



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

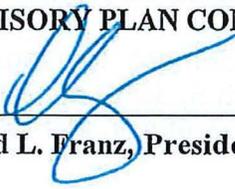
**August 25, 2017**

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

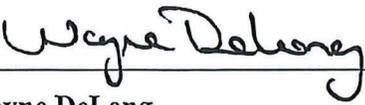
Be it advised that, pursuant to Indiana Code 36-7-4, on August 21, 2017, the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 4 in favor and 3 opposed, gave a **Favorable Recommendation** to proposal 2017-15-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2017-15-Z recommends that 13.0 acres described in the Petition be rezoned from the (R-V) Urban Special Residential Zoning Districts and (R-SF-2) Urban Residential Single Family Zoning District to the (PUD) Planned Unit Development Zoning District

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2017-15-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**

  
\_\_\_\_\_  
**David L. Franz, President**

Attest: \_\_\_\_\_

  
**Wayne DeLong  
Director of Planning and Economic Development  
Secretary  
Zionsville Advisory Plan Commission**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Part of the southeast quarter and part of the northeast quarter of Section 2, Township 17 North, Range 2 East of the Second Principal Meridian; also part of Lot No. 51 in Laughlin, Fouts and Harden's Addition to Zionsville, Boone County, Indiana, and a part of the vacated street between Lots No. 50 and 51 of said addition, more particularly described as follows: Beginning at a point on the east and west centerline of said section 1349.80 feet east of the center thereof; thence east along said line 75.76 feet; thence deflecting right 84 degrees 22 minutes 30 seconds measure southeasterly 485.00 feet; thence deflecting left 84 degrees 10 minutes 50 seconds measure easterly 100.00 feet; thence deflecting right 84 degrees 10 minutes 50 seconds measure southeasterly 200.00 feet; thence deflecting left 84 degrees 10 minutes 50 seconds measure easterly 302.66 feet to the centerline of Big Eagle Creek; thence deflecting left 35 degrees 00 minutes measure northeasterly 199.37 feet with same, thence deflecting left 1 degree 30 minutes measure northeasterly 235.00 feet with same; thence deflecting right 19 degrees 19 minutes 37 seconds measure northeasterly 116.91 feet with same to the centerline of the abandoned Railroad right of way; thence deflecting left 83 degrees 23 minutes 37 seconds measure northwesterly 404.62 feet with the same to the aforesaid east and west line; thence deflecting left 79 degrees 45 minutes 44 seconds measure westerly 566.88 feet along same; thence deflecting right 80 degrees 6 minutes 44 seconds measure northwesterly 184.00 feet; thence deflecting left 79 degrees 44 minutes 30 seconds measure westerly 341.00 feet, thence deflecting left 90 degrees 22 minutes 14 seconds measure southerly 173.00 feet to the place of beginning, containing 13 acres, more or less.

Together with an easement for ingress and egress as set out in an instrument dated March 5, 1969 recorded December 2, 1981 in Deed Record 216, Page 681-682-683-684 in the Office of the Recorder, Boone County, Indiana.

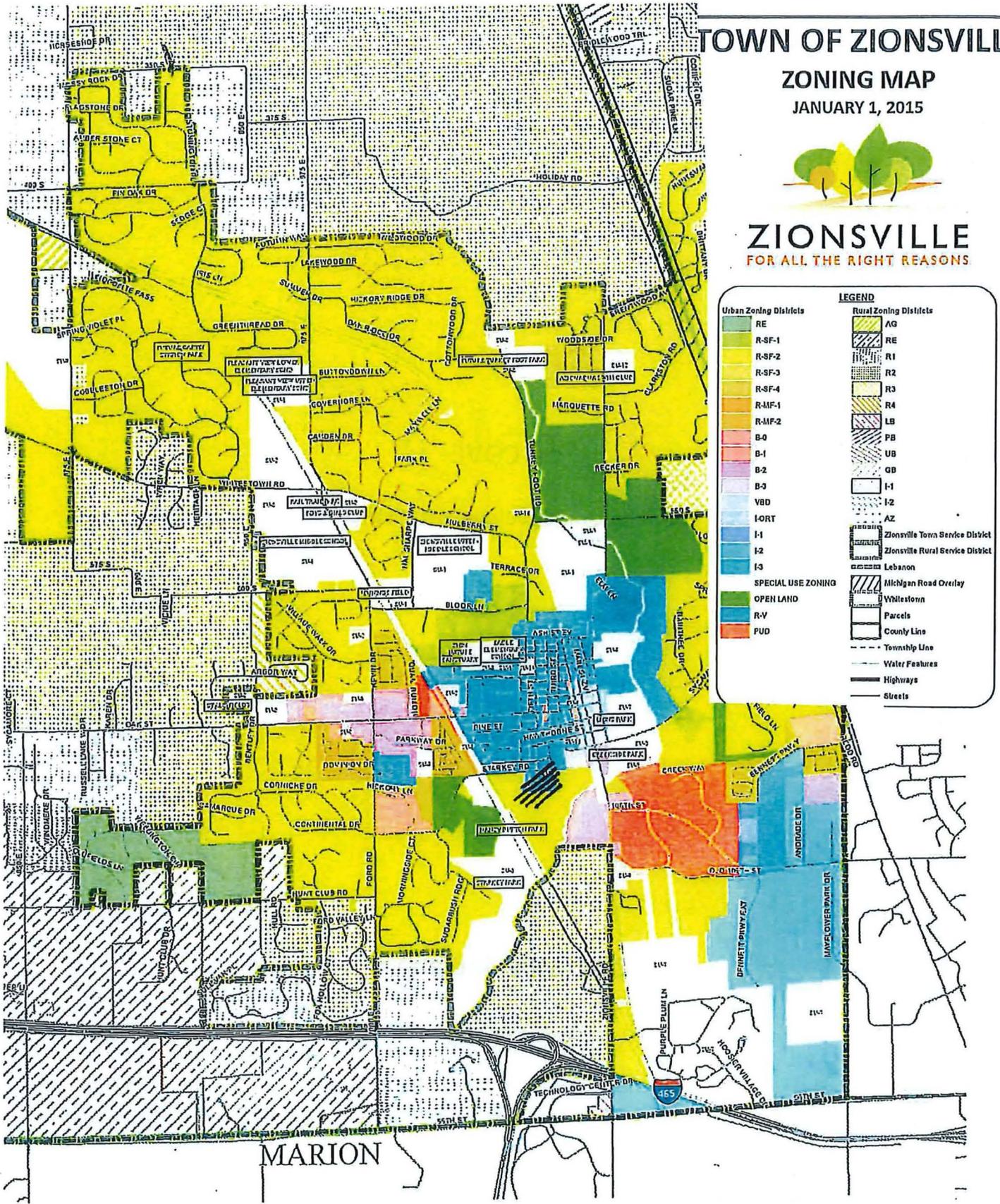
# TOWN OF ZIONSVILLE

## ZONING MAP

JANUARY 1, 2015



**ZIONSVILLE**  
FOR ALL THE RIGHT REASONS



Urban Zoning Districts	Rural Zoning Districts
RE	AG
R-SF-1	RE
R-SF-2	R1
R-SF-3	R2
R-SF-4	R3
R-MF-1	R4
R-MF-2	LB
B-0	PB
B-1	UB
B-2	GB
B-3	I-1
VBD	I-2
I-0T	AZ
I-1	Zionsville Town Service District
I-2	Zionsville Rural Service District
I-3	Lebanon
SPECIAL USE ZONING	Michigan Road Overlay
OPEN LAND	Whitestown
R-V	Parcels
PUD	County Lines
	Township Line
	Water Features
	Highways
	Streets

Exhibit B

**THE COVE**

**Planned Unit Development District**

**Ordinance**

**Zionsville, Indiana**

**August 16, 2017**

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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.      Project Entry Signage Concept
- Exhibit 7.      Proposed Walking Trails

Note: All of the above Exhibits (1-7) are attached to this The Cove Ordinance, are incorporated by reference into and hereby made a part of this The Cove Ordinance.

ORDINANCE NO. 2017 - 10  
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE ESTABLISHING  
THE COVE  
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission No. 2017-15-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 R-V (Urban Special Residential) and R-SF-2 (Single-family Residential); and

**WHEREAS**, the Town of Zionsville Advisory Plan Commission certified on \_\_\_\_\_, 2017 to the Zionsville Town Council a \_\_\_\_\_ (favorable/unfavorable) recommendation for rezoning the Real Estate to The Cove Planned Unit Development District ("The Cove District"), established by this planned unit development district ordinance ("The Cove 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 Cove Ordinance, as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Cove 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 Cove Ordinance, and (iv) The Cove 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 Cove District.

**Section 1.2** Development in The Cove District shall be governed entirely by (i) the provisions of this The Cove Ordinance and its exhibits, and (ii) those provisions of the Zoning Ordinance

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

- A. The singular number includes the plural and the plural includes 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. Single-family Dwellings.
- B. Permanently Dedicated Open Space.
- C. Additional Use Limitations are included under Section 11 of The Cove Ordinance.

**Section 3.2 Accessory Uses and Buildings.** All Accessory Structures and Accessory Uses allowed under the Zoning Ordinance shall be permitted in The Cove 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.

**Section 4. Development Standards.** The intent of these standards is to enable the construction of a high-quality, high-value residential development, nestled in a generally wooded area adjacent to, but outside of, the Eagle Creek flood plain.

**Section 4.1 Development Standards and Bulk Requirements.**

- A. Applicable bulk requirements are contained within Exhibit 3 (Development Standards Matrix).
- B. Maximum Number of Dwelling Units: 24.

- C. Minimum Lot Size: 2,000 square feet.
- D. Minimum Front Setback: 10 feet from private internal streets.
- E. Minimum Rear Setback: 8 feet.
- F. Minimum Distance Between Buildings: 6 feet, subject to compliance with the applicable building code requirements for fire rated construction materials.
- G. Maximum Building Height: 40 feet (measured from finished grade elevation to the top of the structure).
- H. Minimum Main Floor Area: 1,200 square feet.
- I. Applicable landscaping requirements are contained in Section 5 of The Cove Ordinance.
- J. Applicable lighting requirements are contained in Section 6 of The Cove Ordinance.
- K. Applicable signage requirements are contained in Section 7 of The Cove Ordinance.
- L. Applicable parking requirements are contained in Section 8 of The Cove Ordinance.
- M. Applicable pedestrian accommodation requirements are contained in Section 9 of The Cove Ordinance.
- N. Applicable environmental systems, drainage and street standards are contained in Section 10 of The Cove Ordinance.
- O. Applicable additional requirements are contained in Section 11 of The Cove Ordinance.

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

Section 4.3 The character imagery of the Buildings are contained within Exhibit 4 (Architectural Character Imagery).

**Section 5. Landscaping Requirements.** The landscaping in The Cove District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Buildings. Landscape treatment for perimeter yards, road frontages, service areas, parking areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for The Cove District.

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 landscaping for individual buildings is depicted on Exhibit 5 (Conceptual Landscape Plan).

Section 5.2 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 as depicted on Exhibit 5.

Section 5.3 Existing Vegetation (Woodlands). Existing vegetation may be used to achieve project landscaping (i) if the vegetation is of suitable quality and health, (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction, and (iii) each within the context of the significant wooded areas to be generally preserved within the eastern and southern portions of the overall site.

Section 5.4 Buffering. Landscaping shall be provided in the greenspace and landscaped buffer areas as depicted within Exhibit 2 (Concept Plan).

Section 5.5 Screening Areas. Screening or landscaping shall prevent direct views of ground mounted mechanical/telecommunications 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 5.6 Storm Water Retention Ponds. Storm water retention ponds will be provided south of the buildings area. 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 5.7 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 Cove Ordinance, to ensure proper maintenance of landscaping in accordance with The Cove 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 suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds.

## Section 6. Lighting Requirements.

### Section 6.1 Site Lighting.

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- B. Street lighting shall be confined to intersections and vehicular access points.
- C. 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.

- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- E. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- F. All building and pole mounted lighting fixtures shall have a 90-degree cut off and/or flat lenses.

**Section 7. Signage Requirements.**

**Section 7.1 Neighborhood Identification Ground Sign.** A Neighborhood Identification Ground Sign may be provided at or near the project entry, which sign shall be generally consistent with the signage depicted on Exhibit 6, Project Entry Signage Concept. Such sign may consist primarily of stone, cast stone, masonry or similar durable material. The project entry sign may be two-sided. The project entry sign may be located within a boulevard-type entry drive or near the entry drive in the western portion of the development area. If near the entry drive, the project entry sign shall not be closer to the pavement than three (3) feet.

- A. Area: Maximum sign area shall be 50 square feet, per side.
- B. Height: Maximum sign height shall be five (5) feet tall.
- C. Setback: Sign shall be setback from the pavement area of not less than three (3) feet.
- D. Illumination: Sign may not be externally illuminated.

**Section 7.2 Dwelling Signs.**

- A. Any other Signage for a residential use, not covered in The Cove Ordinance shall meet 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 District, of the Zoning Ordinance.

**Section 8. Parking Requirements.**

**Section 8.1** Each dwelling shall include two (2) garage parking spaces, and a minimum of one (1) parking space on the lot.

**Section 8.2** Guest and overflow parking shall be provided with a minimum of one (1) parking space for each dwelling, within the parking areas generally depicted on Exhibit 2 (Concept Plan).

**Section 9. Walking Trails.**

Section 9.1 Walking trails may be provided in the area generally as noted on Exhibit 7, which trails may provide pedestrian connectivity to Main Street and a future trail along Eagle Creek.

Section 9.2 Construction of walkways and paths within the open space 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 limit the impact of the improvements on the natural environment.

Section 9.3 Given the unique nature of the development, sidewalks will not be required adjacent to the private roads within the development project.

**Section 10. Environmental Systems, Drainage, and Streets and Streetscape; Water Supply.**

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 a storm water conveyance plan for The Cove District. Examples of permitted systems include the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement.

Section 10.2 The street layout (including rights-of-way, pavement widths, and design) within The Cove District shall be approximately as conceptually indicated on the Concept Plan, adapted as appropriate to the topography, unique natural features, and environmental constraints of The Cove District.

Section 10.3 Streets within The Cove District will be private. Private Streets shall be constructed to the pavement width standards of the Town, and curbs may be omitted in order to provide for Low Impact Development (LID) techniques.

Section 10.4 Any parcel, lot or user within The Cove District served by a private drive or private street shall not be required to maintain a minimum frontage on a public right-of-way.

Section 10.5 Water for fire protection shall be provided to the minimum requirements set forth in Section 02503 – 1.2 and 1.4 of the Town Design and Construction Standards for water mains and fire hydrants.

**Section 11. Additional Requirements and Standards.**

**Section 11.1 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 with The Cove District.

**Section 11.2 Outdoor Storage.** Outdoor Storage shall not be permitted on the Real Estate except as related to construction as authorized by the Controlling Developer.

**Section 11.3 Temporary Uses.** Temporary Uses, including Construction Facilities, Model Homes and/or Speculative Buildings, shall be permitted

**Section 12. Declaration(s) of Covenants and Owners Association(s).** Declaration(s) of Covenants 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 Committee, which shall establish guidelines regarding the design and appearance of all Buildings.

**Section 13. Procedural Provisions. Approval or Denial of Plats.**

- A. With respect to any portion of The Cove 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 tax parcels; provided, that notwithstanding the foregoing, use of the portion of The Cove District consisting of approximately ten (10) acres as permanently dedicated open space shall not be changed by platting or dividing of the Real Estate. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not negate development of the parcels in compliance with The Cove Ordinance.
- B. Primary and secondary platting shall be required with respect to any portion of The Cove District on which lots are developed for Dwellings. All secondary plats for any portion of The Cove District may be approved administratively by the Department without 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 may be approved by the Director.

**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.

**Section 15. Violations and Enforcement.** All violations and enforcement of The Cove 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 Cove Ordinance, shall have the meanings set forth below in this Section 16 and (ii) of all other capitalized terms included in The Cove Ordinance and not defined below in this Section 16, shall be the same as set forth in the Zoning Ordinance.

Architectural Character Imagery: These 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 Cove 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 Committee: A committee, 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 Committee.

Building: A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, chattel, or property.

Building Height Measurement: The height of buildings shall be measured from grade to the peak of the roof.

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 illustrates the layout of the internal drives, Building areas, Buildings, and parking areas permitted by The Cove Ordinance. Streets, drives and access roads as shown on the Concept Plan shall comply with the minimum dimensions, clearances, loading capacity and turning radii as set forth in the Indiana Fire Code and The Zionsville Fire Protection Ordinance.

Controlling Developer: The Controlling Developer shall mean the entity so-named as the entity which takes ownership of the subject Real Estate prior to development of The Cove District, until the earlier of (i) said ownership development entity no longer owns any portion of the Real Estate; or, (ii) said development entity 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.

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 and Economic Development Department.

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

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 and Economic Development for the Town of Zionsville.

Dwelling: A portion of the building intended for occupancy by a residential user.

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 and cannot include an increase in the amount of approved homes, a decrease in the amount of required open space, or the elimination of any 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, floodplains and pathways. Open Space does not include street right-of-way, platted residential lot area and private yards.

Plan Commission: The Zionsville Plan Commission.

Plat: A primary or secondary plat.

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

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 Cove District.

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

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

ORDINANCE #2017-10

DULY PASSED AND ADOPTED this 2nd day of October, 2017, by the Town Council of the Tow of Zionsville, Boone County, Indiana, having been passed by a vote of 5 in favor and 7 opposed.

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

YAY

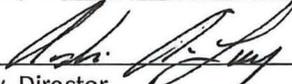
NAY

Signature

Signature

Elizabeth Hopper, President		
Josh Garrett, Vice-President		
Jason Plunkett Member		
Tom Schuler, Member		
Kevin Spees, Member		
Susana Suarez, Member		
Bryan Traylor, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Tim Haak on the 3rd day of October, 2017, at 10:30 Am.

ATTEST:   
Amelia Lacy, Director,  
Department of Finance and Records

MAYOR'S APPROVAL

  
\_\_\_\_\_  
Tim Haak, Mayor

10/3/2017  
\_\_\_\_\_  
DATE

MAYOR'S VETO

\_\_\_\_\_  
Tim Haak, Mayor

\_\_\_\_\_  
DATE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Part of the southeast quarter and part of the northeast quarter of Section 2, Township 17 North, Range 2 East of the Second Principal Meridian; also part of Lot No. 51 in Laughlin, Fouts and Harden's Addition to Zionsville, Boone County, Indiana, and a part of the vacated street between Lots No. 50 and 51 of said addition, more particularly described as follows: Beginning at a point on the east and west centerline of said section 1349.80 feet east of the center thereof; thence east along said line 75.76 feet; thence deflecting right 84 degrees 22 minutes 30 seconds measure southeasterly 485.00 feet; thence deflecting left 84 degrees 10 minutes 50 seconds measure easterly 100.00 feet; thence deflecting right 84 degrees 10 minutes 50 seconds measure southeasterly 200.00 feet; thence deflecting left 84 degrees 10 minutes 50 seconds measure easterly 302.66 feet to the centerline of Big Eagle Creek; thence deflecting left 35 degrees 00 minutes measure northeasterly 199.37 feet with same, thence deflecting left 1 degree 30 minutes measure northeasterly 235.00 feet with same; thence deflecting right 19 degrees 19 minutes 37 seconds measure northeasterly 116.91 feet with same to the centerline of the abandoned Railroad right of way; thence deflecting left 83 degrees 23 minutes 37 seconds measure northwesterly 404.62 feet with the same to the aforesaid east and west line; thence deflecting left 79 degrees 45 minutes 44 seconds measure westerly 566.88 feet along same; thence deflecting right 80 degrees 6 minutes 44 seconds measure northwesterly 184.00 feet; thence deflecting left 79 degrees 44 minutes 30 seconds measure westerly 341.00 feet, thence deflecting left 90 degrees 22 minutes 14 seconds measure southerly 173.00 feet to the place of beginning, containing 13 acres, more or less.

Together with an easement for ingress and egress as set out in an instrument dated March 5, 1969 recorded December 2, 1981 in Deed Record 216, Page 681-682-683-684 in the Office of the Recorder, Boone County, Indiana.

**EXHIBIT 2**

**CONCEPT PLAN**

**(exhibits to follow)**

EXHIBIT 3

DEVELOPMENT STANDARDS MATRIX

Tier 1 Lots – Northern (1-11)  
Front Load Garage (Facing South), 2 and 3 Story with Mezzanine

Minimum Lot Size	28' x 81'	
Minimum Front Setback	10'	
Minimum Rear Setback	8'	
Sides	0' / 6' or 8'	
	2-Story	3-Story
Maximum Building Length	62'	46'
Maximum Building Height	30'	40'
Maximum Building Width	22'	22'
Minimum Parking	2-car garage ; 10' x 16' drive	2-car garage ; 16' x 20' drive

Tier 2 Lots – Middle (12-19)  
Rear Load Garage (Facing North), 2 and 3 Story with Mezzanine

Minimum Lot Size	28' x 81'	
Minimum Front Setback	10'	
Minimum Rear Setback	10'	
Sides	0' / 6' or 8'	
	2-Story	3-Story
Maximum Building Length	62'	46'
Maximum Building Height	30'	40'
Maximum Building Width	22'	22'
Minimum Parking	2-car garage ; 10' x 16' drive	2-car garage ; 16' x 20' drive

Tier 3 Lots – Southern (20-24)  
Front Load Garage (Facing North), 2 Story  
Note: Lot 24 may have garage to east side.

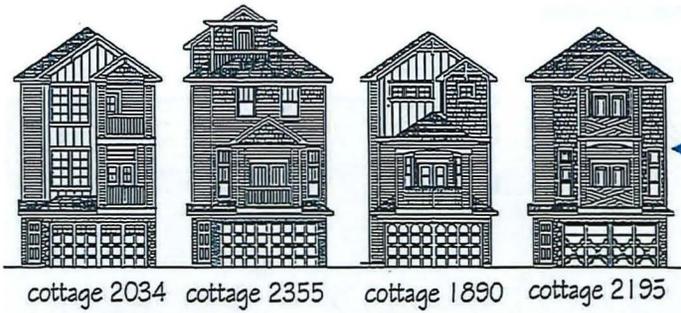
Minimum Lot Size	28' x 80'	
Minimum Front Setback	20'	
Minimum Rear Setback	Varies (see Concept Plan)	
Sides	0' / 8'	
	2-Story	3-Story
Maximum Building Length	62'	n/a
Maximum Building Height	30'	n/a
Maximum Building Width	22'	n/a
Minimum Parking	2-car garage ; 9' x 20' drive	n/a

**EXHIBIT 4**

**ARCHITECTURAL CHARACTER IMAGERY**

**(Multiple Exhibits to Follow)**

# Product - Elevations



- Mixed use of Architectural Materials:**
- Masonry (Optional Stone and Brick)
  - Board & Batten (Wood)
  - Shake Siding (Wood)
  - Lap Siding (Wood)
  - Garage Door Options

- Architectural Features:**
- 4<sup>th</sup> Story Option with Deck
  - Bright Contemporary Color Schemes
  - 2 Story Decks Standard



## Product – Front Elevations / Future Street-Scape



### Architectural Features:

#### Single Family Detached Homes:

- 6' between homes

#### Mixed use of Architectural Materials:

- Masonry
- Board & Batten (Wood)
- Shake Siding (Wood)
- Lap Siding (Wood)
- Garage Door Options

Conceptual Front Elevations

## Product – Rear and End Unit Architectural Feature

- Mixed use of Architectural Materials with 3 side Architecture
- Variated Roof Systems (Option 4<sup>th</sup> Floor)
- Rear Decks
- Brick / Masonry Wraps

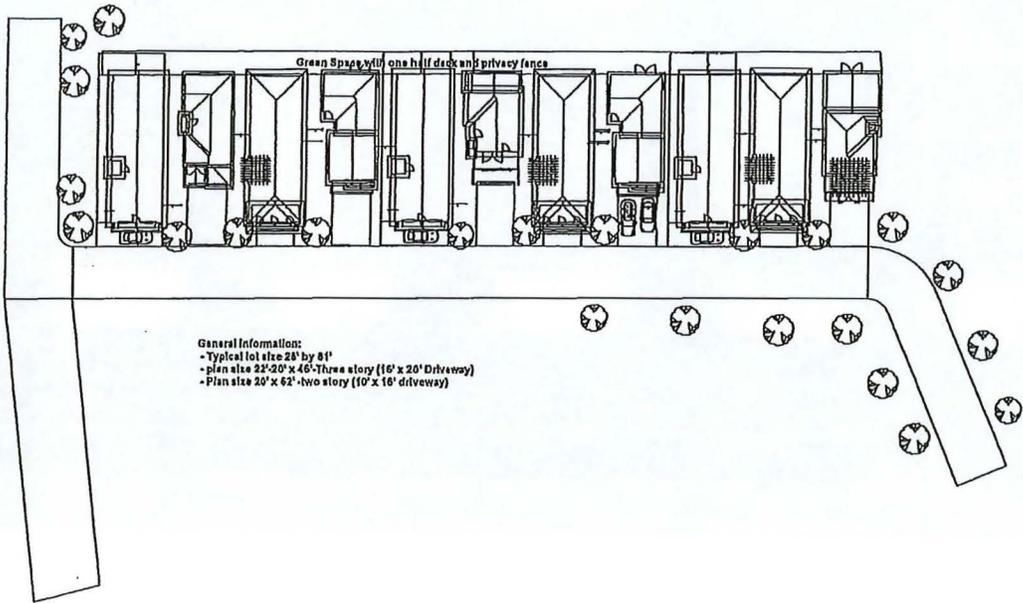


Conceptual Side and Rear Elevations

Conceptual Rendering – View of Buildings



Conceptual Buildings Layout



General Information:  
- Typical lot size 28' by 81'  
- plan size 22'-20" x 46'-Three story (16' x 20' Driveway)  
- Plan size 20' x 62'-two story (10' x 16' driveway)

Character Imagery Photos

(Sigma Builders Product at Bridgewater in Westfield)



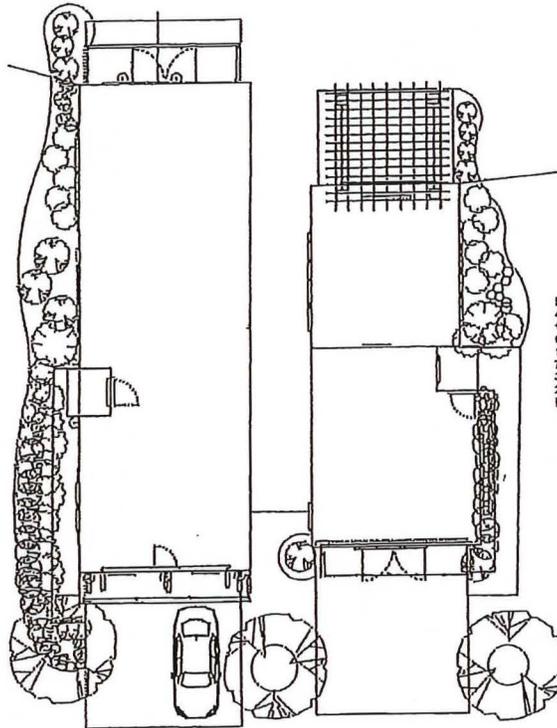


EXHIBIT 5

CONCEPTUAL LANDSCAPE PLAN

2 Story Unit

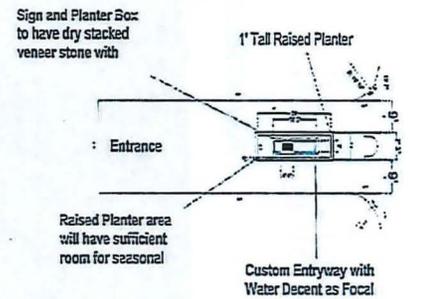
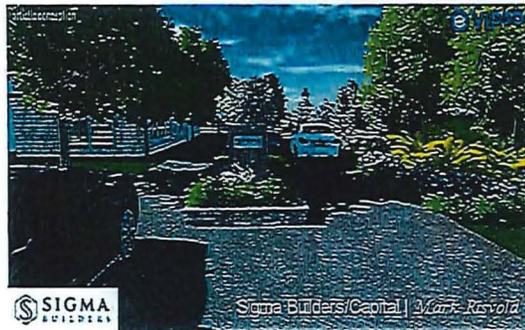
- Plant List (Two Story Unit)  
3 Upright Arborvitae  
5 Dwarf Limelight Hydrangea  
1 Globe Blue Spruce  
20 Big Blue Liriodaphne  
1 Cleveland Pear  
3 Perennial Geraniums



3 Story Unit

- Plant List (Three Story Unit)  
4 Upright Arborvitae  
1 Cleveland Pear  
6 Dwarf Limelight Hydrangea  
1 Globe Blue Spruce  
7 Coreopsis  
3 Carex  
2 Hens and Chicks  
Decorative Mulch or Gravel

# Entry-Way Monumentation



PROJECT ENTRY SIGNAGE CONCEPT

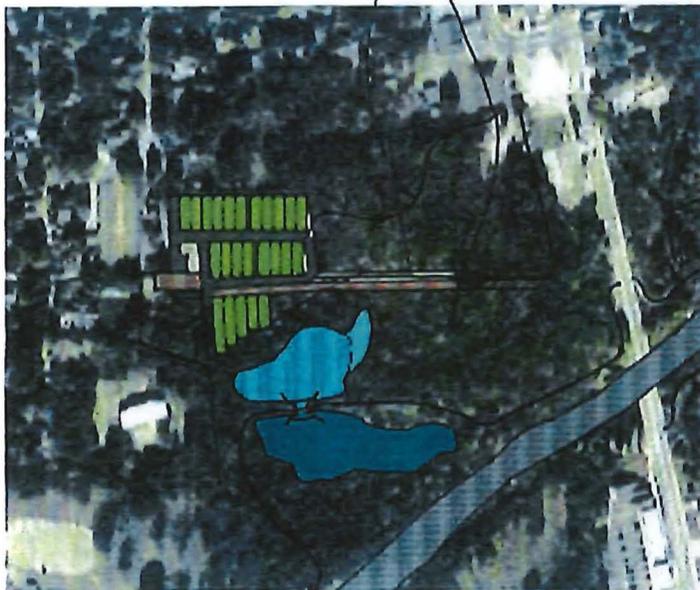
EXHIBIT 6

EXHIBIT 7

PROPOSED WALKING TRAILS

# Proposed Walking Trails

*Possible Connection Routes to Village*



*Existing Walking Trail*

*Existing (Just Completed)*

*To Rail Trail (Easements exist along north creek bank)*