

PETITION NUMBER:	0904-CPA-01
PETITIONER:	City of Westfield
REQUEST:	The City of Westfield is requesting an amendment to the text and exhibits of the Comprehensive Plan to incorporate the Grand Junction Master Plan.
EXHIBITS:	1. Staff Report 2. Petitioner’s Plans
STAFF REVIEWER:	Kevin M. Todd, AICP

PETITION HISTORY

On March 9, 2009, the City Council forwarded this plan to the Advisory Plan Commission as an amendment to the Comprehensive Plan. This petition was before the Technical Advisory Committee on March 24, 2009 and before the APC at the April 6, 2009 Workshop Meeting. The April 20, 2009 APC meeting represents the first Public Hearing for this petition.

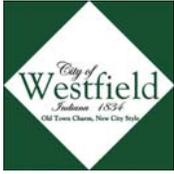
PROCEDURAL

- o Amendments to public policy documents are required to undergo public hearing. The public hearing for this petition is scheduled for the April 20, 2009 meeting of the APC and will be held at Washington Woods Elementary School.
- o Notification of the April 20, 2009 Public Hearing was published in the newspapers, the City’s website, and at City Hall.

SUMMARY

This petition is to incorporate the Grand Junction Master Plan into the Westfield-Washington Comprehensive Plan (Resolution 07-06). The addendum supersedes the Downtown chapter (Chapter 3) of the existing Comprehensive Plan, where conflicting. The addendum will be located at the end of the plan, under Appendix F.

The Grand Junction Addendum establishes a vision for future Downtown redevelopment and growth. The Grand Junction theme plays off the idea of the community’s two rail-trails (Monon and Midland Trace) connecting in Westfield’s downtown area. The addendum accomplishes the goal established in the Comprehensive Plan by providing a detailed development plan for the downtown area (p. 76). Through text and graphics, the Grand Junction Addendum addresses the issues raised in the current plan, including: establishing an identity for Downtown Westfield; improving the streetscape appearance; improving traffic flow; improving parking; promoting pedestrian friendliness; promoting Downtown activity; and realizing redevelopment opportunities.



The Grand Junction Addendum calls for new, key landmarks that will be integrated into a mixture and combination of land uses throughout Downtown. Among the new landmarks would be a central plaza (Grand Junction Plaza), a downtown library, a re-located City Hall, the creation of a “festival street”, a regional stormwater management facility, an extensive local trail system, an extended street network, and a new gateway to Downtown at the intersection of US 31 and Main Street (SR 32).

RECOMMENDATION

Amend the current Comprehensive Plan to incorporate the Grand Junction Addendum, as outlined in the submitted text and graphic exhibit.

KMT