

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24 AND TITLE 16 LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission (“Commission”) considered a petition (docket _____) filed with the Commission requesting an amendment to Ordinance 03-40, enacted by the Town Council on December 8, 2003, and amended by Ordinance 06-24, enacted by the Town Council on June 12, 2006.

WHEREAS, on November ____, 2012, the Commission took action to forward Docket _____ to the Westfield City Council with a favorable recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

WHEREAS, on November ____, 2012, the Secretary of the Commission certified the action of the Commission to the City Council; and

WHEREAS, the Westfield City Council is subject to the provisions of Indiana Code 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 03-40, ORDINANCE 06-24, and TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. Section 6, paragraph A (1) of the Ordinance 03-40, Ordinance 06-24 (collectively the “Andover PUD Ordinance”) is replaced in its entirety with the following:

“All uses permitted in the SF-2 District per the Zoning Ordinance in force of the enactment of the original Andover PUD, including attached and detached single family or multi-family dwellings and single structures and buildings and uses accessory thereto, together with model homes and temporary trailers from which sales activities may be conducted;”

SECTION 2. Section 6, paragraph A(2) of the Andover PUD Ordinance is replaced in its entirety with the following:

“Residential common areas and amenity areas (to be owned and maintained by the ~~Andover Homeowners’ Association~~ appropriate homeowner’s association for the parcel, or their successors or assigns) along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ballfields, ball courts, practice facilities, playgrounds and other recreational spaces, and recreational buildings. The construction of said amenity

improvements shall be approved by Department staff and shall not require an additional DPR;”

SECTION 3. Section 4 of Ordinance 06-24 is replaced in its entirety with the following:

“The number of dwelling units (either single family attached or multi-family) permitted in Parcel G of the Andover PUD shall be increased from 180 to 242. The number of dwelling units permitted in Parcel E of the Andover PUD shall be increased from 80 to 90. The total number of dwelling units permitted in the Andover PUD shall be increased from 640 to 712, and the total number for single-family attached dwelling units and/or multi-family dwelling units permitted shall be increased from 180 to 242 in any combination of single-family attached or multi-family dwelling units.”

SECTION 4. Paragraph 1 of Exhibit 2 to the Andover PUD Ordinance is deleted.

~~**Apartment.** A building or portion thereof designed for or occupied by one or more families.~~

SECTION 5. The Land Use Type associated with Parcel G on Exhibit 7 of the Andover PUD Ordinance is renamed to “Single-family attached or multi-family”.

SECTION 6. The Description associated with Parcel G on Exhibit 9 of the Andover PUD Ordinance is renamed to “Single-family attached or multi-family”.

In all other respects, the Andover PUD Ordinance shall remain in effect and unchanged.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2012.**

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. Russell L. Brown

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 201__ at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. _____

This _____ day of _____, 201__.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 12-10

This _____ day o _____ 201__.

J. Andrew Cook, Mayor

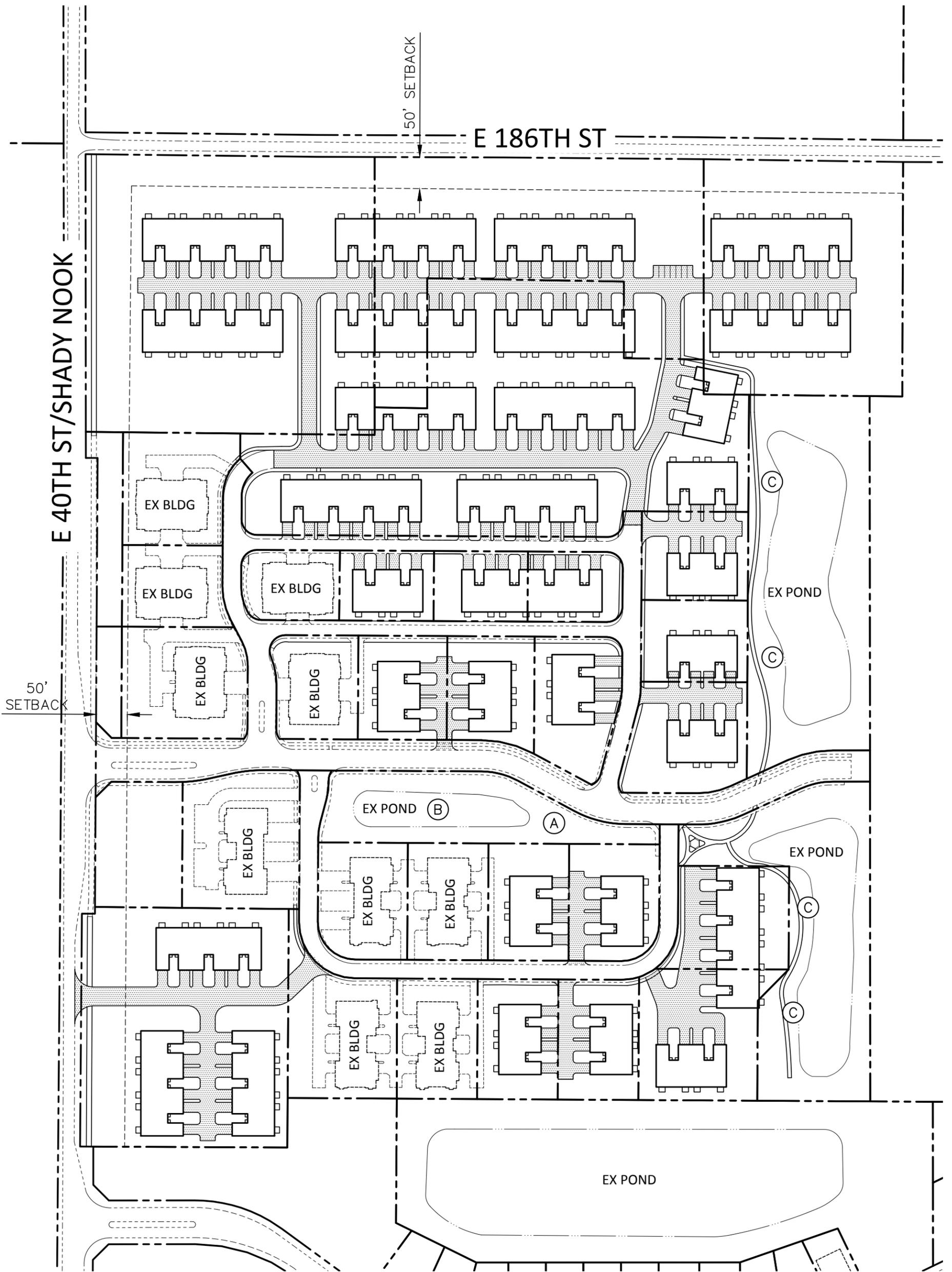
ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by:

Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

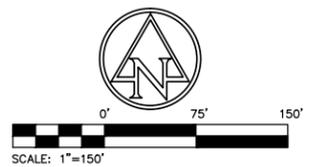




OVERALL SITE	
EXISTING UNITS =	APPROX 50
PROPOSED UNITS =	186
OPEN SPACE ACREAGE=	21.25

PROPOSED SITE LEGEND

- (A) GAZEBO
- (B) FOUNTAIN
- (C) BENCH



REDWOOD AT ANDOVER

OVERALL SITE PLAN



NOVEMBER 2, 2012