



Westfield City Council Report

Ordinance Number:	16-45
APC Petition Number:	1612-PUD-23
Subject Site Address:	<i>1189 E. 181st Street</i>
Petitioner:	Grand Junction Brewing Co. LLC
Requested Action:	Petitioner requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.
Current Zoning	181 st Street PUD District
Current Land Use:	Vacant
Approximate Acreage:	5.12 acres +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Maps3. Concept Plan4. Character Exhibits5. Ordinance 04-03: 181st Street PUD (original)
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the November 14, 2016 City Council meeting. The petition received a public hearing at the November 21, 2016 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 9-0) at its November 21, 2016 meeting. This petition is eligible for adoption consideration at the November 28, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the November 21, 2016 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The 181st Street PUD is located on the south side of 181st Street, between U.S. 31 and Wheeler Road. The subject site is located within Parcel A of the 181st Street PUD, located at the southeast corner of 181st Street and Sun Park Drive.

Project History: The 181st Street PUD District ordinance (Ord. 14-03; APC Docket No. 1311-PUD-10) was approved by the City Council at its January 27, 2014 meeting. The 181st Street PUD District was designed to allow industrial uses for a limited time, but eventually convert to general business uses. The 181st Street PUD Ordinance does not allow industrial uses on the real estate after December 31, 2023. It also requires all buildings/building materials to be brought up to the standard at that time.

ZONING REQUEST

The petitioner requests this modification to the 181st Street PUD Ordinance to allow a brewery production facility and tasting room, as well as allow mobile food service vending on the site. State law (IC 7.1-3-20-9 & 905 IAC 1-20-1) requires places that sell alcohol by the “drink” are required to have food service available at all times. One of the ways to accomplish this is through mobile food service vending. This would essentially serve as a mobile kitchen for the brewery, and potentially offer a variety of food choices to patrons. The petitioner has included a concept plan and character exhibits. All site improvements regarding mobile food vending on this site would have to be substantially similar to those depicted in these exhibits.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its November 21, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 9 in favor, 0 opposed).

City Council

Introduction: November 14, 2016

Eligible for Adoption: November 28, 2016

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 21, 2016 to consider an amendment to the 181st Street PUD District Ordinance (Ord. 14-03) and Westfield-Washington Township Unified Development Ordinance (the “UDO”). Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission’s Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1612-PUD-23
Ordinance No.	16-45
Petitioner	Grand Junction Brewing Co. LLC
Site Location	1189 E. 181 st Street
Description	Petitioner requests an amendment to the 181st Street Planned Unit Development (PUD) District to allow a brewery production facility and tasting room.

On November 21, 2016, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 9 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

November 22, 2016

Date