



Petition Number: 1111-DP-06 & 1111-SPP-02

Subject Site Address: Southeast corner of 151st Street and Carey Road

Petitioner: Throgmartin – Henke Development, LLP

Representative: James O. Rinehart IV – Stoepelwerth & Associates, Inc.

Request: Primary Plat for parcels G6, G7, K3, and L2 and Development Plan review for parcels G6, G7, and K3 of the Bridgewater Club PUD District.

Current Zoning: Bridgewater Club PUD District

Current Land Use: Vacant

Approximate Acreage: 92 acres

Zoning History: Bridgewater PUD (Re-stated) (Ord. 06-49)
Bridgewater PUD (L2 Amendment) (Ord. 11-01)
Bridgewater D4 (DPR/SPP) (0702-DP-02 and 0702-SPP-01)
Bridgewater D4 (SFP) (0704-SFP-04)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner’s Plans

Staff Reviewer: Sarah L. Reed, AICP

Procedural

- Approval of a Primary Plat and a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance 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.
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Project Overview

Project Location

The subject property is approximately 92 acres in size and is located on the south side of 151st Street, east Carey Road to a point approximately halfway between Setters Road and Gray Road (the "Property"). The Property is bound by Carey Road to the west, 151st Street to the north, and the existing Brentwood Village and Setters Run Subdivisions to the south.

Project Description

The proposed development plan is for the platting of seventy-seven (77) lots within the existing Bridgewater PUD (the "Project"). The Project includes one (1) commercial lot at the corner of Carey Road and 151st Street (Parcel L2) that will only go through the Primary Plat process at this time, in order to establish lot lines, easements, and dedicate right-of-way. The Development Plan Review for Parcel L2 will come forward in the future (the permitted uses for L2, per Ordinance 11-01, are: Assisted Living Facilities, Independent Living Facilities, Medical Offices, Office Buildings – General Purpose, and Limited Retail Uses, ancillary to Medical Offices or Office Buildings – General Purpose). The remaining seventy-six (76) lots are single-family detached residential lots.

Adjacent to this Project is an area known as Parcel D4 that has previously obtained primary plat development plan (0702-DP-02 and 0702-SPP-01) approval. Parcel D4 is not the subject of this review, but is shown on the drawings to provide context. NOTE: In order to comply with a condition of approval for 0702-DP-02, the petitioner has submitted a revised landscaping plan for Parcel D4 in conjunction with this petition. The Landscaping review for Parcel D4 is included in this report.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location - COMPLIANT
 - Any street related to the subdivision - COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date - COMPLIANT
 - Land use adjacent to proposed subdivision and owners names - COMPLIANT



2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision - COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. - COMPLIANT
 - Easements - locations, widths and purposes - COMPLIANT
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Layout of lots, showing dimensions and numbers and square footage - COMPLIANT
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - COMPLIANT
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – COMPLIANT
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
 - Building setback lines - COMPLIANT
 - Legend and notes - COMPLIANT
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage - COMPLIANT
 - Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
 - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT



- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. - COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

1. Zoning District Standards: Bridgewater PUD Standards (Ord. 06-49)

Section 9: Gross Residential Density

The gross residential density for the entire Bridgewater PUD shall not exceed a total of 1275 attached and detached single family residences.

- To date, 763 dwelling units have been built/approved/proposed - COMPLIANT

Section 10: Development and Architectural Standards

Exhibit 12: Development Standards for Detached Single Family Residential

Minimum Lot Width at Building Line – Review for compliance at Building Permit Stage

- Parcels G6 and G7: 65 Feet
- Parcel K3: 60 Feet

Minimum Lot Frontage

- Parcels G6 and G7: 20 Feet – COMPLIANT
- Parcel K3: 20 Feet – COMPLIANT

Minimum Lot Area

- Parcels G6 and G7: 7,750 Square Feet - COMPLIANT
- Parcel K3: 7,500 Square Feet - COMPLIANT



Minimum Front Yard Setback

- Parcels G6 and G7: 20 Feet – COMPLIANT
- Parcel K3: 20 Feet – COMPLIANT

Minimum Separation Between Buildings – Review for compliance at Building Permit Stage

- Parcels G6 and G7: 10 Feet
- Parcel K3: 10 Feet

Minimum Side Yard Setback – Review for compliance at Building Permit Stage

- Parcels G6 and G7: 4 Feet
- Parcel K3: 4 Feet

Minimum Rear Yard Setback – Review for compliance at Building Permit Stage

- Parcels G6 and G7: 10 Feet
- Parcel K3: 10 Feet

Maximum Building Height – Review for compliance at Building Permit Stage

- Parcels G6 and G7: 35 Feet
- Parcel K3: 35 Feet

Minimum Gross Floor Areas for Ground Levels – Review for compliance at Building Permit Stage

- Parcels G6 and G7:
 - 1 story 1500 Sq Ft
 - 2 story 1000 Sq Ft
 - Tri-level 1000 Sq Ft
 - Story and one-half 1000 Sq Ft
- Parcel K3:
 - 1 story 1500 Sq Ft
 - 2 story 1000 Sq Ft
 - Tri-level 1000 Sq Ft
 - Story and one-half 1000 Sq Ft

Gross Area Size – Not Applicable



Maximum Number of Units – COMPLIANT [Page X]

- Parcels G6 and G7: 240 Units in Parcel G
- Parcel K3: 180 Units in Parcel K

Exhibit 13: Streetscape Standards and Architectural Guidelines - Review for compliance at Building Permit Stage

Exhibit 16: Development Standards (Shared drives, private streets, paths, trails, and gates)

Multi-use Paths – See “Site Access and Circulation” [DPR (1)(a)(2) on Page 5]

Sidewalks – COMPLIANT

Section 11: Landscaping -

Required Buffers (with tree count calculated):

PUD Parcel / Boundary	Buffer Yard Required	Required Evergreen Trees	Shown Evergreen Trees + Preserved Tree Credits Utilized	Required Evergreen Shrubs	Shown Evergreen Shrubs	Compliance
D4 South	20' required buffer along Setters Run (not needed along K3)	44	20 + preserved tree credits	220	Preserved tree credits utilized	Compliant
K3 South	20' with berm as required in PUD	Double staggered row	N/A	N/A	N/A	Compliant
K3 East	5' as required in PUD	11	9 + preserved tree credits	54	Preserved tree credits utilized	Compliant
G7 South	20'	27	21 + preserved tree credits	134	Preserved tree credits utilized	Compliant
G6 West	20'	22	7 + preserved tree credits	110	Preserved tree credits utilized	Compliant
G6 South	20'	18	1 + preserved tree credits	89	Preserved tree credits utilized	Compliant

Road Frontage Trees (Shade Trees): Only required along 151st Street – **COMPLIANT** (Includes preserved tree credits)



On-site Tree Standards:

Required	Compliance
516 Shade Trees	COMPLIANT (794 proposed with tree preservation credits)
516 Shrubs	COMPLIANT (644 proposed)
258 Ornamental/Evergreen Trees	COMPLIANT (596 proposed)

2. Overlay District Standards – Not Applicable

3. Subdivision Control Ordinance – See “Primary Plat Review” [Page 2]

4. Development Plan Review (WC 16.04.165)

1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; – COMPLIANT
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, – COMPLIANT
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - COMPLIANT

b. Landscaping – See WC 16.06 et seq. – COMPLIANT [Page 7]

c. Lighting – See WC 16.07 et seq. - Not Applicable to the Petition

d. Signs – See WC 16.08 et seq. - Not Applicable to the Petition



- e. Building Orientation. – See “Bridgewater PUD Standards” [Page 3]
- f. Building Materials. – See “Bridgewater PUD Standards” [Page 3]

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The proposed project is a mixed use development consisting primarily of single family detached residential homes with a small portion of commercial at the west end of the development. The project is located within the Bridgewater Club PUD and is north of Brentwood Village and Setters Run subdivisions. One of the listed Development Policies in the “Existing Suburban” section of the Comprehensive Plan is for compatible infill development as a means to avoid sprawl. The proposed project accomplishes this stated policy.

- 6. Street and Highway Access - COMPLIANT
- 7. Street and Highway Capacity - COMPLIANT
- 8. Utility Capacity – COMPLIANT
- 9. Traffic Circulation Compatibility – COMPLIANT



Public Policies

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.

Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies both Carey Road and 151st Street as a “Secondary Arterial”, and recommends a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends an eight (8) foot asphalt path within the right-of-way of major roadways.

Parks & Recreation Master Plan-Dec 2007

Not Applicable

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Staff Recommendation

The submitted plans for 1111-DP-06 & 1111-SPP-02 are fully compliant with the Bridgewater PUD and with the Westfield-Washington Township Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department, the Hamilton County Surveyor’s Office and the Hamilton County Highway Department prior to the issuance of a building permit.