

ORDINANCE NO. 2026-07

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF
THE TOWN OF MONROVIA, INDIANA**

**Text Amendments
PUD Expiration**

WHEREAS, the Town of Monrovia Plan Commission introduced a proposal to make certain text amendments to the Monrovia Unified Development Ordinance (“UDO”) concerning the abandonment or expiration of Planned Unit Developments; and

WHEREAS, the proposed text amendments to the UDO is attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Monrovia Plan Commission conducted a public hearing and determined its favorable recommendation on the proposed amendments, by a 5-0 vote, on June 9th, 2026; and

WHEREAS, the Monrovia Plan Commission certified its favorable recommendation to the Monrovia Town Council on June 9th, 2026; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Town Council of the Town of Monrovia, having considered the proposal and the recommendation of the Monrovia Plan Commission, now adopts the proposal and approves the text amendments, all as hereinafter set out.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA, that:

- Section 1.** The Monrovia Plan Commission seeks to amend the text of the Monrovia Unified Development Ordinance to add subsection H to Chapter 8.6 as set forth in **Exhibit A** attached hereto and incorporated herein by reference.
- Section 2.** The Town Council of Monrovia has paid reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.
- Section 3.** The Town Council hereby adopts the amendments proposed by the Monrovia Plan Commission as certified, and hereby adopts the revisions set forth in **Exhibit A** as text amendments to the Monrovia Unified Development Ordinance. All other provisions of the UDO not otherwise specifically amended in **Exhibit A** remain in full force and effect.

Section 4. The terms or provisions of other ordinances in conflict with the terms or provisions hereof, if any, are hereby superseded. The terms, paragraphs, sentences, words, and acts of this Ordinance and the UDO are separable, and if a court of competent jurisdiction hereof declares and portion of this Ordinance or the UDO unconstitutional, invalid, and unenforceable for any reason, such declaration shall not affect the remaining portion or acts hereof and the court shall substitute such provisions or acts with a constitutional, valid, and enforceable provision or act as would be necessary to effectuate the enforceability of the applicable provision.

Section 5. This Ordinance shall be in full force and effect from and after its passage as provided by applicable law.

PASSED AND ADOPTED by the Town Council of the Town of Monrovia, Indiana, by a vote of 5 to 0, on this 23rd day of June, 2026.

TOWN OF MONROVIA TOWN COUNCIL

By: Tamara Everett
Tamara Everett, President

ATTEST:

Holli Armstrong
Holli Armstrong, Clerk-Treasurer

Exhibit A
Unified Development Ordinance Amendments

A new subsection H. shall be added to Chapter 8.6 Planned Unit Developments as follows:

H. PUD Abandonment or Expiration: Except as expressly provided in a PUD Ordinance, the PUD shall expire or shall otherwise be deemed abandoned upon any of the following:

1. Failure to file a complete application for site plan approval within eighteen (18) months of PUD Ordinance Approval or within an extension granted under subsection 8.6.D.;
2. Failure to commence construction of the development within two (2) years of approval of the site plan;
3. No improvements are made pursuant to the approved site plan for twelve (12) consecutive months; or
4. Construction of all public improvements, including streets, parks, walkways, and utility installations identified in the site plan are not completed within five (5) years of approval of the site plan.

Extension of time up to a maximum of two (2) years may be granted by the Plan Commission when extenuating circumstances can be clearly shown by the petitioner. The request for any extension shall be submitted to the Plan Commission in writing prior to the expiration date and shall clearly state the reasons why the development has been delayed. The Plan Commission may not grant time extensions if there have been adopted changes to the Comprehensive Plan or UDO that would impact the PUD Ordinance.

Upon any PUD expiration or abandonment, the property shall revert to the zoning district that applied to the property immediately prior to the adoption of the PUD Ordinance, unless a different reversion zoning district was explicitly set forth in the PUD Ordinance.