

# NELSON & FRANKENBERGER

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Land Use Professional

**Date:** February 2, 2010  
**To:** Westfield City Council Members  
**From:** Jon Dobosiewicz, Nelson & Frankenberger  
**RE:** Text Amendment Application for Area "J" of Bridgewater PUD

City Council Members,

Please find the following information included with this transmittal:

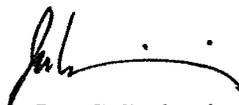
1. Cover letter to Kevin Todd dated February 2, 2001,
2. An application for the text amendment to Area "J" of the Bridgewater PUD,
3. A table including the Existing and Proposed Development Standards, and
4. Two site plans illustrating (i) the proposed lot configuration and (ii) a comparison of the current plan and proposed configuration.

The applicant, Adams & Marshall Homes, Inc., is proposing minor development standard changes to the text of Area "J" of the Bridgewater PUD. Approval will allow the construction of single family detached homes in a portion of Area "J" adjacent to Gray Road and Golf Club Boulevard (see attached plans). Single family detached homes are permitted in this area. However the area was originally laid out for duplex, tri-plex and quad buildings of which there remain 29 homes yet to be constructed in the subject area. The same number of detached homes is proposed under the requested configuration with the need for the text change arising from the expectation to follow the same site layout as originally designed and approved.

If you have any questions or need any additional information please contact me at 317-428-8393.

Very truly yours,

NELSON & FRANKENBERGER, P.C.



Jon C. Dobosiewicz

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February 2, 2010

Kevin M. Todd, AICP  
Town of Westfield  
2706 East 171<sup>st</sup> Street  
Westfield, IN 46074

**RE: Text Amendment Application for Area "J" of Bridgewater PUD**

Dear Kevin:

Please find enclosed the necessary application for the text amendment to Area "J" of the Bridgewater PUD. We are filing at this time in order to be heard for introduction by the City Council on February 8<sup>th</sup>, TAC on February 16<sup>th</sup>, and Plan Commission on March 1<sup>st</sup> and 15<sup>th</sup>. We anticipate then returning to the City Council following that for adoption consideration. It is my understanding that these dates may change due to items being continued or tabled from time to time. Please find the following information enclosed:

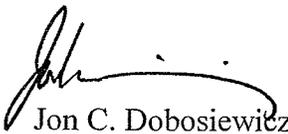
1. Completed and signed Text Amendment petition with legal description,
2. Table including the Existing and Proposed Development Standards, and
3. Proposed home concept plans

I will provide the property owner consent form, adjainer list for both the Public Hearing, check in the amount of the filing fee draft public notice, and information packets at the after we meet to determine specifics of the above items.

If you have any questions or need any additional information please contact me at 317-428-8393.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

  
Jon C. Dobosiewicz

February 2, 2010

**PETITION TO AMEND THE TEXT OF THE BRIDGEWATER PUD**

Plan Commission Docket No.: \_\_\_\_\_

Name of Applicant: Adams and Marshall Homes, Inc.  
C. Willis (Pete) Adams, Authorized Agent

Address: 9310 N. Meridian Street, Suite 100  
Indianapolis IN 46260

Phone No.: (317) 844-8494

Name of Representative: Jon C. Dobosiewicz  
Land Use Professional  
Address: Nelson & Frankenberger  
3105 East 96<sup>th</sup> Street, Suite 170  
Indianapolis, IN 46280  
Phone No.: (317) 844-0106  
(317) 428-8393 mobile

Name of Property Owner: See Attached Consent Form

Premises Affected:

A Text Amendment to the Bridgewater PUD is requested for real estate described in what is attached hereto and incorporated herein by reference as Exhibit A-1 and Exhibit A-2, comprising approximately 8.01 acres, located generally along the west side of Gray Road, south of Golf Club Boulevard and east of Market Center Drive.

Metes and Bounds Description: See Exhibit A-1 attached

Plot Size: See "Premises Affected" above.

Fronting On: Gray Road, Golf Club Boulevard, Market Center Drive

Nature and Size of Improvement Now Existing on Plot: Quad and duplex residences.

Nature of Proposed Improvements: Single-family detached residences.

Present Zoning: Bridgewater PUD – Ordinance No. 06-49

Requested Zoning: Area "J" Amendment - Bridgewater PUD

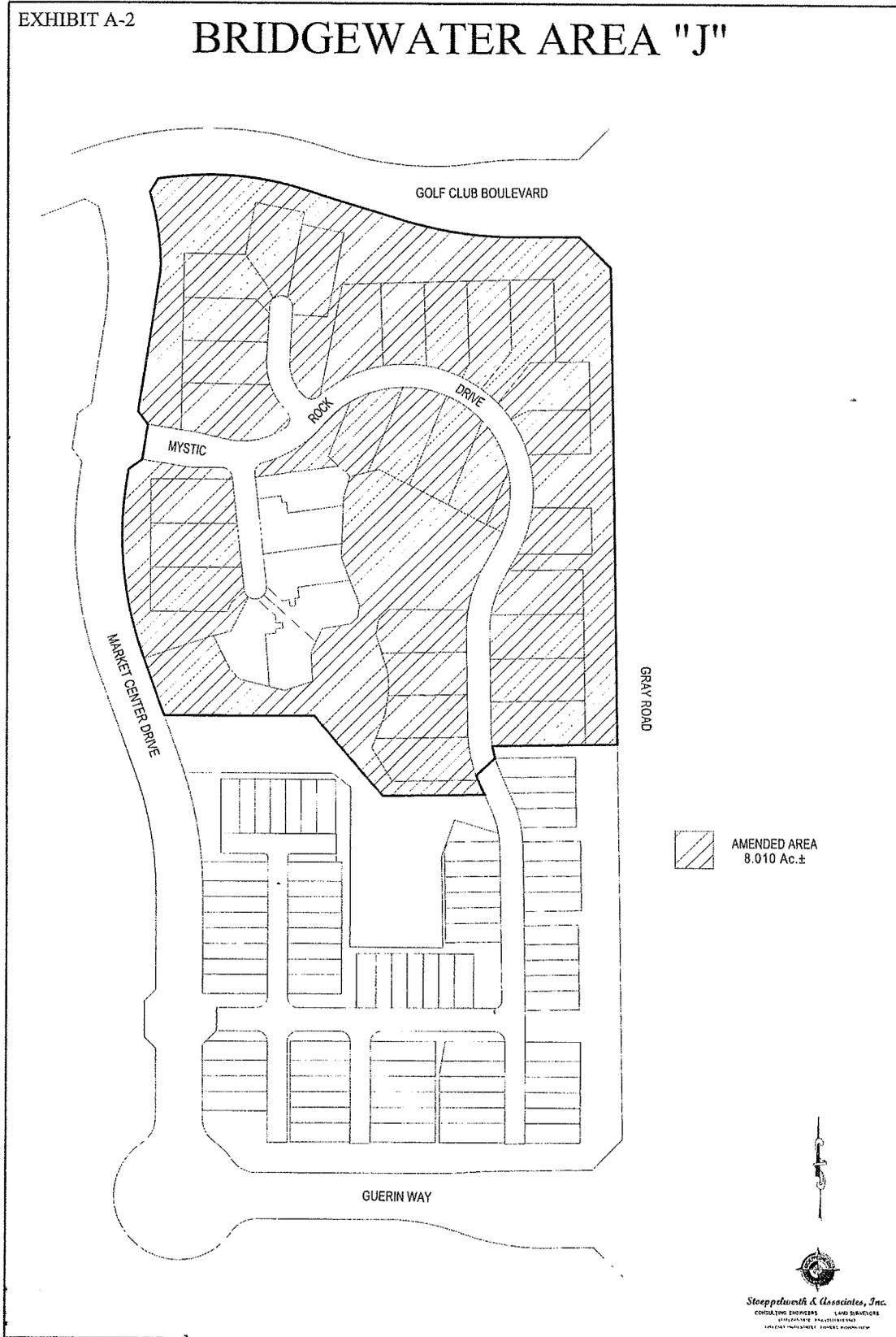


**Exhibit A-1**

A part of The Bridgewater Club Section J, recorded November 3, 2004 as Instrument Number 200400074835, Plat Cabinet 3, Slide 515 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Blocks AA, DD, EE, FF, GG, HH, JJ, KK, LL, MM, PP, QQ and RR, containing 8.010 acres more or less.

Exhibit A-2



**Development Standards for Detached Single Family Residential  
(part of Parcel "J" Only- area illustrated in Exhibit "A-2)**

<u>Development Standard</u>	<u>Current</u>	<u>Proposed</u>
Minimum Lot Width at Building Line at which the Building is actually built	55' (as noted)	<i>55' minimum (perpendicular to side lot lines)</i>
Minimum Lot Frontage On Street	20'	20'
Minimum Lot Area	7,500 SF	<i>5,000 SF</i>
Minimum Front Yard Setback	20'	<i>15' (provided garage is set back 18')</i>
Minimum Separation Between Buildings	10'	10'
Minimum Side Yard Setback	4'	4'
Minimum Rear Yard Setback	10'	10'
Maximum Building Height for Residences	35'	35'
Minimum Gross Floor Area for Ground Levels:	1 Story – 1500 SF 2 Story – 1000 SF Tri-Level – 1000 SF Story and one-half 1000 SF	1 Story – 1500 SF 2 Story – 1000 SF Tri-Level – 1000 SF Story and one-half 1000 SF

SF = Square Feet

Note: The text in *italics* represents the only change in text that is proposed.

PROPOSED  
SITE PLAN

# BRIDGEWATER AREA "J"



**Stappeler & Associates, Inc.**  
CONSULTING ENGINEERS LAND SURVEYORS  
1317 44th Street P.O. Box 2042  
2915 East 10th Street - Fishers, Indiana 46038

PROPOSED  
SITE PLAN

# BRIDGEWATER AREA "J"



-  EXISTING LOT
-  PROPOSED LOT



**Steppelerth & Associates, Inc.**  
CONSULTING ENGINEERS LAND SURVEYORS  
1372 848 8335 FAX (317) 848 8362  
7015 EAST 100TH STREET - FISHERS, INDIANA 46119