

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 18-2005

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT**

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

WHEREAS, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

That the real estate described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby zoned to the PUD classification pursuant to the terms and conditions of the Preliminary Plat entitled "Detailed Development Standards" filed as part of Docket No. PUD-05-001 and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said "Detailed Development Standards" are attached hereto as Exhibit "B" and incorporated herein by this reference.

Section 2. Severability

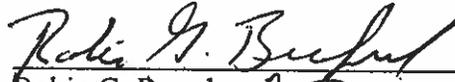
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

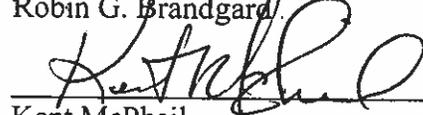
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 14th day of February, 2005.

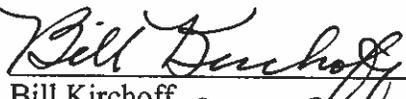
TOWN COUNCIL, TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA



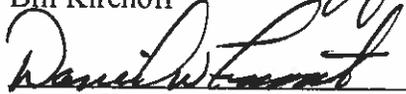
Robin G. Brandgard



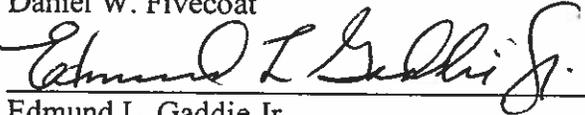
Kent McPhail



Bill Kirchoff



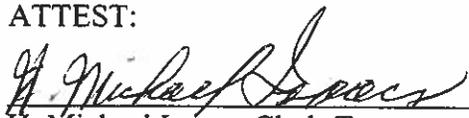
Daniel W. Fivecoat



Edmund L. Gaddie Jr.

Constituting a majority of all of the members of
the Town Council

ATTEST:



H. Michael Isaacs, Clerk-Treasurer of
the Town of Plainfield, Indiana

PUBLISH: *Hendricks County Flyer Weekend Edition* – February 17, 2005
Hendricks County Flyer Weekend Edition – February 24, 2005

EXHIBIT "A"



LEGAL DESCRIPTION

(Nottingham PUD)

A part of the East half of the Northwest Quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:

Beginning at a railroad spike found at the Southwest corner of said East half; thence North 00 degrees 00 minutes 00 seconds East along the West line of said East half 1258.34 feet to a 5/8 inch rebar with cap stamped "BANNING ENG LS29800001" (herein referred to as "rebar") set; thence North 89 degrees 56 minutes 45 seconds East 163.81 feet to a rebar set; thence South 00 degrees 03 minutes 15 seconds East 20.88 feet to a rebar set; thence South 89 degrees 58 minutes 21 seconds East 275.20 feet to a rebar set; thence South 00 degrees 00 minutes 15 seconds West 7.22 feet to a rebar set; thence South 89 degrees 59 minutes 45 seconds East 117.16 feet to a rebar set on the West line of the land of Charles F. Lieske as described in Instrument Number 1999-31372, Book 148, pages 1079-1085 in the office of the Recorder of said County; thence South 00 degrees 02 minutes 06 seconds East along said West line 968.43 feet to a rebar found at the Northwest corner of Blanton Meadows, Section One as per plat thereof recorded in Plat Book 8, page 3 in said county records; thence South 00 degrees 02 minutes 24 seconds West along the West line thereof 255.19 feet to a MAG nail with "LS2980001" tag set on the South line of said East half; thence South 89 degrees 19 minutes 01 seconds West along said South line 556.63 feet to the Point of Beginning. Containing 15.827 acres, more or less. Subject to all highways, rights of way and easements.

(Also known as Nottingham, Section One, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded June 19, 2001 in Plat Cabinet 4, Slide 60, pages 1A and 1B; Certificate of Correction dated July 2, 2002 and recorded July 8, 2002 in Public Record Volume 343, page 2619, in the office of the Recorder of Hendricks County, Indiana).

ALSO:

A part of the East Half of the Northwest Quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:

Commencing at a railroad spike found at the Southwest corner of said East half; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the West line of said East half 1258.34 feet to the Northwest corner of Nottingham, Section One, as per plat thereof recorded as Instrument Number 2001-17207 in Plat Cabinet 4, Slide 60, pages 1A and 1B in the office of the Recorder of said County, said point being the Point of Beginning; thence continue North 00 degrees 00 minutes 00 seconds East along said West line 903.76 feet to the Northwest corner of the land of Raymond E. and Rachel M. Andrews as described in Instrument Number 98-12193. Volume 58, pages 853-854 in said county records; thence South 89 degrees 32 minutes 54

seconds East along the North line thereof 555.64 feet to the West line of the land of Larry D. & Sharon J. McWilliams as described in Deed Record 261, page 402 in said county records; thence South 00 degrees 02 minutes 06 seconds East along said West line and the West line of the land of Charles F. Lieske as described in Instrument Number 1999-31372, Book 148, pages 1079-1085 in said County records 927.46 feet to the Northeast corner of said plat of Nottingham, Section One with the remaining courses being along the North line of said plat; thence North 89 degrees 59 minutes 45 seconds West 117.16 feet; thence North 00 degrees 00 minutes 15 seconds East 7.22 feet; thence North 89 degrees 58 minutes 21 seconds West 275.20 feet; thence North 00 degrees 03 minutes 15 seconds West 20.88 feet; thence South 89 degrees 56 minutes 45 seconds West 163.81 feet to the Point of Beginning. Containing 11.712 acres, more or less. Subject to all highways, rights of way and easements.

(Also known as Nottingham, Section 2, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded December 13, 2001 in Plat Cabinet 4, Slide 161, pages 2A and 2B, in the office of the Recorder of Hendricks County, Indiana).

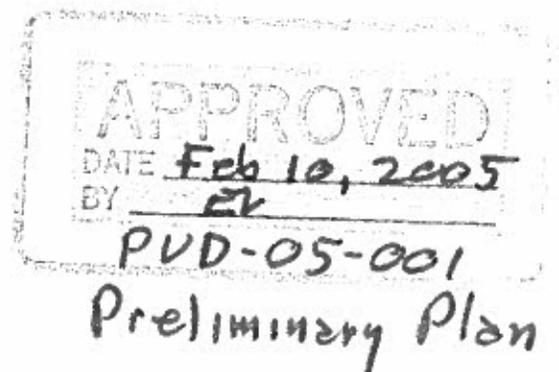
EXHIBIT "B"

DETAILED DEVELOPMENT
STANDARDS

NOTTINGHILL
SUBDIVISION

Town of Plainfield, Hendricks County, Indiana
Section 28, Township 15 North, Range 1 East

January 5, 2005



NOTTINGHILL

Detailed Development Standards

There will be two particular areas of development shown within this planned unit development subdivision to be known as NOTTINGHILL which are shown on the enclosed attached drawing, Exhibit "A"- General Preliminary Plan. The following are the development standards and permitted uses for each area.

AREA "A" – Condominiums

Development Standards:

1. Minimum *Lot Area* – 6,600 square feet
Town of Plainfield public water and sanitary sewer facilities shall be mandatory for this development.
2. Minimum *Lot Width* – 60 feet
3. Minimum *Lot Frontage* – 25 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 45 Percent
5. *Minimum Yards and Building Setbacks*
 - a. Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Primary Arterial Street:</i>	60 feet
<i>Secondary Arterial Street:</i>	40 feet
<i>Collector Street:</i>	20 feet
<i>Local Street/Cul-de-Sac Street:</i>	20 feet
 - b. Side – a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.
 - c. Aggregate Side – a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*.
 - d. Rear – a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
 - (1) *Primary Building* – 20 feet
6. *Maximum Building Height* –
 - a. *Primary Building* – 35 feet

7. Minimum *Main Floor Area* – The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. One-Story *Building* – 1,500 square feet
 - b. Two of More Story *Building* – 1,700 square feet
8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
9. *Signs* – will be as presented with these detailed development standards

AREA "B" – Single Family Residence

Development Standards:

1. Minimum *Lot Area* – 60,000 square feet
Town of Plainfield public water and sanitary sewer facilities shall be mandatory for this Development.
2. Minimum *Lot Width* – 90 feet
3. Minimum *Lot Frontage* – 90 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 25 percent
5. *Minimum Yards and Buildings Setbacks*
 - a. Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Primary Arterial Street:</i>	60 feet
<i>Secondary Arterial Street:</i>	40 feet
<i>Collector Street:</i>	30 feet
<i>Local Street/Cul-de-Sac Street:</i>	30 feet
 - b. Side – a minimum *Side Yard* of 30 feet shall be provided along all *Side Lot Lines*.
 - c. *Aggregate Side* – a minimum *Aggregate Side Yard* of 70 feet shall be provided on all *Lots*.

- d. Rear – a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
 - (1) *Primary Building* – 35 feet
 - (2) *Accessory Building* – 20 feet
6. *Maximum Building Height*
 - a. *Primary Building* – 35 feet
 - b. *Accessory Building* – 25 feet
7. *Minimum Main Floor Area* – The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio*, and open *Porches*:
 - a. One-story *Building* – 3,000 square feet.
 - b. Two or more story *Building* – 2,000 square feet provided, that the total *Finished Floor Area* shall be at least 3,000 square feet.
8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
9. *Signs* – will be as presented with these detailed development standards

ADDITIONAL AREA "A" AND "B" DEVELOPMENT REQUIREMENTS

1. The main street off of County Road 350 South (Hanna Road) will consist of a 36 foot wide pavement section, with an 80-foot wide right-of-way. No parking will be allowed on either side of the street. This road will become a part of the Town of Plainfield Perimeter Parkway. A six (6)-foot wide asphalt or concrete path will be constructed along the east side of the parkway.
2. A Six (6) –foot wide public walkway will be provided throughout the development as labeled and shown on the submitted plan.
3. Attached with this document are two sketches for the single family products that will be substantially constructed within Area "A" of this subdivision.
4. All houses shall have a landscaping package as submitted with this detailed development standard. See attached per lot landscaping list.
5. All the homes shall have an attached garage capable of storing at least two (2) vehicles.
6. All homes shall have a hard surfaced driveway.
7. Satellite disks of no more than two (2') feet in diameter shall be the only antennae permitted.

8. A community clubhouse with a gravel access drive will be provided at the completion of the final lot sale from section 1.
9. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
10. No above ground pools shall be permitted.
11. All homes shall have uniform mailboxes for aesthetics as well as uniform street numbers.
12. A Home Owners Association shall be established for the development.

NOTTINGHILL
A P.U.D. DEVELOPMENT IN THE TOWN OF PLAINFIELD
E. 1/2, NW 1/4, SEC. 28, T. 15 N., R. 1 E., GUILFORD TOWNSHIP, HENDRICKS CO., INDIANA

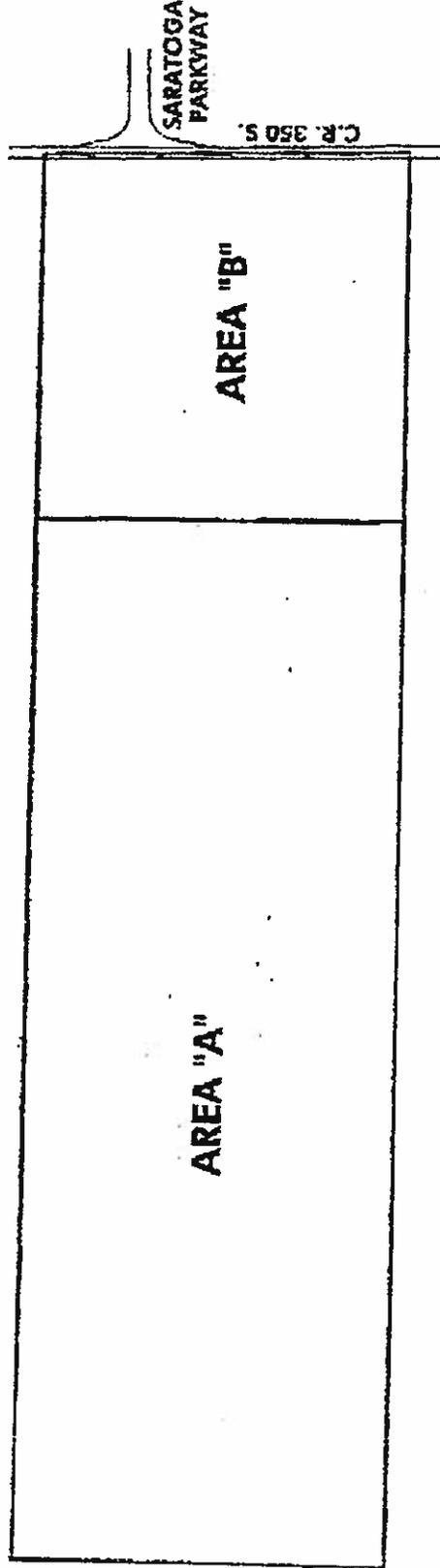
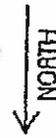
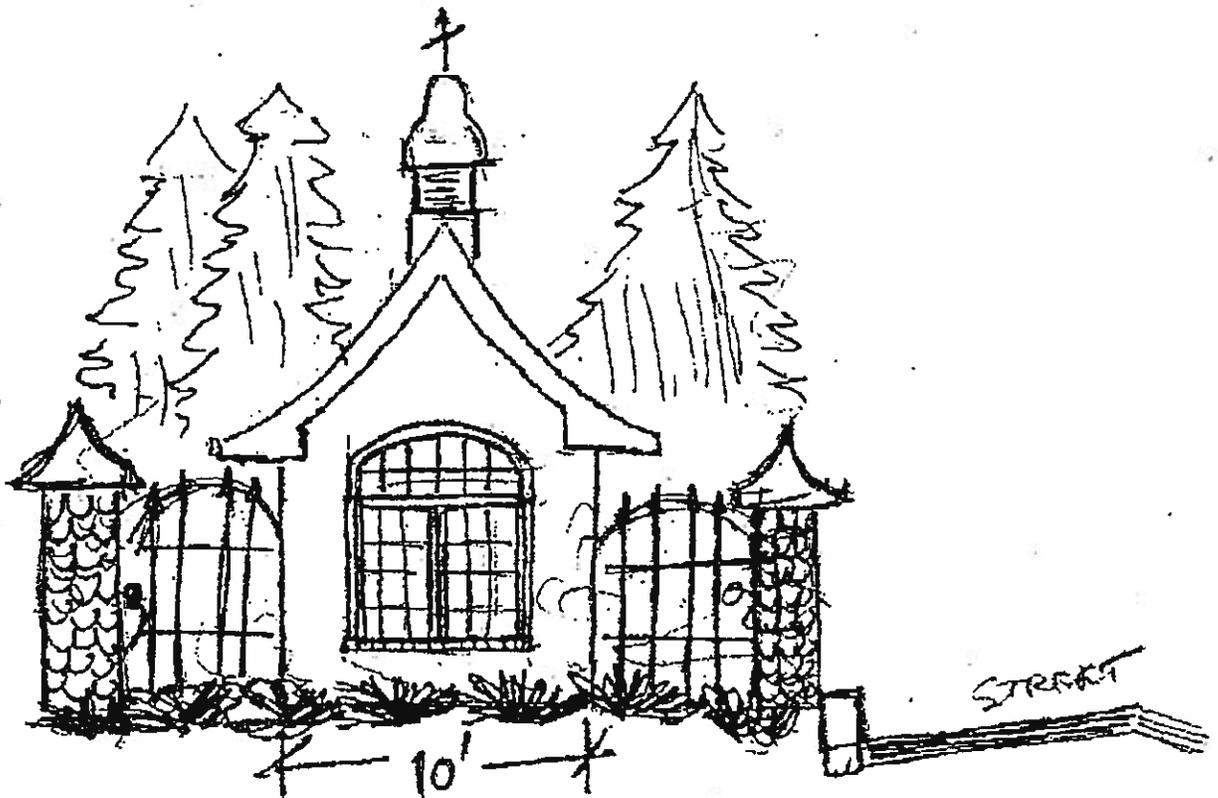
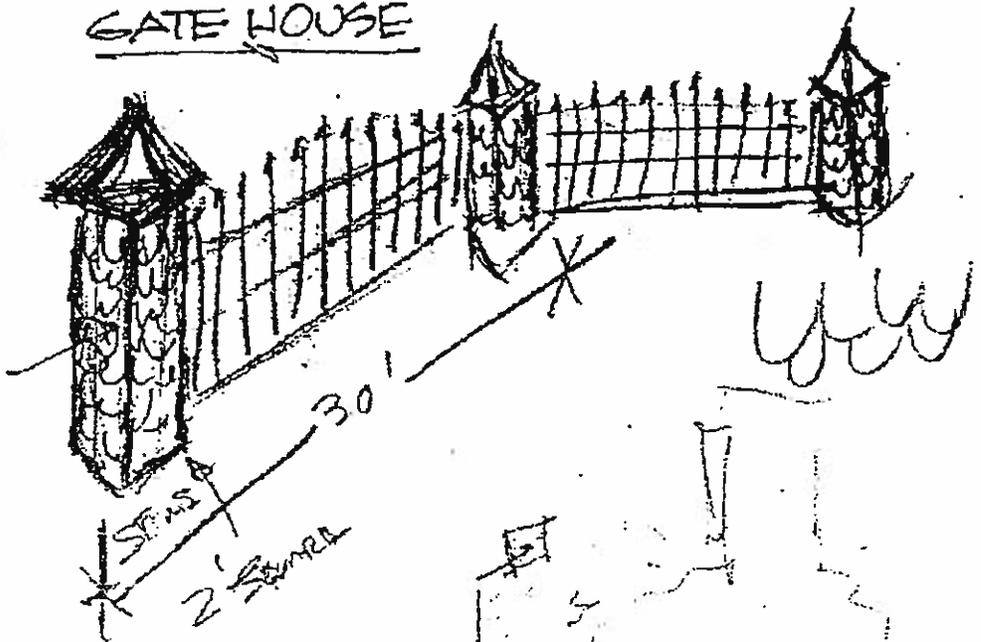


EXHIBIT "A"
GENERAL PRELIMINARY PLAN
SCALE 1"=250'



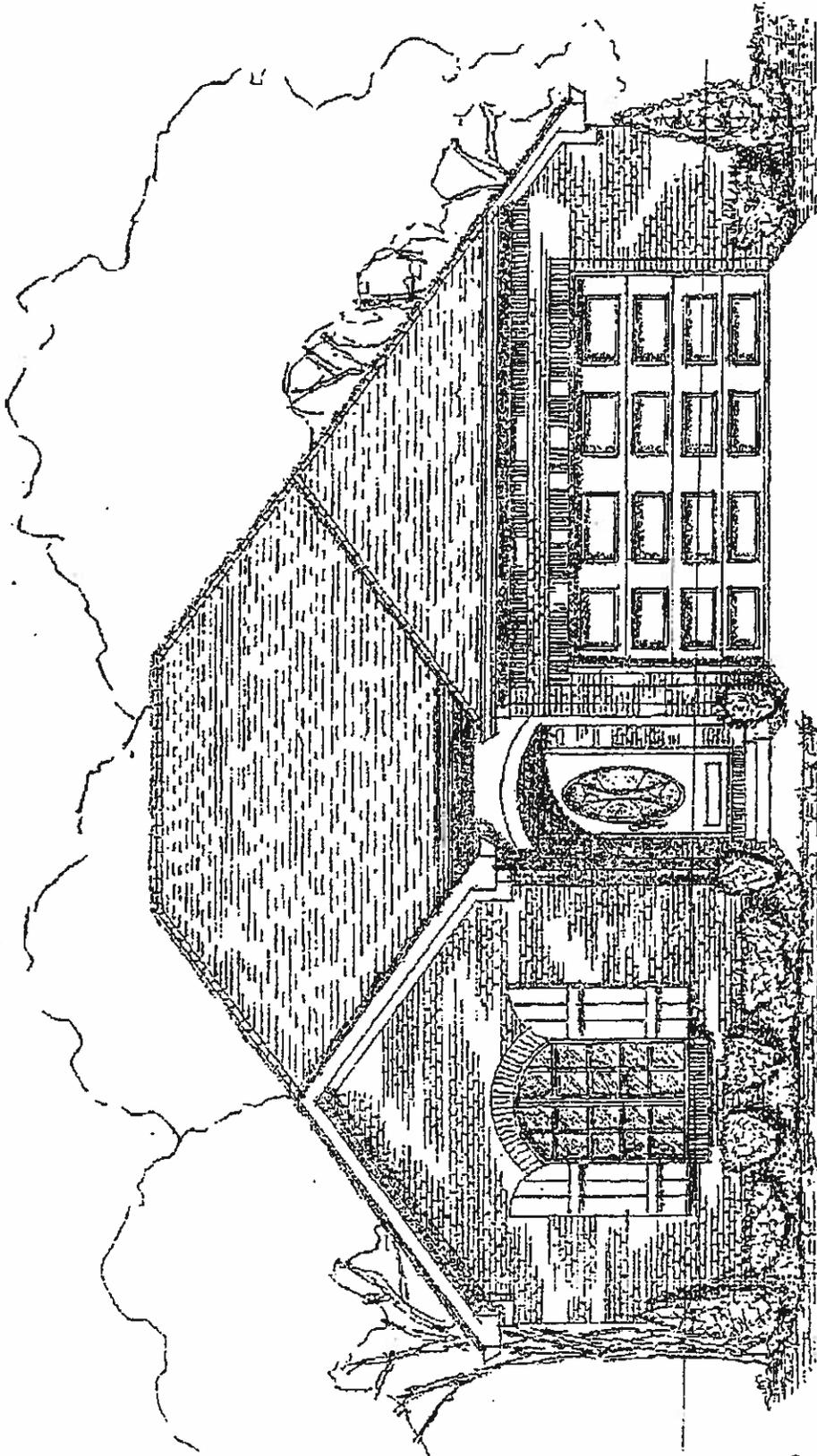


GATE HOUSE



PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

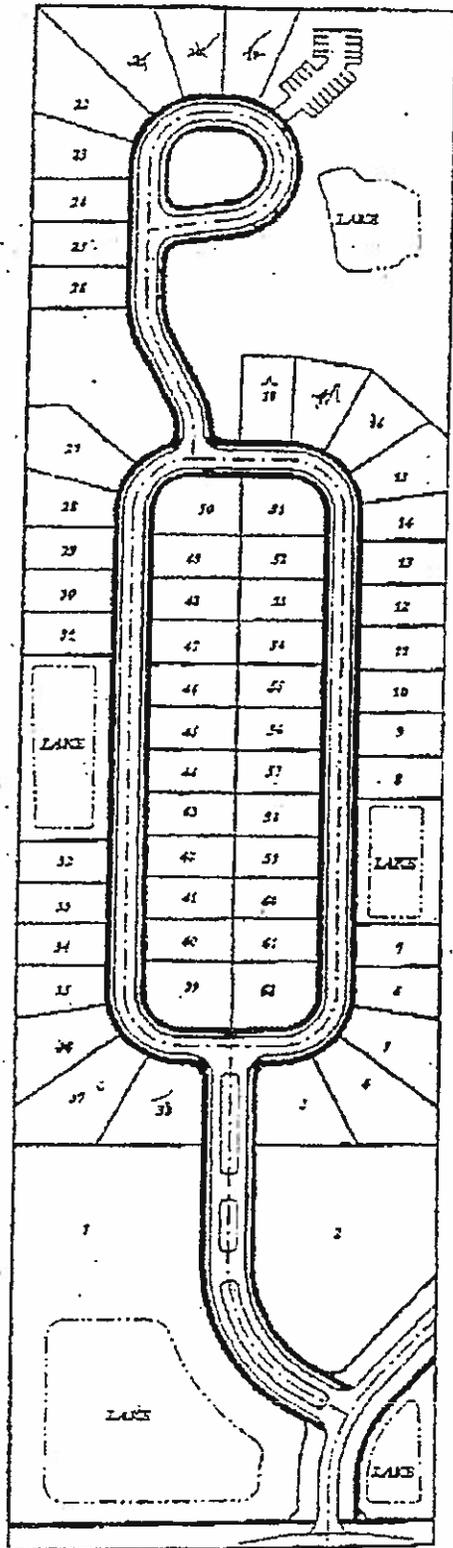
NEW PROPOSED



FRONT ELEVATION

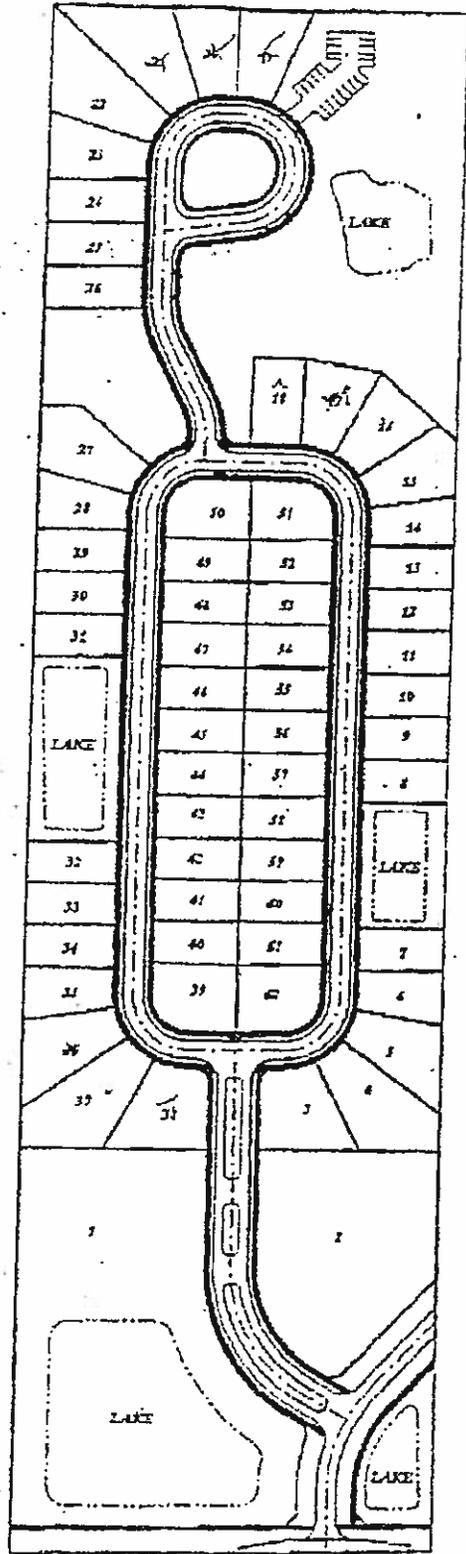
"Typical" Front Elevation sketch #2

Filed
1/13/05



SCALE 1" = 150'

SIDEWALK PLAN



SCALE 1" = 150'

Preliminary
Site Plan

C.R. 350 S.