



Order Number: 13-02

Request: An Order confirming that the Redevelopment Commission Declaratory Resolution 3-2013, conforms to the plan of development for the City of Westfield.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 13-02
Exhibit 3 - Declaratory Resolution 3-2013
Exhibit 4 – 146th Street Economic Development Area Map

Staff Reviewer: Andrew Murray

Petition History

- April 25, 2013 – The Westfield Redevelopment Commission adopted Declaratory Resolution 3-2013, which initiates creation of the 146th Street Economic Development Area.

Procedural

- The Plan Commission’s function on this agenda item is to determine that the Resolution (“Res. 3-2013”, see Exhibit 3) and Redevelopment Plan (identified as Exhibit A in Res. 3-2013) conform to the City of Westfield’s plan of development, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or disapproving the Res. 3-2013 and Redevelopment Plan (identified as Exhibit A in Res. 3-2013), in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission orders are not public hearing items.

Analysis

Overview

The Economic and Community Development Department has been charged by the City Administration with evaluating the City’s existing economic development areas (the “Areas”), commonly known as tax increment financing districts, and proposing new Areas in appropriate locations to maximize the City of Westfield’s ability to generate tax increment if needed.



Advisory Plan Commission's Role

As required by IC § 36-7-14, the APC will determine, in the form of a written order, that each proposal brought forward conforms to the plan of development for the City of Westfield.

146th Street Economic Development Area

The 146th Street Economic Development Area (the "146th Street EDA") is generally located along 146th Street between Towne Road and Ditch Road. The 146th Street EDA is approximately 195 acres. Most of the property in the 146th Street EDA is currently zoned for multi-family, commercial or medical uses (including portions of two recently approved zoning petitions, commonly known as Towne West PUD and Harmony PUD).

Staff Recommendation

Approve Order 13-02 as presented.