



Order Number: 20-02

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) to indicate that Redevelopment Commission Declaratory Resolution 13-2015, to amend the Spring Mill Station Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits:
Exhibit 1: Staff Report
Exhibit 2: Order 20-02
Exhibit 3: Declaratory Resolution 08-2020
Exhibit 4: Southside EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

The Westfield Redevelopment Commission adopted Declaratory Resolution 08-2020 (see **Exhibit 3**) to amend the Southside Economic Development Area (the “Southside EDA”, see **Exhibit 4**) at its July 20, 2020 meeting.

PROCEDURAL

The Plan Commission’s function for this item is to determine that Declaratory Resolution 08-2020 conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying Declaratory Resolution 13-2015, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

Declaratory Resolution 08-2020 proposes to amend the Southside EDA by creating a sub-economic development area of approximately 21.85 acres located at the southeast corner of 161st Street and US 31, (the “Sub-Area”, see **Exhibit 4**). The developer, Pure SEP, LLC intends to construct a commercial office building which will serve as the corporate headquarters of Software Engineering Professionals, Inc. The estimated cost of the project is \$26,000,000.

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that Declaratory Resolution 08-2020 conforms to the Comprehensive Plan. As shown in **Exhibit 5**, this property is located within the “Employment Corridor” land use classification, which is described in the Highway Corridors section of the Comprehensive Plan. Office uses are considered an appropriate use within the Highway Corridor. Development policies include reserving employment corridors for reemployment-generating uses and, more specifically, promoting large-scale employment-intensive office uses on the US31-Meridian Corridor.

DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 20-02 as presented.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.