



**CERTIFICATION TO THE
TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

June 16, 2015

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on June 15, 2015, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 6 in favor and 0 opposed, gave a ***Favorable Recommendation*** to proposal 2015-05-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2015-05-Z recommends that 18.06 acres described in the Petition be rezoned from the RSF-2 (single-family residential) classification the Planned Unit Development (PUD) classification (commonly known as The Inglenook PUD).

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2015-10-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, "Exhibit B") to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation**.

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



Allan Rachles, President

Attest:



Wayne DeLong, AICP

Secretary, Town of Zionsville Advisory Plan Commission

Exhibit A

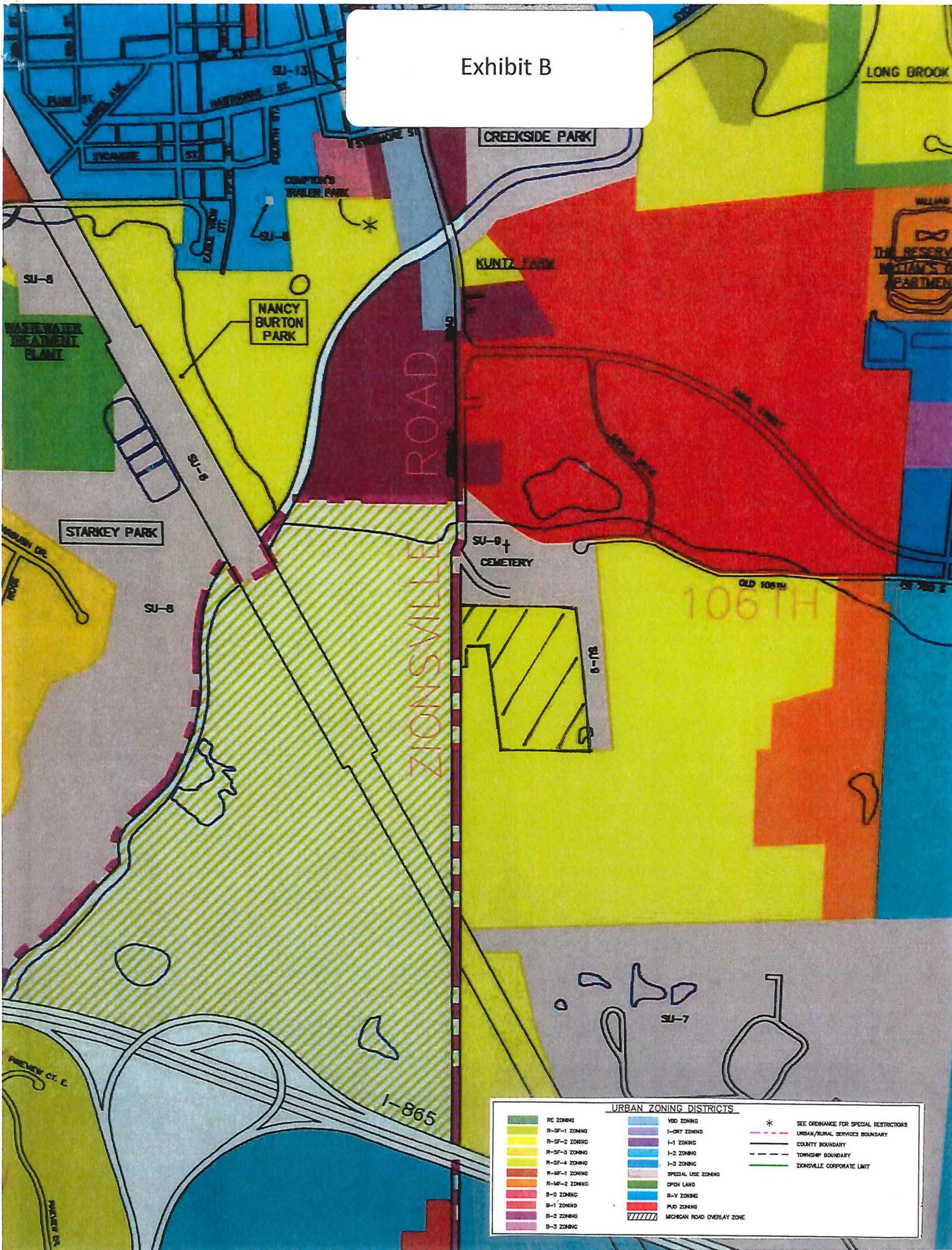
Part of the Northwest Quarter of Section 12, Township 17 North, Range 1 East of the Second Principal Meridian in Boone County, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter and running thence North 82 degrees 51 minutes East along the North line of said Northwest Quarter a distance of 97.0 feet to a point on the East right of way line of the (now abandoned) Cleveland Cincinnati, Chicago & St. Louis Railroad; thence South 6 degrees 31 minutes East along said right of way line a distance of 124.5 feet to the Southwest corner of the Zionsville Cemetery, said point being the point of beginning of this description; thence continuing South 6 degrees 31 minutes East along said right of way line a distance of 646.74 feet to a point; thence North 6 degrees 41 minutes 58 seconds West a distance of 1136.94 feet to the Southeast corner of the Zionsville Cemetery; thence North 84 degree 47 minutes 07 seconds West along the South line of the said Zionsville Cemetery, a distance of 647.4 feet to the point of beginning containing 17.43 acres, more or less.

Part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 17 North, Range 2 East, Second Principal Meridian, Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter-Quarter Section and running thence South 00 degrees 11 minutes 27 seconds East (assumed bearing) on and along the West line of said Quarter-Quarter Section, 111.58 feet to its intersection with the Westerly prolongation of the South line of Real Estate conveyed to the Trustees of Zionsville Cemetery Association Inc, per Warranty Deed recorded among the records of the Boone County Recorder's Office in Deed Book 176, page 241 (Cemetery Property); thence South 88 degrees 42 minutes 48 seconds East on and along said Westerly prolongation, 108.43 feet to the Southwest Corner of said Cemetery Property, being on the East right of way line of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company (abandoned); thence South 06 degrees 30 minutes 31 seconds East on and along said right of way, 111.03 feet; thence North 88 degrees 42 minutes 48 seconds West 65.64 feet; thence South 06 degrees 40 minutes 24 seconds West 210.93 feet; thence South 89 degrees 48 minutes 33 seconds West 29.79 feet to a point on the West line of said Quarter-Quarter Section: thence North 00 degrees 11 minutes 27 seconds West on and along said West line 320.87 feet to the Point of Beginning, containing 0.65 acres, more or less.

Exhibit B



URBAN ZONING DISTRICTS					
[Green Box]	RE ZONING	[Blue Box]	VED ZONING	[Red Box]	SEE ORDINANCE FOR SPECIAL RESTRICTIONS
[Light Green Box]	R-SF-1 ZONING	[Medium Blue Box]	I-ORT ZONING	[Dashed Red Box]	URBAN/RURAL SERVICES BOUNDARY
[Yellow-Green Box]	R-SF-2 ZONING	[Dark Blue Box]	I-1 ZONING	[Dashed Black Box]	COUNTY BOUNDARY
[Yellow Box]	R-SF-3 ZONING	[Very Dark Blue Box]	I-2 ZONING	[Dotted Black Box]	TOWNSHIP BOUNDARY
[Orange Box]	R-SF-4 ZONING	[Black Box]	I-3 ZONING	[Solid Green Box]	ZIONSVILLE CORPORATE LIMIT
[Red-Orange Box]	R-MF-1 ZONING	[Grey Box]	SPECIAL USE ZONING	[White Box]	OPEN LAND
[Red Box]	R-MF-2 ZONING	[Light Green Box]	OPEN LAND	[Light Green Box]	R-V ZONING
[Pink Box]	B-D ZONING	[Red Box]	R-V ZONING	[Red Box]	PUD ZONING
[Light Pink Box]	B-1 ZONING	[Hatched Box]	PUD ZONING	[Hatched Box]	MORGAN ROAD OVERLAY ZONE
[Purple Box]	B-2 ZONING				
[Dark Purple Box]	B-3 ZONING				



Petition Number: 2015-05-Z

Subject Site Address: 10371 Zionsville Road

Petitioner: Inglenook Zionsville, LLC

Representative: Nick Churchill

Request: Petition for Zone Map Change to rezone 18.06 acres from the (R-SF-2) Residential Single Family Zoning District to a (PUD) Planned Unit Development

Current Zoning: (R-SF-2) Residential Single Family Zoning District

Current Land Use: Undeveloped

Approximate Acreage: 18.06 acres

Related Petitions: None

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial / Location Map
Exhibit 3 – Comprehensive Plan Map
Exhibit 4 - PUD Concept Plan
Exhibit 5 - Proposed Development Standards Matrix
Exhibit 6 – Petitioner’s Submittal (provided within a Plan Commission packet)

Staff Reviewer: Wayne DeLong, AICP

PROJECT OVERVIEW

Project Location / Property Status

The subject property is approximately 18.06 acres and is located predominately on the east side of Zionsville Road. The subject property is presently undeveloped.

Project History

The petition was filed with the Town in March of 2015. The Petitioner requested a continuance in March and April, and Staff requested a continuance in May to allow the Petitioner additional time to conduct due diligence. This petition will receive a public hearing at the June 15, 2015 Plan Commission meeting.

Project Description

As proposed, 18.06 acres of the (R-SF-2) Residential Single Family Zoning District would be rezoned to the Planned Unit Development classification in anticipation of redevelopment of a pocket neighborhood featuring single family homes and townhomes (both attached and detached). For purposes of discussion, the attached single-family dwellings are considered townhomes (Class 2 Structures per the State of Indiana-Class 2 Structures is the same classification assigned to all Single-family dwellings)

ANALYSIS

The details of the development proposal are contained in the binders which are an exhibit to the Staff Report (Exhibit 6). In summary, the Comprehensive Plan recommends medium density residential development for the site and surrounding area. As proposed, the development conforms to the recommendations of the Comprehensive Plan.

Utilities

Both water and sanitary sewer are not immediately available to the site; both will be required to be extended to the property in order to facilitate the contemplated development.

PROCEDURE

Rezoning is a legislative process which begins with the Plan Commission and results in the recognition of responses to five (5) items found in Indiana Code (outlined below).

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration.

Rezoning-Zoning

In preparing and considering rezoning proposals under the 600 series of Indiana Code, the Plan Commission and the Town Council shall pay reasonable regard to:

(1) the comprehensive plan;

- (2) current conditions and the character of 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.

600 Series suggested responses for the Plan Commission's consideration:

- (1) the comprehensive plan;

The property is recommended for Medium Density Single-family Residential Development; the proposed development pattern shares characteristics with land uses which are supportable by the Plan's recommendations.

- (2) current conditions and the character of current structures and uses in each district;

The current conditions and character of the structures and uses in the district are complementary to the character and uses contemplated within The Inglenook Planned Unit Development document.

- (3) the most desirable use for which the land in each district is adapted;

The land is adapted for development which has the ability to utilize the available acreage while meeting the expectations of the Community. The most desirable land use is one which as the ability to utilize the property while being cognizant of the natural features of the property.

- (4) the conservation of property values throughout the jurisdiction; and

The proposed rezoning which supports the location of a single-use development with the development characteristics as outlined in the submitted Planned Unit Development document will serve to conserve property values throughout the jurisdiction.

- (5) responsible development and growth.

The Petition represents responsible development and growth

Planned Unit Development-General Conditions

Any real estate may be rezoned Planned Unit Development District in order to accomplish the following:

- a) The characteristics of the specific site development and its land uses proposed for the subject real estate are compatible with the surrounding area if the development were limited to those plans and uses as submitted.
- b) Land uses, which would not otherwise be permitted to locate within the existing zoning districts, are proposed for development on a parcel under single or multiple ownership or management.

- c) Exceptions or variations from the size, setback, frontage, density, uses, or other development standards which are established for a given land use in the other zoning districts are permitted as a part of the Planned Unit Development.
- d) The objectives and goals of smart growth are incorporated through the utilization of such initiatives as conservation developments, integrated mixed-use developments, and performance-based implementation developments.

Planned Unit Development-Guidelines for Design

The following design principles are recommended by Article 5 of the Zoning Ordinance:

- a) The proposed development should be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood and the Town's Comprehensive Plan.
- b) Interest and variety should be sought, by means of street design and changes in mixture of building types, heights, facades, setbacks, plantings, or size of open space. The design should be harmonious as a whole and not simply from street-to street.
- c) Streets should curve to discourage fast movement of traffic; traffic calming devices should be integrated into street design; group parking areas should be screened, so that the vehicles are substantially hidden from the street.
- d) The natural amenities of the land should be preserved through maintenance of conservation areas and open spaces. A minimum of at least twenty (20) percent of the gross area of the site should be retained in open space.
- e) Height of buildings in excess of thirty-five (35) feet should be designed and planned to be reasonably consistent with the neighboring property and foster efficient use of existing public services and facilities.
- f) Within a primarily residential development, commercial and office uses, if proposed, should be scaled so that they primarily serve the occupants of the development. Commercial and office uses within the development should be at the front of the development and be accessed by an internal collector road.
- g) Structures or buildings located at the perimeter of the development should face outwardly and be properly screened in a manner that sufficiently protects the privacy and amenities of the adjacent and neighboring property uses.

STAFF COMMENTS

Staff recommends a favorable recommendation of the rezoning petition subject to the adoption of the submitted Planned Unit Development Ordinance.

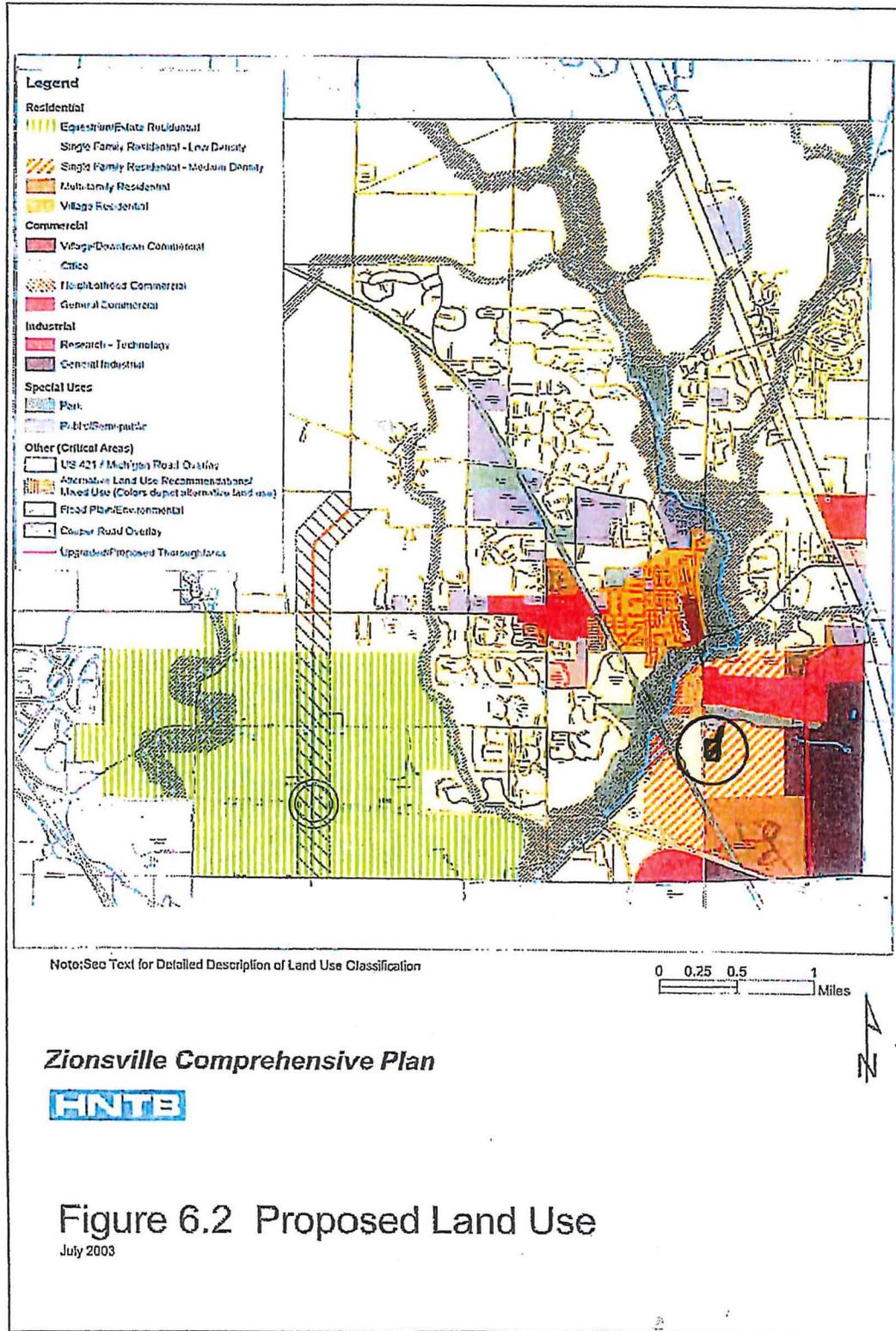
Staff recommends approval of the proposed Planned Unit Development Ordinance.

RECOMMENDED MOTIONS

Motion

I move that Docket #2015-05-Z for rezoning of 18.06 acres in the 10371 Zionsville Road to the Planned Unit Development classification receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation / continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

Figure A-1





Concept Site Plan

1 April 2015

V3.0
CONCEPT SITE PLAN

Inglenook of Zionsville
Zionsville, Indiana



ROSS CHAPIN ARCHIT
Post Office Box 230 • 195 Second Street • Langley, Wash
Ph: (360) 221 2373 • Em: inquiry@rosschapin.com • Web

EXHIBIT
Concept P1

Exhibit 4

**EXHIBIT 3
DEVELOPMENT STANDARDS MATRIX**

DEVELOPMENT STANDARDS

<i>Housing Type</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Width at Building Line</i>	<i>Maximum Lot Coverage</i>	<i>Minimum Front Yard Setback²</i>	<i>Minimum Side Yard Setback³</i>	<i>Minimum Rear Yard Setback</i>	<i>Maximum Building Height</i>	<i>Minimum Main Floor Area</i>
Detached Dwellings	3,500 sf.	45 ft.	NA	10 ft.	5 ft. ¹	6 ft.	35 ft.	920 sf.
Attached Dwellings	NA	30 ft.	NA	8 ft.	10 ft. ⁴	6 ft.	35 ft.	800 sf.

The Zero Lot Line development pattern for Detached Dwellings is permitted within The Inglenook District.
There is no maximum lot coverage within The Inglenook District.

Legend
sf. – Square Feet
ft. – Feet

¹For Detached Dwellings in which a Zero Lot Line approach is implemented an aggregate of a ten (10) foot side yard setback must be maintained.

²Porches, chimneys, and bay windows may encroach into the setbacks.

³When two differing housing types are adjacent, the larger side yard setback shall prevail.

⁴The side yard setback for Attached Dwellings shall be applied to the entire building that contains the Attached Dwellings and not the individual Attached Dwellings regardless of whether the Attached Dwellings exist on platted lots or not.

The Inglenook
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE

ZIONSVILLE, INDIANA

June

2015

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SCHEDULE OF EXHIBITS

- Exhibit 1. Legal Description
- Exhibit 2. Concept Plan
- Exhibit 3. Development Standards Matrix
- Exhibit 4. Architectural Character Imagery
- Exhibit 5. Conceptual Landscape Plan
- Exhibit 6. Street Typology and Pedestrian Circulation Plan

Note: All of the above Exhibits (1-6) are attached to this The Inglebrook Ordinance, are incorporated by reference into and hereby made a part of this The Inglebrook Ordinance.

ORDINANCE NO. 2015 - 10
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE ESTABLISHING
THE INGLENOOK
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission Petition N. 2015-05-Z

WHEREAS, I.C. 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town's corporate boundaries, and Section 7.3 of the Town of Zionsville Zoning Ordinance sets forth the process to amend the Town's Official Zone Map; and

WHEREAS, Article 5.1 of the Town of Zionsville Zoning Ordinance, as amended (the "Zoning Ordinance"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq.; and

WHEREAS, the property described in Exhibit A to the Certification, attached hereto as Exhibit 1 (the "Real Estate"), in the Town of Zionsville, is currently zoned RSF-2 (Residential); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on June 16, 2015 to the Zionsville Town Council a favorable recommendation for rezoning the Real Estate to The Inglenook Planned Unit Development District ("The Inglenook District") established by this planned unit development district ordinance ("The Inglenook Ordinance"), with respect to the real estate legally described in Exhibit 1 (the "Real Estate"); and

WHEREAS, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, THAT: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts The Inglenook Ordinance, as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Inglenook Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by The Inglenook Ordinance, and (iv) The Inglenook Ordinance shall be in full force and effect from and after its adoption by the Town Council.

Section 1. Applicability of Ordinance.

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as The Inglenook District.

Section 1.2 Development in The Inglenook District shall be governed entirely by (i) the provisions of this The Inglenook Ordinance and its exhibits, and (ii) those provisions of the Zoning Ordinance specifically referenced in The Inglenook Ordinance. In the

event of a conflict or inconsistency between The Inglenook Ordinance and the Zoning Ordinance, the provisions of The Inglenook Ordinance shall apply. In the event a standard, required for the approval by the Town of a Plat, is not defined within this The Inglenook Ordinance, the provisions of the required standard within the Zoning Ordinance shall apply.

Section 2. Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to The Inglenook Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 3. Permitted Uses.

Section 3.1 Primary Uses:

- A. Detached Dwellings
- B. Attached Dwellings
- C. Additional Use Limitations are included under Section 11 of The Inglenook Ordinance.

Section 3.2 Accessory Uses and Buildings: All Accessory Structures and Accessory Uses allowed under the Zoning Ordinance shall be permitted in The Inglenook District; provided, however, that any detached Accessory Structure shall have on all sides the same architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated.

- A. Detached garages are permitted. In no event shall a detached garage contain more than four individual garages.
- B. Detached garages may not be located on the same lot or parcel as a Dwelling.

Section 4. Development Standards. The intent of these standards is to enable the construction of a thoughtfully designed pocket neighborhood; creating a vibrant living environment that promotes walkability and neighborhood interaction featuring right-sized, semi-custom homes that exhibit craftsmanship, attention to detail, and high operating performance.

Section 4.1 Development Standards:

- A. Applicable bulk requirements are contained within Exhibit 3 (Development Standards Matrix).
- B. Applicable landscaping requirements are contained in Section 5 of The Inglenook Ordinance.
- C. Applicable lighting requirements are contained in Section 6 of The Inglenook Ordinance.
- D. Applicable signage requirements are contained in Section 7 of The Inglenook Ordinance.
- E. Applicable parking requirements are contained in Section 8 of The Inglenook Ordinance.[†]
- F. Applicable pedestrian circulation standards are contained in Section 9 of The Inglenook Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 10 and Exhibit 6 of The Inglenook Ordinance.
- H. Applicable additional requirements and standards are contained in Section 11 of The Inglenook Ordinance.

Section 4.2 The applicable Architectural Standards will be created and administered by the Architectural Review Board.

Section 4.3 The character imagery of Building architecture is contained within Exhibit 4 (Architectural Character Imagery).

Section 4.4 Pedestrian amenities and furniture shall be permitted and are subject to the requirements of The Inglenook Ordinance and the Zoning Ordinance as applicable.

Section 5. Landscaping Requirements. The landscaping in The Inglenook District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Buildings. Landscape treatment for buffers, plazas, roads, paths, service areas, parking areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for The Inglenook District as a whole.

Section 5.1 General Landscaping Standards. Landscaping shall be integrated with, and compliment other functional and ornamental site design elements, where appropriate such as hardscape materials, paths, sidewalks, fencing, or any water features. The perimeter and entry landscaping is depicted within Exhibit 5 (Conceptual Landscape Plan).

- A. Plantings along Buildings and streets should be designed with repetition,

structured patterns, and complementary textures and colors, to reinforce the overall character of the area. Alternate or pervious paving material and alternative planting media is permitted in the areas where planting space is limited by restrictions such as Buildings, asphalt or concrete paving, parking lots, etc.

- B. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1), and following the standards and best management practices (BMPs) published by the Department's Urban Forestry Section. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are critical factors that should be considered. The Town's planting details shall be used.
- C. Shade trees shall be at least two and one half (2.5) inches in caliper diameter when planted, as measured at six (6) inches above the ground. Ornamental trees shall be at least one and one half (1.5) inches caliper diameter when planted, as measured at six (6) inches above the ground. Evergreen trees shall be six (6) feet in height when planted and can be substituted for (in place of) shrubs with one (1) evergreen tree equal to three (3) shrubs. Shrubs shall be at least eighteen (18) inches in height when planted. Ornamental grasses of at least nine (9) inches in height when planted and that obtain a mature height of at least three (3) feet may be substituted (in place of) shrubs on a one to one (equivalent) basis.
- D. Existing vegetation may be used to achieve project landscaping requirements if (i) the vegetation located on subject parcel is of suitable quality and health, and (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction.
- E. Low maintenance plantings such as low mow turf and native prairie plantings may be used to minimize water use and mowing in open areas.
- F. Material Alterations of landscaping may be approved by the Director or the Director's designee in order to conform to specific site conditions and seasonal availability.

Section 5.2 Areas to be Landscaped.

- A. Perimeter Buffering. See Section 5.3 below.
- B. Street Trees. See Section 5.4 below.
- C. Foundation Plantings. See Section 5.5 below.
- D. Screening Areas. See Section 5.6 below.
- E. Storm Water Retention Ponds. See Section 5.7 below

Section 5.3 Perimeter Buffering.

- A. Perimeter landscaping along the property lines shall be provided in the form of (i) a minimum fifteen (15) foot greenbelt buffer for portions of the Real Estate perimeter abutting Zionsville Road, (ii) a minimum ten (10) foot greenbelt buffer for all other portions of the Real Estate not abutting a street right-of-way.
- B. Buffering may be composed of grass, ponds, storm water management elements, berms and landscape areas. The incorporation of walkways and bikeways into the design is permitted; however, no buildings or accessory structures shall be established within areas designated for perimeter buffering. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering.
- C. Landscape buffer planting requirements of three (3) shade trees, three (3) ornamental trees, and fifteen (15) shrubs per 100 linear feet shall be provided within the green belt buffer along Zionsville Road.
- D. Landscape buffer planting requirements of three (3) shade trees, two (2) ornamental trees, and nine (9) shrubs per one hundred (100) linear feet shall be provided for portions of the perimeter not abutting a public right-of-way. The preservation of existing trees shall count toward the perimeter landscape buffer planting requirements where applicable.
- E. Required buffer plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the neighborhood, and required buffer plantings may be computed as an average across the total linear footage of frontage.

Section 5.4 Street Trees.

- A. Medium or large growing shade trees shall be planted parallel to each street, in planting strips. Street trees shall be planted a minimum of twenty-five (25) feet and a maximum of forty-five (45) feet on center. Street trees shall not be required along and adjacent to Alleys.
- B. In instances where street trees are required within perimeter buffer areas all street trees shall count toward the perimeter buffer planting standards provided above in Section 5.3.
- C. Per Town standards, no street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless so designed for that purpose), or within traffic vision safety clearances. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the Plan Director for the Town of Zionsville in mediating an alternative.

- D. Street tree species shall be selected from the Town's published list of recommended street trees. Street trees shall be pruned to a minimum height of eight (8) feet over sidewalks and twelve (12) feet over streets, to allow free passage along sidewalks and streets.

Section 5.5 Foundation Planting Standards. Building base landscaping shall be provided at the base of all Building elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of Buildings, frame the primary views to Buildings and public spaces, and blend architectural designs with the landscape. Foundation plantings shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are encouraged in areas where landscaping cannot be installed at the base of a Building due to the Building's proximity to a sidewalk, path, street, right-of-way or easement, or drainage mechanism. Building base landscaping may help fulfill perimeter buffering requirements where applicable.

Section 5.6 Screening Areas. Screening or landscaping shall prevent direct views of ground mounted mechanical/telecommunication equipment and other service areas from adjacent residential properties or from the public right-of-way. Screening and buffering may be achieved through walls, fences and landscaping.

Section 5.7 Storm Water Retention Ponds. Storm water retention ponds, if necessary for storm water management, will be designed in a non-geometric shapes. The primary landscaping materials used when adjacent to ponds shall be shrubs, ground covers, ornamental grasses and wetland specific plantings, appropriately cited for a more natural rather than engineered appearance.

Section 5.8 Maintenance. It shall be the responsibility of the owner(s), with respect to any portion of the Real Estate owned by such owner(s) and on which any landscaped area exists per the requirements of The Inglenook Ordinance, to insure proper maintenance of landscaping in accordance with The Inglenook Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, and mulching of planting areas, (ii) replacing dead, diseased, obtrusive or overgrown plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds. Street trees shall be maintained by the owner of the adjacent property or the Owners Association.

Section 6. Lighting Requirements.

Section 6.1 Street Lights.

- A. Street light design shall be consistent throughout the Real Estate.
- B. Street lighting shall be confined to intersections and vehicular access points.

Section 6.2 Site Lighting. All site lighting accessory to Uses within the Real Estate shall comply with the following standards.

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- B. Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- C. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- D. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height. The height of light fixtures within ninety (90) feet of detached single-family residential structures shall not exceed fifteen (15) feet.
- E. All building and pole mounted lighting fixtures shall have 90-degree cut off and/or flat lenses.

Section 7. Signage Requirements. All signage on the Real Estate shall comply with Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance as revised, supplemented and amended by this Section 7 of The Inglenook Ordinance.

Section 7.1 Neighborhood Identification Ground Signs. One Neighborhood Identification Ground Sign shall be permitted at the entrance on Zionsville Road.

- A. Area: Maximum sign area per sign shall be seventy-five (75) square feet.
- B. Height: Maximum sign height shall be six (6) feet.
- C. Location: Minimum five (5) feet from street right-of-way. Provided however, if applicable, the sign cannot be within the required vision clearance area.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Illumination: Halo-lit or Externally Illuminated.

Section 7.2 Dwelling Signs.

- A. Any other Signage for a residential use, not covered in The Inglenook Ordinance shall meet the requirements of Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance.
- B. Home occupation signs shall be governed by the requirements of Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance.

Section 7.3 Recreational Uses.

- A. Signs for Institutional Uses shall meet the requirements of Article 6, Urban

Sign District, of the Zoning Ordinance.

- B. Signs for Recreational Uses shall meet the requirements of Article 6, Urban Sign District, of the Zoning Ordinance.

Section 7.4 Temporary Signs. Temporary Signs shall be permitted. Temporary signs shall include signs displayed for the marketing of real estate for sale and/or for lease and other temporary such purposes. Temporary signs shall not be larger than sixteen (16) square feet in Sign Area per side and shall not exceed six (6) feet in height when ground mounted. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 7.5 Portable Temporary Signs. Portable Temporary Signs shall be permitted. Portable Temporary Signs shall include portable signs displayed outside used to advertise temporary information displayed during business hours. Such signs shall not be larger than eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 7.6 Incidental Signs. (Signs less than three (3) square feet in Sign Area and less than three (3) feet in height where ground mounted) shall be permitted and shall be approved by the Controlling Developer.

Section 7.7 Decorative poles or street light poles with fabric banners are not defined as a sign and any copy (letters and /or logos) on a banner shall be limited to six (6) square feet in area. These fabric banners may depict or advertise community, town and other on and off premise events, businesses or users and shall be approved by the Controlling Developer.

Section 8. Parking Requirements.

Section 8.1 Automobile Parking.

- A. One and one-half (1.5) spaces per Dwelling are required. Parking Spaces (i) within driveways (tandem spaces in front of garages) (ii) within garages (iii) on street parking and (iv) surface parking lots shall count toward this requirement.
- B. Parking areas may be constructed without required curb in areas necessary to accommodate storm water management practices. Parking bumpers will be provided in instances where curb is deleted.
- C. In surface parking lots and on street parking areas minimum dimensions of a 90 degree oriented parking space shall be nine (9) feet in width and eighteen (18) feet in length. Minimum dimensions for angled parking spaces shall be as depicted within the Subdivision Control Ordinance.

Section 8.2 Bicycle Parking. Bicycle parking shall be provided on the site in order to encourage alternative means of transportation to the site.

Section 9. Pedestrian Circulation. Specific provisions for incorporating pedestrian and bicycle access, circulation and amenities shall be included in the development of the Real Estate.

Section 9.1 Sidewalks and paths within public street right-of-way shall meet the requirements of the Bike and Pathway Plan for the Town of Zionsville.

Section 9.2 Sidewalks and paths and walkways shall be provided on a minimum of one side of all interior streets and shall allow for pedestrian mobility within The Inglenook District.

Section 9.3 Neighborhood Sidewalks shall be a minimum of sixty (60) inches in width. Courtyard Sidewalks shall be a minimum of forty-two (42) inches in width. Cottage Walks shall be a minimum of thirty-six (36) inches in width. The sidewalk hierarchy and the general location is conceptually depicted on Exhibit 6 (Street Typology and Pedestrian Circulation Plan).

Section 9.4 Construction of walkways and paths within natural areas shall be permitted to be comprised of crushed limestone aggregate or a similar material and shall not have a minimum width requirement in order to minimize the impact of the improvements on the natural environment.

Section 9.5 The proposed conceptual pedestrian circulation is depicted on Exhibit 6 (Street Typology and Pedestrian Circulation Plan). As final plats are brought forth all proposed walkways and paths will be depicted within those plans to ensure compliance with the requirements of this Section 9.

Section 10. Environmental Systems, Drainage and Streets and Streetscapes.

Section 10.1 Low Impact Development (LID) techniques shall be permitted as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for The Inglenook District. Examples of permitted systems include the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement.

Section 10.2 With respect to floodplain areas (mapped Zone AE) of The Inglenook District, filling shall be allowed, provided that mitigated floodplain storage volume is provided at a ratio of one (1) to one (1).

Section 10.3 Stormwater detained, conveyed and/or stored within flood plain areas (mapped Zone AE) in The Inglenook District, other than those described in Section 10.2 above, shall be exempted from discharge limits outlined in the Town's Drainage and Stormwater Control Ordinance, provided that the net amount of existing floodplain storage in this area is increased by an amount equal to or greater than the difference between the increase in post-development total runoff volume and the pre-development total runoff volume.

Section 10.4 The drainage design for The Inglenook District shall accommodate

detention volume for the fully developed site and for 50% of the fully developed thoroughfare plan right-of-way for perimeter road frontages.

Section 10.5 The street layout (including rights-of-way, pavement widths, and design) within The Inglenook District shall be approximately as conceptually indicated on the Exhibit 6 (Street Typology and Pedestrian Circulation Plan), adapted as appropriate to the topography, unique natural features, and environmental constraints of The Inglenook District.

Section 10.6 Alleys shall be permitted based on the following standards:

- A. An Alley shall be a perpetual easement or private way and shall not be dedicated to the public. Alleys shall be constructed to the standards of The Inglenook Ordinance, for depth, materials, dimensions, and radii.
- B. Curbing is not required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the corner radius ending at the intersection point of the radius and the path or sidewalk paralleling the intersecting street. A concrete apron may serve as point of termination for the curb.
- C. Permeable pavers may be used for the pavement section of Alleys.
- D. Utilities may be located within Alleys.

Section 10.7 All streets (excluding Alleys) within The Inglenook District which are to be dedicated for public use and accepted for maintenance by the Town shall be constructed to the standards of the Town as applicable at the time of the enactment of this The Inglenook Ordinance.

Section 10.8 Streets within The Inglenook District may be private. Private Streets shall be constructed to the standards of The Inglenook Ordinance, for depth, materials, dimensions, and radii. Permeable pavers, permeable concrete and permeable pavement may be used for the pavement section of Private Streets.

Section 10.9 Any parcel, lot or User within The Inglenook District served by an alley, private drive or private street shall not be required to maintain a minimum frontage on a public right of way.

Section 11. Additional Requirements and Standards.

Section 11.1 Maximum Detached Dwellings. Without the approval of the Plan Commission, there shall be no more than fifty (50) Detached Dwellings within The Inglenook District.

Section 11.2 Maximum Attached Dwellings. Without the approval of the Plan Commission, there shall be no more than ten (10) Attached Dwellings within The

Inglenook District.

Section 11.3 Maximum Combined Attached and Detached Dwellings. Without the approval of the Plan Commission there shall be no more than fifty (50) total Attached Dwellings and Detached Dwellings within The Inglenook District.

Section 11.4 Minimum Open Space Requirements. Without the approval of the Plan Commission, there shall be no less than thirty (30) percent of the total area comprised of the Real Estate allocated to Open Space within The Inglenook District.

Section 11.5 Refuse Storage. Any Accessory Building for storage or disposal of refuse shall meet the following requirements:

- A. Waste and recyclable materials refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.
- C. The enclosure shall be architecturally compatible with the principal Building and integrated into the overall site layout.
- D. In order to minimize the number of refuse containers and service trips the use of trash compactors is permitted.

Section 11.6 Premises Identification. Premises identification shall meet the requirements of the postal numbering system provided by the Plan Director for the Town of Zionsville, the U.S. Postal Service and Article 6.5D, Section 6.5D, Urban On-Premise Sign (Building Identification Sign).

Section 11.7 Home Occupations. Home Occupations shall meet the requirements of Article 11.2 Definitions of the Zoning Ordinance.

Section 11.8 Outdoor Storage. Outdoor Storage shall not be permitted on the Real Estate except during the construction period as authorized by the Controlling Developer.

Section 11.9 Outdoor Display. As an Accessory Use to the primary Use, a Business shall be permitted to display goods or merchandise in conformance with the requirements of Article 6, Section 6.4 of the Zoning Ordinance.

Section 11.10 Temporary Uses. Temporary Uses, including Construction Facilities, Model Homes, Outdoor Sales, Outdoor Special Events, Seasonal Outdoor Sales, shall be permitted and the applicable requirements of Article 6, Urban Exempt Signs of the Zoning Ordinance.

Section 11.11 Utilities. Any building constructed within the Inglenook District, requiring water and sanitary sewer service shall connect to the water utility and sanitary sewer utility

for such service. Private septic systems will not be permitted in these areas. Greywater reuse and rainwater collection systems shall be permitted.

Section 12. Declaration(s) of Covenants and Owners Association(s). Declarations of Covenant(s) shall be prepared by the Controlling Developer and recorded with the Recorder of Boone County, Indiana. The Declaration(s) of Covenants shall establish an Architectural Review Board, which shall establish guidelines regarding the design and appearance of all Buildings.

Section 13. Procedural Provisions.

Section 13.1 Approval or Denial of Plats.

- A. With respect to any portion of The Inglenook District other than the areas on which lots are developed for Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of this The Inglenook Ordinance shall be applied, provided that development of the parcels conforms to The Inglenook Ordinance.
- B. Primary and secondary platting shall be required with respect to any portion of The Inglenook District on which lots are developed for Dwellings. All secondary plats for any portion of The Inglenook District shall be approved administratively by the Department, and shall not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms with the corresponding approved primary plat.
- C. If there is a Substantial Alteration in an approved primary plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director.

Section 13.2 Modification of Development Requirements. The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Inglenook Ordinance. However, any approval of such waiver is subject to all of the following criteria:

- A. The proposal must be in harmony with the purposes and the land-use standards contained in The Inglenook Ordinance.
- B. The proposal must enhance the overall development, the adjoining streetscapes, and the overall Inglenook District.
- C. The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of The Inglenook

District, and must not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.

- D. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Inglenook Ordinance.
- E. This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

Section 13.3 Variance of Development Requirements: The BZA may authorize Variances from the terms of The Inglenook Ordinance, subject to the procedure prescribed in Article 8, Section 8.3 of the Zoning Ordinance.

Section 14. Controlling Developer's Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. Primary or secondary plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this The Inglenook Ordinance.

Section 15. Violations and Enforcement. All violations and enforcement of The Inglenook Ordinance shall be subject to Article 10 of the Zoning Ordinance.

Section 16. Definitions. The definitions (i) of the capitalized terms set forth below in this Section 16, as they appear throughout The Inglenook Ordinance, shall have the meanings set forth below in this Section 16 and (ii) of all other capitalized terms included in The Inglenook Ordinance and not defined below in this Section 16, shall be the same as set forth in the Zoning Ordinance.

Accessory Structure: A structure which is subordinate to a Building or primary use located on the Real Estate and which is not used for permanent human occupancy.

Accessory Use: A use subordinate to the primary use, located on the real estate or in the same Building as the primary use, and incidental to the primary use.

Amenity Area: An area containing recreational facilities including, without limitation, any one or a combination of the following: (i) a swimming pool, (ii) a bath house with changing rooms and storage, (iii) recreational equipment, (iv) tennis court, (v) a fire pit,

(vi) bocce ball court, (vii) indoor and/or outdoor workout areas, and (viii) any other recreational facilities approved by the Director.

Architectural Character Imagery: These comprise photographs, elevations and renderings and are intended to generally and conceptually illustrate an application of the Development Requirements and elements of the anticipated character of The Inglenook District. Architectural Character Imagery are not intended to delineate exactly what will be built and developed. The Architectural Character Imagery establishes a benchmark for the architecture and design of the Buildings.

Architectural Review Board: A board, established by the Declaration(s) of Covenants, responsible for reviewing all improvements after the initial, original construction of Buildings, Dwellings, and other improvements.

Architectural Standards: The Architectural Standards will be created and administered by the Architectural Review Board.

Attached Dwelling: Dwellings which are attached vertically or horizontally. Attached Dwellings may be rented, sold as condominiums or as individually deeded lots.

Building: A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, chattel, or property. When separated by party walls, each portion of such a building may be considered a separate Building.

Building Height: The vertical distance from the first finished floor elevation to the highest point of the roof, excluding parapet walls, and entry elements for a flat roof, to the deck line of a mansard roof and to the mean height between the eaves and the ridge for gable, hip and gambrel roofs.

BZA: The Town's Board of Zoning Appeals

Concept Plan: The Concept Plan attached hereto and incorporated herein by reference as Exhibit 2 (Concept Plan). The Concept Plan conceptually illustrates one of the many possible layouts of the internal drives, Building areas, Buildings, and parking areas permitted by this The Inglenook Ordinance. The Concept Plan is conceptual and preliminary, only, and the final site plan(s) shall comply with the Development Requirements but may vary from the Concept Plan in all respects and, as such, by way of example only and not by way of limitation, the size, location, and configuration of walkways, drives, building pads, landscape areas and parking areas may change.

Controlling Developer: The Controlling Developer shall mean Inglenook Zionsville, LLC, until the earlier of (i) Inglenook Zionsville, LLC no longer owns any portion of the Real Estate; or, (ii) Inglenook Zionsville, LLC transfers or assigns, in writing, its rights as Controlling Developer. Such Rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

County: Boone County, Indiana.

Declaration(s) of Covenants: Declaration(s) of Covenants, Conditions and Restrictions

applicable to the Real Estate, or any portion thereof, which may be prepared and recorded by the Controlling Developer in the office of the Recorder of Boone County, Indiana, and which may, from time to time, be amended.

Department: The Town of Zionsville Planning Department.

Detached Dwelling: A Dwelling that is not attached to another Dwelling and is developed with no party-walls and with open yards on at least three sides. The term Detached Dwelling does not include mobile homes, recreational or motor vehicles.

Development Requirements: Written development standards and any written requirements specified in The Inglenook Ordinance, which must be satisfied in connection with the approval of a Plat.

Development Standards Matrix: Exhibit 3 (Development Standards Matrix) identifying the bulk requirements applicable to each use.

Director and/or Director, Plan: The director of Planning & Economic Development for the Town of Zionsville, Indiana.

Dwelling: A portion of a building intended for occupancy by a residential user. A Dwelling includes an Attached Dwelling.

Dwelling Building: A Building comprised primarily of Dwellings.

Home Occupation: An Accessory Use conducted in an Attached Dwelling or Detached Dwelling that is clearly incidental and secondary to the Use of the Dwelling for dwelling purposes.

Material Alteration: Any change to any plan approved as part of a Plat that involves the substitution of one material, species, element, etc. for another of equivalent quality.

Minor Alteration: Any change to any plan approved as part of a Plat that involves the revision of less than fifteen percent (15%) of the plan's total area or approved materials and cannot include an increase in the amount of approved units, a decrease in the amount of required open space, or the elimination of required plantings.

Open Space: An area of land not covered by Buildings, parking structures, parking lots, or Accessory Structures except for recreational structures. Open Space may include nature areas, streams, creeks, ponds and floodplains, meadows or open fields containing baseball, football and soccer fields, swimming pools, bicycle paths, green belt buffers, plazas etc. Open Space does not include street right-of-way, platted residential lot area, private yards.

Owners Association: Owners Association established by the Declaration of Covenants.

Parking Space: An area, unenclosed or enclosed in a Building or in an Accessory Building, reserved for the temporary storage of one automobile and connected with a street or alley.

Plan Commission: The Zionsville Plan Commission.

Plat: A primary plat or secondary plat.

Real Estate: The Real Estate legally described in Exhibit 1 (Legal Description).

Residential Building: Any Building, occupied primarily by any residential uses.

Sign: Any type of sign as further defined and regulated by this The Inglenook Ordinance and Article 6 of the Zoning Ordinance. Any structure, fixture, placard, announcement, declaration, device demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign Area: The area of a sign shall be computed to include the area within a combination of the smallest regular geometric forms together containing the copy and the logo of the sign. Maximum Sign Area as defined in The Inglenook Ordinance shall be the maximum Sign Area for each side of a multi-sided sign. Frames and structures, including decorative, colored and lit backgrounds, not containing advertising matter shall not be included in the computation of Sign Area.

Sign, Height of Ground: The vertical distance measured from the ground level upon which the sign is established to the height of the upper limit of the Sign Area.

Sign, Identification: A sign that is limited to the name and/or address of a building, institution or person; to the activity carried on in the building or institution; the occupation of the person; and/or the logo.

Substantial Alteration: Any change to any plan approved as part of a Plat that involves the revision of fifteen percent (15%) or more of the plan's total area or approved materials.

Town: The Town of Zionsville, Indiana.

User: An owner or tenant of a particular area within The Inglenook District.

Zone Map: The Town's official Zone Map corresponding to the Zoning Ordinance.

Zoning Ordinance: Town of Zionsville Zoning Ordinance, as amended.

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DULY PASSED AND ADOPTED this 7TH day of JULY 2015, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 5 in favor and 0 opposed.

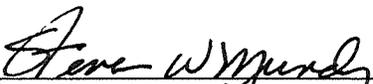
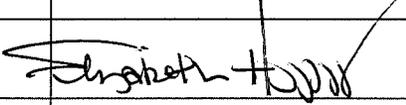
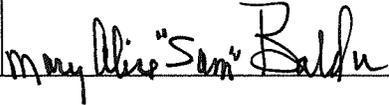
**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

YAY

NAY

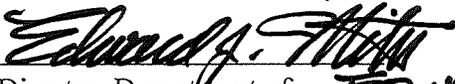
Signature

Signature

Steven W. Mundy, President		
Susana Suarez, Vice-President		
Timothy R. Haak, Member		
Elizabeth Hopper, Member		
Thomas Schuler, Member		
Candace L. Ulmer, Member		
Mary Alice "Sam" Baldwin, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Jeff Papa on the 7TH day of JULY 2015, at 8:20 P m.

ATTEST:


John J. Yee, Director, Department of
Finance and Records

EDWARD J. NITRO
TOWN MANAGER

MAYOR'S APPROVAL



Jeff Papa, Mayor

7/7/15

DATE

MAYOR'S VETO

Jeff Papa, Mayor

DATE

EXHIBIT 1

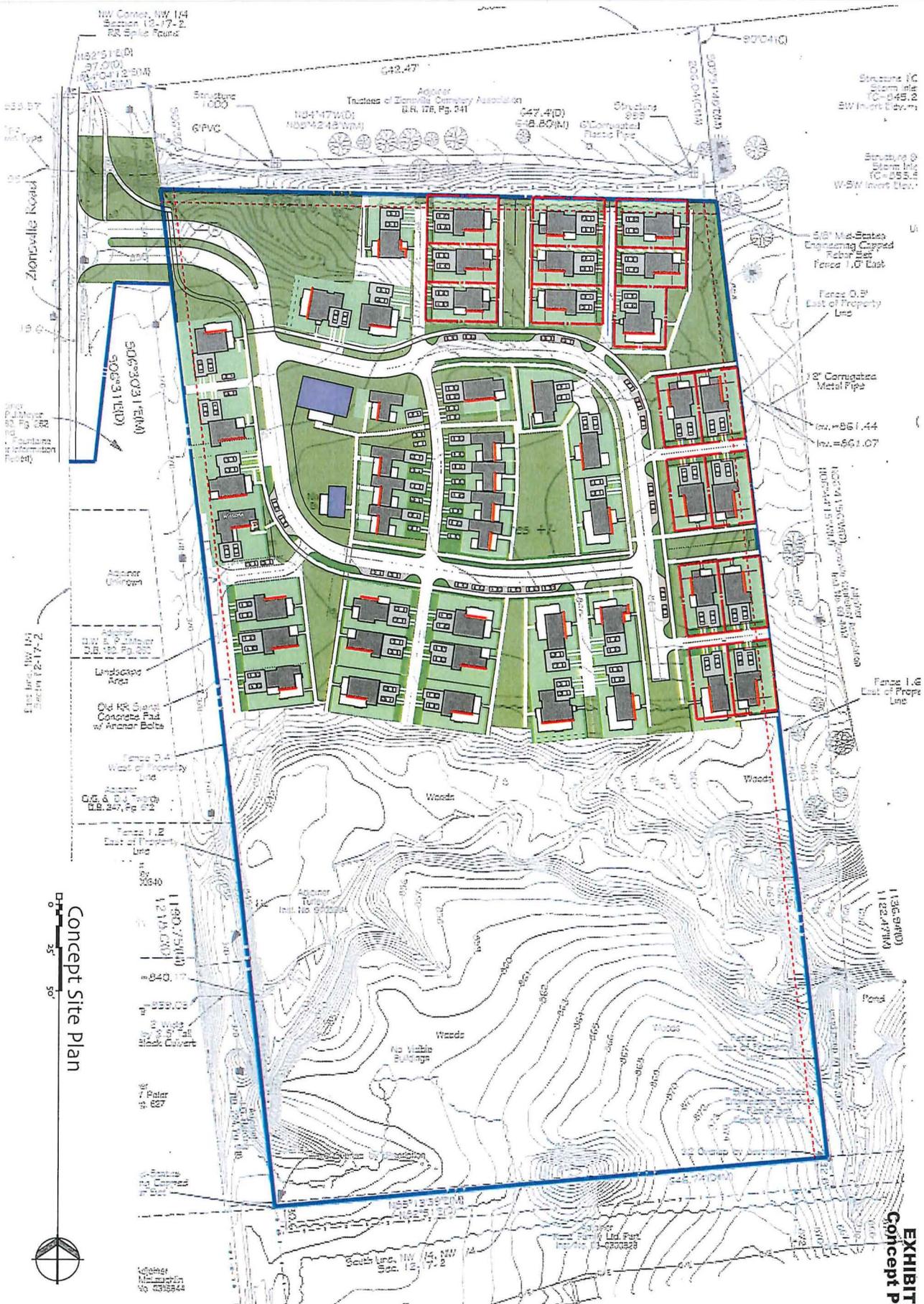
LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 12, Township 17 North, Range 1 East of the Second Principal Meridian in Boone County, more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter and running thence North 82 degrees 51 minutes East along the North line of said Northwest Quarter a distance of 97.0 feet to a point on the East right of way line of the (now abandoned) Cleveland Cincinnati, Chicago & St. Louis Railroad; thence South 6 degrees 31 minutes East along said right of way line a distance of 124.5 feet to the Southwest corner of the Zionsville Cemetery, said point being the point of beginning of this description; thence continuing South 6 degrees 31 minutes East along said right of way line a distance of 646.74 feet to a point; thence North 6 degrees 41 minutes 58 seconds West a distance of 1136.94 feet to the Southeast corner of the Zionsville Cemetery; thence North 84 degree 47 minutes 07 seconds West along the South line of the said Zionsville Cemetery, a distance of 647.4 feet to the point of beginning containing 17.43 acres, more or less.

Part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 17 North, Range 2 East, Second Principal Meridian, Eagle Township, Boone County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter-Quarter Section and running thence South 00 degrees 11 minutes 27 seconds East (assumed bearing) on and along the West line of said Quarter-Quarter Section, 111.58 feet to its intersection with the Westerly prolongation of the South line of Real Estate conveyed to the Trustees of Zionsville Cemetery Association Inc, per Warranty Deed recorded among the records of the Boone County Recorder's Office in Deed Book 176, page 241 (Cemetery Property); thence South 88 degrees 42 minutes 48 seconds East on and along said Westerly prolongation, 108.43 feet to the Southwest Corner of said Cemetery Property, being on the East right of way line of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company (abandoned); thence South 06 degrees 30 minutes 31 seconds East on and along said right of way, 111.03 feet; thence North 88 degrees 42 minutes 48 seconds West 65.64 feet; thence South 06 degrees 40 minutes 24 seconds West 210.93 feet; thence South 89 degrees 48 minutes 33 seconds West 29.79 feet to a point on the West line of said Quarter-Quarter Section: thence North 00 degrees 11 minutes 27 seconds West on and along said West line 320.87 feet to the Point of Beginning, containing 0.65 acres, more or less.



Concept Site Plan



EXHIBIT 2
Concept Plan



Inglenook of Zionsville
Zionsville, Indiana



ROSS CHAPIN ARCHITECTS
Post Office Box 330 • 195 Second Street • Langley, Washington 98260
Ph: (360) 221 2373 • Em: inquiry@rosschapin.com • Web: rosschapin.com

**EXHIBIT 3
DEVELOPMENT STANDARDS MATRIX**

DEVELOPMENT STANDARDS

<i>Housing Type</i>	<i>Minimum Lot Area</i>	<i>Minimum Lot Width at Building Line</i>	<i>Maximum Lot Coverage</i>	<i>Minimum Front Yard Setback²</i>	<i>Minimum Side Yard Setback³</i>	<i>Minimum Rear Yard Setback</i>	<i>Maximum Building Height</i>	<i>Minimum Main Floor Area</i>
Detached Dwellings	3,500 sf.	45 ft.	NA	10 ft.	5 ft. ¹	6 ft.	35 ft.	920 sf.
Attached Dwellings	NA	30 ft.	NA	8 ft.	10 ft. ⁴	6 ft.	35 ft.	800 sf.

The Zero Lot Line development pattern for Detached Dwellings is permitted within The Inglenook District.
There is no maximum lot coverage within The Inglenook District.

Legend
sf. – Square Feet
ft. - Feet

¹For Detached Dwellings in which a Zero Lot Line approach is implemented an aggregate of a ten (10) foot side yard setback must be maintained.

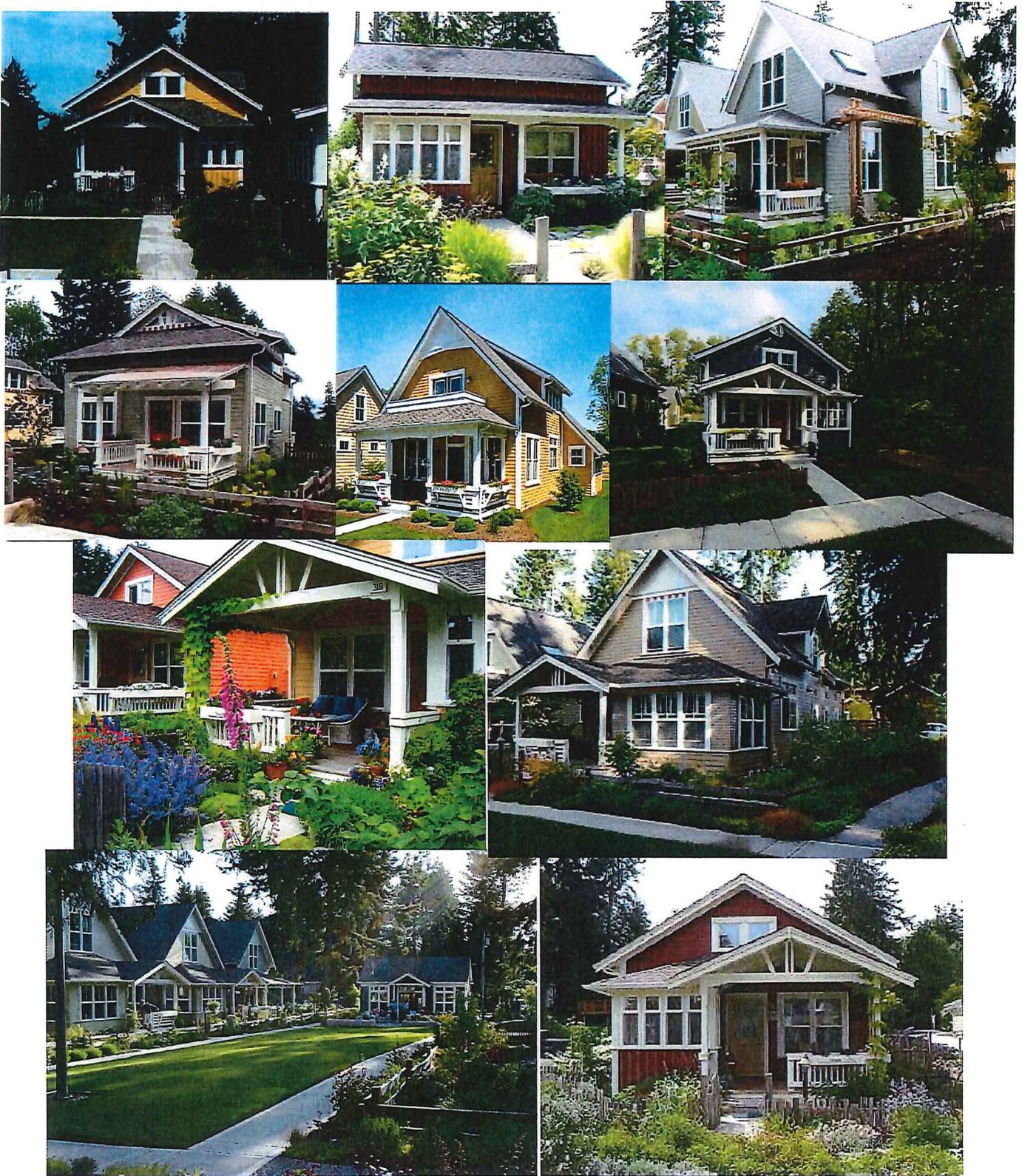
²Porches, chimneys, and bay windows may encroach into the setbacks.

³When two differing housing types are adjacent, the larger side yard setback shall prevail.

⁴The side yard setback for Attached Dwellings shall be applied to the entire building that contains the Attached Dwellings and not the individual Attached Dwellings regardless of whether the Attached Dwellings exist on platted lots or not.

EXHIBIT 4

Architectural Character Imagery



First Floor

Kitchen/Living 14' x 21'
Dining Alcove 7' x 5'-6"
Bedroom 12'-4" x 11'-4"
Bathroom full

Second Floor >5'

Bedroom 11'-4" x 11'-4"
Bathroom three-quarter

Total Heated Area 1168 sq ft

Footprint 22' x 46'



First Floor

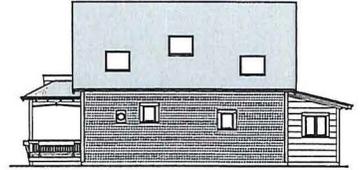
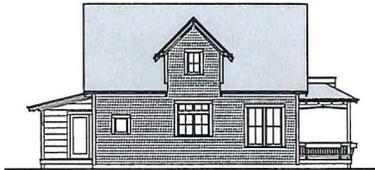
Living Room 12' x 11'-6"
Kitchen 11'-6" x 11'
Dining Room 11'-6" x 10'
Bedroom 1 11'-46" x 9'-9"
Study 8'-2" x 10'
Bathroom full
Covered Porch 21'-6" x 8'

Second Floor >5'

Bedroom 2 13' x 11'-6"
Bedroom 3 14' x 12'-6"
Bathroom three quarter

Total Heated Area: 1431 sq ft

Footprint: 24' x 48'



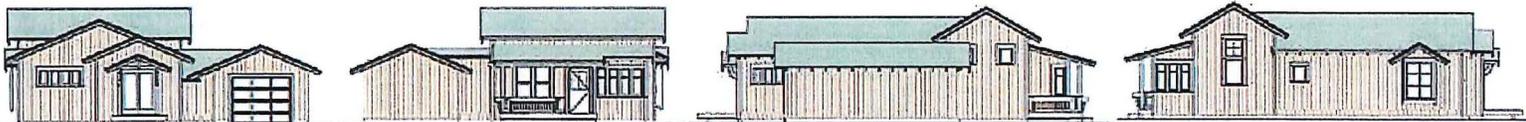
First Floor

Living 11' x 12'-5"
Kitchen 13'-10" x 10'-8"
Dining Alcove 6' x 6'-8"
Bedroom 1 11'-6" x 9'-9"
Bathroom full
Bedroom 2 11' x 12'
Bath 2 full
Covered Porch 8' x 14'

Total Heated Area 1122 sq ft

Garage 386 sq ft

Footprint 44' x 57'



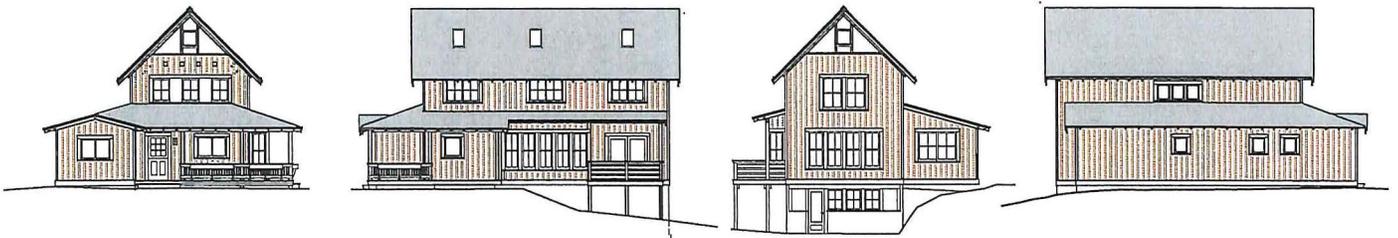
© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

GoodFit
Cottages and Small Houses

PO Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

Betty Rose

First Floor	1215 sq ft
Living	12' x 17'
Dining	12'-6" x 13'
Kitchen	11'-6" x 13'
Bedroom 1	11' x 16'
Laundry/Office	11' x 8'
Bath 1	full
Bath 2	half
Second Floor	680 sq ft
Bedroom 2	11'-8" x 13'
Bedroom 3	11'-8" x 10'-3"
Den	7' x 13'
Bath 3	full
Attic >5'	196 sq ft
Total Area	2091 sq ft
Basement Level	460 sq ft
Total Overall (incl. basement)	2551 sq ft
Covered Porch	269 sf
Footprint (includes porches and deck)	37'-6" x 46'



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Cottages and Small Houses

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Vinnlee

First Floor

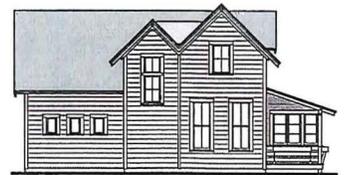
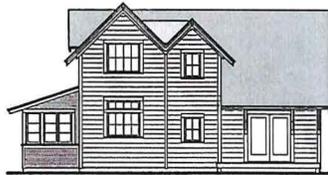
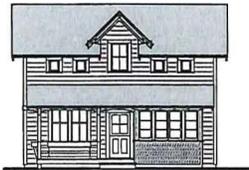
Living Room 15'-6" x 11'-6"
Kitchen 10'-6" x 11'-9"
Dining Room 8'-9" x 7'
Bedroom 1 11'-4" x 13'-9"
Laundry 7' x 11'-6"
Bathroom 1 full
Bathroom 2 half
Covered Porch 14' x 8'

Second Floor >5'

Bedroom 2 11' x 13'-6"
Studio/Bedroom 3 11'-6" x 27'
Bathroom 3 full

Total Heated Area: 1635 sq ft

Footprint 32' x 42'



First Floor

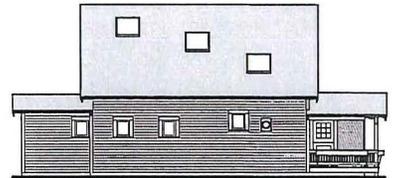
Living Room	12' x 11'-6"
Kitchen	11'-6" x 11'-6"
Dining Room	11'-6" x 8'-6"
Bedroom	11" x 9'-6"
Study	9'-6" x 11'
Laundry	7' x 7'-9"
Bath	full
WC	half

Second Floor >5'

Bedroom 1	10'-8" x 11'-6"
Bedroom 2	13'-4" x 12'-6"
Bathroom	three-quarter

Total Heated Area 1572 sf

Footprint 24' x 52'



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First Floor

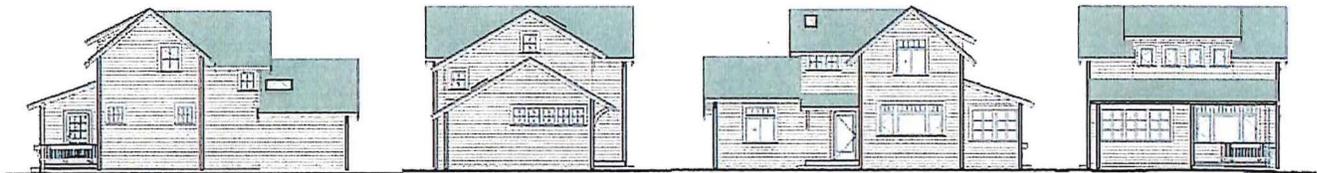
Living 14' x 13'
Kitchen 11' x 13'
Dining 12' x 7'-8"
Covered Porch 8' x 10'
Bedroom 10'-10" x 11'-6"
Bathroom full

Second Floor

Bedroom 24'-10" x 13'
Bathroom full

Total Heated Area 1404 sq ft

Footprint 26' x 42'



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Robinsong

First Floor

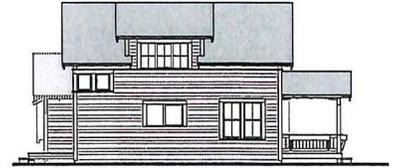
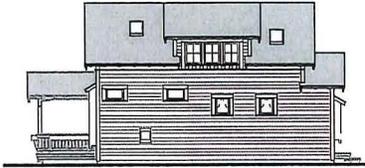
Living 12' x 11'-6"
Dining 10' x 11'-6"
Kitchen 10' x 11'-6"
Bedroom 10'-4" x 10'-4"
Bathroom full

Second Floor >5'

Bedroom 1 10' x 10'-8"
Bedroom 2 9'-5" x 9'-5"
Bed Alcove 4'-9" x 6'-4"
Landing Study 6'-6" x 7'-4"
Bathroom three-quarter

Total Heated Area 1302 sf

Footprint 24' x 42'



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Erin

First Floor

Living Room 13'-6" x 12'
Kitchen 13'-6" x 11'-2"
Dining Room 7'-6" x 11'-6"
Bedroom 11'-6" x 10'-6"
Laundry 8'-9" x 7'
Bath 1 full
WC half

Second Floor >5'

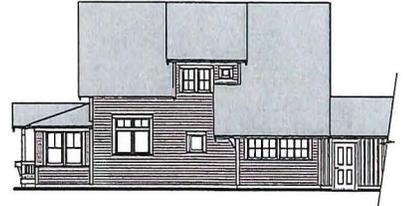
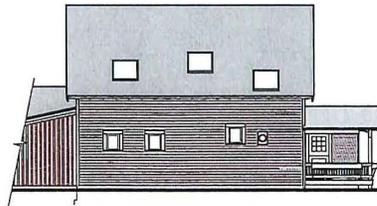
Bedroom 1 13'-6" x 13'-9"
Bedroom 2 14'-4" x 14'-8"
Bathroom three-quarter

Total Heated Area 1817 sf

Covered Porch 9'-6" x 11'

Garage 21' x 25"

Footprint 30' x 67'



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Madison

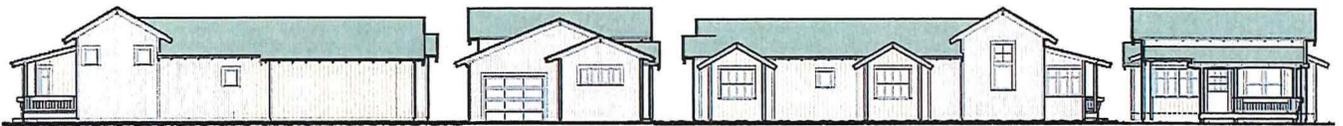
First Floor

Living	11' x 12'-6"
Kitchen	13'-6" x 10'-6"
Dining Alcove	6' x 6'-8"
Bedroom 1	11'-9" x 11"
Bedroom 2	11' x 8'-9"
Bath 1	full
Bath 2	full
Covered Porch	8' x 14'

Total Heated Area 1060 sq ft

Garage 13' x 20'-6"

Footprint 27' x 60'



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Betty Sue

First Floor

Living Room 12' X 14'
Kitchen 12' X 14'
Dining Room 8' X 9'
Bedroom 1 14' X 13'
Bathroom 1 full
Bathroom 2 half
Covered Porch 8' X 14'

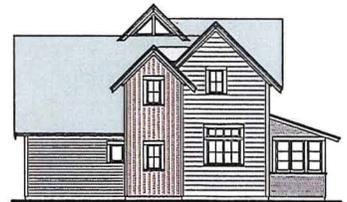
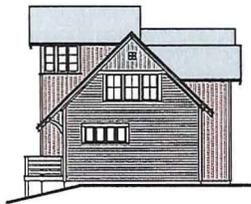
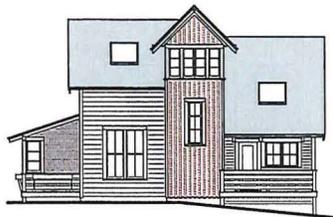
Second Floor >5'

Bedroom 2 12' X 14'
Bedroom 3 11'-6" X 16'
Bathroom 3 full

Tower Room 7' x 7'

Total Heated Area 1774 sq ft

Footprint 32' x 42'



First Floor

Living 13' x 23'
Kitchen 9'-8" x 15'-8"
Dining 11' x 9'-6"
Bedroom 11'-6" x 11'
Bathroom full
Covered Porch 114 sf
Deck 244 sf

Second Floor >5'

Studio 20' x 20'
Bath half
Terrace 125 sf

Total Heated Area 1599 sq ft

Footprint 41' x 55'



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Songbird

First Floor

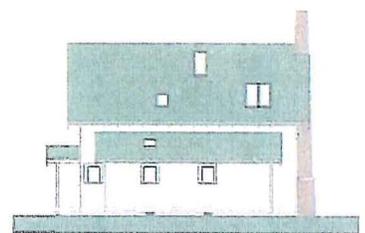
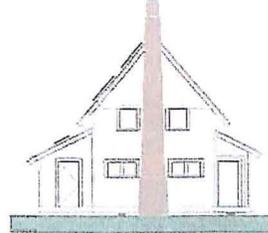
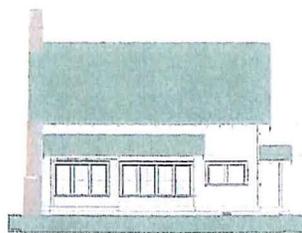
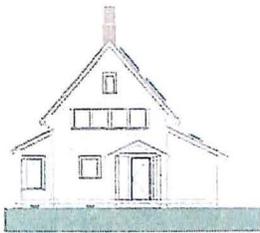
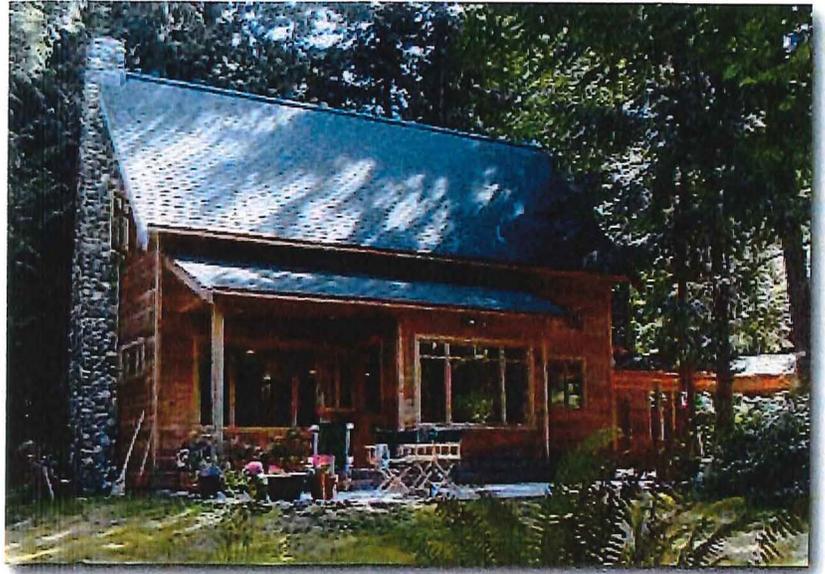
Living 11'-6" x 17'
Kitchen 9' x 9'
Entry 9'-6" x 5'-6"
Dining 11'-4" x 14'
Bathroom full
Laundry 7'-6" x 11'-4"
Alcove 11' x 4'-4"

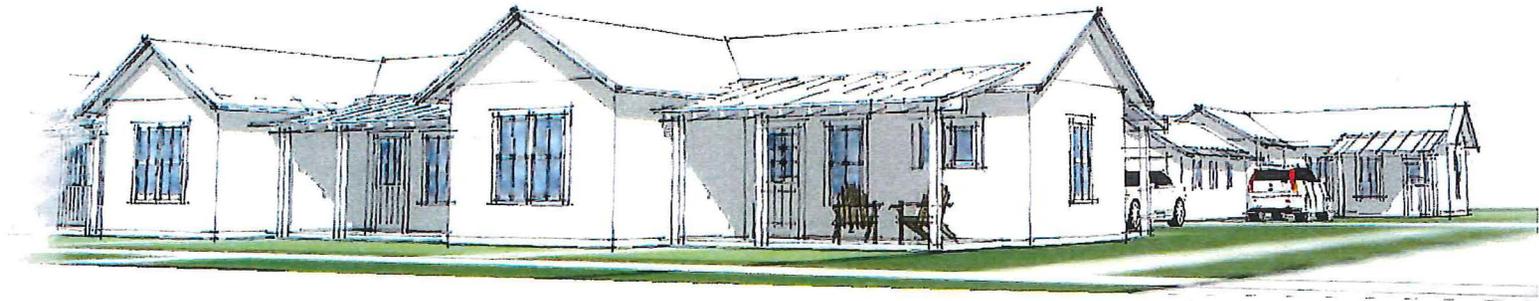
Second Floor >5'

Bedroom 1 10' x 17'
Bedroom 2 11'-6" x 17'
Bath full

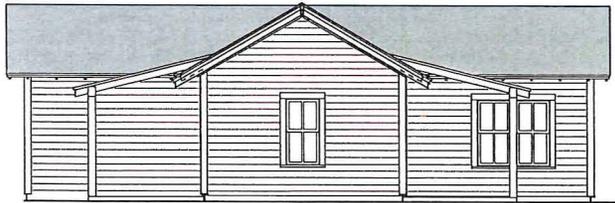
Total Heated Area 1492 sq ft

Footprint 31' x 34'





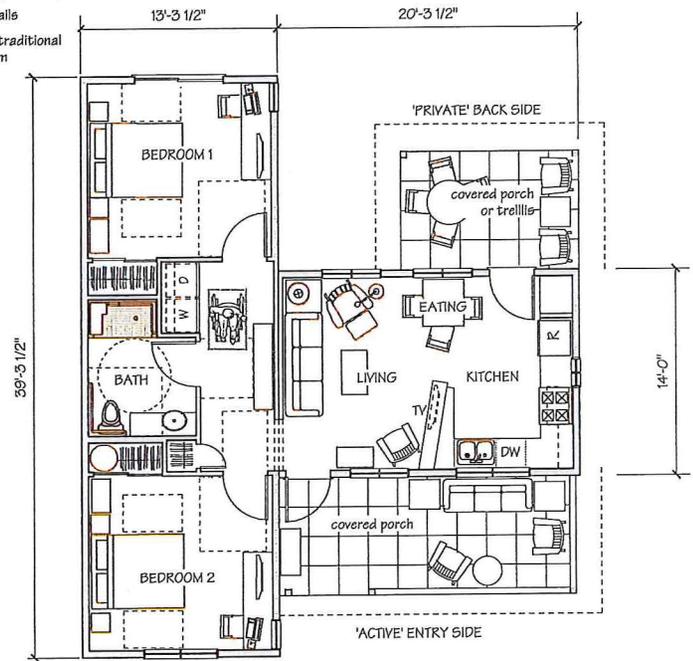
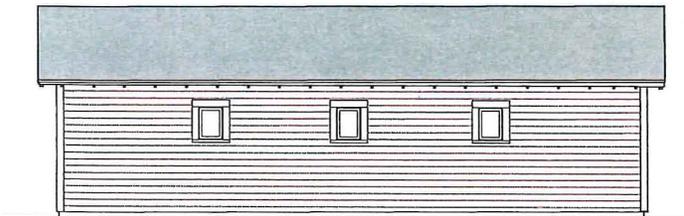
Front Elevation



Side Elevation



Back Elevation

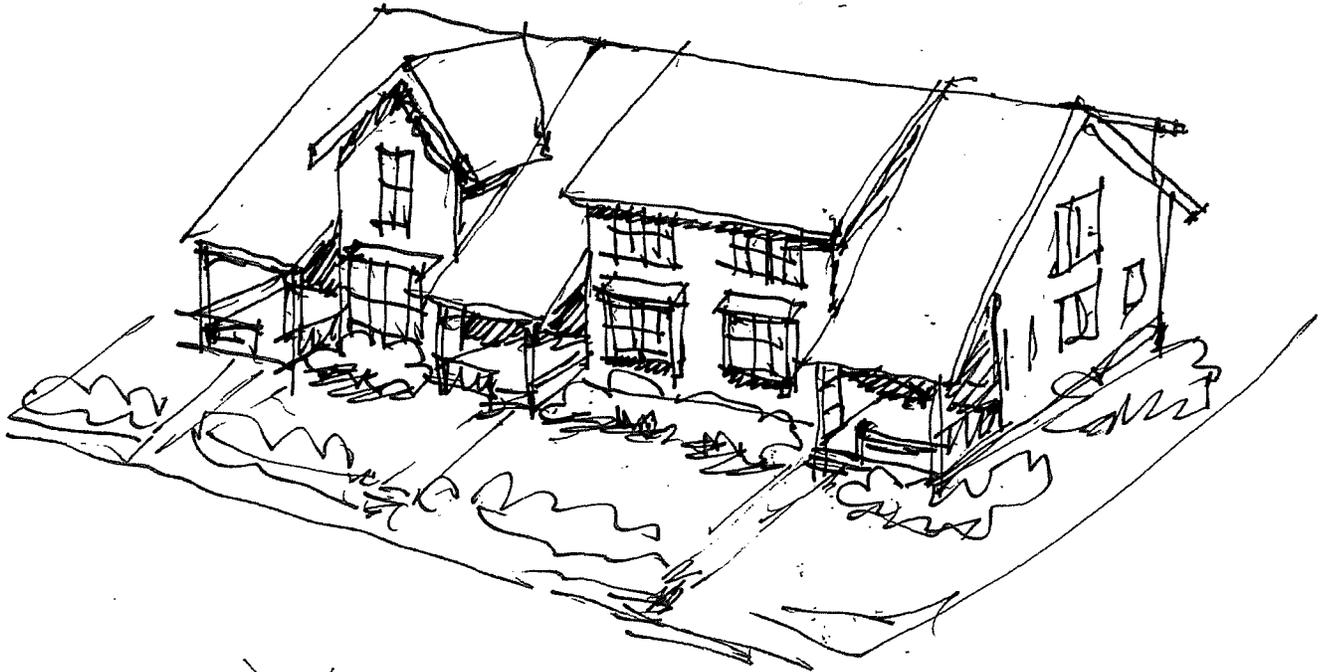


Floor Plan



Willows

First Floor: 806
 Covered Porch: 252



(3) town house units

09. Feb 10



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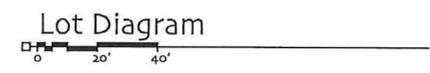
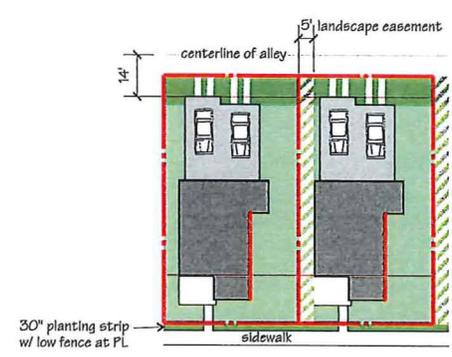
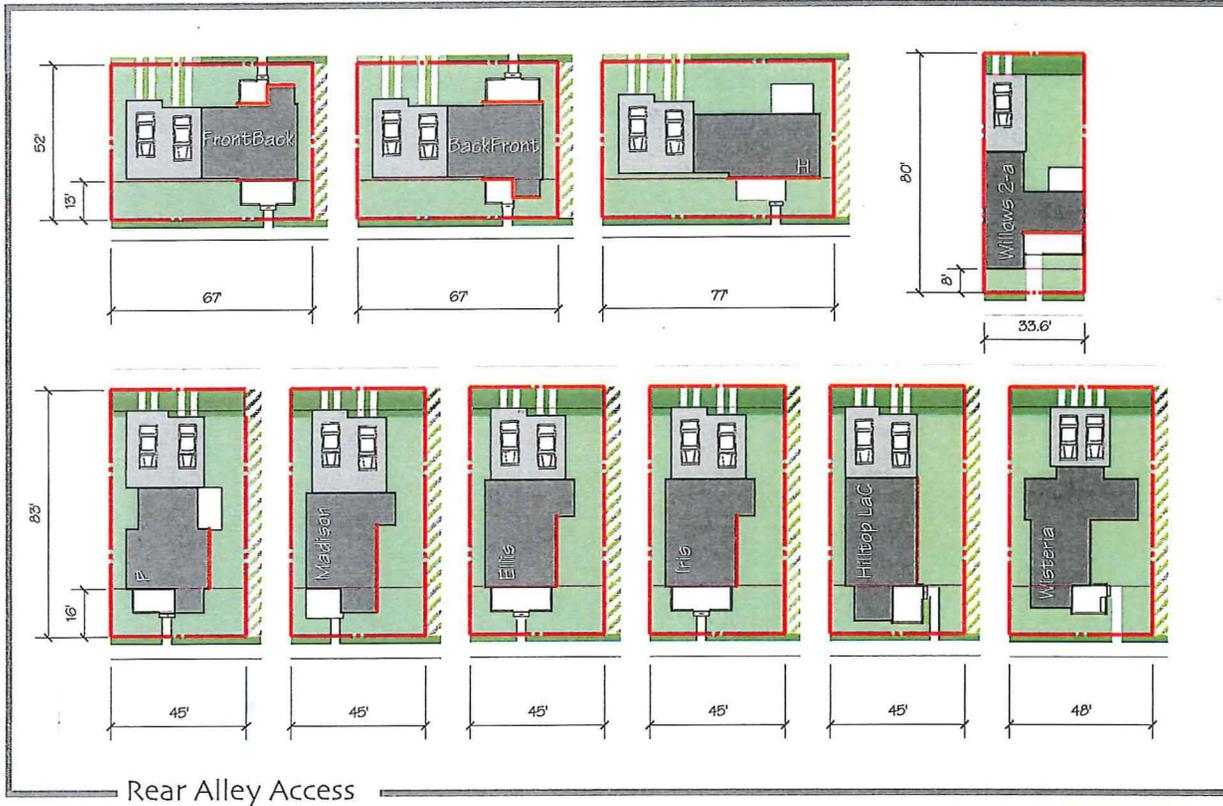
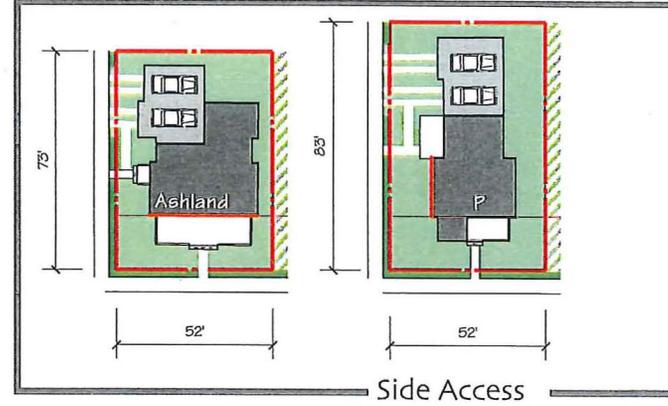
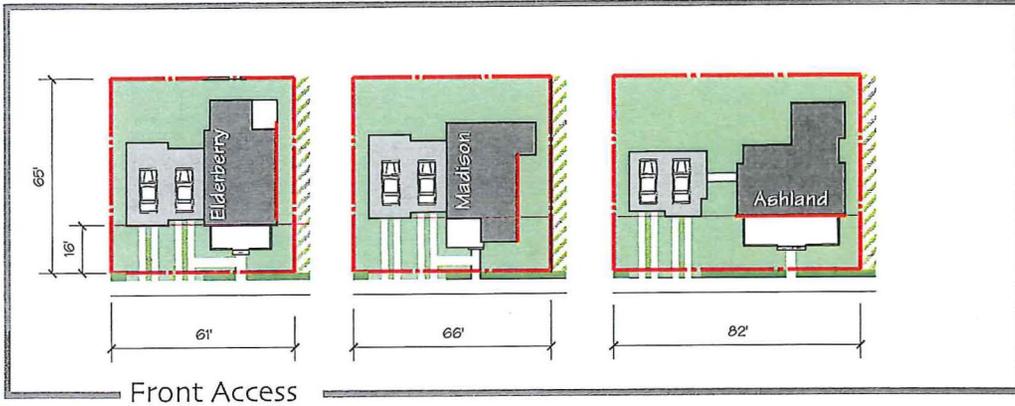
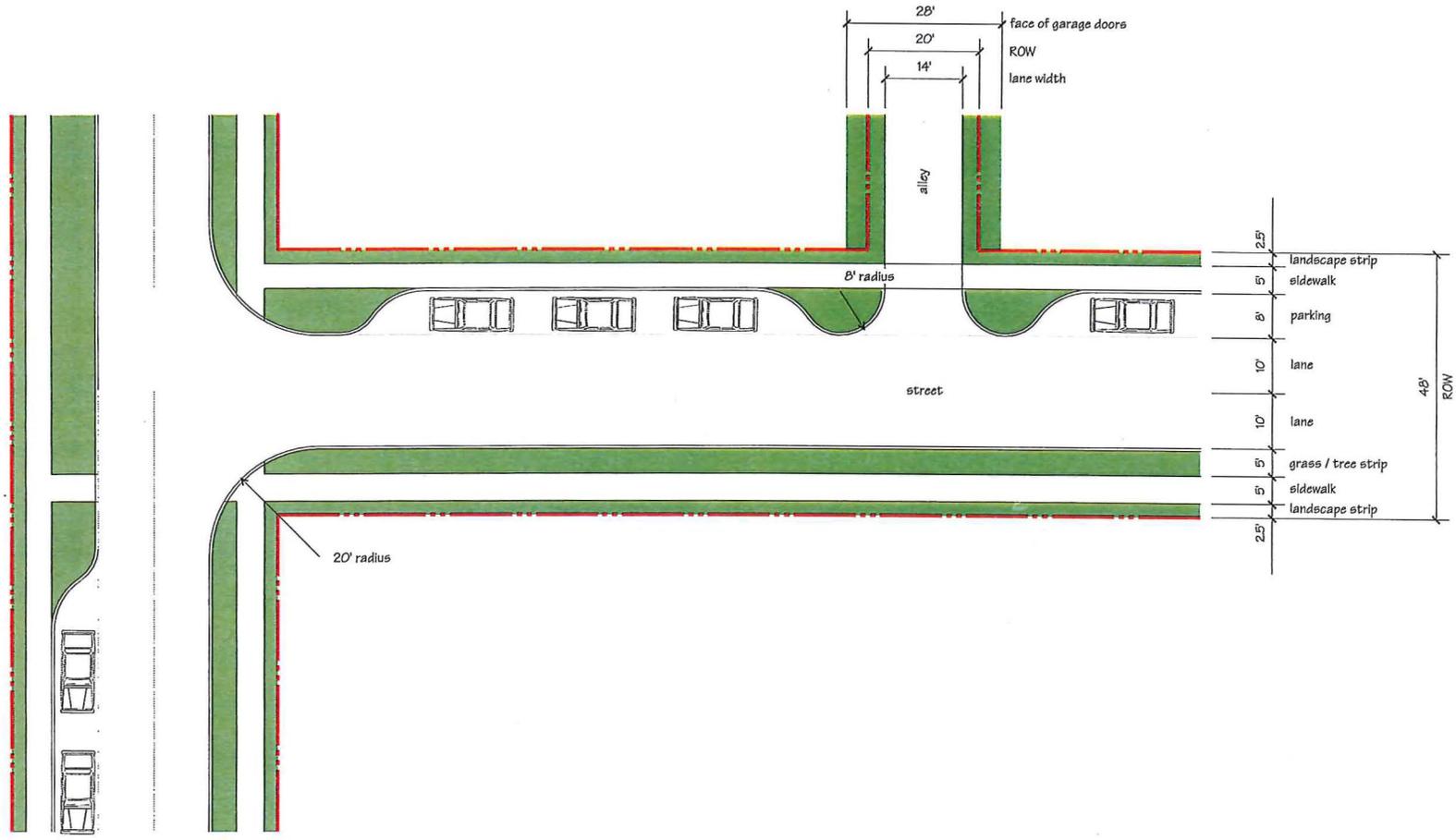


EXHIBIT 5
Conceptual Landscape Plan



EXHIBIT 6

Street Typology and Pedestrian Circulation Plan



Street Section Diagram

0 10' 20'

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Inglenook of Zionsville
 Zionsville, Indiana

2 February 2015
V2.4
 CONCEPT SITE PLAN

