

## NOTICE OF PUBLIC HEARING LIZTON PLAN COMMISSION

Pursuant to Ind. Code §36-4-3-5.1, the Town of Lizton Plan Commission gives notice of a public hearing to be conducted on the proposed Planned Unit Development (PUD) of a certain parcel of real estate located within the Town of Lizton. A proposed PUD will be introduced at this meeting. This public hearing will be held at 7:00 p.m. Monday November 22, 2021 at the Lizton Town Hall, located at 106 Lebanon St. All interested persons are welcome to attend this public hearing and to testify on the matter of the proposed PUD. The PUD application may be inspected at the Lizton Town Hall in the Clerk-Treasurer's office.

### EXHIBIT A: LAND DESCRIPTION & MAP

Part of the north half of the south half of the southeast quarter of Section 29, Township 17 North, Range 1 West of the Second Principal Meridian in Union Township, Hendricks County, Indiana, being that 33.513 acre tract of land shown of the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering's project number 21138 (all references to monuments and courses herein are as shown on said plat of survey).





**Plan Commission**  
**Planned Unit Development (PUD) Application**  
 Town Hall, 106 Lebanon St., Lizton, IN 46149

**For Office Use Only**

Case #: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Fees: \_\_\_\_\_

Approved    Denied

1. Project Name: Brunes (Subject to Change)

2. Address of Project: Approximately 200-400 South State Street

3. Type of PUD:            Preliminary Plan   X              Final Plan \_\_\_\_\_

**4. Applicant/Property Owner:**

**Applicant:**

Name: M/I Homes of Indiana L.P.  
 Street Address: 8425 Woodfield Crossing Blvd., #100  
 City/State/Zip: Indianapolis, IN 46240  
 Phone Number: (317) 997-3094  
 Email: twesterfield@MIhomes.com

**Owner:**

Name: John and Karen Brunes  
 Street Address: 1742 W. CR 800 N.  
 City/State/Zip: Lizton, IN 46149

**5. Project Information:**

Describe the project: Applicant, M/I Homes of Indiana L.P proposes to develop 33.41 acres as a residential subdivision featuring 115 single family homes, with over 10 acres of common area, including \_\_\_\_\_ acres of green space/amenity area.

Current Use:                    Agricultural  
 Current Zoning:                RB (County)  
 Proposed Use:                 Single Family Residential  
 Proposed Zoning:              PUD  
 Area (in acres):                38.41

Density:                    # of lots or units 115    # of units/acre 3.44  
 Utilities serving development: Water  Sewer  Electricity  Phone:  Gas:  Cable:

**6. Required Supplemental Information:**

The following information must be provided as elements of the Application:

- Cover Page
- Site Description
- Common Holdings Map
- Vicinity Map
- Existing Site Conditions
- Proposed Development
- Supplemental Information (if applicable)
- Public Utility Verification

I (We) do hereby apply for approval of the plat or re-plat of the proposed Planned Unit Development in accordance with the provisions of the Comprehensive Plan and Subdivision Control Ordinance of Lizton, Indiana.

I (We) am (are) the owner(s) of the real estate included in the proposed Planned Unit Development. The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

I (We) also understand that the application fee does not include the fees associated with design review and/or construction management review. Fees for design review and/or construction management review are the direct responsibility of the applicant payable directly to the engineering firm(s) specified by the Town at rates set out by various agreements and/or ordinances of the town, for services, inspections, reports, and the like required by the Town.

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

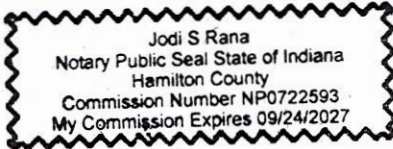
Signature of Applicant: [Handwritten Signature] Date: 10/26/2021

State of Indiana )  
County of Hendricks ) SS:

Subscribed and sworn to before me this 26<sup>th</sup> day of October, 2021.

Jodi S. Rana / Jodi S. Rana  
Notary Public - Signed Printed

Residing in Hamilton County My Commission expires 9/24/2027



**CONFLICT OF INTEREST DISCLOSURE STATEMENT  
PLANNED UNIT DEVELOPMENT  
LIZTON PLAN COMMISSION**

In order to avoid any questions about conflicts of interest, all applicants for permits, and petitioners to the Plan Commission and the Board of Zoning Appeals must disclose any and all financial or business relationships between the applicant and any entity associated with the applicant and any person associated with the Town of Lizton, the Lizton Town Council, the Lizton Plan Commission, and/or the Lizton Board of Zoning Appeals. If you are in doubt as to whether or not to disclose something, you should resolve that doubt by disclosing it.

I M/I Homes of Indiana L.P., being duly sworn upon my oath state as follows:  
(Name of Applicant)

1. A. I am the applicant for a PUD rezoning.  
(Type of Action)

Or

B. I represent the applicant for a \_\_\_\_\_.  
(Type of Action)

2. To the best of my knowledge, the applicant named above has no financial agreements, or Contracts or other arrangements between the applicant or any other entity associated with the applicant and anyone associated with the Town of Lizton, the Lizton Town Council, the Lizton Board of Zoning Appeals, or the Lizton Plan Commission except:

A. None

Or

B. List any and all contracts, arrangements, or financial agreements, and all entities to such contracts arrangements or financial agreements.

I affirm under the penalties of perjury that the foregoing is correct to the best of my knowledge and belief.

By:   
Timothy Westerfied, M/I Homes of Indiana L.P.

Date: 10/26/2021

**AFFIDAVIT & CONSENT OF PROPERTY OWNER**  
**Application to the Lizton Plan Commission**

STATE OF INDIANA            )  
COUNTY OF HENDRICKS    ) SS:

John A. Bruner  
I, Karen A. Bruner, AFTER BEING DULY SWORN, DEPOSE AND SAY THE  
(Name of property owner)

FOLLOWING:

1. That I am the owner of real estate located at 1742 W. CR800N, LIZTON, IN 46149  
(Address of affected property)
2. That I have read and examined the Application made to the Lizton Plan Commission by:  
MI Homes Case #: \_\_\_\_\_;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the Lizton Plan Commission.

x John Bruner                      John Bruner  
Owner's Name (Please Print)

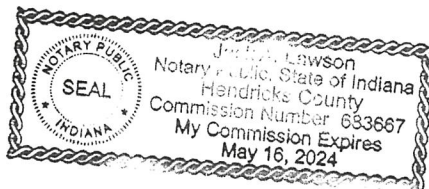
x Karen Bruner                      Karen Bruner  
Owner's Signature

State of Indiana            )  
County of Hendricks      ) SS:

Subscribed and sworn to before me this 27 day of October 2021.

[Signature]                      JACK A LAWSON  
Notary Public                      Printed

Residing in Hendricks County      My Commission expires 5/16/24



**Application for Annexation  
Finding of Fact & Recommendation by the Petitioner**

Applicant: M/I Homes of Indiana L.P.

Case #: \_\_\_\_\_

Location: Approximately 200-400 South State Street

The Petitioner does now enter the following findings:

1. The request is consistent with the Lizton Comprehensive Plan because: the comprehensive plan contemplates residential use of the site.
2. The request is consistent with the current conditions and the character of structures and uses in each zoning district because: there are single family residences in close proximity.
3. The request is consistent with the most desirable use for which the land in each district is adapted because: the acreage is appropriately sized and located for single family residential development, including close proximity to schools and the business district.
4. The request is consistent with the conservation of property values throughout the jurisdiction because: the price points will be sufficient to support/increase existing property values, and the new investment will generate property and income tax revenue, which will support property values in the community.
5. The request is consistent with responsible growth and development because: the proposed development is in area which can be readily serviced by utilities, will provide housing choice with price points which will support existing property values, and will allow the community to grow within its current capabilities.



# PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION CHECKLIST

Lizton Plan Commission

Applicant: M/I Homes of Indiana L.P.

Project: BRUNES (SUBJECT TO CHANGE)

All documents prepared for a Planned Unit Development Preliminary Plan approval shall be prepared in accordance with the following specifications and other applicable requirements of the Town of Lizton Zoning Ordinance.

## General:

If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for legible reproduction or recording. All drawings shall be provided in hard copy and electronic format in a manner specified by the Lizton Zoning Ordinance Section 8.5 D.

## Required Materials:

### Preliminary Plan Data

The Preliminary Plan may take the form of a booklet of letter or legal sized paper, a set of 24 inch by 36 inch sheets, or a combination of these formats. The following shall be included in the Preliminary Plan submission:

#### (1) Cover Page & Index

The cover sheet shall indicate that it is the Preliminary Plan for that particular development and include the date of submittal, and an index identifying all sections included in the Preliminary Plan document, and references to any separate sheets of information.

#### (2) Site Description

A description of the property and applicants involved, including:

- a) The name, mailing address, e-mail address, and telephone number of the applicant;
- b) The name, mailing address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Preliminary Plan design;
- c) The legal description of the subject property and common address of the site; and
- d) The proposed name of the development (if applicable).

#### (3) Common Holdings Map

A map of any property adjacent to the property subject to the Preliminary Plan owned or otherwise controlled by any or all of the petitioners. The Common Holdings Map shall be accompanied by a general description of the future development of that property and its relationship to the area included in the Preliminary Plan. The general description shall be in map form and shall include, at a minimum, general land uses, general street patterns and access points, and general drainage designs.

#### (4) Public Utility Verification

A letter(s) verifying that proper public utilities will be available to the property. A letter from the Town's utility shall be included verifying that the proposed development shall be served.

## **(5) Existing Site Conditions**

A description of all existing conditions on the subject property, including:

### **a) Built Features**

All existing streets (including travel lanes, sidewalks, street trees, rights-of-way, etc.), established open spaces, structures, wells, utility lines and facilities, fire hydrants, and street lights.

### **b) Easements**

All existing easements and an indication of their purpose.

### **c) Topography**

A topographic survey of the area with contour lines a maximum of two feet apart.

### **d) Natural Features**

The location of natural streams, regulated drains, 100-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated trees that are able to be preserved (with greater than an eight inch DCH).

### **e) Historic Features**

An identification of any historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory Hendricks County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures.

### **f) Other Significant Features**

Any other significant feature(s) that may influence the design of the development.

## **(6) Proposed Development**

A conceptual plan of the proposed development of the property, including:

### **a) Street Systems**

The layout and design of proposed street systems (including on-street parking, sidewalks, and street trees);

### **b) Land Uses**

The land use areas and number of acres within the development (including a specific list of the individual land uses permitted in each area and densities of any proposed residential uses);

### **c) Open Space**

The proposed location, improvements to open space (including park facilities, natural areas, trail systems, and other common areas);

### **d) Landscaping**

The conceptual design of landscaping, buffering, and/or screening proposed for the development, wooded areas to be preserved;

### **e) Natural Features**

A description of the accommodation of natural streams, regulated drains, 100-year floodplains and floodways, water courses, wetlands (as identified by IDNR, IDEM, or an individual with a US Army Corps of Engineers Regulation 4 Jurisdictional Wetland Certification), wooded areas, and isolated trees which are able to be preserved (with greater than an eight inch DCH).



**f) Historic Features**

A description of the accommodation of historic features, specifically those listed as outstanding, notable, or contributing on the Indiana Historic Sites and Structures Inventory - Hendricks County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures.

**g) Development Requirements**

Detailed text documenting the development requirements that will apply to development (including general lot size and dimensions, building setbacks, architectural design standards, off street parking requirements, lighting standards, sign standards, landscaping requirements, etc.).

**h) Written Commitments**

A description of any written commitments that are being proposed as part of the development.

**i) Covenants**

A description of any private covenants and restrictions that will be established for the development.

**j) Drainage**

A detailed drainage concept meeting the requirements of the Town Engineer.

**k) Lighting Plan**

A site lighting plan prepared by an electrical engineer licensed by the State of Indiana drawn to an appropriate scale with the scale clearly indicated and a graphic scale for reference, showing the type and location of all exterior lighting fixtures (site and building lighting). Said lighting plan shall include a photometric drawing.

**l) Project Phasing**

A statement of the proposed order of development of the major elements of the project, including phasing, if applicable, and the order and content of each phase.

**(7) Supplemental Information**

Any other information requested by the Zoning Administrator or Plan Commission to aid in the review of the Preliminary Plan. This may include, but is not limited to: topic areas such as traffic impact studies; utilities; tree preservation; flood hazards; etc.

  
\_\_\_\_\_  
Signature of Person Completing Application

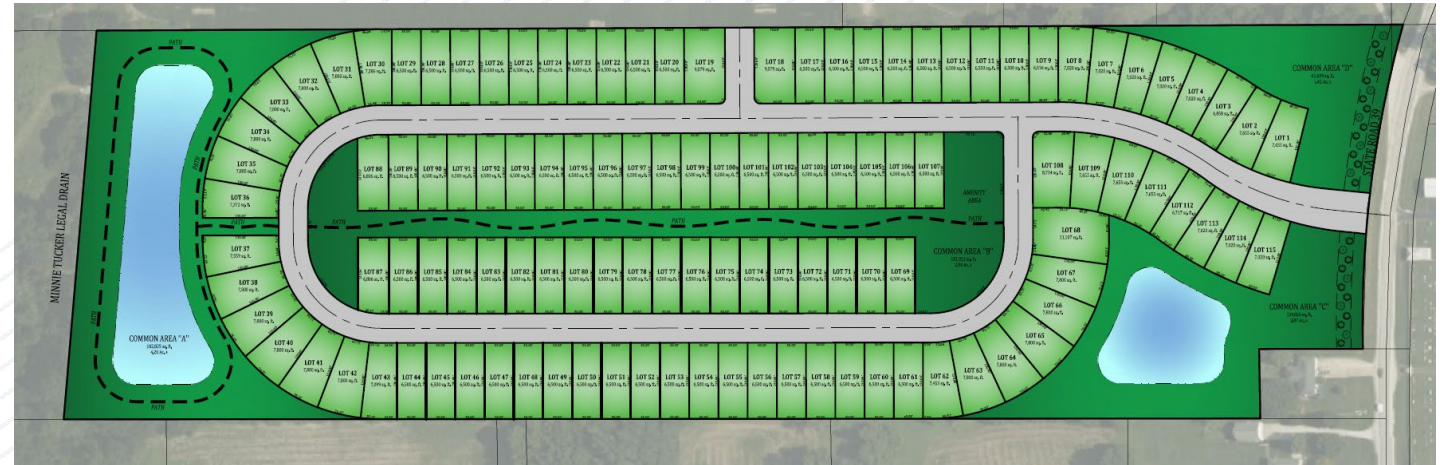
10/26/2021  
\_\_\_\_\_  
Date

# Tucker Springs

Preliminary Plan  
Submitted Nov. 1, 2021

## Index

- p2. Site Description
- p5. Common Holdings Map
- p6. Utilities
- p7. Existing Site Conditions
- p12. Proposed Development



M/I HOMES

# Tucker Springs

## Site Description - Contact

### Applicant

**Name:** M/I Homes of Indiana L.P.

**Street Address:** 8425 Woodfield Crossing Blvd., #100 Indianapolis, IN 46240

**Phone Number:** (317) 997-3094

**Email:** twesterfield@mihomes.com

### Engineer

**Name:** Jason Coyle (P.S. Project Manager) – Banning Engineering

**Street Address:** 853 Columbia Rd. STE 101 Plainfield, IN 46168

**Phone Number:** (317) 707-3751

**Email:** jcoyle@banning-eng.com

**Proposed Name:** Tucker Springs



M/I HOMES

# Tucker Springs

## Site Description – Legal Land Description

### Parent parcel per title commitment

Part of the North Half of the South Half of the Southeast Quarter of Section 29, Township 17 North, Range 1 West, Union Township, Hendricks County, Indiana more fully described as follows: Beginning at the Northwest corner of the South Half of the Southeast Quarter of said Section 29; thence along the Quarter Quarter Section line, the South described line of the Lizton Lions Club Property recorded in Deed Record 208, Page 262, the South described line of the Trustees of the First Baptist Church of Lizton Property recorded Deed Record 197, Page 484, and the South described line of the First Baptist Church of Lizton Property recorded in Deed Record 223, Page 598, Hendricks County Recorder's Office, South 88 degrees 46 minutes 53 seconds East 2653.47 feet; thence along the Section line, South 00 degrees 37 minutes 44 seconds West 558.12 feet; thence along the North described line of the Cheryl K. Hoskins Property recorded as Instrument No. 9600015332 in Book 351, Page 585, North 87 degrees 43 minutes 43 seconds West 224.00 feet; thence along the West described line of said Hoskins Property, South 02 degrees 00 minutes 12 seconds West 107.50 feet; thence along part of the North described line of the Scott D. McClain and Charlotte I. McClain Property recorded in Deed Record 325, Page 548, the North described line of the John D. Hall and Julia C. Hall Property recorded in Deed Record 157, Pages 537-538, the North described line of the James M. Hall and Esther Jo Hall Property recorded in Deed Record 249, Page 40, the North described line of the John Douglas Hall and Julia Hall Property recorded in Deed Record 175, Pages 403-404, the North described line of the John Douglas Hall, II Property recorded in Deed Record 310, Page 178 and the North line of the South Half of the South Half of the Southeast Quarter Section, North 88 degrees 45 minutes 03 seconds West 2427.79 feet; thence along part of the East described line of the John A. Bruner Property recorded in Book 146, Pages 790-796 and the Quarter Section line, North 00 degrees 41 minutes 54 seconds East 660.20 feet to the Point of Beginning, containing 39.7184 Acres, more or less.

(For Reference Only) Property Address: Vacant Land, Lizton, IN 46149

(For Reference Only) Tax Parcel ID No.: 011-129712-400005 / 32-03-29-400-005.000-020



M/I HOMES

# Tucker Springs

## Site Description – Legal Land Description

Surveyed property per this survey

Part of the north half of the south half of the southeast quarter of Section 29, Township 17 North, Range 1 West of the Second Principal Meridian in Union Township, Hendricks County, Indiana, being that 33.513 acre tract of land shown of the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering's project number 21138 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a Hendricks County Surveyor's disk marking the northeast corner of said southeast quarter; thence South 0 degrees 30 minutes 19 seconds East along the east line thereof 1323.31 feet to a 5/8-inch rebar with cap stamped "Dodge S0288" (hereinafter referred to as "rebar with Dodge cap") marking the northeast corner of said north half and the POINT OF BEGINNING of this description; thence continue South 00 degrees 30 minutes 19 seconds East along the east line of said north half 558.09 feet to the north line of the land of Overmyer as described in Instrument Number 202009761 in the Office of the Recorder of Hendricks County, Indiana (for reference a 5/8-inch rebar with orange "Banning Eng. Firm #0060 Offset" cap was set 60.84 feet west) (the following two (2) calls are along the north and west lines of said land of Overmyer); 1) thence North 88 degrees 50 minutes 39 seconds West 224.00 feet to a rebar with Dodge cap; 2) thence South 00 degrees 52 minutes 31 seconds West 107.50 feet to a 5/8-inch rebar on the south line of said north half; thence North 89 degrees 52 minutes 00 seconds West along said south line 2,048.21 feet to the centerline of the Minnie Tucker Legal Drain (for reference a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" was set 91.72 feet east) (the following five (5) calls are along said centerline); 1) thence North 00 degrees 00 minutes 13 seconds East 40.23 feet; 2) thence North 03 degrees 35 minutes 30 seconds East 85.66 feet; 3) thence North 06 degrees 15 minutes 58 seconds East 196.77 feet; 4) thence North 05 degrees 14 minutes 31 seconds East 136.70 feet; 5) thence North 02 degrees 00 minutes 44 seconds East 201.72 feet to the north line of said north half (for reference a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" was set 93.71 feet east); thence South 89 degrees 55 minutes 43 seconds East along said north line 2,222.46 feet to the POINT OF BEGINNING, containing 33.513 acres, more or less.



M/I HOMES

# Tucker Springs

## Common Holdings Map



M/I HOMES

# Tucker Springs

## Public Utility Verification

<b>Utility Companies:</b>	
• <b>Water:</b>	Citizens
• <b>Power:</b>	Duke Energy
• <b>Gas:</b>	Vectren
• <b>Telephone:</b>	AT&T
• <b>Cable:</b>	Spectrum
• <b>Sanitary:</b>	Lizton Utilities



# *Tucker Springs*

Existing Site Conditions

Agriculture/Farm Use

**Built Features:** N/A

**Easements:** N/A

**Historic Features:** N/A

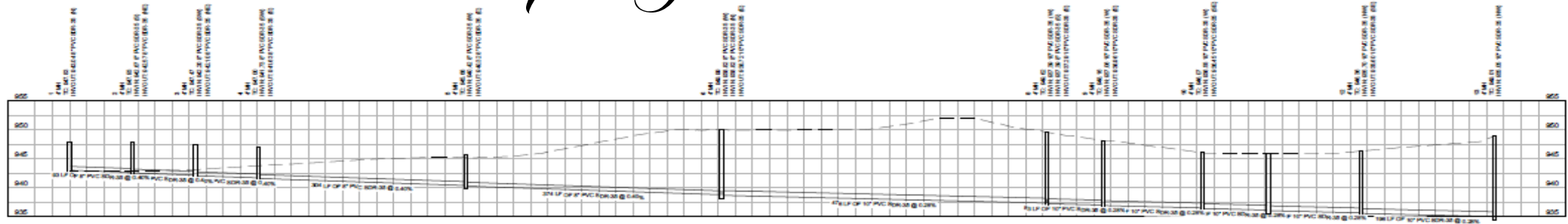
**Other Significant Features:** N/A



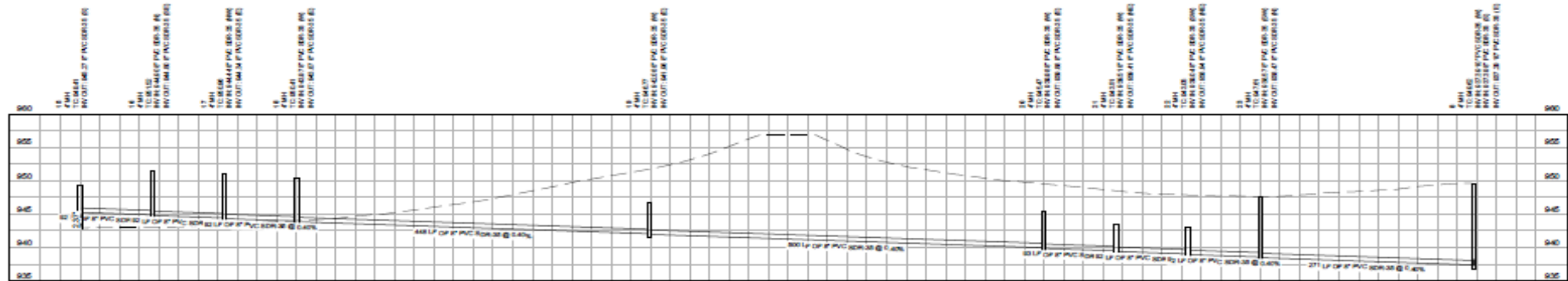


# Tucker Springs

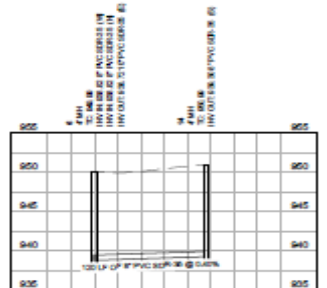
## Existing Site Conditions - Sanitary



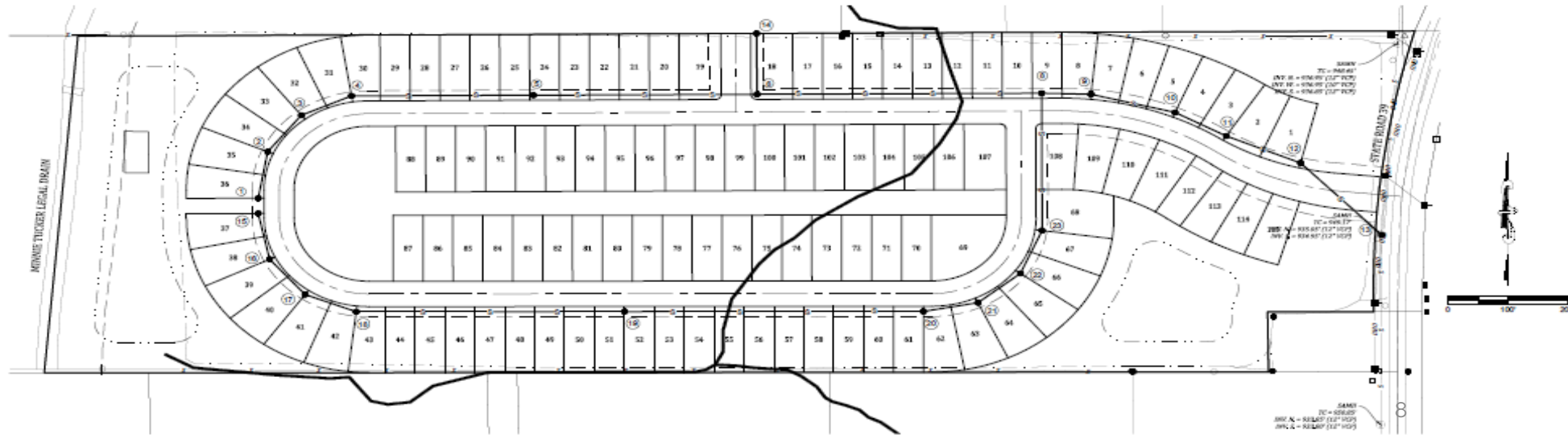
**SANITARY SEWER STRUC. 1 - 13**



**SANITARY SEWER STRUC. 15 - 25 & 8**



**SANITARY SEWER STRUC. 6 & 14**

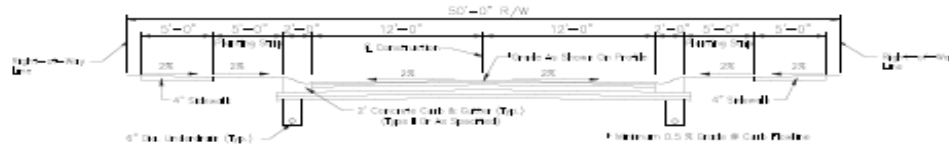
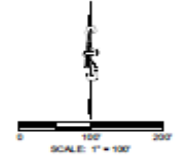


**BRUNES  
PROPERTY**  
WEST OF S.R. 39 & SOUTH OF U.S. HWY 136  
LITZON, INDIANA



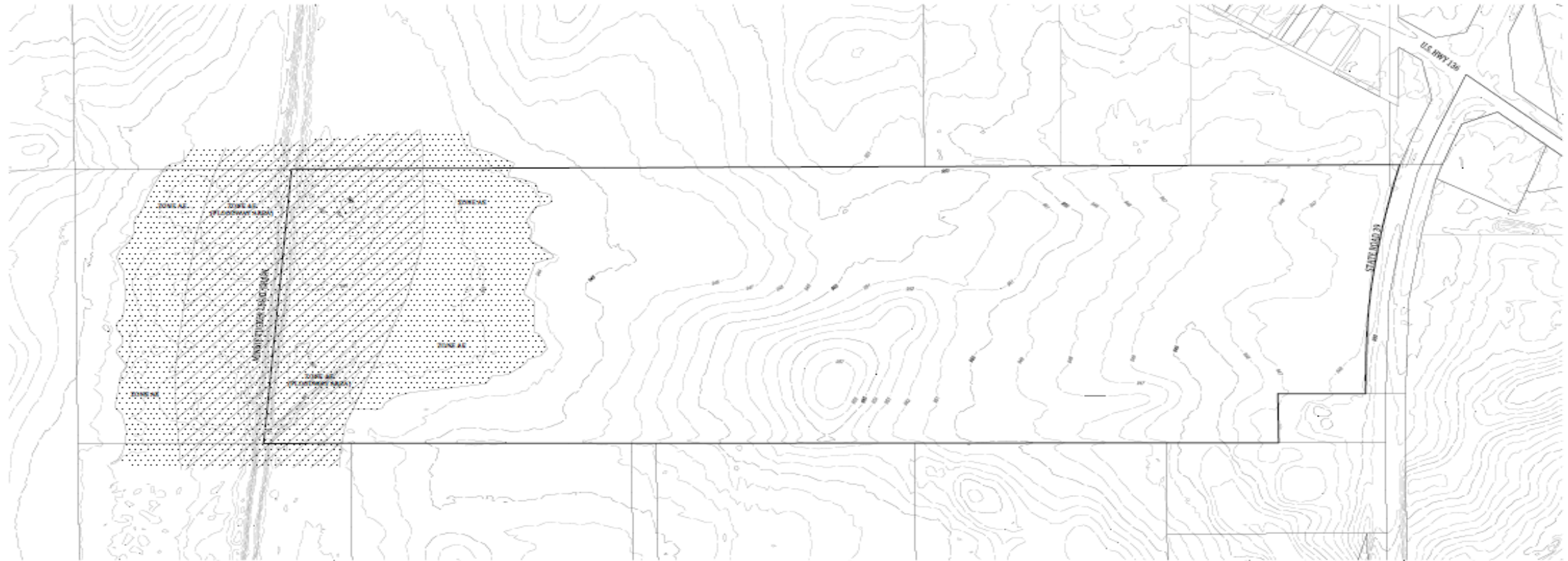
# BRUNES PROPERTY

WEST OF S.R. 39 & SOUTH OF U.S. HWY 136  
LIZTON, INDIANA



**LOCAL RESIDENTIAL STREET - PARKING 1-SIDE**  
NO SCALE

## Topography



### CONCEPTUAL PLAN SUMMARY:

TOTAL AREA: 33.41 ACRES ±  
TOTAL NUMBER OF LOTS: 84  
DENSITY: 2.5 UNITS PER ACRE  
16.37 ACRES ± OF COMMON AREA

R4 ZONING  
MIN. LOT WIDTH: 50'  
MIN. LOT AREA: 5,000

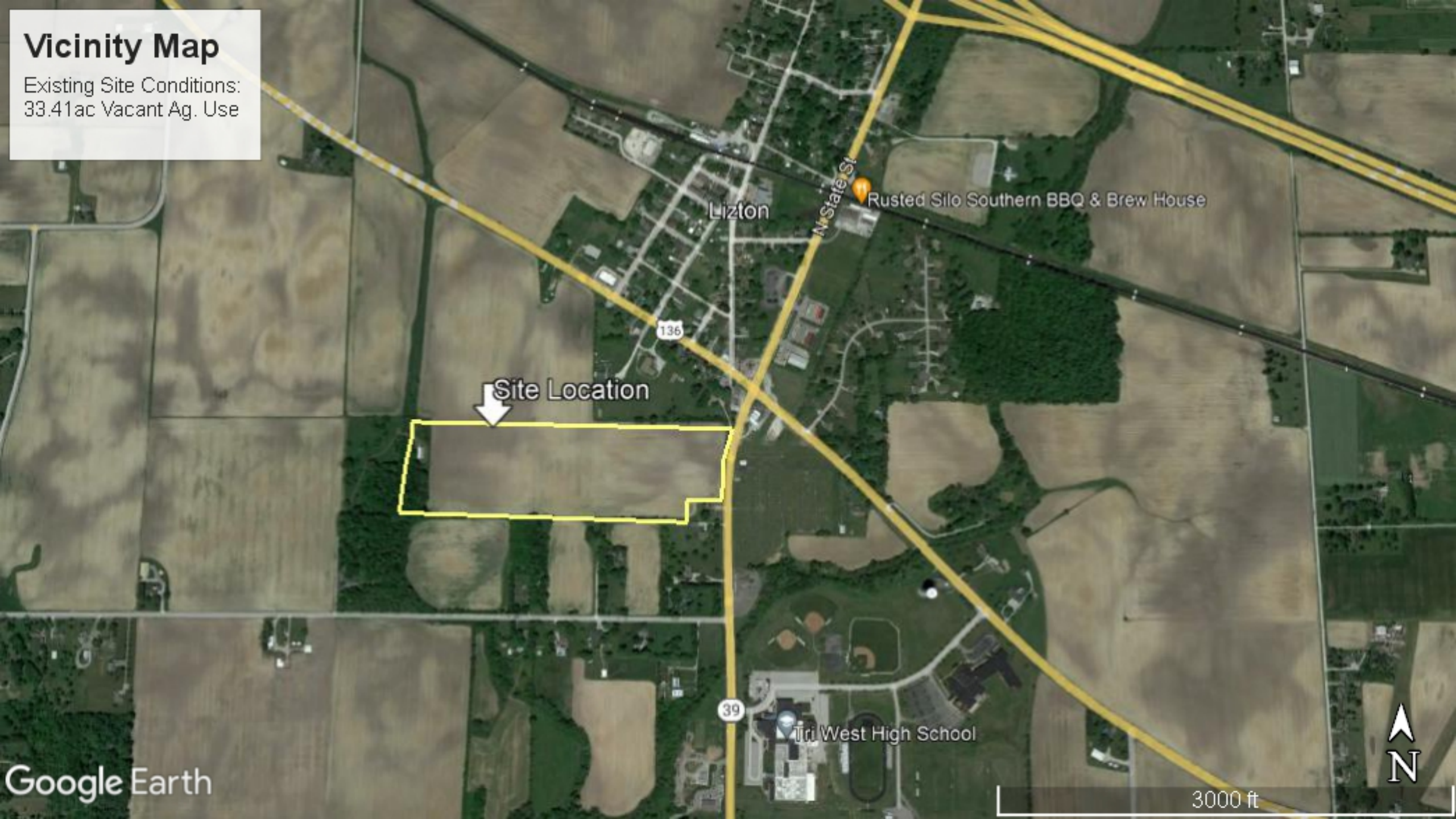
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Drawn by: BJC  
Date: 10/12/2021  
Project No: 31136  
Drawing No: 21136-Plan-4



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

# Vicinity Map

Existing Site Conditions:  
33.41ac Vacant Ag. Use



Site Location

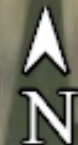
Lizton

Rusted Silo Southern BBQ & Brew House

Tri West High School

136

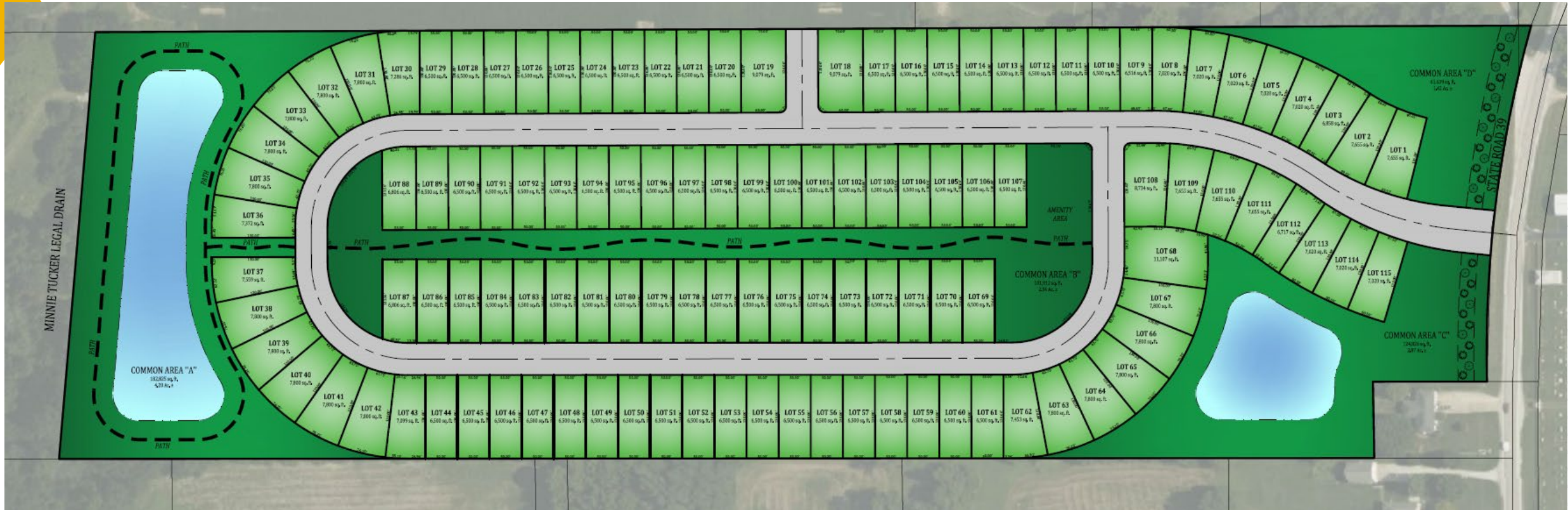
39



3000 ft

# Tucker Springs

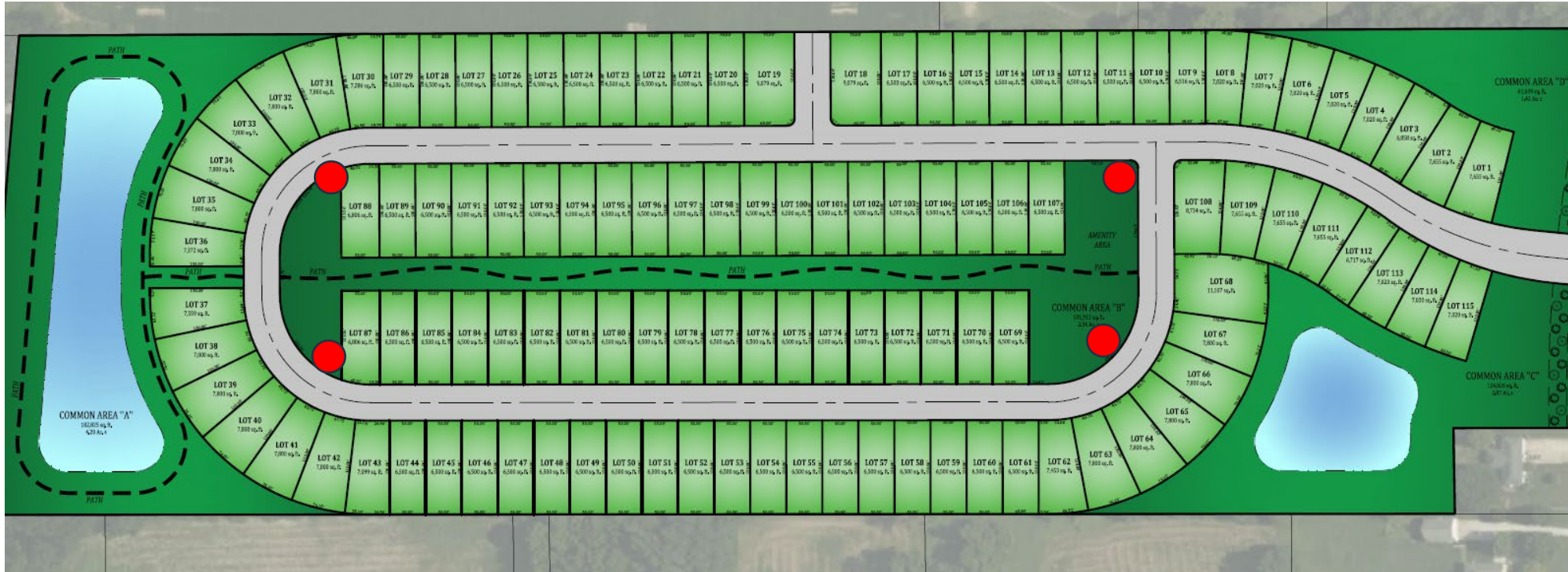
## Proposed Development



M/I HOMES

# Tucker Springs - Street Lighting

Acorn



M/I HOMES

# Tucker Springs

## Proposed Development

Zoning	Zoning Standard (R3)	Zoning Standard (R4)	Proposed Bruner PUD
Maximum Lots	n/a	n/a	115
1 story living	1100 SF	1000 SF	1450 SF
2 story living	n/a	n/a	1800 SF
Lot Width	60'	50'	50'
Lot Area	10000 SF	5000 SF	6250 SF
FR Setback	25'	15'	25'
Side Setback	10'	7'	5'
Rear Setback	15'	15'	15'
Lot Coverage	40%	70%	70%
Building Height	35'	35'	35'

**Total Area:** 33.41 Acres ±

**Total Number of Lots:** 115

**Common Area:** 10.83 Acres ±

**Historic Features:** N/A



M/I HOMES

*Conceptual Housing Types*

