



Petitioner: City of Westfield

Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.

Exhibits:

1. Staff Report
2. Ordinance 14-47
3. Summary of Revisions

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the October 27, 2014, City Council meeting. The petition is scheduled for its public hearing at the November 3, 2014, Advisory Plan Commission (the "APC") hearing. Subject to the public hearing, the petition is currently scheduled to be at the Council's November 10, 2014, meeting for adoption consideration.

PROCEDURAL

- Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the November 3, 2014, Advisory Plan Commission meeting.
- No action by the Council is required at this time.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was adopted by the Council on September 8, 2014. At that time, the Department and Council's Committee on Ordinance Revisions anticipated amendments would be proposed shortly thereafter in response to items that were still outstanding and that needed additional clarification. In addition, revisions to the adopted floodplain management regulations have been requested by the State in order to ensure compliance with federal regulations for the City's participation in the National Floodplain Insurance Program.

After consideration and recommendation by the Council's Committee on Ordinance Revisions, the proposed amendments are reflected in the attached ordinance (see Exhibit 2). A summary of the proposed changes are included in Exhibit 3.



STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

DEPARTMENT COMMENTS

- 1) Hold a public hearing.
- 2) Following the public hearing, this Ordinance is eligible for the Plan Commission's recommendation to the City Council. As a result, the Department recommends forwarding Petition No. 1412-ZOA-02 (Ordinance 14-47) to the City Council with a favorable recommendation.
- 3) If any Plan Commission member has questions prior to the November 3, 2014, meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.