

ORDINANCE NUMBER 15-_____
AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING
AMENDMENT TO TEXT AND CONCEPT PLAN OF THE BRIDGEWATER
CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-
49, ORDINANCE 08-05, ORDINANANCE 09-17, ORDINANCE 10-01,
ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-
10, ORDINANCE 13-03, ORDINANCE 13-06, AND TITLE 16 – LAND USE
CONTROLS

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1303-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; and (x) Ordinance 13-06, enacted by the City Council on March 11, 2013 (collectively, "The Bridgewater PUD Ordinance")

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. _____-PUD-_____**), requesting an amendment to The Bridgewater PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. _____-PUD-_____** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation** (____-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that The Bridgewater PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend The Bridgewater PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by The Bridgewater PUD Ordinance, as amended by this Ordinance and its exhibits.

1.2 All other provisions of The Bridgewater PUD Ordinance shall remain in effect with the adoption of this Ordinance.

1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of The Bridgewater PUD Ordinance, as amended.

Section 2. Revised Concept Plan. The concept plan for Blocks A, E, H, J, K, L, M, N, Q and R of Parcel J shall be as shown on the attached Exhibit A.

Section 3. Exhibit 12 of the PUD - Development Standards for Detached Single Family Residences within Blocks A, E, H, J, K, L, M, and N of Parcel J shall be amended as follows: The development standards applicable to detached single family residences in Blocks, A, E, H, J, K, L, M and N of Parcel J, shall be as follows:

Minimum Lot Width at the Building Line at which the building is actually built:

- A. The minimum lot width at the building line at which the building is actually built shall be no less than 25 feet;

Minimum Street Frontage of Single Family Lot:

- A. The minimum street frontage of a single family lot in Parcel J shall be twenty-five (25) feet;

Minimum Lot Area:

- A. The minimum lot area of a single family detached lot in Parcel J shall be 1750 square feet;

Minimum Front Yard Setback:

- A. The minimum front yard setback shall be 15 feet;

Minimum Separation between buildings:

- A. The minimum separation between buildings shall be no less than six (6) feet;

Minimum Side Yard Setback:

- A. The minimum side yard setback shall be zero (0) feet;

Minimum Rear Yard Setback:

- A. The minimum rear yard setback shall be five (5) feet;

Maximum Building Height:

- A. The maximum building height shall be forty-five (45) feet;

Section 4. Minimum Setback from Gray Road: The setback for single family residential lots fronting or “backing up to” Gray Road shall be fifty-five (55) feet.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS DAY OF _____, 2015.**

Voting For	Voting Against	Abstain
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ 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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-**_____ was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, _____ at __.m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-**_____
this _____ day of _____, 2015.

I hereby VETO **ORDINANCE 15-**_____
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:
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: