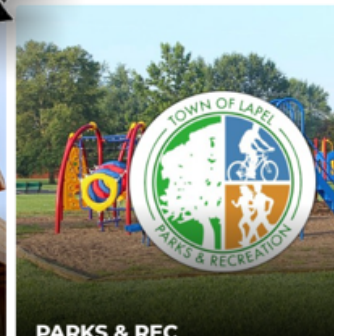
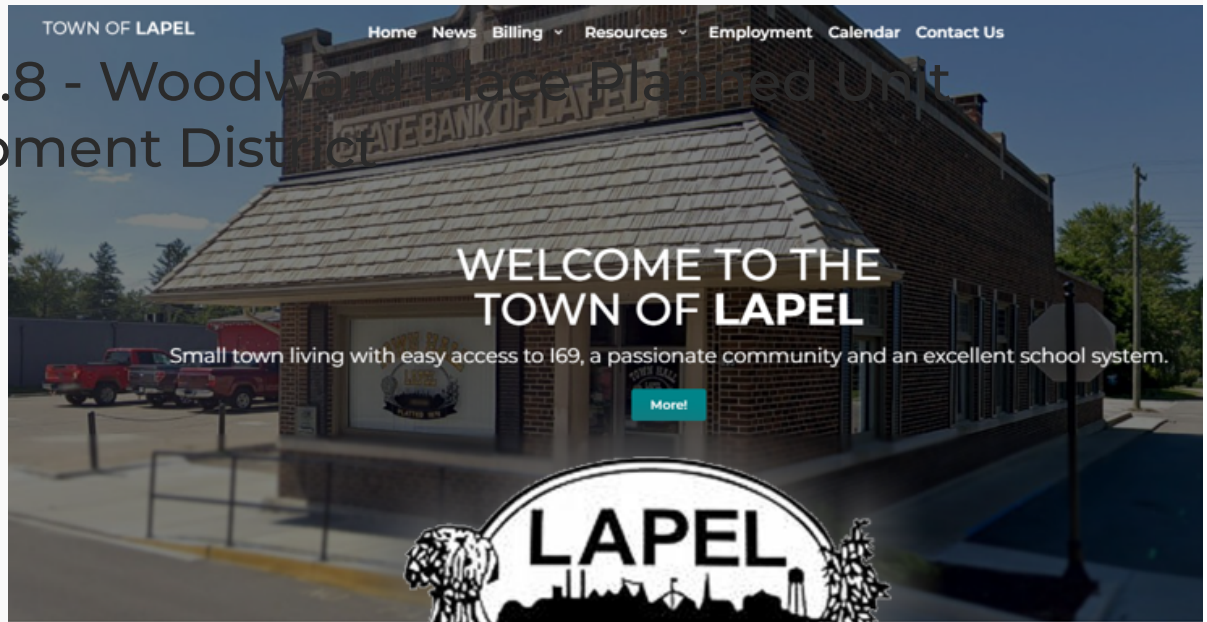


CH31 31.8 - Woodward Place Planned Unit Development District



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AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LAPEL, MADISON COUNTY, INDIANA AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF LAPEL, INDIANA

WHEREAS, the Town Council of the Town of Lapel, Indiana (the "Town Council"), adopted the Town of Lapel, Indiana Unified Development Ordinance (the "Unified Development Ordinance") pursuant to its authority under the laws of the State of Indiana, Indiana Code 36-7-4 et seq., as amended; and

WHEREAS, the Town of Lapel, Indiana (the "Town") is subject to the Unified Development Ordinance; and

WHEREAS, the Town of Lapel Advisory Plan Commission (the "Commission") considered a petition ("Docket 06-22"), the Woodward Place Planned Unit Development, filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Docket 06-22, after a public hearing held on the 11th day of August, 2022, to the

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Town Council with a favorable recommendation by a vote of 5-0 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 Town Council on August 12, 2022;

WHEREAS, the Town 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 ORDANED by the Town Council of the Town of Lapel, Madison County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are changed to incorporate the Real Estate into the Woodward Place Planned Unit Development District (the "Woodward Place PUD District").

1.2 The Development of the Real Estate is governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance as set forth herein, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.

1.3 Cross-references of this Ordinance refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are made inapplicable to the Real Estate and are superseded by the terms of this Ordinance.

Section 2. Definitions Capitalized terms not otherwise defined in this Ordinance have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Street Side Yard: An open space, unobstructed to the sky, extending fully across the lot while situated between the street side lot line and the established street side building line.

Section 3. District Plan and Concept Plan

3.1 The Real Estate within the Woodward Place PUD District is hereby divided into four (4) Districts (individually or collectively, "District"), as depicted on the "District Plan", attached as Exhibit B. Development of each District is

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regulated as set forth in this Ordinance. The area within each District may increase or decrease up to 15% of the area of the District.

3.2 The "Concept Plan", attached as Exhibit C, is incorporated in accordance with v12.2.3. The community design and lot layout must be substantially similar to the design show in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Each District is as follows:

- A. C1 General Commercial
- B. R2 Single-family Residential: Traditional Neighborhood District
- C. R2 Single-family Residential: Traditional Neighborhood District
- D. R2 Single-family Residential: Traditional Neighborhood District

Further Information

8-2022

Date Passed: 9/15/2022