

## I. CALL TO ORDER

The Pendleton Plan Commission (PC) met on February 7, 2024 at 7:00 pm at 100 W State Street, Pendleton, Indiana. The meeting was called to order by Tim Pritchard at 7:00 pm.

## II. ROLL CALL AND DETERMINATION OF QUORUM

Commission members present in-person were Tim Pritchard, Kyle Eichhorn, Carol Hanna, Jenny Sisson, Andrew Holloway. Commission member Carol Hanna was present via Zoom. A quorum was established.

Representing the Town in-person was Hannahrose Urbanski Planning Director, Denise McKee Assistant Planning Director, Jeff Graham Town Attorney.

Others present: Brian Tuohy of D.R. Horton Indiana at 50 S Meridian Indianapolis, Lee Phillips of D.R. Horton, Gordon Kritz of Stoppelworth Engineers, Lynne Lawyer of 1163 W US 36, Garry and Robin Brammer of 6228 W Foster Branch Dr, Kay and Dwight Cooper of 6204 W Foster Branch Dr, James Stamper of 7242 S 600 W, Adam and Jane Greene of 6977 S Foster Ridge, Stephanie Gray of 6740 S 600 W, Bryan Reichard of 6740 S 600 W, Brian and Jet Zeigler of 6679 S 600 W, Sharon Robinson of 7121 S 600 W, Mike Bluel of 6221 W Foster Branch Dr, Doug and Carol Henshaw of 6276 Foster Branch Dr, Casse Tate of 6655 S 600 W, Becky Wilson of 6071 W Foster Ridge Ln

## III. APPROVAL OF JANUARY 2024 MEETING MINUTES

Tim Pritchard requested a motion to approve the January 2024 Meeting Minutes; motion made by Kyle Eichhorn, seconded by Andrew Holloway. Roll call vote taken and all members present in person voted in favor of the motion. Motion carried.

## IV. OLD BUSINESS

A. PC10042023-01: 0 S 600 W and 0 State Road 38. Parcel ID: 48-14-19-200-003.000-013 & 48-14-18- 300-004.000-013. Proposed rezone of approximately 98 acres of Large Lot Agriculture land (A-1) to Single-Family (SF-3) zoning. Franklin Urbahns & Pendleton Development LLC via D.R. Horton - Indiana, LLC by Brian J. Tuohy.

Tim Pritchard invited Brian Tuohy of Horton to begin the presentation. Tuohy provided a brief review of the original plan and lot information for the development. Touhy stated since the continuance, they have worked closely with the Planning Staff, and have made numerous changes to the proposal. (Full presentation available on Google Drive) Touhy highlighted the following changes: (images provided)

- Number of lots reduced from 213 to 200
- Wooded area increased from approximately 10 acres to approximately 11 acres by moving the retention pond by the woods, leaving the wooded area mainly intact, with the option of providing the woods and potential space for parking to the Town or the Park in exchange for reduced impact fees
- Instead of the 202 lots sized at 60'x125', there is now 160 lots of that size and now 29 lots of a larger size at 80'x125'; creating three different lot sizes, with the Executive Style lots at 100'x218
- Number of lots at northwest corner of site reduced from 36 to 29
- Increased the green space to 24 acres
- Additional home designs and architectural features provided

- Enhanced buffers (images provided):
  - SR 38 buffer – 80' minimum, 10 shade trees / 20 evergreen trees / 50 shrubs
  - CR 600 W buffer – 40' minimum, 5 shade trees / 10 evergreen trees / 25 shrubs
  - North/East/South property lines - 40' minimum, 5 shade trees / 10 evergreen trees / 25 shrubs – 1 light buffer, setback + 5' to equal 30' minimum, 5 shade trees / 10 evergreen trees / 25 shrubs, 4'-6' undulating mound
- Tuohy reviewed the typical plot plans for each lot size (images provided), providing details regarding sidewalks, buffers, streets and setbacks. Tuohy indicated the streets are 4' wider than Summerlake, and will only have street parking on one side of the street.
- Tuohy provided the following proposed commitments for this development (Full list and description available on Google Drive):
  - Exterior siding material made only of brick or stone masonry, wood, fiber cement board, composite or lap siding, board and batten siding, shake siding or a combination of such materials will be offered. No vinyl siding shall be permitted on any homes constructed in the subdivision
  - Executive style section located along CR 600 W shall be constructed with brick or masonry exterior materials on a minimum of one hundred percent (100%) of the first floor of the front, side and rear elevations of such homes
  - A minimum of fifty percent of the homes in the subdivision, excluding homes in the Executive Section, shall have brick or masonry material on the first floor of the front elevation of the homes extending to the top of the first-floor elevation
  - The entryways to the subdivision off of CR 600 West and off of SR 38 shall include entryway signage and landscaping features and a median entryway approximately similar to the entryway exhibits shown in the presentation
  - There shall be no more than two (2) points of ingress and egress to and from CR 600 West and the Executive Section of the subdivision
  - The approximate eleven (11) acre woods shall be deeded to the subdivision's HOA with a deed restriction limiting the use of such land to a tree preservation area which may include walking trails and similar compatible improvements, or deeded to the Town for purposes of public park use with the goal of maintaining and preserving the existing wooded area; the Developer shall receive a credit against the Town's park impact fees plus the estimated cost to install pathways or parking areas; if the woods is not deeded to the Town for a public park, the following shall not be installed: the parking lot and the 10' asphalt path depicted on the Plan extending southwest from SR 38 to the trail head identified on the Plan northeast of the wooded area; if the woods is deeded to the Town for purposes of a public park, the location and size of the parking lot shall be determined by the Town
  - Developer and the Town shall agree on the location and size of a paved emergency access pathway from CR 600 S into the site south of the wooded area; such emergency access pathway shall be paved and approximately ten feet (10') wide and may be used as part of a walking /biking path within the subdivision
  - Developer shall prepay the Town the total Road Impact Fees for all lots in the Executive Section at the time the Developer first applies for a building permit for any of the lots in the Executive Section; road fees related to obtaining building permits for all other homes in the subdivision shall be paid at the time Developer applies for a building permit for each home
  - Each lot within the site will be subject to recorded covenants, conditions and restrictions (CCR's), which will include a mandatory membership to the

- Homeowner's Association and provide for annual HOA assessments; the CCR's shall include a restriction that prohibits parking on both sides of the street
- All homes shall include a concrete driveway that is a minimum of 26' long from the edge of the garage to the edge of the sidewalk closest to the home
  - Builder shall offer a minimum of ten (10) different floorplans and up to five (5) different elevations of homes
  - Existing healthy trees within perimeter buffer areas shall be preserved if reasonably practical, and such preserved trees shall qualify as "credits" toward meeting the landscape requirements of the UDO; plantings within such buffer areas shall be maintained by the HOA; the perimeter buffer areas shall be installed prior to the completion of the last phase of the development of the site
  - Developer will direct construction traffic to use the entrance to the site off of SR 38 and to avoid, if possible, accessing the site off of CR 600 W; developer shall direct its contractors and suppliers to avoid traveling to the site through downtown Pendleton during the morning and evening "rush hour" traffic periods
  - Subdivision shall be developed in a substantially similar manner to the Concept Plan
  - All homes in the Executive Section shall be built with the following minimum standards:
    - 12" roof overhangs
    - Dimensional shingles
    - Dusk to dawn coach lights on all homes or the installation of a yard light
    - Minimum 1"x4" window trim on all windows unless encased by masonry
    - Window grids on all windows
    - Ranch (one-story and one and 1/2- story) homes shall be a minimum of 2,500 sf and two-story homes shall be a minimum of 3,500 sf
    - Front loaded garage doors shall be prohibited
    - Front and side yards shall be sodded
    - Minimum of eighteen (18) shrubs shall be planted and one (1) front yard tree shall be installed
    - Mailboxes shall be of a uniform design, subject to the approval of the United States Postal Service
    - Except for market ready homes, which the Builder may build at its discretion, each homebuyer shall have the ability to personalize their home as follows:
      - Through the selection of interior design features such as flooring, cabinets and countertops
      - Through the selection of a front door and a garage door
      - Through the selection of exterior brick and siding colors
    - Homes built in the Executive Section shall be substantially similar in character to the sample homes presented, home designs that are not substantially similar in character to the sample homes presented shall be subject to the reasonable approval of the Planning Director
    - These homes estimated to sell for \$550,000 - \$700,000
  - The Developer may sell lots in the Executive Section to custom home builders and homes built by any custom builder will be subject to these minimum standards with the design of such custom homes subject to the approval of the Planning Director
  - All remaining homes in the subdivision shall be built with the following minimum standards:

- 12" roof overhangs
- Dimensional shingles
- Dusk to dawn coach lights on all homes or the installation of a yard light
- Minimum 1"x4" window trim on all windows unless encased by masonry
- Window grids on all windows
- Ranch (one-story) homes shall be a minimum of 1,600 sf and two-story homes shall be a minimum of 2,200 sf
- Forward facing garage doors shall contain windows or decorative hardware
- Homes built in the subdivision shall be substantially similar in character to the sample homes presented, home designs that are not substantially similar in character to the sample homes presented shall be subject to the reasonable approval of the Planning Director
- These homes estimated to sell for \$370,000 – just under \$500,000
- In addition to the minimum standards listed in the previous commitment, homes built on the four (4) lots at the north end of the subdivision marked with an asterisk on the Concept Plan shall be built with the following minimum standards:
  - Brick or masonry exterior materials on a minimum of one hundred percent (100%) of the first floor of the front, side and rear elevations of such homes, exclusive of windows, doors, other openings and areas above a roof line
- Ponds shall be constructed in a manner so that such ponds hold water
- The north/south access drive leading to/from the lots in the Executive Section of the subdivision shall be maintained by the HOA and shall not be publicly maintained right-of-way
- Lots within the Subdivision shall be a minimum of 7,500 sf
- Approximately twenty-nine (29) lots in the northwest section north of the wooded area and west of the north/south entry road off of State Road 38 shall be a minimum of eighty feet (80') wide by one hundred twenty-five feet (125') long
- Total number of lots within shall not exceed 200
- Tuohy summarized with the following points:
  - Proposed residential neighborhood is appropriate use between existing residential neighborhoods and general business uses along interstate
  - Preservation of 11 ac +/- woods with 10' wide trails, considered an asset
  - Architectural commitments prohibit use of vinyl siding
  - Proposed design provides improved access to State Road 38
  - Approval will allow development of an unimproved site resulting in substantial increase to assessed value and Pendleton tax base
  - Proposed single-family neighborhood is significantly less dense than previously approved mixed-use PUD
  - Added several commitments in response to neighbors' comments, such as:
    - Reduced number of lots
    - Larger lots adjacent to CR 600 W on both sides of wooded area
    - Improved Site Plan
    - Parking allowed on only one side of the street
    - Enhanced landscaping
    - Directing of construction traffic
- Touhy concluded by stating that the SMCS Superintendent Mark Hall confirmed that a 200-home subdivision would not be an issue for the school system

Tim Pritchard opened discussion and questions from the Board

- Jenny Sisson asked for clarification on lot line setbacks in Executive Style section; Tuohy responded from the edge of the roadway at 600 W to the front of the house would be 115 feet
- Kyle Eichhorn asked if the buffer plantings are located on the properties; Tuohy and Urbanski provided that they would be easements with HOA maintenance; Eichhorn asked if landscaping would be installed per the UDO; Hannahrose Urbanski confirmed that to be correct; Eichhorn asked if there was a sidewalk or path along 600 and Urbanski replied it would be a 5' sidewalk
- Pritchard clarified that the Park could accept the wooded area and credit would be granted to Horton against the impact fees; if the wooded area is not deeded to the Park, Horton would still add the neighborhood trails, but it would not be part of the Park and would eliminate the parking lot off 600; this was a concern of the residents
- Eichhorn requested revised wording on: commitment 6 – developer shall receive a credit, language should be added stating “if the Town accepts the 11 acres, then the developer shall receive a credit”; commitment 5 – replace “CR 600 West and” with “CR 600 West from”; commitment 20 – “ponds hold water” is vague and should be changed to “holds water at the designed normal pool”; commitment 22 should include “and a minimum width of 60ft”; and to specify for the Executive Lots “a minimum width of 100ft”; Tuohy was agreeable to recommendations
- Carol Hanna suggested whether or not the wooded area is a Town park, bike racks at the trails would be nice at the northeast trailhead; Tuohy was agreeable

Hannahrose Urbanski presented the Staff Analysis, which is to analyze the petition against the Comprehensive Plan, other approved/relevant plans and ordinances, as well as any existing conditions and/or variances placed upon the site, to present facts and analysis:

- Property is shown in 2018 Comprehensive Plan as a PUD, while now a non-existent zoning district, indicates this area is suggested for future use as a residential development. The 2021 I-69 Plan also shows this area as single-family residential, that could incorporate executive housing, with park and trail space
- Per both of these plans, a residential use in this area is considered desirable and appropriate. Per Objective 5.2, (Comprehensive Plan) diverse housing types within the same neighborhood are encouraged
- Preservation of the natural woodland is consistent with Objective 2.5 (Comprehensive Plan), which requires all new residential developments to be within walking distance of a park, recreation or open area. It is also consistent with Objective 3.8, which promotes the preservation of natural features in new development or redevelopment
- Conceptual layout is generally consistent with applicable standards. Exact engineering is done in the Primary and Secondary platting phases for items such as; density, street/sidewalk widths, access management, architecture, landscaping, etc. that must meet applicable standards. Primary Platting is again petitioned to the Plan Commission for approval
- Proposed rezone is not injurious to public health, welfare or safety

Tim Pritchard opened the meeting for Public questions/comments

- Adam Greene of 6977 S Foster Ridge expressed concern about 600 and desired upgrades and who would do that; Hannahrose Urbanski stated that would be done through impact fees; Greene also asked about any signaling on 38, or traffic/turn lanes; Urbanski answered that INDOT would be responsible for 38, Greene also asked about

connectivity to the Town; Denise McKee replied that the 2017 Bicycle and Pedestrian Master Plan addresses trail systems and connectivity that would lead into Town

- Jett Zigler of 6679 S 600 W reviewed the buffer information for clarification; Zigler expressed concern regarding monotony of housing styles for 180 homes and their visibility; Brian Tuohy reviewed all the housing styles and elevations and pointed out that the visibility of the homes will be limited due to the majority of them being behind the 11-acre woods; Tuohy stated the vast majority of the homes are several hundreds of feet or approximately two football fields away from 600, and not facing 600; Zigler said her concern is the view as people come into or out of Town; Tuohy noted the distance from 38 and the enhanced screening would reduce that visibility; Tuohy did not agree that custom homes would be built there along 38, as that land has been for sale for quite some time and believes they would have already been built, especially coming out of one of the hottest housing markets that we have ever had. Zigler asked about other builders that could come in and build and is there specification about quality homes; Tuohy said they would have to look substantially similar or go through Planning Department approval; Zigler asked why only build 11 Executive Style houses; Pritchard reiterated that no home builder has come to this property or the property to the east wanting to build homes since these properties have been for sale; Zigler also expressed concern about 600 and people accessing the subdivision from 600 instead of 38
- Jane Greene of 6977 S Foster Ridge expressed concern about 600 and adding traffic to a too narrow road, and that traffic will be backed up on 600
- Casse Tate of 6655 S 600 W shared Greene's concern and also the concern for that traffic so close to her drive; Tate asked what initiates a traffic study; Urbanski replied if a traffic study was warranted, it would be required in Primary Platting phase and depending on the study it would determine how those entrances would be aligned and how large they would be, etc.
- Denise McKee added that this rezone request is not an indication that every piece of this layout would be approved at the Primary Plat phase, it would be subject to review from Plan Commission and Technical Review Committee, which is a very detailed process involving electric, water and storm review; the Town engineer will also take a close look at the specifics; if the engineer at that time thinks a traffic study would be warranted, the Plan Commission can make that a condition of the Primary Plat for that to be conducted; Tate asked the Commission to make that a condition of the development
- Garry Brammer of 6228 W Foster Branch Dr acknowledged the amount of work that has been done regarding this plan; he said it's obvious the owner wants to sell and the Town wants the impact fees but questioned the green space acres and did that include the 11 for the woods; Tuohy confirmed it did not and Brammer then calculated the net density at 3.3 homes per acre, which Brammer claimed is more than what was originally presented, so it seems Horton is going backwards; Urbanski replied it is based on gross density not net; Brammer appreciates the extra landscaping, but stated in reality it is to hide their product; Brammer agrees there need to be two entrances for this neighborhood but wants no more traffic onto 600; Brammer has concern that if Horton does not build the 11 lots, no one will pay such a high price for those lots; Brammer referenced the four gateways into Pendleton: Pendleton Ave has Carrick Glen a Horton development, 36 and 38 are pretty well developed, 9 has the Huntzinger development; Carrick Glen and Huntzinger have plenty of lots still available so he does not see the emergency to sell this land, from the west there are several nice houses on 38 before Jefferson Place and Fox Run and their neighborhood; there is only one area left for nice development, which is this land and the land on the other side, and what is the hurry; Brammer encouraged the Commission to put the brakes on, and pointed out that this disagrees with the 2008

Comprehensive Plan; Brammer expressed concern about the development of 146<sup>th</sup> St extension; Brammer said no one has come to one of their meetings in support of this development; Brammer stated that they want residential growth in the area, they just don't want theirs

- Brian Stummel of 7207 S 600 W lives next to the creek and has concerns about the retention pond draining into the creek; Gordon Kritz stated that is a regulated drain and that will be an outlet point for the ponds; any flows that are going there now will be greatly reduced to a release rate that is much less than what is going there now; downstream improvements will be looked at and improvements will be made, such as if the pipe under 600 is collapsed; Urbanski added that they would have to work in conjunction with the County Drainage Board for those calculations
- Becky Wilson of 6071 W Foster Ridge Dr asked if the HOA would regulate the restriction of rentals if properties did not sell; Wilson provided real estate statistics comparing recent sales in their neighborhood versus listings in Carrick Glen that have not sold, and have they considered going to all ½ acre lots and putting Executive houses in the whole thing; Wilson believes there is a market for the larger Executive style homes
- Janis Stamper of 7242 S 600 W has concerns about the drainage of the pond and the buffer by the pond next to her woods and on the edge of the 11 Executive homes; Kritz indicated they would meet all the County standards for the release rates, including cleaning or dredging for a clear outlet; regarding the buffer, the current trees will remain and 30-40 ft of green space before the lot line to the home and then there is the side setback to the home; adjacent to the pond, Kritz said that is still conceptual but they want to keep trees around the pond; Stamper expressed concern about the pond and her grandsons getting in it
- Pritchard summarized strong points from the discussion: traffic and upgrades to 600 and how that will be addressed, and the traffic study onto 38 at the entrances
- Urbanski addressed the concern about 600, that it will have to be improved per the code one way or the other whether Horton does it or the Town
- Kyle Eichhorn asked if results from a traffic study would have any effect on this rezone; Urbanski said no, that it would be more towards how the traffic flows through the site and if it needed to be recalibrated
- Jenny Sisson commented that the anti-monotony standards that are in place now are not what was existing when Carrick Glen was developed; Sisson stated there is now a lot more frontage variations, so that even if floor plans are the same the fronts can look completely different; Sisson asked if additional colors for the Hardey planks can be provided
- Lee Phillips with Horton said they will be offering a wide range of colors, in addition they have traditionally been a spec builder but with this development they will be allowing customer to make quite a few decisions about interior and exterior features; the development will be a mix of home designs that Horton selects and designs that customers select
- Sisson asked if there would also be more color variety with the windows; Phillips said they would adhere to all the anti-monotony standards for variation
- Brian Tuohy expressed his appreciation for the time, he noted responses with concern about the traffic and agreed that was an understandable concern; his belief is that most residents from the development would exit directly onto 38 due to the ease of access and visibility; Tuohy said to address that concern they could add an additional commitment to agree to provide a traffic study along with their Primary Plat submission to the Planning Department and Plan Commission; Tuohy responded to the Wilson's comments about the three homes selling in her neighborhood stating that Horton

believes the 11 Executive Style homes will go for about \$550,000-\$700,000, Horton would not build those if they did not believe they would sell; Tuohy said they believe on this dead-end road with the proposed private lane with nice sized lots against the wooded area that these are very saleable; Tuohy continued saying that Horton does not believe the Executive Style homes would be saleable on the flat farm field next to the farm implement dealer and eventually next to other uses adjacent to the interstate; they do believe homes in the \$370,000-\$425,000 range are saleable there if properly screened; Tuohy referenced the rental request and that it is an interesting phenomenon, which the attorney will probably agree with; you have trouble restricting people from renting out their houses: if you buy a house and rent it to your daughter to get her going, you don't want to be restricted from doing that, but on the other hand you do not want a neighborhood full of rentals; what Horton has done with other subdivisions is limit rentals to a minimum rental of 1 year, and that each rental has to get HOA approval; Tuohy said they are happy to add those kinds of commitments, but you cannot just say no rentals or you will be violating the Fair Housing Act

- Tuohy spoke to the sidewalk issue and no connectivity; he pointed out the sidewalks along 600 and trails in the subdivision connecting to an area of sidewalk on 38, and when the next site develops these sidewalks are knit together like they've done in other areas of Town; you begin with sidewalks to nowhere but that is how you start
- Tuohy summarized saying they would add additional commitments to do the traffic study prior to submission for platting, and the commitment that the HOA would have to approve rental homes and no short-term rentals
- Robin Brammer of 6228 W Foster Branch Dr referenced the 11 lots and trying to put the numbers together, the selling price of the land at \$175,000 and if you subtract the price for the house at \$550,000-\$700,000; she asked what the real value is for the house because it does not seem like much house; Tuohy responded that Horton wants to build those houses, but if they get interest from custom builders, they want the right to be able to sell that lot; no one knows exactly how much they are going to cost, but if a lot sells for \$150,000-\$175,000 and you use the general 4:1 rationale, that puts the house at \$600,000 which is right in the middle of that range; Horton wants to build those homes as they are very profitable for Horton, they plan on building those; Brammer said they would be gouging at that point
- Jenny Sisson said that everything has been addressed, along with some additional points: the transition from one half to the next half to blend into the commercial property has been addressed, the traffic study and impact fees
- Eichhorn agreed that it provides a good transition
- Carol Hanna remarked that the Plan Commission's responsibility has been to look at the proposal and compare it to all our plans: The Comprehensive Plan, our ordinances and to determine that essentially all the relevant criteria have been met; I cannot assert personal biases or whether or not I want it in my backyard

Tim Pritchard entertained a motion for the Plan Commission to make a recommendation to the Town Council for favorable, neutral or non-favorable, all with or without commitments. Jenny Sisson made a motion to approve a favorable recommendation with all the commitments; written and verbal, to the Town Council. Motion seconded by Carol Hanna. Roll call vote taken and all members present voted in favor of the continuance. Motion carried.

Tim Pritchard announced this would go before the Town Council at their March 4 meeting.

- B. Review and vote on possible amendments to the 2021 I-69 Interchange Master Plan



Hannahrose Urbanski presented:

- Discussed with RDC last week
- Added new description for Residential Development District; added language:
  - The SW Quadrant is viable for a mix of townhomes, condos, multi-family and single-family residential homes that would be denser near the interstate and less dense as you approached the Foster Branch neighborhoods
- Verbiage removes the exclusivity of just the larger executive-style homes
- Add red area on map to indicate possibility of more dense development or commercial
- This was the original scope according to RDC and prior staff

Public Comment

- Lynne Lawyer, representing the real estate to the north of 38, said as you get closer to the interstate you need business and mixed-use because it is unlikely that people will build million dollar homes along the interstate; she agreed that the amendment is better, given the way things develop

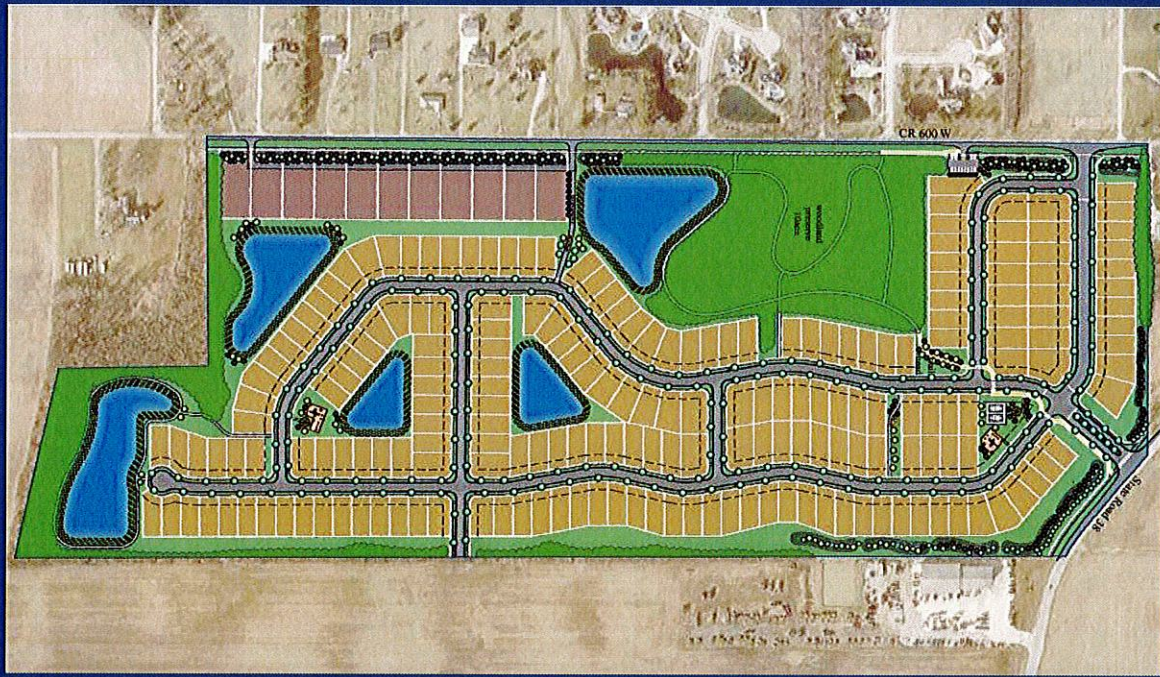
Tim Pritchard made a motion to approve the I-69 Interchange Master Plan amendments as presented and discussed. Motion seconded by Kyle Eichhorn. Roll call vote taken and all members present voted in favor of the proposed amendments. Motion carried.

## VII. ADJOURNMENT

Meeting adjourned by Tim Pritchard at 9:14 pm.

Next meeting March 6, 2024 at 7:00 pm.

Previous Preliminary Concept Plan



Updated Preliminary Concept Plan



**PROPOSED REZONE - PC10042023-01 - 0 SR 38**



Tree Preservation Areas



State Road 38 buffer:

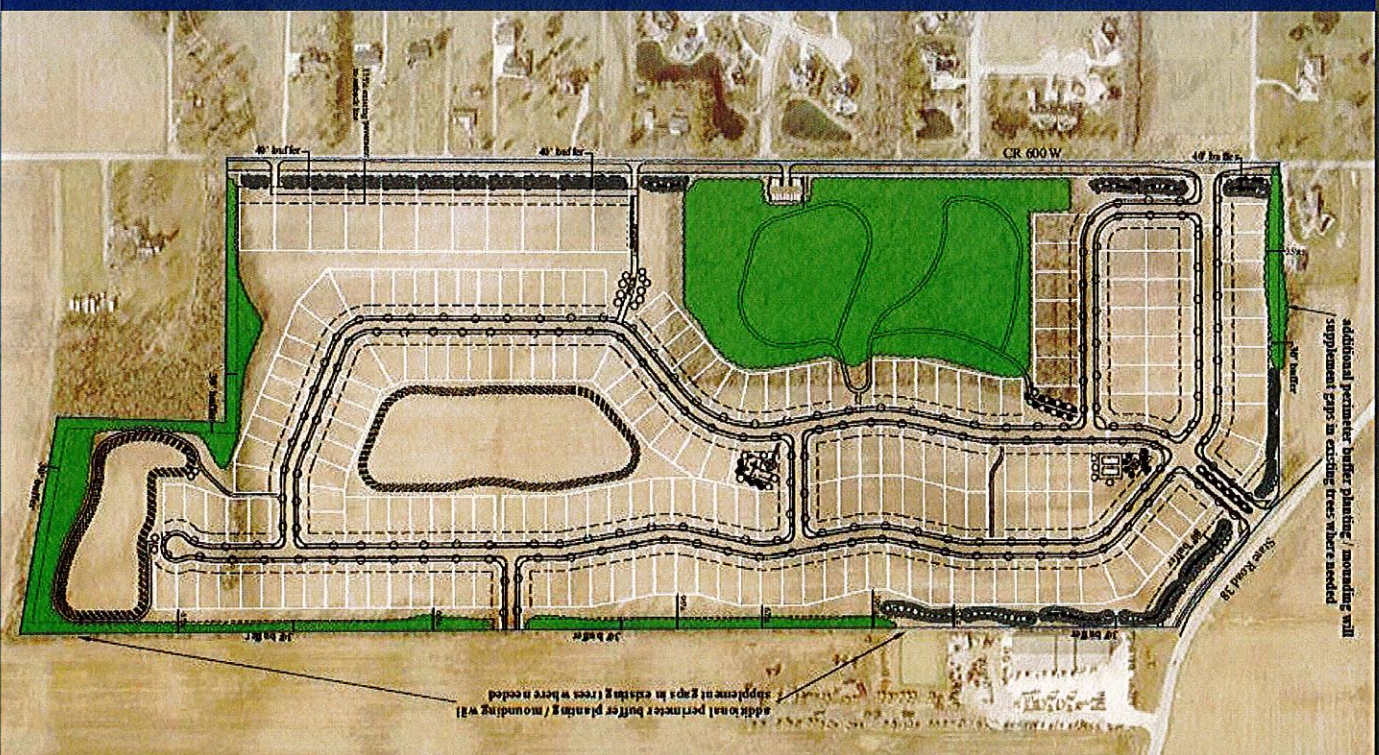
- 80' minimum
- 10 shade trees / 20 evergreen trees / 50 shrubs
- 4'-6' undulating mound

County Road 600 West buffer:

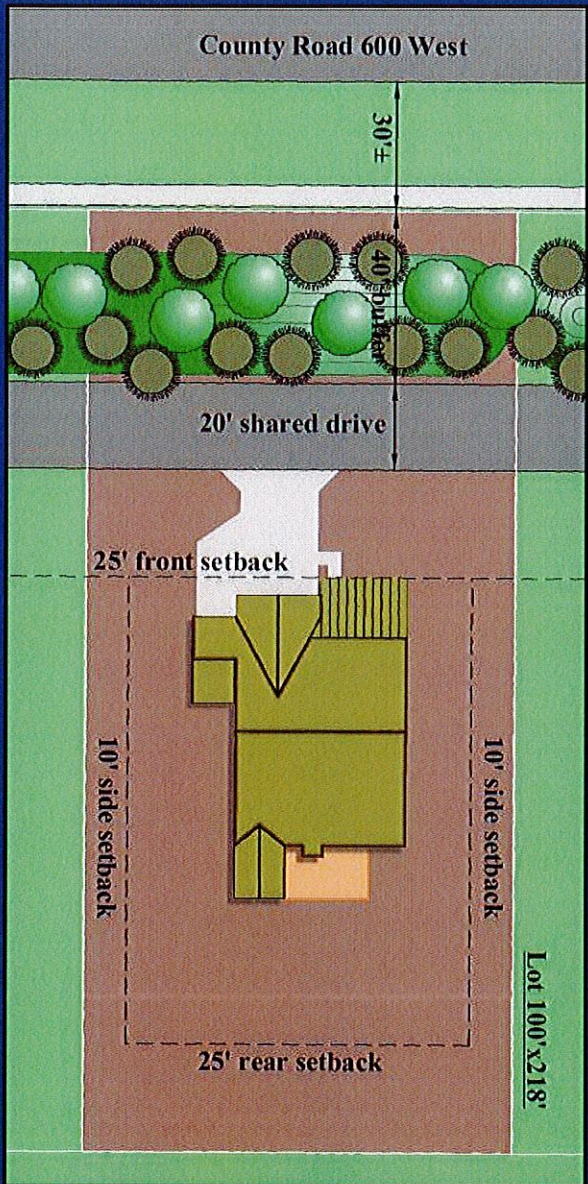
- 40' minimum
- 5 shade trees / 10 evergreen trees / 25 shrubs
- 4'-6' undulating mound

North / East / South Property Lines

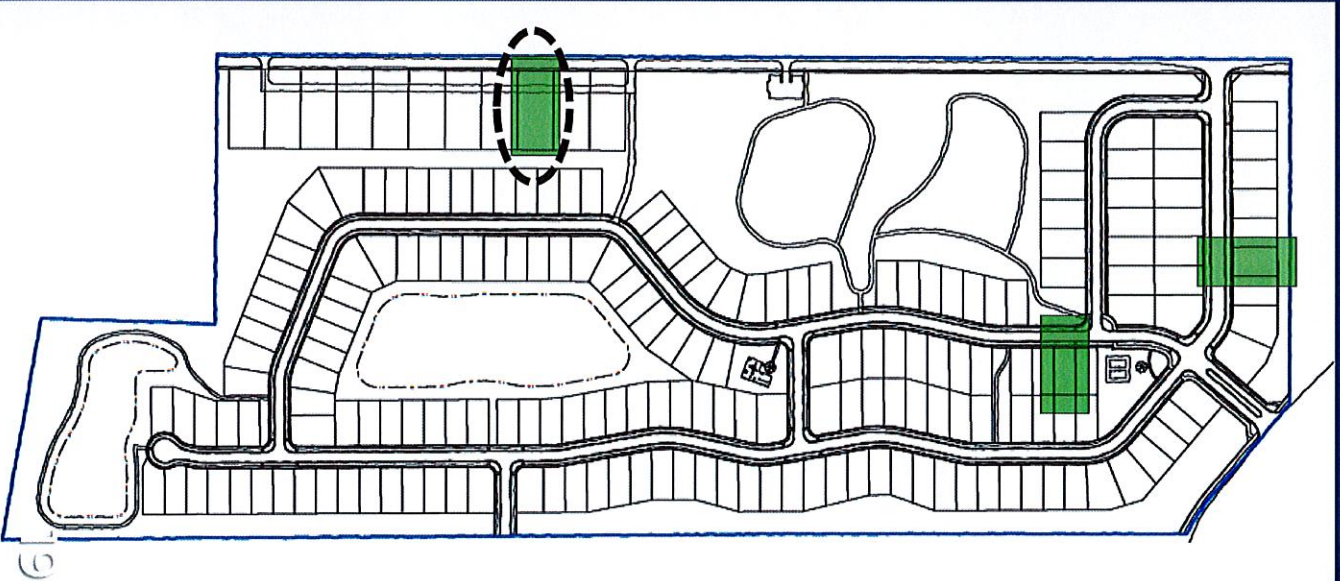
- (1-Light Buffer)
- Setback + 5' = 30' minimum
- 5 shade trees / 10 evergreen trees / 25 shrubs
- 4'-6' undulating mound



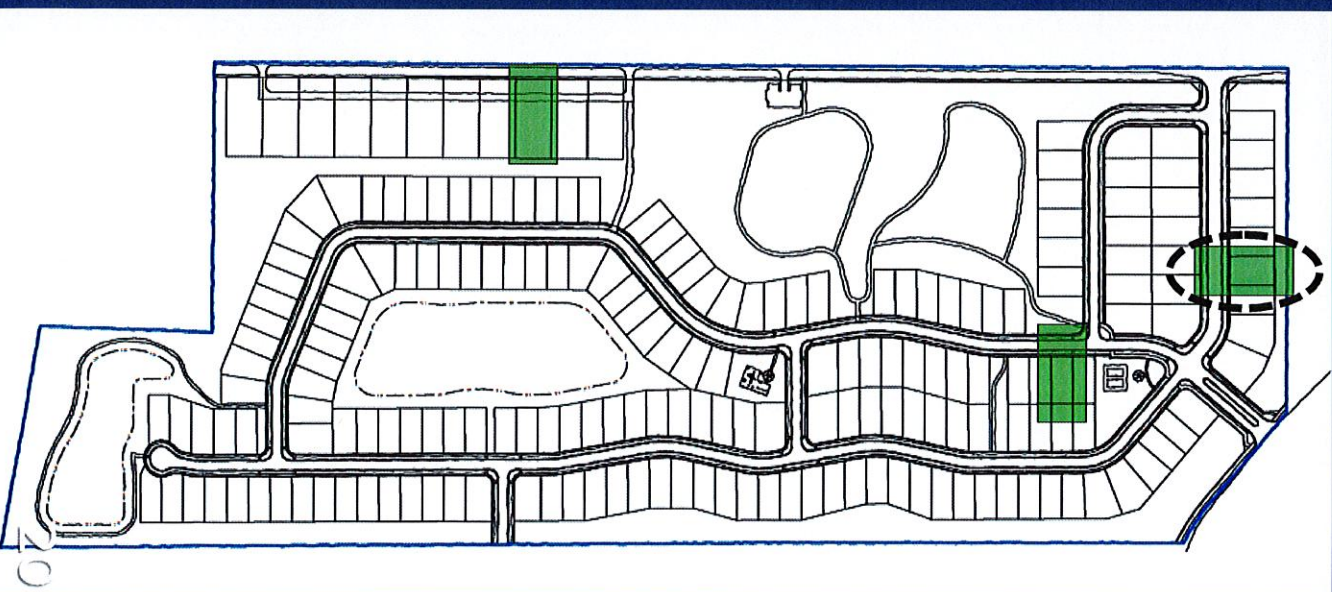
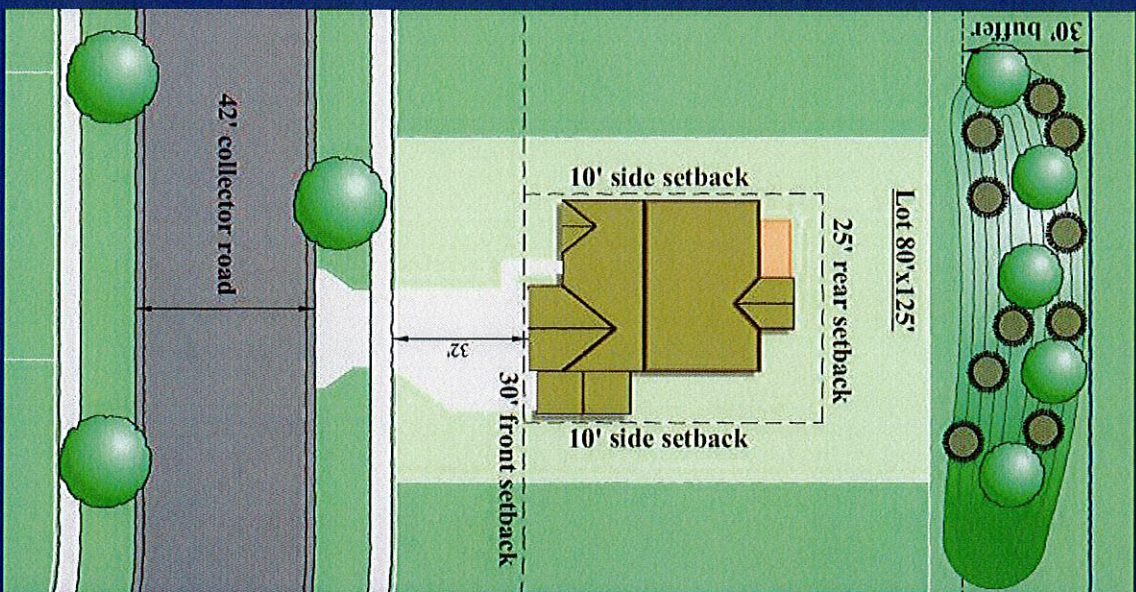
Typical Plot Plan  
Executive Section



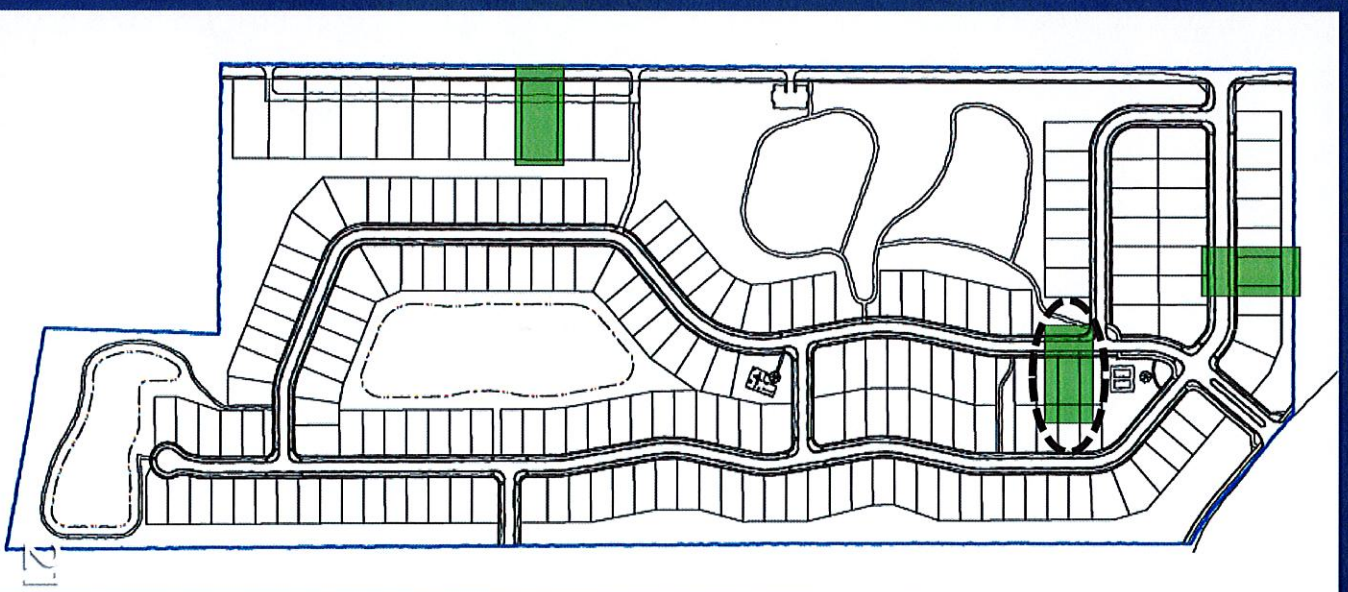
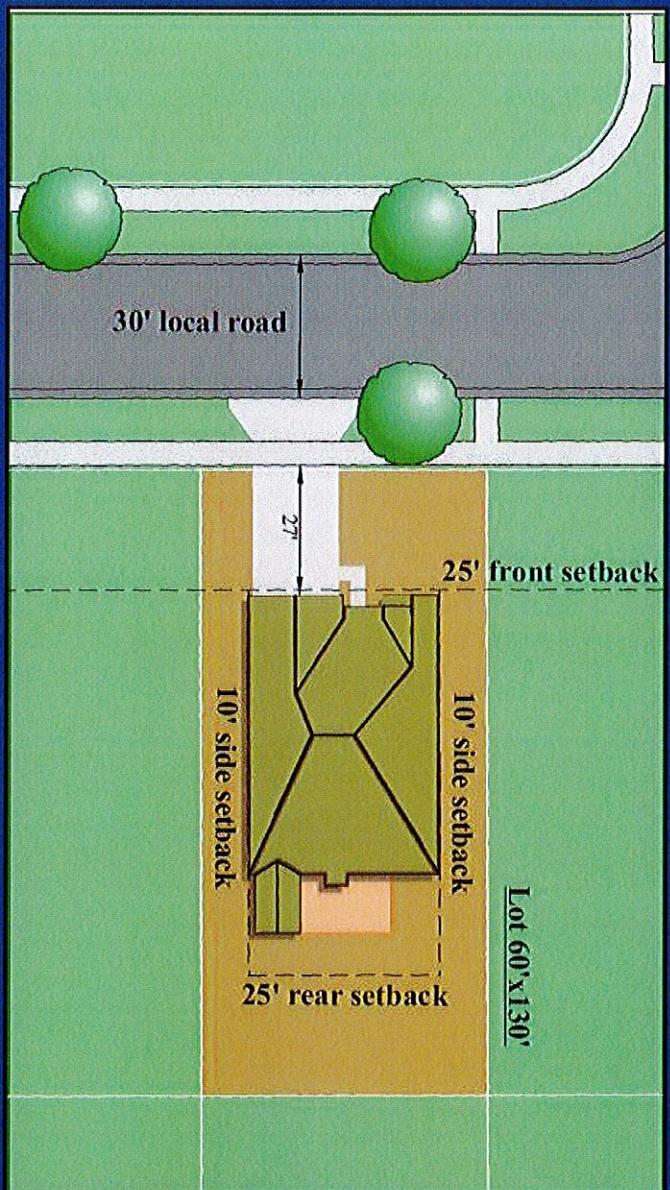
*Homes are minimum 115' from CR 600 W*



Typical Plot Plan  
80' Wide Lots  
Along Collector Road



Typical Plot Plan  
60' Wide Lots  
Along Local Road



SUMMARY

- Proposed residential neighborhood is appropriate use between existing residential neighborhoods and general business uses along Interstate.
- Preservation of 11 ac +/- Woodland Preserve Area with 10' wide trails.
- Architectural commitments prohibit use of vinyl siding.
- Proposed design provides improved access to State Road 38.
- Approval will allow development of an unimproved site resulting in substantial increase to assessed value and Pendleton tax base.
- Proposed single-family neighborhood is significantly less dense than previously approved mixed use PUD.
- Added several commitments in response to neighbors' comments, such as:
  - *Reduced number of lots*
  - *Larger lots adjacent to CR 600 W on both sides of Woodland Area*
  - *Improved Site Plan*
  - *Parking allowed on only one side of the street*
  - *Enhanced landscaping*
  - *Directing of construction traffic*