Petition Number:	1203-REZ-01
Subject Site Address:	Generally located at the northeast corner of State Road 32 and Wheeler Road
Petitioner:	Henke Development Group, LLC
Representative:	Betsy Henke
Request:	Petitioner requests change in zoning from the Enclosed Industrial (EI) District to the General Business (GB) District.
Current Zoning:	EI
Current Land Use:	Vacant
Approximate Acreage:	7.2 acres
Exhibits:	Exhibit 1 – Staff Report
	Exhibit 2 – Aerial Location
	Exhibit 3 – Ordinance Proposal
	Exhibit 4 – Petitioner's Plans
	Exhibit 5 – U.S Highway 31 / State Road 32 Improvement Aerial
Staff Reviewer:	Andrew P. Murray

Petition History

This petition was introduced at the February 13, 2012 City Council meeting and appeared before the Technical Advisory Committee on February 21, 2012. The petition received a public hearing at the February 21, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Change in zoning requests are required to be considered at a public hearing.
- Public notifications of the February 21, 2012 public hearing were provided in accordance with the APC Rules of Procedure.

- The recommendation from the APC to the City Council may be made at the March 5, 2012 APC meeting.

Project Overview

The subject property is 7.2 acres located at the northeast corner of State Road 32 and Wheeler Road (the "Property"). The Property is zoned Enclosed Industrial District (EI) and is currently vacant.

The petitioner's proposal seeks to change the zoning of the Property to the General Business District (GB), with the intention of accommodating uses such as restaurants, convenience stores and other similar retail uses (the "Uses"). The petitioner also acknowledges that the Property could serve as a potential location for Uses that are displaced due to the US 31 Major Moves Project. The Property will be bisected by an east-west access road installed by Indiana Department of Transportation, and is scheduled to be completed by the end of 2012. The Property is envisioned to be subdivided into four commercial outlots and shall comply with the Westfield-Washington Township Subdivision Control Ordinance.

Public Policy

Well-Head Protection – Ord. 05-31

The southwest part of the Property is located within a five year TOT (time of travel) well-head protected area. The northeast part of the Property is located within a one year TOT well-head protected area.

Indiana Code

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

1. The Comprehensive Plan

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

2. Current conditions and the character of current structure and uses.

The Property is currently vacant.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that retail uses are appropriate and desirable along our highway corridors.

4. The conservation of property values throughout the jurisdiction.

As the US 31 Major Moves Project is complete and Grand Park further develops, this proposed change is expected to have neutral or positive impacts on property values within the vicinity.

5. Responsible growth and development.

The Property is contiguous to existing developments and the development of the Property would be consistent with the principles of contiguous growth. City services such as water, sewer and emergency services already exist on or near the Property.

Staff Comments

1. Forward 1203-REZ-01 to the City Council with a favorable recommendation.

2. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.