

ORDINANCE NO. 030600B

**ORDINANCE AMENDING MAP
OF GRAY EAGLE PD ORDINANCE**

Be it ordained by the Town Council of the Town of Fishers, Indiana, that Ordinance No. 100996B (hereafter "Existing Ordinance") passed by the Town Council of the Town of Fishers, Indiana on the 23rd day of October, 1996, is hereby amended by this amendment (hereafter "Amendment") as follows:

1. The Illustrative Plan for Gray Eagle, which is part of Exhibit "B" to the Existing Ordinance, is hereby replaced with and superceded by the map which is attached hereto and incorporated herein by reference as Exhibit "1".
2. That portion of "Table 1 - Land Use Data", which is applicable to Gray Eagle and which is part of Exhibit "C" to the Existing Ordinance, is hereby replaced with and superceded by the table attached hereto and incorporated herein by reference as Exhibit "2".
3. "Table Three - III", which is part of Exhibit "C" to the Existing Ordinance, is hereby replaced with and superceded by the table which is attached hereto and incorporated herein by reference as Exhibit "3".
4. The Existing Ordinance is hereby further amended so that the maximum density applicable to the real estate described in Exhibit "A" to the Existing Ordinance as the "Gray Eagle Land Description" is hereby reduced from a maximum of 850 lots to a maximum of 750 lots.
5. In the event of an inconsistency between this Amendment and the Existing Ordinance, terms and conditions of this Amendment shall control, and the Existing Ordinance, as hereby amended, shall remain in full force and effect.

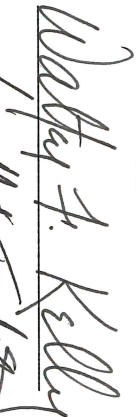
PASSED BY the Town Council of the Town of Fishers, Indiana, on the 20th day of March, 2000.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

BY:

AYE

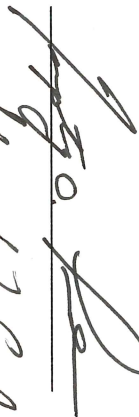
NAY



Walter F. Kelly,
President



Scott A. Faultless,
Vice President



Timothy O. Lima,
Member



Stuart F. Easley,
Member



Eileen N. Pritchard,
Member



James W. Wallace,
Member



Arthur E. Bottorff,
Member



ATTEST:

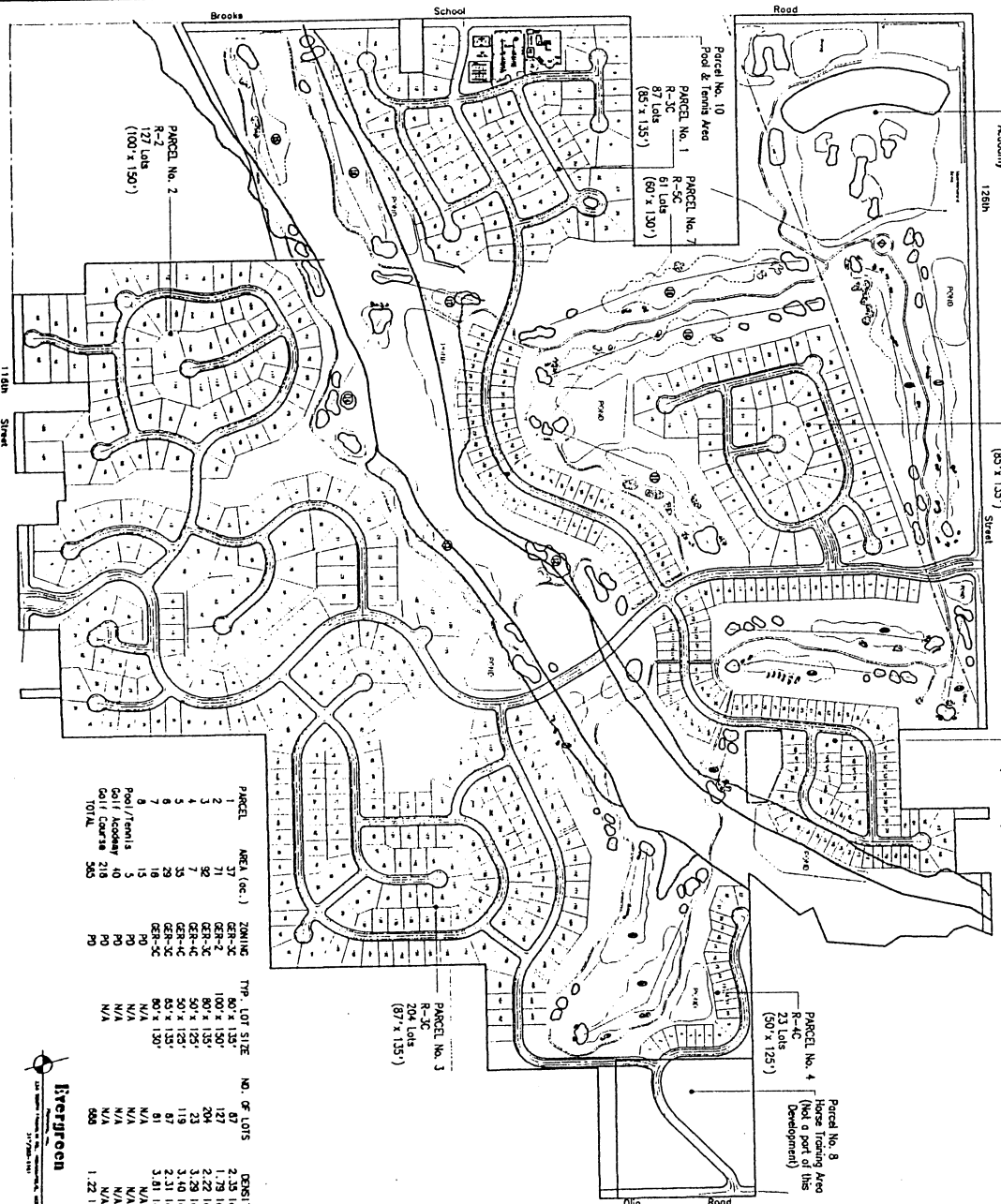


Linda Gaye Cordell, Clerk-Treasurer,
The Town of Fishers, Indiana

Approved by: Douglas E. Church, Church Church Hittle & Antrim, Town Attorney

Illustrative Plan for Gray Eagle

Fall Creek Township
Hamilton County, Indiana



This drawing is preliminary
in nature and is subject
to possible change or
revision.

PARCEL	AREA (ac.)	ZONING	TYP. LOT SIZE	NO. OF LOTS	DENSITY
1	37	R-3C	100' x 130'	127	2.79 013/0c.
2	92	R-2	100' x 150'	294	2.22 013/0c.
3	7	R-3C	80' x 135'	23	3.28 013/0c.
4	5	R-3C	50' x 125'	119	3.40 013/0c.
5	35	R-3C	50' x 125'	87	2.31 013/0c.
6	29	R-3C	85' x 135'	61	3.81 013/0c.
7	18	R-3C	80' x 130'	61	N/A
8	13	PO	N/A	N/A	N/A
9	40	PO	N/A	N/A	N/A
10	216	PO	N/A	600	1.22 013/0c.
TOTAL	585				



Exhibit "1"

TABLE ONE
 Land Use Data: Gray Eagle Sub-District

Parcel Number	Area	Standards	Land Use	Maximum No. of Lots	Max. Density Units / Ac.
1	37.0	GER-3C	Single Family	108	2.92
2	71.0	GER-2	Single Family	178	2.51
3	92.0	GER-3C	Single Family	268	2.91
4	7.0	GER-4C	Single Family	24	3.43
5	35.0	GER-4C	Single Family	119	3.40
6	29.0	GER-3C	Single Family	84	2.90
7	16.0	GER-5C	Single Family	62	3.88
8	15.0	A	Horse Training Area	n/a	n/a
9	40.0	R2	Golf Academy	n/a	n/a
10	5.0	R2	Pool and Tennis	n/a	n/a
11 - 13	218.0	R2	Golf Course	n/a	n/a
TOTALS:	565.0			843	1.49

TABLE THREE

Development Standard	GER-5C	GER-4C	GER-3C	GER-3	GER-2
Front Yard Setback Local Street Collector Street	25' 30'	25' 30'	25' 30'	25' 30'	30' 35'
Side Yard Setback Aggregate Min. Build. Separation	6' * 12' 12'	6' * 12' 12'	6'	7'	8'
Rear Yard Setback 10% Deviation	25' 2.5'	25' 2.5'	30' 3'	30' 3'	40' 4'
Minimum Lot Frontage (Measured at Right of Way)	20'	20'	20'	20'	20'
Minimum Lot Width (Measured at Building Setback Line)	None	None	None	90'	100'
Maximum Building Height Primary Accessory	35' 25'	35' 25'	35' 25'	35' 25'	35' 25'
Minimum Floor Area 1 Story 2 Story (Excluding garages, porches, etc.)	1,200 1,500	1,200 1,500	1,400 1,800	1,400 1,800	1,500 1,800
Off Street Parking Spaces	2	2	2	2	2

*Zero lot line ("ZLL") development may be allowed in these density calculations. If ZLL development is proposed, the minimum side yard setback is 0'.

Explanation of Request

Gray Eagle is a residential and golf community. It is located in Fall Creek Township, in the Town of Fishers, North of 116th Street, and east of Oleo Road. It is zoned PD under an ordinance passed by the Town Council on October 23, 1996. A copy of the ordinance is attached as *Exhibit A*.

The ordinance provides for a maximum number of lots, and parcel specific development standards. The maximum number of lots is 850. The parcel specific development standards are found in the exhibits and tables in the ordinance. Further, as set forth in the ordinance, modifications of ten percent (10%) to parcel boundaries are permitted.

R.N. Thompson Development Corp. ("R.N. Thompson") is requesting a map amendment to the development plan submitted in connection with the ordinance. This map, which was submitted in connection with the ordinance, and for which changes are requested, is attached as *Exhibit B* ("Existing Map"). As set forth on the Existing Map, the ordinance classifies Gray Eagle into 13 parcels. Seven (7) are residential, and six (6) are open space. The six (6) open space parcels include a horse training area, a golf academy, pool and tennis facilities, and a golf course.

Essentially, the requested changes are as follows:

1. An increase, by more than ten percent (10%), in the size of residential Parcel 6;
2. A reduction, by more than ten percent (10%), in the size of residential Parcels 2, 4, and 7;
3. An increase, by more than ten percent (10%), in the size of the pool and tennis areas, and in the size of the golf course area; and
4. A change in the development standards for residential Parcels 2, 4 and 7.

The above-described changes are illustrated on attached Exhibits C and D. *Exhibit C* graphically illustrates the application of the ordinance before this requested amendment, and highlights the affected parcels. *Exhibit D* ("Amended Map") illustrates the requested changes and highlights the affected parcels. Finally, *Exhibit E* graphically illustrates the changes, once implemented.

The changes are further quantified on the charts included as Exhibits F and G. For each of the 13 parcels, *Exhibits F* and *G* compare the Existing Map with the Amended Map. Whereas, under the Existing Map, the residential area comprised fifty-seven percent (57%) of Gray Eagle, under the Amended Map the residential areas comprise only fifty-one percent (51%) of Gray Eagle. In other words, as a result of the changes, open space areas are increased by six percent (6%), or 32.9 acres.

As indicated above, changes in development standards are requested for residential Parcels 2, 4, and 7. These, together with the anticipated homes, are discussed below:

1. Parcel 2. Under the ordinance and Existing Map, Parcel 2 is broken out into an GER-1 section, and GER-2 section and an GER-3 section. Under the proposed change, all of Parcel 2 will be uniformly GER-2. Homes in this area are custom

homes, and the anticipated price range is \$250,000.00 to in excess of \$500,000.00.

2. Parcel 4. Under the Existing Map, Parcel 4 was 20 acres and designated GER-2. Because of the reconfiguration of the golf course, the desire to preserve wildlife habitat, and a response to market changes toward "empty nester" residences, the size of Parcel 4 is reduced from 20 acres to seven (7) acres. Further, a change in the development standards is requested from GER-2 to GER-4C, and a reduction in the side yard and building separation requirements of one (1) foot and two (2) feet, respectively, is requested.

The residences in this area are anticipated to be priced between \$250,000.00 to \$400,000.00. The lead builders are Sheehan, Pulte, Homes by John McKenzie, and Sean Christopher. Photographs illustrating the size, appearance, and architectural style of the homes are included as *Exhibits H, I, J, K and L.*

3. Parcel 6. As Parcel 7 became slightly smaller, Parcel 6 grew from 21.8 acres to 29 acres. It is anticipated that homes in Parcel 6 will vary in proposed price range between \$220,000.00 and \$350,000.00, and will be traditional, four (4)-bedroom homes. The lead builder is Pulte.
4. Parcel 7. Parcel 7 reduced in acreage from 31.8 acres to 16 acres, and a change in development standards is requested from GER-2 to GER-5C. It is anticipated that the price range of homes in this area will be from \$300,000.00 to \$500,000.00.

As indicated above, the changes are primarily in response to (i) reconfiguration of the golf course, (ii) requests for wildlife and tree preservation and (iii) changes in market demand toward empty nester residences. The changes were also implemented, in part, in response to the observation by the Department of Development of the desirability of a road connecting the eastern and western portions of Gray Eagle.

We look forward to presenting to you this request.

Respectfully Submitted,

NELSON & FRANKENBERGER



Charles D. Frankenberger

COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE

R.N. Thompson Development Corp. ("R.N."), the contract purchaser of the real estate located in Hamilton County, Indiana, and more particularly described in what is attached hereto and incorporated herein by reference as Exhibit "A" (hereafter the "Real Estate"), acknowledges and agrees as follows:

1. The Commitments stated herein are given in connection with the Request for Map Amendment to the Gray Eagle PD Ordinance No. 100996B, which Request for Map Amendment was assigned docket number IT A 2000 and Proposed Ordinance No. 030600B.
2. These Commitments pertain not only to the Real Estate, but also to certain real estate titled in the name of Frances Hull, III and Sennis Hull (hereafter the "Hulls"), more particularly described in what is attached hereto and incorporated herein by reference as Exhibit "B" (hereafter the "Hull Real Estate").
3. R.N. makes the following commitments:
 - A. The pond which is excavated upon the Real Estate will either (i) be accessible by the owners of the Hull Real Estate through an easement or (ii) be partially located upon the Hull Real Estate;
 - B. In exchange for a release of the ingress/egress easement contained in the deed by which the Hulls obtained title to the Hull Real Estate, which deed was recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 8343543, Book 339, Page 636, R.N. will (i) connect the driveway now existing on the Hull Real Estate to public street which will be installed and constructed in connection with the development of the Real Estate, (ii) connect the residence now existing on the Hull Real Estate to city water, and (iii) connect the residence now existing on the Hull Real Estate to sanitary sewer;
 - C. R.N. will attempt to negotiate a mutually acceptable agreement for the acquisition by R.N. of the Hull Real Estate and, in the event of an impasse, R.N. and the Hulls will cooperate in an effort to agree upon a mutually acceptable landscape plan that will provide mutual benefit for both Gray Eagle Residents and the Hulls.
4. These Commitments are binding on R.N. These Commitments may be modified or terminated only by a decision of the Fishers Town Council (hereafter "Council") made at a public hearing after notice is provided by the rules of the Council.

5. These Commitments shall be effective upon the adoption by the Council of an ordinance approving the request made under Docket No. IT A 2000.
6. The undersigned authorizes the Council to record these Commitments in the Office of the Recorder of Hamilton County, Indiana, following the effective date hereof.
7. These Commitments may be enforced by the Council.

R.N. THOMPSON DEVELOPMENT CORP.

By: _____
 David Compton, Vice President

STATE OF INDIANA)
) SS:
 COUNTY OF _____)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared *David Compton*, as Vice President of R.N. Thompson Development Corp., and having been duly sworn, acknowledged execution of these Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2000.

My Commission Expires: _____

County of Residence: _____

Notary Public _____
 Printed Name: _____

Prepared by:
Charles D. Frankenberger
 NELSON & FRANKENBERGER
 3021 E. 98th Street, Suite 220
 Indianapolis, IN 46280
 (317) 844-0106

**GRAY EAGLE
LAND DESCRIPTION**

A part of the East Half of the Northeast Quarter, Section 34 and part of Section 35, both in Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana and described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 34;
thence South 00 degrees 02 minutes 07 seconds East (an astronomic bearing based on the Indiana State Plane Coordinate System, East Zone (NAD 1983)) along the West line of the Northeast Quarter of said Northeast Quarter a distance of 1311.00 feet;
thence North 89 degrees 25 minutes 19 seconds East parallel with the North line of said quarter quarter section a distance of 1276.08 feet to a point 50.00 feet west of the East line of said Section 34, said point being the Northeast corner of a tract of land conveyed to Shonkwiler by Warranty Deed recorded as Inst. No. 8628560 in the Office of the Hamilton County Recorder;
thence South 00 degrees 02 minutes 53 seconds East along the East line of said Shonkwiler tract and parallel with the East line of said Section 34 a distance of 580.00 feet to the Southeast corner of said Shonkwiler;
thence South 89 degrees 25 minutes 19 seconds West parallel with the North line of said Section 34 a distance of 1276.21 feet to the West line of the East Half of the Northeast Quarter of said Section 34;
thence South 00 degrees 02 minutes 07 seconds East along said West line 770.87 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 34;
thence South 00 degrees 02 minutes 07 seconds East along said West line 389.00 feet to the Northwest corner of a tract of land conveyed to Darren and Mary Pitman by Warranty Deed recorded as Inst. No. 9626032 in the Office of the Hamilton County Recorder, the following three (3) calls being along the northerly, easterly and southerly sides of said Pitman;
thence North 89 degrees 36 minutes 37 seconds East 300.00 feet;
thence South 00 degrees 02 minutes 07 seconds East 130.60 feet;
thence South 89 degrees 36 minutes 37 seconds West 300.00 feet to the West line of said East Half;
thence South 00 degrees 02 minutes 07 seconds East along said West line 1202.53 feet;
thence North 64 degrees 45 minutes 39 seconds East 860.59 feet to the West line of a tract of land conveyed to the United Methodist South Indiana Conference by Warranty Deed recorded as Inst. No. 9119846 in the Office of the Hamilton County Recorder;
thence North 00 degrees 09 minutes 07 seconds West along the west line of said United Methodist tract 331.16 feet to the center of Mud Creek as it now exists, the following five (5) calls being along the center line of said Mud Creek;
thence North 86 degrees 30 minutes 00 seconds East 65.00 feet;
thence South 65 degrees 00 minutes 00 seconds East 130.00 feet;
thence North 76 degrees 00 minutes 00 seconds East 130.00 feet;

Exhibit "A"

thence North 56 degrees 30 minutes 00 seconds East 180.00 feet;
thence North 69 degrees 30 minutes 00 seconds East 96.90 feet to the West line of the Southwest Quarter of said Section 35;
thence South 00 degrees 09 degrees 07 seconds East along said West line 1347.88 feet to the Northwest corner of tract of land conveyed to William and Jean Doss by Warranty Deed recorded as Inst. No. 8917134 in the Office of the Hamilton County Recorder, the following two (2) calls being along the northerly and southerly sides of said Doss;
thence North 89 degrees 33 minutes 14 seconds East 165.00 feet;
thence South 00 degrees 09 minutes 07 seconds East 396.00 feet to the South line of the Southwest Quarter of said Section 35;
thence North 89 degrees 33 minutes 14 seconds East along said South line 490.00 feet to the Southwest corner of a tract of land conveyed to Timothy and Debra Landis by Warranty Deed recorded as Inst. No. 9612864 in the Office of the Hamilton County Recorder, the following three (3) calls being along the westerly northerly and easterly sides of said Landis;
thence North 00 degrees 26 minutes 46 seconds West 408.38 feet;
thence North 89 degrees 33 minutes 14 seconds East 160.00 feet;
thence South 00 degrees 26 minutes 46 seconds East 408.38 feet to the South line of said Southwest Quarter;
thence North 89 degrees 33 minutes 14 seconds East along said South line 338.16 feet to the Southwest corner of a tract of land conveyed to Dudley and Virginia Lake by Warranty Deed recorded in Deed Record Book 188 page 71 in the Office of the Hamilton County Recorder, the following two (2) calls being along the westerly and northerly sides of said Lake;
thence North 00 degrees 11 minutes 55 seconds West 264.00 feet;
thence North 89 degrees 33 minutes 14 seconds East to the West line of the Southeast Quarter of the Southwest Quarter of said Section 35;
thence South 00 degrees 11 minutes 55 seconds East along said West line 43.99 feet to the Northwest corner of a tract of land conveyed to Wadsworth
by Deed Record 313 page 175 as recorded in the Office of the Hamilton County Recorder, the following two (2) calls being along the Northerly and Easterly sides of said Wadsworth tract;
thence North 89 degrees 33 minutes 14 seconds East parallel with the South line of the Southwest Quarter of said Section 35, a distance of 131.80 feet;
thence South 00 degrees 30 minutes 40 seconds East 220.01 feet to the South line of said quarter section;
thence North 89 degrees 33 minutes 14 seconds East along the South line of said Southwest Quarter a distance of 580.06 feet (580.90 feet by deed) to the Southwest corner of a tract of land conveyed to Concannon by Deed Record 359 page 795 as recorded in the Office of the Hamilton County Recorder;
thence North 00 degrees 26 minutes 46 seconds West along the West line of said Concannon tract 220.00 feet to the Northwest corner thereof;
thence North 89 degrees 33 minutes 14 seconds East 330.00 feet to the Northeast corner of a tract of land conveyed to Williamson and recorded as Deed Record 297 page 2 in the Office of the Hamilton County Recorder;

Exhibit "A"

thence South 00 degrees 26 minutes 46 seconds East along the East line of Williamson 220.00 feet to the South line said Southwest Quarter;
 thence North 89 degrees 33 minutes 14 seconds East along said South line 50.00 feet to the Southwest corner of a tract of land conveyed to Floyd by Deed Record 221 page 285 as recorded in the Office of the Hamilton County Recorder;
 thence North 00 degrees 26 minutes 46 seconds West along the West line of said Floyd tract 220.00 feet to the Northwest corner thereof;
 thence North 89 degrees 33 minutes 14 seconds East 225.87 feet to the East line of the Southwest Quarter of said Section 35, said point being the Northeast corner of a tract of land conveyed to Haines and recorded as Deed Record 295 page 584 in the Office of the Hamilton County Recorder;
 thence North 00 degrees 14 minutes 43 seconds West along the East line of said Southwest Quarter a distance of 1114.23 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter;
 thence North 89 degrees 30 minutes 54 seconds East along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 a distance of 1320.29 feet to the Southeast corner of said quarter section;
 thence North 00 degrees 16 minutes 25 seconds West along the East line of said quarter section 1190.80 feet to the Northwesterly corner of a tract of land conveyed to the Hamilton Southeastern Schools by Inst. No. 9112973 and recorded in the Office of the Hamilton County Recorder, the following two (2) calls being along the Westerly and Northerly sides of said Hamilton Southeastern School tract;
 thence North 89 degrees 26 minutes 17 seconds East 582.86 feet;
 thence North 00 degrees 21 minutes 37 seconds West 615.45 feet;
 thence North 89 degrees 26 minutes 17 seconds East 737.00 feet to the East line of the Northeast Quarter of said Section 35;
 thence North 00 degrees 21 minutes 37 seconds West along said East line 866.90 feet to the North line of the South Half of said Northeast;
 thence South 89 degrees 22 minutes 21 seconds West 1810.11 feet to the centerline of Mud Creek, the following eleven (11) calls being along the centerline Mud Creek;
 thence North 35 degrees 00 minutes 21 seconds East 56.80 feet;
 thence North 42 degrees 13 minutes 24 seconds East 33.97 feet;
 thence North 41 degrees 14 minutes 34 seconds East 276.96 feet;
 thence North 29 degrees 06 minutes 39 seconds West 83.24 feet;
 thence North 68 degrees 34 minutes 19 seconds East 208.93 feet;
 thence North 04 degrees 23 minutes 16 seconds East 324.13 feet;
 thence North 33 degrees 17 minutes 45 seconds West 101.24 feet;
 thence North 00 degrees 57 minutes 07 seconds East 256.07 feet;
 thence North 44 degrees 41 minutes 00 seconds West 57.28 feet;
 thence North 17 degrees 05 minutes 23 seconds West 73.08 feet;
 thence North 22 degrees 16 minutes 13 seconds East 147.06 feet to the North line of the Northeast Quarter of said Section 35;
 thence South 89 degrees 18 minutes 24 seconds West along said North line 352.69 feet to the Northeast corner of a tract of land conveyed to Albertson by Deed Record 300 page

694 and recorded in the Office of the Hamilton County Recorder, the following three (3) calls being along the Easterly, Southerly and Westerly sides of said Albertson tract; thence South 00 degrees 28 minutes 06 seconds East 190.00 feet; thence South 89 degrees 18 minutes 24 seconds West 311.01 feet; thence North 00 degrees 28 minutes 06 seconds West 190.00 feet to the North line of said Northeast Quarter and being the Northwesterly corner of said Albertson tract; thence South 89 degrees 18 minutes 24 seconds West along said North line 60.00 feet to the Northeastly corner of a tract of land conveyed to Maclean Landscape, Inc. by Inst. No. 9535755 as recorded in the Office of the Hamilton County Recorder, the following three (3) calls being along the Easterly, Southerly and Westerly sides of said Mclean tract; thence South 00 degrees 28 minutes 06 seconds East 484.24 feet; thence South 89 degrees 18 minutes 24 seconds West 444.90 feet; thence North 00 degrees 14 minutes 43 seconds West 484.25 feet to the Northwest corner of said Mclean tract and also being the North line of said Northeast Quarter; thence South 89 degrees 18 minutes 24 seconds West along said North line 25.00 feet to the Northwest corner of the Northeast Quarter of said Section 35; thence South 89 degrees 23 minutes 30 seconds West along the North line of the Northwest Quarter of said Section 35 a distance of 2622.84 feet to the Northwest corner of said Section 35; thence South 89 degrees 25 minutes 19 seconds West along the North line of the East Half of the Northeast Quarter of above said Section 34 a distance of 1325.35 feet to the point of beginning.

EXCEPTING therefrom the following described tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 18 North, Range 5 East of the Second Principal Meridian:

Commencing at the Northwest corner of the Northwest Quarter of said Northeast Quarter;
thence South 00 degrees 14 minutes 43 seconds East along the West line of said quarter quarter section a distance of 1334.14 feet to the Southwest corner of said quarter quarter section;
thence North 89 degrees 22 minutes 21 seconds East along the South line of said quarter quarter section a distance of 25.00 feet to the POINT OF BEGINNING;
thence North 00 degrees 14 minutes 43 seconds West parallel with the West line of said quarter quarter section a distance of 200.00 feet;
thence North 89 degrees 22 minutes 21 seconds East parallel with the South line of said quarter quarter section a distance of 200.00 feet;
thence South 65 degrees 50 minutes 26 seconds East 218.96 feet;
thence South 00 degrees 14 minutes 43 seconds East parallel with the West line of said quarter quarter section a distance of 108.20 feet to the South line of said quarter quarter section;
thence South 89 degrees 22 minutes 21 seconds West along said South line 399.40 feet to the point of beginning and containing 1.624 acres more or less and being the same as that

Exhibit "A"

property conveyed to Francis J. Hull III and Sennis Hull by Warranty Deed recorded in Deed Record Book 339 pages 636 and 637 in the Office of the Hamilton County Recorder.

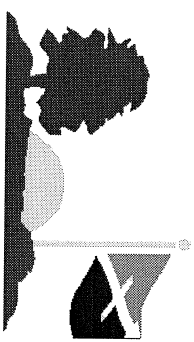
The net acreage of the above described tract of land being 565.00 acres more or less.

Subject to legal drain easements for the Booth-Snead and Nancy Kimberlain Drains, an easement for the Marathon Oil Company Pipeline, right of way for 116th Street, Ohio Road, 126th Street and Brooks School Road and to all other legal easements and rights of way of record.

Exhibit "A"

TOWN OF FISHERS

DEPARTMENT OF DEVELOPMENT



MEMORANDUM

DATE: March 10, 2000

TO: Town Council

FROM: Department of Development

RE: 030600B Text Amendment to the Gray Eagle Planned Development to change Parcels 2,4,6, and 7 of the general development plan.
(Proposed 2nd and 3rd reading)

This petition is for a Development Map amendment to the Gray Eagle Planned Development. When the gray Eagle Planned Development was approved it allowed very little change of the concept plan map. R. N. Thompson is requesting changes to the Concept Plan Map which requires approval of the Town Council following Planning Commission recommendation and Public Hearing.

The summary of changes are as follows:

Parcel #2: Parcel 2 on the revised map shows areas of zoning classifications of GER-1, GER-2 and GER-3. (GE stands for Gray Eagle and the R-1, R-2 and R3 represents the underlying zoning district in reference to Fisher Zoning Code). This parcel is being requested to be uniformly changed to all GER-2.

Parcel #4 Parcel 4 is requested to be changed From GER-2 to GER-4C and the parcel size will be reduced from 20 acres to 7 acres.

Parcel #7 Parcel #7 is requested to be changed from GER-2 to GER-5-C and the parcel size will be reduced from 31.8 acres to 16 acres.

Plan Commission unanimously voted to send a favorable recommendation to the Town Council. Staff presented at the Plan Commission meeting that the net result of the proposed changes increases the open space by approximately 33 acres and gains approximately 7 additional lots.

The developer committed to the Plan Commission to reduce the maximum permitted number of lots from 850 to 750 within the development. A cap of 750 lots on 565 acres equates to a density of 1.32 units per acre.

Architectural Sample of 50' Lot Homes



Architectural Sample of 50' Lot Homes



Architectural Sample of 50' Lot Homes



Architectural Sample of 60' Lot Homes



Architectural Sample of 60' Lot Homes



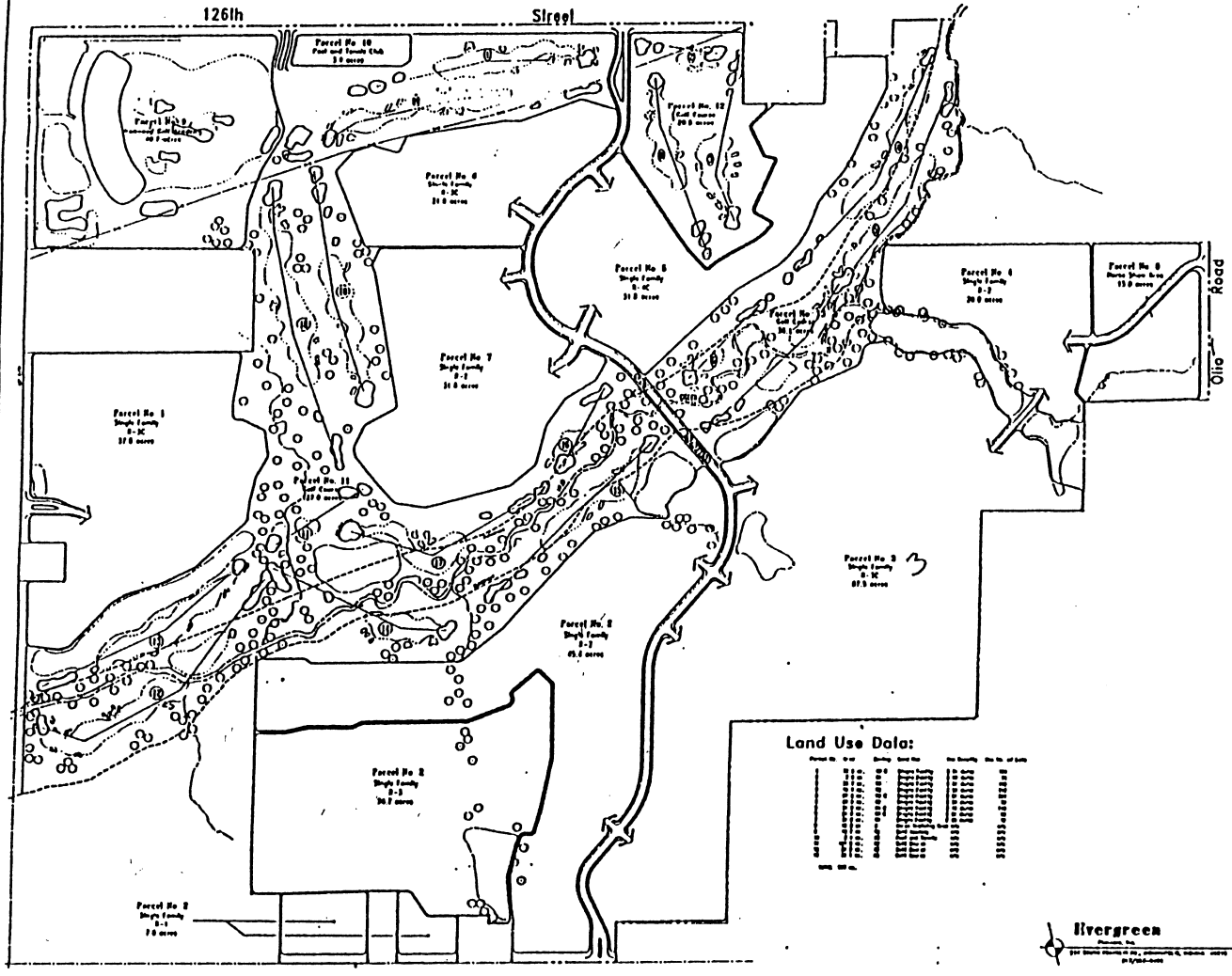
Land Use Data:

Gray Eagle Sub-District

Parcel Number	Proposed Area	Existing Area	Proposed Standards	Existing Standards	Land Use	Proposed Max. No. of Lots	Existing Max. No. of Lots
1	37.0	37.8	GER-3C	GER-3C	Single Family	108	109
2	71.0	89.1	GER-2	GER-1-3	Single Family	178	233
3	92.0	87.5	GER-3C	GER-3C	Single Family	268	254
4	7.0	20.0	GER-4C	GER-2	Single Family	24	50
5	35.0	31.9	GER-4C	GER-4C	Single Family	119	110
6	29.0	21.8	GER-3C	GER-3C	Single Family	84	63
7	16.0	31.8	GER-5C	GER-2	Single Family	62	79
8	15.0	15.0	A	A	Horse Training Area	n/a	n/a
9	40.0	40.7	R2	R2	Golf Academy	n/a	n/a
10	5.0	3.4	R2	R2	Pool and Tennis	n/a	n/a
11 - 13	218.0	186.0	R2	R2	Golf Course	n/a	n/a
TOTALS:	565.0	565.0				843	898

Illustrative Plan for Gray Eagle

Fall Creek Township, Hamilton County, Indiana

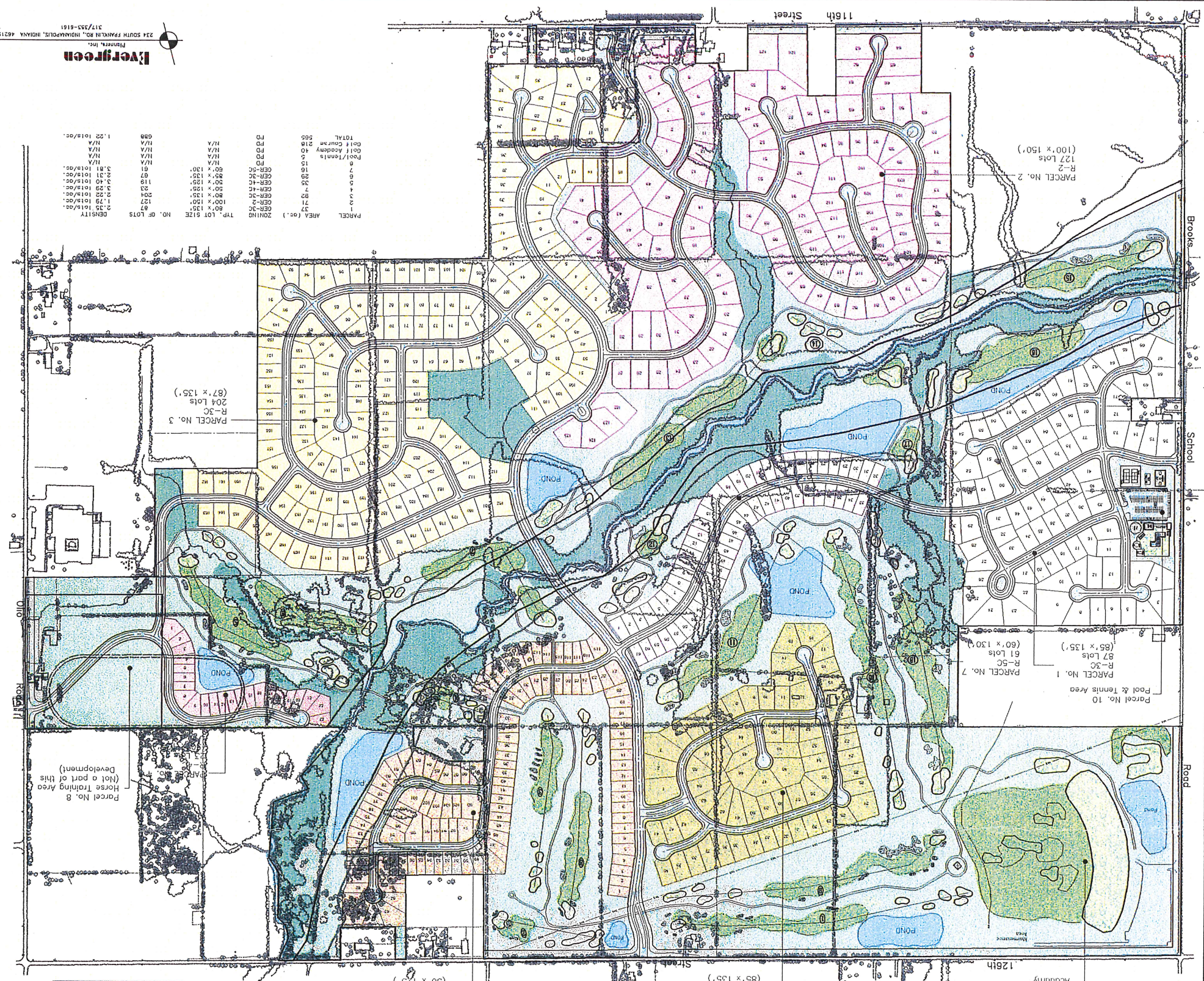


Proposed Illustrative Plan for Gray Eagle

Fall Creek Township,
Hamilton County, Indiana



This drawing is preliminary
in nature and its subject
to possible change or
revision.



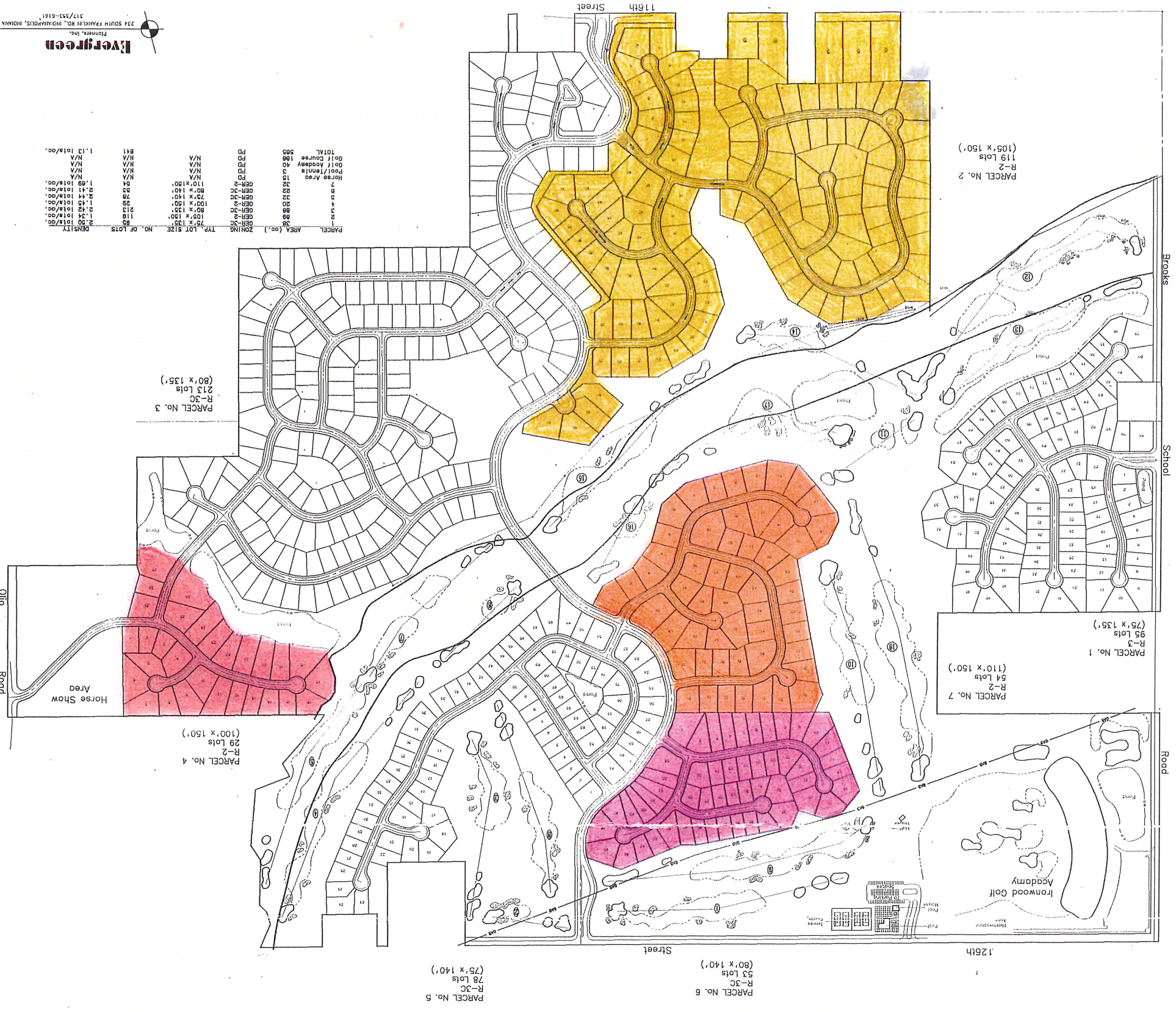
Parcel	Area (ac.)	Zoning	Twp. Lot Size	No. of Lots	Density
1	27	R-3C	80' x 135'	127	4.7
2	15	R-4C	100' x 150'	127	8.5
3	119	R-5C	80' x 135'	204	1.7
4	23	R-6C	80' x 135'	61	2.7
5	60	R-7C	60' x 130'	87	1.5
6	65	R-8C	65' x 135'	67	1.0
7	60	R-9C	60' x 130'	87	1.5
8	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A
TOTAL					
Pool/Tennis	5	PO	N/A	5	N/A
Golf Academy	40	PO	N/A	40	N/A
Golf Course	218	PO	N/A	218	N/A
TOTAL					
Area	565	PO	N/A	565	N/A
Density	1.22	LOI/AC			



234 SOUTH FAULKNER BOY, INDIANAPOLIS, INDIANA 46219
317-253-6181
Evergreen
THINKING, INC.

Illustrative Plan for Gray Eagle

Fall Creek Township,
Hamilton County, Indiana



PARCEL	AREA (ac.)	ZONING	TYP. LOT SIZE	NO. OF LOTS	DENSITY
1	3.6	R-2	100' x 150'	54	1.49 lots/ac.
2	7.8	R-2	105' x 150'	119	1.52 lots/ac.
3	3.2	R-3	75' x 135'	95	2.97 lots/ac.
4	2.9	R-2	100' x 150'	29	1.00 lots/ac.
5	5.4	R-3C	75' x 140'	78	1.44 lots/ac.
6	4.0	R-3C	80' x 140'	53	1.33 lots/ac.
7	11.0	R-3C	80' x 135'	213	1.94 lots/ac.
TOTAL	55.5			555	1.13 lots/ac.
Horso Area 7.8 ac. PD N/A 3.6 ac. PD N/A 3.2 ac. PD N/A 2.9 ac. PD N/A 5.4 ac. PD N/A 4.0 ac. PD N/A 11.0 ac. PD N/A 11.0 ac. PD N/A					
Outf. Access 40 PD N/A 100 PD N/A 100 PD N/A 100 PD N/A					
Outf. Course 100 PD N/A 100 PD N/A 100 PD N/A					

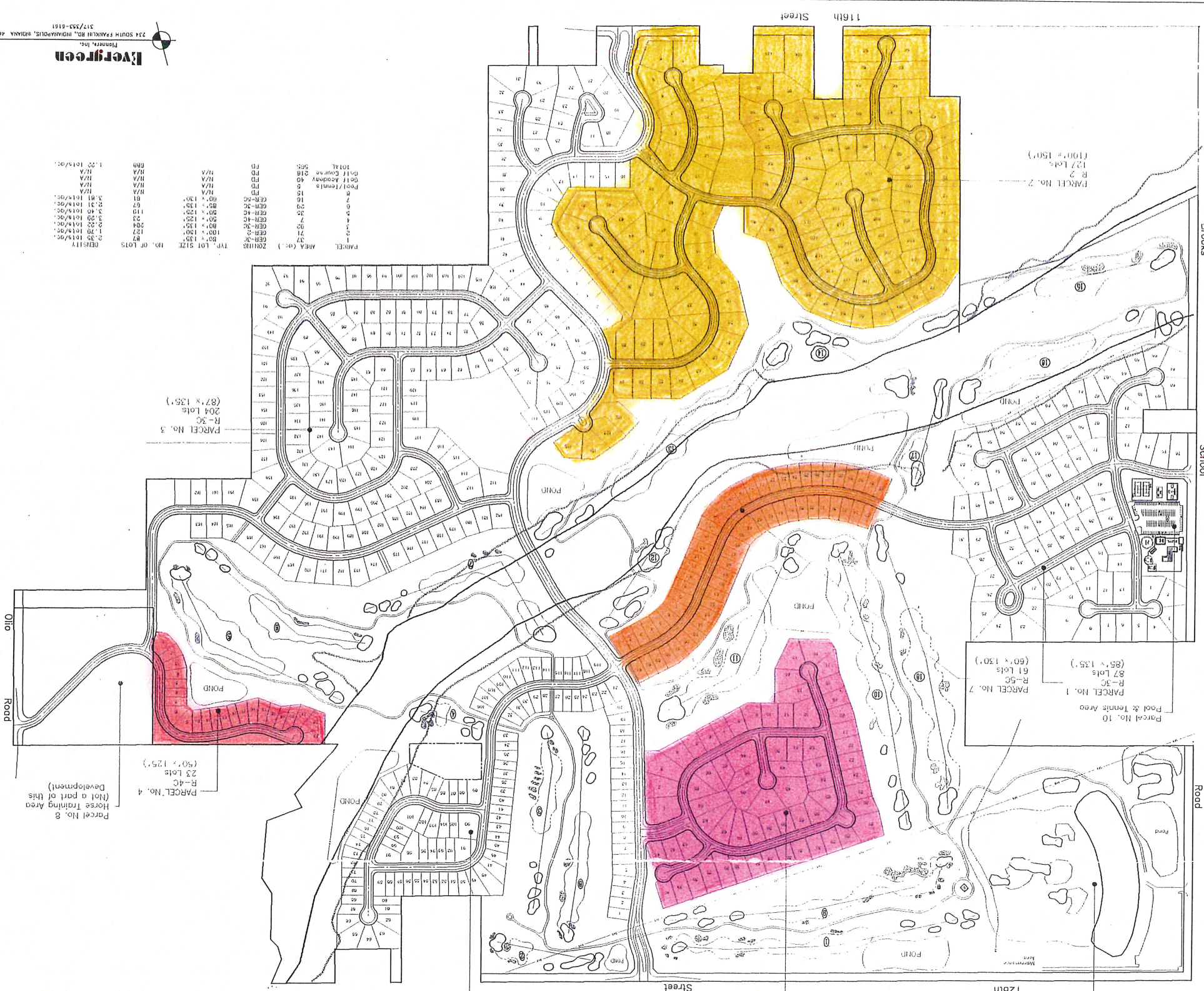
Evergreen
 Engineers, Inc.
 274 SOUTH FRANKLIN RD., HOVATON, INDIANA 46218
 317/353-6161

Proposed Illustrative Plan for Gray Eagle

Fall Creek Township, Hamilton County, Indiana

Scale: 1"=200'

This drawing is preliminary in nature and is subject to possible change or revision.



Parcel	Area (ac.)	2011/12	100' of Lots	Density
1	2.35	GEN-3C	87	2.35 1614/95'
2	1.00	GEN-2	127	1.00 1614/95'
3	80.15	GEN-3C	135	2.55 1614/95'
4	2.31	GEN-3C	204	2.31 1614/95'
5	3.20	GEN-3C	23	3.20 1614/95'
6	3.40	GEN-4C	119	3.40 1614/95'
7	2.51	GEN-3C	62	2.51 1614/95'
8	3.81	GEN-3C	81	3.81 1614/95'
9	1.00	GEN-3C	127	1.00 1614/95'
10	1.00	GEN-3C	127	1.00 1614/95'
11	1.00	GEN-3C	127	1.00 1614/95'
12	1.00	GEN-3C	127	1.00 1614/95'
13	1.00	GEN-3C	127	1.00 1614/95'
14	1.00	GEN-3C	127	1.00 1614/95'
15	1.00	GEN-3C	127	1.00 1614/95'
16	1.00	GEN-3C	127	1.00 1614/95'
17	1.00	GEN-3C	127	1.00 1614/95'
18	1.00	GEN-3C	127	1.00 1614/95'
19	1.00	GEN-3C	127	1.00 1614/95'
20	1.00	GEN-3C	127	1.00 1614/95'
21	1.00	GEN-3C	127	1.00 1614/95'
22	1.00	GEN-3C	127	1.00 1614/95'
23	1.00	GEN-3C	127	1.00 1614/95'
24	1.00	GEN-3C	127	1.00 1614/95'
25	1.00	GEN-3C	127	1.00 1614/95'
26	1.00	GEN-3C	127	1.00 1614/95'
27	1.00	GEN-3C	127	1.00 1614/95'
28	1.00	GEN-3C	127	1.00 1614/95'
29	1.00	GEN-3C	127	1.00 1614/95'
30	1.00	GEN-3C	127	1.00 1614/95'
31	1.00	GEN-3C	127	1.00 1614/95'
32	1.00	GEN-3C	127	1.00 1614/95'
33	1.00	GEN-3C	127	1.00 1614/95'
34	1.00	GEN-3C	127	1.00 1614/95'
35	1.00	GEN-3C	127	1.00 1614/95'
36	1.00	GEN-3C	127	1.00 1614/95'
37	1.00	GEN-3C	127	1.00 1614/95'
38	1.00	GEN-3C	127	1.00 1614/95'
39	1.00	GEN-3C	127	1.00 1614/95'
40	1.00	GEN-3C	127	1.00 1614/95'
41	1.00	GEN-3C	127	1.00 1614/95'
42	1.00	GEN-3C	127	1.00 1614/95'
43	1.00	GEN-3C	127	1.00 1614/95'
44	1.00	GEN-3C	127	1.00 1614/95'
45	1.00	GEN-3C	127	1.00 1614/95'
46	1.00	GEN-3C	127	1.00 1614/95'
47	1.00	GEN-3C	127	1.00 1614/95'
48	1.00	GEN-3C	127	1.00 1614/95'
49	1.00	GEN-3C	127	1.00 1614/95'
50	1.00	GEN-3C	127	1.00 1614/95'
51	1.00	GEN-3C	127	1.00 1614/95'
52	1.00	GEN-3C	127	1.00 1614/95'
53	1.00	GEN-3C	127	1.00 1614/95'
54	1.00	GEN-3C	127	1.00 1614/95'
55	1.00	GEN-3C	127	1.00 1614/95'
56	1.00	GEN-3C	127	1.00 1614/95'
57	1.00	GEN-3C	127	1.00 1614/95'
58	1.00	GEN-3C	127	1.00 1614/95'
59	1.00	GEN-3C	127	1.00 1614/95'
60	1.00	GEN-3C	127	1.00 1614/95'
61	1.00	GEN-3C	127	1.00 1614/95'
62	1.00	GEN-3C	127	1.00 1614/95'
63	1.00	GEN-3C	127	1.00 1614/95'
64	1.00	GEN-3C	127	1.00 1614/95'
65	1.00	GEN-3C	127	1.00 1614/95'
66	1.00	GEN-3C	127	1.00 1614/95'
67	1.00	GEN-3C	127	1.00 1614/95'
68	1.00	GEN-3C	127	1.00 1614/95'
69	1.00	GEN-3C	127	1.00 1614/95'
70	1.00	GEN-3C	127	1.00 1614/95'
71	1.00	GEN-3C	127	1.00 1614/95'
72	1.00	GEN-3C	127	1.00 1614/95'
73	1.00	GEN-3C	127	1.00 1614/95'
74	1.00	GEN-3C	127	1.00 1614/95'
75	1.00	GEN-3C	127	1.00 1614/95'
76	1.00	GEN-3C	127	1.00 1614/95'
77	1.00	GEN-3C	127	1.00 1614/95'
78	1.00	GEN-3C	127	1.00 1614/95'
79	1.00	GEN-3C	127	1.00 1614/95'
80	1.00	GEN-3C	127	1.00 1614/95'
81	1.00	GEN-3C	127	1.00 1614/95'
82	1.00	GEN-3C	127	1.00 1614/95'
83	1.00	GEN-3C	127	1.00 1614/95'
84	1.00	GEN-3C	127	1.00 1614/95'
85	1.00	GEN-3C	127	1.00 1614/95'
86	1.00	GEN-3C	127	1.00 1614/95'
87	1.00	GEN-3C	127	1.00 1614/95'
88	1.00	GEN-3C	127	1.00 1614/95'
89	1.00	GEN-3C	127	1.00 1614/95'
90	1.00	GEN-3C	127	1.00 1614/95'
91	1.00	GEN-3C	127	1.00 1614/95'
92	1.00	GEN-3C	127	1.00 1614/95'
93	1.00	GEN-3C	127	1.00 1614/95'
94	1.00	GEN-3C	127	1.00 1614/95'
95	1.00	GEN-3C	127	1.00 1614/95'
96	1.00	GEN-3C	127	1.00 1614/95'
97	1.00	GEN-3C	127	1.00 1614/95'
98	1.00	GEN-3C	127	1.00 1614/95'
99	1.00	GEN-3C	127	1.00 1614/95'
100	1.00	GEN-3C	127	1.00 1614/95'