RESOLUTION 2015-02

A RESOLUTION OF THE CUMBERLAND TOWN COUNCIL TO AFFIRM THEIR STANCE ON GIANT EAGLE’S PROPOSED REZONING OF 11000 E. WASHINGTON ST. (OLD GERMAN CHURCH)

WHEREAS, the Town of Cumberland lies partially within Marion County and is an included town within the Consolidated City of Indianapolis, which has sole discretion in planning and zoning matters; and

WHEREAS, Giant Eagle has filed a petition to rezone the property at 11000 E. Washington St. (Old German Church) in Cumberland to C-3 for a gas station and convenience store with outlots for future unknown development at the site; and

WHEREAS, the Town of Cumberland adopted a new Comprehensive Plan (Cumberland 2031 Plan) in 2011 that was prepared and written by a Town Steering Committee that included representation of the Hancock County Plan Commission and the Department of Metropolitan Development; and

WHEREAS, the Metropolitan Development Commission (MDC) adopted the Cumberland 2031 Comprehensive Plan on September 17, 2014 and incorporated it into the Comprehensive or Master Plan for Marion County by Resolution 2014-CPS-R-004; and

WHEREAS, the Town Council is in the best position to provide direction and input on how the Comprehensive Plan applies to this petition by virtue of not only its position in the community but also because the every member of the current Council sat on the Comprehensive Plan Steering Committee; and

WHEREAS, the Giant Eagle zoning petition is the first rezone to come before the MDC since adoption of the Cumberland 2031 Plan by the MDC; and

WHEREAS, the Comprehensive Plan Vision states that the Town of Cumberland embraces its historic and cultural resources as well as its National Road heritage to thrive as a viable town built on small town values and charm; and

WHEREAS, the first goal of the Comprehensive Plan is to preserve and promote the historic old town character and establish a strong community identity (Goal 1); and,

WHEREAS, the Comprehensive Plan calls for connections between places through improved pedestrian access to increase overall community walkability (Goal 2, Objective 12); and

WHEREAS, the Comprehensive Plan seeks to promote the use of alternative modes of transportation, like bus, walking, biking, instead of a traditional automobile (Goal 10, Objective 8); and
WHEREAS, the Comprehensive Plan calls for engagement in transit oriented development planning, with the City of Indianapolis, for areas near bus lines or other types of transit (Goal 5, Objective 8); and

WHEREAS, the Comprehensive Plan specifically addresses transit oriented development near the E. Washington Street transit corridor where the subject site is located (Goal 6, Objective 7); and

WHEREAS, the Comprehensive Plan encourages expanded transit opportunities (Goal 6, Objective 2) like the proposed Bus Rapid Transit Blue Line that is in planning for this corridor; and

WHEREAS, the Indianapolis Metropolitan Development Organization’s Transit Oriented Development Strategic Plan encourages adaptive reuse in existing commercial areas to create density and support ridership of the Blue Line that do not include auto-only uses; and

WHEREAS, the Comprehensive Plan calls for partnership with the City of Indianapolis to consider standards for transit oriented development and village mixed use for the E. Washington St corridor, outside of the historic conservation district (Goal 10, Objective 13); and

WHEREAS, the Comprehensive Plan calls for the identification of appropriate uses for the E. Washington Street corridor and work with the City of Indianapolis to exclude those not compatible with the transit vision for the corridor (Goal 10, Objective 14); and

WHEREAS, an automotive based used like a gas station is not compatible with the transit vision for the E. Washington Street corridor; and

THEREFORE BE IT RESOLVED that, based on all of the foregoing and other reasons not enumerated, the Town of Cumberland finds that a C-3 zoning without restrictions on automotive related uses is not compatible with the Town’s Comprehensive Plan; and

BE IT FURTHER RESOLVED that the Town of Cumberland is adamantly opposed to the proposed use of a gas station and convenience store at the subject site; and

BE IT FURTHER RESOLVED that the Town of Cumberland does not support Giant Eagle’s request for C-3 zoning at 11000 E. Washington Street for the auto related use of a gas station and convenience store.

ADOPTED THIS 26TH OF February, 2015.
Adopted by the Cumberland Town Council:

Joe Siefker, President

Anna Pea, Vice President

Nicole Bell, Member

Brian Gritter, Member

Mark Reynolds, Member

Attest: Erica Salmon, Clerk-Treasurer