Planner
Westfield Community Development Department
317.896.5577 ph
317.896.2791 fx
asalzman@westfield.in.gov

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 28, 2007

Benchmark Land Services, Inc.
ATTN: Bill Terry
9855 Crosspoint Boulevard
Suite 110
Indianapolis, IN 46256
VIA FACSIMILE: 841-1507

RE: Bridgewater Promenade

Dear Mr. Terry:

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on September 11, 2007 for this project and have the following comments:

1. This project falls within the incorporated area and MS4 jurisdiction of the Town of Westfield.

2. This proposed project DOES NOT fall in a Westfield Watershed Protection Area.

3. This project does fall in Cool Creek Regulated Drain watershed.

4. There seems to be a lack of correlation between the construction plans (utility plan) and the drainage calculations. Without structure numbers, inverts, or a structure data table, there really is no way to tell how the pipe system works. Also, the ponds are not labeled on the construction plans. What is the invert on the pipe outlet from pond 3? If this is lower then the 100 year event, then the drainage calculations are completely inaccurate.

5. The construction plans show no details about the required orifices (per the drainage calculation) and it appears the site outlet is an 18" HDPE pipe. This would not even come close to keeping the site release rates in check. I must see details on the orifices before I will issue the outlet permits.

6. What calculations and drainage area were used to size the 18" pipe stub to serve the area to the north of this site? It needs to be size to convey the 10 year storm event in the undeveloped existing condition.

7. Depending on the current condition of the 30" CMP culverts under Carey Road, they might need to be replaced with RCP or slip-lined with an appropriate product. A joint decision between HCSO and WDPD will need to be made in regards to the use of these 30" CMP culverts. The statement made in the drainage calculations does not work, as a 24" RCP will not fit inside a 30" CMP.

8. HCSO recommends SSD in the bottom of the dry detention basins or 2% cross slope on the basins to they drain properly and are maintainable.

9. The retention areas and stormwater BMPs need to be covered by easement in accordance with Westfield's Stormwater Technical Standards Manual.

10. What BMP is being used for the proposed gas station? What BMP practices are being used for the rest of the site?

11. Please note the additional comments may be warranted at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes

Greg Hoyes, AC, CFM
Plan Reviewer

CC: Pete White – Town of Westfield
Al Salzman – Town of Westfield
Dave Lucas – HCHD
Don Potter – Thompson Thrift