



Westfield City Council Report

Ordinance Number:	15-36
APC Petition Number:	1511-PUD-23
Subject Site Address:	<i>Northwest corner of Gray Road and Guerin Way</i>
Petitioner:	Bridgewater Masters, LLC by H. Gibson Land Surveying
Requested Action:	Petitioner requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.
Current Zoning:	Bridgewater PUD District
Current Land Use:	Vacant
Approximate Acreage:	1.72 acres+/-
Exhibits:	<ol style="list-style-type: none">1. Department Report2. Location Map3. Conceptual Site Plan4. Building Character Exhibits5. Cottage Examples6. Bridgewater Gardens HOA Letter of Support
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the November 9, 2015 City Council meeting. The petition received a public hearing at the December 7, 2015 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its January 4, 2016 meeting. This petition is eligible for adoption consideration at the January 11, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the December 7, 2015 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes 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.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 1.72 acres +/- in size and is within the Bridgewater Townhomes area (Bridgewater Parcel J), located at the northwest corner of Gray Road and Guerin Way (see Exhibit 2).

Project Overview: The Petitioner is requesting to modify the Bridgewater Parcel J development standards to allow for the development of thirty-six (36) detached townhomes (the “Proposal”). The townhome area was initially developed in 2003 as a traditional attached townhome development (0308-DP-22). Five (5) of the originally-planned thirteen (13) townhome buildings have been built. The remaining eight (8) building sites (Blocks A, E, H, J, K, L, M and N of Parcel J) have remained vacant and undeveloped for several years. Building the proposed project would also include completing the installation of the previously-planned streets and other infrastructure.

The Proposal modifies development standards, establishes architectural requirements, establishes landscaping requirements, and includes character exhibits of the proposed townhome units. The Proposal would reduce the total number of townhome units by five (5).

The petitioner held neighborhood meetings on November 12, 2015, and December 10, 2015. Following the December 10, 2015 neighborhood meeting, the Bridgewater Gardens HOA (adjacent to the north) submitted a letter of support of the project (see **Exhibit 6**)

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Attached and detached dwellings are appropriate within the Existing Suburban Residential area. Infill projects that are compatible with the surrounding area are encouraged within the Existing Suburban Residential area.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

1. Anti-monotony language (Section 5) was modified to align with the City’s streetscape diversity standards in the UDO.
2. Garage door/garage door window standards (Section 4.9) and exhibits (Exhibit I) were added to the amendment.
3. The Concept Plan (Exhibit A) was modified to reflect the lots that require enhanced rear elevations.
4. Guest parking north of Unit 36 was removed from the plan, per neighborhood discussions.
5. An exhibit showing the future building pads was added to the amendment (Exhibit B).
6. Landscaping detail exhibits were added to the amendment (Exhibit F & G).
7. Exhibit for architecturally-enhanced rear elevations were added to the amendment (Exhibit H-1 & H-2).

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its January 4, 2016, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed).

City Council

Introduction: November 9, 2015

Eligible for Adoption: January 11, 2016

Submitted by: Kevin M. Todd, Senior Planner
Economic and Community Development Department

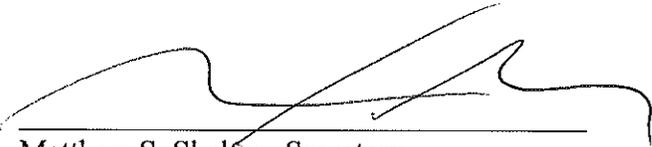
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 7, 2015 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1511-PUD-23
Ordinance No.	15-36
Petitioner	Bridgewater Masters, LLC
Description	Petitioner requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

On January 4, 2016, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Matthew S. Skelfon, Secretary

January 5, 2016

Date