

RESOLUTION 09-09

RESOLUTION OF THE CITY OF WESTFIELD APPROVING AMENDMENT TO COMPREHENSIVE PLAN AND THOROUGHFARE PLAN

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, the Council has the duty and authority to review, amend and approve amendments to the Comprehensive Plan adopted and certified by the Westfield Advisory Plan Commission; and,

WHEREAS, an amendment has been approved and certified to the Council, the merits reviewed and considered by this Council.

NOW, THEREFORE, BE IT RESOLVED by the Westfield City Common Council meeting in session as follows:

- Section 1.** That the Council hereby adopts the amendments to the Westfield-Washington Comprehensive Plan as evidenced by Exhibit “A”, attached hereto and incorporated by reference herein.
- Section 2.** That the Community Development Department is ordered to amend the Comprehensive Plan to conform to these amendments. All acts done to create and implement this Amendment to the Comprehensive Plan are hereby ratified.
- Section 3.** This Resolution shall be in full force and effect immediately.

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2009.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

John Dippel

John Dippel

John Dippel

Bob Horkay

Bob Horkay

Bob Horkay

Ken Kingshill

Ken Kingshill

Ken Kingshill

Bob Smith

Bob Smith

Bob Smith

Thomas Smith

Thomas Smith

Thomas Smith

Rob Stokes

Rob Stokes

Rob Stokes

Steven Hoover

Steven Hoover

Steven Hoover

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

I hereby certify that RESOLUTION 09-09 was delivered to the Mayor of Westfield
on the _____ day of _____, 2009, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 09-09
this _____ day of _____,
2009.

J. Andrew Cook, Mayor

I hereby VETO RESOLUTION 09-09
this _____ day of _____,
2009.

J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



Westfield City Council Report

Petition Number:	0908-CPA-02
Petitioner:	City of Westfield
Requested Action:	The City of Westfield is requesting an amendment to the Comprehensive Plan to incorporate the Family Sports Capital Addendum.
Filing Date	August 3, 2009
Referral Date to APC:	August 24, 2009
APC Public Hearing:	September 8, 2009 (Workshop) September 21, 2009 (Public Hearing)
APC Determination:	September 21, 2009
First Reading:	October 12, 2009 (Moved to October 26, 2009)
Public Hearing:	Not Required
Second Reading:	November 9, 2009, if necessary
Staff Planner Assigned:	Kevin M. Todd, AICP

PETITION HISTORY

On August 24, 2009, the City Council forwarded the Family Sports Capital Addendum to the Comprehensive Plan (the "Addendum") to the Advisory Plan Commission (the "APC"). The Addendum was before the APC at the September 8, 2009 APC Workshop Meeting. It received a public hearing and was approved by the APC at their September 21, 2009 meeting.

PROCEDURAL

- Requests for amendments to the Comprehensive Plan are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4, 500 Series.
- Notification of the September 8, 2009 APC Workshop Meeting and the September 21, 2009 public hearing was provided in accordance with the APC Rules of Procedure and Ind. Code 36-7-4-507.
- On September 21, 2009, the APC held its public hearing and approved and certified the Addendum (8-1) to the City Council for adoption.
- The City Council may take action on this item at first reading.

SUMMARY

The City charged the Westfield Family Sports Commission (the “Commission”) with (1) identifying local, regional and national demands for sport related facilities and uses; (2) determining the viability of such facilities in Westfield; and (3) making recommendations to the City regarding matters related to such facilities. As part of the Commission’s Phase I analysis, it determined that the Family Sports Capital of America initiative is viable and that the City should plan for and take steps to accommodate this economic development concept. Further analysis is currently under way.

The Commission, in cooperation with the Hamilton County Convention and Visitors Bureau, will continue to study, evaluate, and generate recommendations for the project during Phase II of its analysis. In the meantime, the City is initiating this amendment to the comprehensive plan to accommodate the Family Sports Capital of America concept somewhere within Washington Township.

This concept is a significant component of the City’s economic development strategy. The purpose of adopting the Family Sports Capital Addendum at this time is to publicly endorse and promote the City’s family sports economic development strategy and to provide would-be private sector contributors guidance to assist in their efforts to develop proposals for the City’s consideration.

RECOMMENDATIONS / ACTIONS

- City Administrative Staff [September 21, 2009]
The Westfield City Staff, under their final report to the APC, recommended that the APC approve and certify the Addendum to the City Council for adoption.
- Advisory Plan Commission [September 21, 2009]
The Westfield-Washington Advisory Plan Commission approved and certified the Addendum to the City Council for adoption.
- City Council
 - First Reading: [October 12, 2009]- Moved to October 26, 2009
 - Public Hearing: [Not Required]
 - Second Reading: [November 9, 2009, if necessary]
 - Eligible for Adoption: [October 12, 2009]- Moved to October 26, 2009

Hereby submitted this 6th day of October, 2009.

Robert Smith, *APC President*
Cindy Spoljaric, *APC Vice-President*
Kevin M. Todd, *AICP, Senior Planner*



Family Sports Capital

Addendum

to the Westfield Washington
Township Comprehensive Plan

August 2009

City of
Westfield

Indiana 1834

"Old Town Charm, New City Style"

Executive Summary

Introduction

This addendum (the “Addendum”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the “Sports Commission”). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled “Westfield Family Sports Complex, Phase 1 Report”, July 24, 2009 (the “Report”), identifies the following goals for the Westfield community

- **Provide** intergenerational health, recreation and sporting opportunities within the City of Westfield (the “City”) and **provide** facilities for state, regional and national tournaments;
- **Cooperate** with the Hamilton County Convention and Visitor’s Bureau (“HCCVB”) to **make** Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- **Pursue** economic development opportunities to **capitalize** on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining and lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the “Complex”) is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

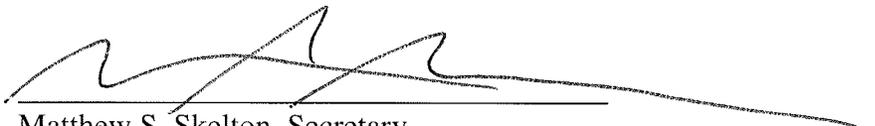
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission met on Monday, September 21, 2009, to consider an amendment to the Comprehensive Plan to incorporate the Family Sports Capital Addendum. Notice of 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 proposed Comprehensive Plan amendment is as follows:

0908-CPA-02, the City of Westfield is requesting an amendment to the Comprehensive Plan to incorporate the Family Sports Capital Addendum

A public hearing was held, as required by Ind. Code §36-7-4-507, and a motion was made and passed by the Advisory Plan Commission to approve and certify the amendment, 0908-CPA-02.

I, Matthew S. Skelton, AICP, being the Secretary of the Westfield-Washington Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the action taken at the meeting of the Westfield-Washington Advisory Plan Commission held on September 21, 2009.


Matthew S. Skelton, Secretary

September 25, 2009
Date

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, September 21, 2009 scheduled for 7:00 PM at the Westfield City
3 Hall.

4
5 **Opening of Meeting:** 7:00 PM

6
7 **Roll Call:** Note Presence of a Quorum

8
9 **Commission Members Present:** Robert Smith, President; Cindy Spoljaric, Vice-
10 President; Dan Degnan, Robert Horkay, Pete Emigh, Russell Cameron, Bob Spraetz
11 William Sanders, and Bob Smith.

12
13 **City Staff Present:** Matthew Skelton, Director; Kevin Todd, Senior Planner; Jennifer
14 Miller, Senior Planner; and Brian Zaiger, City Attorney

15
16 **Approval of the Minutes:**

17
18 Motion: To approve the August 17, 2009 Public Hearing Meeting Minutes as presented.

19
20 Motion by: B. Smith; Second by Degnan; Vote: Passed by voice vote

21
22
23 Todd reviewed the Public Hearing Rules and Procedures.

24
25 Sanders arrived at 7:14 p.m.

26
27 **NEW BUSINESS**

28
29 Case No. 0908-CPA-02
30 Petitioner City of Westfield
31 Description Requesting an amendment to the Comprehensive Plan to incorporate the
32 Family Sports Capital Addendum.

33
34
35 Todd reviewed the history of the proposal and presented details of the addendum, which
36 incorporates the findings of the first phase of analysis by the Westfield Family Sports
37 Commission. He stated that the Sports Commission has determined that there is a need
38 for family sports facilities and that Westfield is a viable home for those facilities. The
39 amendment endorses the City's economic development strategy and provides general
40 guidance for future land use decisions regarding the Sports Complex. Todd reported how
41 staff anticipates referencing this document in the Comprehensive Plan; staff has identified
42 two areas where this addendum will be referenced; one in the Open Space and
43 Recreation section under the development policies (page 18), and the second is the
44 Economic Development Plan section (age 84).

45

1 Mayor Andy Cook addressed the Commission and spoke of how the Sports Commission
2 came into existence. He stated that this addendum is very general in nature, by design.
3 He reiterated that in order to manage the growth of the City and for the Comprehensive
4 Plan to remain alive, the Comprehensive Plan would need to be updated regularly when
5 opportunities exist. He further stated that there are no specific details at this time, and
6 that the City is allowing the Sports Commission to put together a concept. He stated that
7 the concept would including location, financial information, and operational proposals,
8 which will then be sent as a Request for Proposal to developers. Mayor Cook asked the
9 Commission to endorse the concept, in order for the City to solicit the private sectors'
10 proposals to their maximum degree of participation and financial involvements. He stated
11 that he felt it necessary that the Commission and the Council back up the proposal to
12 show the City's support of this proposal.

13
14 Ms. Karen Radcliff, Deputy Director, Hamilton County Convention & Visitors Bureau,
15 thanked the City for being so progressive. She explained how the Bureau could support
16 the sports initiative.

17
18 Skelton thanked the Hamilton County Convention & Visitors Bureau for their support.
19 He stated that the addendum is scheduled for adoption at the October 12, 2009 City
20 Council meeting, which will allow the Commission and the City to more effectively
21 attract proposals. He stated that staff recommends the Commission send this amendment
22 to the Council for adoption with a positive recommendation.

23
24 A Public Hearing opened at 7:23 p.m.

25
26 Mr. Ron Thomas did not speak against the idea, but the details of it, and believes this is a
27 huge diversion from the Comprehensive Plan. He questioned the lack of public
28 involvement.

29
30 Ms. Tracy Pielmeyer believes the City should complete the downtown project before
31 starting on a \$60 million project. She also asked who will own the Sports Complex.

32
33 Ms. Karen Olsen spoke in favor of the Sports Complex and asked the Commission to
34 consider this as a possibility for Westfield, but to locate the complex very carefully.

35
36 Councilman John Dippel responded to a few of the public hearing comments. He stated
37 that there is no site selected at this time. He also stated that the Indianapolis Star has
38 been present at the Sports Commission meetings. He urged the Commission to send the
39 amendment to the Council with a positive recommendation.

40
41 Mr. John Saff expressed concern about how this project will be funded and also
42 expressed concern about the size of the project.

43
44 The Public Hearing closed at 7:37 p.m.

1 Skelton responded to public hearing comments, reminding the public that the
2 Comprehensive Plan is a moving, fluid, changing document; when times changes, it
3 should change if a community is being responsible. He further stated that the
4 Comprehensive Plan should be amended every couple of years if a community is actively
5 managing its comprehensive plan. He also added the form the sports initiative will take
6 has really not been determined. He also assured the public that no component of this
7 initiative will come forward without a developer submitting a proposal and going through
8 the proper process. He also stated that regarding the \$1.5 billion figure quoted in the
9 newspaper, it is hopeful that this figure, including private investment, will be the value of
10 the project.

11
12 Smith stated that moving this project forward would be a huge economic tool for
13 Westfield and expressed his support.

14
15 Cameron agrees Westfield needs a strong economic plan; however, he believes the
16 Commissioners must understand what we are voting on and not sure we can understand
17 the project at this point; seems like may be too soon.

18
19 Sanders expressed concern about the Comprehensive Plan addendum not being site-
20 specific about this project.

21
22 Spoljaric expressed support of the addendum stating she felt comfortable knowing any
23 development plans would come before the Commission.

24
25 Degan also expressed support for the addendum.

26
27 Motion: To adopt and certify the addendum (0908-CPA-02) to the City Council.

28
29 Motion by: Spraetz; Second by: B. Smith; Vote: 8-1 (Cameron)

30
31 **REPORTS**

32
33 Smith reported the Smoking Ordinance was passed at the last Council meeting. He also
34 stated the Budget was passed at the Council meeting.

35
36 Todd reviewed Commission business coming in October.

37
38 **ADJOURNMENT** (7:38)

39
40
41
42
43
44
45

1
2
3
4
5
6
7
8
9
10
11
12
13
14

Approved (date)

President, Robert Smith, Esq.

Vice President, Cindy Spoljaric

Secretary, Matthew S. Skelton, Esq., AICP

DRAFT