

Approved

June 5, 2003



Huntzinger Farm

A Mixed-use Planned Community

Concept Plan Submittal to the Town of Pendleton Plan Commission
Pendleton, Indiana

Proposed by:

The Bradford Group, Inc.
9449 Priority Way West Drive
Suite 120
Indianapolis, Indiana 46240



P.O.Box 67 Pendleton, Indiana 46064-0067
Phone (765) 778-4540 Fax (765) 778-3571 Email pendcnslt@netdirect.net

April 7, 2003

Pendleton Planning Department
Town of Pendleton
119 W. State Street
Pendleton, Indiana 46064

Re: Huntzinger Farm
Fall Creek Township

Gentlemen;

Pursuant to our conversations and the requirements of Section 159.11 of the Pendleton Zoning Ordinance, we submit to you 15 copies of the Concept Plan proposal for the above referenced project.

If, in reviewing these items, you find additional information is needed, please call me. I will arrange to meet with you at your convenience.

Thank you for your attention on this project. If you have any questions or comments, please call me at the number above.

Sincerely,
Pendleton Consulting

A handwritten signature in dark ink, appearing to read 'SEB', is written over a faint, larger signature.

Stephen E. Bourquein L.S.

SEB/seb

cc: Bradford Group

file: Conceptual Plan Review



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SECTION I. STATEMENT OF PURPOSE AND INTENT:

- A. Huntzinger Farm is a planned community. While its primary focus is residential, associated commercial, recreational, institutional and professional office land uses have been included to compliment the residential area and provide goods and services for the residents of the community and immediate surrounding area.
- B. The Huntzinger Farm development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design among the various land uses. Through creativity in design, sensitivity to the natural features of the site and compatibility of land uses, a commitment is made to the future of the community.
- C. The following principles will be used in guiding development of a planned community which can respond to changing market conditions. The Huntzinger Farm PUD shall:
 - 1. Encourage a more creative approach in land and building site planning
 - 2. Encourage an efficient, aesthetic, and desirable use of open space;
 - 3. Encourage a mixed-use, master planned community providing for residential, recreational, and community services;
 - 4. Achieve flexibility and provide incentives for development which will produce a wider range of choice in satisfying the changing urban needs;
 - 5. Create development patterns and design the project to further the goals and policies of the surrounding communities.
 - 6. Provide appropriate transitions between land uses while encouraging an overall community focus.
 - 7. Promote variety in the physical development pattern of the community, and provide for both land use type and density to be transferred between parcels.



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SECTION II. AUTHORITY

These standards shall apply to all property contained within Huntzinger Farm Planned Development as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring at Huntzinger Farm. Provisions of these guidelines shall prevail and govern the development of Huntzinger Farm, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply if the provisions of these guidelines do not address a specific subject.

SECTION III. LAND USE

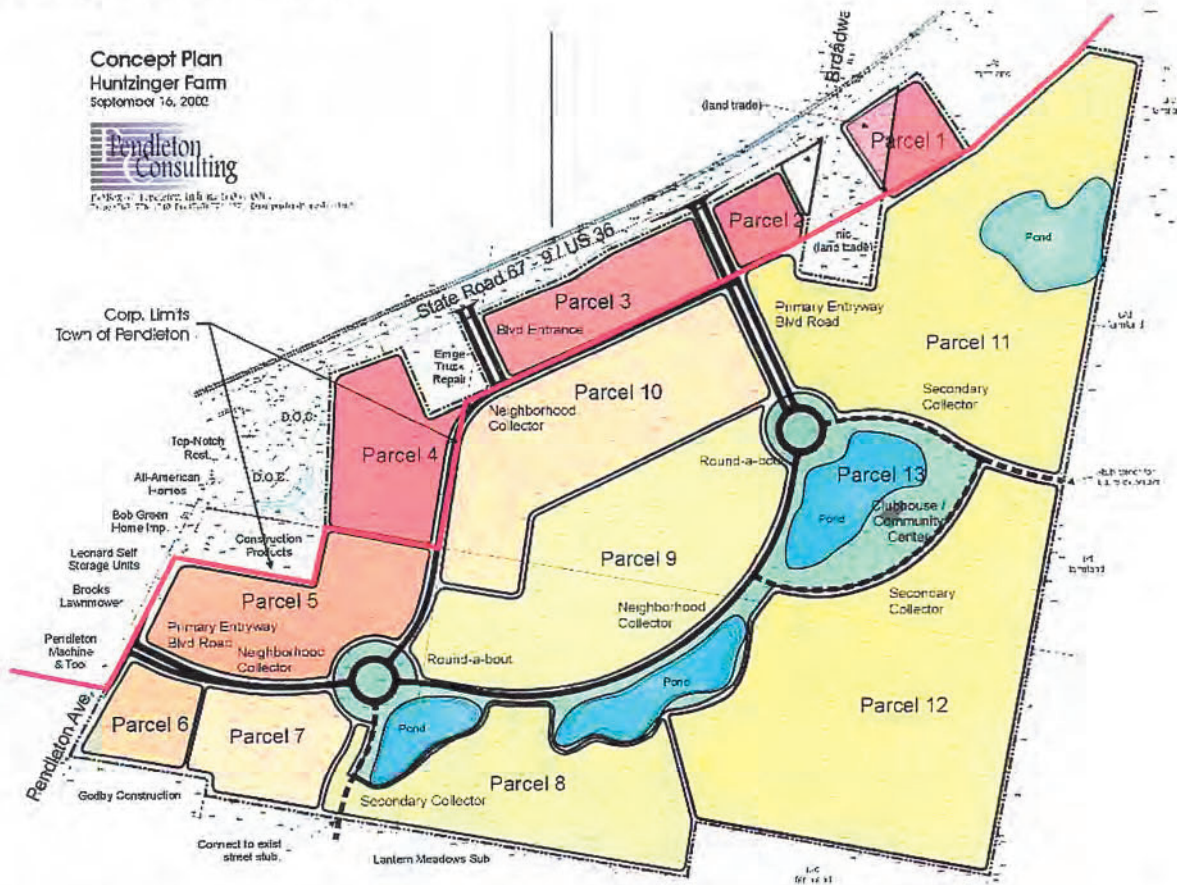
- A. There are four primary land use categories within the Huntzinger Farm Planned Unit Development. This includes those areas of the overall development within the Town of Pendleton. These categories are broken down as follows:

USE	Land Area	Parcel Designations
Residential	150.8 Ac.	7*, 8, 9, 10*, 11
Commercial / Business / Institutional	66.2 Ac.	1, 2, 3, 4, 5, 6, 7*, 10*
Preserved Open Space*	33.7 Ac.	13
* Some 7 and 10 may either be developed, in part or in total, as Commercial / Business / Institutional or Residential. The Land Area therefore may change depending on what category these do develop.		
Does not include the Perimeter Yard, existing treelines and hedgerows. This does not include "minor" green spaces that will be established within each parcel that may not be specifically shown on the Plan.		

- B. Parcels denoted "Residential" in these Guidelines and on the Preliminary Development Plan, shall allow institutional and ancillary land uses that are typically found in or adjacent to residential land uses. Such institutional and ancillary land uses shall include, without limitation, a clubhouse, library, day-care facility, senior assisted or nursing care facility or church, and shall be subject to detailed development plan review.



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Huntzinger Farms Land Use Table				3/30/03
Area	Land Area	Land Use Designation	Land Use	Maximum Size
Parcel 1	3.4 acres	Planned Business (PB)	Land use to be in accordance with of Section 158.02.05© of the Pendleton Unified Development Code.	45,000 sf*
Parcel 2	2.8 acres	Planned Business (PB)		37,000 sf*
Parcel 3	8.9 acres	Planned Business (PB)		118,000 sf*
Parcel 4	9.8 acres	Planned Business (PB)		130,000 sf*
Parcel 5	15.3 acres	Planned Business (PB)	Land use to be in accordance with of Sections 158.02.04, 158.02.05 158.02.06© of the Pendleton Unified Development Code.	202,500 sf*
Parcel 6	5.0 acres	Planned Business (PB)		66,000 sf*
Parcel 7	7.9 acres	Single Family / Cluster / Multi-family	Single Family / Cluster / multi-family with density up to 8 units per acre.	
		Planned Business (PB)	Land use to be in accordance with the requirements of Sections 158.02.04 and 158.02.05© of the Pendleton Unified Development Code.	105,000 sf*
Parcel 8	20.4 acres	Single Family	Single Family residential with density up to 2.9 units per acre.	
Parcel 9	27.0 acres	Single Family	Single Family residential with density up to 4.0 units per acre.	
Parcel 10	17.8 acres	Single Family / Cluster / Multi-family	Single Family / Cluster / multi-family with density up to 12 units per acre.	
		Planned Business (PB), Churches	Land use to be in accordance with of Sections 158.02.04, 158.02.05 158.02.06© of the Pendleton Unified Development Code	235,000 sf*
Parcel 11	39.3 acres	Single family / Cluster / Multi-family	Single Family / apartments / multi-family with density up to 12 units per acre.	
Parcel 12	42.8 acres	Single Family	Single Family residential with density up to 3.5 units per acre.	
Parcel 13	33.7 acres	Community Center / Recreation	Community and recreational facilities for use by the neighborhood.	



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SECTION IV. RESIDENTIAL DEVELOPMENT DENSITY

- A. Each of the individual Parcels of real estate that comprise the entire Huntzinger Farm Planned Unit Development are denoted on the attached Preliminary Development Plan and are defined hereinafter. Each Parcel shall be allowed a maximum density expressed in a ratio of total dwelling units per gross acre. When all residential Parcel densities are added together, the total number of dwelling units shall not be greater than 825. The maximum density per parcel and the total of 825 dwelling units for Huntzinger Farm shall not be exceeded without a formal amendment to the Planned Unit Development. Modifications of up to ten percent (10%) of gross area of parcel boundaries shall be permitted when Detailed Development Plans of individual phases are submitted for the Plan Commission's consideration.
- B. Individual residential land use parcels shall be categorized into six (6) different Parcels with unique development standards as follows:

TABLE I - RESIDENTIAL PARCEL DENSITIES

Parcel Designation	Parcel Size	Maximum Density		
		Single Family	Cluster	Multi-family
Parcel 7	7.9 Ac.	3.5	8.0	0
Parcel 8	20.4 Ac.	2.9	0	0
Parcel 9	27.0 Ac.	4.0	0	0
Parcel 10	17.8 Ac.	5.0	8.0	12.0
Parcel 11	34.9 Ac.	5.0	8.0	12.0
Parcel 12	42.8 Ac.	3.5	0	0
Parcel 13	33.7 Ac.	Preserved Green Space		
Total:	184.5 Ac.			

- C. For the purposes of predicting population size and maintaining public service capacities within the Huntzinger Farm PUD, the maximum number of lots/units in this PD district and in each parcel of the PD district will be limited. Development densities as set forth in Table I for each individual parcel shall determine the maximum number of lots/units for the individual residential Parcels. However, the maximum number of lots for the entire development shall *not* be equal to the aggregate of the maximum number of lots for each parcel.



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- D. If one or more of the individual Parcels reaches its maximum development density, then the density of another parcel or other parcels may have to be reduced to keep the total number of lots from exceeding the maximum number established herein

SECTION V. RESIDENTIAL DEVELOPMENT STANDARDS

- A. The following Tables shall establish certain developmental standards for the construction of improvements for the residential parcels within the Huntzinger Farm Planned Unit Development. Minimum lot sizes, minimum lot widths, and maximum lot coverage will not be regulated, but will be determined by the parcel development density and setback requirements. References to the residential Parcels established in Table I are used to describe land use and identify general development standards. All housing constructed at Huntzinger Farm shall be single-family detached housing, with the exception of the housing in Parcels 7, 10 and 11, which are eligible to be developed with either Single-family, Cluster housing or multi-family. For the purposes of these Guidelines, the above housing designations are defined as follows:
- 1.) Single-family shall be defined as a single, detached housing unit designed for or used as one dwelling unit.
 - 2.) Cluster Housing shall be defined as a single building with up to three individual units that are:
 - a) either attached or detached housing for semi-independent living that is developed around core support facilities, which may include, without limitation, central food preparation and dining facilities, medical and therapeutic services, and shared social and recreational facilities; or
 - b) either attached or detached single-family housing that is designed around common areas. The intent of such Cluster Housing development would be to create a village setting that would emphasize the open space created by clustering the housing units and to maximize pedestrian links to the adjoining commercial/institutional land uses.
 - c) attached two-family housing that is developed within it's own community or integrated within other communities, such as; interspersed within a single-family community, grouped together with other "duplex" housing units, and as a part of a senior housing complex as noted in a) above.



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3). Multi-family Housing is defined as a building containing three or more individual housing units that are:

- a) under individual ownership within an estate of real property, together with an interest in the common land and building areas and the underlying land. The same as described in the Horizontal Property Regime.
- b) under common ownership and each units may be rented to individuals or families.

The decision to develop all or part of a designated parcel with the above uses will be required to be stated by the Developer at the time of the submission of Detailed Development Plans for Parcels 7, 10 and 11. If the above development options are exercised, development densities in other Parcels shall be adjusted to allow the total number of units at Huntzinger Farm to remain as shown.



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TABLE II -RESIDENTIAL DEVELOPMENT STANDARDS

	Parcel 7	Parcel 8	Parcel 9	Parcel 10	Parcel 11	Parcel 12
FRONT YARD SETBACK (Primary and Accessory Structure)						
Primary Road	40'	dna	dna	dna	dna	dna
Neighborhood Collector	dna	35'	35'	30'	dna	dna
Secondary Collector	30'	30'	dna	dna	30'	30'
Local Street	25'	25'	25'	25'	25'	25'
Cul-de-sac Street	25'	25'	20'	20'	20'	25'
Cul-de-sac / -loop bulb	20'	20'	20'	20'	20'	20'
SIDE YARD SETBACK (Primary and Accessory Structure)						
Single Family Detached						
Minimum	5'	7.5'	5'	5'	5'	6'
Aggregate	10'	15'	10'	10'	10'	12'
Cluster						
Minimum	7.5'	dna	dna	7.5'	7.5'	dna
Aggregate	15'	dna	dna	15'	15'	dna
Multi-family						
Minimum	dna	dna	dna	dna	dna	dna
Aggregate	dna	dna	dna	30'***	30'***	dna
REAR YARD SETBACK						
Primary Structure	15'	20'	15'	15'	15'	20'
Accessory Structure	10'	10'	10'	10'	10'	10'
REAR YARD SETBACK on lots abutting 20' perimeter yard (Perimeter yard as Common Area)						
Primary Structure	10'	10'	dna	dna	10'	10'
Accessory Structure	5'	5'	dna	dna	5'	5'
REAR YARD SETBACK on lots abutting 20' perimeter yard (Perimeter yard as easement)						
Primary Structure	30'	30'	dna	dna	30'	30'
Accessory Structure	25'	25'	dna	dna	25'	25'
MAXIMUM STRUCTURE HEIGHT						
Primary Structure	45'	45'	45'	45'	45'	45'
Accessory Structure	20'	20'	20'	20'	20'	20'
MINIMUM TOTAL FLOOR AREA (excluding garages, porches, etc)						
Single Family Detached	1,200 sf	1,600 sf	1,000 sf	860 sf	960 sf	1,400 sf
Cluster / Multi-family	860 sf	dna	dna	750 sf	750 sf	dna
OFF-STREET PARKING						
		2	2	2	2	2

*An enclosed garage shall count as a single parking space towards the requirements regardless of size. Parking requirements within areas developed as Cluster housing, condominiums or apartments shall meet the parking requirements outlined in Section 158.09 *Off-Street Parking and Loading Requirements, Zoning Town of Pendleton, Zoning Ordinance*, or as may be determined and approved during the Detailed Development Plan review.

** denotes minimum spacing between buildings.

Dna denotes "does not apply".

B. Perimeter Yard. A 20' Perimeter Yard shall be established along the southerly and easterly line of the overall boundary of the Huntzinger Farm PUD. The Perimeter Yard may be owned as a common facility by the property owners' association or it may exist in the form of landscape easements on individual lots that shall run with the land. The Perimeter Yard may be included in the required setback, but shall be in addition to



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easements that may be required. A transitional yard and landscape buffer will be established adjoining existing residential land uses.

- C. Residential Masonry Requirements. All homes in Parcels 7, 8 and 12 shall have, at a minimum, an area equal to 50% of the front façade, exclusive of windows, doorways (other than garage doors) and bays, to be masonry. In making this calculation, garage doors shall be included as part of the front façade. Parcels 10 and 11 shall have no minimum masonry requirement, but each product line of homes in these parcels shall include some masonry on the front elevation as an option. All model homes shall include some masonry on the front elevation.
- D. Residential Overhang Requirements. All homes in Parcels 7, 8, 9, 11, and 12 shall have, at a minimum, 12" overhangs.
- E. Conflict. When there is a conflict between the standards of these Development Guidelines and the existing or amended Town of Pendleton, Zoning Ordinance, these Guidelines shall rule.

SECTION VI. STREET STANDARDS

The proposed interior streets shown on the Concept Plan are categorized as Neighborhood Collector Streets, Secondary Collector Streets and Primary Entryway Boulevards. All the streets shown on the Concept Plan as well as the local / subdivision streets are to be dedicated to the Town of Pendleton for maintenance.

The main access points proposed onto State Roads 67 and 9 will begin as Entryway Boulevard streets. The Entryway Boulevard streets will be 16 feet wide (each side), including curb and gutter. The lanes will be separated by a landscape island, 16 feet wide. The exit lanes will be increased to 24 feet wide to accommodate turn lanes at the state highways. The landscape island will be narrowed at the entrances onto the noted state roads to accommodate the increased lane width. The right-of-way will be 10 wider (each side) than the street section. The northerly Entry Point will remain a Boulevard to the Roundabout. The section for this street category will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards. The Bradford Group, Inc. will continue to work with the Town of Pendleton to achieve the most desirable entrance locations along SR 67.



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The existing access roadway onto State Road 67 near the Swift-Eckrich building will remain as is and be extended to the planned Neighborhood Collector Street. The entrance onto State road 67 may be modified depending on the requirements of the Indiana Department of Transportation. The street will be increased in width as necessary to 36 feet in total width, including curb and gutter. A right-of-way will be established 10 wider (each side) than the street section, or 60 feet whichever is greater. The section for this street category will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The Entryway Boulevard from State Road 9 will blend into a street classified as a Neighborhood Collector Street. All Neighborhood Collector Streets will have a width of 30 feet, including curb and gutter, with a right-of-way of 50 feet in total width.

The Secondary Collector Streets will be 28 feet wide, including curb and gutter, with a right-of-way of 50 feet in total width.

The section for all Collector Streets (Neighborhood and Secondary) will be constructed to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

All Local Streets (not depicted on the Concept Plan) will be 26 feet wide, including curb and gutter, with a right-of-way of 50 feet in total width. The section for these streets will be constructed to the Minor requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The Roundabouts will be constructed with a one-way lane of 24 feet in width including curb and gutter, with a right-of-way of 50 feet in total width. The area within the center of the roundabout not encumbered with right-of-way will be Commons Area and made a part of the Preserved Open Space and maintained by the authority have jurisdiction for maintenance of



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the Preserved Open Space. The section for this street segment will be construction to the Collector / Commercial requirements as outlined in Section 1.05.8 of the Town of Pendleton, Street Standards.

The right-of-way for any street classification will have a minimum width, 20 feet wider than the street width, including curb and gutter. However, in no case shall the right-of-way be less than 50 feet (Local Streets, Residential Collectors, Neighborhood Collectors).

Access onto State Roads 67 and 9 is subject to the requirements of the Indiana Department of Transportation (InDOT). As such, alignment issues, lane accommodation, entrance configurations and other matters within the jurisdiction of InDOT are subject to their review and approval.

TABLE III. STREET AND RIGHT-OF-WAY STANDARDS

Street Classification	Right-of-Way Width ⁽¹⁾	Street Width	Street Standard ⁽²⁾	Building Setback ⁽⁴⁾
Primary Entryway	60 feet	2-16 feet wide lanes with 16 feet wide island or 36 feet ⁽³⁾	Collector	40 feet
Neighborhood Collector	50 feet	30 feet	Collector	30-35 feet
Secondary Collector	50 feet	28 feet	Collector	30 feet
Local Street	50 feet	26 feet	Minor	25 feet
Cul-de-sac Street	50 feet	26 feet	Minor	20 feet
Cul-de-sac bulb	50 feet radius	40 feet radius	Minor	20 feet
Cul-de-loop	40 feet	20 feet	Minor	20 feet
Round-a-bout	40 feet	24 feet	Collector	40 feet
1. The right of way shall be 20 feet wider (10 feet each side) than the pavement width but at a minimum the width indicated. 2. References are to the street classifications in the Town of Pendleton, Street Standards, Page 11. 3. The configuration will change as required to comply with the Indiana Department of Transportation standards as it connects to the state highways. The pavement will be 36 feet wide if it is undivided. 4. The indicated setback is the minimum. It may increase as conditions warrant.				

SECTION VII. PRESERVED OPEN SPACE

- A. As part of the integrated community design, a significant area of Preserved Open Space has been planned at Huntzinger Farm. They are identified on the Preliminary Development Plan and referred to as Parcel 13:



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In addition to Parcel 13, the Perimeter Yard as established herein and the preservation and maintenance of existing treelines and hedgerows shall provide substantial additional Preserved Open Space within the project.

- B. For the purposes of these Guidelines, "Preserved Open Space" shall be defined as land set aside to be commonly maintained and enjoyed as permanent open space by the residents, the Developer, the Property Owners Association. It may be developed with landscaping or such active and passive recreational and cultural features and facilities as are necessary to serve the residents of Huntzinger Farm. Any land so designated shall be prohibited from development with residential, commercial, office, institutional, or other such land uses which are inconsistent with the concept of Preserved Open Space as herein defined.

SECTION VIII. COMMERCIAL DEVELOPMENT STANDARDS

- A. For the purposes of these Guidelines, the commercial land uses at Huntzinger Farm are defined as follows:
- a. Parcels 1, 2, 3 and 4. The allowable land uses in these parcels shall include those uses designated in the Planned Business zoning district as defined in Sections 158.02.05 of the Town of Pendleton Unified Development Code. Development of these parcels shall be in accordance with the applicable provisions of the Town of Pendleton Unified Development Code.
 - b. Parcel 5, 6, 7, and 10. The allowable land uses in these parcels shall include those uses designated in the Institutional and Planned Business zoning districts as defined in Sections 158.02.04 and 158.02.05 of the Town of Pendleton Unified Development Code. Development of these parcels shall be in accordance with the applicable provisions of the Town of Pendleton Unified Development Code.
 - c. In addition to the above, the use identified as Nurseries and Greenhouses, Town of Pendleton, Zoning Ordinance, Appendix E., Use Matrix, shall be a permitted use in all the above parcels.

