



## ADVISORY PLAN COMMISSION STAFF REPORT

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Application No: 2021-APC-04

Meeting Date: July 27, 2021

Subject: Proposed Zoning Map Amendment (Rezone) from the Agriculture (A) District to the Planned Unit Development (PUD) District, PUD Ordinance & Concept Plan Approval

Summary: Pyatt Builders (Petitioner) and Fisher-Hill Family Farms Inc (Owner) requests that approximately 127.2 acres of real estate be rezoned to the Planned Unit Development (PUD) District to allow construction of a proposed residential development of approximately 222 single-family detached homes.

Petitioner: Pyatt Builders

Location: 1101 E Wall St (south side of the roadway between the Masonic Lodge and the creek)

Parcel Size: 127.2 acres

Existing Zoning: Agriculture (A)

Recommendation: Favorable Recommendation with Conditions

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317-263-0127

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## Procedure

Per Section 6.1 of the Unified Development Ordinance, the purpose of a planned unit development (PUD) is to, “provide a means of achieving innovative and creative design and flexibility of development through an alternative zoning procedure when sufficiently justified under the provisions of this Chapter. Planned Unit Developments are intended to encourage a higher quality of design and more than would typically be developed according to conventional zoning districts.” Additionally, the UDO states:

The purposes of a planned unit development are:

- A. To encourage a more creative approach in land and building site planning.
- B. To promote variety in the physical development pattern of the community; including mixed-use development.
- C. To use design to provide compatibility between areas of different land uses and development intensities within the PUD.
- D. To enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green space.
- E. To encourage renewal of older areas where new development and restoration are needed to revitalize the areas.
- F. To promote architecture that compliments the surrounding areas.
- G. To permit special consideration of property with unique features, such as historical significance, unusual topography, landscape amenities, and size and shape.
- H. To simplify processing of development proposals for developers and the Commission by providing for concurrent review of land use, subdivisions, public improvements, and siting considerations.
- I. To encourage developments that greatly exceed the development standards of the previous zoning district to create a high quality development.

The Town shall discourage the use of a PUD as a means of circumventing the rezoning/subdivision process or to avoid the standards and requirements of this ordinance. The PUD shall further be discouraged as a means to guarantee density/intensity increases over those permitted in the previous zoning district.

The application for a PUD requires a PUD District Ordinance which includes the text of the zoning standards to be applied in the new district, and a Concept Plan that shows the general layout of lots, streets, open spaces, amenities, drainage improvements, and other key features of the development.

The public hearing is advertised in The Republican one time, at least 10 days before the hearing. Mailed notice is sent to all property owners within 660 feet or two ownerships, whichever is less, from the boundary of the proposed PUD parcel(s). After the Plan Commission conducts the hearing and makes a recommendation, it is forwarded to the Town Council to vote on approval or denial of the request.

After a PUD District Ordinance and Concept Plan are approved and the property zoned to the PUD District, the project must go through the primary and secondary subdivision platting process. After the secondary plat has been recorded and improvements accepted by the Town, permits for individual buildings may be approved.

## Background

The proposal comprises 127.2 acres of a larger 156 acre parcel. 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. The property was the subject of a PUD proposal that was ultimately denied by the Town Council on March 16, 2021.

After denial of the PUD proposal, the subject real estate was put back on the market. The Town was subsequently contacted by Pyatt Builders to discuss their interest in the property. The Plan Commission Rules of Procedure state:

*No petition for any amendment to the Zoning Ordinance which has been denied by the Town Council shall again be placed on the agenda for hearing 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, in which case the matter may again be placed on the agenda only if a motion to permit rescheduling is duly adopted by the Commission.*

Because of this, Pyatt Builders was informed they need to present a preliminary plan to the Plan Commission. Pyatt Builders requested to be on the June 22, 2021 Plan Commission agenda. After presentation and discussion by the Commission, a motion was made, seconded, and passed that the Pyatt proposal did represent a substantial change from the previous PUD proposal, and that they could file for a rezone to the PUD district.

Pyatt submitted an application and requisite materials on June 30, 2021. The Technical Advisory Committee meeting was held on July 8, 2021. Notes of the meeting and mark-ups to the PUD District Ordinance text were provided to the petitioner after the TAC meeting. Revised materials were submitted to the Town on July 19, 2021.

Notice of the public hearing before the Plan Commission was published in The Republican on July 15, 2021. Letters were sent to neighboring property owners on July 8, 2021.

## Correspondence

As of the time of writing this report, no written comments related to the petition have been submitted. As a reminder, social media comments, even if on the Town's page, are not official comment on pending petitions.

## Summary

The Hidden Hills PUD proposes a maximum of 222 single family detached homes. The lots are divided into three categories:

- Area A: 23 lots, 100' minimum width, 15,000 sf minimum area
- Area B: 54 lots, 90' minimum width, 12,000 sf minimum area
- Area C: 145 lots, 70' minimum width, 9,000 sf minimum area

Areas A and B comprise the northern and western portions of the proposed development, along Wall Street and the shared boundary with Deer Meadows. Area C comprised the eastern portion of the development, adjacent to Jefferson Park to the east and south. Specifics regarding architectural and landscape standards for each area can be found in the PUD District Ordinance (Attachment 4).

The development will primarily be served from a new entrance on Wall Street. A connection will be provided to the existing street stubs in Jefferson Park at Ambassador Drive and Louisiana Drive, as well to Deer Meadows at Karen Drive. These connections promote connectivity and provide additional public safety access in case of emergency. The Karen Drive connection has been designed to discourage through-traffic. A connection to a potential future Town park is included just north of the creek, on the east side of the development.

An asphalt multi-use trail is proposed from the current terminus, north of the railroad tracks at the west edge of Jefferson Park, generally running north/south through the proposed development to Wall Street.

One main amenity area is labeled on the Concept Plan, near the center of the neighborhood, just south of the creek and west of the central retention pond. Per the PUD text ordinance, it would include a playground, shelter structure, fire pit, and pond deck/overlook.

Additionally, the proposal includes dedication of approximately 15.6 acres of property to the Town of Pittsboro for development of a future Town park, should the Town willingly accept the property.

## Comprehensive Plan

The Comprehensive Plan identifies this area for medium density residential development. Medium density residential areas are intended to:

“To promote the development of traditional single family detached subdivisions...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.”

The proposed development generally complies with the uses and densities recommended by the comprehensive plan. Proposed gross density is 1.75 dwelling units per acre.

## Transportation

The roadway connections to existing neighborhoods (Karen Dr, Ambassador Dr, and Louisiana Dr) have been included at the request of the Town. All of these street stubs were included on the plats of the respective neighborhoods specifically for the purpose of connecting to future development should it occur on the subject property.

Requiring connectivity between neighborhoods is a common development best practice across the country. It serves an important public safety and access function in the case of an emergency. Both the Pittsboro Police Department and Pittsboro Fire Department have indicated the importance of the connections. Lack of connectivity actually creates more and longer vehicle trips, increasing traffic while also making walking or biking less desirable. With fewer people walking and biking on a street, drivers may feel more comfortable speeding, and speeding cars make streets less safe and desirable for pedestrians and bicyclists. It creates a negative feedback loop. Kids travelling from one neighborhood to another can use the connection as opposed to having to make a trip along busier external roads, Wall St in this case. Also, if a resident of one neighborhood is driving to a home in the adjacent neighborhood, it means they don't have to make a trip onto Wall St. If each neighborhood only has one point of ingress/egress, the adjacent collector or arterial street can become overburdened.

A traffic impact study for the previous PUD development proposal was conducted. This study was performed assuming a maximum of 306 single family dwelling units for the subject property. Because of the relative recent completion of this study, and a significant reduction in the number of proposed dwellings (a 27% reduction), a new traffic impact study was not conducted for this proposal. The following summarizes the original traffic study.

## Summary of Previous Traffic Impact Study

### WALL STREET & JEFF GORDON BOULEVARD

Capacity analyses for all traffic volume scenarios have shown that all the approaches currently operate and will continue to operate at acceptable levels of service during the AM peak hour.

However, the southbound approach will experience increased delays during the PM peak hour when the future development traffic volumes are considered. Therefore, an additional southbound lane along Jeff Gordon Boulevard should be considered to improve the level of service & reduce delays at this location.

### WALL STREET & MERIDIAN STREET

Capacity analyses have shown that all the approaches currently operate and will continue to operate at acceptable levels of service during the AM and PM peak hours.

### WALL STREET & MAPLE STREET

Capacity analyses have shown that all the approaches currently operate and will continue to operate at acceptable levels of service during the AM and PM peak hours.

### WALL STREET & BALDAUF DRIVE

Capacity analyses have shown that all the approaches currently operate and will continue to operate at acceptable levels of service during the AM and PM peak hours.

### WALL STREET & CR 500 E

Capacity analyses have shown that all the approaches currently operate and will continue to operate at acceptable levels of service during the AM and PM peak hours.

### WALL STREET & PROPOSED ACCESS DRIVE

Capacity analysis for the future development traffic volume scenario has shown that all approaches at this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the access drive with one inbound lane and at least one outbound lane.
- Stop controlled intersection with the access drive stopping for Wall Street.
- Addition of an exclusive eastbound right-turn lane along Wall Street at the access drive location.
- Addition of a passing blister along Wall Street at the access drive location.

## Utilities

The proposed project would be served by Town of Pittsboro water and sanitary sewer. Recent upgrades to the water utility will create adequate supply for the project. Additionally, the Town is studying sanitary sewer upgrade options that would also create capacity to serve the proposed development. As noted at the TAC meeting, depending on wastewater flow volumes, upgrades to the lift station in front of the wastewater treatment plant may be necessary.

More detailed analysis of water, sanitary sewer, and stormwater systems would occur as the primary and secondary subdivision platting processes occur.

## Attachments

1. PUD Application
2. Aerial Location Map
3. PUD Concept Plan
4. PUD District Ordinance
5. TAC Summary and Response by Petitioner

## Recommendation

Staff recommends forwarding a favorable recommendation to the Town Council with the following conditions:

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. Provide written letter from School Corporation that schools can accommodate anticipated additional enrollment.
9. Pyatt Builders shall construct an additional southbound lane on Jeff Gordon Boulevard per recommendations of the Traffic Impact Study.

## Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the proposed Pyatt Builders Hidden Hills PUD Rezoning, District Ordinance, and Concept Plan.
2. Motion to forward an unfavorable recommendation to the Pittsboro Town Council for the proposed Pyatt Builders Hidden Hills PUD Rezoning, District Ordinance, and Concept Plan.
3. Motion to continue Application 2021-APC-04 to the August 24, 2021 Advisory Plan Commission Meeting.

Pittsboro Plan Commission

**PLANNED UNIT DEVELOPMENT (PUD) CONCEPT PLAN**

**1. Applicant(s)**

Check One: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____		
Name: <b>Pyatt Builders</b>		
Address: <b>630 3rd Avenue SW, Suite 200, Carmel, IN 46032</b>		
Phone: <b>317-714-3346</b>	Fax:	Email: <b>paul@pyattbuilders.com</b>

**2. Property Owner(s)**

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

<input type="checkbox"/> Check if owner and applicant are same party.		
Name: <b>Fisher-Hill Family Farms, Inc.</b>		
Address: <b>4455 E. County Road 750 N, Pittsboro, IN 46167</b>		
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 checked="" type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____		
Name: <b>Paul Claire, Vice President of Land Acquisition and Development</b>		
Address: <b>630 3rd Avenue SW, Suite 200, Carmel, IN 46032</b>		
Phone: <b>317-714-3346</b>	Fax:	Email: <b>paul@pyattbuilders.com</b>

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:





Is property annexed into Town:  Yes
How will water and sewer be provided:  Water is located along Wall Street. There is a sanitary sewer interceptor on the property.
How Many Lots: 222
Hours of Operation (if applicable):

**6. Standards for Evaluating Zoning 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>The proposed PUD aligns well with the Future Land Use map for the Town and will allow for orderly growth of the Town while providing current residents with additional housing options within the Town, giving them the opportunity to stay in the Town. The PUD preserves much of the existing trees and natural topographic characteristics, protecting the wildlife habitats and natural drainage areas.</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>The proposed PUD creates a nice transition from matching the larger lots in the Deer Meadows community to the west to bring slightly larger than the smaller lots in Jefferson Park community to the east and south.</p>
<p>3. The proposed amendment is the most desirable use for which the land in the subject property is adapted because...</p> <p>The proposed PUD is surrounded by existing residential communities in all four directions. There are existing street stubs from the existing communities to the west, south and east. The Future Land Use map shows the PUD area to be Medium Density Residential which falls in the same designation as much of the residential area in town.</p>
<p>4. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction because...</p> <p>By planning the proposed PUD as a transitional community from lower density (west) to medium density (east and south), property values are being protected by aligning similar home values to be built next to the existing homes in the areas in each direction.</p>
<p>5. The proposed amendment reflects responsible standards for development and growth because...</p> <p>The proposed PUD preserves much of the natural characteristics of the site through good planning, connects to existing streets for safety purposes, creates a trail connection between adjacent neighborhoods to existing trails and provides significant open space including the creation of a dedicated Town Park.</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:

*6/30/21*

**Notary Statement**

Sworn to and subscribed before me the

30 day of June, 20 21

Notary Public in and for the State of Indiana.

My Commission expires: 04/05/2024



*Patricia L. Morgan*  
*Patricia L. Morgan*

**For Office Use Only**

Date Filed:

Public Notice:

Newspaper Ad:

Date of PC Hearing:

Complete and Accepted on:

Decision of PC

Unfavorable

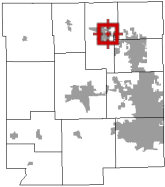
Favorable

Favorable with Conditions

Conditions:



Overview



Legend

- Parcels
- Road Centerlines

# 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: 34.0 ACRES ±  
 PARK AREA: 15.6 ACRES ±  
 TOTAL OPEN SPACE: 49.6 ACRES ±

**AREA - A**  
 100' WIDE LOTS: 23  
 MIN. LOT WIDTH: 100'  
 15,000 SF MIN.

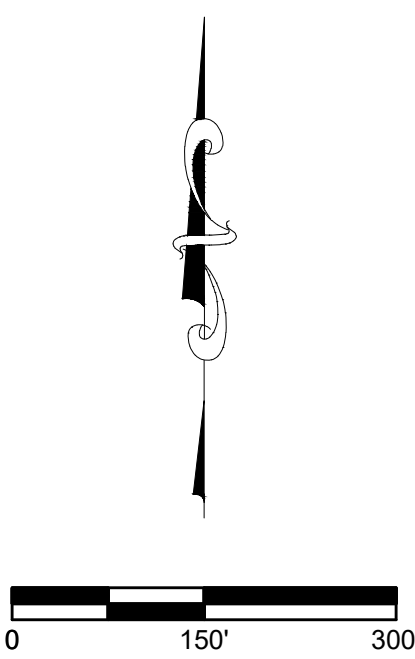
**AREA - B**  
 90' WIDE LOTS: 54  
 MIN. LOT WIDTH: 90'  
 12,000 SF MIN.

**AREA - C**  
 70' WIDE LOTS: 145  
 MIN. LOT WIDTH: 70'  
 9,000 SF MIN.

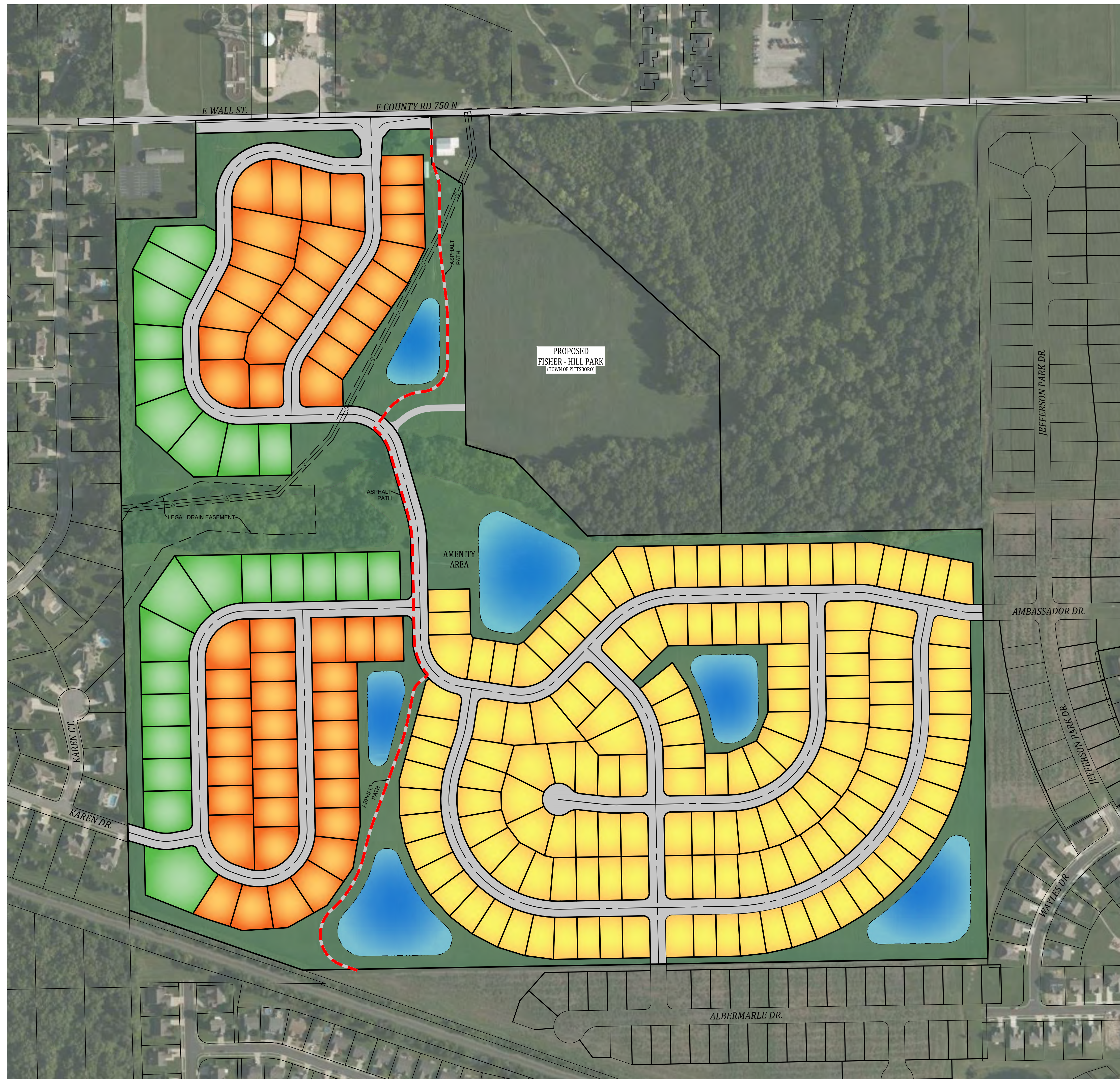


PLANS PREPARED BY:

**BANNING ENGINEERING**  
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Scale: 1" = 150'  
 Drawn by: GAF  
 Date: 07-16-2021  
 Project No: 21163  
 Drawing No: 21163\_Preliminary\_C



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

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

**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 \_\_\_\_\_.**

**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

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.

<b>Lot Development Standards – Area A</b>	
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
<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. (<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”.)</li> <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> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor.</li> </ul>



	<p>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. (<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”.)</li> <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> </ul>

	<ul style="list-style-type: none"> <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:

<b>Landscape Standards</b>	
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> <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 \_\_\_\_ day of \_\_\_\_\_, 2021, by the TOWN COUNCIL of  
PITTSBORO, INDIANA, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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

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

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

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

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

ATTEST:

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

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







**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)**



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## TECHNICAL ADVISORY COMMITTEE REPORT

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**TO:** PYATT BUILDERS  
**FROM:** TOWN PLANNING STAFF  
**SUBJECT:** HIDDEN HILLS PUD CONCEPT PLAN  
**DATE:** JULY 8, 2020  
**CC:** STEVE MAPLE (BUILDING COMMISSIONER)

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**APPLICANT:** PYATT BUILDERS  
**LOCATION:** 1101 E WALL STREET, PITTSBORO, IN 46167  
**PARCEL SIZE:** 127.2 ACRES  
**ZONING:** PUD (CURRENTLY AGRICULTURE - A DISTRICT)

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### ATTENDEES

Todd Pyatt – Pyatt Builders  
Greg Foltz – Banning Engineering  
Bill Zuenik – Pittsboro Fire Chief  
Steve Maple – Building Commissioner  
Chris York – Wastewater Supervisor  
Jason Love – Town Manager  
David Hobough - North West Hendricks School Corp., Asst. Superintendent  
Scott Syverson – North West Hendricks School Corp., Superintendent  
Scott King – Pittsboro Police Chief  
Robin Swalley – Pittsboro Parks Dept.  
Carl Carson – Pittsboro Police Dept.  
Eric Wathen – Town Engineer / RQAW  
Adam Peaper – Town Planner / Rundell Ernstberger Associates

### COMMENTS

#### *Town Manager*

- Sewer plan – tying in to gravity main should work, but lift station at plant probably can't handle anticipated flows, may need to be upgraded.
  - Can Chris York provide flow data?

#### *Building Commissioner*

- Clarify on corner lots – which sides get wainscoat, or both

- Add PUD language to require “No Construction” signage at Deer Meadows and Jefferson Park entrances along Wall Street, and temporary road blocks at stub street connections until 90% of homes are constructed.

#### ***Police***

- If cameras are installed in the potential park and/or amenity area, they should be hooked into existing Town system.

#### ***Fire***

- No comments
- Steve Maple requested a letter that Karen Drive connection should occur.
  - Bill confirmed that he gave one to Jay Thompson for the last PUD application and that could be provided again.

#### ***Utilities***

- Getting close to sewer capacity, need accurate numbers for expected flows.
  - Raw numbers – 85% capacity at high flow month, using national averages, which are a little higher than what we see in Indiana
  - Jason Love - think can get approved based on normal capacity, but will get into trouble during high rain events

#### ***Engineering***

- Phasing?
  - Todd Pyatt - Start at Wall St, move south, could also build some near Jefferson Park and move west

#### ***Planning***

- See Word doc titled “Hidden Hills PUD Ordinance DRAFT 6-30-21\_ap comments”
- From Jack Swalley, Plan Commission Member
  - All homeowners must agree and sign a no complaint form in reference to the odor from the water treatment plant and/or expansion
  - The first three lots off Wall Street are to be removed and replaced with landscaping
    - Adam Peaper – I assume this is additional protection against odor complaints. I would think the above sub-bullet would address that.
  - The large mature trees at the entrance and any other mature trees will not be removed without approval from the Town.
  - Show all amenities and types on the plan.
  - Cameras to be installed at all amenity areas.
  - Solar flashing light at trail crossings.
  - Barn common area land to be changed to be park area land.
  - Builder to maintain 15 acre ground for maintenance for two years while (Town) obtaining funding for this cost.
  - All ponds to have aerators that fit size of pond.
  - Builder to supply electric, water, and sewer for park amenities.
  - Barn to be inspected by Town to evaluate structure.
  - Builder to install (3) shelters in 15 acre park area at Town’s desired locations. Builder will also put in concrete slab flooring, concrete sidewalks to parking areas, and install one bathroom with four stalls.

### *School*

- Timing?
  - Todd Pyatt – anticipate 5 year build out
- Price points?
  - Todd Pyatt - \$50-100k difference between the two areas, Green lots– upper \$300k, low \$400k
- Don't have any concerns with growth or transportation



## Responses to July 6, 2021 Technical Advisory Committee Report

To: Town Planning Staff  
Subject: Hidden Hills PUD Concept Plan  
Date: July 16, 2021  
From: Pyatt Builders

The following is to address each comment as shown on the report.

### Town Manager

- Sewer Plan. *We will work with Chris York to determine flows from the proposed project and possible need for upgrades to the lift station.*

### Building Commissioner

- Clarify on corner lots. *For Area A & B, all homes will have the wainscot masonry on both sides. For Area C, the homes on corner lots will have masonry on both sides. This has been added to the PUD Ordinance.*
- “No Construction” signs. *We agree to do signs at the Wall Street entrances into Deer Meadows and Jefferson Park. Once a street connection is made, we are willing to do temporary movable barricades at the street connections into Deer Meadows and Jefferson Park until 90% of the homes are built in Hidden Hills. Making them movable would not prevent emergency vehicles from entering those areas if necessary. This is assuming that the Town’s safety folks are in agreement. These commitments have been added to the PUD Ordinance.*

### Police

- Cameras installed in park areas. *Currently we are not intending to install cameras in our amenity area.*

### Fire

- No comments
- Letter from Fire regarding Karen Drive. *Indicated that they want the connection made.*

### Utilities

- Sewer capacity. *See our response above in the Town Manager section.*

### Engineering

- Phasing. *As Todd mentioned at TAC, we will start at the entrance from Wall Street with our Exclusives Home series lots (green and orange) and move south and east. Because there are 2 products, we may also start early with a phase moving east in order to have lots available for the Legacy Home series lots (yellow).*

### Planning

- Word doc of PUD Ordinance. *We took your markup of the word document and accepted all the revisions you made. We have added some of our own revisions to a MARKUP version attached.*
- Jack Swalley, Plan Commission member.
  - No complaint form. *We agree to have all customers in the community acknowledge the presence of the treatment plant and the possible odor from it.*
  - The first three lots off Wall Street. *We have revised the layout to remove the lots that back up to Wall Street across from the treatment plant. We were able to reconfigure the concept slightly in order to not decrease the total number of lots in the community. Further, we agree to work with staff to increase the landscaping along our frontage of Wall Street across from the treatment plant.*
  - Mature trees at the entrance. *We agree to work with staff to identify trees that we can save along Wall Street near our entrance.*
  - Show all amenities. *We have stated the likely amenities we intend to install. Based upon other comments regarding staff's desire for the developer to install amenities in the town park area, we believe that further discussion is necessary to discuss what amenities will go where.*
  - Solar flashing lights. *We agree to install solar flashing lights at the trail crossing the streets. This has been added to the PUD Ordinance.*
  - Barn common area. *The revised concept plan shows the existing location of the barn to be in the area dedicated as town park.*
  - Builder to maintain 15-acre town park. *Along with what amenities are to be installed in the park area, we believe that further discussion is necessary regarding this.*
  - All ponds to have aerators. *We agree to install an aerator or fountain in each pond within the community.*
  - Builder to supply utilities to park. *Based upon the larger discussion regarding the park, developer agrees to cooperate with the town to provide utility services to the park area.*
  - Barn to be inspected by town. *Agree.*
  - Builder to install park amenities. *This needs to be part of the larger discussion regarding the town park area.*

#### School

- Timing. *We anticipate the first homeowners will move in early 2023. Total build out will be approximately 5 years.*
- Price Points. *The homes within the green and orange lots will average in the high \$300k to low \$400k. The homes within the yellow lots will low to mid \$300k.*
- The school does not have any concern with growth or transportation.