



Petition Number: 1301-SPP-01

Subject Site: Bridgewater Marketplace - Section 2

Petitioner: Throgmartin – Henke Development, LLP

Request: Primary Plat review for residential and commercial lots in the Bridgewater Marketplace

Current Zoning: **Bridgewater PUD District**

- Parcel K2 is in Area X
- Parcel M2 is in Area Y

Current Land Use: Vacant

Approximate Acreage: 37.4 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner’s Plans
4. Bridgewater PUD (Ord. 06-49) Restated

Staff Reviewer: Sarah L. Reed, AICP

Procedural

- Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the January 7, 2013 Advisory Plan Commission (the “APC”) meeting.
- Notice of the January 7, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The subject property is approximately 37.4 acres in size and is located at the southwest corner of Gray Road and 151st Street. Parcel M2 is in the Bridgewater Marketplace commercial center.



Project Description

The proposed primary plat is for the creation of three (3) lots within the Bridgewater Marketplace center. It also includes the extension of Market Center Drive.

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.
 - Petitioner is working with staff to ensure compliance
 - Easements - locations, widths and purposes
 - Petitioner is coordinating with WPWD and other service providers to ensure compliance
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Petitioner is coordinating with WPWD and other service providers to ensure compliance
 - 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 – NOT APPLICABLE



- 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
 - Petitioner is working with staff to ensure compliance
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - Petitioner is coordinating with WPWD to ensure compliance
- Other features or conditions which would affect the subdivision favorable or adversely
 - The site is within the Westfield Wellhead Protection Zone
- 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.
 - Petitioner is working with staff to ensure compliance
- 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
 - Petitioner is coordinating with WPWD to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property – NOT APPLICABLE
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - Petitioner is coordinating with the Hamilton County Surveyors Office to ensure compliance
- 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



Staff Comments

1. No action is required at this time. Hold a public hearing at the January 7, 2013 APC meeting.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or sreed@westfield.in.gov.