



Westfield City Council Report

Resolution Number: 15-119
APC Petition Number: 1509-CPA-01
Request Action: Approval of the Grand Junction Sub-District Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.
Exhibits:
1. Staff Report and Plan Commission Certification
2. Resolution and Grand Junction Sub-District Addendum
Prepared by: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 10, 2015, City Council meeting. The petition received a public hearing at the September 8, 2015, Advisory Plan Commission (the "APC") hearing. At its October 5, 2015 meeting, the APC approved and certified the addendum for adoption by the City Council. The APC Certification is included at the end of this report.

PROCEDURAL

- Amendments to the Westfield-Washington Township Comprehensive Plan are required to be considered at a public hearing. The public hearing for this petition was held on September 8, 2015, at the APC meeting.
- Notice of the September 8, 2015, public hearing was provided in accordance with the APC Rules of Procedure.
- The Council may take action on this item at its October 12, 2015 meeting.

OVERVIEW

The 2013 Grand Junction Implementation Plan (Res. 13-112) identified the development of architectural and development standards for the Gateway Sub-District (the four corners of U.S. Highway 31 and State Road 32) as a top priority in implementing the Grand Junction vision. As a result, the proposed Grand Junction Sub-District Addendum was drafted to create a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the various sub-districts of the Grand Junction District. The proposed Gateway Sub-District chapter is the first sub-district to be addressed in the addendum. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, they will be incorporated into this same Gateway Sub-District Addendum framework.

The Gateway Sub-District chapter content was guided by recommendations established in the 2013 Grand Junction Implementation Plan. The chapter incorporates the vision and desirable development scenarios for the prominent intersection of U.S. Highway 31 and State Road 32. It is envisioned that redevelopment within the Gateway area will require changes in zoning. As a result, this detailed comprehensive plan chapter should be used as detailed guidelines for the future redevelopment projects (i.e. changes in zoning) within the Gateway Sub-District.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the Public Hearing on September 8, 2015, language has been added regarding the reference to the “Gateway Tower Locations” (red dots) on the Figure 1 and Figure 2 maps. The new language states that the map exhibit came from the 2013 Grand Junction Implementation Plan and does not constitute approval of towers or any other landmark at these locations. The dots simply reference the already-constructed bases, should the City decide to install a landmark feature at these locations in the future.

RECOMMENDATIONS/ACTIONS

APC Recommendation

At its September 8, 2015, meeting, the APC unanimously approved and certified the addendum to the City Council for adoption (1509-CPA-01).

City Council

Introduction: August 10, 2015

Eligible for Adoption: October 12, 2015

Submitted by: Kevin M. Todd, AICP (317.804.3170 or ktodd@westfield.in.gov)
Economic and Community Development Department

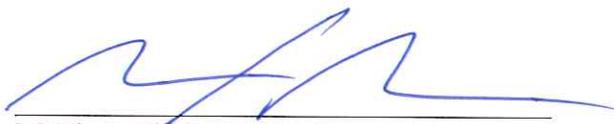
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Tuesday, September 8, 2015, to consider an amendment to the Westfield-Washington Township Comprehensive Plan. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1509-CPA-01
Petitioner	City of Westfield
Description	Petitioner requests approval of the Grand Junction Sub-District Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

On October 12, 2015, a motion was made and passed to approve and certify the addendum to the City Council for adoption of 1509-CPA-01 (Vote: 9 in favor, 0 opposed).

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



Matthew Skelton, Secretary

October 6, 2015

Date