

## ORDINANCE NO. PUD 07-002

### AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA ESTABLISHING THE QUAKER RIDGE PLANNED UNIT DEVELOPMENT DISTRICT

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Plainfield, Indiana (the “Council”), that (i) pursuant to IC §36-7-4-1500 *et seq.*, it adopts this Quaker Ridge Ordinance, as an amendment to the Town of Plainfield Zoning Ordinance and it shall be in full force and effect from and after its passage, (ii) all prior commitments shall be null and void and replaced and superseded by this Quaker Ridge Ordinance, and (iii) this Quaker Ridge Ordinance shall be in full force and effect from and after its passage and signing by the Council.

#### **Applicability of Ordinance**

Zoning Map The Official Zoning Map of the Town of Plainfield Zoning Ordinance, is hereby changed to designate the land described in Exhibit “A” (the “Real Estate”), as a Planned Unit Development District to be known as Quaker Ridge (the “District”).

Development Development in the District shall be governed entirely by (i) the provisions of this Quaker Ridge Ordinance and its exhibits, and (ii) those provisions of the Town of Plainfield Zoning Ordinance specifically referenced in this Quaker Ridge Ordinance. In the event of a conflict between this Quaker Ridge Ordinance and the Town of Plainfield Zoning Ordinance, the provisions of this Quaker Ridge Ordinance shall apply.

Italicized Terms Any italicized term not defined herein shall have the meaning as set forth in the Plainfield Zoning Ordinance in effect on the date of the enactment of this Quaker Ridge Ordinance.

Quaker Ridge District Map Development in the District shall be subject to the development and design standards applicable to the areas identified as Areas “A” and “B” and on the Quaker Ridge District Map (the “District Map”) which is attached hereto as Exhibit “B”.

#### **Section 1: General Purpose Statement**

The District is being established to promote the development of patio homes and *Multifamily Dwellings* that are compatible with the surrounding existing and proposed development. The *Development Standards* are designed to encourage clustering in order to promote establishing on-site amenities and to allow patio home and *Multifamily Dwelling* development. The zoning is contemplated to allow for development and construction of The Villas at Quaker Ridge to the north of Reeves Road (Area “A”) and development and construction of the Quaker Ridge Apartments to the south of Reeves Road (Area “B”).

The establishment of the District as a PUD is to allow development flexibility more so than is possible through the application of the customary R-5 and R-6 – High Density Residential Districts. The PUD District (Areas “A” and “B” combined) will be

comprised of not greater than three hundred seventy two (372) *Dwelling Units*. It is the intent to promote and to create a transition from the proposed GC: General Commercial uses on the east to the S: School/P: Park uses on the west. The *Developments Standards* are designed to encourage well planned design principles that will promote on-site amenities, pedestrian friendly streets, varying building types, community/public open space and to promote the highly effective public trail system and connectivity to such as it currently exists and is proposed.

This property is unique in nature in that there are three tributaries that traverse the property –George Creek, Rogers Creek and Clarks Creek. The property was annexed to the Town of Plainfield and zoned in 2000+/- . The surrounding zoning consists of S-School Zone (Plainfield High School Complex); P-Park District (Plainfield Park/Trail); GC-General Commercial District; and R-2-Low Density Residential.

## **Section 2: General Terms and Conditions**

### **A. Plans Considered Conceptual**

The preliminary plan shall be considered conceptual. Final site design shall be reviewed by the Plainfield Plan Commission through the final detailed plan and platting processes outlined in Section 6.1 of the Plainfield Zoning Ordinance.

### **B. Architectural Standards**

The developer / builder shall follow the residential architecture requirements set forth in Section 5 of this Ordinance.

### **C. Proposed Housing Products**

Two (2) residential housing types have been submitted as part of the PUD plans for the District. Should a building product be proposed which varies from the types shown in the PUD, building elevations of the new proposed product shall be presented to and approved by the Planning Director and/or the Plan Commission, as a minor amendment to this PUD. Prior to making a determination, the Planning Director may consult with the Plainfield Design Review Committee.

### **Section 3: Land Use**

#### **A. *Permitted Uses.***

- **AREA “A” – THE VILLAS AT QUAKER RIDGE**

The *Permitted Uses* applicable within Area “A” of the PUD District shall be those uses referenced in the R-5 district set forth in Article 2.6 of the Town of Plainfield Zoning Ordinance, except as set forth below:

##### 1. *Primary Use*

- a. 1 – 2 unit residential patio homes
- b. The patio homes may be detached or attached with up to two (2) *Dwelling Units per Building*.

- **AREA “B” – QUAKER RIDGE APARTMENTS**

The *Permitted Uses* applicable within Area “B” of the PUD District shall be those uses referenced in the R-6 district set forth in Article 2.7 of the Town of Plainfield Zoning Ordinance.

### **Section 4: Development Standards**

#### **B. *Development Standards.***

- **AREA “A” – THE VILLAS AT QUAKER RIDGE**

The *Development Standards* applicable to the land uses within Area “A” of the PUD District shall be the underlying district standards for the R-5 district set forth in of Article 2.6 of the Town of Plainfield Zoning Ordinance. The maximum number of patio homes within Area “A” shall be eighty six (86), notwithstanding any contrary R-5 standard. The patio homes may be developed on platted lots or as condominiums. Otherwise, except as set forth in the Development Standards Matrix on the following page, R-5 standards will apply.

- **AREA “B” – QUAKER RIDGE APARTMENTS**

The *Development Standards* applicable to the land uses within Area “B” of the PUD District shall be the underlying district standards for the R-6 district set forth in Article 2.7 of the Town of Plainfield Zoning Ordinance. The maximum number of *Dwelling Units* within Area “B” shall be two hundred eighty six (286), notwithstanding any contrary R-6 standard. Otherwise, except as set forth in the Development Standards Matrix on the following page, R-6 standards will apply.

• **DEVELOPMENT STANDARDS MATRIX**

<b>Standard</b>	<b>Area “A” – The Villas at Quaker Ridge <sup>1/8</sup></b>	<b>Area “B” – Quaker Ridge Apartments</b>
Maximum Number of Units	86	286
Minimum Lot Area	Lots shall be 5,000 sq. ft. for single family detached and 10,000 sq. ft. for two family attached dwellings	None
Minimum Lot Width	Lots shall be 60 feet wide for single family detached 85 feet wide for two family attached dwellings.	None
Minimum Lot Frontage	35 feet	None
Maximum Lot Coverage	40%	None
Minimum Front Yard Setback	30 feet <sup>2</sup>	See below <sup>3</sup>
Minimum Side Yard Setback	6’ <sup>4</sup>	See below <sup>3</sup>
Minimum Building Separation	12 feet	20 feet <sup>5</sup>
Minimum Rear Yard Setback	20 feet except along the perimeter border adjoining Providence Estates where the rear setback shall be not less than 60 feet.	See below <sup>3</sup>
Maximum Building Height	35’ feet	50 feet
Minimum Main Floor Area per Dwelling Unit	1,500 square feet <sup>6</sup>	763 square feet with units ranging up to 1350 square feet
Minimum Roof Pitch (excluding gables and dormers)	6/12	7/12
Off Street Parking	2	see below <sup>7</sup>
Min. Garage Size	423 square feet	240 square feet
Garage door width ratio to length of front façade	40%	As shown on approved building elevations

<sup>1</sup> The separation requirements are between buildings. Zero lot line is permitted for sub lots between attached dwelling units.

<sup>2</sup> Setback is measured to the garage. Porches and living area may extend 5’ closer to the front property line.

<sup>3</sup> Minimum front, rear and side setbacks of any Structure from a public right-of-way shall be thirty feet (30’).

<sup>4</sup> On corner lots, the side of the home facing street shall have a 15 foot setback and a landscape package meeting the front yard standards.

<sup>5</sup> This minimum building separation supersedes any Interior Yard requirements in the R-6 standards.

<sup>6</sup> Two story Buildings may have second story living areas of up to 1000 square feet on the second floor, provided that the total main Finished Floor Area shall be at least 1,500 square feet.

<sup>7</sup>The Off-Street Parking Area standards shall be the underlying district standards set forth in Article 4.10 Off-Street Parking Regulation, except that tandem parking shall be allowed in front of garages to fulfill the Off-Street Parking Regulations.

<sup>8</sup>There shall be no minimum lot area if the Villas are developed as a condominium development.

## **Section 5: Architectural Guidelines**

- **AREA “A”**

The elevations and exterior material finishes of all patio homes to be constructed in Area “A” shall be subject to the final approval of the DRC and the Plan Commission. Such approvals shall also include review and approval of street scape design and final site plan design including entry way features, signage and community landscaping.

Any patio homes constructed within Area “A”, including all model homes shall be constructed with exterior materials consisting of masonry, hardy plank and/or wood siding. The architectural design of exterior elevations and exterior finishes of all patio homes shall be consistent throughout Area “A”.

Garages in Area “A” shall all be attached to the primary dwelling unit and shall be a minimum of 423 square feet in size. If a patio home building has one (1) or two (2) dwelling units in a single separate building, such building will meet the Residential Design Guidelines relating to garage door width ratio to the length of the front façade.

All buildings in Area “A” will have the front elevation of each unit oriented toward the interior street and driveway access to each dwelling unit in Area “A” will be limited to access from an interior street. There shall be no direct driveway access to an Area “A” dwelling unit from Southfield Drive.

All buildings in Area “A” shall at a minimum have a 90% first floor brick wrap and there shall be no vinyl siding on any building in Area A.

All buildings in Area “A” shall have at a minimum a 12” overhang on eaves and soffits. Buildings shall have basements available as an option for the owner.

- **AREA “B”**

The Apartments in Area “B” shall be constructed in accordance with the elevations and exterior finishes as per the plans of elevations approved by the DRC and the Plan Commission.

In addition, Apartment Buildings Type I and Type II shall have the following architectural features:

1. First floor elevations shall be a minimum of 90% brick wrapped.
2. Front elevations shall be a minimum of 54% brick.
3. Side elevations shall be a minimum of 75% brick.
4. Rear elevations shall be a minimum of 51% brick.
5. Upper floor elevations shall be a minimum of 38% brick.
6. Secondary building material shall be cementitious siding.
7. Front elevations shall have a secondary material minimum of 45%.
8. Rear elevations shall have a secondary material minimum of 45%.
9. Side elevations shall have a secondary material minimum of 25%.
10. Roof pitch minimum shall be 7/12.
11. Each building shall have a minimum of 34 shutters.
12. Architectural elements shall be soldiers course and window cornices.

13. Each building shall use multiple surface textures.
14. Each building shall have a minimum two foot (2') façade off-set (modulation) in depth for every forty feet (40') of building wall length.
15. Each building shall have at least three (3) brick colors and three (3) siding colors.
16. Each unit shall have a private balcony or patio.
17. All units shall have laundry connections.

Accessory buildings in Area "B" shall have the following Architectural Features:

1. The garage shall have a minimum 40% brick wrap.
2. The garage shall have façade modulation of at least six (6) inches for every thirty feet (30') of wall length.
3. The garage shall have multiple building materials and surface textures.
4. The garage design shall be supplemented with roof dormers and soldiers course.
5. The front elevation of the club house shall be 100% brick, the rear elevations shall be 50% brick, and the sides shall be at least 64% brick.
6. The club house shall use multiple building materials, colors and surface textures.
7. The apartment buildings, club house, mail kiosk and garage shall use matching fiberglass shingles.
8. The club house design shall be supplemented with soldier course, keystones and fypons.
9. The mail kiosk shall be a minimum of 35% brick.

The Development shall have the following Site Design Features:

1. The total number of parking spaces in garages shall not be less than 68.
2. The trash compactor enclosure shall be enclosed on three sides with 100% brick matching the color and texture of the primary brick for the apartments and club house with a cementitious siding gate with no less than Level 1 foundation landscaping.
3. All apartment buildings shall be equipped with a sprinkler system fire protection.
4. All ground floor units shall be handicapped adaptable.

### **Section 6: Open Space**

In lieu of *Developed Recreational Open Space* requirements, open space may include, but not be limited to, such facilities as: park areas; 4 benches and a fountain in the pond area within Area "B"; swimming pool and decks; common recreational buildings, and outdoor fireplace. Area "A" residents will be members of a mandatory Homeowner's Association which membership fees will include access to recreational amenities within Area "B". Because the District is located adjacent to a portion of the Greenway Plan as set forth in the *Comprehensive Plan*, a direct linkage to such Greenway from the open space shall be provided.

- **Park dedication**

The area shown on the approved plats shall be dedicated to the Town of Plainfield upon platting of Quaker Ridge.

- **Pathways**

The PUD District has been designed to link Areas “A” and “B” through an interconnected street network and open space pathway system. Park and wooded areas have been reserved to provide residents with aesthetically pleasing views and to allow for recreation and easy access to the varied recreational opportunities. The pathways will interconnect to the Town of Plainfield’s pathway network.

A pathway will be provided throughout the PUD District and shall be installed consistent with the approved PUD Plan. Developer shall commence construction of the pathway when the plats or condominium documents for each area of Quaker Ridge are recorded. This pathway shall be constructed with the following standards:

1. Pathway shall be 8’ feet wide
2. Pathway to be built per Town of Plainfield construction standards.

### **Section 7: Amenities**

Quaker Ridge Apartments (Area “B”) will feature a clubhouse that includes a gathering room with kitchen and fireplace, a big screen television, a theater room, a billiard room, a fully equipped fitness and exercise area, a cyber café and business center, a conference room, a swimming pool and an outside fire pit. Area “A” residents will be members of a mandatory Homeowners Association which membership fees will include access to recreational amenities in Area “B”.

### **Section 8: Tree Preservation**

Tree preservation along the north property line of The Villas of Quaker Ridge adjacent to Providence Estates will be preserved within the allocated forty foot (40’) wide buffer adjacent to Providence Estates. The existing trees located within the park dedication area will be preserved in both Areas “A” and “B”. It is the intent that only trees that fall within the construction limits of the path will be removed.

### **Section 9: Landscaping**

- **AREA “A” – THE VILLAS AT QUAKER RIDGE**

The following landscape requirements will apply to The Villas at Quaker Ridge:

1. There shall be a minimum of six (6) shrubs along the front elevation of the unit. The plants will be a minimum of eighteen (18) inches in height at the time of planting.

2. There shall be one (1) shade tree (2 ½ inch caliper) or one (1) ornamental tree (1 ½" caliper) or one (1) evergreen tree (six feet (6') in height at the time of planting) for each unit to be planted in the front yard.
3. The front yard of all lots shall be sodded to the front building line extended to each side lot line. The remaining portions of the side yard and rear yard of the lot shall at a minimum be seeded.
4. The developer, upon commencement of construction of villa patio homes on lots adjacent to Providence Estates, shall install a six foot (6') high earthen mound commencing on a line approximately ten feet (10') south of the common border line between Quaker Ridge and Providence Estates. The mound shall be approximately located as depicted on Exhibit \_\_\_ attached hereto.

- **AREA "A" – LANDSCAPING IN RIGHT OF WAY**

1. The landscape planting within the center median on Southfield Drive north of Reeves Road shall have a street tree planting consisting of one canopy/shade tree every sixty feet (60') on center and will be 2 ½ inch caliper at the time of planting. The center median and islands will also be landscaped with turf, ornamental grass perennials that are indigenous to the local USDA zoning regulations.
2. All landscaping within the Right Of Way will be maintained and the responsibility of the Home Owners Association within The Villas of Quaker Ridge.

- **AREA "A" – PERIMETER PLANTING REQUIREMENTS**

1. A forty foot (40') wide buffer along the north property line of the Villas of Quaker Ridge adjacent to Providence Estates will be provided. Such buffer will consist of a six foot (6') earthen mound described above and a minimum of 10 trees per 100 lineal feet. Landscaping is intended to create a visual barrier.

- **AREA "B" – QUAKER RIDGE APARTMENTS**

The following landscape requirements shall apply to Type I Apartments:

Foundation landscaping will at a minimum meet Level 1 landscaping requirements for each building elevation.

The following landscape requirements shall apply to Type II Apartments:

1. Foundation landscaping will at a minimum meet Level 1 landscaping requirements for each building elevation.
  - **AREA “B” – PERIMETER PLANTING REQUIREMENTS**
    1. Perimeter Landscaping requirements shall be consistent with the below planting requirements. The size and type of landscaping shall meet the requirements of Level 2 within the gateway corridor plan in Tables 4.7B and 4.7C of the Plainfield Landscaping Ordinance.
    2. Perimeter landscaping shall be required where the development faces S.R. 267 and Reeves Road. The perimeter landscaping shall consist of mounding and landscaping of shade, ornamental and evergreen trees and shrubs to fulfill the level two and the gateway corridor ordinance requirements per 100 lineal feet of road frontage.

### **Section 10: Lighting**

Lighting Standards for Area “A” shall meet the requirements of the Town of Plainfield lighting ordinance Section 4.9 Lighting Standards.

Street lighting shall be provided at entrances into the PUD District as determined by the developer. Additional lighting may be erected throughout the District as determined by the developer. The maximum height of light standards shall not exceed twenty feet (20’).

### **Section 11: Signs**

- **AREA “A”** – Entry signage, incidental and numbering signage of the PUD district shall meet the underlying district standards for the R-5 district set forth in the Town of Plainfield Zoning Ordinance.
- **AREA “B”** – Entry signage and building identification signage throughout Area “B” shall comply with Article 7.6.C and Article 7.6.D respectively. Incidental signs will comply with Article 7.6.C.3 and such signage shall be consistent with the proposed elevations of signage submitted to the Planning Department in connection with the zoning petition of Quaker Ridge.. Such signage shall include American Flags, Town Flags and a flag identifying the Quaker Ridge Apartments. The Incidental signage and apartment numbering within Area “B” shall be similar in style of Central Park.

Temporary Signage for Areas “A” and “B” will comply with Section 7.2 of the Plainfield Zoning Ordinance.

## **Section 12: Additional Standards, Commitments and Project Information**

- **Maintenance**

A homeowners association will be established to provide full yard maintenance at The Villas at Quaker Ridge (Area “A”). The management company for Quaker Ridge Apartments will provide for maintenance of all common areas and amenities within the apartments (Area “B”). The management company will provide full exterior maintenance, full yard maintenance and snow removal and will mulch beds for each apartment building.

- **Snow removal**

The mandatory Homeowner Association for Area “A” will provide for snow removal from streets.

The management company for Quaker Ridge Apartments ( “B”) will provide for snow removal from all streets within the apartments.

- **Lawn irrigation**

Lawn irrigation will be provided for the entrance areas of both Area “A & B”. The Clubhouse / Pool area will also be irrigated within Area “B”.

- **District Areas**

The District shall be comprised of approximately 62.2 acres of which 17.2 acres within the District shall be dedicated to the Plainfield Parks Department.

The Villas at Quaker Ridge (Area “A”) will be developed on approximately 26.3 acres. An additional park area of approximately 6.8 acres will be located within Area “A” north of Reeves Road.

Quaker Ridge Apartments (Area “B”) will be developed on approximately 18.6 acres. An additional park area of approximately 10.4 acres will be located within Area “B” south of Reeves Road.

- **Standards Variance**

The minimum tangent between street curves for Southfield Drive shall be allowed to be 100’ in length.

**Section 13: HOA & Declaration of Covenants**

**Section 14: Conflicts**

**Section 15: Approval Process**

**APPENDIX: model elevations, concept plan, amenity elevations, signs, lights**