



Petition Number: 1511-PUD-21

Petitioner: Throgmartin Henke Development, LLP by Nelson & Frankenberger

Request: A text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards.

Current Zoning: Bridgewater PUD District Ordinance

Current Land Use: Vacant

Approximate Acreage: 10.227 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Ordinance Amendment (Parcel L2)
5. Character Exhibits
6. Neighbor Meeting Summary
7. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

The Bridgewater Club Restated and Consolidated Planned Unit Development District ordinance (Ordinance 06-49, the "Restated Ordinance") identified the property, generally located at the southeast corner of 151st Street and Carey Road (the "Property"), as Area X and required the Property to be developed pursuant to the Parcel H development standards. Area X permits the use of real estate for single-family residential homes. Exhibit 12 of the Restated Ordinance establishes eight (8) different develop standards from Parcel A through H.

Ordinance 11-01 (adopted by the City Council on January 10, 2011 and recorded as Instrument No. 2011004210), rezoned the Property as Area Z. Area Z permits the use of real estate for office/flex space development and prohibited the use of the Property for residential development.

This petition was introduced at the October 12, 2015, City Council meeting. The petition received its public hearing at the November 2, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on November 2, 2015, at the APC meeting. Notice of the November 2, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.



The Petitioner hosted a meeting for adjoining property owners on October 28, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 6**.

PROJECT OVERVIEW

Project Location: The subject property is approximately ten (10) acres located at the southeast corner of Carey Road and 151st Street (see **Exhibit 2**).

Project Description: The Petitioner is requesting a text amendment to the Restated Ordinance, as amended by Ord. 11-01, to rezone a portion of Parcel L2 to allow for the development of single family residences. Single family residences would develop pursuant to the Parcel H standards, included in the Restated Ordinance. A Concept Plan has been included at **Exhibit 3**, consisting of twenty (20) single-family residential Lots. Character exhibits The Petitioner's Narrative is incorporated at **Exhibit 7**.

Default Standards: The proposed amendment would default to the Parcel H development standards of the Restated Ordinance.

Development Standards: The PUD Ordinance has incorporated Character Exhibits to establish a benchmark for the quality and character of the development.

STATUTORY CONSIDERATIONS

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.

PUBLIC HEARING COMMENTS

The public comments presented at the public hearing are summarized in the APC's minutes of the November 2, 2015, meeting.

STAFF COMMENTS

1. The Petitioner has satisfactorily addressed the Department's comments and incorporated the Department's recommendation into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed Bridgewater PUD Amendment, Parcel L2, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 16, 2015

1511-PUD-21

Exhibit 1

2. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.