

**WHITELAND TOWN COUNCIL
ORDINANCE NO. 2022-15**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE TOWN OF WHITELAND,
REZONING CERTAIN PROPERTY FROM C-2 TO PUD (PLANNED UNIT
DEVELOPMENT) AND APPROVING THE CONCEPT PLAN FOR THE REDWOOD
AT WHITELAND PUD**

WHEREAS, the Whiteland Advisory Plan Commission (“Commission”) conducted a public hearing on the petition for rezoning of approximately 40.45 acres located generally at the southwest corner of Whiteland Road and U.S. Hwy 31/591 Whiteland Road, within the Town of Whiteland (“Town”), more specifically depicted and described on attached Exhibit A, incorporated herein, (the “Property”), to provide for the construction of a single-story multi-family development with customized development standards described in the Concept Plan for Redwood at Whiteland attached as Exhibit B, incorporated herein (the “PUD Concept Plan”);

WHEREAS, the Commission, after paying reasonable regard to: 1) the Whiteland Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, has made a favorable recommendation by a vote of 5 to 0 with 1 abstention regarding the requested change in the zone map and the proposed PUD Concept Plan and has certified the same to the Whiteland Town Council (“Council”);

WHEREAS, the Council has considered the recommendation of the Commission and paid reasonable regard to items 1 thru 5 referred to above;

WHEREAS, the amendments herein are consistent with the following purposes, as required under I.C. 36-7-4-601(c):

- a. Securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- b. Lessening or avoiding congestion in public ways;
- c. Promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- d. Otherwise accomplishing the purposes of I.C. 36-7-4;

WHEREAS, the Council has given notice under I.C. 5-14-1.5-5 (the Open Door Law) of its intention to consider this zoning ordinance; and

WHEREAS, the Council desires to approve the proposed amendment of the Zoning Map of the Town of Whiteland and the proposed PUD Concept Plan.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHITELAND, INDIANA, AS FOLLOWS:

Section 1. The official Zone Map of the Town of Whiteland, as referred to in Section 156.041 of the Whiteland Zoning Ordinance as incorporated into the Whiteland Municipal Code,

is hereby amended to rezone the Property more specifically described and depicted on Exhibit A, from C-2 to PUD (Planned Unit Development), to be known as the “Redwood at Whiteland PUD District” (the “District”), subject to the terms, conditions, descriptions, and restrictions provided in the PUD Concept Plan incorporated herein as Exhibit B.

Section 2. The PUD Concept Plan is hereby approved, and the Property shall be developed in conformance with the PUD Concept Plan and (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Zoning Ordinance applicable to the Underlying Zoning District (as defined herein), except to the extent in conflict with the provisions of this Ordinance, and (iii) the provisions of the Town’s Zoning Ordinance and Subdivision Control Ordinance, except to the extent in conflict with the provisions of this Ordinance.

Section 3. The underlying Zoning District shall be C-2 (Commercial) for the “Commercial District” portion of the PUD and R-3 (Single or Multi-Family Residential) for the “Multi-Family District” portion of the PUD (the “Underlying Zoning District”).

Section 4. All provisions of the Zoning Ordinance and Subdivision Control Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Property and shall be superseded by the terms of this Ordinance. In the event of a conflict between the provisions of the PUD Concept Plan and the text of this Ordinance, the text of this Ordinance shall control.

Section 5. Definitions. Terms not otherwise defined in this Ordinance or the PUD Concept Plan shall have the meanings ascribed to them in the Zoning Ordinance and Subdivision Control Ordinance.

Section 6. The Whiteland Plan Commission is hereby authorized to make the above described change to the official Zone Map of the Town of Whiteland.


Section 7. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Ordinance other than the amendment of the official Zone Map

Section 8. This Ordinance shall be in full force and effect from and after its adoption.

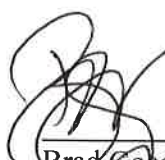
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DULY PASSED AND FINALLY ADOPTED on the 13 day of December, 2022, by a vote of 5 in favor and 0 against.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Brad Goedeker, President

 Voting In Favor


Brad Goedeker, President


Richard Hill, Vice President

Voting Opposed

Brad Goedeker, President

Richard Hill, Vice President



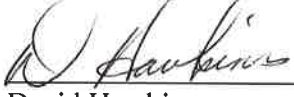
Joseph Sayler

Joseph Sayler



Laura Fleury

Laura Fleury



David Hawkins

David Hawkins

Attest:



Debra L. Hendrickson, Clerk-Treasurer

EXHIBIT A
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Depiction of the Redwood at Whiteland PUD Property



EXHIBIT A
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Overall Legal Description of the Redwood at Whiteland PUD Property

Part of the Northeast Quarter of Section 28, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 28; thence along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East (bearing based upon INGCS (Johnson County) 1325.00 feet to the southwest corner of the East Half of the Northwest Quarter of Section 28; thence continuing along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East 1325.21 feet to the southeast corner of said quarter section; thence along the south line of the Northeast Quarter of Section 28, North 88 degrees 24 minutes 12 seconds East 470.21 feet, the next two (2) calls follow the west and north lines of Instrument Number 2001-015485: 1) thence North 00 degrees 25 minutes 48 seconds West 515.77 feet; 2) thence South 83 degrees 38 minutes 43 seconds East 174.17 feet to the west line of Whiteland Waste Water Treatment Plant (Book 171, page 222), the next five (5) calls follow the west, north and east boundary of Book 171, page 222; 1) thence North 00 degrees 25 minutes 48 seconds West 5.78 feet; 2) thence South 68 degrees 14 minutes 48 seconds East 140.80 feet; 3) thence South 38 degrees 02 minutes 48 seconds East 185.50 feet; 4) thence South 54 degrees 34 minutes 48 seconds East 153.21 feet to the centerline of the Brewer Ditch; 5) thence along said centerline South 26 degrees 08 minutes 31 seconds West 225.80 feet to the south line of the Northeast Quarter of Section 28; thence along the south line of said Quarter Section North 88 degrees 24 minutes 12 seconds East 436.21 feet to the Southwest Corner of the East Half of the Northeast Quarter of Section 28; thence continuing along the south line of said quarter section North 88 degrees 24 minutes 12 seconds East 861.10 feet to the westerly right-of-way of State Highway 31 per State Highway Project No. 9(4) 194C Franklin-Greenwood Road, the next five (5) calls follow the westerly line of said right-of-way; 1) thence North 16 degrees 43 minutes 59 seconds West 76.75 feet; 2) thence North 19 degrees 35 minutes 44 seconds West 80.10 feet; 3) thence North 16 degrees 43 minutes 59 seconds West 46.00 feet; 4) thence North 18 degrees 15 minutes 48 seconds West 561.70 feet; 5) thence North 17 degrees 01 minutes 32 seconds West 541.92 feet to the centerline of Brewer Ditch, said point being the POINT OF BEGINNING Of this description, the next eighteen (18) calls are along the centerline of said ditch; 1) thence South 39 degrees 07 minutes 01 seconds West 51.48 feet; 2) thence South 39 degrees 16 minutes 10 seconds West 45.44 feet; (3) thence South 22 degrees 32 minutes 07 seconds West 26.41 feet; 4) thence South 13 degrees 51 minutes 36 seconds West 35.48 feet; 5) thence South 22 degrees 42 minutes 06 seconds West 73.06 feet; 6) thence South 35 degrees 34 minutes 01 seconds West 91.52 feet; 7) thence South 33 degrees 15 minutes 57 seconds West 44.28 feet; 8) thence South 29 degrees 24 minutes 54 seconds West 42.43 feet; 9) thence South 34 degrees 58 minutes 40 seconds West 41.33 feet; 10) thence South 44 degrees 11 minutes 21 seconds West 128.09 feet; 11) thence south 49 degrees 26 minutes 18 seconds West 39.66 feet; 12) thence South 43 degrees 16 minutes 58 seconds West 43.21 feet; 13) thence South 38 degrees 51 minutes 08 seconds West 45.90 feet; 14) thence South 42 degrees 29 minutes 23 seconds West 46.04 feet; 15) thence South 49 degrees 09 minutes 50 seconds West 42.22 feet; 16) thence South 54 degrees 41 minutes 00 seconds West 45.86 feet; 17) thence South 41 degrees 51 minutes 35 seconds West 70.96 feet; 18) thence South 40 degrees 18 minutes 26 seconds West 12.24 feet; thence North 47 degrees 38 minutes 15 seconds West 828.75 feet; thence North 00 degrees 45 minutes 47 seconds West 1148.65 feet; thence South 89 degrees 14 minutes 13 seconds West 123.82 feet to the prolongation of the west line of a tract of land granted to Dahila Properties, LLC in Instrument No. 2006-011413 as recorded in the Office of the Recorder of Johnson County, Indiana; thence North 01 degrees 40 minutes 57 seconds West 426.74 feet along said prolongation and west line of said Dahila Property to the North Line of the Northeast Quarter of said Section 28; thence North 88 degrees 18 minutes 55 seconds East 186.47 feet along said North Line; thence South 01 degrees 29 minutes 22 seconds East 38.20 feet to the southern right of way line of Whiteland Road, the following four (4) courses are along said right of way line; 1)thence South 87 degrees 40 minutes 30 seconds East 127.94 feet; 2)thence South 87 degrees 40 minutes 31 seconds East 20.03 feet; 3)thence South 83 degrees 31 minutes 11 seconds East 165.64 feet; 4)thence North 88 degrees 30 minutes 38 seconds East 328.91 feet to a northeast corner of the tract conveyed to Dahila Properties, LLC in Instrument No. 2006-015449 in said Office of the Recorder; the following three (3) courses are along the eastern and northern lines thereof; 1)thence South 00 degrees 46 minutes 00 seconds East 513.90 feet; 2) thence South 00 degrees 45 minutes 59 seconds East 296.90 feet; 3) thence North 88 degrees 40 minutes 12 seconds East 327.71 feet to the westerly right of way of said US 31, the next two (2) calls are along said right of way line; 1) thence South 12 degrees 48 minutes 08 seconds East 145.88 feet; 2) thence South 17 degrees 01 minutes 32 seconds East 438.09 feet to the Point of Beginning, containing 39.729 acres, more or less.

EXHIBIT A
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Overall Survey Drawing of the Redwood at Whiteland PUD Property

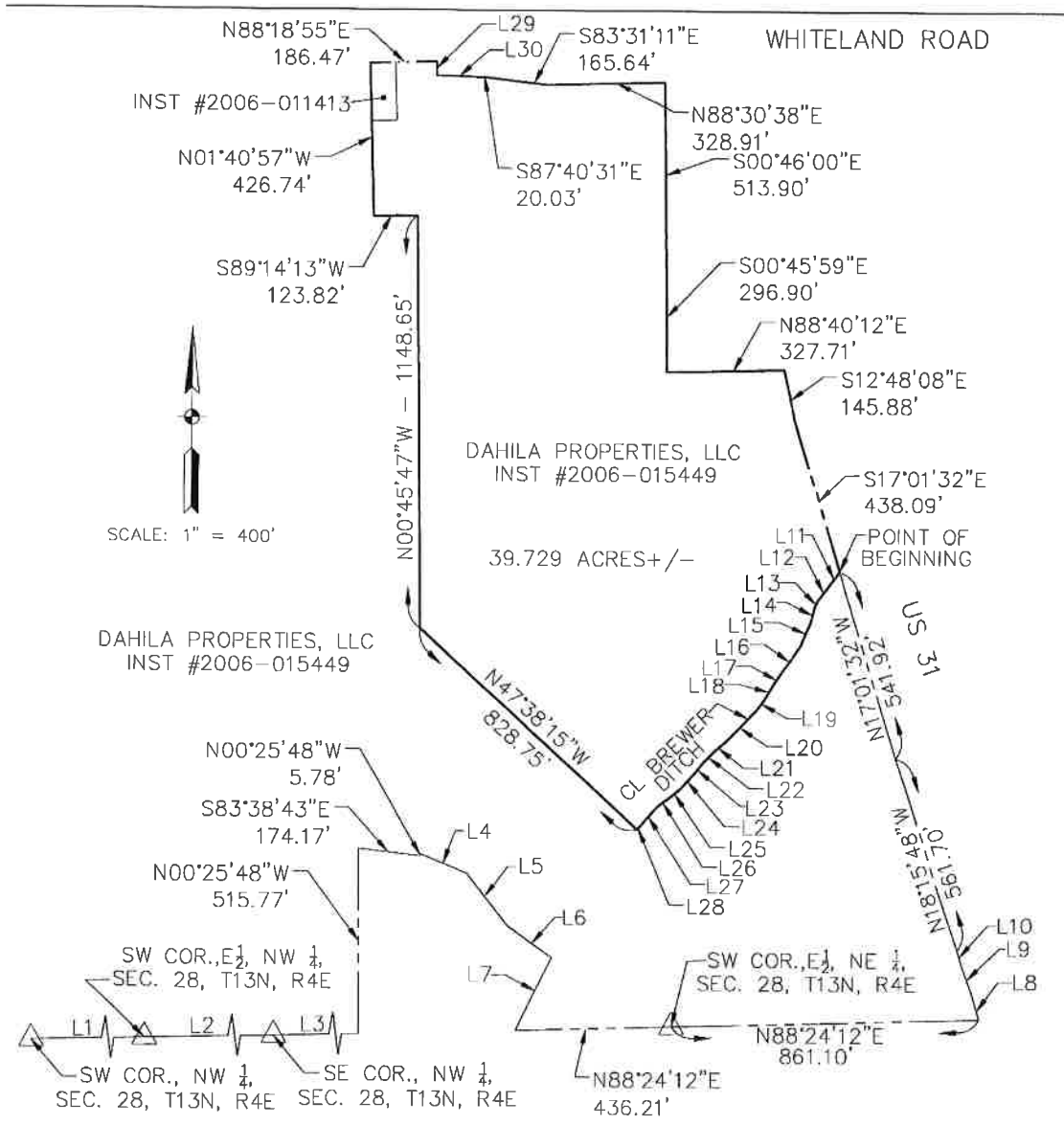


EXHIBIT A
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Legal Description of Residential Portion of the Redwood at Whiteland PUD Property

Part of the Northeast Quarter of Section 28, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 28; thence along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East (bearing based upon INGCS (Johnson County) 1325.00 feet to the southwest corner of the East Half of the Northwest Quarter of Section 28; thence continuing along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East 1325.21 feet to the southeast corner of said quarter section; thence along the south line of the Northeast Quarter of Section 28, North 88 degrees 24 minutes 12 seconds East 470.21 feet, the next two (2) calls follow the west and north lines of Instrument Number 2001-015485: 1) thence North 00 degrees 25 minutes 48 seconds West 515.77 feet; 2) thence South 83 degrees 38 minutes 43 seconds East 174.17 feet to the west line of Whiteland Waste Water Treatment Plant (Book 171, page 222), the next five (5) calls follow the west, north and east boundary of Book 171, page 222; 1) thence North 00 degrees 25 minutes 48 seconds West 5.78 feet; 2) thence South 68 degrees 14 minutes 48 seconds East 140.80 feet; 3) thence South 38 degrees 02 minutes 48 seconds East 185.50 feet; 4) thence South 54 degrees 34 minutes 48 seconds East 153.21 feet to the centerline of the Brewer Ditch; 5) thence along said centerline South 26 degrees 08 minutes 31 seconds West 225.80 feet to the south line of the Northeast Quarter of Section 28; thence along the south line of said Quarter Section North 88 degrees 24 minutes 12 seconds East 436.21 feet to the Southwest Corner of the East Half of the Northeast Quarter of Section 28; thence continuing along the south line of said quarter section North 88 degrees 24 minutes 12 seconds East 861.10 feet to the westerly right-of-way of State Highway 31 per State Highway Project No. 9(4) 194C Franklin-Greenwood Road, the next five (5) calls follow the westerly line of said right-of-way; 1) thence North 16 degrees 43 minutes 59 seconds West 76.75 feet; 2) thence North 19 degrees 35 minutes 44 seconds West 80.10 feet; 3) thence North 16 degrees 43 minutes 59 seconds West 46.00 feet; 4) thence North 18 degrees 15 minutes 48 seconds West 561.70 feet; 5) thence North 17 degrees 01 minutes 32 seconds West to the centerline of Brewer Ditch, said point being the POINT OF BEGINNING Of this description, the next eighteen (18) calls are along the centerline of said ditch; 1) thence South 39 degrees 07 minutes 01 seconds West 51.48 feet; 2) thence South 39 degrees 16 minutes 10 seconds West 45.44 feet; 3) thence South 22 degrees 32 minutes 07 seconds West 26.41 feet; 4) thence South 13 degrees 51 minutes 36 seconds West 35.48 feet; 5) thence South 22 degrees 42 minutes 06 seconds West 73.06 feet; 6) thence South 35 degrees 34 minutes 01 seconds West 91.52 feet; 7) thence South 33 degrees 15 minutes 57 seconds West 44.28 feet; 8) thence South 29 degrees 24 minutes 54 seconds West 42.43 feet; 9) thence South 34 degrees 58 minutes 40 seconds West 41.33 feet; 10) thence South 44 degrees 11 minutes 21 seconds West 128.09 feet; 11) thence south 49 degrees 26 minutes 18 seconds West 39.66 feet; 12) thence South 43 degrees 16 minutes 58 seconds West 43.21 feet; 13) thence South 38 degrees 51 minutes 08 seconds West 45.90 feet; 14) thence South 42 degrees 29 minutes 23 seconds West 46.04 feet; 15) thence South 49 degrees 09 minutes 50 seconds West 42.22 feet; 16) thence South 54 degrees 41 minutes 00 seconds West 45.86 feet; 17) thence South 41 degrees 51 minutes 35 seconds West 70.96 feet;

EXHIBIT A

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(Continuation)

18) thence South 40 degrees 18 minutes 26 seconds West 12.24 feet; thence North 47 degrees 38 minutes 15 seconds West 828.75 feet; thence North 00 degrees 45 minutes 47 seconds West 1148.65 feet; thence South 89 degrees 14 minutes 13 seconds West 123.82 feet to the prolongation of the west line of a tract of land granted to Dahila Properties, LLC in Instrument No. 2006-011413 as recorded in the Office of the Recorder of Johnson County, Indiana; thence North 01 degrees 40 minutes 57 seconds West 426.74 feet along said prolongation and west line of said Dahila Property to the North Line of the Northeast Quarter of said Section 28; thence North 88 degrees 18 minutes 55 seconds East 186.47 feet along said North Line; thence South 01 degrees 29 minutes 22 seconds East 38.20 feet to the southern right of way line of Whiteland Road; thence South 87 degrees 40 minutes 30 seconds East 127.94 feet along said right of way line to an eastern boundary line of a tract of land granted to Dahila Properties, LLC in Instrument No. 2006-015449 in said Office of the Recorder, the next four (4) calls are along the eastern and northern lines of said tract; 1) thence South 00 degrees 45 minutes 47 seconds East 531.70 feet; 2) thence North 89 degrees 14 minutes 13 seconds East 513.23 feet; 3) thence South 00 degrees 45 minutes 59 seconds East 296.90 feet; 4) thence North 88 degrees 40 minutes 12 seconds East 327.71 feet to the westerly right of way of said US 31, the next two (2) calls are along said right of way line; 1) thence South 12 degrees 48 minutes 08 seconds East 145.88 feet; 2) thence South 17 degrees 01 minutes 32 seconds East 438.09 feet to the Point of Beginning, containing 33.658 acres, more or less.

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Survey Drawing of Residential Portion of the Redwood at Whiteland PUD Property

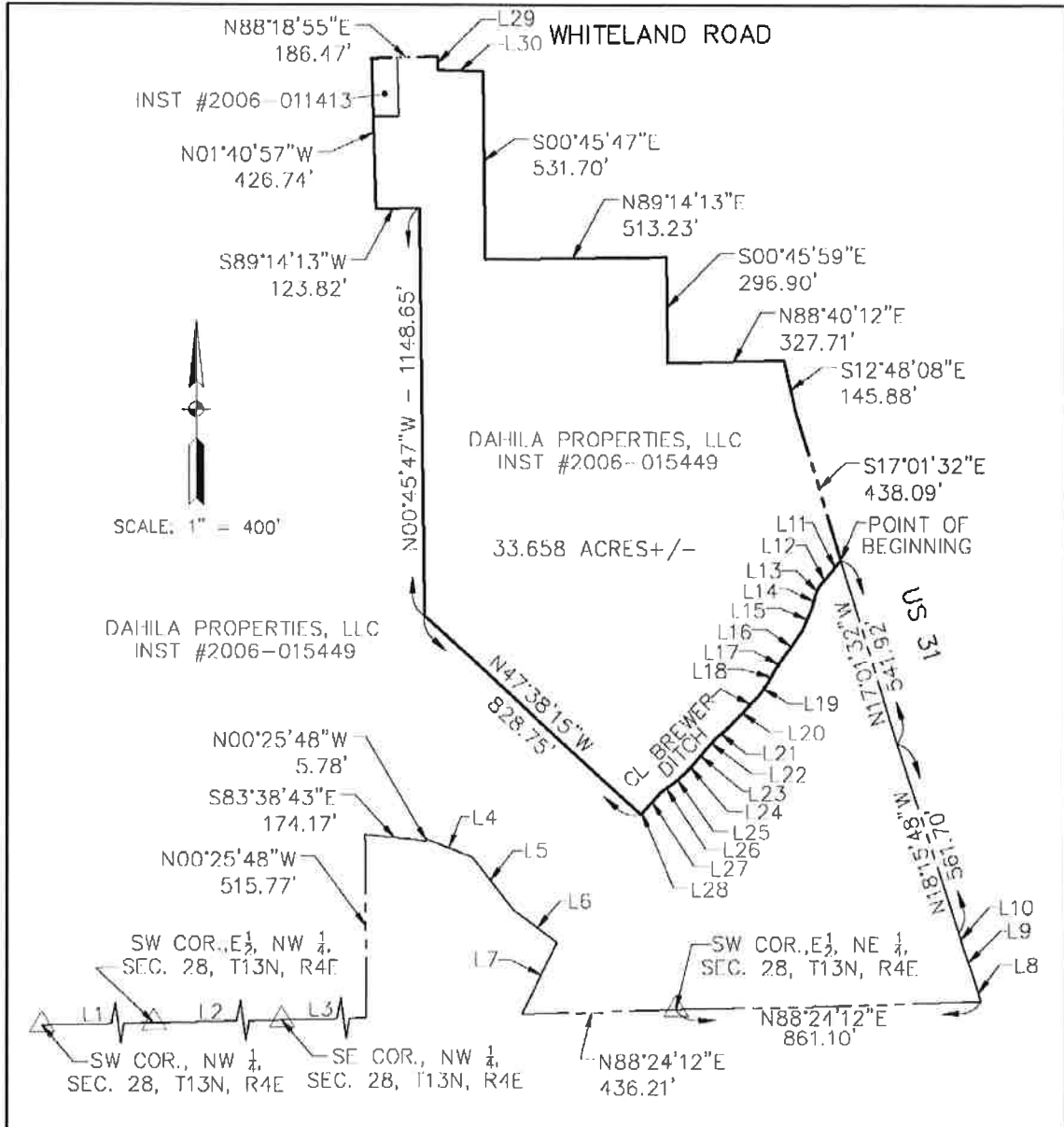


EXHIBIT A
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Legal Description of Commercial Portion of the Redwood at Whiteland PUD Property

Part of the Northeast Quarter of Section 28, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 28; thence along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East (bearing based upon INGCS (Johnson County) 1325.00 feet to the southwest corner of the East Half of the Northwest Quarter of Section 28; thence continuing along the South line of said quarter section North 88 degrees 35 minutes 30 seconds East 1325.21 feet to the southeast corner of said quarter section; thence along the south line of the Northeast Quarter of Section 28, North 88 degrees 24 minutes 12 seconds East 470.21 feet, the next two (2) calls follow the west and north lines of Instrument Number 2001-015485: 1) thence North 00 degrees 25 minutes 48 seconds West 515.77 feet; 2) thence South 83 degrees 38 minutes 43 seconds East 174.17 feet to the west line of Whiteland Waste Water Treatment Plant (Book 171, page 222), the next five (5) calls follow the west, north and east boundary of Book 171, page 222; 1) thence North 00 degrees 25 minutes 48 seconds West 5.78 feet; 2) thence South 68 degrees 14 minutes 48 seconds East 140.80 feet; 3) thence South 38 degrees 02 minutes 48 seconds East 185.50 feet; 4) thence South 54 degrees 34 minutes 48 seconds East 153.21 feet to the centerline of the Brewer Ditch; 5) thence along said centerline South 26 degrees 08 minutes 31 seconds West 225.80 feet to the south line of the Northeast Quarter of Section 28; thence along the south line of said Quarter Section North 88 degrees 24 minutes 12 seconds East 436.21 feet to the Southwest Corner of the East Half of the Northeast Quarter of Section 28; thence continuing along the south line of said quarter section North 88 degrees 24 minutes 12 seconds East 861.10 feet to the westerly right-of-way of State Highway 31 per State Highway Project No. 9(4) 194C Franklin-Greenwood Road, the next six (6) calls follow the westerly line of said right-of-way; 1) thence North 16 degrees 43 minutes 59 seconds West 76.75 feet; 2) thence North 19 degrees 35 minutes 44 seconds West 80.10 feet; 3) thence North 16 degrees 43 minutes 59 seconds West 46.00 feet; 4) thence North 18 degrees 15 minutes 48 seconds West 561.70 feet; 5) thence North 17 degrees 01 minutes 32 seconds West 980.01 feet; 6) thence North 12 degrees 48 minutes 08 seconds West 145.88 feet to a northeast corner of a tract of land granted to Dahila Properties, LLC in Instrument No. 2006-015449 in said Office of the Recorder, the following two (2) courses are along the north and east lines of said tract; 1) thence South 88 degrees 40 minutes 12 seconds West 327.71 feet; 2) thence North 00 degrees 45 minutes 59 seconds West 296.90 feet to the POINT OF BEGINNING; thence South 89 degrees 14 minutes 13 seconds West 513.23 feet; thence North 00 degrees 45 minutes 47 seconds West 531.70 feet to the south right-of-way line of Whiteland Road, the following three (3) courses are along said right-of-way line; 1) thence South 87 degrees 40 minutes 16 seconds East 20.03 feet; 2) thence South 83 degrees 31 minutes 11 seconds East 165.64 feet; 3) thence North 88 degrees 30 minutes 38 seconds East 328.91 feet to a northeast corner of said Dahila tract; thence South 00 degrees 46 minutes 00 seconds East 513.90 feet along the east line of said Dahila tract to the POINT OF BEGINNING. Containing 6.071 acres, more or less.

EXHIBIT A
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Survey Drawing of Commercial Portion of the Redwood at Whiteland PUD Property

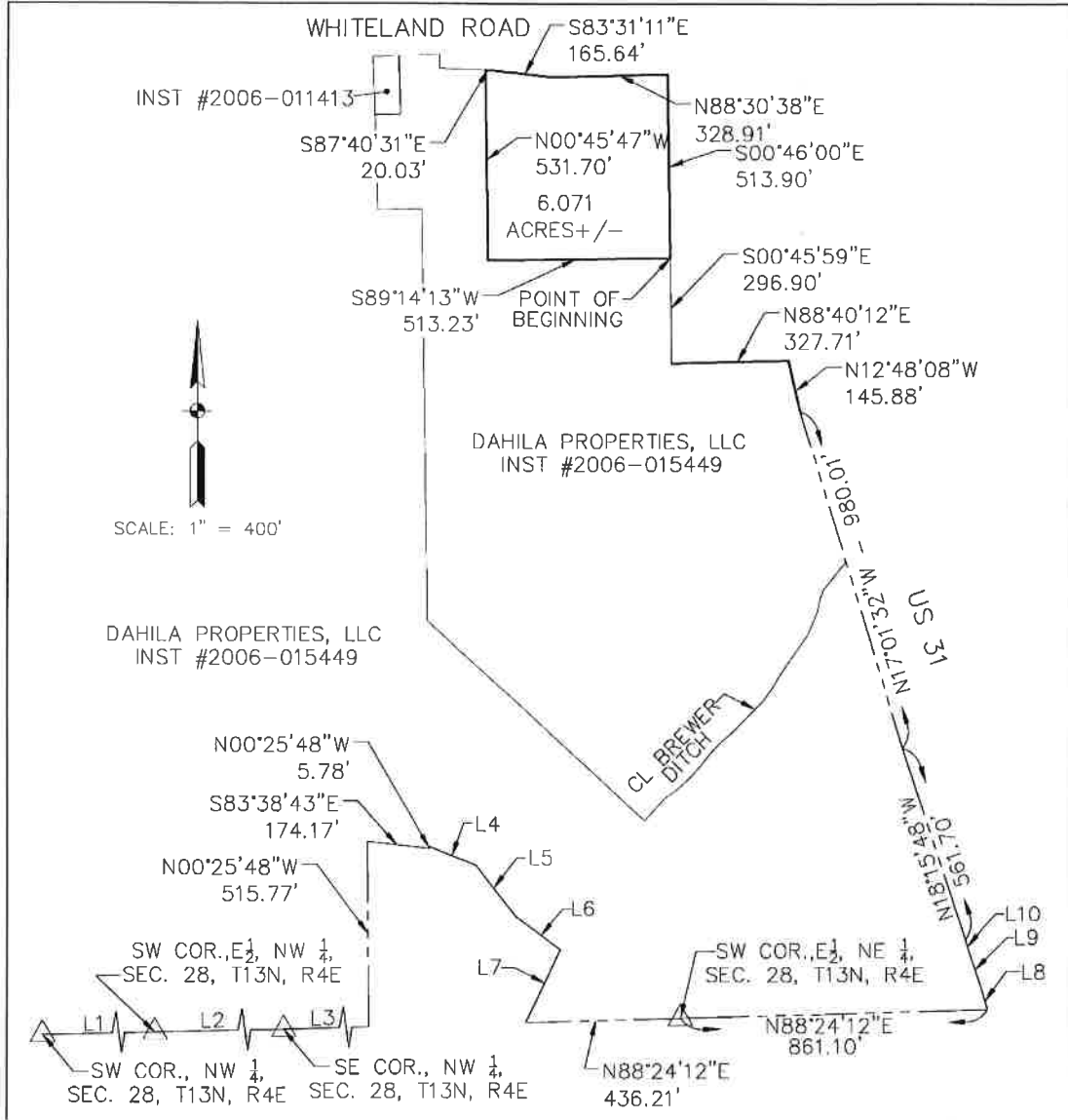


EXHIBIT B

PUD Concept Plan for Redwood at Whiteland PUD

(Drawing and Text, totaling 5 pages)



Concept Plan Text for Redwood at Whiteland PUD

The Planned Unit Development for Redwood at Whiteland consists of property totaling approximately 40.45 acres in total size and shall consist of two districts:

- A) Commercial District
- B) Multi-Family District

The Commercial District shall be approximately 6.16 acres in size (prior to any required right of way dedication).

The Multi-Family District shall be approximately 34.29 acres in size.

STATEMENT OF PURPOSE: The PUD is being proposed to achieve two goals: 1) To allow for the creation of a Redwood Apartment Neighborhood, a unique, high quality, single story multi-family development, and 2) To allow for future commercial development adjacent to the Redwood Apartment Neighborhood, allowing for continued commercial development at the Whiteland Road and US 31 node which is consistent and complimentary to the Redwood Development.

The commercial district is being speculatively zoned as no defined end user(s) has been identified. Once a defined end user is identified appropriate land use petitions and modifications will be filed to ensure compliance with the framework provided by this PUD.

Information provided herein largely focuses on the Multi-Family District and the unique aspects of Redwood Apartment Neighborhoods.

OBJECTIVES OF PUD: The Proposed PUD will provide an opportunity for step down zoning between the heavier uses and intensity of US 31 and residential uses under planning and development to the West. The retention of a commercial use on the northeast portion of the PUD, with uses which are more compatible to being adjacent to multi-family uses than those in the current C-2 zoning, will allow for compatible adjacent land uses. While such compatibility may occur without the utilization of a PUD, the use of the PUD will ensure that appropriate uses, with necessary buffering and landscaping occur.

PRESENT AND PROPOSED OWNERSHIP: The land in the Multi-Family District will be acquired by the applicant (or an affiliate of the applicant). This land may be developed in one or two phases, depending on project approval timelines and market demands. The Commercial District may be retained by current ownership for continued marketing and development.

DEVELOPMENT SCHEDULE: The land in the Multi-Family District will be developed in no more than two phases. The initial phase will begin on the north portion of the district and will include the leasing office in its initial phase. All required site infrastructure, including storm water drainage infrastructure and utility infrastructure and internal private drives will be phased in accordance with the development from north to south.

PROPOSED PERMITTED LAND USE AND DEVELOPMENT STANDARDS: For both the Multi-Family District and the Commercial District provided in detail herewith.

MULTI-FAMILY DISTRICT BUILDING AND ARCHITECTURAL REQUIREMENTS AND FACILITY INFORMATION:

Building and Architectural Information

On the front and sides of the Building, the facade will incorporate a combination of stone and shake siding accents and high quality siding. Each apartment includes a two-car garage with carriage style garage doors and personal outdoor patios. The designs include gabled rooflines and substantial landscaping to create a neighborhood that feels and operates as a typical single family or condominium development without the obligation of home ownership. Exterior building materials and requirements are incorporated into the specific design criteria provided herewith.

Each apartment utilizes very energy efficient construction methods and each apartment unit is Energy Star certified.

Community identification signage shall be limited to monuments signs at the entrance(s) and shall be enhanced with landscaping.

Traffic

The main access point for the Multi-Family District shall be on Whiteland Road. Secondary direct access shall be provided to US 31. The interior streets shall be private. The interior street shall include pedestrian paths along one side of the private streets to allow for ease of maintenance, clearing of snow, and resident use.

Redwood shall conduct a traffic study along Whiteland Road and agrees to make the right of way improvements which are recommended by the study and adopted by the Town.

Redwood and/or the developer of the Commercial Property shall be required to install an 8' pedestrian path along the south side of Whiteland Road.

Landscaping

Landscaping will be provided on the Multi-Family District in substantial conformance with the attached landscape plan.

Parking

In addition to the attached two-car garages for each unit, there is sufficient length in the driveway to park two additional vehicles. On street parking shall not be permitted. There are additional off street parking spaces throughout the community for guests. The requirements for parking are provided in the Specific Design Criteria section below.

Signage

Identification signage shall be constructed at the entrances to the community. The signs shall be monument in style and shall incorporate the building materials and color palate used in the community.

Information/directional signs shall include:

- No parking
- Speed limit
- Traffic direction

Interior Site Amenities

The site development shall include a water feature in the detention pond, integrated walking paths on the private streets, and walking paths as shown on the concept plan attached herewith.

Lighting

The Project will incorporate carriage style lighting fixtures on either side of the decorative garage doors for each home. Redwood agrees to work with Town staff to identify any areas within the development which need additional street side lighting to provide for adequate safety.

Specific Design Criteria and Details for Redwood at Whiteland PUD

Development Standards for Commercial District:

Uses: All uses in the Business District and C-1 and C-2 Commercial District, except the following:
Gasoline Stations (with or without motor vehicle repairs), Dry Cleaners, Boarding Houses, Tire Dealers/Tire Repairs, Recreational Uses, Wholesale Uses, Mobile Home Sales/Service, General Contractors, Motor Vehicle Service (including body shops)

Lot Size: Three (3) acre minimum

Height: Thirty five (35) feet maximum

Density or intensity: As provided in the C-1 classification

Setbacks: No structure shall be closer than fifty (50) from the right of way required to be dedicated as part of any platting.

Rear and Side Yard setbacks shall require setback of at least twenty-five (25) feet from the Multi-Family District and shall require landscape buffering within the rear or side yards.

Floor Area: Maximum Floor Area shall be 50,000 square feet.

Parking In accordance with Section 156.145 of the Zoning Ordinance.

Exterior materials: Front facades visible from public rights of way shall be require exterior finishes consisting of brick, stone, stone veneer or other similar masonry material on all areas not covered by doors, windows or trim. Side facades shall contain accents comprised of brick, stone, stone veneer or other similar masonry materials. No metal buildings shall be permitted.

Development Standards for Multi-Family District:

Uses: Multi-family units in buildings ranging from 3 units per building to 8 units per building, leasing office, and other accessory uses necessary for a multi-family development.
Private streets.

Lot Size: The Multi-Family District shall be comprised of no more than two lots (as may be required for project phasing).

Height: One story.

Density: Not to exceed five dwelling units an acre. No more than 165 units in total shall be provided within the District.

Setbacks: Front Yard (along public rights of way) – 30 feet
Front Yard (along internal private drives) – 20 feet
Side Yard - 10 Feet
Rear Yard – 25 Feet

On the western boundary, the rear yard shall either be increased to 35 feet to building, or a six-foot privacy fence shall be constructed near the boundary. The landscaping on western boundary shall be increased to require two rows of evergreen trees, with each row planted forty feet (40') on center.

Floor Area: All unit shall have a minimum of two bedrooms and two bathrooms with an attached two car garage. Minimum floor area shall be 1,100 square feet per unit. The Leasing Office shall not be required to comply with this minimum floor area.

Open Space: 40% required

Parking: All units shall have an attached two car garage and a two-car driveway. Additional guest parking shall be provided throughout the District at a ratio of one space per five units.

Exterior Building Materials:

- Stone veneer – Accent areas on front elevations of at least twenty percent (20%) of the first floor elevation (excluding gables, windows, doors and trim)
- Roof - Dimensional 30 year asphalt shingles – Weathered Wood
- High quality vinyl siding (of at least 42 mills in thickness) and trim in the following profiles:
 - Horizontal lap siding
 - High quality vinyl molded to replicate wood shakes
 - Vinyl corner trim
 - Vinyl decorative louvers
- Front Elevations: The front elevations of all principal structures shall incorporate a mix of vinyl siding and stone veneer.
- Side and Rear elevations: Side and rear elevations of all principal structures shall incorporate vinyl siding.
- Garage Doors – Garage doors shall be raised panel pan steel doors with and without windows.
- Elevations will also include variations in the siding color palate