



## *Westfield City Council Report*

|                                   |  |
|-----------------------------------|--|
| <b>Ordinance Number:</b>          | 12-25  |
| <b>APC Petition Number:</b>       | 1206-PUD-06  |
| <b>Petitioner:</b>                | Hall and House   |
| <b>Requested Action:</b>          | Change in zoning on approximately 13.4 acres from the EI district to the Hall and House PUD District.  |
| <b>Current Zoning District:</b>   | Enclosed Industrial (EI)   |
| <b>Requested Zoning District:</b> | Hall and House PUD   |
| <b>Filing Date:</b>               | May 4, 2012  |
| <b>Referral Date to APC:</b>      | May 14th, 2012   |
| <b>APC Public Hearing:</b>        | June 4, 2012   |
| <b>APC Recommendation:</b>        | July 2, 2012   |
| <b>Adoption Consideration:</b>    | July 9, 2012   |
| <b>Exhibits:</b>                  | <ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. APC Certification</li><li>4. Conceptual Site Layouts</li></ol> |
| <b>Prepared By:</b>               | Ryan P. Clark  |

### **Petition History**

This petition for a change in zoning was filed on May 4, 2012. This petition received a public hearing at the June 4th, 2012 Advisory Plan Commission meeting. It received a favorable recommendation for approval at the July 2, 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 June 4, 2012 and issued a favorable recommendation (7-0) to the City Council in support of the proposed rezone request at its July 2, 2012 meeting.
- Notification of the June 4, 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 July 9, 2012 meeting.

## **Project Overview**

The subject property is approximately 13.4 acres in size and is located at 1001 W. State Road 32 (the "Property"). The Property is bound by SR 32 to the north, industrial property to east and south, and residential/agricultural to the west. The Property is primarily agricultural in use.

The proposed Hall and House PUD Ordinance (the "PUD") establishes three (3) blocks. Block "A" is on the north side of the proposed Westfield Business Park Drive realignment and Block "B" is on the south side. Block "C" borders Block "B" along its western boundary and is to be dedicated to the city for the future extension of the Monon Trail. The proposed PUD defaults to the underlying zoning of General Business ("GB") and includes the provisions of the State Highway 32 Overlay Zone (the "SR 32 Overlay"); with the exception that the access road requirements of the SR 32 overlay would not apply to the PUD. The United States Highway 31 Overlay Zone would not be applicable to Hall and House PUD.

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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 this area as an employment corridor which recommends office and employment uses and acknowledges retail uses as acceptable.

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

The impact to property values throughout the jurisdiction shall remain neutral or have a positive impact as a result of the rezoning. The future U.S. 31 Major Moves project and limited access intersection at U.S. 31 and S.R. 32 should increase the visibility of this area.

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 [July 2, 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 [July, 2012]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 7-0).
  
- City Council
  - Introduction: [May 14, 2012]
  - Eligible for Adoption: [July 9, 2012]

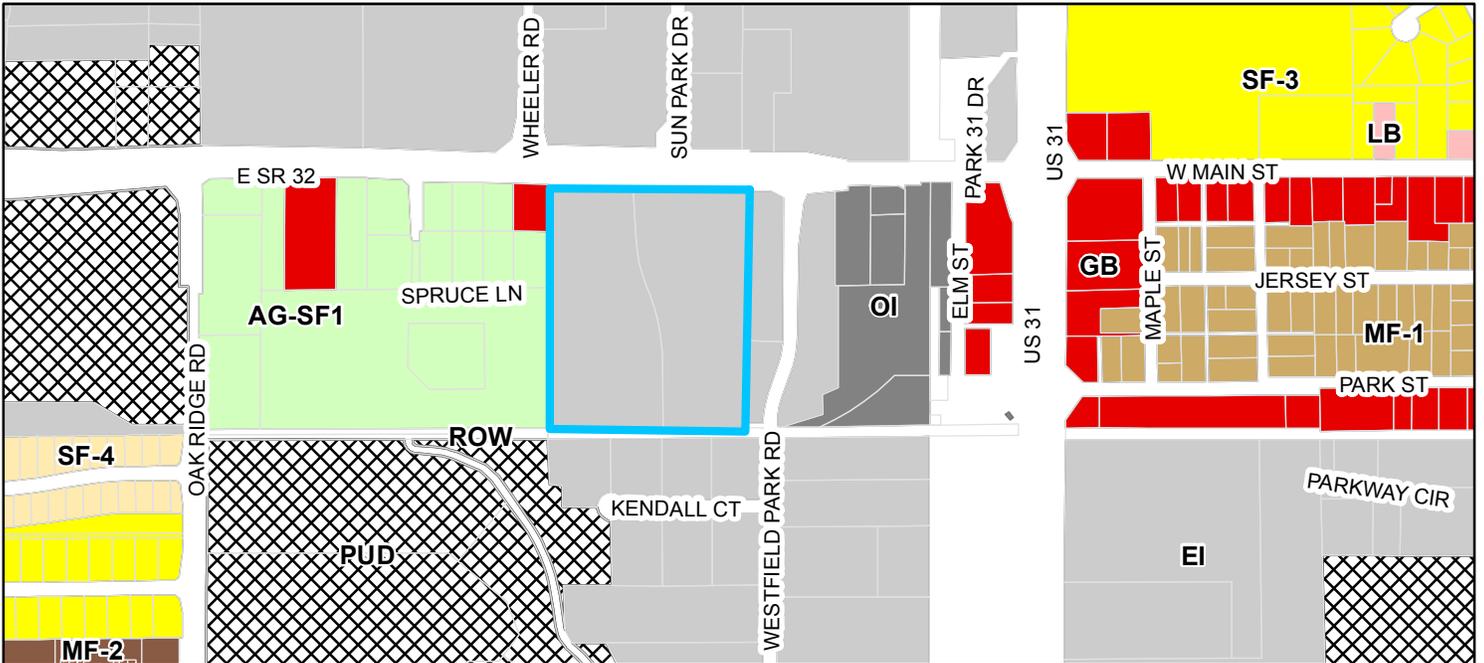
Submitted by: Ryan P. Clark, *Associate Planner*

**Aerial Location Map**

Site



**Zoning Map**



**Zoning**

- |  |                                |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | MF-2 (Multiple Family - 2)     |
| EI (Enclosed Industrial)                 | OI (Open Industrial)           |
| GB (General Business)                    | PUD (Planned Unit Development) |
| LB (Local Business)                      | SF-3 (Single Family - 3)       |
| MF-1 (Multiple Family - 1)               | SF-4 (Single Family - 4)       |

# Exhibit 3

## WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION CERTIFICATION

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The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, July 2, 2012, to consider a change in zoning from the Enclosed Industrial District to the Hall and House PUD District for the property located at 1001 W. State Route 32. 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.    | 1206-PUD-06   |
| Petitioner  | Hall and House  |
| Description | A change in zoning from the Enclosed Industrial District to the Hall and House PUD. |

On July 2, 2012, a motion was made and passed to send a favorable recommendation (7-0) to the City Council to approve 1206-PUD-06.

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



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Matthew S. Skelton, Secretary

July 2, 2012  
Date

# Hall & House Commercial Subdivision Conceptual Plan



# Hall & House Commercial Subdivision Conceptual Plan

