



## *Westfield City Council Report*

<b>Ordinance Number:</b>	12-04
<b>APC Petition Number:</b>	1203-REZ-01
<b>Petitioner:</b>	Henke Development Group, LLC
<b>Requested Action:</b>	Change in zoning from the EI District to the GB District
<b>Current Zoning District:</b>	Enclosed Industrial (EI)
<b>Requested Zoning District:</b>	General Business (GB)
<b>Filing Date:</b>	February 2, 2012
<b>Referral Date to APC:</b>	March 5, 2012
<b>APC Public Hearing:</b>	February 21, 2012
<b>APC Recommendation:</b>	March 5, 2012
<b>Adoption Consideration:</b>	March 12, 2012
<b>Exhibits:</b>	1. Staff Report 2. Aerial Location Map 3. APC Certification 4. Ordinance 12-04
<b>Prepared By:</b>	Andrew P. Murray

### **Petition History**

This petition for a change in zoning was filed on February 2, 2012. This petition received a public hearing at the February 21, 2012 Advisory Plan Commission meeting, and it received a favorable recommendation for approval at the March 5, 2012 Advisory Plan Commission meeting.

### **Procedural**

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission (the "APC") held a public hearing on February 21, 2012 and issued a favorable recommendation (9-0) to the City Council in support of the proposed rezone request at its March 5, 2012 meeting.
- Notification of the February 21, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at the March 12, 2012 meeting.

## **Project Overview**

The subject property is located at the northeast corner of intersection of State Road 32 and Wheeler Road (the "Property"). The Property is approximately 7.2 acres in size and is zoned Enclosed Industrial.

The petitioner's proposal seeks to change the zoning of the Property to the General Business District, with the intention of accommodating uses such as restaurants, convenience stores and other similar retail uses (the "Uses"). The petitioner also acknowledges that the Property could serve as a potential location for Uses that are displaced due to the US 31 Major Moves Project. The Property will be bisected by an east-west access road installed by Indiana Department of Transportation, and is scheduled to be completed by the end of 2012. The Property is envisioned to be subdivided into four commercial outlots and shall comply with the Westfield-Washington Township Subdivision Control Ordinance.

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## **Indiana Statute**

Indiana Code § 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan**

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

### **2. Current conditions and the character of current structure and uses.**

The Property is currently vacant.

### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that retail uses are appropriate and desirable along our highway corridors.

### **4. The conservation of property values throughout the jurisdiction.**

As the US 31 Major Moves Project is complete and Grand Park further develops, this proposed change is expected to have neutral or positive impacts on property values within the vicinity.

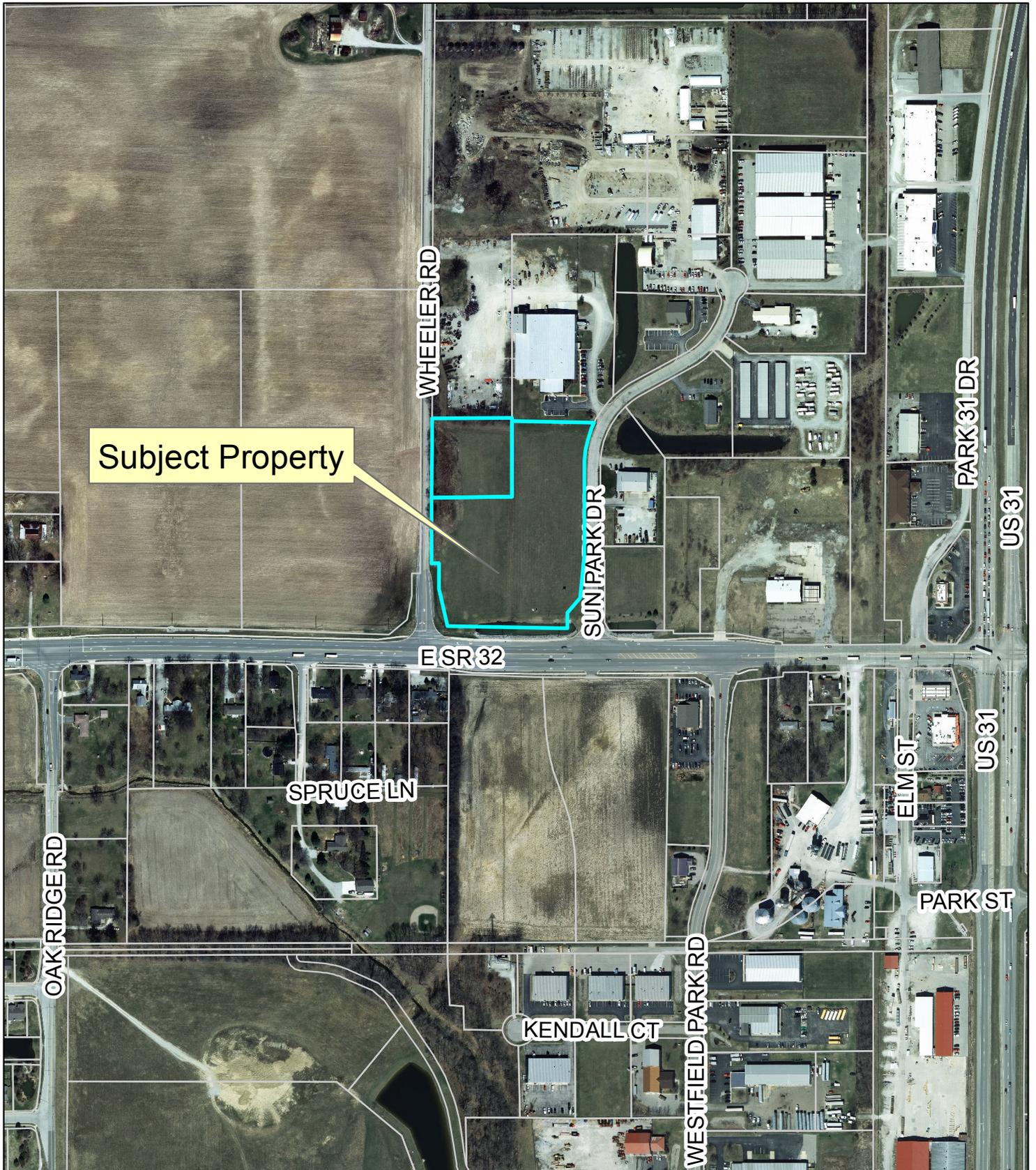
### **5. Responsible growth and development.**

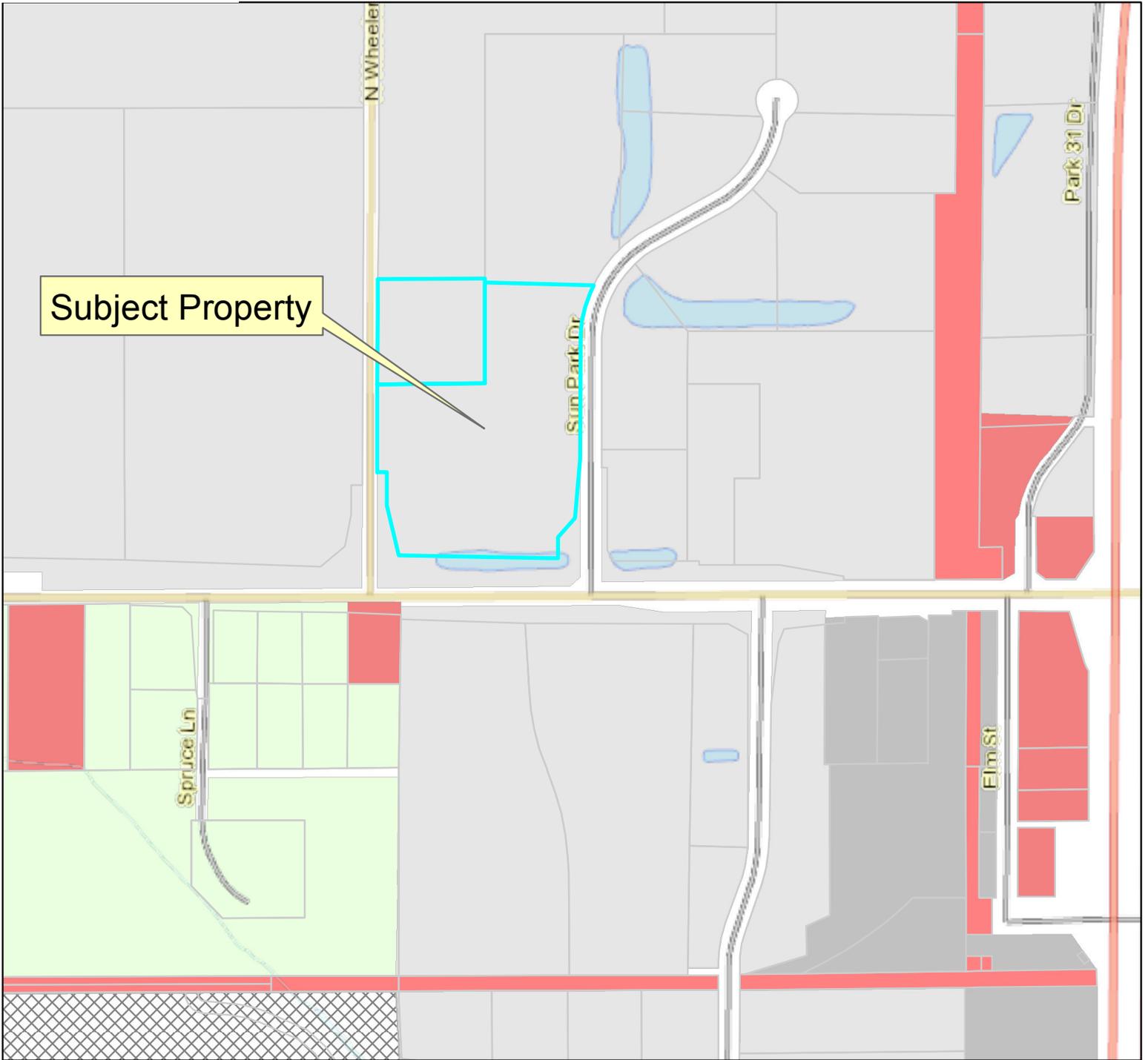
The Property is contiguous to existing developments and the development of the Property would be consistent with the principles of contiguous growth. City services such as water, sewer and emergency services already exist on or near the Property.

### **Recommendations/Actions**

- Economic and Community Development Department [March 5, 2012]  
The Westfield Economic and 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 [March, 2012]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 9-0).
  
- City Council
  - Introduction: [February 13, 2012]
  - Eligible for Adoption: [March 12, 2012]

Submitted by: Andrew P. Murray, *Associate Planner*





**Legend**

-  Planned Unit Development
-  Open Industrial
-  General Business
-  Enclosed Industrial
-  Agriculture - Single Family



**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION  
CERTIFICATION**

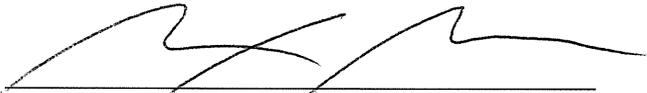
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The Westfield-Washington Advisory Plan Commission held a public hearing on Tuesday, February 20, 2012, to consider a change in zoning from the EI District to the GB District for property generally located at the northeast corner of State Road 32 and Wheeler Road. 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.	1203-REZ-01
Petitioner	Henke Development Group, LLC
Description	A change in zoning from EI District to the GB District

On March 5, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1203-REZ-01 (Vote of: 9-0).

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



Matthew S. Skelton, Secretary

March 6, 2012

Date