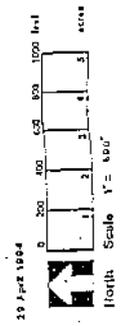


Land Use Plan

SARATOGA

in the Town of Plainfield

Dentison Properties, Inc.
 Indianapolis, Indiana (317) 633-4003



Engineer:
 The Stotow Kinsella Partnership Inc.
 Indianapolis, IN

Saratoga Rezoning Petition
Before the Plan Commission
of the Town of Plainfield
June 20, 1994

ZONING COMMITMENTS
IN CONNECTION
WITH
PLANNED UNIT DEVELOPMENT
OF
SARATOGA

The following zoning commitments are made by the owner of the real estate described by the rezoning case for Saratoga and shall be enforceable against the owner and its successors in title by the Plan Commission of the Town of Plainfield or any person entitled to public notice of this rezoning case. These zoning commitments shall be deemed approved by the Town of Plainfield and incorporated as part of rezoning case upon final adoption of the rezoning ordinance designating the subject real estate as PUD -EX.

1. The areas shown on the Preliminary Plan and Plat as Residential 2-4 du/ac or Single Family Residential shall be developed in accordance with the following restrictions:

a. Minimum ground floor area, excluding basements, garages and open porches, shall be 1,500 square feet for a one-story home, and 900 square feet for a residence greater than one-story, provided that no residence greater than one-story shall have less than an aggregate of 1700 square feet of finished floor area (excluding basements). ✓

b. The minimum lot size shall be 11,000 square feet, provided that not more than ten percent (10%) of the lots in any platted subdivision may be ten percent (10%) less than the required minimum. 9,900 ~~#~~ absolute min.

c. Minimum setbacks shall be as follows:

- (1) front yard - 25'
- (2) rear yard - 25' (primary structure) ✓
- rear yard - 10' (accessory structure)
- (4) side yard - 6'

d. Minimum lot width as measured at the building line shall be 70', provided that twenty percent (20%) of the lots in any platted subdivision may be twenty percent (20%) less than the required minimum. 56' absolute min.

2. Sidewalks shall be provided on both sides of any public streets, provided that a single street subdivision of less than twenty (20) lots may be exempt from the sidewalk requirement so long as such subdivision has a pathway or sidewalk which connects to a pathway or sidewalk leading to other neighborhoods or parts of Saratoga.

3. An architectural control committee for Saratoga shall design a standard mailbox and post and a standard driveway light fixture for each platted subdivision.

4. All driveways shall be hard-surfaced.

5. No-above ground swimming pools shall be permitted on any lot.

6. Decorative lawn ornaments shall not be placed in the front or side yards.

7. All residences shall have, as a minimum, a two-car garage.

8. No motor homes, campers, boats, trailers, recreational vehicles or similar vehicles shall be parked or stored on any lot, unless parked or stored in a garage with the door closed.

9. No temporary trailers or storage sheds shall be situated or placed on any lot, except by a builder during the construction of the residence.

10. No inoperable vehicles of any kind may be stored or kept on any lot.

11. No metal, fiberglass or similar-type material awnings or patio covers shall be permitted on any lot.

12. Except as approved by the architectural control committee, no exposed antennae, windmills or solar heat panels shall be installed or permitted on any lot.

13. No fence may be constructed in the front yard of any lot. Fences, if any, along Saratoga Parkway, Lakeside Road or any other collector road may only be permitted upon the approval of the architectural control committee.

14. No chain link fence shall be constructed or installed along the common boundary, or within twenty (20) feet of such common boundary, between Saratoga and Plainfield Manor.

15. A twenty foot (20') strip inside the common boundary between Saratoga and Plainfield Manor shall be planted with a minimum of five (5) trees, three of which must be evergreen. This landscape buffer shall be maintained in the future at all

times. The architectural control committee will establish an approved list of tree species for the planting of this landscape buffer.

16. The color choice of the building materials used in the construction of residences shall be limited by the architectural control committee to a certain color range or palette for each subdivision. Loud or garish colors of brick, trim, siding or roofing shall be prohibited.

17. No individual, single-family lots shall have direct access to Saratoga Parkway, Lakeside Road or any other road designated as a collector or thoroughfare.

18. The installation and future maintenance of landscaped islands or other areas within public rights of way shall be the responsibility of the applicable homeowners association.

19. Any single-family residential lots to be developed adjacent to the single-family lots within the existing subdivisions known as Sunset Estates and White Lick ("Existing Area") shall meet all of the requirements of the R-1 zoning district of the Plainfield Zoning Ordinance. In the event an approved use other than single-family lots is developed along the Existing Area, then a landscaped buffer twenty-five feet (25') in width shall be provided (with a minimum of four (4) trees per each 100 feet of common boundary), and a seventy foot (70') setback from any building foundation to the property line shall also be provided. The maximum density of any residential use within the area being two hundred feet (200') from the boundary between Saratoga and the Existing Area shall be 2.5 units per acre or less.

20. Prior to or simultaneously with the development of the area along the common boundary between Saratoga and the condominiums known as White Lick Community ("Boundary Area"), the owner shall install, preserve and maintain as a landscaped buffer the following:

a. Drainage swale or system diverting the easterly flow of surface water to an outlet or other system as approved by the Town of Plainfield;

b. Mark and preserve a setback area of seventy feet (70');

c. Install a mix of evergreen and deciduous trees at a spacing of not less than five (5) trees per each one hundred feet (100');

d. Use its best efforts to maintain the existing fence line trees;

e. Install an earthen mound west of the tree planting area that undulates in height and width, but at no point is less than three feet (3') in height, and on average is four and one-half feet (4-1/2') in height; and

f. Install a fence west of the mound at least four feet (4') in height for the purpose of catching litter or debris.

21. Any use of a commercial or general business nature located due west of the Boundary Area, defined above, shall be subject to a minimum building setback of one hundred fifty feet (150') from the property line common with such Boundary Area.

22. Areas designated Village Residential may be developed as single-family lots, attached condominiums or zero-lot line residences. The development standards for any such development shall be the same as the R-3 district of the Plainfield Zoning Ordinance, excepting, however, that the minimum lot width at the building line shall be a minimum of fifty feet (50') and twenty percent (20%) of the lots may be:

(a) ten percent (10%) less than the minimum lot width, and
(b) ten percent (10%) less than the minimum lot size required in an R-3 district.

23. Areas designated Multi-Family Residential or Multi-Family Condominium may be developed in accordance with the development standards stipulated for the R-5 district of the Hendricks County Zoning Ordinance dated November 18, 1991, a copy of which is attached as Exhibit A.

24. Areas designated retail or commercial shall comply with the existing use requirements and development standards for the General Business District under the Plainfield Zoning Ordinance.

? → referring to development other than single family



CHAPTER 13
R-5: HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

13.1 PURPOSE

The purpose of the R-5 District is to permit the establishment of high density, two-family and multifamily dwellings with lots having centralized water and sewer facilities not exceeding one (1) dwelling unit per 4,000 square feet.

13.2 PRINCIPAL USES PERMITTED

Within an R-5, High Density Multifamily Residential District, no building, structure or premises shall be used, arranged to be used or designed to be used except for permitted uses listed in Appendix 1.

13.3 ACCESSORY USES PERMITTED

Accessory uses and structures are permitted in the R-5, High Density Multifamily Residential District, in conjunction with a primary use or structure provided the accessory use does not change the character of the district. Accessory uses and buildings shall be incidental and subordinate in height, area, bulk, extent and purpose to the principal use. Accessory buildings shall not be erected prior to the principal building.

13.4 OTHER USES

Other uses are permitted which are similar in character to the R-5 uses listed in Appendix 1.

13.5 SPECIAL EXCEPTION USES PERMITTED

The Board of Zoning Appeals may approve permitted special exception uses listed in Appendix 1 subject to the general and specific requirements of Chapter 26.

13.6 DEVELOPMENT STANDARDS

A. Minimum Lot Area

With centralized water and sewerage treatment: 4,000 square feet/unit

B. Minimum Lot Width

With centralized water and sewerage treatment: 60 feet

C. Maximum Lot Coverage

1. Principal building: 50 per cent

2. Accessory building: 360 square feet/unit

D. Maximum Lot Depth to Width Ratio

Depth to width ratio:

a. Two family dwelling: 3:1

- b. Multifamily: N/A
- E. Minimum Ground Floor Area
 - Single story building: 660 square feet/unit
- F. Minimum Floor Area
 - Multistory building:
 - Each floor: 660 square feet
- G. Maximum Building Height
 - 1. Principal building: Three (3) stories or forty (40) feet
 - 2. Accessory building: Eighteen (18) feet
- H. Minimum Front Yard Setback
 - 1. Principal and Accessory Building:

	Setback From R/W
a. Rural Minor Arterial:	50 feet
b. Rural Major Collector:	40 feet
c. Rural Minor Collector:	35 feet
d. Rural Local Road:	30 feet
e. Subdivision Road:	25 feet
 - 2. Minimum Side Yard Setback:
 - Principal and Accessory Building
 - a. One side yard: 5 feet
 - b. Sum of side yards: 15 feet
 - 3. Minimum Rear Yard Setback
 - Principal and Accessory Building: 10 feet
- I. Minimum Off-Street Parking and Loading Requirements
 - As regulated by Chapter 28.
- J. Sign Requirements
 - As regulated by Chapter 29.

RECOMMENDED APPROVAL BY PC 5/1/95

SARATOGA
IN THE
TOWN OF PLAINFIELD

Request for Modification of
Zoning Commitments

The Owner, Saratoga Associates, LLC, respectfully requests the following modifications of zoning commitments dated June 20, 1994, and made in connection with the planned development of Saratoga. The first modification seeks the flexibility in a condominium neighborhood to have sidewalks on one side of a public street. The second modification proposes a specific set of development standards for areas designated "Village Residential" in place of the reference to the R-3 district under the Plainfield Zoning Ordinance. The second modification proposed is subject to and shall not modify the density limits established by the original plan.

The proposed added language is shown in bold and deletions are shown by overstriking, as follows:

Commitment No. 2. Sidewalks shall be provided on both sides of any public streets, provided that a single street subdivision of less than twenty (20) lots may be exempt from the sidewalk requirement so long as such subdivision has a pathway or sidewalk which connects to a pathway or sidewalk leading to other neighborhoods or parts of Saratoga. Provided, also, that in a condominium neighborhood, sidewalks may be installed on only one side of a public street.

Commitment No. 22. Areas designated Village Residential may be developed as single-family lots, attached condominiums or zero-lot line residences. ~~The development standards for any such development shall be the same as the R-3 district of the Plainfield Zoning Ordinance, excepting, however, that the minimum lot width at the building line shall be a minimum of fifty feet (50') and twenty percent (20%) of the lots may be: (a) ten percent (10%) less than the minimum lot width, and (b) ten percent (10%) less than the minimum lot size required in an R-3 district.~~

The development standards for any such development shall be:

- A. Maximum lot coverage shall be forty-eight percent (48%).
- B. Minimum ground floor area for a one-story dwelling shall be eight hundred (800) square feet, and minimum total floor area (both stories) for a two-story dwelling shall be twelve hundred (1200) square feet.

- C. Minimum lot size shall be four thousand (4,000) square feet. In the case of condominiums where there are no lots per se, the overall density limits designated by the Saratoga plan shall govern the number of dwellings and acreage required.
- D. Minimum lot width shall be forty (40) feet for lots perpendicular to the street frontage; and for lots which lie at an angle to the street (such as lots along the curve of a street or at the end of a cul-de-sac), the minimum lot width shall be thirty-five (35) feet. Minimum lot width shall be measured at the front yard setback as established by the subdivision plat or condominium plan, which setback shall not be less than the minimum established in Section E. 1), below.
- E. Minimum setbacks shall be:
- 1) Front yard setbacks, i.e., the yard abutting the street from which the dwelling obtains access or the street to which the front facade is oriented, shall be a minimum of twenty-two (22) feet;
 - 2) The minimum side yard separation between the foundation of a dwelling structure (which may contain one or more units) to that of the nearest adjacent dwelling structure shall be ten (10) feet. Dwellings which share a common wall or closed-in space (i.e., "paired dwellings") shall be deemed to be one dwelling under this development standard. There shall be no minimum side yard setback from a property line, provided that at least ten (10) feet of aggregate side yard be provided for each dwelling structure (as defined and described above). Accessory structures or improvements shall be located no closer than six (6) feet from the side lot line, provided that a deck, patio, or other similar space may be extended along the same lines as the principal dwelling.
 - 3) Rear yards shall be a minimum of twenty-five (25) feet for the dwelling, and ten (10) feet for any accessory structure or

Amendment
5/6/96
(Claymont)

improvement. Fences are permitted on the property line.

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