



Petition Number: 2109-DDP-38

Project Name: Culver's at Bridgewater Marketplace

Subject Site Address: 14667 Gray Road (the "Property")

Petitioner: Weihe Engineers

Request: Detailed Development Plan review of a 4,596 square foot restaurant on 2.011 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

Current Zoning: Bridgewater Club PUD

Current Land Use: Vacant

Approximate Acreage: 2.011 +/-

Property History: Bridgewater Club PUD ([Ord. 02-17](#) (04/09/2002))
0406-PUD-04 Bridgewater PUD Amendment [Ord. 04-33](#) (09/13/04)
0607-PUD-08 Bridgewater PUD (Restated) [Ord. 06-49](#) (10/09/06)
1004-PUD-05 Bridgewater PUD Amendment [Ord. 10-08](#) (5/24/10)
1008-PUD-10 Bridgewater PUD Amendment [Ord. 10-19](#) (09/13/10)
1203-PUD-03 Bridgewater PUD Amendment [Ord. 12-10](#) (04/09/12)
1509-SPP-19 [Primary Plat](#) (10/05/15)
1509-ODP-19 [Overall Development Plan](#) (10/05/15)
1509-DDP-16 Detailed Development Plan (10/05/15) (*never built*)
2007-PUD-07 Bridgewater PUD Amendment [Ord. 20-23](#) (04/06/2021)
2008-SFP-45 Secondary Plat (*pending*)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
 - 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) *The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.*
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
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DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.



- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

18) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



DISTRICT STANDARDS

The plans comply with Bridgewater PUD District (Ord. 06-49).

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, ... is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development Classification, the underlying zoning of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD... (Ord. 06-49).

Development Standards (Section 10)

23) Minimum Lot Area – 2,000 Sq. Ft.

24) Minimum Lot Width at Building Line – 25 feet

25) Minimum Lot Depth – 70 feet

26) Yard Dimensions

- a) Setback from External Streets – 1:2 proximity slope requirement. No case shall the setback be less than 30 feet.
- b) Setback from Internal Streets – No minimum.
- c) Side Yard – No minimum.
- d) Rear Yard – Minimum 20 feet unless abutting common parking, which no rear yard minimum.

27) Maximum building height: 50 feet

28) Maximum building footprint coverage: 100 percent

29) All loading, off-street parking, and drive-through facilities shall be in the rear yards and side yards. Loading, parking, and drive through facilities located in the side yards shall be screened as set forth in Section 11.



- 30) The following size limitations shall apply to all owner or tenant occupied spaces in Area Y:
- a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to forty thousand (40,000) square feet

Exhibit 17 – General Architectural Standards – Area Y

- 31) 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 with 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.
- 32) Pedestrian Circulation: The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between 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.

DISTRICT STANDARDS

The plans comply with Westfield-Washington Township Zoning Ordinances WC § 16.04.050 Business Districts.

- 33) Minimum Lot Frontage: 50 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Bridgewater PUD District (Ord. 06-49), and Bridgewater Club PUD Amendment (Culver's) (Ord.20-23))

The plans comply.

- 34) Accessory Use and Building Standards (Article 6.1)



35) Architectural Standards (Article 6.3)

A. Building Elevations and Signage (Ord. 20-23)

- i. The building elevations attached hereto as Exhibit C (the “Building Elevations”) and the signage details attached hereto as Exhibit D (the “Sign Details”) are hereby incorporated in this amendment.
- ii. The Improvements on the Real Estate shall be constructed in substantial compliance with the Building Elevations, Sign Details, and Concept Plan.
- iii. The standards of this Section shall supersede the architectural and sign standards of the Bridgewater PUD Ordinance and UDO.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Ord. 02-17)

39) Landscaping Standards (WC 16.06 per Ord. 06-49)

A. Attached hereto and incorporated herein by reference as Exhibit “18” are landscaping standards, set forth in Section 16.06 of the Zoning Code (the “Landscaping Standards”). Those Landscaping Standards, as they exist and are in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions: (Ord. 06-49)

- i. Perimeter yards along External Streets shall be landscaped as follows:
 - a. 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. 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 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. (Ord. 02-17)

B. Landscaping Standards (WC 16.06)

i. Preservation and Replacement of Trees (WC 16.06.020)

- a. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes; and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

ii. Selection, Installation, and Maintenance of Plant Materials (WC 16.06.030)

a. Selection

- (a) Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12), inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- (b) Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
- (c) Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- (d) Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

iii. General Landscape Design Standards (WC 16.06.040)

- a. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high,

completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row

- b. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- iv. On-Site and Street Frontage Landscaping Requirements (WC 16.06.050)
 - a. On-Site Standards
 - (a) Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
 - (b) The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.
 - b. Road Frontage Standards
 - (a) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
 - (b) Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
- v. Parking Area Landscaping (WC 16.06.070)

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

- a. Interior Parking Lot Landscaping
 - (a) Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070-01: Percentage of Parking Lot Landscaping

Number of Parking Space	Percentage of Vehicular Use Area to Be Landscaped
50 or more	10%

(b) Parking Lot Islands

- (i) Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- (ii) Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 - 1. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
 - 2. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 - 3. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
 - 4. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

b. Perimeter Parking Lot landscaping

(i) Application

- 1. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - a. the parking lot is located within a required yard; or



- b. the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
 2. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
 3. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- (ii) Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
1. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 2. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 3. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.
- vi. Recommended Plant Materials (WC 16.06.080)
- a. A minimum of three (3) different species of shade trees shall be used per each development site.

40) Lighting Standards (Article 6.9)

A. General Lighting Standards: The following standards shall apply:

- i. All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

B. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

- i. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.

- ii. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- iii. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- iv. All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

C. Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

- i. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Ord. 02-17)

A. Area Y Parking Requirements. Parking shall be provided in Area Y both of-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 uses shall be provided as follows:

- i. Retail. Three and one half (3.5) 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.

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)



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- iii. The standards of this Section shall supersede the architectural and sign standards of the Bridgewater PUD Ordinance and UDO.

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

Plans comply.

50) Block Standards (Article 8.1)

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

54) Pedestrian Network Standards (Article 8.7)

55) Storm Water Standards (Article 8.8)

56) Street and Right-of-Way Standards (Article 8.9)

57) Street Light Standards (Article 8.10)

58) Street Sign Standards (Article 8.11)

59) Surety Standards (Article 8.12)



60) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Approve the Detailed Development Plan (2109-DDP-38) with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.