

Fairfield
Woods

DP-01-019
PP-01-011

Zoning Commitments Final Plat Approval Fairfield Woods

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recording commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE.

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

Fairfield Woods Plat, an addition to Saratoga in the Town of Plainfield. See Legal Description attached as Exhibit A.

STATEMENT OF COMMITMENTS:

1. The Owner shall submit for approval by the Director (Plainfield Planning Dept.) a tree plan showing the existing trees and new trees to be planted in a 20' strip off of the rear lot lines of Lots 22 (beginning at the northwest corner of Independence Park) through 35. This 20' strip shall be shown on the Final Plat as a **Tree Conservation Area and Drainage Easement** and include a plat covenant requiring the continued maintenance of the new or existing trees and replacement of any lost trees. In addition, the Owner shall fence off this 20' **Tree Conservation Area** during construction in order to keep heavy equipment from disturbing the soils in the Area. As to new plant material, the trees shall consist of a mix of Norway Spruce, Serviceberry, Crabapple, Northern White Ash or Oak trees.
2. The Owner agrees to install a 3-rail, split-rail fence along the common boundary of the Andrews Liberty Meadows Addition, as shown on Exhibit B attached hereto.
3. Any residence constructed on Lots 21 through 35 shall have as part of its exterior materials a minimum of 85% brick on the entire first floor of such residence.
4. The minimum square footage of a residence constructed on Lots 21 through 35 shall be 1800 square feet, excluding garages, porches, decks, carports and basements.
5. Substantial compliance with the entry and cul-de-sac landscape plans, file-dated October 16, 2001.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Town of Plainfield Plan Commission made at a public hearing after proper notice has been given.

and we appreciate it. With that I move that the Plan Commission approve the request for final detailed Plan Secondary Approval, DP-01-019 finding that:

1. The Final Detailed Plan satisfies the Development Standards specified in the PUD District establishing the Saratoga PUD;
2. The Final Detailed Plan accomplishes the intent set forth in Article 6 of the Plainfield Zoning Ordinance; and
3. The Final Detailed Plan provides for the protection or provision of site features and amenities outlined in Article 6., C., 4., a., of the Plainfield Zoning Ordinance.

And that such approval be subject to the following conditions;

1. Substantial compliance with the entry and cul-de-sac landscape plans file dated October 16, 2001.
2. For Lots 22 through 35 a 20-foot landscape preservation easement tree planting area as proposed by the petitioner shall be required. The easement shall be subject to drainage requirements. The easement shall not permit the removal of trees. The landscape preservation plan and easement shall be subject to Staff review and approval.
3. That the homes on Lots 21 through 35 have a minimum of 85% brick wrap on the first story.
4. The homes on Lots 21 through 35 be a minimum of 1,800 square feet including basement.
5. A fence to be added along the west and southern property line indicated on the overall plan drawing presented at the meeting this evening.

Second by Mr. McPhail. Roll call vote called.

Mr. Thibo - yes
Mr. Matrana - yes
Mr. McPhail - yes
Mr. Brandgard - yes
Mr. Cavanaugh - yes
Mr. Ward - yes
Mr. Haase - yes

7-ayes, 0-opposed, 0-absent. Motion carried.

Mr. Cavanaugh made a motion that the Plan Commission approve the Primary Plat PP-01-011 as filed by Saratoga Associates requesting primary plat approval of a 63.47 acres located north of Fairfield Road and south of CR350S into a 141 single-family lot subdivision to be known as Fairfield Woods upon finding that:

1. Adequate provisions have been made for regulation of minimum lot width, minimum lot depth and minimum lot area;
2. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
3. Adequate provisions have been made for the extension of water, sewer and other municipal services,

And that such approval shall be subject to the following conditions:

1. Compliance with the Town Standards, including but not limited to: Plainfield Ordinance No. 1-96 regarding floodplain management; Plainfield Ordinance Nos. 4-94 and 3-86 regarding Sewage Works; Plainfield Ordinance No. 17-97 regarding Drainage; Plainfield Ordinance No. 19-97 regarding Municipal Waterworks; and, Plainfield Ordinance No. 18-97 regarding Access Permits.
2. Compliance with the standards and specifications of the Plainfield Subdivision Control Ordinance.
3. A landscape preservation easement and tree planting areas subject to Staff review and approval shall be provided on Lots 22 through 35. And Staff shall be provided a recorded copy after approval. This easement shall be referenced in the secondary plat. The easement shall be enforced by the Town of Plainfield.

*FAIRFIELD
WOODS
ADDITIONAL
ZONING
COMMITMENTS
ON LOTS 21-35.*



TOWN OF PLAINFIELD

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PLANNING AND ZONING

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BUILDING INSPECTOR

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CERTIFICATION OF SECRETARY OF THE PLAINFIELD PLAN COMMISSION

I, Richard A. Carlucci, in my capacity as Secretary of the Plainfield Plan Commission, hereby certify that a public hearing was held by the Plainfield Plan Commission on Monday, May 6, 1996 on the application of C.P. Morgan for Amendments to the Commitments for Saratoga exclusively for Claymont to reduce the rear setback line as specified in Commitment 22, E. 3. from 25' to 15' for patios, decks, and uncovered porches. The Plan Commission voted 5-1-1 to make a favorable recommendation to the Plainfield Town Council, Plainfield, Indiana on the petition with the following conditions:

1. The additional 10' setback area is to be limited to the construction of the rear patio, deck, or uncovered porch and not the actual building.

Dated this 7th day of May, 1996.



Richard A. Carlucci
Secretary
Plainfield Plan Commission

TOWN OF PLAINFIELD

PLAN COMMISSION REPORT

DATE: May 6, 1996

CASE NO.: PD-E-95-001C

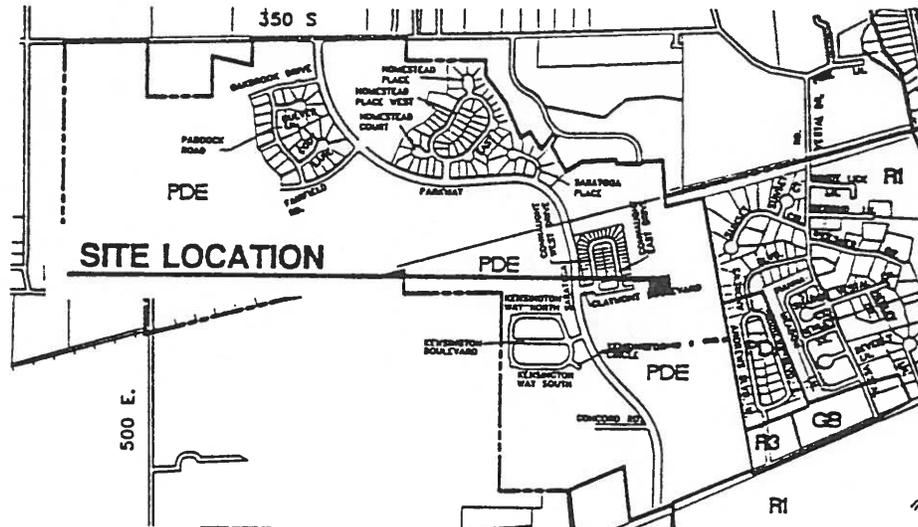
PETITIONER: C.P. Morgan on behalf of Saratoga Associates, LLC

PROJECT: Claymont, as a part of the Saratoga Planned Development

REQUESTED ACTION: Approval of amendments to the zoning commitments for Claymont exclusively.

SITE INFORMATION

LOCATION: The east side of Saratoga Parkway on the south side of the old railroad tracks.



EXISTING ZONING: PD-E: Planned Development Extraordinary, specified as Village Residential 4-12 units/acre

APPLICABLE REGULATIONS: Zoning Ordinance Section 6
Subdivision Regulations Section 4
Zoning Commitments as Approved for the Saratoga
Planned Development

Claymont at Saratoga
Amendment of Zoning Commitments

C. P. Morgan

~~The Owner, Saratoga Associates, LLC~~, respectfully requests the following amendment of zoning commitments dated June 20, 1994, and modified once previously and approved on May 5, 1995 at the Plainfield Town Council, and made in connection with the planned development Claymont at Saratoga in the Town of Plainfield. The modification requested is the addition of a standard for the rear yard setback line for patios, decks and other uncovered porches. The rear yard setback line for patios, decks and uncovered porches is to be fifteen (15) feet at Claymont. This commitment is for Claymont exclusively.

These commitments, both original and as proposed for amendment, shall not be the basis of an automatic or assumed approval from the architectural review authority established for Saratoga or any neighborhood within Saratoga.

Referring to THE AREA SOUTH OF NYK
Kensington, Claymont, Etc.

TOWN OF PLAINFIELD

MEMORANDUM

TO: PLAN COMMISSION MEMBERS

FROM: Gina M. Bobber, Assistant to the Town Manager *GMB*

DATE: May 1, 1995

RE: Zoning Commitment Amendments for Saratoga Planned Development

The Petitioner, Saratoga Associates, Mac McNaught, has requested to amend the zoning commitments that were set forth for the Saratoga Planned Development upon approval of the PD-E in June 1994 by the Plainfield Plan Commission. As you recall, a Planned Development classification allows the developer to "recreate" the development standards set forth by the Plainfield Zoning Ordinance in Section 5 with their own standards. The purpose of this is to allow a developer greater flexibility in type, design, and layout of sites and buildings to allow for the conservation and efficient use of open spaces and other amenities enhancing the quality of life. The goal should be to create neighborhoods that would ordinarily not be allowed under the general zoning ordinance, but to also allow for greater amounts of open space and amenities for the residents.

Attached is a copy of the original zoning commitments submitted and approved for your reference. Also attached are the amendments that the Petitioner is requesting to Number 2 and 22.

COMMITMENT NO. 2

The subdivision regulations require that sidewalks be installed within the unpaved portions of the dedicated right-of-way for all streets. Sidewalks along residential streets are to be placed on both sides of the roadway and are to be a minimum of 4 feet in width. The petitioner is now requesting that the sidewalk requirement be amended to allow for condominium developments to have sidewalks on one side of the road only.

STAFF COMMENTS

1. Is this decision to be made on a case to case basis? If so, who is to make this decision? (Note the use of the word "may".)

SARATOGA PLANNED DEVELOPMENT ZONING COMMITMENT AMENDMENTS

	TOWN OF PLAINFIELD	CURRENT COMMITMENTS	PROPOSED COMMITMENTS
Minimum Lot Area (Square Feet)	SF- 6800 2F- 7900 MF- 3000 + 1000/unit	SF- 6800 2F- 7900 MF- 3000 + 1000/unit 20% of lots may be 10% less	4000
Minimum Lot Width	SF- 60' 2F- 70' MF- 85'	SF- 50' 2F- 70' MF- 85' 20% of lots may be 10% less	40' (lots perpendicular to street) 35' (lots at an angle to street)
Maximum Lot Coverage	40%	40%	48%
Minimum Ground Floor Area (Square Feet)	One Story SF- 750 2F- 1500 MF- 1500+400/unit Two Story SF- 720 2F- 1440 MF- 1440+100/unit	One Story SF- 750 2F- 1500 MF- 1500+400/unit Two Story SF- 720 2F- 1440 MF- 1440+100/unit	One Story 800 Two Story 1200 (including both floors)
Maximum Building Height	Res. 35' Church 45' School 45'	Res. 35' Church 45' School 45'	
Minimum Front Yard Setback	Primary Arterial 60' Secondary Arterial 40' Local 30'	Primary Arterial 60' Secondary Arterial 40' Local 30'	22'
Minimum Side Yard Setback	6' unless corner lot	6' unless corner lot	no setback from property line, provided that at least 10 feet of aggregate side yard is provided for each dwelling
Minimum Rear Yard Setback	Residential 25' Business 15'	Residential 25' Business 15'	25'
Accessory Building Setbacks	Rear- 10' Side- 6' Front- same as principal bldg.	Rear- 10' Side- 6' Front- same as principal bldg.	Rear- 10' Side- 6' Front-

Zoning Commitment Comparison				
	Current #22	-10%	Requested	% Variation from #22
Lot Width	50'	45'	40'	20
Lot Size (square feet)	6800	6120	4000	41

This request is less than the Multi-Family Residential requirements (Hendricks County R-5). This request is for a 41% variation from the commitment that was made for the development.

The minimum lot size proposed is 4000 sq. ft.. This is 2800 sq. ft. less than the smallest permitted lot in the Town limits. The proposed lot width is 40' thus creating lots 40' X 100'. The side yard requirement essentially requires ten feet between buildings (some buildings may have a common central wall ...duplexes). The 40' lot width minus 5 to 10 feet set back requirements equals buildable areas of 30' to 35'.

Using the Claymont Subdivision as an example, as the Petitioner requested, the following table was developed:

# Units Possible			
Lot Size (square feet)	#Units	Additional Units	% Increase
6800	126		
4000	214	88	70

This table was figured using 214 units * 4000 sq.ft.= total buildable area
That area was then used to determine how many lots could be formed at 6800 sq.ft.

STAFF COMMENTS:

1. The Petitioner came forward to the Plan Commission and Town Council with a set of Zoning Commitments and stated that this is how he wanted the Saratoga Planned Development organized. Now, he is coming forth and requesting this commitment to be changed due to a proposed development. These commitments are not to be a "moving target" and to be changed because of a new development proposal. The goals need to be set for the entire community, not just an individual project.

2. A Planned Development is intended to encourage innovations in land development

techniques so that the growing demands of the community may be met with greater flexibility in type, design, and layout of sites and buildings and by the conservation and more efficient use of open spaces and other amenities generally enhancing the quality of life. The Planned Development district is not meant to allow a developer to come in and ignore the zoning ordinance. It is to allow a developer to use new planning techniques and to provide an extra amount of open space and amenities. Using Claymont as an example, there is no open space...not even room for a child to play in a backyard.

3. The proposed lot width of 40' allows only for the front facade of the unit to include a required two car garage and a front door. This will produce a community of garage doors. (This is depicted in the photo exhibit attached.)

4. Allowing developments with lot sizes as proposed will result in the construction of many more homes than what would have been possible before. This will negatively impact the Plainfield school district.

5. The lot size proposed is not permitted in or around Plainfield. There is no local project to compare this to. Lot this size, just are not permitted.

6. The setback along Saratoga Parkway is not addressed. The goal of the Parkway is to have a greater setback. The Town's goal for the setback from the Parkway is 40' Residential and 60' Commercial.

7. The definition for Front Yard does not match definition in the Plainfield Zoning Ordinance.

8. The setbacks do not discuss how double frontage lots will be handled...such as both sides of the lot that are adjacent to the street are to be treated as front yards.

9. Should building elevations be required to be submitted to the Plan Commission for review?

10. Will there be any requirements for brick?

M E M O R A N D U M

TO: Norm Taylor
Jim McNary
Gerry Cain

FROM: Mac McNaught *HYR's*

DATE: November 28, 1994

RE: Waterlines - The Woodlands at Saratoga



I met this morning with the Town of Plainfield officials regarding various issues at Saratoga including location of waterlines in The Woodlands. As you know, it was our desire to locate the waterlines behind the sidewalk and leave the 6 foot landscape strip between the curb and sidewalk for street tree planting.

We reached a compromise that allows for the following:

1. The current Town requirement for location of waterlines 3 feet off of the curb shall be followed in The Woodlands;
2. On the side of the street that includes the waterline, the landscape strip between the curb and sidewalk will be enlarged to 9 feet;
3. The sidewalk location paralleling the waterline will move 3 feet into the lot to allow for the wider street planting area; and
4. The developer will specify tree species appropriate for location in the 9' planting strip in order to avoid disturbance of the waterlines.

Carl Brown and Tim Belcher also pointed out that the waterline in each of the two cul de sacs in The Woodlands can run straight through the cul de sac without making the bend around the cul de sac. As I understand, there will be a significant savings of labor and material in running this line straight through the street landscape island and terminating at the end of the cul de sac with a hydrant. If you need any further detail on this change, please give either Carl or Tim a call.

Norm, we will also need to make a change for Saratoga Place and The Homestead for the delineation of sidewalk area and 10 foot landscape easement in order to allow for the wider street planning strip (9 feet) along the side of the street where the waterline is installed.

cc: Tim Belcher ✓
Meg Storrow

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