Westfield City Council Report

Ordinance Number:	11-08
APC Petition Number:	1104-ZOA-03
Petitioner:	City of Westfield
Representative:	Andrew Murray
Requested Action:	The City of Westfield is proposing a zoning text amendment to the Westfield-Washington Township Zoning Ordinance to add section WC 16.04.065 – State Highway 32 Overlay Zone (including development and design standards within the State Highway 32 corridor), and repealing sections WC 16.04.075 (the existing State Highway 32 corridor development standards) and WC 16.04.077 (the existing State Highway 32 landscaping standards) from the Westfield-Washington Township Zoning Ordinance.
Requested Zoning District:	State Highway 32 Overlay Zone
Filing Date:	April 1, 2011
Referral Date to APC:	April 11, 2011
APC Public Hearing:	April 18, 2011
APC Recommendation:	May 2, 2011
Eligible for Adoption:	May 9, 2011
Prepared By:	Andrew Murray*, Planner I*

PETITION HISTORY

This petition for a zoning text amendment to the Westfield – Washington Township Zoning Ordinance was filed on April 1, 2011 and introduced to the Westfield City Council on April 11, 2011. This petition received a public hearing and a unanimous positive recommendation (7-0) for approval at the May 2, 2011 Advisory Plan Commission Meeting.

PROCEDURAL

- Requests for a zoning text amendment are required to be considered at a public hearing, in accordance with Ind. Code § 36-7-4-607(c).
- The Advisory Plan Commission (the "APC") held a public hearing on April 18, 2011 and issued a unanimous favorable recommendation (7-0) to the City Council in support of the proposed rezone request at its May 2, 2011 meeting.

- Notification of the April 18, 2011 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- The Westfield City Council may take action on this item at the May 9, 2011 meeting.

PROJECT OVERVIEW

Project Description

The proposed State Highway 32 Overlay Zone (the "Proposal") would replace the existing State Highway 32 corridor development standards and landscaping standards (WC 16.04.075 and WC 16.04.077). The intent of the Proposal is regulate road access along the State Highway 32 corridor and to preserve and enhance the aesthetic appearance of the corridor by regulating elements such as architecture, building placement and orientation, landscaping and connectivity. The Proposal shall apply to the whole jurisdiction with the exceptions of the area identified as Downtown Westfield, Eagletown village, Jolietville village, and the platted area of Sandpiper Lakes Subdivision. The City Council Subcommittee on Ordinance Revision reviewed this proposal and forwarded it to the City Council and the APC with a favorable recommendation.

RECOMMENDATIONS/ACTIONS

- Community Development Department [May 2, 2011]
  The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.

- Advisory Plan Commission [May 2, 2011]
  The Westfield-Washington Advisory Plan Commission has forwarded a unanimous favorable recommendation to the City Council (7-0), noting that the City Council may wish to discuss further the matter regarding allowing signage between the Trail Corridor and building setbacks along State Highway 32.

- City Council
  - Introduction: [April 11, 2011]
  - Eligible for Adoption: [May 9, 2011]

Submitted by: Andrew Murray, *Planner I*

WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION

The Westfield-Washington Advisory Plan Commission met on Monday, May 2, 2011, to consider a text amendment to the Westfield-Washington Township Zoning Ordinance. 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 zoning text amendment is as follows:

Case No.	1104-ZOA-03
Petitioner	City of Westfield
Description	The City of Westfield is proposing a zoning text amendment to the Westfield-Washington Township Zoning Ordinance to add section WC 16.04.065 – State Highway 32 Overlay Zone (including development and design standards within the State Highway 32 corridor), and repealing sections WC 16.04.075 (the existing State Highway 32 corridor development standards) and WC 16.04.077 (the existing State Highway 32 landscaping standards) from the Westfield-Washington Township Zoning Ordinance.

On May 2, 2011, a motion was made and passed to send a positive recommendation (7-0) to the City Council to approve 1104-ZOA-03.

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

Matthew S. Skelton, Secretary

May 4, 2011
Date