



## Westfield City Council Report

<b>Ordinance Number:</b>	14-16
<b>APC Petition Number:</b>	1405-PUD-07
<b>Petitioner:</b>	FJB II, LLC. Represented by James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger
<b>Requested Action:</b>	An amendment to the Bridgewater Club PUD to allow for twenty four (24) inch letters and applied letters where sixteen (16) inch letters and applied letters are required.
<b>Current Zoning District:</b>	Bridgewater Club PUD
<b>Referral Date to APC:</b>	April 14, 2014
<b>APC Public Hearing:</b>	May 5, 2014
<b>APC Recommendation:</b>	May 5, 2014
<b>Adoption Consideration:</b>	May 12, 2014
<b>Prepared By:</b>	Jennifer M. Miller, AICP

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### **Petition History**

This petition was introduced at the April 14, 2014 City Council meeting and received a public hearing at the May 5, 2014 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation (7-0) for approval at the May 5, 2014 APC meeting.

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### **Procedural**

- Amendments to an existing PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on May 5, 2014 and issued a favorable recommendation (7-0) to the City Council in support of the proposed request at its May 5, 2014 meeting.
- Notification of the May 5, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its May 12, 2014 meeting.

## **Project Overview**

### **Project Location**

The subject property is approximately 1.19 acres +/- in size and is located on the southeast corner of the Bridgewater Center located at the northeast corner of Carey and 146<sup>th</sup> Street.

### **Project Description**

The proposal is allow for twenty four (24) inch letters and applied letters where sixteen (16) inch letters and applied letters are required.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

The Comprehensive Plan is not law, but rather, intended to serve as a guide in making land use decisions. The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". Commercial uses were anticipated for this corner with the adoption of Ordinance 06-49 on October 6, 2006, prior to the adoption of the Comprehensive Plan on February 12, 2007. Comprehensive Plan policies for this area state that infill development should be compatible in mass, scale, density, materials and architectural style; and, should not alter the character of the area.

The proposal to increase the size of the letter and applied letters in the signage would be compatible.

### **2. Current conditions and the character of current structures and uses.**

The request for additional height to the letters and applied letters does not impact the current character of the site or structure.

### **3. The most desirable use for which the land is adapted.**

The use of the land will remain unchanged.

### **4. The conservation of property values throughout the jurisdiction.**

Property values are not expected to be impacted by the increase in letter and applied letter height.

### **5. Responsible growth and development.**

The proposed amendment will not have a direct impact on growth or development.

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**RECOMMENDATIONS/ACTIONS**

- Community Development Department [May 5, 2014]  
The Westfield Economic and Community Development Staff, made a recommendation that the APC forward a favorable recommendation to the City Council.
  
- Advisory Plan Commission [May 5, 2014]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (7-0).
  
- City Council
  - Introduction: [April 14, 2014]
  - Eligible for Adoption: [May 12, 2014]

Submitted by: Jennifer M. Miller, AICP

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION  
CERTIFICATION**

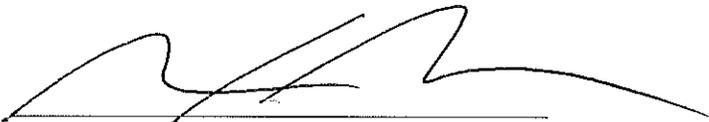
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The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, May 5, 2014, to consider an amendment to the Bridgewater Club PUD ordinance. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1405-PUD-07
Petitioner	FJJB II, LLC represented by Nelson and Frankenberger
Description	An amendment to the Bridgewater Club PUD to allow for twenty four (24) inch letters and applied letters where sixteen (16) inch letters and applied letters are required. .

On May 5, 2014, a motion was made and passed by a vote of 7-0 to send a favorable recommendation to the City Council to approve 1405-PUD-07.

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

  
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Matthew S. Skelton, Secretary

May 7, 2014  
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Date