



Petition Number: 1407-ZOA-01
Petitioner: City of Westfield
Request: Approval of an Ordinance to Repeal Existing Zoning and Subdivision Ordinance and Adopt a Replacement Westfield-Washington Township Unified Development Ordinance.
Exhibits:
1. Staff Report
2. Detailed Summary
3. Unified Development Ordinance
Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the June 9, 2014, City Council meeting and is scheduled as follows:

06/09/14	City Council Introduction
06/16/14	Plan Commission Introductory Presentation
07/21/14	Plan Commission Public Hearing
08/04/14	Plan Commission's Consideration for Recommendation
08/11/14	City Council's Consideration for Adoption

PROCEDURAL

- Procedures to repeal an existing zoning ordinance and adopt a replacement zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, *et seq.*).
- Replacement zoning ordinances are required to be considered at a public hearing. The public hearing for this petition is scheduled for July 21, 2014, by the Plan Commission, which will be noticed accordingly.

OVERVIEW

The existing Westfield-Washington Township Zoning Ordinance (the "Existing Ordinance") was initially adopted in 1977 and applies to all of Washington Township. Since then, various amendments have been considered and adopted over the years to address issues resulting from growth in the community.



Last year, the Economic and Community Development Department (the "Department") was charged by the community leadership with the following with regard to the Existing Ordinance:

- 1) Increase procedural efficiencies and predictability in the development process.
- 2) Create a user-friendly document that is easy to navigate, easy to understand, and electronically portable (as this document can provide the first impression for those that may be investing in our community).
- 3) Incorporate revisions to standards that need immediate attention while providing a structure for easy annotation of future "patches" to the ordinance that may be needed.
- 4) Take a holistic approach to modernize the document and to ensure standards are clear and do not conflict internally to the document, and that verbiage and terminology is being used consistently throughout the document.

In response, the Department reformatted the Existing Ordinance and began working with the Public Works Department and the Council's Committee on Ordinance Revisions ("Hoover Commission") to begin reviewing the reformatted ordinance and proposed revisions to further the above objectives.

The result of those efforts is the reformatted ordinance at Exhibit 3, which is being called a "Unified Development Ordinance" (or "UDO"), which simply refers to the fact that the reformatted ordinance combines both the zoning and subdivision ordinances into a single book (much like the Existing Ordinance is today).

Approximately eighty-five percent (85%) of the changes in the UDO from the Existing Ordinance are reformatting and grammatical/draftsmanship changes, while roughly fifteen percent (15%) of the changes modify standards or create new sections in the ordinance. Please note this process and ordinance will not change the zoning of any property nor will it modify the existing zoning map.

A detailed summary is provided at Exhibit 2. The staff will also be presenting an overview of the UDO at the Plan Commission's June 16, 2014, meeting.

STAFF COMMENTS

1. No action is required at this time.
2. Hold a public hearing at the July 21, 2014, Plan Commission meeting.
3. Plan Commission members are encouraged to share any preliminary comments or questions prior to the public hearing. Please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.