

**VA24-01; REZ24-01; REZ24-03; & PUD24-03**                      **145 S. Morristown Pike** McNeely Law LLP as applicant; William Eric Group, LLC as owner, request a zoning recommendation of “RL” Residential Low Density District, “PUD” Planned Unit Development District, & “PK” Park District Zoning Designations for 169.513 acres +/- collectively upon Greenfield City Council annexation approval. The Property is not yet zoned.

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**Exhibits:**

- 1.) Letter of Introduction from McNeely Law – File dated 9/27/2023
- 2.) Overall Zoning Map EX1 – File Dated 01/07/2025
- 3.) Site Plan EX2 – Filed Dated 12/27/2024
- 4.) Zoning Conditions, Waivers, and Commitments document
- 5.) PUD PLAN EX3 – File Dated 12/27/2024
- 6.) PUD Ordinance and Development Statement – File Dated 01/07/2025
- 7.) Ordinances

**Location and Surrounding Uses**



Project Location

North	City of Greenfield Parks, Pennsy Trail
East	Hancock County “R1.0” Residential, agricultural row crops
West	Hancock County, “R2.5” Residential, single-family dwellings City of Greenfield, “RL” Residential Low, single-family dwellings
South	Hancock County “R2.5” Residential, single-family dwellings and agricultural row crops

The property is currently located in Hancock County and is improved with an 18-hole golf course and supporting structures; the area adjacent to Morristown Pike is unimproved and used for row crops. There are single family dwellings nearby that front along both sides of Morristown Pike some of which are within city limits and some in the unincorporated area of Hancock County. To the west of the proposed annexed area is a subdivision within the City of Greenfield known as The Ridges over Brandywine that contains large single-family dwellings on large lots. To the south is a subdivision known as Fairway Village; it is in the unincorporated area of the county and contains large single-family dwellings on large lots. The property to the east is unimproved and used for row crops.

### **Petition History**

This is the third attempt to annex and zone this property within the last two years. The first filing was in 2023.

#### **April 2023**

**VA23-01 & REZ23-01**– Voluntary Annexation and zoning request for the entire site as a Planned Unit Development (PUD), originally filed with a 9-hole golf course, 15 custom homes, 22 paired villas, 102 two story homes and 152 single story homes. The variety of home types added justification to proposing a Planned Unit Development. Petition continued in June, July, August and September of 2023 resulting in a final modification to an 18-hole golf course, 15 custom lots, and 114 paired villas. The Paired Units were originally intended to be rentals that were owned by the same owner as the golf course providing ongoing operational funding for the course. Staff was generally in support of this petition as a means of preserving and maintaining a fiscally successful golf course, and providing a unique active lifestyle that included golf course membership and other family recreational opportunities at the golf course facilities. This scenario created a unique and compelling reason to zone this property as a PUD. This petition was eventually withdrawn in November of 2023.

#### **April 2024**

**VA24-01 & REZ24-01(RL) & REZ24-02 (RM) & REZ24-03 (PK)** – Voluntary annexation and zoning request for 3 separate districts, being Residential Low Density along Morristown Pike, Residential Medium Density, and Park Districts. This was similar in layout and design to the current proposal. This proposal was never made public with notice and was not brought before the Plan Commission. The petition was assumed to be withdrawn due to lack of communication from the Petitioner and their agent with the Planning Department.

#### **September 2024**

**VA24-01 & REZ24-01 & REZ24-03 & PUD24-02**– Voluntary annexation and zoning request for 3 separate districts, being Residential Low District along Morristown Pike, Planned Unit Development, and Park Districts.

At the **November 12, 2024** Plan Commission meeting the Plan Commission continued the petition to the January 14, 2025 meeting in order to allow sufficient time for the Petition to finalize documentation, and for Staff to appropriately review changes. In the interim, significant revisions have been made to the details of the PUD portion of the proposals.

### **Current Proposal for Voluntary Annexation VA24-01**

The combined proposals consist of approximately 170 acres located at approximately 145 S. Morristown Pike and the petitioner is petitioning the Common Council for these properties to be annexed into the city. The properties are collectively more than 1/8 contiguous to the City boundary, as required by state law to allow for annexation.

The petitioner seeks a zoning district recommendation of “RL” Residential Low Density for approximately 6.76 acres along S. Morristown Pike to be developed into large-lot single-family residential dwelling units.

The petitioner seeks a zoning district recommendation of “PK” Park for approximately 133.1 acres to encompass the existing Hawks Tail Golf Course. The course is proposed to remain 18-holes as currently configured.

The petitioner also seeks a zoning district recommendation of “PUD” Planned Unit Development, for approximately 29.57 acres of land between the “RL” and “PK” portions with the intention of developing a mix of detached single family and 2-unit paired villas on individual lots.

### **Findings:**

**Section 36-7-4-603 of Indiana Code provides several criteria for determining changes to the zoning ordinance or zoning map. The five elements in this section are the criteria by which the City evaluates rezone requests. We shall use the same criteria to determine the most appropriate zoning designation for a piece of property being annexed into the city. Section 36-7-4-603 states that “the plan commission and legislative body shall pay reasonable regard to”:**

- (1) The comprehensive plan; - Comprehensive Plan Map, 2015**



**Findings:**

The property is located within the 15 year growth boundaries of the city as defined by the 2015 Comprehensive Plan. The city is desirous of squaring the boundaries of the town and incorporating this property will be help to create a more cohesive and logical strategic area for the municipality. The surrounding general vicinity is utilized for single-family residential development and agricultural production. The site specifically abuts the Pennsy Trail and includes the existing Hawks Tail Golf Course facility.

The Future Land Use Map of the Comprehensive Plan is created using input from the community to create desirable development patterns. **The Comp Plan identifies the site for “Low Density Residential”, being less than 3 units per acre.** There is little land within city limits that offers more than an agricultural field to develop into neighborhoods so this area along the creek has been identified as a desirable area to provide more exclusive home sites.

The “RL” Residential Low Density District is intended to regulate all land in the city platted for large lot single-family residential development around natural areas and features. The existing and desired development pattern for the RL is for low-density, single-unit residential subdivisions clustered around natural features.

The RL portion of this combined plan is approximately 2.22 units per acre, putting it well within the Low Density category. The Golf Course is an appropriate recreational use of land on this site.

The proposed PUD portion of this plan approaches 4 units per acre, putting it at the high end of the Residential Moderate Density category of 3-5 units per acre, and at a higher density than the Comprehensive Plan recommends. To contravene the future land use map is entirely possible, if the petitioner can show that the proposed development will better serve the community. The high density proposed within the PUD is proposed to be mitigated by the lots lining Morristown Pike designed to mimic the larger residential developments nearby. Staff finds that the proposed density is potentially supportable because it is intended to financially support and preserve the public golf course by offering a low maintenance and recreational oriented “lifestyle” along with mandatory tiered membership levels in the golf course.

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

**Findings:**

The existing Hawks Tail Golf Course and its associated facilities are proposed to remain in their current state and condition, with the land they sit on being zoned as PARK zoning designation. There is a stated goal in the PUD to ensure that the Golf Course is directly and financially tied to the PUD’s residential homes as a means of ensuring the longevity and continuation of the Golf Course into the future. The remainder of the land is currently used as agricultural fields. It is

proposed to be split into larger residential lots along Morristown Pike, with smaller lots facilitating detached and paired single-family homes filling in the land between these larger lots and the Golf Course.

The RL proposal lining Morristown Pike will provide a cohesive and similar character to the existing homes in the area. The Petitioner proposes to add a landscaped green space and paved pedestrian path along Morristown Pike that will connect to the Pennsy Trail. Staff finds that the well-buffered 10 foot wide trail along the east side of Morristown Pike will greatly enhance the connectivity called for in the Comprehensive Plan. The details of this proposal need to be examined during platting..

The homes to be constructed in the PUD are on smaller lots than even the RM District would allow. The Developer has made architectural commitments they believe will provide justification for the density needed to support the golf course. Staff has concerns about the development standards proposed ensuring the well-designed development of these units, which could have a detrimental impact on the surrounding and existing residential neighborhoods. Remedies will be discussed further in the PUD review of this staff report.

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

#### **Findings:**

As stated above, the most desirable use has already been identified by the Comprehensive Plan and the existing development pattern in nearby subdivisions. The incorporation of the Golf Course and ensuring its continued viability is a very desirable use for the City. The beautification of Morristown Pike and allowing for well-planned pedestrian access along it to Pennsy Trail is of paramount importance for this corridor's future development. The introduction of denser housing on smaller low maintenance lots could provide an alternative that allows a more efficient use of land and gives a larger number of residents an opportunity to enjoy the nearby amenities. To borrow a phrase, the devil is in the details, and Staff finds that the details have not been fully considered or worked out at this time.

### **(4) The conservation of property values throughout the jurisdiction;**

#### **Findings:**

The use of this property for residential development is desirable and logical. The development pattern should be sensitive to adjacent residential lots and the Pennsy Trail. The proposal does not provide adequate buffer yards between the RL and the PUD, or along and the south end of the development. The RL portion of the development will help to maintain property values.

This proposal will provide an extension of the corporate boundaries of the city and extension of municipal services to the immediate area. These services may act to increase the value of adjoining properties and provide for infrastructure extension to un-annexed property to the east.

**(5) Responsible development and growth.**

**Findings:**

The development should follow the recommendations of the comprehensive plan, or show why the proposal better serves the community. The elements of responsible development and growth would best be served by providing a plan for development to justify any zoning request. The annexation will contribute to the contiguity of city limits.

**Severability of Applications:**

Staff is generally supportive of an application for annexation for all of these properties, given the right zoning proposals. Staff is generally in support of the RL and PARK zoning recommendations. Staff is supportive of the PUD with conditions to be outlined within this staff report. The Park District annexation is contingent upon the PUD District being approved to achieve the required 1/8 continuous boundary.

**Proposals for Conditional Zoning Recommendations upon Annexation**

**REZ24-01 RL – Residential Low Density Zoning Proposal**

The RL portion of the proposed annexation is limited to 15 lots along the west perimeter with direct driveway access from each lot to Morristown Pike. These lots will be of a similar size to the existing lots in surrounding neighborhoods. The community will enjoy front façade architecture that will face Morristown Pike.

These lots would be broken up by the 2 entry-roads leading into the PUD subdivision and golf course to the east. The RL lots are proposed to be approximately 90' x 160' in size. A landscaped walking path / trail has been proposed along Morristown Pike, lining the front of these larger lots, and acting as a pedestrian connector to the Pennsy Trail to the north.

Proposed Lot Development Standards vs UDO standards:

	<b>Proposed</b>	<b>RL</b>
Min Lot Width	96'	80'
Min Lot Area	14400 sq ft	12,000 sq ft
Min Front Lot Setback	(none mentioned – assumed UDO standard)	30'
Min Side Lot Setback	10'	15'
Min Rear Lot Setback	20' + Easement	20' + Easement

**Requested Conditions, Waivers, and Commitments:**

The Petitioner has made the following commitments and requests for waivers to the RL district as compared to UDO standards.

- 1.) Sod shall not be required – each lot shall be seeded upon completion of the dwelling.

**Findings: Dismiss.** Sod is not a requirement per current UDO standards and this is an unnecessary request.

- 2.) Side Lot Setbacks shall be a minimum of 10’

**Findings: Dismiss.** This request cannot be considered by the Plan Commission. A development standards variance would need to be filed with the Board of Zoning Appeals to allow for this side yard modification from the required 15’ side setback in an RL District to 10’. Furthermore, no apparent hardship or justification has been provided and Staff will not support this variance at the BZA.

- 3.) Rear Lot Setbacks shall be 20’ plus any easement.

**Findings: Dismiss.** RL District requires a 20’ rear yard plus any easement. This is a superfluous commitment.

The Petitioner is proposing a 10’ trail in lieu of sidewalk along Morristown Pike as part of a 20’ green space buffer along Morristown Pike.

**Findings:** Paved walking trails are desired along thoroughfares within the right of way and Staff recommends approval of this commitment. The proposed green space would need to be in an easement on each lot or in a common area. Discussions with the petitioner and potential builder of these lots indicated the RL lots were to be developed without an HOA, as the builder has many requests for such a lot within city limits. In order to not have an HOA the subdivision cannot contain any common area. A lingering question is if this green space buffer is intended to be a Common Area to be maintained by an HOA, or if this is a commitment to have a green space buffer easement and additional setback in addition to the 30 foot front setback requirement. If the green space as an easement on individual lots is proposed, a commitment will be placed on each lot owner to maintain an approved landscaping plan within the easement.

**General Findings for the RL District proposal:** Staff finds this zoning proposal has not been well thought out and there are unanswered questions and concerns which have not been adequately addressed. It should be noted that these items can be worked out during platting of the property, and the RL District is an appropriate “holding zone” for any property annexation into the city.

While not required, no information has been provided regarding house type or architectural design. The RL Ordinance, Chapter 155.017 of the UDO, suggests RL developments should minimize the impact of garages by establishing side load or angled garages, utilizing decorative and upgraded doors and finishes, or pushing the garage back from the front façade. This allows for additional design features that enhance the character of this district.

While not required, two thirds of these 15 exclusive lots do not have any buffer yard, mounding, or landscaping proposed between them and the smaller, denser two family villa lots proposed to the East.

What mechanism will provide assurance that a green space along Morristown Pike will be preserved and maintained? A specific landscape plan will be required at platting. Will the landscaping hinder site lines for the 15 driveways? Will the paved pedestrian path be within right of way or within the green space? Will there be an HOA?

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### REZ4-03 PK – Park Zoning Proposal

The existing Hawks Tail Golf Course is a public course and is proposed to remain intact in its entirety along with its associated buildings and facilities. The area is proposed to be separate from the proposed residential developments and zoned as “PK” Park based on its current and most appropriate uses. Access to the golf course will be made through the northern entry drive of the paired villa subdivision which connects to the existing narrow asphalt drive on the golf course. The PK District allows for both public and private recreational uses.

### PK Requested Conditions, Waivers, and Commitments:

The Petitioner has made the following request for waivers or commitments, regarding the PK district as compared to UDO Standards.

- 1.) The Golf Course shall have the option, but not be required, to connect to or run City utilities to the Park Zoning Property
- 2.) No structures or improvements on the Park Zoning Property shall be required to utilize City utilities.

**Findings:** Utility Connections are not necessary upon annexation of an existing use such as the Golf Course or any structures currently in existence, such as the clubhouse. Connections and applicable fees would only be required upon expansion of any existing structure, or new development being built, or subdividing the property. As it stands, Hawks Tail Golf Course and Clubhouse and any existing ancillary buildings are allowed to remain on the existing well(s) and septic system(s) currently in use without any requirement to connect to City Water or Sewer upon annexation. The property currently lies outside the

City Electric Service Territory. Any Utility Connections can be requested by properties within the City Limits and/or within the serviced territories for the specific utility in question at any time. If a utility connection is requested, or any subdivision of the property is proposed, all availability fees for water and sewer, as well as connection fees, will be due based on the acreage of the property or any subdivision thereof at the time of the request or subdivision.

**General Findings for the Park District proposal and annexation:** Hawks Tail Golf Course is a desirable community amenity. Without the RL and PUD portions of the site the golf course does not have contiguity to be annexed on its own.

Staff has insisted that this annexation proposal include the golf course in order to provide the required boundary connectivity to the next potential land development opportunity to the East. On its own, without the recreational benefit, the creek and floodplains located on this property create a natural barrier to future eastward boundary expansion of city limits so this is our best chance to bridge that gap. It is important to include all of the land in this annexation petition.

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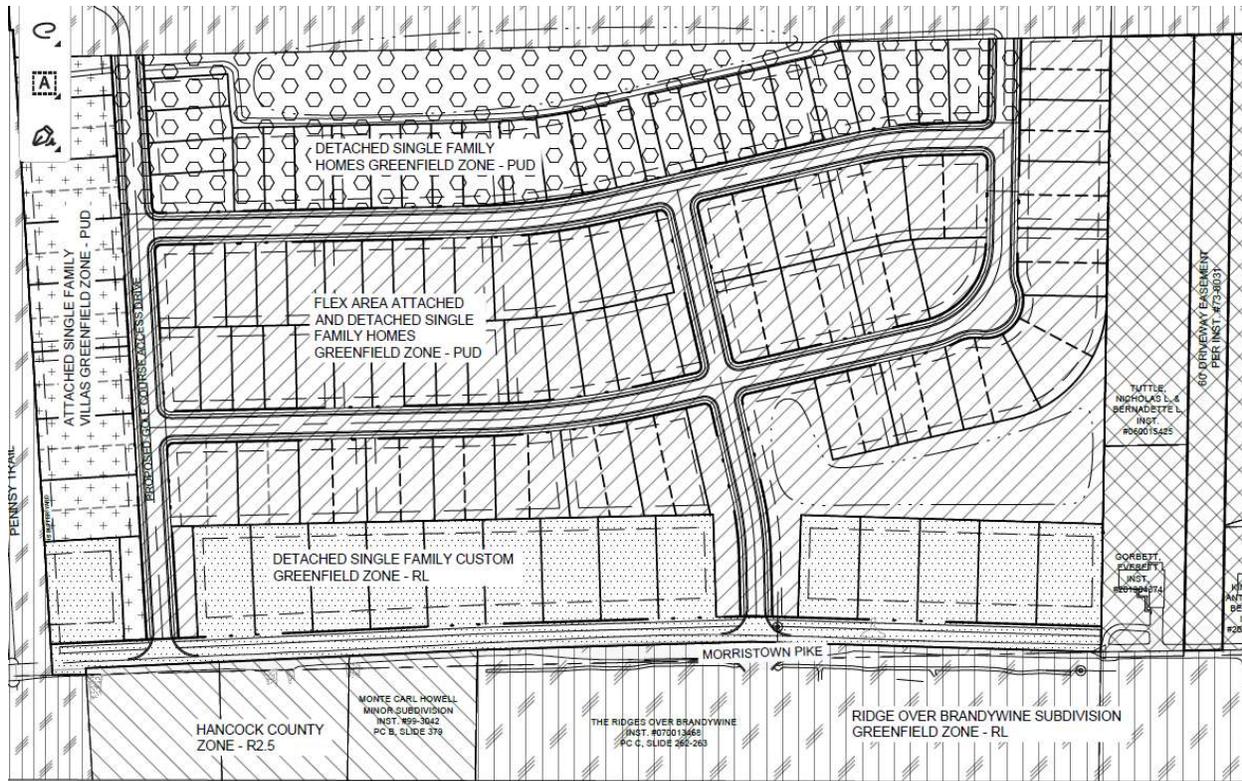
### **PUD24-02 – Planned Unit Development Zoning Proposal**

Chapter 155.019 “Planned Unit Development” of the UDO states that a PUD is intended to provide for large developments where the uses, standards, and requirements of a standard UDO Zone District cannot achieve the desired development pattern. Examples include a combination of mixed uses, a master planned community to achieve a variety of development standards, or unique design or scale.

The PUD is situated to the East of the proposed RL District and to the West of the golf course Park District and is proposed to be 116 units in a combination of detached single family homes and paired villas on 116 lots. The proposal states the lot size and development standards will be exactly the same for either type of residence. Each paired villa will be a two unit attached dwelling on its own lot with a common property line between the adjoining structures. The community will provide low maintenance living and the homes will be sold to individual owners. This is not planned to be a “for rent” community and no golf course owned rentals are proposed.

### **PUD Plan**

Exhibit “EX3” shows designated sections within the PUD for 14 Paired Villas along the Pennsy Trail and 26 Single Family Detached Homes adjoining the golf course and 76 “Flex” areas where the needs of the market will determine if each section will be developed as paired or detached units. These Flex areas have 4 sections, and all units in each section are proposed to be of the same type, Paired Villas or Single Family Detached.

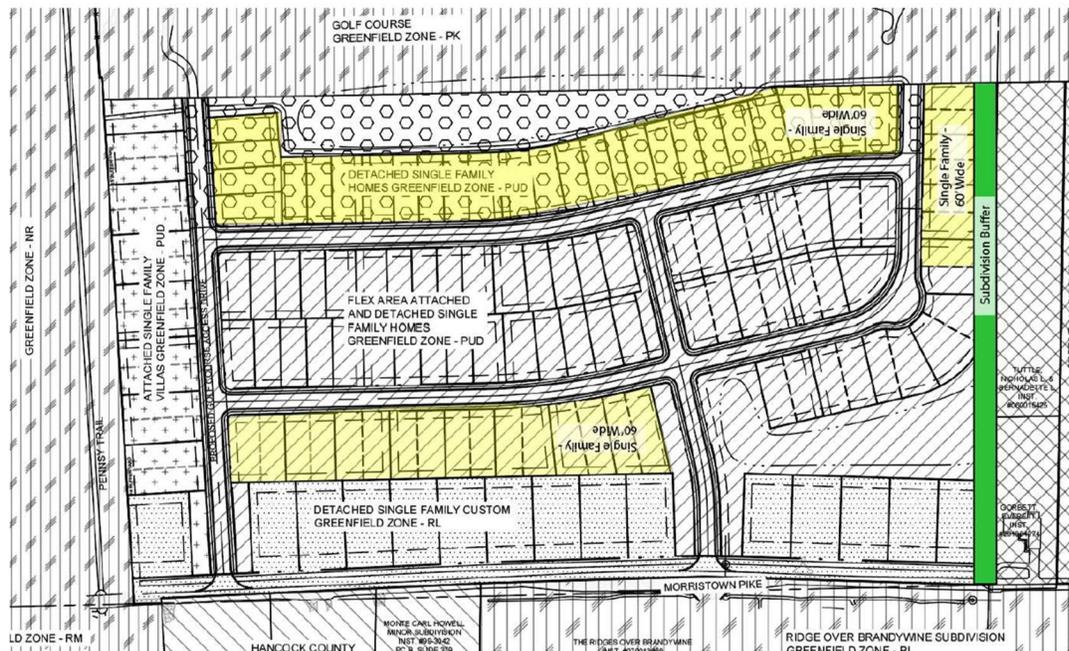


**Findings:** Staff recommends a revised PUD plan be submitted reducing the density from 3.9 units per acre to 3.6 units per acre based on simple geometry and some basic premises about house siting on a lot. The total number of lots should be reduced to no more than 105. Staff also recommends a minimum 20 foot front setback for all lots. All single family lots need to be 60 feet wide and both the single family and the paired villas all need to provide two car garages.

The need for two car garages is based on the verbally stated price point and the premise that this community is to be a recreationally oriented lifestyle. Two car garages will be needed to accommodate bicycles, golf carts, golf clubs, etc., and hopefully two cars. The average two car garage is 20 feet wide. A typical ranch home as shown in the PUD Statement is 40 to 45 feet wide. This need for storage space increases the need for at least a 20 foot setback on all lots so cars can be parked in the driveway.

The PUD Statement and Plan allows for a 15 foot setback for the primary structure and a “20’ parking space outside of the right of way that does not fully block the garage access.”. Staff requested an explanation or graphic to understand this standard but have not received one. At these lot sizes the HOA covenants should prohibit parking any recreational vehicles on lots outside of a normal driveway and then only for a short period of time such as the time needed to load a camper for a trip. The UDO contemplates 10 foot front setbacks in Residential Urban Districts but this is typically found with homes that provide a traditional style of architecture with a large front porch and rear alley access or a detached garage. This is not the case in this proposal so staff recommends a 20 foot setback for all structures.

Furthermore, the PUD Plan should be amended to dedicate the lots adjacent to the RL lots as single family lots, being 60 feet wide. The 16 lots adjacent to the RL would then be reduced to 13 single family lots on a revised PUD plan. Similarly, the 26 lots along the golf course would be 60 foot wide single family lots, and reduce the number shown to 17 lots. The lots adjacent to the south perimeter should also be 60 foot wide single family lots reducing the 8 proposed lots to 7 lots. This reduces the maximum # of lots to 102, however, staff also recommends a perimeter yard or buffer of 20 feet be added to the south line. The PUD statement and Plan indicate a perimeter setback of 15 feet on boundaries but this plan is actually showing the proposed rear yard setback and not an additional perimeter buffer. Staff does not feel a buffer yard is required adjacent to the heavily wooded Pennsy Trail. This 20 foot buffer yard to the south could potentially eliminate another 4 lots across the width of the PUD.



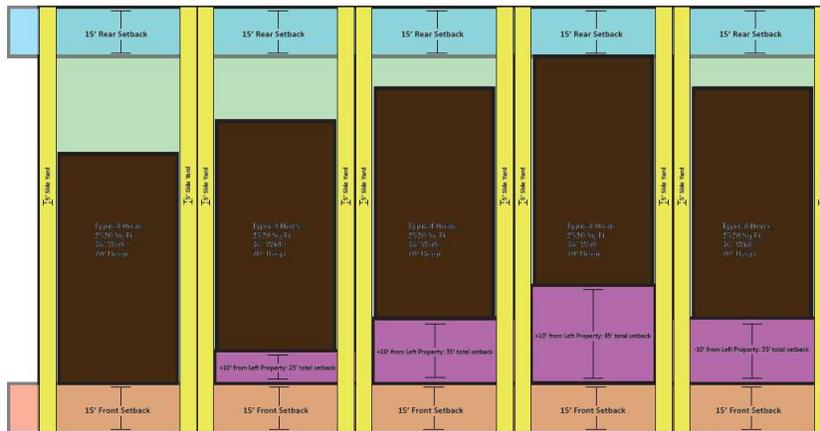
### Staff proposed PUD Plan

Staff is not supportive of curvilinear front setbacks as described in the PUD Statement to range from 15-45 feet at up to 10 foot intervals. Staff suggested a less drastic variable setback ranging from 20-30 feet at 5 foot intervals. This would produce less of a regimented straight streetscape.

Below is a diagram of home siting and the lot coverage a ranch home would require as proposed. The 45 foot front setback described in the PUD Statement does not provide for useable outdoor space that is typically found in back yards. This commitment has not been well thought out. Staff recommends a curvilinear setback line be established at platting if so desired

to create a pleasing streetscape being between 20 and 30 feet at 5 foot intervals. In the meantime, the PUD should be simplified to provide a 20 foot minimum front setback.

Example of Typical Detached Homes on 48' by 130' lots with Facade Depth fluctuating +/- 10' from neighboring home.



### PUD Statement of Purpose and Intent:

A Statement of Development Standards has been provided within a PUD Ordinance (see Exhibit # 6).

1. The proposed PUD states that this is a residential golf course community and that the units will be in “close proximity” to the public golf course and the Penny trail. The intent is to promote active living by offering HOA lot maintenance that will eliminate personal time spent cutting the lawn, removing snow, trimming trees, etc. It is implied that personal time gained can be used to take advantage of the Penny Trail and the golf course. The second goal is to ensure Hawks Tail Golf Course remains financially viable by requiring social and or golf membership from all lot owners.

### Findings:

Staff supports the golf course preservation aspects of the PUD as well as its intent to create an active living golf course community with membership and recreational opportunities incorporated into the “lifestyle community”. There is no guarantee the golf course will stay in existence, or not be rezoned in the future so this cannot be relied upon without a deeper partnership. Any change to the golf course membership structure will require a PUD amendment be approved by the Plan Commission and the Common Council.

Staff recommends that a commitment be made to add additional common are to the PUD if the golf course should close. The pond already straddles the property line of the golf course and provisions should be made to ensure at least a 20 foot offsite access easement from top of

bank around the entirety of the pond be dedicated to the PUD HOA. This area can be expanded and deeded as common area if the Golf Course community ceases to exist.

2. The PUD Statement declares this community will add a variety of housing types within the city.

**Findings:** Typically, a PUD is intended to be used as a tool to establish and provide a variety of housing types within the proposed planned development itself, not to add variety to the larger community. The 2023 PUD as originally proposed met this goal. Paired villas are becoming common place as almost every developer is currently proposing paired villas in order to provide attainable housing in the current economy. This development pattern is entirely possible within the RM District, and does not rely on a PUD zoning to exist. The additional commitments to the single family lot sizes described above will ensure variety and add justification for a PUD.

3. The PUD intent is stated to utilize a creative approach in land planning to utilize infrastructure, promote the desirable use of common areas and promote variety in development patterns.

**Findings:** The PUD does not offer a common area buffer along 10 of the proposed RL lots. The plan shows the rear of potential two family units backing up directly to the RL lots. A commitment to 60 foot wide single family lots would help lessen the # of house to house view sheds. The PUD offers a walking trail on the east perimeter protected by the pond for the most part which will provide views of the golf course. Common areas within the PUD consist of ponds and a dog park. The golf course memberships offers exceptional community gathering spaces such as a the clubhouse, and both indoor and outdoor recreational opportunities.

#### **Section IV. Land Use & Development Standards:**

The PUD Statement proposed that the 116 villas will provide a density of 3.92 units per acre. This is near the high end of a density of 1-5 units per acre in a typical RM residential moderate zone district. The PUD statement declares the underlying zone district to be adhered to, should any standards not be addressed, is the RM District.

The PUD proposes to reduce the front and rear yards, as well as the lot area of each lot as compared to the RM District. Below is a staff-generated chart comparing standards between the proposed PUD, and the current RM and RU standards from the UDO. Items unique to one standard and items which matched between all 3 zones were not included in this comparison: PUD standards less than the RM have been highlighted.

	PUD	RM	RU
Min Front Building Setback	15'	25'	10'
Min Perimeter Setback	0.	current UDO 20')	NA
Min Side Yard Setback	5'with 12' aggregate	5' w/ 12' aggregate	5' w/ 12' aggregate
Min Rear Yard Setback	15'	20' + Easement	10' + Easement
Min Rear Yard Clearance from Bldg to Easement	15' + Easement	20' + Easement	10' + Easement
Lot Coverage	70%	45%	75%
Required Open Space	15%	25%	15%
Min Lot Width	96' / pair   48' / individual / 48 SF	90' / pair   45' individual / 60 SF	60' / pair   30' individual / 50 SF 45' w/ alley access
Min Lot Area	5,500 sq ft	7,000 sq ft	3,000 sq ft (6,000 / pair)
Garages & Driveways (Parking)	Min 2 Parking Spaces (1 enclosed, 1 off-street)	Min 2 off-street Parking Spaces	Min 2 off-street Parking Spaces

**Findings: PUD Residential Standards –**

- Staff recommends a 20 foot minimum front setback.
- Staff recommends a perimeter setback of 20 feet outside of any rear lot setback on the south boundary.
- Staff recommends a 20' rear yard setback outside of any easement in direct response to community wide complaints of needing useable fence-able yards
- Staff recommends 45% maximum lot coverage
- Staff recommends 25% lot open space
- Staff recommends a 60 foot minimum lot width for the SF lots along the west east and south perimeter to ensure compatibility with surrounding properties.
- Staff recommends a minimum 2 car garage to support the recreational lifestyle proposed.

**PUD Architectural Standards Modification requests**

1. **155.101.5.A** – Request to provide Garage Façade Width up to 65% the total building façade width on front-loading garages, where normally only 50% is allowed for up to 10% of the homes. Petitioner proposes to allow for up to 65% of total building façade width to be front-loading garages. The “rationale” provided by the Petitioner is that *“additional flexibility is necessary to provide large enough garage access to meet the desired floor plans.”*

**Findings:** Staff does not support this request and finds that the “rationale” provided is insufficient to justify the requested modification from the current code. Other paired-unit developments have successfully applied for up to 60% within the City of Greenfield under PUDs, but these had agreements to use a significant number of side-loading garages within the development placed every 3 lots, to lessen the “garage façade” impact on the streetscape while still providing for 2-car garages on narrow lots. . Staff recommends up to 60% of the façade for front loading garages with the added commitment that every 4 paired villa will provide a courtyard style driveway and side load garage for one of the paired villas. This will require an additional modification to allow garage facades to project into a front yard by more than the 16' allowed by the UDO.

#### **Section V. Statement of Commitments:**

A statement of commitments has been provided as Section V of the PUD Statement. A list of the commitments Staff does not recommend is provided below.

2.) Landscaping (c.) “All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.

**Findings:** Staff finds that this is inconsistent with the previous statement (V.2.b) which gives final landscaping plan approval to the Planning Director. Staff recommends the language be adjusted to read similar to as follow: “All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size, and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA.”

2.) Landscaping (d.) “Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to install trees in the common areas if there are utility conflicts.”

**Findings:** Restate to say that street trees shall be installed in common areas to avoid utility conflicts if necessary. An additional commitment should be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree to be placed in a front or side yard unless utility conflicts do not allow such placement.

2.) Landscaping (e.) – “Effort shall be made to preserve existing trees along adjacent to the development.”

**Findings:** Replace proposed language with the following:

*“Preserve existing trees and open space as depicted on the Concept Plan and identify the areas on construction plans with fencing clearly delineating preservation zones. Permitted reasons for tree removal include drainage and utility improvements and trail installation and maintenance and require administrative approval by the Planning Director.”*

5.) Shared Drives (a.) – “A maximum of 50% of buildings may have connected driveways.”

**Findings:** This statement is unclear, and Staff does not know what it is referencing by “connected driveways”. There are no shared drives shown or mentioned in the proposals. Courtyard driveways typically refer to driveways with side-loading garages, frequently seen in other paired unit developments to reduce the garage façade’s impact on the streetscape. Staff would recommend at least 30% - 40% be courtyard style garages and driveways, and that they should be placed every 3<sup>rd</sup> lot. This is to reduce the impact of the garage façade(s) on and reduce the general monotony of the public space along the streetscape. This would be in line with other developments within Greenfield, such as the Park Rose PUD subdivision, recently approved by this Plan Commission.

### **General PUD Statement Comments**

PUDs should incorporate lot layouts as well as renderings and elevations of the typical homes and buildings which would be built within the proposed development. Though example renderings have been provided within the PUD Statement document, they are lacking in detailed information. No scaled building elevations or lot layouts have been provided to date, Staff understands this is difficult to produce because there is currently no contracted home builder for the project. As such, Staff has minimal capacity to review or provide professional opinions regarding the potential homes to be built within this development. Each home would require more extensive review during the Permitting phase to ensure compliance with the Design Standards of the UDO at the time of the permit being filed.

### **HOA Covenants**

The HOA covenants require any lease of a villa to be a minimum of 12 months, unless a hardship, such as military leave.

The HOA covenants prohibit overnight parking on public streets. This will be a problem with such a limited amount of off street parking options.

The covenants need to provide information regarding Golf Carts on public streets. Currently, they cannot be driven on sidewalks or public trails and there are requirements regarding equipment, insurance, driver’s license, and permits to operate on a public street.

## Technical Review

The Technical Review Committee has reviewed the conceptual plan(s). Water and sewer will be served by the City of Greenfield. Electrical will be provided by Nine Star.

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### **REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development and VA24-01 Annexation**

**Staff Recommendation:** Continue REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development to the February 11, 2025, meeting of the Plan Commission in order for the petitioner to make the changes to the PUD plan and PUD Statement as outlined in the staff report.

If the petitioner chooses to move forward at the January 14, 2025 Plan Commission meeting, and the Plan Commission approves the Staff recommendations are as follows:

#### **REZ24-01 RL District**

**Staff Recommendation:** Favorable recommendation to Council for the RL District Conditional Zoning upon annexation, based upon the findings in the staff report, and the following conditions.

1. The petitioner shall install a 10' wide asphalt pedestrian pathway within the right of way of Morristown Pike connecting to the Pennsy Trail at the north terminus in lieu of a sidewalk.
2. The petitioner shall work with staff to provide a buffer green space along Morristown Pike during platting.

#### **REZ24-03 Park District**

**Staff Recommendation:** Favorable recommendation to Council for the Park District conditional zoning upon annexation.

#### **PUD24-03 Planned Unit Development**

**Staff Recommendation:** Favorable recommendation for the PUD District conditional zoning upon annexation, subject to the conditions listed below and outlined in the staff report.

1. A revised PUD plan and PUD statement shall be submitted and approved by Staff prior to proceeding to Council based upon the conditions below:
2. The density will be reduced from 3.9 units per acre to 3.6 units per acre and a maximum of 105 lots.
3. All single family lots will be 60 feet wide and 7,000 square feet in size.
4. All lots shall provide recommends maximum of 45% lot coverage.
5. All lots shall provide 25% lot open space
6. The lots directly adjacent to and abutting the RL lots will be designated as single family lots.
7. The lots directly adjacent to and abutting the south boundary shall be designated as single family lots.
8. The lots along the golf course shall be designated as single family lots, being 60 feet in width.
9. A 20 foot perimeter buffer yard with evergreen and deciduous trees shall be designated on the south boundary.
10. At least a 20 foot easement from top of bank shall be required on all sides of the proposed pond and dedicated to the HOA. A commitment shall be made to deed this easement property to the HOA should the golf course close.
11. Front setbacks shall be a minimum of 20 feet on all lots
12. Two car garages shall be provided for all homes within the development
13. 20 foot rear yards shall be provided in addition to any rear yard easement.
14. Modification to allow 60% of the façade for front loading garages with the added commitment that every 4th paired villa will provide a courtyard style driveway and side load garage for one of the paired villas in order to break up garage monotony.
15. An additional modification request to allow garage facades to project into a front yard by more than the 16' allowed by the UDO will be created.
16. All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size, and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA.”
17. Clarify that street trees in conflict with any utilities will be relocated to common areas to the greatest extent possible are required to be placed in the street right of way, in addition to any trees on the lot.
18. An additional commitment shall be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree.

### **VA24-01 Annexation**

**Staff Recommendation:** Favorable annexation recommendation for the REZ24-01 RL District property, upon amendment of the annexation petition, and REZ24-03 Park District and PUD24-03 Planned Unit Development subject to the conditions listed in this report.

**VA24-01; REZ24-01; REZ24-03; & PUD24-03**                      **145 S. Morristown Pike** McNeely Law LLP as applicant; William Eric Group, LLC as owner, request a zoning recommendation of “RL” Residential Low Density District, “PUD” Planned Unit Development District, & “PK” Park District Zoning Designations for 169.513 acres +/- collectively upon Greenfield City Council annexation approval. The Property is not yet zoned.

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**Exhibits:**

- 1.) Letter of Introduction from McNeely Law – File dated 9/27/2023
- 2.) Overall Zoning Map EX1 – File Dated 01/07/2025
- 3.) Site Plan EX2 – Filed Dated 12/27/2024
- 4.) Zoning Conditions, Waivers, and Commitments document
- 5.) PUD PLAN EX3 – File Dated 12/27/2024
- 6.) PUD Ordinance and Development Statement – File Dated 01/07/2025
- 7.) Ordinances

**Location and Surrounding Uses**



Project Location

North	City of Greenfield Parks, Pennsy Trail
East	Hancock County “R1.0” Residential, agricultural row crops
West	Hancock County, “R2.5” Residential, single-family dwellings City of Greenfield, “RL” Residential Low, single-family dwellings
South	Hancock County “R2.5” Residential, single-family dwellings and agricultural row crops

The property is currently located in Hancock County and is improved with an 18-hole golf course and supporting structures; the area adjacent to Morristown Pike is unimproved and used for row crops. There are single family dwellings nearby that front along both sides of Morristown Pike some of which are within city limits and some in the unincorporated area of Hancock County. To the west of the proposed annexed area is a subdivision within the City of Greenfield known as The Ridges over Brandywine that contains large single-family dwellings on large lots. To the south is a subdivision known as Fairway Village; it is in the unincorporated area of the county and contains large single-family dwellings on large lots. The property to the east is unimproved and used for row crops.

### **Petition History**

This is the third attempt to annex and zone this property within the last two years. The first filing was in 2023.

#### **April 2023**

**VA23-01 & REZ23-01**– Voluntary Annexation and zoning request for the entire site as a Planned Unit Development (PUD), originally filed with a 9-hole golf course, 15 custom homes, 22 paired villas, 102 two story homes and 152 single story homes. The variety of home types added justification to proposing a Planned Unit Development. Petition continued in June, July, August and September of 2023 resulting in a final modification to an 18-hole golf course, 15 custom lots, and 114 paired villas. The Paired Units were originally intended to be rentals that were owned by the same owner as the golf course providing ongoing operational funding for the course. Staff was generally in support of this petition as a means of preserving and maintaining a fiscally successful golf course, and providing a unique active lifestyle that included golf course membership and other family recreational opportunities at the golf course facilities. This scenario created a unique and compelling reason to zone this property as a PUD. This petition was eventually withdrawn in November of 2023.

#### **April 2024**

**VA24-01 & REZ24-01(RL) & REZ24-02 (RM) & REZ24-03 (PK)** – Voluntary annexation and zoning request for 3 separate districts, being Residential Low Density along Morristown Pike, Residential Medium Density, and Park Districts. This was similar in layout and design to the current proposal. This proposal was never made public with notice and was not brought before the Plan Commission. The petition was assumed to be withdrawn due to lack of communication from the Petitioner and their agent with the Planning Department.

#### **September 2024**

**VA24-01 & REZ24-01 & REZ24-03 & PUD24-02**– Voluntary annexation and zoning request for 3 separate districts, being Residential Low District along Morristown Pike, Planned Unit Development, and Park Districts.

At the **November 12, 2024** Plan Commission meeting the Plan Commission continued the petition to the January 14, 2025 meeting in order to allow sufficient time for the Petition to finalize documentation, and for Staff to appropriately review changes. In the interim, significant revisions have been made to the details of the PUD portion of the proposals.

### **Current Proposal for Voluntary Annexation VA24-01**

The combined proposals consist of approximately 170 acres located at approximately 145 S. Morristown Pike and the petitioner is petitioning the Common Council for these properties to be annexed into the city. The properties are collectively more than 1/8 contiguous to the City boundary, as required by state law to allow for annexation.

The petitioner seeks a zoning district recommendation of “RL” Residential Low Density for approximately 6.76 acres along S. Morristown Pike to be developed into large-lot single-family residential dwelling units.

The petitioner seeks a zoning district recommendation of “PK” Park for approximately 133.1 acres to encompass the existing Hawks Tail Golf Course. The course is proposed to remain 18-holes as currently configured.

The petitioner also seeks a zoning district recommendation of “PUD” Planned Unit Development, for approximately 29.57 acres of land between the “RL” and “PK” portions with the intention of developing a mix of detached single family and 2-unit paired villas on individual lots.

### **Findings:**

**Section 36-7-4-603 of Indiana Code provides several criteria for determining changes to the zoning ordinance or zoning map. The five elements in this section are the criteria by which the City evaluates rezone requests. We shall use the same criteria to determine the most appropriate zoning designation for a piece of property being annexed into the city. Section 36-7-4-603 states that “the plan commission and legislative body shall pay reasonable regard to”:**

- (1) The comprehensive plan; - Comprehensive Plan Map, 2015**



**Findings:**

The property is located within the 15 year growth boundaries of the city as defined by the 2015 Comprehensive Plan. The city is desirous of squaring the boundaries of the town and incorporating this property will be help to create a more cohesive and logical strategic area for the municipality. The surrounding general vicinity is utilized for single-family residential development and agricultural production. The site specifically abuts the Pennsy Trail and includes the existing Hawks Tail Golf Course facility.

The Future Land Use Map of the Comprehensive Plan is created using input from the community to create desirable development patterns. **The Comp Plan identifies the site for “Low Density Residential”, being less than 3 units per acre.** There is little land within city limits that offers more than an agricultural field to develop into neighborhoods so this area along the creek has been identified as a desirable area to provide more exclusive home sites.

The “RL” Residential Low Density District is intended to regulate all land in the city platted for large lot single-family residential development around natural areas and features. The existing and desired development pattern for the RL is for low-density, single-unit residential subdivisions clustered around natural features.

The RL portion of this combined plan is approximately 2.22 units per acre, putting it well within the Low Density category. The Golf Course is an appropriate recreational use of land on this site.

The proposed PUD portion of this plan approaches 4 units per acre, putting it at the high end of the Residential Moderate Density category of 3-5 units per acre, and at a higher density than the Comprehensive Plan recommends. To contravene the future land use map is entirely possible, if the petitioner can show that the proposed development will better serve the community. The high density proposed within the PUD is proposed to be mitigated by the lots lining Morristown Pike designed to mimic the larger residential developments nearby. Staff finds that the proposed density is potentially supportable because it is intended to financially support and preserve the public golf course by offering a low maintenance and recreational oriented “lifestyle” along with mandatory tiered membership levels in the golf course.

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

**Findings:**

The existing Hawks Tail Golf Course and its associated facilities are proposed to remain in their current state and condition, with the land they sit on being zoned as PARK zoning designation. There is a stated goal in the PUD to ensure that the Golf Course is directly and financially tied to the PUD’s residential homes as a means of ensuring the longevity and continuation of the Golf Course into the future. The remainder of the land is currently used as agricultural fields. It is

proposed to be split into larger residential lots along Morristown Pike, with smaller lots facilitating detached and paired single-family homes filling in the land between these larger lots and the Golf Course.

The RL proposal lining Morristown Pike will provide a cohesive and similar character to the existing homes in the area. The Petitioner proposes to add a landscaped green space and paved pedestrian path along Morristown Pike that will connect to the Pennsy Trail. Staff finds that the well-buffered 10 foot wide trail along the east side of Morristown Pike will greatly enhance the connectivity called for in the Comprehensive Plan. The details of this proposal need to be examined during platting..

The homes to be constructed in the PUD are on smaller lots than even the RM District would allow. The Developer has made architectural commitments they believe will provide justification for the density needed to support the golf course. Staff has concerns about the development standards proposed ensuring the well-designed development of these units, which could have a detrimental impact on the surrounding and existing residential neighborhoods. Remedies will be discussed further in the PUD review of this staff report.

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

#### **Findings:**

As stated above, the most desirable use has already been identified by the Comprehensive Plan and the existing development pattern in nearby subdivisions. The incorporation of the Golf Course and ensuring its continued viability is a very desirable use for the City. The beautification of Morristown Pike and allowing for well-planned pedestrian access along it to Pennsy Trail is of paramount importance for this corridor's future development. The introduction of denser housing on smaller low maintenance lots could provide an alternative that allows a more efficient use of land and gives a larger number of residents an opportunity to enjoy the nearby amenities. To borrow a phrase, the devil is in the details, and Staff finds that the details have not been fully considered or worked out at this time.

### **(4) The conservation of property values throughout the jurisdiction;**

#### **Findings:**

The use of this property for residential development is desirable and logical. The development pattern should be sensitive to adjacent residential lots and the Pennsy Trail. The proposal does not provide adequate buffer yards between the RL and the PUD, or along and the south end of the development. The RL portion of the development will help to maintain property values.

This proposal will provide an extension of the corporate boundaries of the city and extension of municipal services to the immediate area. These services may act to increase the value of adjoining properties and provide for infrastructure extension to un-annexed property to the east.

**(5) Responsible development and growth.**

**Findings:**

The development should follow the recommendations of the comprehensive plan, or show why the proposal better serves the community. The elements of responsible development and growth would best be served by providing a plan for development to justify any zoning request. The annexation will contribute to the contiguity of city limits.

**Severability of Applications:**

Staff is generally supportive of an application for annexation for all of these properties, given the right zoning proposals. Staff is generally in support of the RL and PARK zoning recommendations. Staff is supportive of the PUD with conditions to be outlined within this staff report. The Park District annexation is contingent upon the PUD District being approved to achieve the required 1/8 continuous boundary.

**Proposals for Conditional Zoning Recommendations upon Annexation**

**REZ24-01 RL – Residential Low Density Zoning Proposal**

The RL portion of the proposed annexation is limited to 15 lots along the west perimeter with direct driveway access from each lot to Morristown Pike. These lots will be of a similar size to the existing lots in surrounding neighborhoods. The community will enjoy front façade architecture that will face Morristown Pike.

These lots would be broken up by the 2 entry-roads leading into the PUD subdivision and golf course to the east. The RL lots are proposed to be approximately 90' x 160' in size. A landscaped walking path / trail has been proposed along Morristown Pike, lining the front of these larger lots, and acting as a pedestrian connector to the Pennsy Trail to the north.

Proposed Lot Development Standards vs UDO standards:

	<b>Proposed</b>	<b>RL</b>
Min Lot Width	96'	80'
Min Lot Area	14400 sq ft	12,000 sq ft
Min Front Lot Setback	(none mentioned – assumed UDO standard)	30'
Min Side Lot Setback	10'	15'
Min Rear Lot Setback	20' + Easement	20' + Easement

**Requested Conditions, Waivers, and Commitments:**

The Petitioner has made the following commitments and requests for waivers to the RL district as compared to UDO standards.

- 1.) Sod shall not be required – each lot shall be seeded upon completion of the dwelling.

**Findings: Dismiss.** Sod is not a requirement per current UDO standards and this is an unnecessary request.

- 2.) Side Lot Setbacks shall be a minimum of 10’

**Findings: Dismiss.** This request cannot be considered by the Plan Commission. A development standards variance would need to be filed with the Board of Zoning Appeals to allow for this side yard modification from the required 15’ side setback in an RL District to 10’. Furthermore, no apparent hardship or justification has been provided and Staff will not support this variance at the BZA.

- 3.) Rear Lot Setbacks shall be 20’ plus any easement.

**Findings: Dismiss.** RL District requires a 20’ rear yard plus any easement. This is a superfluous commitment.

The Petitioner is proposing a 10’ trail in lieu of sidewalk along Morristown Pike as part of a 20’ green space buffer along Morristown Pike.

**Findings:** Paved walking trails are desired along thoroughfares within the right of way and Staff recommends approval of this commitment. The proposed green space would need to be in an easement on each lot or in a common area. Discussions with the petitioner and potential builder of these lots indicated the RL lots were to be developed without an HOA, as the builder has many requests for such a lot within city limits. In order to not have an HOA the subdivision cannot contain any common area. A lingering question is if this green space buffer is intended to be a Common Area to be maintained by an HOA, or if this is a commitment to have a green space buffer easement and additional setback in addition to the 30 foot front setback requirement. If the green space as an easement on individual lots is proposed, a commitment will be placed on each lot owner to maintain an approved landscaping plan within the easement.

**General Findings for the RL District proposal:** Staff finds this zoning proposal has not been well thought out and there are unanswered questions and concerns which have not been adequately addressed. It should be noted that these items can be worked out during platting of the property, and the RL District is an appropriate “holding zone” for any property annexation into the city.

While not required, no information has been provided regarding house type or architectural design. The RL Ordinance, Chapter 155.017 of the UDO, suggests RL developments should minimize the impact of garages by establishing side load or angled garages, utilizing decorative and upgraded doors and finishes, or pushing the garage back from the front façade. This allows for additional design features that enhance the character of this district.

While not required, two thirds of these 15 exclusive lots do not have any buffer yard, mounding, or landscaping proposed between them and the smaller, denser two family villa lots proposed to the East.

What mechanism will provide assurance that a green space along Morristown Pike will be preserved and maintained? A specific landscape plan will be required at platting. Will the landscaping hinder site lines for the 15 driveways? Will the paved pedestrian path be within right of way or within the green space? Will there be an HOA?

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### REZ4-03 PK – Park Zoning Proposal

The existing Hawks Tail Golf Course is a public course and is proposed to remain intact in its entirety along with its associated buildings and facilities. The area is proposed to be separate from the proposed residential developments and zoned as “PK” Park based on its current and most appropriate uses. Access to the golf course will be made through the northern entry drive of the paired villa subdivision which connects to the existing narrow asphalt drive on the golf course. The PK District allows for both public and private recreational uses.

### PK Requested Conditions, Waivers, and Commitments:

The Petitioner has made the following request for waivers or commitments, regarding the PK district as compared to UDO Standards.

- 1.) The Golf Course shall have the option, but not be required, to connect to or run City utilities to the Park Zoning Property
- 2.) No structures or improvements on the Park Zoning Property shall be required to utilize City utilities.

**Findings:** Utility Connections are not necessary upon annexation of an existing use such as the Golf Course or any structures currently in existence, such as the clubhouse. Connections and applicable fees would only be required upon expansion of any existing structure, or new development being built, or subdividing the property. As it stands, Hawks Tail Golf Course and Clubhouse and any existing ancillary buildings are allowed to remain on the existing well(s) and septic system(s) currently in use without any requirement to connect to City Water or Sewer upon annexation. The property currently lies outside the

City Electric Service Territory. Any Utility Connections can be requested by properties within the City Limits and/or within the serviced territories for the specific utility in question at any time. If a utility connection is requested, or any subdivision of the property is proposed, all availability fees for water and sewer, as well as connection fees, will be due based on the acreage of the property or any subdivision thereof at the time of the request or subdivision.

**General Findings for the Park District proposal and annexation:** Hawks Tail Golf Course is a desirable community amenity. Without the RL and PUD portions of the site the golf course does not have contiguity to be annexed on its own.

Staff has insisted that this annexation proposal include the golf course in order to provide the required boundary connectivity to the next potential land development opportunity to the East. On its own, without the recreational benefit, the creek and floodplains located on this property create a natural barrier to future eastward boundary expansion of city limits so this is our best chance to bridge that gap. It is important to include all of the land in this annexation petition.

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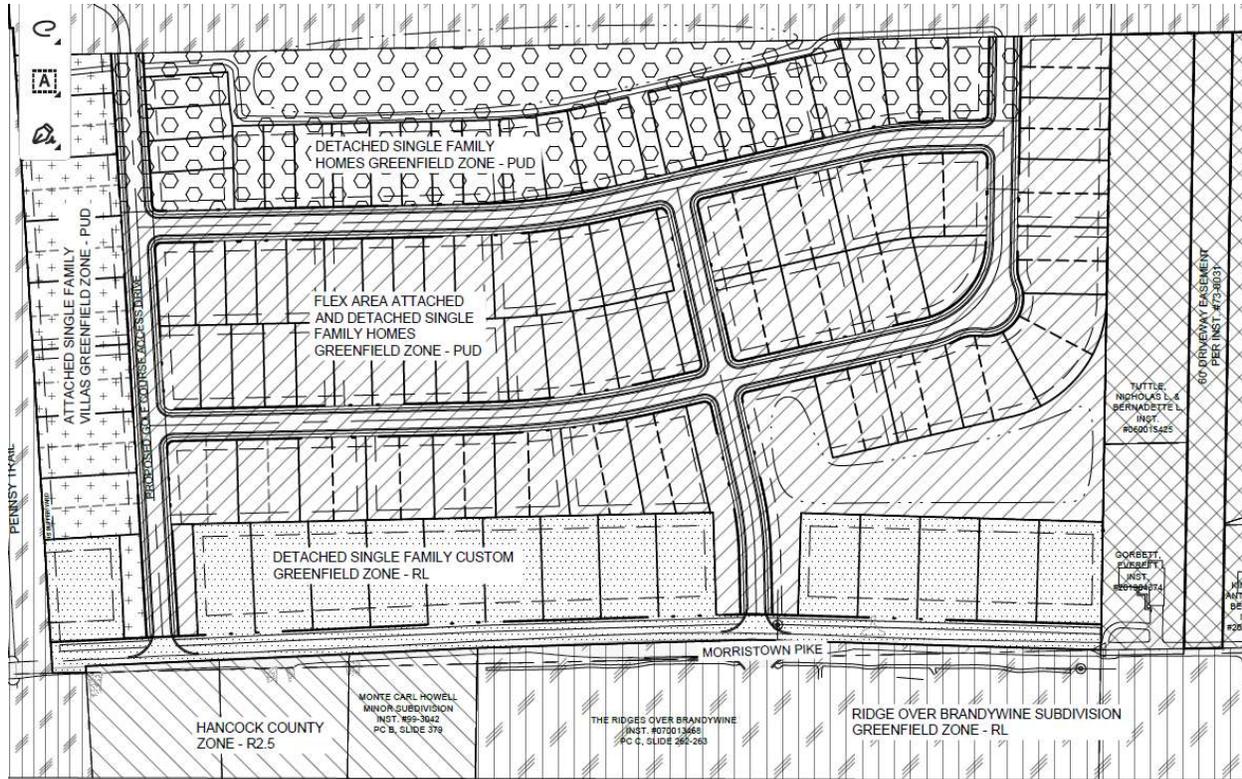
### **PUD24-02 – Planned Unit Development Zoning Proposal**

Chapter 155.019 “Planned Unit Development” of the UDO states that a PUD is intended to provide for large developments where the uses, standards, and requirements of a standard UDO Zone District cannot achieve the desired development pattern. Examples include a combination of mixed uses, a master planned community to achieve a variety of development standards, or unique design or scale.

The PUD is situated to the East of the proposed RL District and to the West of the golf course Park District and is proposed to be 116 units in a combination of detached single family homes and paired villas on 116 lots. The proposal states the lot size and development standards will be exactly the same for either type of residence. Each paired villa will be a two unit attached dwelling on its own lot with a common property line between the adjoining structures. The community will provide low maintenance living and the homes will be sold to individual owners. This is not planned to be a “for rent” community and no golf course owned rentals are proposed.

### **PUD Plan**

Exhibit “EX3” shows designated sections within the PUD for 14 Paired Villas along the Pennsy Trail and 26 Single Family Detached Homes adjoining the golf course and 76 “Flex” areas where the needs of the market will determine if each section will be developed as paired or detached units. These Flex areas have 4 sections, and all units in each section are proposed to be of the same type, Paired Villas or Single Family Detached.

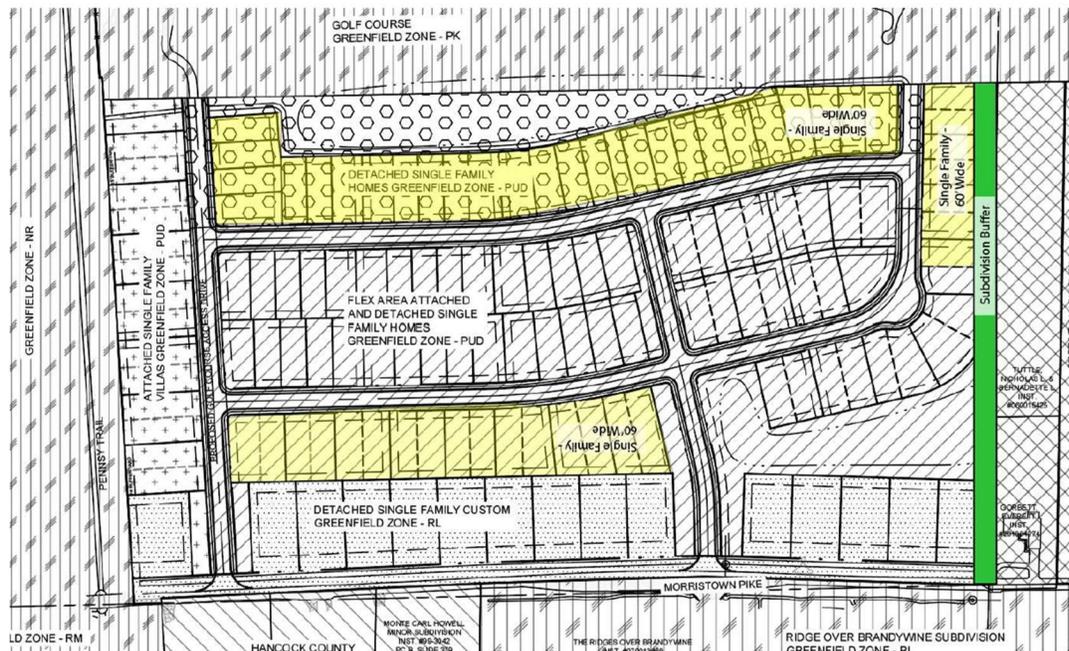


**Findings:** Staff recommends a revised PUD plan be submitted reducing the density from 3.9 units per acre to 3.6 units per acre based on simple geometry and some basic premises about house siting on a lot. The total number of lots should be reduced to no more than 105. Staff also recommends a minimum 20 foot front setback for all lots. All single family lots need to be 60 feet wide and both the single family and the paired villas all need to provide two car garages.

The need for two car garages is based on the verbally stated price point and the premise that this community is to be a recreationally oriented lifestyle. Two car garages will be needed to accommodate bicycles, golf carts, golf clubs, etc., and hopefully two cars. The average two car garage is 20 feet wide. A typical ranch home as shown in the PUD Statement is 40 to 45 feet wide. This need for storage space increases the need for at least a 20 foot setback on all lots so cars can be parked in the driveway.

The PUD Statement and Plan allows for a 15 foot setback for the primary structure and a “20’ parking space outside of the right of way that does not fully block the garage access.”. Staff requested an explanation or graphic to understand this standard but have not received one. At these lot sizes the HOA covenants should prohibit parking any recreational vehicles on lots outside of a normal driveway and then only for a short period of time such as the time needed to load a camper for a trip. The UDO contemplates 10 foot front setbacks in Residential Urban Districts but this is typically found with homes that provide a traditional style of architecture with a large front porch and rear alley access or a detached garage. This is not the case in this proposal so staff recommends a 20 foot setback for all structures.

Furthermore, the PUD Plan should be amended to dedicate the lots adjacent to the RL lots as single family lots, being 60 feet wide. The 16 lots adjacent to the RL would then be reduced to 13 single family lots on a revised PUD plan. Similarly, the 26 lots along the golf course would be 60 foot wide single family lots, and reduce the number shown to 17 lots. The lots adjacent to the south perimeter should also be 60 foot wide single family lots reducing the 8 proposed lots to 7 lots. This reduces the maximum # of lots to 102, however, staff also recommends a perimeter yard or buffer of 20 feet be added to the south line. The PUD statement and Plan indicate a perimeter setback of 15 feet on boundaries but this plan is actually showing the proposed rear yard setback and not an additional perimeter buffer. Staff does not feel a buffer yard is required adjacent to the heavily wooded Pennsy Trail. This 20 foot buffer yard to the south could potentially eliminate another 4 lots across the width of the PUD.



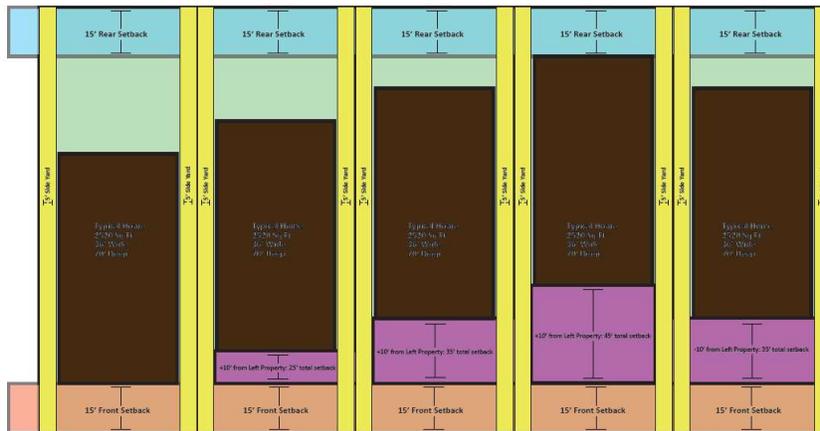
### Staff proposed PUD Plan

Staff is not supportive of curvilinear front setbacks as described in the PUD Statement to range from 15-45 feet at up to 10 foot intervals. Staff suggested a less drastic variable setback ranging from 20-30 feet at 5 foot intervals. This would produce less of a regimented straight streetscape.

Below is a diagram of home siting and the lot coverage a ranch home would require as proposed. The 45 foot front setback described in the PUD Statement does not provide for useable outdoor space that is typically found in back yards. This commitment has not been well thought out. Staff recommends a curvilinear setback line be established at platting if so desired

to create a pleasing streetscape being between 20 and 30 feet at 5 foot intervals. In the meantime, the PUD should be simplified to provide a 20 foot minimum front setback.

Example of Typical Detached Homes on 48' by 130' lots with Facade Depth fluctuating +/- 10' from neighboring home.



### PUD Statement of Purpose and Intent:

A Statement of Development Standards has been provided within a PUD Ordinance (see Exhibit # 6).

1. The proposed PUD states that this is a residential golf course community and that the units will be in “close proximity” to the public golf course and the Penny trail. The intent is to promote active living by offering HOA lot maintenance that will eliminate personal time spent cutting the lawn, removing snow, trimming trees, etc. It is implied that personal time gained can be used to take advantage of the Penny Trail and the golf course. The second goal is to ensure Hawks Tail Golf Course remains financially viable by requiring social and or golf membership from all lot owners.

### Findings:

Staff supports the golf course preservation aspects of the PUD as well as its intent to create an active living golf course community with membership and recreational opportunities incorporated into the “lifestyle community”. There is no guarantee the golf course will stay in existence, or not be rezoned in the future so this cannot be relied upon without a deeper partnership. Any change to the golf course membership structure will require a PUD amendment be approved by the Plan Commission and the Common Council.

Staff recommends that a commitment be made to add additional common are to the PUD if the golf course should close. The pond already straddles the property line of the golf course and provisions should be made to ensure at least a 20 foot offsite access easement from top of

bank around the entirety of the pond be dedicated to the PUD HOA. This area can be expanded and deeded as common area if the Golf Course community ceases to exist.

2. The PUD Statement declares this community will add a variety of housing types within the city.

**Findings:** Typically, a PUD is intended to be used as a tool to establish and provide a variety of housing types within the proposed planned development itself, not to add variety to the larger community. The 2023 PUD as originally proposed met this goal. Paired villas are becoming common place as almost every developer is currently proposing paired villas in order to provide attainable housing in the current economy. This development pattern is entirely possible within the RM District, and does not rely on a PUD zoning to exist. The additional commitments to the single family lot sizes described above will ensure variety and add justification for a PUD.

3. The PUD intent is stated to utilize a creative approach in land planning to utilize infrastructure, promote the desirable use of common areas and promote variety in development patterns.

**Findings:** The PUD does not offer a common area buffer along 10 of the proposed RL lots. The plan shows the rear of potential two family units backing up directly to the RL lots. A commitment to 60 foot wide single family lots would help lessen the # of house to house view sheds. The PUD offers a walking trail on the east perimeter protected by the pond for the most part which will provide views of the golf course. Common areas within the PUD consist of ponds and a dog park. The golf course memberships offers exceptional community gathering spaces such as a the clubhouse, and both indoor and outdoor recreational opportunities.

#### **Section IV. Land Use & Development Standards:**

The PUD Statement proposed that the 116 villas will provide a density of 3.92 units per acre. This is near the high end of a density of 1-5 units per acre in a typical RM residential moderate zone district. The PUD statement declares the underlying zone district to be adhered to, should any standards not be addressed, is the RM District.

The PUD proposes to reduce the front and rear yards, as well as the lot area of each lot as compared to the RM District. Below is a staff-generated chart comparing standards between the proposed PUD, and the current RM and RU standards from the UDO. Items unique to one standard and items which matched between all 3 zones were not included in this comparison: PUD standards less than the RM have been highlighted.

	PUD	RM	RU
Min Front Building Setback	15'	25'	10'
Min Perimeter Setback	0.	current UDO 20')	NA
Min Side Yard Setback	5'with 12' aggregate	5' w/ 12' aggregate	5' w/ 12' aggregate
Min Rear Yard Setback	15'	20' + Easement	10' + Easement
Min Rear Yard Clearance from Bldg to Easement	15' + Easement	20' + Easement	10' + Easement
Lot Coverage	70%	45%	75%
Required Open Space	15%	25%	15%
Min Lot Width	96' / pair   48' / individual / 48 SF	90' / pair   45' individual / 60 SF	60' / pair   30' individual / 50 SF 45' w/ alley access
Min Lot Area	5,500 sq ft	7,000 sq ft	3,000 sq ft (6,000 / pair)
Garages & Driveways (Parking)	Min 2 Parking Spaces (1 enclosed, 1 off-street)	Min 2 off-street Parking Spaces	Min 2 off-street Parking Spaces

**Findings: PUD Residential Standards –**

- Staff recommends a 20 foot minimum front setback.
- Staff recommends a perimeter setback of 20 feet outside of any rear lot setback on the south boundary.
- Staff recommends a 20' rear yard setback outside of any easement in direct response to community wide complaints of needing useable fence-able yards
- Staff recommends 45% maximum lot coverage
- Staff recommends 25% lot open space
- Staff recommends a 60 foot minimum lot width for the SF lots along the west east and south perimeter to ensure compatibility with surrounding properties.
- Staff recommends a minimum 2 car garage to support the recreational lifestyle proposed.

**PUD Architectural Standards Modification requests**

1. **155.101.5.A** – Request to provide Garage Façade Width up to 65% the total building façade width on front-loading garages, where normally only 50% is allowed for up to 10% of the homes. Petitioner proposes to allow for up to 65% of total building façade width to be front-loading garages. The “rationale” provided by the Petitioner is that *“additional flexibility is necessary to provide large enough garage access to meet the desired floor plans.”*

**Findings:** Staff does not support this request and finds that the “rationale” provided is insufficient to justify the requested modification from the current code. Other paired-unit developments have successfully applied for up to 60% within the City of Greenfield under PUDs, but these had agreements to use a significant number of side-loading garages within the development placed every 3 lots, to lessen the “garage façade” impact on the streetscape while still providing for 2-car garages on narrow lots. . Staff recommends up to 60% of the façade for front loading garages with the added commitment that every 4 paired villa will provide a courtyard style driveway and side load garage for one of the paired villas. This will require an additional modification to allow garage facades to project into a front yard by more than the 16' allowed by the UDO.

#### **Section V. Statement of Commitments:**

A statement of commitments has been provided as Section V of the PUD Statement. A list of the commitments Staff does not recommend is provided below.

2.) Landscaping (c.) “All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.

**Findings:** Staff finds that this is inconsistent with the previous statement (V.2.b) which gives final landscaping plan approval to the Planning Director. Staff recommends the language be adjusted to read similar to as follow: “All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size, and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA.”

2.) Landscaping (d.) “Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to install trees in the common areas if there are utility conflicts.”

**Findings:** Restate to say that street trees shall be installed in common areas to avoid utility conflicts if necessary. An additional commitment should be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree to be placed in a front or side yard unless utility conflicts do not allow such placement.

2.) Landscaping (e.) – “Effort shall be made to preserve existing trees along adjacent to the development.”

**Findings:** Replace proposed language with the following:

*“Preserve existing trees and open space as depicted on the Concept Plan and identify the areas on construction plans with fencing clearly delineating preservation zones. Permitted reasons for tree removal include drainage and utility improvements and trail installation and maintenance and require administrative approval by the Planning Director.”*

5.) Shared Drives (a.) – “A maximum of 50% of buildings may have connected driveways.”

**Findings:** This statement is unclear, and Staff does not know what it is referencing by “connected driveways”. There are no shared drives shown or mentioned in the proposals. Courtyard driveways typically refer to driveways with side-loading garages, frequently seen in other paired unit developments to reduce the garage façade’s impact on the streetscape. Staff would recommend at least 30% - 40% be courtyard style garages and driveways, and that they should be placed every 3<sup>rd</sup> lot. This is to reduce the impact of the garage façade(s) on and reduce the general monotony of the public space along the streetscape. This would be in line with other developments within Greenfield, such as the Park Rose PUD subdivision, recently approved by this Plan Commission.

### **General PUD Statement Comments**

PUDs should incorporate lot layouts as well as renderings and elevations of the typical homes and buildings which would be built within the proposed development. Though example renderings have been provided within the PUD Statement document, they are lacking in detailed information. No scaled building elevations or lot layouts have been provided to date, Staff understands this is difficult to produce because there is currently no contracted home builder for the project. As such, Staff has minimal capacity to review or provide professional opinions regarding the potential homes to be built within this development. Each home would require more extensive review during the Permitting phase to ensure compliance with the Design Standards of the UDO at the time of the permit being filed.

### **HOA Covenants**

The HOA covenants require any lease of a villa to be a minimum of 12 months, unless a hardship, such as military leave.

The HOA covenants prohibit overnight parking on public streets. This will be a problem with such a limited amount of off street parking options.

The covenants need to provide information regarding Golf Carts on public streets. Currently, they cannot be driven on sidewalks or public trails and there are requirements regarding equipment, insurance, driver’s license, and permits to operate on a public street.

## Technical Review

The Technical Review Committee has reviewed the conceptual plan(s). Water and sewer will be served by the City of Greenfield. Electrical will be provided by Nine Star.

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### **REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development and VA24-01 Annexation**

**Staff Recommendation:** Continue REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development to the February 11, 2025, meeting of the Plan Commission in order for the petitioner to make the changes to the PUD plan and PUD Statement as outlined in the staff report.

If the petitioner chooses to move forward at the January 14, 2025 Plan Commission meeting, and the Plan Commission approves the Staff recommendations are as follows:

#### **REZ24-01 RL District**

**Staff Recommendation:** Favorable recommendation to Council for the RL District Conditional Zoning upon annexation, based upon the findings in the staff report, and the following conditions.

1. The petitioner shall install a 10' wide asphalt pedestrian pathway within the right of way of Morristown Pike connecting to the Pennsy Trail at the north terminus in lieu of a sidewalk.
2. The petitioner shall work with staff to provide a buffer green space along Morristown Pike during platting.

#### **REZ24-03 Park District**

**Staff Recommendation:** Favorable recommendation to Council for the Park District conditional zoning upon annexation.

#### **PUD24-03 Planned Unit Development**

**Staff Recommendation:** Favorable recommendation for the PUD District conditional zoning upon annexation, subject to the conditions listed below and outlined in the staff report.

1. A revised PUD plan and PUD statement shall be submitted and approved by Staff prior to proceeding to Council based upon the conditions below:
2. The density will be reduced from 3.9 units per acre to 3.6 units per acre and a maximum of 105 lots.
3. All single family lots will be 60 feet wide and 7,000 square feet in size.
4. All lots shall provide recommends maximum of 45% lot coverage.
5. All lots shall provide 25% lot open space
6. The lots directly adjacent to and abutting the RL lots will be designated as single family lots.
7. The lots directly adjacent to and abutting the south boundary shall be designated as single family lots.
8. The lots along the golf course shall be designated as single family lots, being 60 feet in width.
9. A 20 foot perimeter buffer yard with evergreen and deciduous trees shall be designated on the south boundary.
10. At least a 20 foot easement from top of bank shall be required on all sides of the proposed pond and dedicated to the HOA. A commitment shall be made to deed this easement property to the HOA should the golf course close.
11. Front setbacks shall be a minimum of 20 feet on all lots
12. Two car garages shall be provided for all homes within the development
13. 20 foot rear yards shall be provided in addition to any rear yard easement.
14. Modification to allow 60% of the façade for front loading garages with the added commitment that every 4th paired villa will provide a courtyard style driveway and side load garage for one of the paired villas in order to break up garage monotony.
15. An additional modification request to allow garage facades to project into a front yard by more than the 16' allowed by the UDO will be created.
16. All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size, and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA."
17. Clarify that street trees in conflict with any utilities will be relocated to common areas to the greatest extent possible are required to be placed in the street right of way, in addition to any trees on the lot.
18. An additional commitment shall be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree.

### **VA24-01 Annexation**

**Staff Recommendation:** Favorable annexation recommendation for the REZ24-01 RL District property, upon amendment of the annexation petition, and REZ24-03 Park District and PUD24-03 Planned Unit Development subject to the conditions listed in this report.

September 27, 2023

City of Greenfield Plan Commission  
10 S. State Street  
Greenfield, IN 46140

*Re: Rezone Request for Hancock County Parcel # 30-11-04-100-001.001-008, 30-11-04-100-010.001-008, 30-11-04-100-002.002-008, 30-11-04-100-003.000-008*

Dear Plan Commission Members:

This letter serves as a letter of intent for the proposed zoning map amendment for property located at approximately 145 South Morristown Pike, Greenfield, IN 46140, which includes Hawk's Tail of Greenfield Golf Course (the "Course") and the vacant land between the Course and Morristown Pike (the "New Development"). This Rezone Request contains four (4) separate Parcel Numbers: 30-11-04-100-003.000-008 (the Course) and 30-11-04-100-001.001-008, 30-11-04-100-010.001-008, and 30-11-04-100-002.002-008 (the New Development) (collectively, the "Property"). McNeelyLaw LLP represents owner of the Property, William Eric Group, LLC ("WEG"). WEG is requesting to rezone the Property in order to construct new homes and paired villas at the New Development, allowing the Course to be enjoyed by more residents and integrated into the City of Greenfield.

The Property is approximately 170.357 acres, with the New Development being 36.3 acres and the Course making up the remainder. The Property is bound by the Pennsy Trail on the North and Morristown Pike on the west, with agricultural fields to the south and east, with a residence adjacent to the southwestern corner. The Ridges Over Brandywine housing development is opposite of the Property across Morristown Pike.

The goal of the rezone is to allow for the development of a residential golf course community comprised of fifteen (15) residential lots along Morristown Pike and 116 paired villa units between the residential lots and the Course. On the image below, the residential lots are shown in yellow and the paired villa lots are in green. If approved, the New Development will provide Greenfield and Hancock County residents an opportunity to live close to Hawk's Tail Golf Course, city amenities, and the Pennsy Trail in a well-manicured, purpose-built community.





September 27, 2024

Page 2

To facilitate this proposed use of the Property, WEG is requesting a to rezone the New Development to a combination of RL Residential Low Density Zoning and PUD Planned Unit Development Zoning and the Course to Park Zoning. The land frontage along Morristown Pike underlying the residential lots will be RL Zoning and the land underlying the paired villa units will be PUD Zoning. The paired villa units will be governed by a strict set of Covenants, Conditions, and Restrictions, which includes: provisions to ensure that the subdivision and infrastructure are properly maintained and manicured, rental restrictions, and building standards, among other things.

Along with its application, WEG is submitting a proposed PUD Ordinance, a draft of the Covenants, Conditions, and Restrictions that will encumber the paired villa development, and proposed conditions for the RL Zoning and Park Zoning districts that are part of the Property.

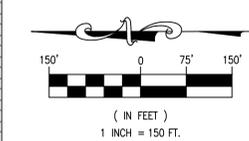
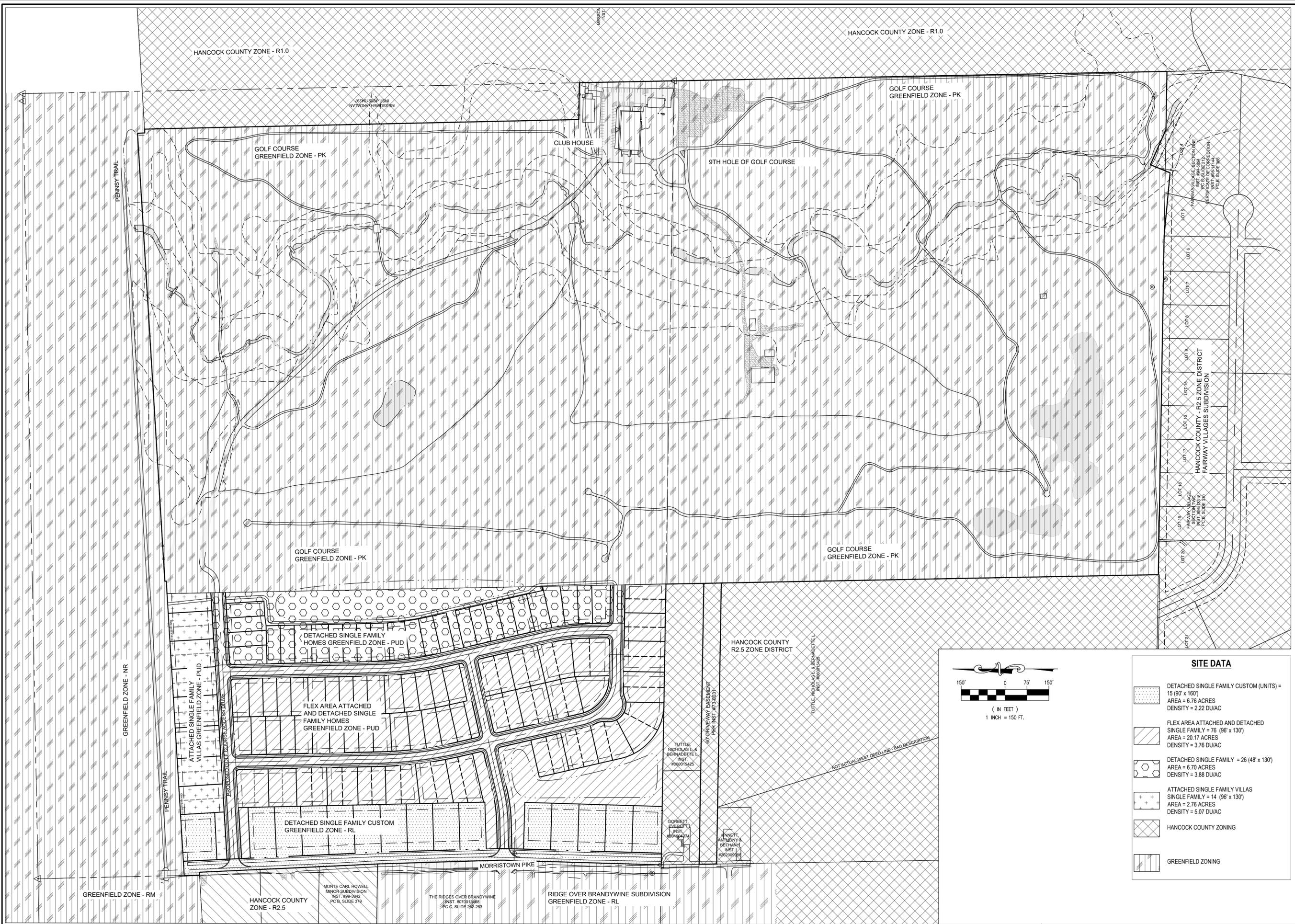
This development would allow for responsible development to be added to the City of Greenfield and provide residents with an opportunity to live in planned community close to all that Greenfield has to offer.

Very truly yours,

McNeelyLaw LLP

*Jacob S. Brattain*

Jacob S. Brattain



SITE DATA	
	DETACHED SINGLE FAMILY CUSTOM (UNITS) = 15 (90' x 160') AREA = 6.76 ACRES DENSITY = 2.22 DU/AC
	FLEX AREA ATTACHED AND DETACHED SINGLE FAMILY = 76 (96' x 130') AREA = 20.17 ACRES DENSITY = 3.76 DU/AC
	DETACHED SINGLE FAMILY = 26 (48' x 130') AREA = 6.70 ACRES DENSITY = 3.88 DU/AC
	ATTACHED SINGLE FAMILY VILLAS SINGLE FAMILY = 14 (96' x 130') AREA = 2.76 ACRES DENSITY = 5.07 DU/AC
	HANCOCK COUNTY ZONING
	GREENFIELD ZONING

OVERALL ZONING MAP

HAWKS TAIL

INDIANA

GREENFIELD

INDIANA

1060 N. Capital Ave.,  
Suite 6-301, IN 46204  
Indianapolis, IN 46204  
317.423.0850 phone  
www.v3co.com

DRAWING NO.  
**EX 1**

PROJECT NO.: 230291

ORIGINAL ISSUE DATE: 10/22/2024

PROJECT MANAGER: JOR

DESIGNED BY: NAL

DRAWN BY: NAL

REVISIONS

NO. DATE DESCRIPTION



MONTE CARL HOWELL  
 MINOR SUBDIVISION  
 INST. #99-3042  
 PC B, SLIDE 379

THE RIDGES OVER BRANDYWINE  
 INST. #070013468  
 PC C, SLIDE 262-263

PROPOSED STREET LIGHT  
 PROPOSED STREET LIGHT  
 RIGHT OF WAY  
 SETBACK  
 LOT SPLIT  
 REAR SET BACK  
 SIDE YARD SET BACK  
 FRONT YARD SETBACK  
 PERIMETER SETBACK  
 DRAINAGE EASEMENT

( IN FEET )  
 1 INCH = 60' FT.

PROJECT NO.: 230291 PROJECT MANAGER: JOR DESIGNED BY: NAL DRAWN BY: NAL		ORIGINAL ISSUE DATE: 10/22/2024	REVISIONS NO.   DATE   DESCRIPTION
SITE PLAN VILLAS AT HAWKS TAIL GREENFIELD INDIANA			
1060 N. Capital Ave., Suite 6-301, IN 46204 Indianapolis, IN 46204 317.423.0830 phone www.v3co.com			
DRAWING NO. <b>EX 2</b>			

**Zoning Conditions, ~~or~~ Waivers, and Commitments**

**The following shall apply to the RL Residential Low Density Zoning area:**

1. Sod shall not be required – each lot shall be seeded upon completion of the dwelling.
- ~~2. Like Model elevations, brick or stone, and siding colors shall be separated by a minimum of one (1) lot when on the same side of the street.~~
- ~~3.2.~~ Side lot setbacks shall be a minimum of 10 feet.
- ~~3.~~ Rear lot setbacks shall be a minimum of 20 feet plus any easements.
4. 10 foot trail in lieu of sidewalk along Morristown Pike as part of a 20' greenspace buffer along Morristown Pike.

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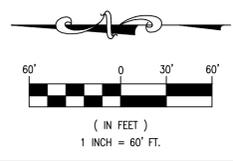
**The following shall apply to the Park Zoning area:**

1. The Golf Course shall have the option, but not be required, to connect to or run City utilities to the Park Zoning Property.
2. No structures or improvements on the Park Zoning Property shall be required to utilize City utilities.
- ~~3. Real and Personal Property Taxes on the Park Zoning Property shall not exceed those that would have existed if the Property were to remain in Hancock County.~~



**SITE DATA**

	FLEX AREA ATTACHED AND DETACHED SINGLE FAMILY = 76 (96' x 130') AREA = 20.11 ACRES DENSITY = 3.78 DU/AC
	DETACHED SINGLE FAMILY = 26 (48' x 130') AREA = 6.70 ACRES DENSITY = 3.88 DU/AC
	ATTACHED SINGLE FAMILY VILLAS SINGLE FAMILY = 14 (96' x 130') AREA = 2.76 ACRES DENSITY = 5.07 DU/AC



**PRELIMINARY UNIT DEVELOPMENT PLAN**  
**VILLARS AT HAWKS TAIL**  
GREENFIELD INDIANA

PROJECT NO.: 230291  
PROJECT MANAGER: JOR  
DESIGNED BY: NAL  
DRAWN BY: NAL

ORIGINAL ISSUE DATE: 10/22/2024

NO.	DATE	DESCRIPTION	REVISIONS

1080 N. Capital Ave.,  
Suite 6-301, IN 46204  
Indianapolis, IN 46204  
317.423.0890 phone  
www.v3co.com

DRAWING NO.  
**EX 3**

ORDINANCE NO. 2025/ \_\_\_\_

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the “PUD” Planned Unit Development District:

Legal Description

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

Commencing at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence South 89 degrees 02 minutes 37 seconds East along the south line thereof 199.90 feet to the POINT OF BEGINNING; thence North 01 degree 41 minutes 56 seconds East 471.53 feet; thence North 88 degrees 18 minutes 04 seconds West 159.88 feet; thence North 01 degree 41 minutes 56 seconds East 72.13 feet; thence North 01 degree 44 minutes 09 seconds West 55.48 feet; North 88 degrees 15 minutes 51 seconds East 160.20 feet; thence North 01 degree 16 minutes 03 seconds West 812.76 feet; thence South 87 degrees 20 minutes 38 seconds West 173.86 feet; thence North 02 degrees 39 minutes 22 seconds West 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 161.59 feet; thence North 03 degrees 29 minutes 58 seconds West 117.36 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 757.69 feet; thence South 01 degree 05 minutes 37 seconds East 1711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 761.08 feet to the POINT OF BEGINNING, containing 29.57 acres, more or less.

The above-described real estate shall be developed in accordance with the terms, conditions and statements of The Villas at Hawk’s Tail Planned Unit Development Statement attached hereto as Exhibit 1, and by reference the Planned Unit Development Statement are incorporated herein.

**Exhibit 1**

## The Villas at Hawk's Tail Planned Unit Development Statement

### Development Standards

#### SECTION I. STATEMENT OF PURPOSE AND INTENT:

A. The Villas at Hawk's Tail is a planned, residential golf course community comprised of a mixture of visually appealing and high-quality paired villa units (attached dwelling units) and single family homes (detached dwelling units) (the "Development"). The primary goals of the development are to: (1) provide Greenfield and Hancock County residents an opportunity to live close to Hawk's Tail Golf Course (the "Course"), city amenities, and the Pennsy Trail in a well-manicured, purpose-built community; and (2) ensure the Course remains financially viable by maximizing development potential through lot sizes and mixtures and requiring Course membership for all residents of the Development, as detailed further herein. The proposed development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design.

B. The following principles will be used in guiding development of the planned community that can respond to changing market conditions. The Villas at Hawk's Tail PUD shall:

1. Simplify the consideration and review of development proposals by providing for the thoughtful and concurrent review of land use, public improvements, and site design considerations;
2. Ensure the Course is utilized and monetarily supported through required memberships;
3. Offer residents of the City of Greenfield a unique, active living opportunity that incorporates close proximity to both Hawk's Tail Golf Course and the Pennsy Trail
4. Ensure that a variety of residential developments are being promoted within the City of Greenfield, including those that promote Course membership, active recreation, and low maintenance obligations for all owners within the Development;
5. Allow for a more creative approach in land and building site planning to utilize existing features and infrastructure to benefit a larger number of residents than would be possible under the existing zoning designations;
6. Encourage an efficient, aesthetic, and desirable use of existing topography, open space, and/or common area; and
7. Promote variety in the physical development pattern of the community through a new, lifestyle-focused community with direct ties to the Course.

*(remainder of page intentionally left blank)*

## **SECTION II. AUTHORITY**

These standards shall apply to all property contained within the Development, as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring within the Development. The provisions of these Standards shall prevail and govern construction of the Development, superseding any existing zoning ordinance. The zoning ordinances and regulations of the RM - Residential Moderate Density District of the Unified Development Ordinance effective at the time of Ordinance shall apply if the provisions of these Standards do not address a specific subject. For convenience, a full copy of the RM standards is attached as an exhibit to this Ordinance.

## **SECTION III. SITE LOCATION**

The Villas at Hawk's Tail is a proposed residential development of approximately Twenty-Nine point Five Seven (29.57) acres located approximately at the southeast corner of South Morristown Pike and the Pennsy Trail, approximately a tenth of a mile south of US 40.

*(remainder of page intentionally left blank)*

**SECTION IV. LAND USE & DEVELOPMENT STANDARDS**

**TABLE 1. DEVELOPMENT SUMMARY**

<b>Acreage</b>	29.57 Acres
<b>Estimated Number of Units</b>	116 single family and two-family (paired villas) Lots with one (1) dwelling unit per lot
<b>Density</b>	3.92/Units per Acre
<b>Underlying Zoning</b>	RM - Residential Moderate Density District

**TABLE 2. LAND USE CATEGORIES**

Use	Maximum Number of Lots	Land Area	Building Designations on Plat
Residential Building Lot	116	29.57 acres	<p>Numbered Lots</p> <div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;"><b><u>SITE DATA</u></b></p> <p> FLEX AREA ATTACHED AND DETACHED SINGLE FAMILY = 76 (96' x 130') AREA = 20.11 ACRES DENSITY = 3.78 DU/AC</p> <p> DETACHED SINGLE FAMILY = 26 (48' x 130') AREA = 6.70 ACRES DENSITY = 3.88 DU/AC</p> <p> ATTACHED SINGLE FAMILY VILLAS SINGLE FAMILY = 14 (96' x 130') AREA = 2.76 ACRES DENSITY = 5.07 DU/AC</p> </div>

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## **GENERAL DESCRIPTION**

The proposed Development, named The Villas at Hawk's Tail, is golf course community consisting of a mixture of housing types being constructed adjacent to the Course. The Development will be governed by a strict set of Covenants, Conditions, and Restrictions, which include provisions to ensure that the subdivision and infrastructure are properly maintained and manicured, rental restrictions, and building standards, among other things.

The Development features a mix of passive and active open spaces, including tree-lined streets, a path that runs along the retention pond and connects directly to the Pennsy Trail, and dedicated recreation areas. The layout of the Development contributes to a more aesthetically pleasing community with a secluded, park-like environment, while still providing direct access to walking and biking trails, the Course and its amenities, all just a short walk or bike ride to Riley Park or downtown Greenfield. This close proximity to the City and the direct connections to trails and the Course allows for a slight decrease in some lots sizes while ensuring that residents have plenty of space to engage and relax. The efficient lot layout of the Development maximizes use of the area without expanding urban sprawl or achieving the desired density through construction of apartment or multi-family units. Lifestyle images and monument signage examples are included at the end of this Section.

## **HOUSING TYPES & MAINTENANCE**

The Development will include a mixture of paired villas, (attached dwelling units) and single-family homes, (detached dwelling units) Each paired villa will be an attached residential dwelling that shares a common wall, with the property line dividing the lots on the common wall. Single-family homes will include a variety of designs that are both visually appealing and low-maintenance. The Development will be fully maintained – all landscaping and exterior maintenance will be included in HOA fees. The Development will be protected by Covenants, Conditions, and Restrictions that impose a mandatory homeowners' association that provides mowing, snow plowing/pushing services for driveways and sidewalks, and landscaping maintenance. The inclusion of these services will make Development ideal for retirees, busy young professionals, or anyone else that would rather focus on being active and outside of their home, rather than spending time maintaining it.

The Development will utilize higher architectural standards than the required standards by not permitting the use of vinyl siding and by requiring larger soffit overhangs and window trims. In addition, many plans include garage windows and unique architectural features that ensure the Development is an attractive place to live. To the extent possible, dwelling setbacks will be staggered on adjacent lots and floor plans will be varied to discourage streetscape monotony. There will be a maximum variation on staggering between lots to avoid extreme differences – each adjacent dwelling will be no more than ten feet (10') difference from the front property line of an adjacent dwelling (i.e. if the dwelling on lot 1 is 35' from the front property line, the dwelling on lot 2 shall be built within the range of 25'- 45' from the front property line). Renderings of proposed single-family homes and paired villas are included at the end of this Section.

## **GOLF COURSE INTEGRATION**

The Development is being constructed to help support the Course and ensure it continues to be an integral part of Greenfield and Hancock County. At least one family member of each dwelling within the Development will be required to be either a social or full member of the Course. By efficiently designing the lot layout of the Development, the number of residents that will be able to enjoy and support the Course can be maximized with a slight reduction to the overall size of a typical RM lot. As the Course continues to evolve and modernize, members of the Course will have access to its benefits and amenities, and increased membership numbers allows the owners of the Course to continue to invest and improve the Course and facilities with assurances that it will be utilized and funded. The Development will encourage residents to actively utilize the Course facilities through the connecting trails, golf cart drivability throughout the Development, and targeted efforts to encourage existing players at the Course to move to the Development.

## **DEVELOPMENT MAKEUP**

The Development includes sections that are committed to be developed as paired villas and sections that are committed to be developed as single-family homes. Single-family homes will be constructed immediately adjacent to the Course and paired villas will be constructed along the Course access drive. Remaining sections will be developed in conjunction with demand from residents. It is the intention that all sections be developed with a consistent housing type – i.e. there should not be a mix of single-family homes and paired villas on immediately adjacent lots that are not separated by a street or recreation space. An illustration showing the proposed and potential housing types for each section of the Development is included at the end of this Section.

## **COMMUNITY BENEFITS**

Communities with access to amenities that are not required to be maintained by the homeowner increase home values (i.e., tax base) and currently Greenfield does not have any purpose-built communities that compare to the Development regarding access to recreational space and trail access. As the number of golf courses continues to dwindle, the ability to play a well-maintained local course is attractive to potential residents looking to relocate – the Development will be unique as one of the newest, purpose-built golf course communities. The Development preserves the entirety of the Course, allowing over 100 acres of open and park space to be brought into Greenfield corporate limits.

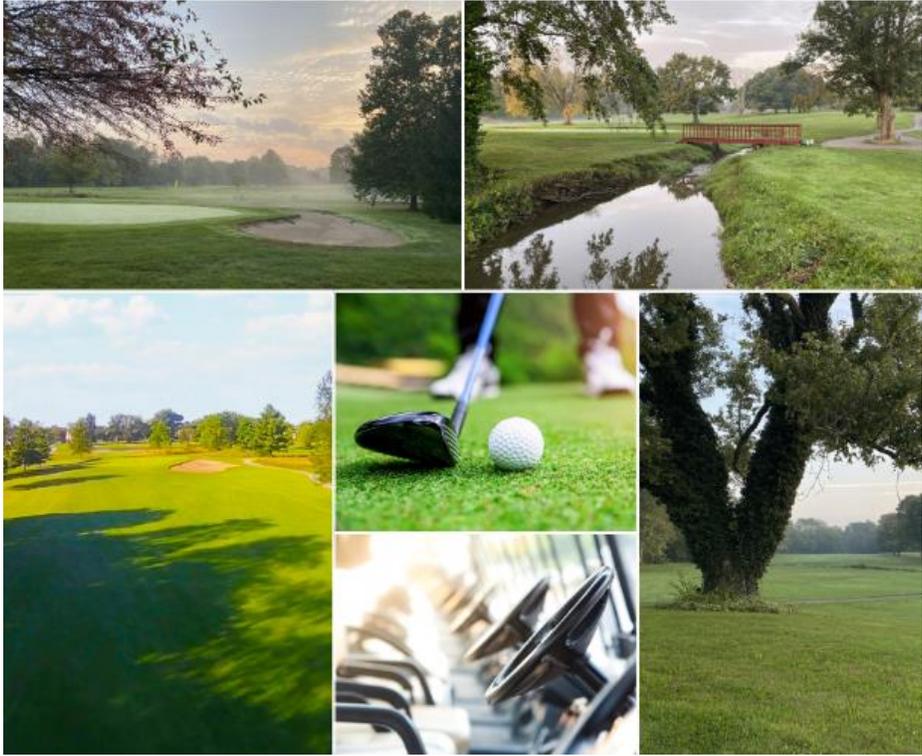
The Course is currently utilized by the local schools for golf teams, numerous businesses and charities for annual outings, and its facilities are home to a growing number of board and corporate meetings. The Community benefits of having the Course far exceed those obvious to most that do not frequently play golf, but we believe the Development will highlight a true gem in Greenfield and offer a gathering place for many residents that wouldn't consider themselves golfers in the traditional sense.

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Lifestyle Images and Monument Signage







## Housing Examples







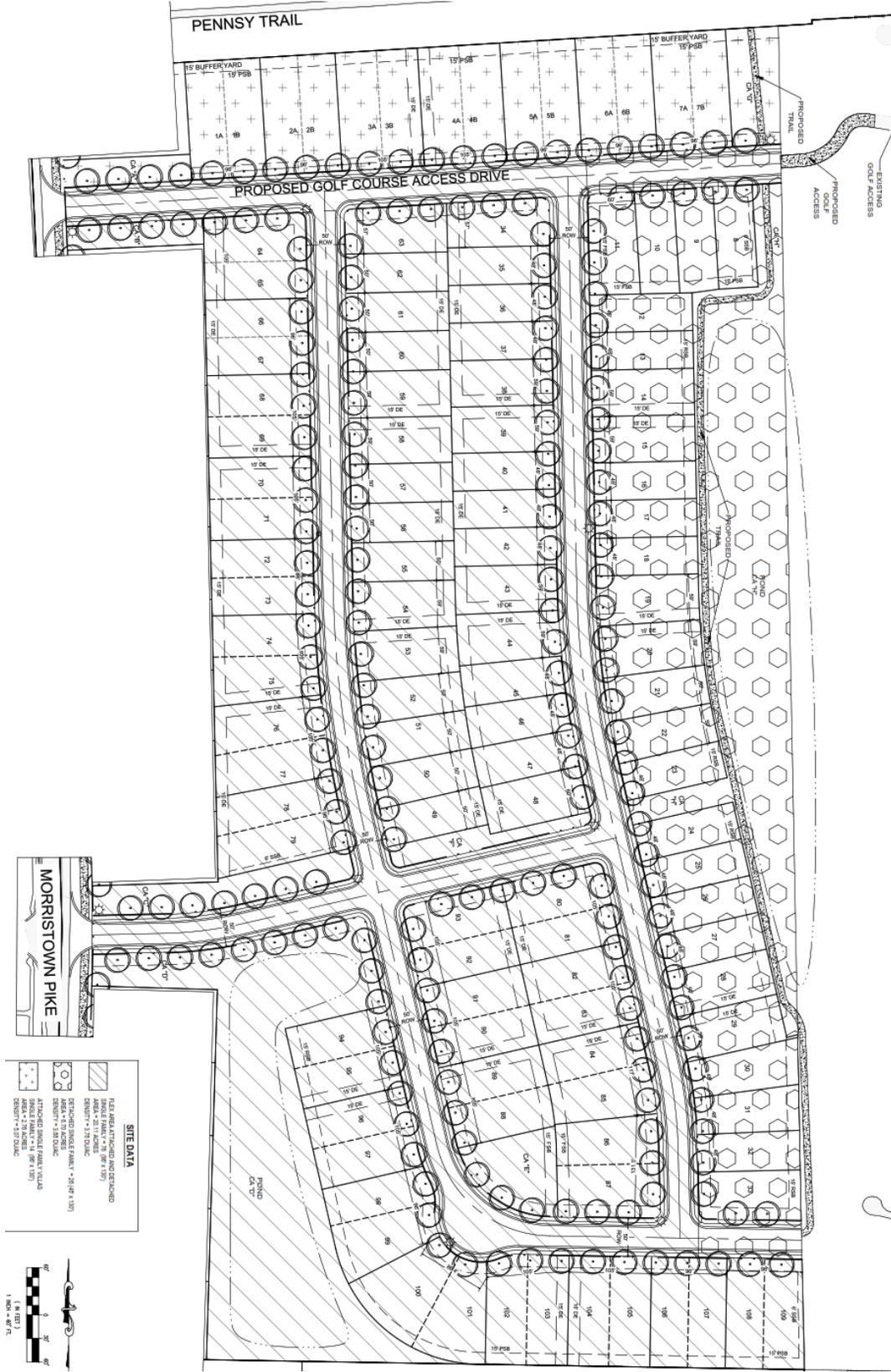


Paired Villas



Paired Villas

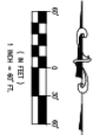
# Housing Types



**SITE DATA**

	SINGLE FAMILY ATTACHED
	SINGLE FAMILY DETACHED
	ATTACHED SINGLE FAMILY UNITS
	SINGLE FAMILY
	OTHER

TOTAL AREA ATTACHED AND DETACHED: 10.0 ACRES  
 SINGLE FAMILY DETACHED: 1.0 ACRES  
 OTHER: 1.0 ACRES  
 TOTAL: 12.0 ACRES  
 SETBACK: 15.0 FT.



**TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS**

<b>Item</b>	<b>Requirement</b>
Minimum Front Building Setback	15'
Minimum Perimeter Setback	15' along the north and south edges of the property
Minimum Distance between Buildings	12'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	15'
Minimum Rear Yard Clearance from Back of Primary Building to an Easement	15'
Maximum Building Height	35'
Lot Coverage	Lot coverage shall not exceed seventy percent (70%) of the lot area.
Required Open Space	Minimum fifteen percent (15%) usable lot open space shall be provided (includes patios, decks, pools, and other recreational facilities not under roof)
Minimum Lot Width	48' paired villas 48' single family
Minimum Lot Depth	120'
Minimum Lot Area (sqft)	5,500'
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	10'
Minimum Parking Requirements	Each lot shall include at least one (1) paved, off-street parking that allows for a minimum 20' parking space outside of the right-of-way that does not fully block garage access.
Garages and Driveways	Each house shall have an attached garage that accommodates no fewer than one (1) car. All driveways shall be hard-surface.
Streets and sidewalks	All sidewalks will be five (5) feet wide. The public multi-use path along Morristown Pike shall be 10 feet wide. Internal multiuse paths will be eight (8) feet wide. Non-dedicated paths will be maintained by the HOA. Petitioner will cooperate with City to construct a sidewalk connecting to Morristown Pike and connect a recreational trail to the Pennsy Trail in order to enhance pedestrian connectivity.
Exterior Colors	Bold and neutral color palettes shall be permitted on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.

<p>Exterior Materials</p>	<p>Exterior cladding: Permitted materials shall include the following:</p> <ul style="list-style-type: none"> <li>a. Brick or brick veneer</li> <li>b. Stone/cultured stone or stone veneer<sup>4</sup></li> <li>c. Wood lap siding, composite siding and cedar shake siding (painted or stained)</li> <li>d. Stucco- per industry standards- light to medium textures</li> <li>e. Fiber cement lap or panel siding</li> </ul>
<p>Entry Monumentation</p>	<p>Entry monuments will be located at the newly-created entrance from Morristown Pike and at the current golf course access drive.</p> <p>Maximum sign area per sign – sixty (60) square feet.</p> <p>Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.</p>

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**TABLE 4. ARCHITECTURAL STANDARD MODIFICATIONS**

All Standards in Section 155.101 of the Zoning Ordinance; DESIGN STANDARDS FOR SINGLE-UNIT/MULTI-UNIT DWELLINGS shall be met with the following exceptions; however, the developer reserves the right to file for modifications with Planning Commission from Design Standards, per Section 155.105:

<b>Ordinance Standard to be Modified</b>	<b>Modified Language</b>
<p><b>§155.101 3(B) – Overhang Requirements</b></p>	<p>All residences shall have, at minimum, overhangs of at least nine (9) inches, or soffits, over all exterior walls.</p> <p>Proposed Language: All residences shall have, at minimum, overhangs of at least twelve (12) inches, or soffits, over all exterior walls.</p> <p>Rationale: More stringent standards will result in a more aesthetically pleasing end product.</p>
<p><b>§155.101 4(B)- Minimum Window Trim</b></p>	<p>Windows shall have a minimum nominal one by four inch wood or vinyl surround...</p> <p>Proposed Language: Windows shall have a minimum nominal one by six inch wood or vinyl surround...</p> <p>Rationale: More stringent standards will result in a more aesthetically pleasing end product.</p>
<p><b>§155.101 5(A) -- Garage Façade</b></p>	<p>If the total width of all garage door openings is 50 percent or less of the total width of the façade, the garages may be front-loading.</p> <p>Proposed Language: If the total width of all garage door openings is 65 percent or less of the total width of the façade, the garages may be front-loading. A maximum of ten percent (10%) of lots in the Development may have garage door openings totaling greater than fifty percent (50%) of the total width of the façade.</p> <p>Rationale: Additional flexibility is necessary to provide large enough garage access to meet the desired floorplans.</p>

## **SECTION V. STATEMENT OF COMMITMENTS:**

### Open Space, Landscaping, and Screening Commitments

#### 1. Open Space

- a. The open space shall be in conformance with the final development plan. All common open space shall be owned and maintained by the HOA.
- b. Recreational Trails will be connected to existing trail infrastructure.
- c. Active Recreation areas will be developed with community input, but will include a dog park to ensure residents have a safe and secure place to care for their pets and amenities to support and encourage use of the recreational paths.
- d. Ponds will be maintained by the HOA and any retention required for the Development not entirely on the Development site will have easements allowing for access and maintenance.

#### 2. Landscaping

- a. Landscaping will be installed along interior streets.
- b. Landscaping shall be provided in accordance with the applicable sections of the Unified Development Ordinance and the Greenfield Code of Ordinances. Landscaping species shall be consistent with the Unified Development Ordinance and the Greenfield Code of Ordinances, but the right to substitute based on material availability is reserved. A final landscaping plan and any modifications shall be approved by the Planning Director.
- c. All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.
- d. Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to install trees in the common areas if there are utility conflicts.
- e. Effort shall be made to preserve existing trees along adjacent to the development.

#### 3. Fencing

- a. Fencing for lots that share a boundary with the golf course shall be wrought iron only.
4. Pedestrian Connections
- a. Pedestrian pathways will be installed within the community as noted on the Final PUD plan.
  - b. Pedestrian pathways will be maintained by the HOA.
5. Shared Drives
- a. A maximum of 50% of dwellings may have connected driveways.
6. Membership Requirements
- a. At least one (1) occupant of each residence will be required to be a member of Hawk's Tail Golf Course.

## **SECTION VI. ORDER AND ESTIMATED TIME OF DEVELOPMENT**

The Villas at Hawk's Tail is planned to begin construction in 2025, pending final approvals. It is anticipated that The Villas at Hawk's Tail shall be completed in a single phase.

**SECTION VII.**

This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Presiding Officer

Voting Affirmative

Voting Opposed

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ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor, City of Greenfield

Department of Engineering and Planning

**Recommendation to the Common Council of the  
City of Greenfield, Indiana**

On \_\_\_\_\_, 2025, the City of Greenfield Plan Commission held a meeting at which they approved upon majority vote a Recommendation to the Common Council of the City of Greenfield, Indiana to zone approximately 29.57 +/- acres as PUD -- Planned Unit Development to accommodate construction of a paired villa community consisting of approximately 116 residences on replatted lots.

The property is generally located at the southeast corner of South Morristown Pike and the Pennsy Trail, approximately a tenth of a mile south of US 40. Accompanying documents including the PUD Plan, PUD statement, staff report condition and location maps are included.

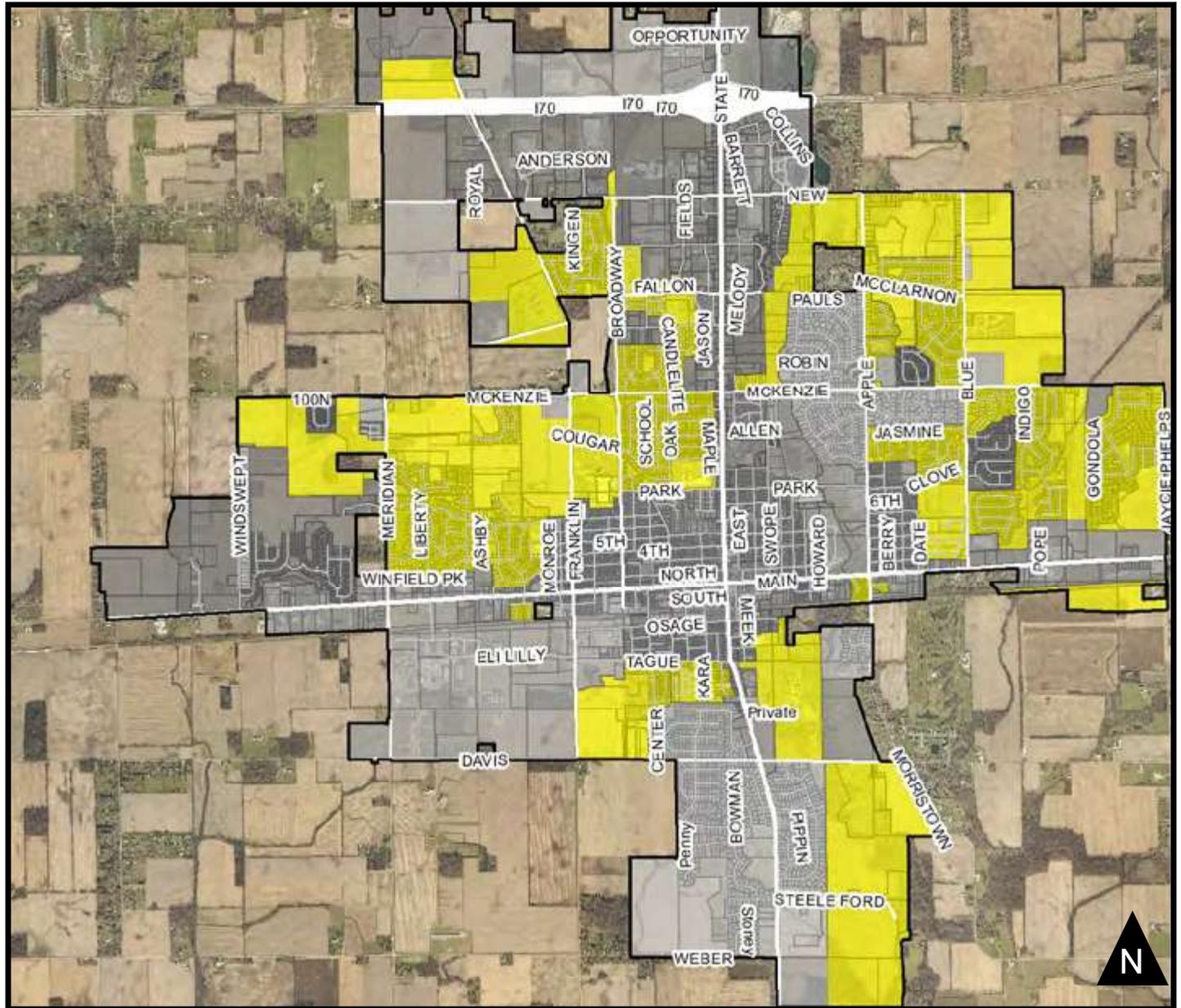
Dated: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Secretary  
Greenfield Advisory Plan Commission

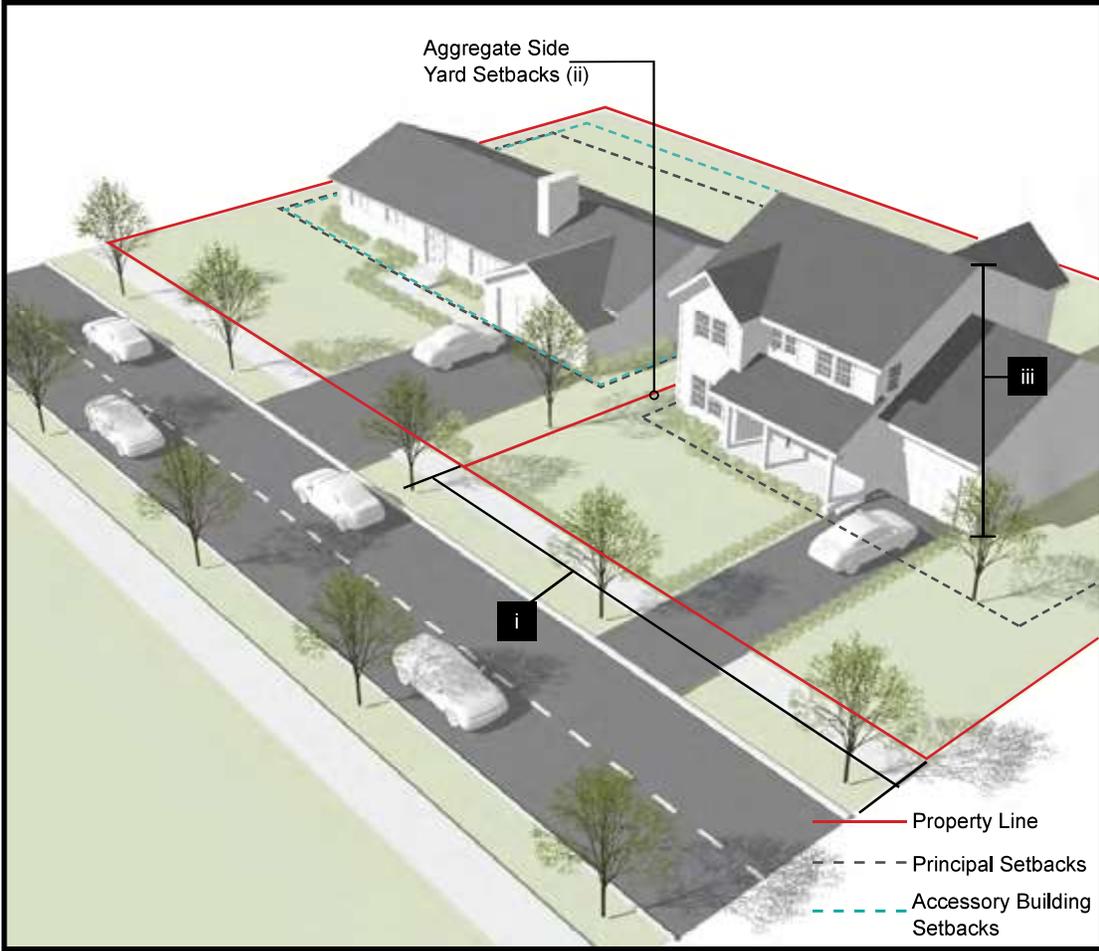
## RM Development Standards Attachment

155.016 RM - RESIDENTIAL MODERATE DENSITY DISTRICT



*\*For General Reference only, not Official Zone Map*

RM - RESIDENTIAL MODERATE DENSITY



RM - RESIDENTIAL MODERATE DENSITY

## 155.016 RM – RESIDENTIAL MODERATE DENSITY

### 1. Purpose and Intent

The “RM” Residential Moderate Density District is intended to regulate all land in the city platted for medium scale suburban residential development. The existing development pattern in the RM is traditional suburban subdivisions and multi-family developments. The desired development pattern in the RM is to accommodate a mix of traditional single-family residential developments and multi-unit developments, with some variations in sizes and styles to meet diverse market desires. Ideal developments should create welcoming neighborhood settings with excellent road and pedestrian connectivity to adjacent developments, perimeter trails, open space, and neighborhoods for all ages. This District is intended to promote a range of housing types and densities that create diverse combinations of neighborhoods. The permitted range of densities for this district shall be as follows:

Development Type	Density Range
One- and Two-Unit	One or less to five (<1-5) dwelling units per acre
Multi-Unit Single Story	Three to ten (3 -10) dwelling units per acre
Multi-Unit Two (2) Story	Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or More	Twelve to twenty (12-20) dwelling units per acre

**2. Permitted and Conditional Uses**

See Table 155.007 for uses permitted by district. Some uses may require Development Plan Approval. Other uses similar to those allowed in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

**3. Building Placement and Dimensional Standards**

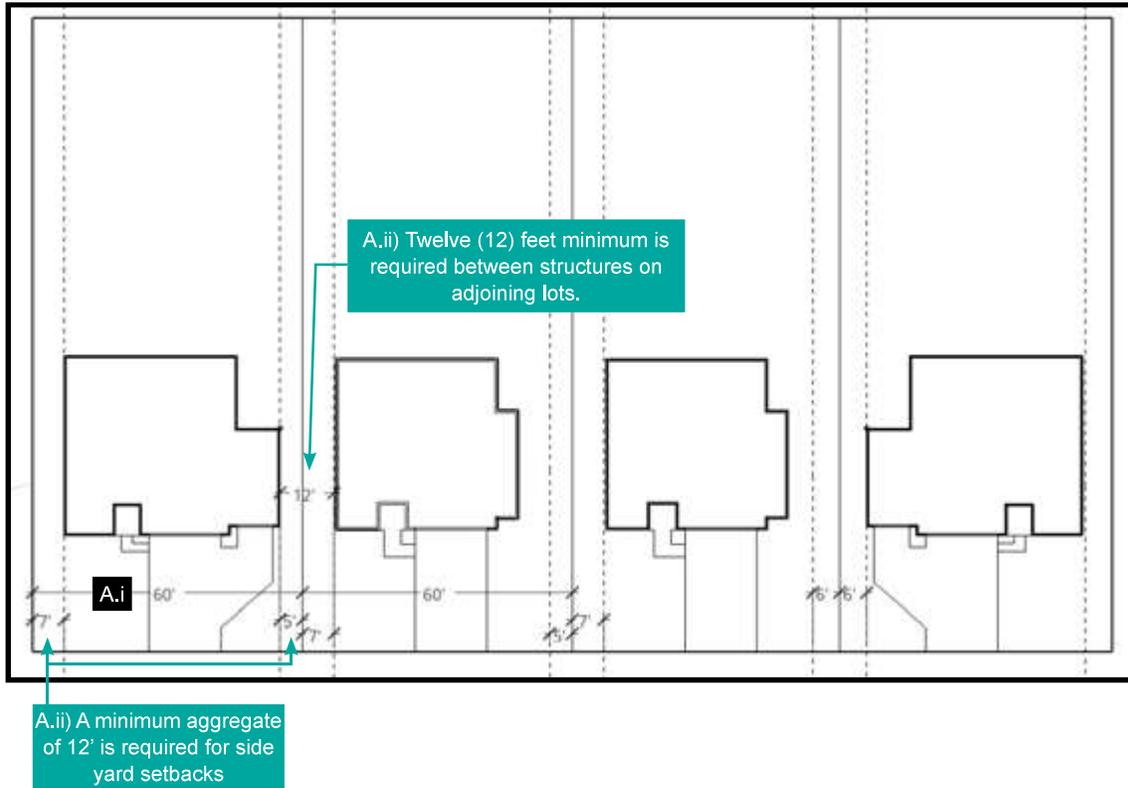
Structures in the RM shall be developed in accordance with the following standards per the individual development tables and contain uses allowed in the district per 155.007. **Table A** applies to Residential Single and Two-Unit Structures, and **Table B** applies to all other structures within the RM District:

A. Residential Single- and Two-Unit Development Standards	
Dimension	Standard
i. Lot Standards	Lot Width: Sixty (60) feet minimum single family; ninety (90) feet two-family  Lot Area: Seven thousand (7,000) square feet minimum
ii. Setbacks  <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Twenty five (25) feet minimum  Side Lot Line: Twelve (12) feet (lot aggregate) with five (5) feet minimum per side; Twelve (12) feet minimum distance required between structures on adjoining lots  Rear Lot Line: Twenty (20) feet minimum plus any distance dedicated to a rear easement
iii. Principal Building Height	Thirty five (35) feet maximum
iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed forty five percent (45%) of the lot area.  Minimum twenty five percent (25%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.)
v. Accessory Building Location	Rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street  <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks	Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater  Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater  <i>*Accessory Dwelling Units shall follow the setbacks of the primary structure.</i>
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less
ix. Parking Location	Garages may be side, rear, or front-loading

RM - RESIDENTIAL MODERATE DENSITY

B. Multi-Unit Residential and All Other Structures and Development Types	
Dimension	Standard
i. Lot Standards	Lot Width: N/A Lot Area: N/A
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front: Twenty five (25) feet minimum Side: Fifteen (15) feet minimum, twenty five (25) feet if abutting the RL District Rear: Fifteen (15) feet minimum, twenty five (25) if abutting the RL District
iii. Multi-Unit dwellings interior setbacks	Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Setbacks between structures twenty (20) minimum feet. * See 155.103, 7, A & B
iv. Principal Building Height	Forty five (45) feet maximum
v. Lot Coverage/Required Open Space	Lot coverage shall not exceed sixty five percent (65%) of the lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.
vi. Accessory Building Location/ Setbacks	Shall be located in rear yard only. Shall follow that of B.ii *Accessory buildings must be located outside of any easements
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Parking Location	Not more than twenty percent (20%) of parking shall be located in any front yard of any development in the RM District. Parking areas shall be screened and buffered in accordance with the Landscaping Section <b>155.063</b> .

RM - RESIDENTIAL MODERATE DENSITY



**4. Additional Standards**

The following table contains additional major sections that are common references needed across districts. This list is not meant to be considered an exhaustive list, and other sections may apply to individual properties or projects.

Common Sections of Pertinent Reference	
<a href="#">155.050 Accessory Structures and Uses</a>	<a href="#">155.069 Intersection Site Visibility</a>
<a href="#">155.052 Wireless Facilities</a>	<a href="#">155.083 Development Plan Approval</a>
<a href="#">155.063 Landscaping &amp; Buffering</a>	<a href="#">155.093 Variances</a>
<a href="#">155.064 Fences, Appurtenant Structures, &amp; Screening</a>	<a href="#">155.094 Conditional Uses</a>
<a href="#">155.065 Signs</a>	<a href="#">155.101 Design Standards for One- &amp; Two-Unit Structures</a>
<a href="#">155.066 Parking and Loading, Off-Street</a>	<a href="#">155.102 Design Standards for Residential Accessory Structures</a>
<a href="#">155.067 Driveways</a>	<a href="#">155.103 Design Standards for Multi-Unit Dwellings</a>
<a href="#">155.068 Access, Frontage, and Sidewalks</a>	<a href="#">155.105 Modifications from Design Standards</a>

ORDINANCE NO. 2025/ \_\_\_\_

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the “PUD” Planned Unit Development District:

Legal Description

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

Commencing at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence South 89 degrees 02 minutes 37 seconds East along the south line thereof 199.90 feet to the POINT OF BEGINNING; thence North 01 degree 41 minutes 56 seconds East 471.53 feet; thence North 88 degrees 18 minutes 04 seconds West 159.88 feet; thence North 01 degree 41 minutes 56 seconds East 72.13 feet; thence North 01 degree 44 minutes 09 seconds West 55.48 feet; North 88 degrees 15 minutes 51 seconds East 160.20 feet; thence North 01 degree 16 minutes 03 seconds West 812.76 feet; thence South 87 degrees 20 minutes 38 seconds West 173.86 feet; thence North 02 degrees 39 minutes 22 seconds West 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 161.59 feet; thence North 03 degrees 29 minutes 58 seconds West 117.36 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 757.69 feet; thence South 01 degree 05 minutes 37 seconds East 1711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 761.08 feet to the POINT OF BEGINNING, containing 29.57 acres, more or less.

The above-described real estate shall be developed in accordance with the terms, conditions and statements of the The Villas at Hawk’s Tail Planned Unit Development Statement attached hereto as Exhibit 1, and by reference the Planned Unit Development Statement are incorporated herein.

This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Presiding Officer

Voting Affirmative

Voting Opposed

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ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor, City of Greenfield

**PK Rezone Ordinance**

ORDINANCE NO. 2025/ \_\_\_\_

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the Park Zoning District:

Legal Description

A part of Lots 4 and 5 of Fairway Village, Section One, as per plat thereof recorded as Instrument Number 94-5854 and amended by Instrument Number 98-11144, in the Office of the Recorder of Hancock County, Indiana, and a part of the Northeast and Southeast Quarters of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian in Center Township, Hancock County, Indiana, described as follows:

BEGINNING at a stone marking the northeast corner of the Southeast Quarter of said Section 4; thence South 01 degree 05 minutes 37 seconds East along the East line of said Southeast Quarter 1690.37 feet to a point on the easterly extension of the north line of said plat of Fairway Village; thence North 89 degrees 01 minute 08 seconds West along said north line and extension 198.89 feet; thence North 66 degrees 04 minutes 49 seconds West 131.61 feet; thence South 22 degrees 25 minutes 39 seconds West 73.07 feet; thence North 84 degrees 35 minutes 47 seconds West 216.84 feet to the northwest corner of said Lot 5 in the Fairway Village plat; thence North 89 degrees 01 minute 08 seconds West 1159.03 feet along the north line of said plat and the north line of Fairway Village, Section Two, as per plat thereof recorded as Instrument Number 96-13318 in said county records; thence North 01 degree 05 minutes 37 seconds West 1689.62 feet to the north line of said Southeast Quarter, also being the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the southwest corner of said Northeast Quarter per the plat of The Ridges Over Brandywine recorded as Instrument Number 070013468 in said county records; thence along the centerline of Morrystown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West

along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence along said south line the following five (5) courses: 1) North 86 degrees 30 minutes 02 seconds East 1008.95 feet; 2) North 03 degrees 29 minutes 58 seconds West 5.00 feet; 3) North 86 degrees 30 minutes 02 seconds East 1535.14 feet; 4) South 03 degrees 29 minutes 58 seconds East 25.00 feet; 5) North 86 degrees 30 minutes 02 seconds East 12.98 feet; thence South 01 degree 15 minutes 48 seconds East 1490.07 feet; thence South 89 degrees 02 minutes 37 seconds East parallel with the south line of said Northeast Quarter 125.98 feet to the east line of said Northeast Quarter; thence South 01 degree 07 minutes 07 seconds East along said east line 325.61 feet to the POINT OF BEGINNING, containing 169.034 acres, more or less.

**EXCEPT:**

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 966.18 feet; thence South 01 degree 05 minutes 37 seconds East 1,711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the POINT OF BEGINNING, containing 36.3 acres, more or less.

The above-described real estate shall be utilized and developed in accordance with the terms and conditions of the Greenfield UDO – Park Zoning Designation in effect at the time of passage.

This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Presiding Officer

Voting Affirmative

Voting Opposed

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ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor, City of Greenfield

## **RL Rezone Ordinance**

ORDINANCE NO. 2025/\_\_\_

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the “RL” Residential Low Density Zoning District:

Legal Description

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Pike the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 208.49 feet; thence South 03 degrees 29 minutes 58 seconds East 117.36 feet; thence South 87 degrees 20 minutes 38 seconds West 161.59 feet; thence South 02 degrees 39 minutes 22 seconds East 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 173.86 feet; thence South 01 degree 16 minutes 03 seconds East 812.76 feet; thence South 88 degrees 15 minutes 51 seconds West 160.20 feet; thence South 01 degree 44 minutes 09 seconds East 55.48 feet; thence South 01 degree 41 minutes 56 seconds West 72.13 feet; thence South 88 degrees 18 minutes 04 seconds East 159.88 feet; thence South 01 degree 41 minutes 56 seconds West 471.53 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 199.90 feet to the POINT OF BEGINNING, containing 6.76 acres, more or less.

The above-described real estate shall be utilized and developed in accordance with the terms and conditions of the Greenfield UDO – “RL” Residential Low Density Zoning Designation in effect at the time of passage.

This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Presiding Officer

Voting Affirmative

Voting Opposed

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ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor, City of Greenfield

PETITION FOR SUPER VOLUNTARY ANNEXATION OF REAL ESTATE INTO THE CITY  
OF GREENFIELD, INDIANA BY ONE HUNDRED PERCENT (100%) OF THE  
LANDOWNERS WITHIN THE TERRITORY

TO THE COMMON COUNCIL OF THE CITY OF GREENFIELD:

1. Petitioner, William Eric Group, LLC (“WEG”) is the owner of that certain real estate, located in Hancock County, Indiana, that is contiguous with the boundaries of the City of Greenfield, Indiana, as more particularly described in the Exhibits attached (the “Territory”).
2. The proposed Territory will be a planned, golf course community made up of the current Hawk’s Tail of Greenfield golf course (the “Course”) and approximately 36.3 acres vacant land between the Course and Morristown Pike (the “Development Area”).
3. The Territory will be divided into three (3) separate zoning classifications. The current footprint of the Course will remain the same with a proposed zoning classification of PK. The Development Area will be made up of fifteen (15) single family building lots along Morristown Pike with a proposed zoning classification of RL. The remainder of the Development Area will a Planned Unit Development containing approximately one hundred sixteen (116) dwelling lots with a base zoning classification of RM.
4. The Territory is described overall in Exhibit A, and portions of the Territory are each individually described in Exhibit B for the Course, Exhibit C for the RL area, and Exhibit D for the PUD area.
5. WEG requests that the Territory be annexed to the City of Greenfield.
6. Essential municipal services and utilities are not available to the Territory.
7. The City of Greenfield is physically and financially able to provide all applicable municipal services to the Territory.
8. WEG desires that the Territory be annexed to and become a part of the corporate limits of the City of Greenfield, Indiana, and that the Development Area be serviced by all applicable City of Greenfield utilities.
9. At least one-eighth (1/8) of the aggregate external boundary of the Territory sought to be annexed coincides with the boundary of the city of Greenfield.

WHEREFORE, WEG specifically requests that the Territory be annexed into the City of Greenfield, and respectfully requests that the Common Council pass and enact an appropriate Ordinance annexing the Territory, as described herein, to the corporate limits of the City of Greenfield, Indiana.

Dated: January \_\_\_, 2025

William Eric Group, LLC

Jacob S. Brattain, McNeelyLaw LLP

Attorney No. 34517-73, Attorney and Agent  
for William Eric Group, LLC

### **Exhibit A – Territory Description**

A part of Lots 4 and 5 of Fairway Village, Section One, as per plat thereof recorded as Instrument Number 94-5854 and amended by Instrument Number 98-11144, in the Office of the Recorder of Hancock County, Indiana, and a part of the Northeast and Southeast Quarters of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian in Center Township, Hancock County, Indiana, described as follows:

BEGINNING at a stone marking the northeast corner of the Southeast Quarter of said Section 4; thence South 01 degree 05 minutes 37 seconds East along the East line of said Southeast Quarter 1690.37 feet to a point on the easterly extension of the north line of said plat of Fairway Village; thence North 89 degrees 01 minute 08 seconds West along said north line and extension 198.89 feet; thence North 66 degrees 04 minutes 49 seconds West 131.61 feet; thence South 22 degrees 25 minutes 39 seconds West 73.07 feet; thence North 84 degrees 35 minutes 47 seconds West 216.84 feet to the northwest corner of said Lot 5 in the Fairway Village plat; thence North 89 degrees 01 minute 08 seconds West 1159.03 feet along the north line of said plat and the north line of Fairway Village, Section Two, as per plat thereof recorded as Instrument Number 96-13318 in said county records; thence North 01 degree 05 minutes 37 seconds West 1689.62 feet to the north line of said Southeast Quarter, also being the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the southwest corner of said Northeast Quarter per the plat of The Ridges Over Brandywine recorded as Instrument Number 070013468 in said county records; thence along the centerline of Morrystown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence along said south line the following five (5) courses: 1) North 86 degrees 30 minutes 02 seconds East 1008.95 feet; 2) North 03 degrees 29 minutes 58 seconds West 5.00 feet; 3) North 86 degrees 30 minutes 02 seconds East 1535.14 feet; 4) South 03 degrees 29 minutes 58 seconds East 25.00 feet; 5) North 86 degrees 30 minutes 02 seconds East 12.98 feet; thence South 01 degree 15 minutes 48 seconds East 1490.07 feet; thence South 89 degrees 02 minutes 37 seconds East parallel with the south line of said Northeast Quarter 125.98 feet to the east line of said Northeast Quarter; thence South 01 degree 07 minutes 07 seconds East along said east line 325.61 feet to the POINT OF BEGINNING, containing 169.034 acres, more or less.

ALSO, any Morrystown Road public right of way along the west line of the above-described property not previously annexed into the City of Greenfield.

EXCEPT, any Morrystown Road public right of way along the west line of the above-described property that was previously annexed into the City of Greenfield.

### **Exhibit B – Course Description (PK Zoning)**

A part of Lots 4 and 5 of Fairway Village, Section One, as per plat thereof recorded as Instrument Number 94-5854 and amended by Instrument Number 98-11144, in the Office of the Recorder of Hancock County, Indiana, and a part of the Northeast and Southeast Quarters of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian in Center Township, Hancock County, Indiana, described as follows:

BEGINNING at a stone marking the northeast corner of the Southeast Quarter of said Section 4; thence South 01 degree 05 minutes 37 seconds East along the East line of said Southeast Quarter 1690.37 feet to a point on the easterly extension of the north line of said plat of Fairway Village; thence North 89 degrees 01 minute 08 seconds West along said north line and extension 198.89 feet; thence North 66 degrees 04 minutes 49 seconds West 131.61 feet; thence South 22 degrees 25 minutes 39 seconds West 73.07 feet; thence North 84 degrees 35 minutes 47 seconds West 216.84 feet to the northwest corner of said Lot 5 in the Fairway Village plat; thence North 89 degrees 01 minute 08 seconds West 1159.03 feet along the north line of said plat and the north line of Fairway Village, Section Two, as per plat thereof recorded as Instrument Number 96-13318 in said county records; thence North 01 degree 05 minutes 37 seconds West 1689.62 feet to the north line of said Southeast Quarter, also being the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the southwest corner of said Northeast Quarter per the plat of The Ridges Over Brandywine recorded as Instrument Number 070013468 in said county records; thence along the centerline of Morrystown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence along said south line the following five (5) courses: 1) North 86 degrees 30 minutes 02 seconds East 1008.95 feet; 2) North 03 degrees 29 minutes 58 seconds West 5.00 feet; 3) North 86 degrees 30 minutes 02 seconds East 1535.14 feet; 4) South 03 degrees 29 minutes 58 seconds East 25.00 feet; 5) North 86 degrees 30 minutes 02 seconds East 12.98 feet; thence South 01 degree 15 minutes 48 seconds East 1490.07 feet; thence South 89 degrees 02 minutes 37 seconds East parallel with the south line of said Northeast Quarter 125.98 feet to the east line of said Northeast Quarter; thence South 01 degree 07 minutes 07 seconds East along said east line 325.61 feet to the POINT OF BEGINNING, containing 169.034 acres, more or less.

EXCEPT:

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 966.18 feet; thence South 01 degree 05 minutes 37 seconds East 1,711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the POINT OF BEGINNING, containing 36.3 acres, more or less.

**Exhibit C – RL Zoning**

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Pike the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 208.49 feet; thence South 03 degrees 29 minutes 58 seconds East 117.36 feet; thence South 87 degrees 20 minutes 38 seconds West 161.59 feet; thence South 02 degrees 39 minutes 22 seconds East 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 173.86 feet; thence South 01 degree 16 minutes 03 seconds East 812.76 feet; thence South 88 degrees 15 minutes 51 seconds West 160.20 feet; thence South 01 degree 44 minutes 09 seconds East 55.48 feet; thence South 01 degree 41 minutes 56 seconds West 72.13 feet; thence South 88 degrees 18 minutes 04 seconds East 159.88 feet; thence South 01 degree 41 minutes 56 seconds West 471.53 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 199.90 feet to the POINT OF BEGINNING, containing 6.76 acres, more or less.

**Exhibit D – PUD Zoning**

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

Commencing at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence South 89 degrees 02 minutes 37 seconds East along the south line thereof 199.90 feet to the POINT OF BEGINNING; thence North 01 degree 41 minutes 56 seconds East 471.53 feet; thence North 88 degrees 18 minutes 04 seconds West 159.88 feet; thence North 01 degree 41 minutes 56 seconds East 72.13 feet; thence North 01 degree 44 minutes 09 seconds West 55.48 feet; North 88 degrees 15 minutes 51 seconds East 160.20 feet; thence North 01 degree 16 minutes 03 seconds West 812.76 feet; thence South 87 degrees 20 minutes 38 seconds West 173.86 feet; thence North 02 degrees 39 minutes 22 seconds West 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 161.59 feet; thence North 03 degrees 29 minutes 58 seconds West 117.36 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 757.69 feet; thence South 01 degree 05 minutes 37 seconds East 1711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 761.08 feet to the POINT OF BEGINNING, containing 29.57 acres, more or less.