



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. Unified Development Ordinance (redline version)
3. Summary of Revisions (since introduction)
4. Detailed Summary (overview of UDO)
5. Written Public Comments
6. Unified Development Ordinance (clean version)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition is scheduled as follows:

06/09/14	City Council Introduction
06/16/14	Plan Commission Introductory Presentation
07/21/14	Plan Commission Public Comment
08/04/14	Plan Commission Public Hearing
09/02/14	Plan Commission's Consideration for Recommendation
09/08/14	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. Opportunities for public comment for this petition were provided at the July 21, 2014, Plan Commission meeting, and the August 4, 2014, Plan Commission public hearing.



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, 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 overview of the UDO was presented by the Department at the Plan Commission's June 16, 2014, meeting and the associated written overview summary of the UDO is provided at [Exhibit 4](#).



PUBLIC COMMENTS

Since the overview presentation, the Plan Commission has held two public meetings (July 21st and August 4th) to provide opportunity for public comment. In addition, the Department has had several meetings with various interested individuals regarding questions and comments. Proposed revisions to the UDO have been incorporated as a result of comments received. A summary of the proposed revisions, as recommended by the Department and the Council's Committee, can be found at **Exhibit 3**, and are reflected in the redline version of the UDO at **Exhibit 2**. A clean version of the UDO is attached as **Exhibit 6**.

Written comments that were received by the Department are attached hereto as **Exhibit 5**.

DEPARTMENT COMMENTS

The Unified Development Ordinance is eligible for the Plan Commission's recommendation to the City Council. As a result, the Department recommends forwarding Petition No. 1407-ZOA-01 (Ordinance No. 14-26), as revised (see **Exhibit 6**), to the City Council with a favorable recommendation.

If any Plan Commission member has questions prior to the September 2, 2014, meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.