



## PLAN COMMISSION STAFF REPORT

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Petition No:	2024-APC-28
Location:	8425 Jeff Gordon Boulevard, Pittsboro, Indiana 46167, East side of Jeff Gordon Boulevard, approximately 1/4-mile north of I-74 interchange
Project Name:	PUD Amendment for Hidden Hills
Petitioner:	Taylor Morrison of Indiana, LLC (formerly Pyatt Builders, LLC)
Representative	Paul Claire
Property Owners	Taylor Morrison of Indiana, LLC
Engineer:	N/A
Request:	<p>This amendment is to clarify that Section 7.20.C of the Town's UDO does not apply to Area C, Sections 2, 3, &amp; 5 on the south sides of Hidden Hills. The original intent was that all homes would be detailed in the written standards of the PUD and those of the Town's UDO would not apply. Areas A &amp; B had specific rear elevation standards including for perimeter lots written into the PUD, but Area C (Hidden Hills Sections 2, 3 &amp; 5) intentionally had no specific rear elevation requirements, nor would the Town's UDO rear elevation standards apply.</p>
Current Land Use:	Residential
Approximate Parcel Size:	127.2 ± acres
Related Petitions:	None
Existing Zoning:	Planned Unit Development
Exhibits	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Ordinance Modification / Town Ordinance</li><li>3. Application</li><li>4. Location Map</li><li>5. Recorded PUD Ordinance</li><li>6. Concept Plan</li><li>7. Site Pictures</li></ol>

Prepared By:

Cynthia A. Bowen, FAICP  
[cbowen@reasite.com](mailto:cbowen@reasite.com)  
317-263-0127

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## Exhibit 1: Staff Report

### A. Procedure

Proposed text amendments are considered by the Plan Commission and ultimately approved or rejected by the Town Council. Before making a recommendation to the Town Council, the Plan Commission must hold an advertised public hearing. The public hearing is advertised in The Republican newspaper one time, at least 10 days before the hearing. Public notice must be mailed to surrounding property owners to a depth of 660 feet or two ownerships, whichever is less. After the Plan Commission conducts the hearing and makes a recommendation, the proposed text amendment is placed on the agenda for the next Town Council meeting. If the Town Council approves the proposal, it immediately becomes effective. If the Town Council rejects the proposal, the proposal cannot be reconsidered within a period of one year from the date of such disapproval, unless the Commission finds that there is a substantial change in the petition or circumstances affecting the petition.

Indiana Code 36-7-4-603 requires that in the consideration of zoning map amendments, reasonable regard shall be paid to:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council;
2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property;
3. Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted;
4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and
5. Whether the proposed amendment reflects responsible standards for development and growth.

### B. Petition History

The property was annexed into the Town after petition by the property owner and adoption of a fiscal plan and annexation ordinance by the Town Council in February 2021. Pyatt Builders applied for rezone to and approval of a Planned Unit Development (PUD) district ordinance and concept plan in late June. It was approved by the Town Council on August 17, 2021.

The primary plat petition was filed on September 1, 2021. The primary plat was approved on September 28, 2021 by the Plan Commission.

Pyatt Builders submitted the application for the secondary plat on June 1, 2022. There was a Technical Advisory Committee meeting on June 8, 2022. Meeting notes are attached. Pyatt Builders provided revised drawings by June 17, 2022. The secondary plat was approved by the Plan Commission on June 28, 2022.

When undergoing construction on Section 1, it was determined that a gas main was buried too shallowly, and the driveway could not be located as it was shown in the primary and secondary plats. A replat was filed to relocate the driveway and was approved at the August 18, 2022 Plan Commission Meeting.

Pyatt submitted Section 3 plans for plan approval on November 15, 2023. Changes were resubmitted on December 12, 2023. The Technical Advisory Committee met again on January 10, 2024. Revised plans were submitted on January 17, 2024. The plans for Section 3 were approved by the Technical Advisory Committee on February 2, 2024.

On June 6, 2024, the Planning Department received an application for PUD amendment from Taylor Morrison of Indiana, LLC.

An ad was placed in the June 13<sup>th</sup> Republican for a Planned Unit Development amendment to the Hidden Hills Planned Unit Development (PUD). Mailings to the surrounding property owners went out certified mail on June 12<sup>th</sup>.

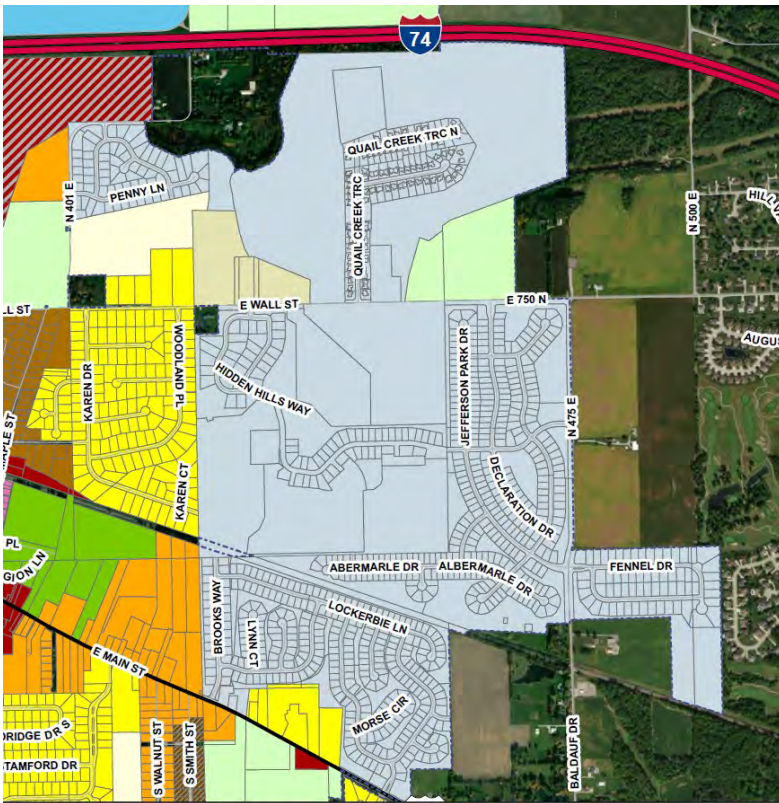
No technical advisory hearing was held on this matter.

A draft marked up copy of the ordinance was prepared by staff for the Town.

### C. Project Location and Current Zoning

The subject property is approximately 172.2 acres and is located at 589 Hidden Hills Way, or approximately 6/10<sup>th</sup> of a mile west of the intersection of E Wall Street and Baldauff Drive. The petitioner is seeking to add additional language to the PUD Ordinance to clarify the standards to state that Section 7.20.C, Rear Elevation Standards for Perimeter Lots, in the Town's Unified Development Ordinance, does not apply to Area C (Sections 2, 3 & 5) on the south sides of Hidden Hills. See image for current zoning map.

Current Pittsboro Zoning Map (Partial)



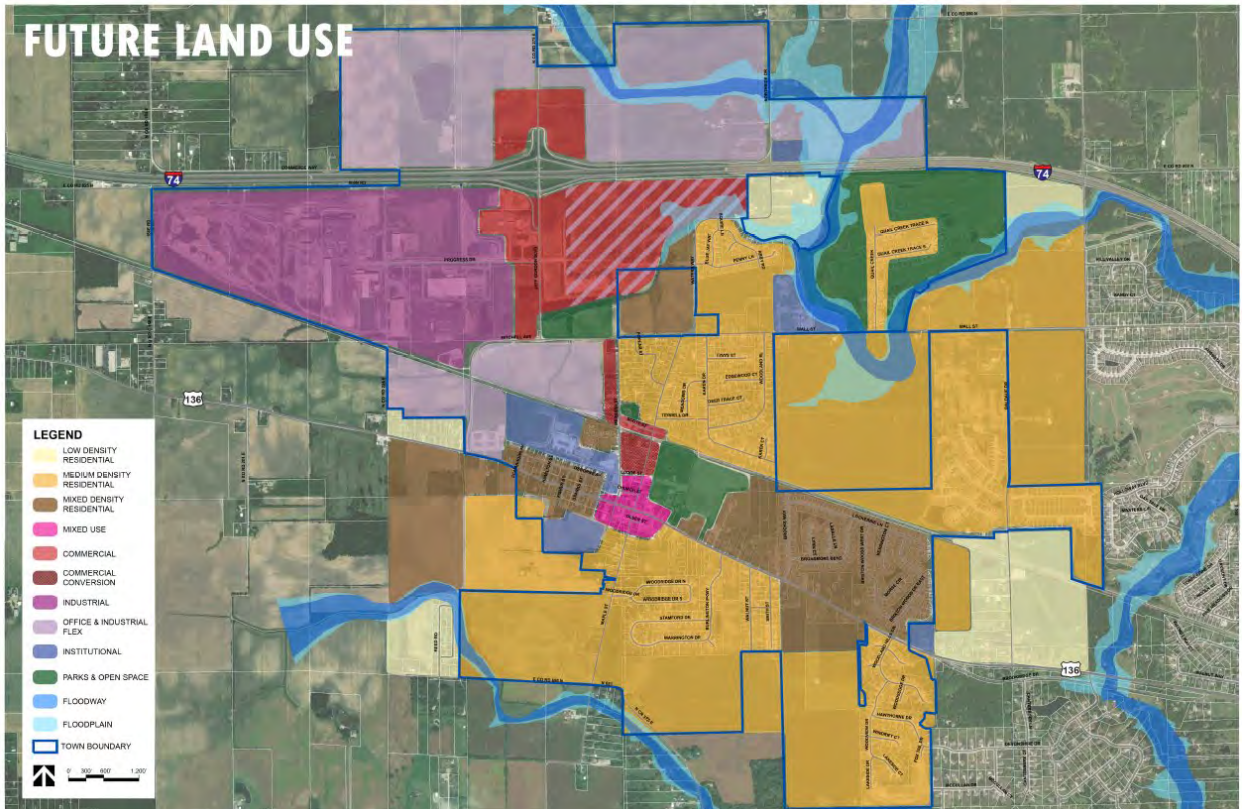
#### Legend

- |                                                 |                                                       |
|-------------------------------------------------|-------------------------------------------------------|
| Interstate 74                                   | <b>Zoning</b>                                         |
| Major Thoroughfares                             | OS - Open Space                                       |
| Streams                                         | A - Agriculture                                       |
| Bodies of Water                                 | R-1 - Residential; Single-family, Large Lot           |
| Parcels                                         | R-2 - Residential; Single-family, Medium Lot          |
| Pittsboro Corporate Limit                       | R-3 - Residential; Single-family, Medium to Small Lot |
| R-4 - Residential; Single-family and Two-family | I-1 - Industrial; Research/Office                     |
| R-5 - Residential; Small Lot SF, 2-family & MF  | I-2 - Industrial; Light                               |
| OTBD - Old Town Business District               | I-3 - Industrial; Heavy                               |
| GB - General Business                           | PUD - Planned Unit Development                        |
| HB - Highway Business                           | Pittsboro Public Works                                |
| INST - Institutional                            |                                                       |
| <b>Overlay Districts</b>                        |                                                       |
| Downtown                                        |                                                       |
| Interstate 74                                   |                                                       |
| Jeff Gordon Blvd.                               |                                                       |

## D. Comprehensive Plan

The future land use map shows the petition area as medium density residential. The Medium Density Residential district was established to promote the development of traditional single-family detached subdivisions. Small amounts of single-family attached dwellings or duplexes may be included as a component of a larger development where overall density reflects adjacent development. Limited public and institutional uses are also appropriate. These neighborhoods should include coordinated open spaces and amenities, have adequate access to transportation systems, and must be served by public utilities. Gross densities will generally be between three and six units per acre. See map below.

Current Comprehensive Plan: Future Land Use Map



The current character of the area is residential. The subdivision is adjacent to Jefferson Park, which is east of the Hidden Hills development and is also Medium Density Residential. The property to the west is Deer Meadows subdivision. The property to the south is Brixton Woods—a Mixed Density Residential neighborhood, which has a higher density than Hidden Hills. Eliminating the roof requirements for those few parcels that would be adjacent to Jefferson Park would not be injurious to property values or the character of the surrounding homes.

## E. Standards for Evaluating Zoning Amendments

1. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council:

The current comprehensive plan, adopted in 2021, recommends “Medium Density Residential” development for the subject property. There is no change in the density requirements of the PUD

Ordinance therefore the PUD Ordinance will remain in compliance with the comprehensive plan. Changing the roof elevation standards will not impact orderly growth of the Town and will not impact the subdivision from providing homes to potential residents wanting to locate in Pittsboro.

2. The proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property:

Hidden Hills is surrounded by other subdivisions—some with higher densities. There is a transition of density between adjacent subdivisions to Hidden Hills. The changing of roof elevation standards in Section C for the perimeter lots will not change the character of the residential buildings compared to the adjacent residential buildings. The adjacent residential buildings do not have rear roof elevation changes.

3. The proposed amendment is the most desirable use for which the land in the subject property is adapted because:

The proposed amendment would apply to roof elevation changes. The use is not changing and remains the most desirable use – residential – which is consistent with the surrounding area character.

4. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction because:

These houses back up to other subdivisions, which do not have changes in roof elevations themselves. Additionally, these houses in Hidden Hills are built at a lower density and on larger lots which helps to maintain property values in the area.

5. The proposed amendment reflects responsible standards for development and growth:

The site is a master planned site and has been well-thought-out and well-planned. The omission of the roof elevation change for Area C was an unintentional oversight. Implementing this change would not negatively impact the development. The changes are consistent with housing development surrounding Hidden Hills and reflect responsible standards for thoughtful and well-planned growth and development.

## F. Recommendation

Staff recommends the Plan Commission forward a favorable recommendation to the Town Council to approve the amendment to the Hidden Hills PUD Ordinance.

## G. Motions

Exhibit 2: Ordinance Modification / Town Ordinance

**STATE OF INDIANA  
COUNTY OF HENDRICKS  
PITTSBORO, INDIANA**

**ORDINANCE NO. \_\_\_\_\_**

**AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT ORDINANCE FOR  
HIDDEN HILLS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

**BE IT ORDAINED** by the Civil Town of Pittsboro, Hendricks County, Indiana, that:

**An Ordinance amending the Unified Development Ordinance of the Town of Pittsboro, Hendricks County, Indiana, adopted by the Town of Pittsboro as Ordinance 2022-04, as amended.**

**WHEREAS, Taylor Morrison of Indiana, LLC (formerly Pyatt Builders, LLC) the owner(s) of certain real estate located in the Town of Pittsboro, Middle Township, Hendricks County, Indiana, which real estate is more particularly described on the attached Exhibit “A”, which is incorporated by reference herein (the “Real Estate”), for which Taylor Morrison of Indiana, LLC (the “Developer”) intends to develop.**

**WHEREAS, Ordinance Number 2021-28 was passed by the Town Council establishing An Ordinance Amending the Pittsboro Unified Development Ordinance, a Part of The Master Plan of the Town of Pittsboro, Indiana Approving the Preliminary Plan for Hidden Hills Planned Unit Development (PUD) District.**

**WHEREAS, such Ordinance was recorded on August 1, 2023 with the Office of the Hendricks County Recorder.**

**WHEREAS, the Plan Commission of the Town of Pittsboro has conducted a public hearing on such amendment application to the original PUD of Hidden Hills and has sent a recommendation relating to such application to the Town Council dated \_\_\_\_\_.**

**NOW THEREFORE, by the powers vested in the Town Council of the Town of Pittsboro, Hendricks County, Indiana, it is hereby ORDERED AND ORDAINED that the Planned Unit Development Ordinance for Hidden Hills is hereby amended as follows:**

**Section 9. Area C – Development Standards.** The purpose of the Area C section is to provide a maximum of 145 lots in the eastern portion of the project. The Legacy Homes series elevations have been attached as “Exhibit F” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area C</b>	
Minimum Lot Size	9,000 square feet
Minimum Lot Width	70 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet minimum, 20 feet minimum between homes
Minimum Rear Yard Setback	20 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	1,500 square feet – single story 1,800 square feet – 2-story
<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>● Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows.</li> </ul> <p>(<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by "A Field Guide to American Houses".)</p> <ul style="list-style-type: none"> <li>● Covered Porch (minimum 25 square feet)</li> <li>● Decorative Front Porch Column(s) per Elevation Style</li> <li>● 1" x 4" Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>● Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Rear Elevation	The Town's rear elevation standards in Section 7.20.C of the Town of Pittsboro's Unified Development Ordinance, 2022-04, as amended shall not apply to Area C, Sections 2, 3, & 5.
Corner Lot Elevation	<ul style="list-style-type: none"> <li>● Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>



	<ul style="list-style-type: none"> <li>• One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12” Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S., Heavy Gauge Vinyl (Minimum 0.044 thickness)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024, by the TOWN COUNCIL of  
PITTSBORO, INDIANA, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Jarod Baker, President

\_\_\_\_\_  
William Majeske

\_\_\_\_\_  
Randy Price

\_\_\_\_\_  
Larry Compton

\_\_\_\_\_  
Terry Northern

ATTEST:

\_\_\_\_\_  
Shari L. Ping, Clerk Treasurer

**EXHIBIT A**  
**AREA EXHIBIT**



# EXHIBIT B

## CONCEPT PLAN

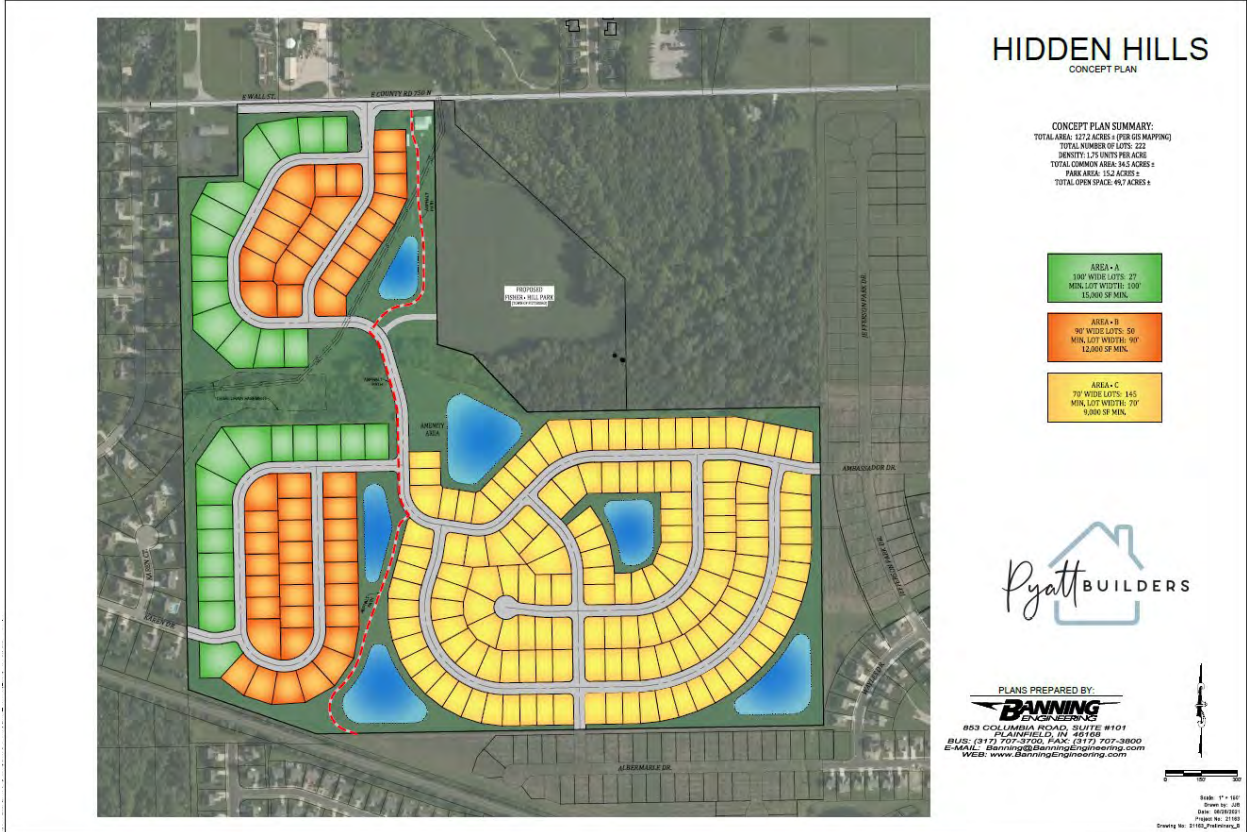


Exhibit 3: Application

# PUD Ordinance Amendment

Town of Pittsboro, Indiana Advisory Plan Commission

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*This application is to be used when amending an already approved PUD regulating ordinance.*

*Attachments Required: A, B, C, D, E*

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## **Application Procedures:**

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### **STEP ONE: PRE-APPLICATION**

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Before filing an application, it is recommended that the applicant meet with the Administrator at least one week prior to the anticipated application submission to discuss the proposed request, and to become more familiar with the applicable requirements. The anticipated agenda date will be used in all public notice requirements. Call (317) 892 - 3326 to schedule a meeting.

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### **STEP TWO: AMENDMENT APPLICATION**

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Applications must be received at least 28 days before the desired hearing of the Plan Commission. Staff will notify petitioner when an application is considered complete and is accepted. Any deficiencies will be explained to the applicant. Applications submitted or completed after the posted deadline date will be placed on the next month's application cycle.

Applications, fees, and all required documentation must be submitted by 4:00 pm on the deadline date. These documents are to be submitted to the Town of Pittsboro Town Administration Building, 33 East Main Street, Pittsboro, Indiana 46167.

The items below are required to complete your PUD Amendment application and shall be submitted when your application is filed (please refer to Section 6 of the Unified Development Ordinance).

**Application Form**

- All items must be completed fully and either typewritten or printed in ink.
- The application must be signed by the applicants and notarized.

**Application Fee**

- Please refer to Attachment at the end for the current fee schedule.
- Checks are to be made payable to the Town of Pittsboro and submitted to the Clerk-Treasurer.

- Attachment A: Plan Commission Form**
- Attachment B: Application Form**
- Attachment C: Affidavit of Ownership** (submit only if the applicant is not the property owner).
- Attachment D: Newspaper Notice**
- Attachment E: Neighbor Notice**
- Written Commitments** (if required by the Town)
- Memorandum of Understanding** (if required by the Town)
- Aerial Location Map**
  - Aerial maps can be obtained from the Hendricks County Surveyor's Office, 355 South Washington Street, Danville, Indiana, 46122. (317) 745-9237 or an internet mapping source.
  - Draw property lines of the site plan on the map.
- Legal Description**
- Copy of the Previously Approved Covenants**
- Copy of Previously Approved Concept Plan**
- Copy of Previously Approved Master Plan**
  - If the PUD Ordinance Amendment only affects a portion of the larger PUD Development, only the area of the Master Plan that is affected by the amendment needs to be included.
- Copy of Previously Approved PUD Regulating Ordinance**
- Proposed PUD Regulating Ordinance Amendment(s)**
  - All deleted text shall be "struck-through" and new text shall be underlined and put in red while in draft form.
- Electronic Files**
  - The above documentation should be submitted in hard copy as well as electronically (PDF and DWG if applicable) for the Town's files. If electronic copies are not possible, Town Staff can scan paper copies.
- Application Fees**

### **STEP THREE: TECHNICAL REVIEW COMMITTEE**

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The Technical Review Committee (TRC) has the review authority; if necessary, for the technical aspects of the application submittal. The TRC or plan commission staff will meet to discuss your proposal in the Plan Commission Office before the desired hearing date. Plan Commission Staff will contact you with an appointment time. The TRC generally includes Plan Commission Staff; Engineer; Public Utility; Town Manager; Street Department, applicable School Superintendent; and applicable Safety Services. You or a designated representative with technical information regarding your submittal should attend. In some instances, additional information may be required by the TRC to make a technical review of your application. This information must be submitted by the last day to submit information for the Staff Report, which is approximately two (2) weeks after the meeting of the TRC.

### **STEP FOUR: STAFF REPORT AND AGENDA**

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After a thorough examination of information in the public record and findings from additional research, staff shall release the Staff Report and Agenda providing analysis of each agenda item. Such report shall be released along with the agenda three (3) days prior to the hearing according. All additional documents to be studied and considered by staff for use in the Staff Report should be submitted no less than ten (10) days prior to the hearing. Any interested party may provide support documentation to be delivered to the Plan Commission members along with the Staff Report. To do so, the party must provide ten (10) copies of each document, which should be submitted no less than ten (10) days prior to the hearing.

### **STEP FIVE: PUBLIC NOTICE PROCEDURES:**

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The Town will be responsible for public notices to both the newspaper and surrounding property owner notification. Please fill out the following forms and provide back to the Town to make notice:

- Newspaper Advertisement (Attachment D)**
- Surrounding Property Owner Notification (Attachment E)**



## **STEP SIX: PLAN COMMISSION HEARING**

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The Plan Commission shall follow their adopted Rules of Procedure for the hearing, a copy of which is available at the Town Administration Building. Public hearings of the Plan Commission are generally held the **fourth Tuesday of each month at 6:00 p.m.** at the Pittsboro Town Administration Building. Always check with the Town Administration Building or Town Staff to verify the exact meeting date, place, and time should a conflict occur.

When your request comes up on the agenda, you will be asked to present your request to the Commission. You may employ a representative for this purpose or do it yourself. You may use any maps or graphics that will assist in the presentation. If the Commission members need additional information, they will ask questions regarding your request. Following any questions, the Commission will take action on your application. They may make a favorable recommendation, favorable recommendation with conditions, an unfavorable recommendation, or no recommendation. The recommendation of the Plan Commission is then sent to the Town Council for a final hearing.

## **STEP SEVEN: LEGISLATIVE BODY HEARING**

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After the Plan Commission Hearing, the petitioner must contact the President of the Town Council to place their petition on the agenda of the appropriate Legislative Body. The applicant or a representative is required to attend the hearing of the Legislative Body.

The Town Council shall either adopt or reject the recommendation of the Plan Commission or adopt some modification of the recommendation of the Plan Commission. Failure of the legislative body to pass the proposed amendment within ninety (90) days after its rejection by the Plan Commission constitutes rejection of the proposed amendment; and the proposed amendment may not be reconsidered by the Plan Commission or legislative body until the expiration of one (1) year after the date of its original rejection by the Plan Commission.

**ATTACHMENT A**  
**TOWN OF PITTSBORO**

Town of Pittsboro, Indiana Advisory Plan Commission

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PLAN COMMISSION FORM

PERMIT# \_\_\_\_\_  
DATE: \_\_\_\_\_

**Name of Petitioner:** Taylor Morrison of Indiana, LLC (formerly Pyatt Builders, LLC)  
**Address:** 630 3rd Avenue SW, Suite 200, Carmel, IN 46032  
**Phone Number:** 317-714-3346  
**Email:** pclaire@taylormorrison.com

**Which form are you using?**

Site Plan \_\_\_\_\_  
Plot Plan \_\_\_\_\_  
Primary Plat \_\_\_\_\_  
Secondary Plat \_\_\_\_\_  
Rezoning \_\_\_\_\_  
Subdivision \_\_\_\_\_  
BZA \_\_\_\_\_  
Other PUD Ordinance Amendment \_\_\_\_\_

**PLEASE EMAIL FORM TO:** [inspections@townofpittsboro.org](mailto:inspections@townofpittsboro.org) or  
drop it off at 33 East Main Street, Pittsboro

**ADMINISTRATIVE FEE:** Will vary depending on the process/form.

**RECEIPT INFORMATION:** Cash: \_\_\_\_\_ Check: \_\_\_\_\_ Pay Gov: \_\_\_\_\_  
Date: \_\_\_\_\_

Form 108-23

# ATTACHMENT B

Pittsboro Plan Commission

## PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE AMENDMENT APPLICATION

### 1. Applicant(s)

Check One: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____		
Name: Taylor Morrison of Indiana, LLC (formerly Pyatt Builders, LLC)		
Address: 630 3rd Avenue SW, Suite 200, Carmel, IN 46032		
Phone: 317-714-3346	Fax:	Email: pclaire@taylormorrison.com

### 2. Property Owner(s)

If Applicant is not the Owner, attach completed Attachment A: Affidavit of Ownership

<input checked="" type="checkbox"/> Check if owner and applicant are same party.		
Name:		
Address:		
Phone:	Fax:	Email:

### 3. Applicant's Contact Person, Attorney, and/or Project Engineer/Surveyor (if any)

Any persons identified within this section are authorized to act on behalf of the petitioner.

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____				
Name:				
Address:				
Phone:	Fax:	Email:		

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____				
Name:				
Address:				
Phone:	Fax:	Email:		

**4. Site Information**

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

Tax Parcel Identification Number(s) or Subdivision and Lot Number(s): <b>32-02-31-400-005.000-019 &amp; 32-02-31-400-002.000-019</b>
Address (Number and Street):
Address (City, Zip Code, State):
If no address, please provide a general location description: <b>Hidden Hills Section 2, 3 &amp; 5</b>

**5. Description of the Proposed Amendment(s)**

Briefly describe the changes proposed from the adopted PUD Ordinance: <p><b>When the PUD was written and approved for Hidden Hills, there were specific architectural standards included for all areas within the PUD. The intent was that the requirements of all homes would be detailed in the written standards of the PUD and those of the Town's UDO would not apply. Whereas Areas A &amp; B had specific rear elevation standards, including for Perimeter lots, written into the PUD, Area C (Hidden Hills Section 2, 3 &amp; 5), intentionally had no specific rear elevation requirements included. This Amendment request is to clarify that Section 7.20.C of the Town's UDO does not apply on the east and south sides of Hidden Hills.</b></p>
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**6. Standards for Evaluating Amendments**

<p>1. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council because...</p> <p><b>This amendment is consistent with the intent of the PUD as originally presented to the Town at time of rezoning.</b></p>
<p>2. The proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property because...</p> <p><b>The neighboring Jefferson Park community to the south and east of Hidden Hills does not have the standards required in the Town's UDO so by not requiring the above reference standards, Hidden Hills would be consistent with neighboring Jefferson Park.</b></p>
<p>3. The proposed amendment is the most desirable use for which the land in the subject property is adapted because...</p> <p><b>The original intent is not being amended but rather this amendment would clarify the PUD intentions.</b></p>
<p>4. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction because...</p> <p><b>The amendment would make the requirements the same as the neighboring Jefferson Park thus not negatively affecting their values.</b></p>
<p>5. The proposed amendment reflects responsible standards for development and growth because...</p> <p><b>The overall standards of the PUD for Hidden Hills are actually higher standards than previously approved projects, thus achieving appropriate standards as requested at the time of PUD approval</b></p>

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s):  
*[Handwritten Signature]*

Date:  
6/6/24

**Notary Statement**

Sworn to and subscribed before me the  
6 day of June, 2024

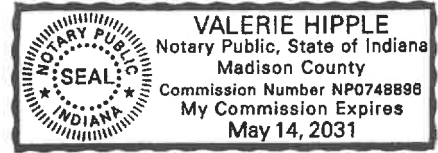
Notary Public in and for the State of Indiana.

Valerie Hipple / ValerietHipple

Notary Public / Printed

Seal

My Commission expires: 5/14/31



For Office Use Only			
Date Filed:	Public Notice:	Newspaper Ad:	
Date of PC Hearing:	Complete and Accepted on:		
Decision of PC	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> Favorable	<input type="checkbox"/> Favorable with Conditions
Conditions:			

# Attachment C: Affidavit of Ownership

Town of Pittsboro, Indiana

If the owner(s) of the subject property are giving authorization for someone else to apply for the petition, this Attachment is to be completed and submitted at the time of application.

I (WE), Taylor Morrison of Indiana, LLC (Name(s) of owner(s) of subject property), do hereby certify that I (We) am (are) the owner(s) of the property legally described as 32-02-31-400-005.000-019 (Hendricks County Parcel Identification Number), and hereby certify that I (We) have given authorization to Paul Claire (Name of Petitioner/Representative), to apply for the PUD Ordinance Amendment (application type) for My (Our) property.

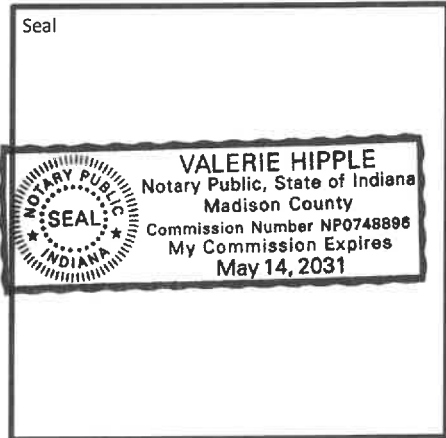
Name of Owner(s):	Parcel Identification Number	Signature:	Date:
<u>TAYLOR MORRISON OF INDIANA, LLC</u>	<u>32-02-31-400-005.000-019</u>	<u>Paul Claire</u>	<u>6/6/24</u>

## NOTARY STATEMENT

Sworn to and subscribed before me the 6 day of JUNE, 2024  
Notary Public in and for the State of Indiana

Valerie Hipple / Valeriet Hipple  
Notary Public / Printed

My Commission expires: 5/14/31



**ATTACHMENT D**  
**NOTICE OF PUBLIC HEARING**  
**TOWN OF PITTSBORO, HENDRICKS COUNTY, INDIANA**  
**ADVISORY PLAN COMMISSION**

Notice is hereby given that the Town of Pittsboro Advisory Plan Commission will hold a public hearing on June 25, 2024 at **6:00 p.m.** for a zoning amendment. The meeting will be held at the Pittsboro Administration Building at 33 East Main Street, Pittsboro, Indiana 46167.

If you wish to listen/watch the Town of Pittsboro's Advisory Plan Commission meetings, you will need to use the website [www.townhallstreams.com](http://www.townhallstreams.com). On that page is a pulldown menu in which you will select Pittsboro, IN, and then go to the meeting you want to watch under upcoming events. If you have any problems with the program, please contact the Town of Pittsboro offices.

The application, submitted by Taylor Morrison of Indiana, LLC requests  
(Applicant)  
PUD Ordinance Amendment of +61 acres of property located at  
(Application Type) (Acreage)  
Hidden Hills Section 2, 3 & 5. The request is for  
(Property address / location)  
Clarifying rear elevation requirements for perimeter lots.  
(Brief Application Description)

Information regarding this application can be viewed at the Pittsboro Administration Building on or before such hearing. Written objections or comments may be filed with the Secretary of the Commission in person or via email to [sdmapple@townofpittsboro.org](mailto:sdmapple@townofpittsboro.org) before such hearing and will be considered. Oral comments will be heard at the hearing at the above specified time and place. Said hearing may be continued from time to time as may be necessary.

The Town of Pittsboro will provide reasonable accommodations to people with disabilities. We invite any person with special needs to contact the Clerk-Treasurer's office at 317-892-3326 at least 72 hours before scheduled meetings to discuss any special accommodations that may be necessary.

Advisory Plan Commission of Pittsboro, Indiana



**ATTACHMENT E**  
**NOTICE OF PUBLIC HEARING**  
**SURROUNDING PROPERTY OWNERS**  
**TOWN OF PITTSBORO, HENDRICKS COUNTY, INDIANA**  
**ADVISORY PLAN COMMISSION**

This is to inform you that the Town of Pittsboro Plan Commission will hold a Public Hearing on June 25, 2024, 2024 at 6:00 p.m. in the Pittsboro Town Administration Building.  
(Date)

Call (317) 892-3326 for the exact location should a conflict occur. The application, submitted by

Taylor Morrison of Indiana, LLC requests PUD Ordinance Amendment of          of  
(Applicant) (Application Type) (Acreage)  
+61 acres of property located at Hidden Hills Section 2, 3 & 5. The  
(Property address / location)  
request is for Clarifying rear elevation requirements for perimeter lots.  
(Brief Application Description)

Information regarding this application can be viewed at the Pittsboro Town Administration Building on or before such hearing. Written suggestions or objections relevant to the application may be filed up to five days prior to the hearing at the Town Administration Building. Interested persons desiring to present their views verbally will be given the opportunity to be heard at the above mentioned time and place. The hearing may be continued as necessary.

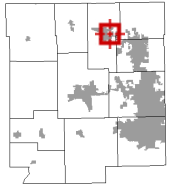
The Town of Pittsboro will provide reasonable accommodations to people with disabilities. We invite any person with special needs to contact the Clerk-Treasurer's office at 317-892-3326 at least 72 hours before scheduled meetings to discuss any special accommodations that may be necessary.

Applicant Signature: 

Exhibit 4: Location Map



Overview



Legend

- Parcels
- Road Centerlines

Date created: 6/10/2024  
 Last Data Uploaded: 6/9/2024 10:29:24 PM

Developed by **Schneider**  
 GEOSPATIAL

Exhibit 5: Recorded PUD Ordinance



**FILED**

AUG 01 2023

*Nancy S. Marsh*  
AUDITOR HENDRICKS COUNTY

Exhibit A  
STATE OF INDIANA  
COUNTY OF HENDRICKS  
PITTSBORO, INDIANA

ORDINANCE NO. 2021-28

**AN ORDINANCE AMENDING THE PITTSBORO UNIFIED DEVELOPMENT ORDINANCE, A PART OF THIS MASTER PLAN OF THE TOWN OF PITTSBORO, INDIANA APPROVING THE PRELIMINARY PLAN FOR HIDDEN HILLS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

**BE IT ORDAINED** by the Civil Town of Pittsboro, Hendricks County, Indiana, that:

**An Ordinance amending the Unified Development Ordinance of the Town of Pittsboro, Hendricks County, Indiana, adopted by the Town of Pittsboro as Ordinance 2015-02, as amended.**

**WHEREAS, Fisher-Hill Family Farms, Inc. and Pyatt Builders, LLC is/are the owner(s) of certain real estate located in the Town of Pittsboro, Middle Township, Hendricks County, Indiana, which real estate is more particularly described on the attached Exhibit "A", which is incorporated by reference herein (the "Real Estate"), for which Pyatt Builders (the "Developer") intends to develop.**

**WHEREAS, the Plan Commission of the Town of Pittsboro has conducted a public hearing on such application and has sent a recommendation relating to such application to the Town Council dated 7-27-21.**

**NOW THEREFORE, by the powers vested in the Town Council of the Town of Pittsboro, Hendricks County, Indiana, it is hereby ORDERED AND ORDAINED that the Unified Development Ordinance of the Town of Pittsboro is hereby amended as follows:**

**Section 1. Zoning.** The Real Estate was previously zoned to the A – Agriculture zoning district classification. The Real Estate is now designated as a Planned Unit Development District known as the Hidden Hills PUD.

**Section 2. Legislative Intent.** Having given reasonable regard to the Town's Comprehensive Plan and the other matters specified in Chapter 6 of the Unified Development Ordinance of the Town of Pittsboro, the intent of the Council in adopting this Ordinance is to encourage a more creative approach in land and building site planning; encourage an efficient aesthetic, and desirable use of open space, promote variety in the physical development pattern of the community; and permit special consideration of property with unique features.

**Section 3. Applicability of Ordinance.** Development within this PUD district shall be governed by the provisions of this amended Ordinance with the exception that any provisions or standards

30  
25-

not specifically amended herein by this Ordinance shall be governed by the Unified Development Ordinance of the Town of Pittsboro.

**Section 4. Modification of Development Plan.** Amendments to the Master Plan and development standards specified in this Ordinance shall be done in accordance with Chapter 6: Planned Unit Development of the Unified Development Ordinance of the Town of Pittsboro.

**Section 5. Description of the District.** Hidden Hills PUD is a residential community consisting of single-family dwellings and open space including a park, trails, and playground. Hidden Hills PUD shall comprise a maximum of 222 single-family lots as depicted in the Hidden Hills Concept Plan reference in Section 16 herein.

**Section 6. Uses.**

A.) Permitted Uses

- i.) Single Family Dwelling,
- ii.) Amenities as identified in Section 11 herein,
- iii.) Home Occupations authorized by the Unified Development Ordinance of the Town of Pittsboro,
- iv.) Model homes

B.) Special Exception Uses

- i.) Day care and nursery schools,
- ii.) Other accessory uses and structures permitted by Section 3.4 of the Unified Development Ordinance of the Town of Pittsboro in conjunction with a primary use or structure provided the accessory use does not change the character of the district.

C.) Accessory Uses

Accessory uses shall be regulated pursuant to Section 3.4 of the Unified Development Ordinance of the Town of Pittsboro.

D.) Temporary Uses

Temporary uses shall be regulated pursuant to Section 3.5 of the Unified Development Ordinance of the Town of Pittsboro.

E.) All definitions shall be as defined in the Unified Development Ordinance of the Town of Pittsboro.

**Section 7. Area A – Development Standards.** The purpose of the Area A section is to provide a maximum of 27 lots generally along the western boundary of the project. The Exclusives Homes series elevations have been attached as “Exhibit E” and shall be considered in compliance with the architectural standards listed below.

Lot Development Standards – Area A	
Minimum Lot Size	15,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story
Architectural Standards	
Front Elevation	<ul style="list-style-type: none"> <li>Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows.</li> </ul> <p>(<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by “A Field Guide to American Houses”.)</p> <ul style="list-style-type: none"> <li>Covered Porch (minimum 25 square feet)</li> <li>Decorative Front Porch Column(s) per Elevation Style</li> <li>1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Side Elevation	<ul style="list-style-type: none"> <li>Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>
Rear Elevation	<ul style="list-style-type: none"> <li>Minimum of One (1) Corner Break and Two (2) windows (Corner Break to include enclosed porch, patio, sunroom, nook, 3-car garage, or garage bump)</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>Masonry Wainscot up to Bottom of First Floor Windows on both sides (See Side Elevation above)</li> <li>One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>

Roof Pitch	<ul style="list-style-type: none"> <li>Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>Grids in All Windows</li> <li>Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S. (No Vinyl)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>Uniform Mailboxes Installed by Builder</li> </ul>

**Section 8. Area B – Development Standards.** The purpose of the Area B section is to provide a maximum of 50 lots in the western portion of the project. The Exclusives Homes series elevations have been attached as “Exhibit E” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area B</b>	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	90 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story
<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup></li> </ul>



	<p>that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows.</p> <p>(<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by "A Field Guide to American Houses".)</p> <ul style="list-style-type: none"> <li>• Covered Porch (minimum 25 square feet)</li> <li>• Decorative Front Porch Column(s) per Elevation Style</li> <li>• 1" x 4" Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>• Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Side Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>
Rear Elevation	<ul style="list-style-type: none"> <li>• Minimum of One (1) Corner Break and Two (2) windows (Corner Break to include enclosed porch, patio, sunroom, nook, 3-car garage, or garage bump)</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows on both sides (See Side Elevation above)</li> <li>• One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S. (No Vinyl)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

**Section 9. Area C – Development Standards.** The purpose of the Area C section is to provide a maximum of 145 lots in the eastern portion of the project. The Legacy Homes series elevations have been attached as “Exhibit F” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area C</b>	
Minimum Lot Size	9,000 square feet
Minimum Lot Width	70 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet minimum, 20 feet minimum between homes
Minimum Rear Yard Setback	20 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	1,500 square feet – single story 1,800 square feet – 2-story
<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows.</li> </ul> <p>(<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by “A Field Guide to American Houses”.)</p> <ul style="list-style-type: none"> <li>Covered Porch (minimum 25 square feet)</li> <li>Decorative Front Porch Column(s) per Elevation Style</li> <li>1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>Masonry Wainscot up to Bottom of First Floor Windows on both sides of home</li> <li>One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>

Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S., Heavy Gauge Vinyl (Minimum 0.044 thickness)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

**Section 10. Landscaping.** Landscaping regulations applicable shall be as regulated in Chapter 8.5 and 8.6 of the Unified Development Ordinance of the Town of Pittsboro and modified as the following:

Landscape Standards	
Lots – Front Yards	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2 ½" Caliper Shade or 2" Ornamental minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18" in Height minimum</li> <li>• Full Sod from Street to Front of Home</li> </ul>
Corner Lots (Street Side)	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2 ½" Caliper Shade or Ornamental or 6' Evergreen minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18" in Height minimum</li> <li>• Full Sod Side Yard</li> </ul>
Buffer – Along Wall Street	<ul style="list-style-type: none"> <li>• Mounding 3'-4' High</li> <li>• Per every 100': <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6' minimum</li> <li>○ Three (3) Shade Trees, 2 ½" minimum</li> <li>○ Three (3) Ornamental Trees, 2" minimum</li> <li>○ Twenty-five (25) Shrubs or bushes, 18" minimum</li> </ul> </li> </ul>
Buffer – West Boundary (along Deer Meadows and Lodge)	<ul style="list-style-type: none"> <li>• Mounding 4'-5' High (unless drainage is impeded or existing Trees are required to be removed to install mound), (no mounding along Lodge)</li> </ul>

	<ul style="list-style-type: none"> <li>• Per every 100': <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6' minimum</li> <li>○ Three (3) Shade Trees, 2 ½" minimum</li> <li>○ Three (3) Ornamental Trees, 2" minimum</li> <li>○ Twenty-five (25) Shrubs or bushes, 18" minimum</li> </ul> </li> </ul>
Buffer – Along Railroad in Southwest Corner	<ul style="list-style-type: none"> <li>• Per every 100': <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6' minimum</li> <li>○ Three (3) Shade Trees, 2 ½" minimum</li> </ul> </li> </ul>
Buffer – Along Common Boundary with Jefferson Park	<ul style="list-style-type: none"> <li>• Per every 100': <ul style="list-style-type: none"> <li>○ Three (3) Evergreens Trees, 6' minimum</li> <li>○ Two (2) Shade Trees, 2 ½" minimum</li> </ul> </li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>• The Developer shall make all attempts to preserve mature trees in open space, buffer, and common areas at the direction of the Town. Mature trees will not be removed from these areas without written approval from the Zoning Administrator. Mature trees of an undesirable species and trees that pose a safety hazard will be identified for removal.</li> </ul>

**Section 11. Open Space and Amenities.** Open space within the Hidden Hills PUD shall comprise approximately forty-nine (49) acres of the PUD. The following standards shall apply to the open space and amenities area:

A) Common area within the Hidden Hills development shall be approximately 34 acres.

B) Community Park: The amenity area within the Hidden Hills development shall include improvements including a large playground, wooden shelter with tables and benches, overlook dock and community fire pit. Examples of these are included in "Exhibit D".

C) Asphalt walking trails shall be included that would connect the existing trail in Jefferson Park along the railroad through the Hidden Hills development to County Road 750 N (Wall Street) generally as shown on the Concept Plan in Exhibit B. A solar powered, flashing, "Trail Crossing" sign will be installed wherever the trail crosses a public street.

D) Town Park: Fisher-Hill Family Farms ("Fisher-Hill") is willing to donate approximately 15 acres, as shown on the Concept Plan "Exhibit B", to the Town of Pittsboro for a town park should the town be willing to accept it. As a condition of such donation, Fisher-Hill would reserve the right to name the park. Pyatt Builders is willing to donate the existing historic barn to the Town of Pittsboro on property it intends to acquire from Fisher-Hill. Further, should the Town accept the donation of the 15 acres from Fisher-Hill, Pyatt Builders shall construct a twenty-four (24) feet wide park drive to the park property as shown on the Concept Plan "Exhibit B".

E) Ponds: All ponds shall include an aerator or fountain, appropriately sized to pond design volume.

**Section 12. Signage.** Signage shall conform to the Unified Development Ordinance of the Town of Pittsboro and modified as the following:

A.) One thirty-two (32) square foot, two-sided, non-illuminated promotional sign and flags shall be placed at the development site along County Road 750 N (Wall Street) all of which shall be removed by Developer upon the close of the last home in the subdivision.

B.) An entrance monument shall be installed at the subdivision entrance at County Road 750 N (Wall Street) that is similar in quality to those shown on "Exhibit C".

**Section 13. Street Lighting.** Street lighting shall conform to the Unified Development Ordinance of the Town of Pittsboro and shall be placed at the entrance, street intersections, and the middle of the longer stretches of streets within the development.

**Section 14. Fencing in Easements.** Fences shall not be permitted within any utility or drainage easement.

**Section 15. Street and sidewalk standards.** Streets and sidewalks, including, but not limited to widths and design, shall conform to the Unified Development Ordinance of the Town of Pittsboro. The developer agrees to the following:

A) Install solar flashing crosswalk lights at trail crossings of public street within the Hidden Hills PUD.

B) Install "No Construction Signs" at each entrance into Deer Meadows and Jefferson Park off Wall Street.

C) Install temporary movable barricades at the street connections into Deer Meadows and Jefferson Park until 90% of the homes are built in the Hidden Hills PUD.

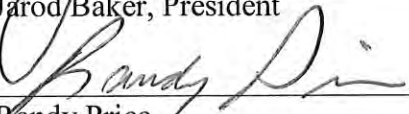
**Section 16. Concept Plan.** The Hidden Hills Concept Plan dated \_\_\_\_\_, 2021 for the Hidden Hills PUD is approved and is incorporated as shown in "Exhibit B" attached hereto.

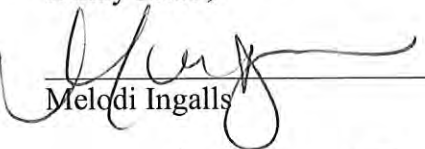
**Section 17. Surety/Bonds.** Developer, and/or its successors and assigns, shall meet the requirements for Surety/Bonds in accordance with the Chapter 9.13 of the Unified Development Ordinance of the Town of Pittsboro.

**Section 18. Building Permits.** The provisions of the Unified Development Ordinance of the Town of Pittsboro shall apply to the issuance of building permits in the PUD district.

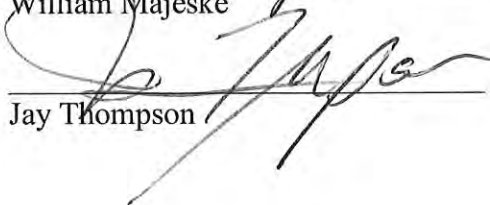
PASSED this 7 day of December, 2021, by the TOWN COUNCIL of  
PITTSBORO, INDIANA, by a vote of 3 ayes and 2 nays.

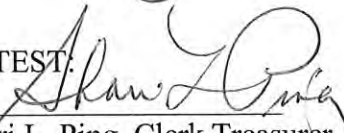
  
\_\_\_\_\_  
Jarod Baker, President

  
\_\_\_\_\_  
Randy Price

  
\_\_\_\_\_  
Melodi Ingalls

  
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William Majeske

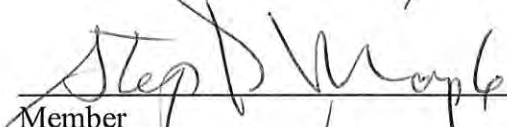
  
\_\_\_\_\_  
Jay Thompson

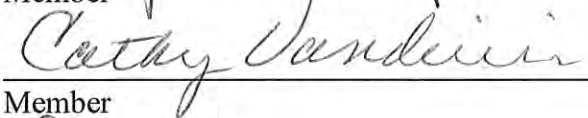
ATTEST:  
  
\_\_\_\_\_  
Shari L. Ping, Clerk Treasurer

**ADVISORY PLAN COMMISSION OF THE TOWN OF PITTSBORO, INDIANA  
RESOLUTION AND CERTIFICATION OF A RECOMMENDATION FOR ZONING  
MAP AMENDMENT OF 127.2 ACRES TO THE PLANNED UNIT DEVELOPMENT  
(PUD) DISTRICT**


The Advisory Plan Commission of the Town of Pittsboro, Hendricks County, Indiana, having reviewed, considered and received public comment, both written and verbal, hereby recommends and certifies to the Town Council of the Town of Pittsboro, Hendricks County, Indiana, a favorable recommendation to apply the “PUD” Planned Unit Development zoning district to 127.2 acres of property located at 1101 E Wall St, for a proposed residential development of no more than 222 single-family detached homes, and shown and described in the attached **Exhibit A**. The favorable recommendation is conditioned on acceptance of the written commitments described in **Exhibit B**.

Adopted this 27<sup>th</sup> day of July 2021, by a vote of 6 yeas and 0 nays.

  
Member

  
Member

  
Member

  
Member

  
Member

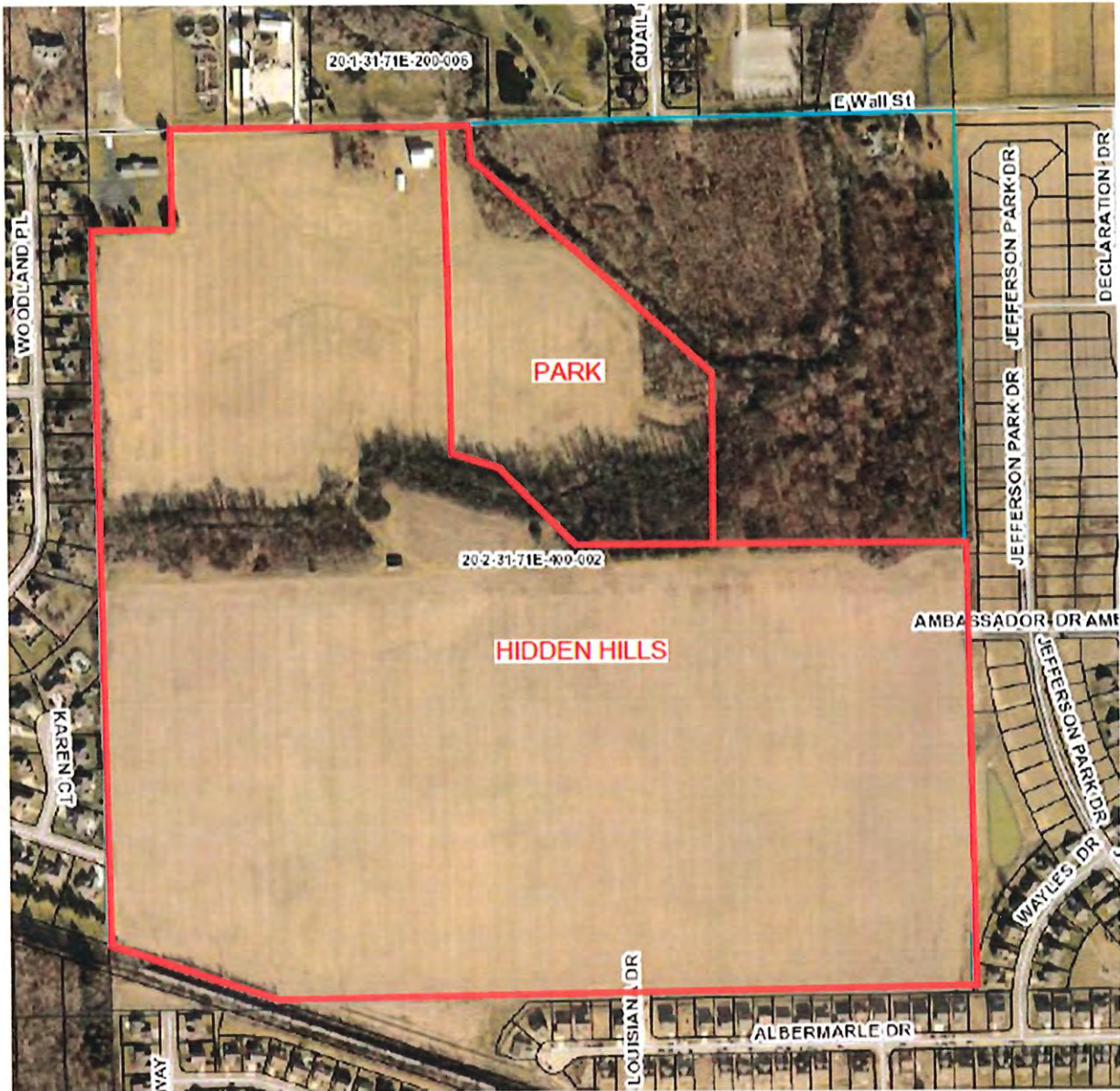
  
Member

\_\_\_\_\_  
Member

Attest:  
  
Advisory Plan Commission Secretary

1405346

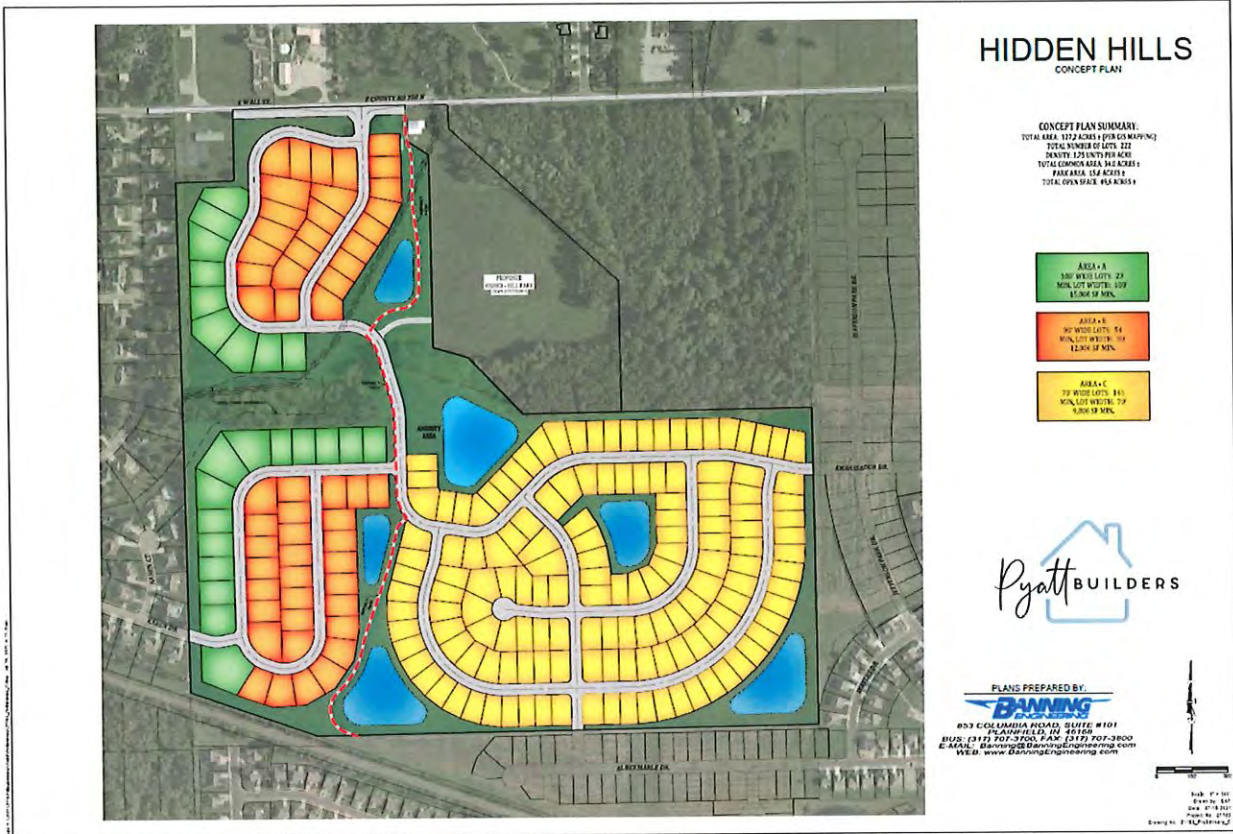
**EXHIBIT A**  
**AREA EXHIBIT**





# EXHIBIT B

## CONCEPT PLAN



**EXHIBIT C**

**EXAMPLE OF QUALITY OF ENTRANCE MONUMENT**



**(Monuments to be made of possible combination of brick, stone, wood, limestone, steel.)**

**EXHIBIT D**

**EXAMPLES OF AMENITIES (1 of 4)**



**EXAMPLES OF AMENITIES (2 of 4)**



**EXAMPLES OF AMENITIES (3 of 4)**



**EXAMPLES OF AMENITIES (4 of 4)**



**EXHIBIT E**

**EXAMPLES OF EXCLUSIVES HOME SERIES (1 of 4)**



**EXAMPLES OF EXCLUSIVES HOME SERIES (2 of 4)**





**EXAMPLES OF EXCLUSIVES HOME SERIES (3 of 4)**



**EXAMPLES OF EXCLUSIVES HOME SERIES (4 of 4)**



**EXHIBIT F**

**EXAMPLES OF LEGACY HOME SERIES (1 of 4)**



**EXAMPLES OF LEGACY HOME SERIES (2 of 4)**



**EXAMPLES OF LEGACY HOME SERIES (3 of 4)**



**EXAMPLES OF LEGACY HOME SERIES (4 of 4)**



Exhibit B

**COMMITMENTS CONCERNING THE REZONING  
AND DEVELOPMENT OF HIDDEN HILLS PUD**

**STATEMENT OF COMMITMENTS**

Owner voluntarily agrees and commits that the approval of this rezoning request from the Agriculture (A) District to the Planned Unit Development (PUD) District to allow the construction of a single family housing development of no more than 222 homes and associated infrastructure and open space, is conditional upon the following:

1. Under “Lot Development Standards – Area A”, add “Masonry Wainscot up to Bottom of First Floor Windows” to the “Rear Elevation” requirements.
2. The Wall Street and proposed access drive intersection shall include at a minimum:
  - a. Construction of the access drive with one inbound lane and at least one outbound lane.
  - b. Stop controlled intersection with the access drive stopping for Wall Street.
  - c. Addition of an exclusive eastbound right-turn lane along Wall Street at the access drive location.
  - d. Addition of a passing blister along Wall Street at the access drive location.
3. A ten-foot wide asphalt, multi-use path shall be included along the length of the Wall Street frontage.
4. The property owner shall allow the Town to inspect the existing barn on Wall St, just east of the proposed entrance. At the Town’s direction, Pyatt Builders shall either preserve the barn, or demolish the barn at their expense if the Town deems it too costly to rehabilitate.
5. Pyatt Builders shall include stub connections for future utilities (water, sewer, electric, broadband) to the park area along the length of the access drive.
6. Pyatt Builders shall maintain the future park area for a period of two years, starting upon issuance of the first residential building permit.
7. The amenity area and improvements therein, shall be included and constructed as part of Section 2 infrastructure.
8. Pyatt Builders shall provide a written statement from Tri-West School Corporation that the district is prepared to accommodate anticipated enrollment as a result of the Hidden Hills development.
9. Pyatt Builders shall construct an additional southbound lane on Jeff Gordon Boulevard per recommendations of the Traffic Impact Study.



## ADVISORY PLAN COMMISSION FINDINGS OF FACT & DECISION

**Application No:** 2021-APC-05

**Meeting Date:** September 28, 2021

**Subject:** Primary Plat

**Summary:** Petitioner requests primary plat approval for the subdivision of approximately 128.4 acres into 220 lots, associated common areas, rights-of-way, and a future Town park.

**Petitioner:** Pyatt Builders

**Location:** 1101 E Wall Street, Pittsboro, IN 46167

**Parcel Size:** 128.4 (approximate)

**Existing Zoning:** Hidden Hills Planned Unit Development District

**Recommendation:** Approve contingent upon Hendricks County Drainage Board approval, or continue until October 26, 2021 APC meeting

**Prepared By:** Adam Peaper  
[apeaper@reasite.com](mailto:apeaper@reasite.com)  
317-263-0127



## Findings of Fact

Under IC 36-7-4-707, the Plan Commission, after the public hearing, shall make written findings and a decision approving or denying that the plat complies with the standards in the Unified Development Ordinance. This decision must also specify any condition imposed or waiver granted under IC 36-7-4-702.

The Plan Commission, after a public hearing held on September 28, 2021, has determined that the proposed primary plat complies with all terms and provisions of the Town of Pittsboro Unified Development Ordinance, the Hidden Hills Planned Unit Development District, and that:

1. Adequate provisions have been made for minimum width, depth, and area of lots in the subdivision;
2. Adequate provisions have been made for public way widths, grades, curves, and the coordination of subdivision public ways with current and planned public ways; and
3. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

### Waivers:

1. Section 10.9 I.: On-Street parking width: 8 feet (inclusive of 2-foot curb and gutter) shall be waived and 6 feet (inclusive of 2-foot curb and gutter) shall be used.

### Conditions:

1. The applicant, Pyatt Builders, shall furnish evidence in the form of a written letter from the Hendricks County Drainage Board, stating the Board's approval of the proposed plans and drainage report.

2. Provide letter from School Corp. regarding approval of bus stop locations and facilities.

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Decision**

Based on the findings described above, the Advisory Plan Commission does now **approve** this proposed primary plat, subject to any conditions as stated above or stated in the minutes (which conditions are incorporated herein as by reference and made part of this decision).

Dated this 28<sup>th</sup> day of SEPT., 2021 by a vote of 6 yeas and 0 nays.

  
\_\_\_\_\_

President

  
\_\_\_\_\_


Member

  
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Member

  
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Member

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Member

  
\_\_\_\_\_

Attest

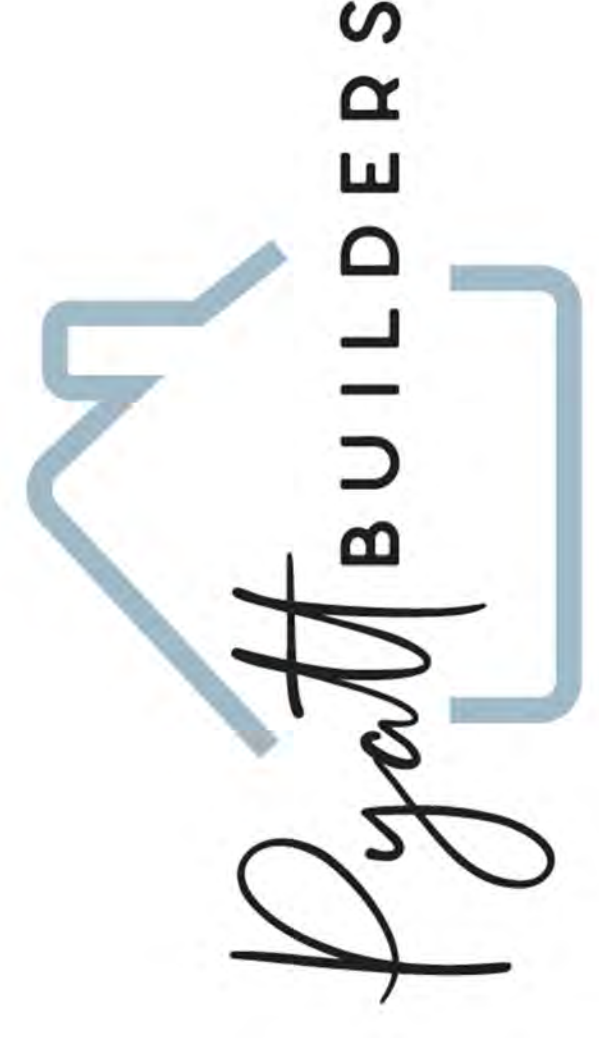
Exhibit 6: Concept Plan

# HIDDEN HILLS

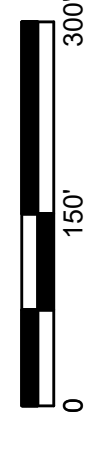
CONCEPT PLAN

**CONCEPT PLAN SUMMARY:**  
 TOTAL AREA: 127.2 ACRES ± (PER GIS MAPPING)  
 TOTAL NUMBER OF LOTS: 222  
 DENSITY: 1.75 UNITS PER ACRE  
 TOTAL COMMON AREA: 34.5 ACRES ±  
 PARK AREA: 15.2 ACRES ±  
 TOTAL OPEN SPACE: 49.7 ACRES ±

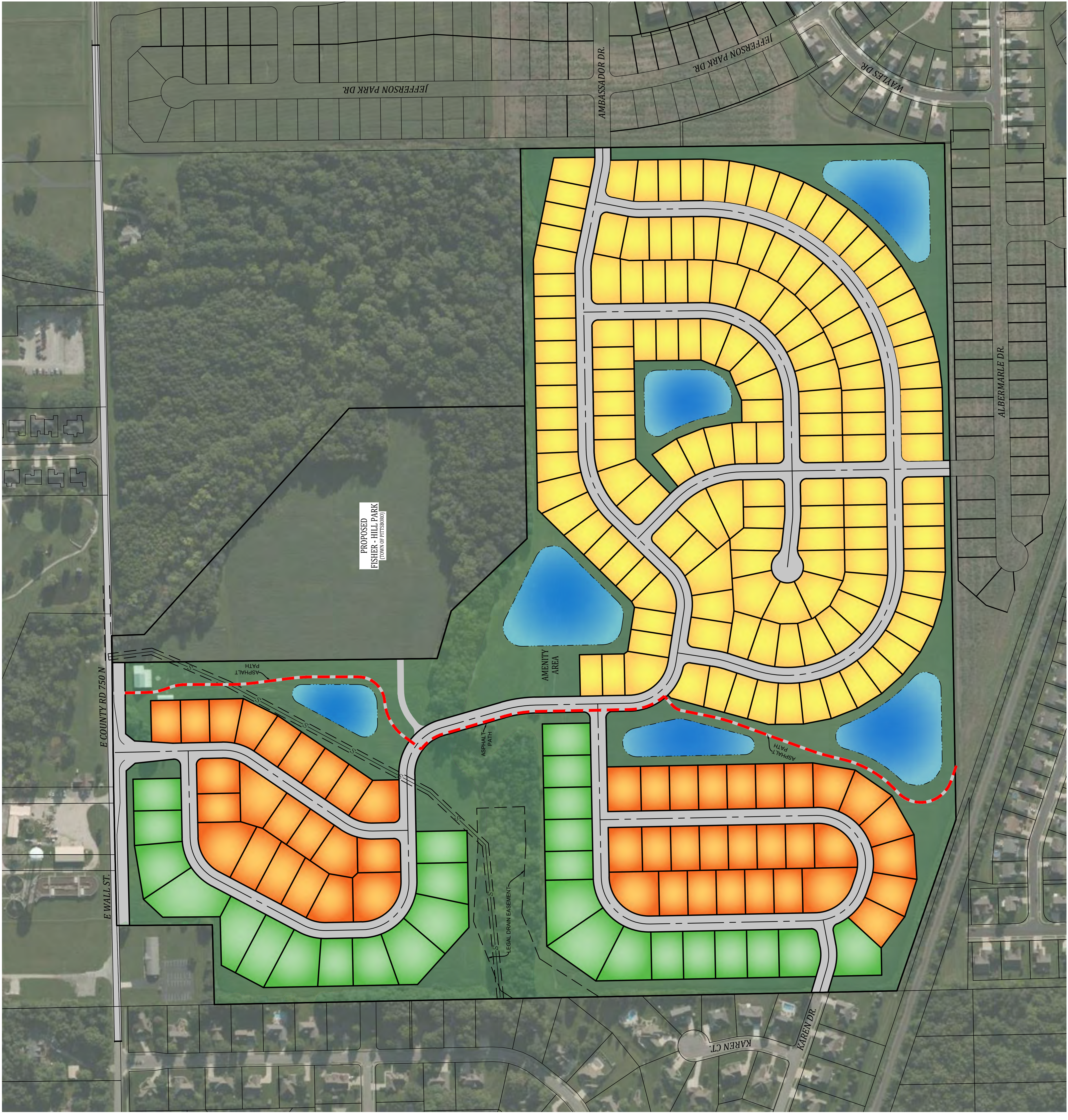
- AREA - A**  
 100' WIDE LOTS: 27  
 MIN. LOT WIDTH: 100'  
 15,000 SF MIN.
- AREA - B**  
 90' WIDE LOTS: 50  
 MIN. LOT WIDTH: 90'  
 12,000 SF MIN.
- AREA - C**  
 70' WIDE LOTS: 145  
 MIN. LOT WIDTH: 70'  
 9,000 SF MIN.



PLANS PREPARED BY:  
**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46168  
 BUS: (317) 707-3700, FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com



Scale: 1" = 150'  
 Drawn by: JUB  
 Date: 06/28/2021  
 Project No: 21163  
 Drawing No: 21163\_Preliminary\_B



**Exhibit 7: Site Pictures**

Site photos taken by Steve Maple on 6/17/2024.





