



Petition Number: 1510-PUD-20

Petitioner: Justus at Bridgewater, LLC

Request: A text amendment to modify the multi-family development and architectural standards for Parcel M2 of the Bridgewater Planned Unit Development (PUD).

Current Zoning: Bridgewater PUD District (Parcel M2 of Area Y)

Current Land Use: Vacant

Zoning History: Ordinance 06-49 (restated)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Concept Plan
4. Bridgewater PUD Ordinance (Ord. 06-49)
5. Proposed Bridgewater PUD Amendment, 09/04/15 (Ord. 15-29)

Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the September 14, 2015, City Council Meeting. The petition will receive a public hearing at the October 5, 2015, Advisory Plan Commission (the “APC”) meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance No. 06-49 (the “PUD Ordinance”) for the 12.03 acres located on the southwest corner of 151st Street and Gray Road (see **Exhibit 2**).

Project Description: The proposal is to modify the multi-family development standards to what is identified on the Concept Plan as Parcel M2 (see **Exhibit 3**), of the Bridgewater PUD (the “Proposal”). Parcel M2 is located within the urban residential area (Area Y) of the Bridgewater PUD and apartments are a permitted use. The Proposal would permit apartments to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building. The current standards restrict apartments to the



second and third floors. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 5).

Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the October 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

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

- 1) The Comprehensive Plan
- 2) Current conditions and the character of current structures and uses
- 3) The most desirable use for which the land is adapted
- 4) The conservation of property values throughout the jurisdiction
- 5) Responsible growth and development

Staff Comments

- 1) **Action:**
Hold a public hearing at the October 5, 2015, APC meeting.
- 2) **Recommendation:**
Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.