



Petition Number: 1604-DDP-13

Subject Site Address: NWC of Gray Road and Radrick Drive

Petitioner: Justin Gilmore by R.E. Thomason & Associates

Request: Petitioner requests Detailed Development Plan review for a new 10,000 square-foot professional/medical office building.

Current Zoning: Bridgewater PUD District

- Parcel M2 is in Area Y

Current Land Use: Vacant

Approximate Acreage: 1.47 acres +/-

Zoning History: Ord. 06-49 (restated Bridgewater PUD Ordinance)
Ord. 15-29 (applicable Bridgewater PUD amendment)
Ord. 16-13 (applicable Bridgewater PUD amendment) (1606-PUD-08)
1510-SFP-34, Secondary Plat

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Site Plan
5. Landscaping Plan
6. Building Elevations

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL:

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitments associated with the site.

This petition received a public hearing at the July 18, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the July 18, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.



PROJECT OVERVIEW:

The project is for the construction of a new 10,000 square-foot medical/professional office building.

The restated Bridgewater PUD District ordinance was approved on October 9, 2006 (Ord. 06-49). The ordinance was amended on October 12, 2015 (Ord. 15-29) as it applies to the subject property, however, Ordinance 15-29 only modified development standards for multi-family dwellings. Since the proposed project is for an office building, the original standards from Ordinance 06-49 will apply. In addition, the modified development standards outlined in the Bridgewater PUD Amendment (Radrick Professional Building) (pending approval) would also apply to this Detailed Development Plan.

The petition was reviewed by the Technical Advisory Committee as its march 22, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's July 18, 2016, meeting.

BIDGEWATER PUD DEVELOPMENT REQUIREMENTS:

Bridgewater PUD Standards (Ord. 06-49)

Section 5: The Village Marketplace (see Exhibit 6)

Exhibit 6: Local Business

1. Use of Required Yards.

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except when expressly permitted below:

- a. Front Yard Adjacent to Non-Residential Districts (**south**) - Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures. – **COMPLIANT**
- b. Front Yard Adjacent to Residential Districts (**east and west**) – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures. – **COMPLIANT per Ordinance 16-13**
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures. – **NOT APPLICABLE**



- d. Side and Rear Yards Adjacent to Residential Districts (**north**) – Required side and rear yards shall be maintained as green space free from buildings or structures. – **COMPLIANT**
2. Maximum Building Height
 - a. No building or structure shall be erected above a projected 1:3 proximity slope line (See WC. 16.04.040 B 11) – **COMPLIANT**
 - b. The maximum height of any building or structure shall be forty-five (45) feet above grade – **NOT APPLICABLE. Superseded by Ordinance 06-49.**
3. Parking
 - a. Parking Space Size. 10 feet by 20 feet. – **COMPLIANT per Ordinance 16-13**
 - b. Parallel Space Size. 10 feet by 24 feet. **NOT APPLICABLE**
 - c. Access Aisle Width (90 degree spaces). 24 feet. **COMPLIANT**
 - d. Surfacing. Concrete or asphalt required. **COMPLIANT**
4. Loading – See WC 16.04.120. – **NOT APPLICABLE**
5. Lighting – See WC 16.07.010 – **COMPLIANT**
6. Development Plan

Development Plan filed for any construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

 - a. Pedestrian Access and Orientation - Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network. – **COMPLIANT**
 - b. Building Fascia - All buildings and structures within a Local Business District development shall share a common architectural style. – **COMPLIANT**
 - c. Vehicle Access - Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department. – **COMPLIANT**
 - d. Development Patten:
 - i. Developments may be either: (i) a freestanding individual development; or. (ii) an integrated development containing more than one (1) business in one (1) or more buildings. – **COMPLIANT**
 - ii. In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required. – **NOT APPLICABLE**
 - iii. In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s)



and parking areas, including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign – **NOT APPLICABLE**

Section 8: Uses

Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restate Bridgewater PUD, as indicated by an “X” in the “Local Business” column specified on what is attached and made part of as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn.

Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use.

1. Physicians – **COMPLIANT**
2. Office Buildings – General Purpose – **COMPLIANT**

Section 10: Development and Architectural Standards (see Exhibit 17)

1. Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet. – **COMPLIANT**
2. Open Space shall be greater than or equal to twenty percent (20%) of Area Y. – **COMPLIANT**
3. Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses. – **NOT APPLICABLE**

4. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:
 - a. To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances. – **NOT APPLICABLE**
 - b. Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the cafe. – **NOT APPLICABLE**
 - c. Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors. – **NOT APPLICABLE**
 - d. Outdoor cafes shall be required to provide additional outdoor trash receptacles. – **NOT APPLICABLE**
 - e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located. – **NOT APPLICABLE**
 - f. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities. – **NOT APPLICABLE**

5. Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:
 - a. Sidewalk displays are permitted directly in front of an establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront. – **NOT APPLICABLE**
 - b. Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays. – **NOT APPLICABLE**
 - c. Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times. – **NOT APPLICABLE**

6. All Non-residential Uses and Mixed-Use Buildings:
 - a. Minimum lot area: two thousand (2,000) square feet. – **COMPLIANT – 64,033 square feet +/-**
 - b. Minimum lot width at building line: twenty-five (25) feet – **COMPLIANT – 230 feet +/-**
 - c. Minimum lot depth: seventy (70) feet. – **COMPLIANT – 277 feet +/-**



- d. Yard dimensions
 - i. Set back from Internal Streets – No minimum – **COMPLIANT**
 - ii. Set back from External Streets – This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping. – **COMPLIANT**
 - iii. Side yard (each side) – No minimum – **COMPLIANT**
 - iv. Rear yard – A minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required. – **COMPLIANT**
 - e. Maximum building height – Fifty (50) feet – **COMPLIANT**
 - f. Maximum building footprint coverage – One hundred percent (100%) – **COMPLIANT 15.6 percent coverage.**
 - g. All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11. – **NOT APPLICABLE**
7. The following restrictions shall apply to all owner or tenant occupied space in Area Y:
- a. One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet; – **NOT APPLICABLE**
 - b. One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4; – **NOT APPLICABLE**
 - c. One single tenant office space may be up to forty thousand (40,000) square feet; – **NOT APPLICABLE**
 - d. Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet; – **NOT APPLICABLE**
 - e. Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; – **NOT APPLICABLE**
 - f. All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet. – **COMPLIANT**
8. Area Y Parking Requirements
- a. Parking shall be provided in Area Y both off-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum

parking spaces accessory to designated areas shall be provided as follows: Office. Three (3) parking spaces for each one thousand (1,000) square feet of floor area, provided however that in no case shall any individual tenant or owner provide less than five (5) parking spaces). – **COMPLIANT. 30 spaces required; 55 spaces provided.**

Exhibit 17. General Architectural Standards – Area Y

1. Neo-traditional architectural style – **COMPLIANT.**
2. Building Facades - Buildings along an External Street shall have two (2) front facades, one of which is faux. Access to the building provided along the internal parking areas. Elevation facing External Street (faux façade) with similar architectural features as access side of the building. Examples of architectural treatments for the External Street side of the building include: windows, doors, pilasters, pediments, rails, and balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentals. Design elements and detailing shall be contained completely around the structure. – **COMPLIANT (windows, window keystones, soldier course brick)**
3. Open Space - A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents – **COMPLIANT**
4. Pedestrian Circulation - The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation. – **COMPLIANT**



Section 11. Landscaping (see Exhibit 18 for additional standards)

1. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts and (ii) adjoining residential districts provided, however, that there shall be no buffer yard required for parcels separated by street or rights-of-way. – **NOT APPLICABLE. The Bridgewater PUD Ordinance does not require buffering between uses within PUDs (Exhibit 18, WC 16.06.060, G).**
2. Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. – **COMPLIANT per Ordinance 16-13**
3. Where parking or loading areas occur adjacent to External Streets, the following standards shall apply:
 - a. Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

Gray Road Parking (70')	Required	Provided	Compliant
Evergreen Shrub row (24" min height)	Double Staggered Row; full length of parking area	Double Staggered Row; full length of parking area	Compliant
Shade/Ornamental Trees	2 shade trees or 4 ornamental trees	0 trees	Compliant per Ord. 16-13

- b. Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted. – **Not Applicable**



Exhibit 18 Landscaping

1. Trash and Loading Facilities – **COMPLIANT per Ordinance 16-13**
2. Heating and cooling facilities. – **COMPLIANT per Ordinance 16-13**
3. Softening of walls and fences. – **COMPLIANT per Ordinance 16-13**
4. On-Site

Business (1.47 ac)	Required	Provided	Compliant
Shade Trees	15	13	Compliant per Ord. 16-13
Ornamental/Evergreen Trees	15	15+	Compliant
Shrubs	37	37+	Compliant

5. Road Frontage

Market Center (230')	Required	Provided	Compliant
Shade Trees	6	4 shade trees; 3 ornamental trees	Compliant per Ord. 16-13

Gray Road (230')	Required	Provided	Compliant
Shade Trees	Superseded by Bridgewater PUD Ord	See Perimeter Yard along External Street requirements above.	See Perimeter Yard along External Street requirements above.

Radrick Drive (277')	Required	Provided	Compliant
Shade Trees	7	3 shade trees; 4 ornamental trees	Compliant per Ord. 16-13

- a. Shade trees required to be planted along road frontage shall be located outside drainage and utility easement, shall be located in a manner that mitigates interference with infrastructure located within such easement and may be clustered or grouped in order to attain creative site design. – **COMPLIANT**

6. Buffer Yards – **NOT APPLICABLE (see above).**



- 7. Interior Parking Lot Landscaping
 - a. Interior Parking Lot Area.

57 spaces (11,400 SF)	Required	Provided	Compliant
10% area required	1,140 SF	2,400 SF	Compliant
1 tree & 4 shrubs/island	1 tree & 4 shrubs/island	1 tree & 4 shrubs/island	Compliant

- i. Minimum Island Size – 6 inches tall; 7 feet wide; 120 square feet – **COMPLIANT**
- ii. Curbed islands – **COMPLIANT**
- iii. Unbroken rows of parking can be a maximum of 200 feet – **COMPLIANT**

- 8. Perimeter Parking Lot Landscaping – **COMPLIANT per Ord. 16-13**

WESTFIELD DEVELOPMENT REQUIREMENTS

Development Plan Review (WC 16.04.165, D)

- 1. Zoning District Standards – See **“BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS”**
- 2. Overlay District Standards – **The property does not fall within an overlay district.**
- 3. Subdivision Control Ordinance – **NOT APPLICABLE to this lot. Property has already been secondary platted (1510-SFP-34).**
- 4. Development Plan Review (WC 16.04.165)

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; -- **COMPLIANT**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; – **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.



Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**

- b. Landscaping – See WC 16.06 et seq. – See **“BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 11 and Exhibit 18.**
 - c. Lighting – See WC 16.07 et seq. – See **comments above.**
 - d. Signs – See WC 16.08 et seq. – **Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.**
 - e. Building Orientation. – See **“BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 10 and Exhibit 17.”**
 - f. Building Materials. – See **“BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 10 and Exhibit 17.”**
5. Comprehensive Plan Compliance – **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, prior to the adoption of the Comprehensive plan in 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. Elevations of the proposed building are necessary to determine compliance with the Comprehensive Plan.**
6. Street and Highway Access – **COMPLIANT**
7. Street and Highway Capacity - **COMPLIANT**
8. Utility Capacity - **COMPLIANT**
9. Traffic Circulation Compatibility – **COMPLIANT**



DEPARTMENT COMMENTS:

1. The Detailed Development Plan complies with the applicable PUD and zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.