

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

ADDENDUM SUBMITTED FEBRUARY 11, 2025

January 10, 2025 Hearing Summary

REZ24-01 RL District

At the January 14, 2025, meeting of the Plan Commission, the Plan Commission considered petition REZ24-01 for an RL District conditional Zoning Designation upon annexation of 6.76 acres of real estate located on the east side of Morristown Pike south of the Pennsy Trail.

REZ24-01 RL District Plan Commission Voting Record Jan14, 2025

Upon majority vote (5:3), the Greenfield Plan Commission made **No Recommendation** to the Common Council of the City.

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REZ24-03 Park District

At the January 14, 2025, meeting of the Plan Commission, the Plan Commission considered petition REZ24-03 for a Park District conditional Zoning Designation upon annexation of 132.73 acres of real estate located on the east side of Morristown Pike south of the Pennsy Trail.

REZ24-03 Park District Plan Commission Voting Record Jan 14, 2025

Upon unanimous vote (8:0), the Greenfield Plan Commission made a **Favorable Recommendation** to the Common Council of the City.

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PUD24-03 Planned Unit Development

At the January 14, 2025, meeting of the Plan Commission, the Plan Commission considered petition PUD24-03 for a PUD District conditional Zoning Designation upon annexation of 29.57 acres of real estate located on the east side of Morristown Pike south of the Pennsy Trail.

During the meeting several items were discussed and negotiated, and conditions of approval were submitted for the Vote.

Proposed Conditions for Favorable recommendation for the PUD District conditional zoning upon annexation, subject to the conditions listed below being added to the Planned Unit Development statement as a zoning commitment and outlined in the staff report.

1. All lots shall provide a maximum of 65% lot coverage.
2. A landscape buffer easement with evergreen and deciduous trees shall be designated on the south boundary.
3. At least a 20 foot easement from top of bank shall be required on all sides of the proposed pond and dedicated to the HOA. A commitment shall be made to deed this easement property to the HOA should the golf course close.
4. Two car garages shall be provided for all homes within the development.
5. Variable front setbacks shall be provided on all streets.
6. All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA.”
7. Clarify that street trees in conflict with any utilities will be relocated to common areas to the greatest extent possible are required to be placed in the street right of way, in addition to any trees on the lot.
8. An additional commitment shall be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree.

PUD 24-03 January 14, 2025, Plan Commission Voting Record:

1. No recommendation to the Council, Vote failed (2:6)
2. Continuance to the February 11, 2025, Plan Commission meeting, in order for the petitioner to provide more detailed information, Tie Vote (4:4).
3. Unfavorable Recommendation to the Council, Tie Vote (4:4).

PUD24-03 was automatically continued the February 11, 2025 Plan Commission meeting due to the lack of a successful majority vote.

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Staff Report Addendum for February 11, 2025 Plan Commission meeting

Staff requested the following information from the Petitioner on behalf of the Plan Commission and asked for some additional items in the PUD Statement. The petitioner response and staff findings are included for each. The new exhibits and the PUD Statement are attached to this staff report addendum.

Ex a. Lot coverage exhibit, single-family 50%, 60%

Ex. b Lot coverage exhibit, paired villa 65%

Exhibit c. Lots wider than 48 feet in width

Exhibit d. City Engineer response

Exhibit 1. Villas at Hawks Tail PUD Statement Final 1-21-25

Information requested on behalf of the Plan Commission Jan 14, 2025

1. **Request:** Lot coverage exhibit - show all dimensions of lot and house footprint for 45%, 55% and 65% lot coverage on both SF and Paired lots.
 - a. **Petitioner Response**
 - i. Ex a. showing 50% lot coverage with a single-family home of 2,530 sq. ft., and 60% lot coverage with a single-family home of 3,070 sq. ft.
 - ii. Ex. b showing 65% lot coverage for a paired villa with each villa being approximately 3,250 sq. ft.
 - b. **Findings:** The single-family lots are not big enough to provide any more than 60% lot coverage at maximum building size. The paired villas can maximize lot coverage at 65% because of the shared wall. Both 60% and 65% on each lot type leave only the minimum 15-foot back yard. While only a rear stoop at the door is required by the Building Code, decks and patios could be within a few feet of the neighbor's deck or patio. In addition, staff is concerned that the small lot will require steeper than normal grades away from the house leaving little useable yard. Staff recommends 55% lot coverage for both single family and paired villa homes to stay in line with the maximum lot coverage allowed in the UDO for any 1 or 2 family home, and to allow decks and patios to be built in a comfortable space.
2. **Request:** Single family and Paired Villa House elevations and floor plans with dimensions of façade and garages that are used in the percentage calculations created in request #1
 - a. **Petitioner Response:** No building elevations or floor plans with dimensions were submitted with the stated reasoning that they do not have a builder.
 - b. **Findings:**
 - i. The lot sizes for the paired villas is within the recommended standards of the UDO and paired villa homes are being constructed on similar lots in the city, where a higher density is recommended.
 - ii. Single family lots at 48' in width with 12 feet of side yards leave a 36 foot wide house pad. Staff does not know of any single-family home being constructed at 36' in width within the city that includes a two car garage. Because of the concerns about house styles on the small lots, Staff

- recommends all house plans shall be submitted to, and architecturally approved by, the Plan Commission at the time of Detailed Unit Development Plan approval.
3. **Request:** Show percentage and distribution of lots wider than 48 ft.
 - a. **Petitioner Response:** Ex c. with 50 of 116 lots indicated to be wider than 48 feet.
 - b. **Findings:**
 - i. Twenty-six lots of the 50 lots are wider because they are encumbered by 15 foot drainage easements. This increases the side yard setback by 9 feet. This increase open space on those lots but does not increase the size of the homes.
 - ii. Eight are corner lots with two 15' foot front yards. This increases open space, with the house pad size ranging from 35-39 feet in width.
 - iii. Twenty lots are 50 feet in width creating 38 foot wide house pads. The lots in Brandywine Farms, used as an example by staff in the January addendum have 42' wide house pads.
 - iv. In general, this helps show a reduced monotony of lot size. The question asked was answered but does little to change the request for more information about the house and streetscape presentation.
 4. **Request:** Distribution of the 10% of the lots within community with garage width over 50% ~ preference is to not have them aggregated.
 - a. **Petitioner Response:** none
 - b. **Findings:** To decrease monotonous garage doors along a streetscape, a commitment should be made to require homes with garages over 50% of the house width shall not be located adjacent to, or across the street from one another.
 5. **Request:** Exhibit to explain parking space outside of right of way that does not fully block garage access (P 16 table 3)
 - a. **Petitioner Response:** exhibits show 1 car parked in the driveway, leaving access to one side of the two car garage.
 - b. **Findings:** parking in these driveways will still be difficult. With covenants that prohibit parking on the streets, the petitioner should consider adding shared guest parking lots within the plat in addition to the proposed common area.
 6. **Request:** Connected driveway exhibit
 - a. **Petitioner response:** Exhibit b indicates a shard driveway for paired villas will have one curb cut but two driveways and apparently, will still provide a landscape strip between the two driveways as is typically how these connected driveways are constructed.
 - b. **Findings:** - agree as submitted

Information requested by Staff

1. Add sq. footage of common area in Page 5 Table 1 Development Summary
 - a. **Petitioner Response:** added line indicating 5.8 acres. of open space equal to 20% open space, mostly for drainage ponds. A dog park and a walking trail are commitments in the PUD Statement with future amenities to be determined by the homeowners within this dedicated open space.

- b. **Findings:** The golf course, if properly tied to the lots, is more than sufficient to provide the recreational intent of common open space, although amenities in proximity to the homes are still important in a planned recreational community, and the proposal meets the requirements of the UDO.

Section V. Statement of Commitments:

A revised PUD Statement was submitted that includes the following amendments in response to the conditions of approval discussed at the January 14, 2025, meeting:

1. **Condition:** All lots shall provide a maximum of 65% lot coverage.
 - a. **Petitioner Response:** Page 16: Lot coverage reduced from 70% to 65%
 - b. **Findings:** After reviewing the exhibits, Staff still recommends 55% to ensure useable yards space.
2. **Condition:** A landscape buffer easement with evergreen and deciduous trees shall be designated on the south boundary.
 - a. **Petitioner Response:** Added Page 20. f. A landscape buffer with evergreen deciduous trees shall be placed within the rear setback and/or easement along the south boundary.
 - a. **Findings:** Buffer trees should be planted outside of any drainage easement.
3. **Condition:** At least a 20 foot easement from top of bank shall be required on all sides of the proposed pond and dedicated to the HOA. A commitment shall be made to deed this easement property to the HOA should the golf course close.
 - a. **Petitioner Response:** Added on Page 19.
 - b. **Findings:** - agree as submitted
4. **Condition:** Two car garages shall be provided for all homes within the development.
 - a. **Petitioner Response:** Added on Page 16.
 - b. **Findings:** - agree as submitted
5. **Condition:** Variable front setbacks shall be provided on all streets.
 - a. **Petitioner Response:** none
 - b. **Findings:** Page 6. Petitioner agreed although the language in the PUD Statement was not amended and states “to the extent possible...” This should be amended to indicate a variable setback shall be provided on all streets.
6. **Condition:** All landscaping shall be consistent with what is shown on the final development plan as approved by the Plan Commission and what is shown on the final landscape plan as approved by the Planning Director. Any substitutions must be similar in material and size and must be approved by the Planning Director prior to installation. All common area landscaping shall be owned and maintained by the HOA.”
 - a. **Petitioner Response:** Page 19. Language changed about who will approve a final landscape plan from Planning Director to “appropriate parties.”
 - b. **Findings:** currently the UDO assigns this to the Planning Director but this language is fine and staff agrees as submitted
7. **Condition:** Clarify that street trees in conflict with any utilities will be relocated to common areas to the greatest extent possible are required to be placed in the street right of way, in addition to any trees on the lot.
 - a. **Petitioner Response:** Added on Page 19.

- b. Findings:** - agree as submitted
- 8. **Condition:** An additional commitment shall be made that all lots shall provide a landscape package consisting of foundation plantings and 1 lawn tree.
 - a. **Petitioner Response:** Added on Page 20.
 - b. **Findings:** agree as submitted
- 9. **Condition:** further clarification of shared drives
 - a. **Petitioner Response:** Added on Page 20.

A maximum of 50% of dwellings may have connected driveways. A connected driveway is a driveway that is connected to the driveway of an adjacent unit and utilizes a single curb cut. An example can be seen on the elevation on the top left of page 14.
 - b. **Findings:** agree as submitted

HOA

While the covenants have language concerning rentals, covenants can be changed so staff recommends that zoning commitments also be made to prohibit short term rentals and leases for less than 12 months except in case of hardship.

1. Short term rentals shall not be permitted. (ex. AirBnB, VRBO, etc.)
2. Any leasing of a home shall be a minimum of 12 months. In case of substantiated hardship, the HOA Board may grant a lease period of less than 12 months. (ex. first responders, temporary assignments, or deployments.)

Technical Review

The Technical Review Committee has reviewed the conceptual plan(s). Water and sewer will be served by the City of Greenfield. Electrical service will be provided by Nine Star. The City Engineer provided a summary review, and given the potential grading and drainage improvements needed on this site, the proposed density may not be feasible. See Ex d. The Detailed Unit Development plans and primary and secondary plats will be necessary to fully understand what is required to develop this property.

Planned Unit Development in relation to the Golf Course

The signature feature of the three zoning proposals included in this annexation is the Hawks Tail Golf Course. Unless one considers the relationship of the golf course and these small lots, this PUD plan looks like a Maximum Yield Plan indicating the largest number of single-story homes possible on this acreage and considering the lot layout alone makes it hard to see it as a creative PUD design. The plan to cluster these lots is justified only by the connection and preservation of the golf course. The design of a PUD community should be exceptional. With this proposal, it is essential for this petition to memorialize a mechanism for the city to ensure the relationship between the lots and the recreational amenity area is maintained.

The petitioner is making a commitment within the PUD Statement that all lot owners shall be a paying member of the golf course. In the current proposal, neither the Golf Course owner nor the City has any mechanism to ensure the memberships are maintained. The HOA documents can be

changed once the Petitioner no longer owns lots. The golf course could fail. If the relationship is severed in the future for circumstances beyond our control, the lots have lost the justification to be developed so densely, especially in an area considered to be a Low Density area by the Comprehensive Plan.

Under the proposed PUD scenario, we are asked to trust that the smaller lots will be a golf course cluster development in perpetuity. Since the first filing in 2023 Staff has asked the petitioner to research how other golf course communities are legally structured. Nothing has been brought forth in this regard.

Staff has completed some research on this subject ourselves and found the semi-public Saddlebrook Subdivision and Golf Course in Indianapolis. The ownership of the course itself is held by an LLC but is also indicated to be common area that has been platted with the surrounding lots. Common areas cannot be removed from a platted subdivision very easily. The most logical way to maintain this relationship between the PUD proposed lot owners and the Hawks Tail golf course owner would be to plat the lots and the golf course together in one subdivision plat.

The problem with this is that platting the golf course would require payment of water and sewer availability fees to the City. These fees are based on acreage and the golf course owner, who does not currently propose to use city water and sewer, would be charged \$663,670 in availability fees at the time of recording a plat that included the golf course.

Staff recommends the Plan Commission request the Common Council waive the water and sewer availability fees for the proposed 132.734 acre PK District, upon platting of said acreage with the 29.57 PUD acreage, unless and until the PK District property would be further subdivided for any reason. The waiver would also include assurance that the golf course club house and other structures, may be expanded, or enlarged without paying availability fees, as long as the structures were not connecting to City water and sewer.

The golf course owner would then plat the golf course as Block A of the PUD Subdivision while retaining its Park District zoning and independent ownership by the Petitioner or his successors or assigns. The Golf Course owner could then be on the HOA managing board and establish himself with majority voting rights in the HOA based on % of ownership within the community. Plat covenants could be established for the PK owner to retain 100% control of the Golf Course, and protect his future rights. The condition for this availability fee waiver would be for the Petitioner and all its legal successors, commit to maintaining and operating what is known as Hawks Tail of Greenfield golf course, if the area encompassing the golf course and any improvements remains zoned PK Park District.

This relationship could also establish the golf course owner's continued landscape management of the PUD "low maintenance" community in perpetuity, and in a manner that complements the Hawks Tail Golf Course. The control of the HOA would also ensure the property owners pay the golf course membership fee, or face fines and liens. Without this HOA and platted subdivision relationship, it is unclear how the Golf Course owner will have legal means to ensure each owner is a member and that all dues and assessments are paid in a timely fashion.

Since the primary justification for requesting PUD zoning for the subject real estate is that membership dues of each property owner are needed in order to support the ongoing operation and maintenance of what is known as Hawks Tail of Greenfield golf course, the petitioner will also commit to requiring each property owner within the PUD zoning district to be either a social or golf member or both, of Hawks Tail of Greenfield golf course and shall take all steps necessary including legal action to continuously enforce and collect all dues associated with such memberships, which monies shall be solely utilized for the operation and maintenance of Hawks Tail of Greenfield golf course.

PUD24-03 Planned Unit Development

Staff Recommendation: Favorable recommendation for the PUD District conditional zoning upon annexation and upon Council agreeing to waive availability fees for the accompanying 132.734 acre PK District zoning designation unless and until the PK District property would be further subdivided for any reason. The waiver agreement would also include assurance that the golf course club house and other structures, may be expanded, or enlarged without paying availability fees, as long as the structures are not connecting to City water and sewer. These recommendation are subject to all of the conditions listed below, and as outlined in the staff report. Said conditions and commitments shall be added to the Planned Unit Development Statement.

1. The Petitioner for itself, and all its legal successors in interest, hereby commits to create a subdivision plat that includes the accompanying PUD District lots and also the Hawks Tail of Greenfield Golf Course as common area of said Subdivision.
2. Since the primary justification for requesting PUD zoning for the subject real estate is that membership dues of each property owner are needed in order to support the ongoing operation and maintenance of what is known as Hawks Tail of Greenfield golf course, petitioner hereby commits to requiring each property owner within the PUD zoning district to be either a social or golf member or both of Hawks Tail of Greenfield golf course and shall take all steps necessary including legal action to continuously enforce and collect all dues associated with such memberships which monies shall be solely utilized for the operation and maintenance of Hawks Tail of Greenfield golf course.
3. Short term rentals shall not be permitted. (ex. AirBnB, VRBO, etc.)
4. Any leasing of a home shall be a minimum of 12 months except in the case of substantiated hardship, the HOA Board may grant a lease period of less than 12 months. (ex. first responders, temporary assignments, or deployments.)
5. All lots shall provide a maximum of 55% lot coverage.
6. All lots shall provide 25% useable lot open space. Check code
7. A 20 foot perimeter buffer yard with evergreen and deciduous trees shall be designated on the south boundary, outside of any easements.
8. Variable front yard setbacks shall be provided on all streets.
9. Ten percent of the lots within the community shall be allowed to have a garage width over 50% and shall not be located adjacent to, or across the street from each other.
10. all house plans shall be submitted and architecturally approved by the Plan Commission at the time of Detailed Unit Development Plan approval.

11. A final landscape plan should be submitted and approved by the Plan Commission at the time of Detailed Unit Development Plan approval. Modifications and substitutions may be approved as per the UDO.

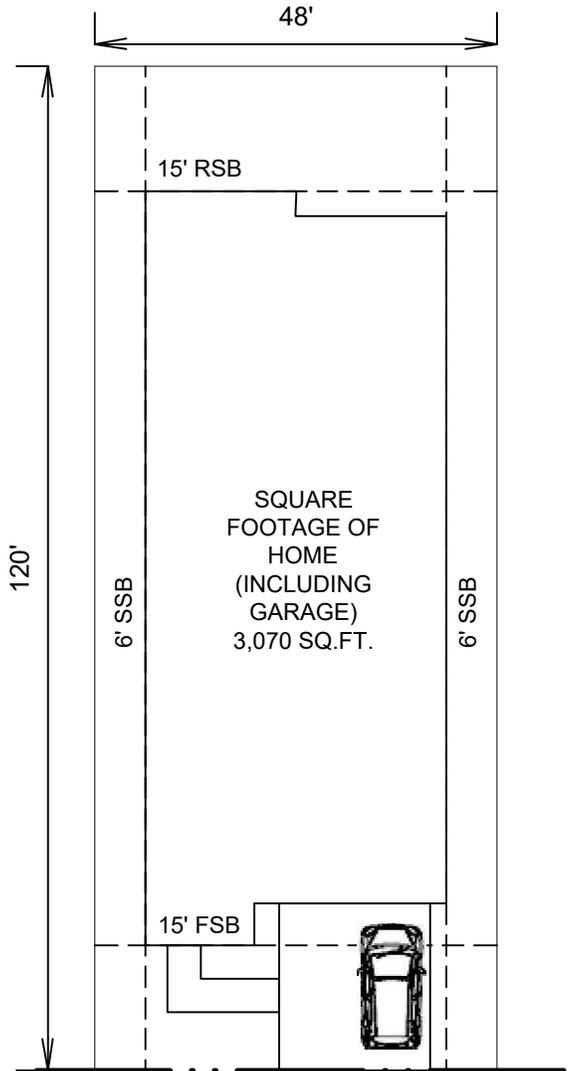
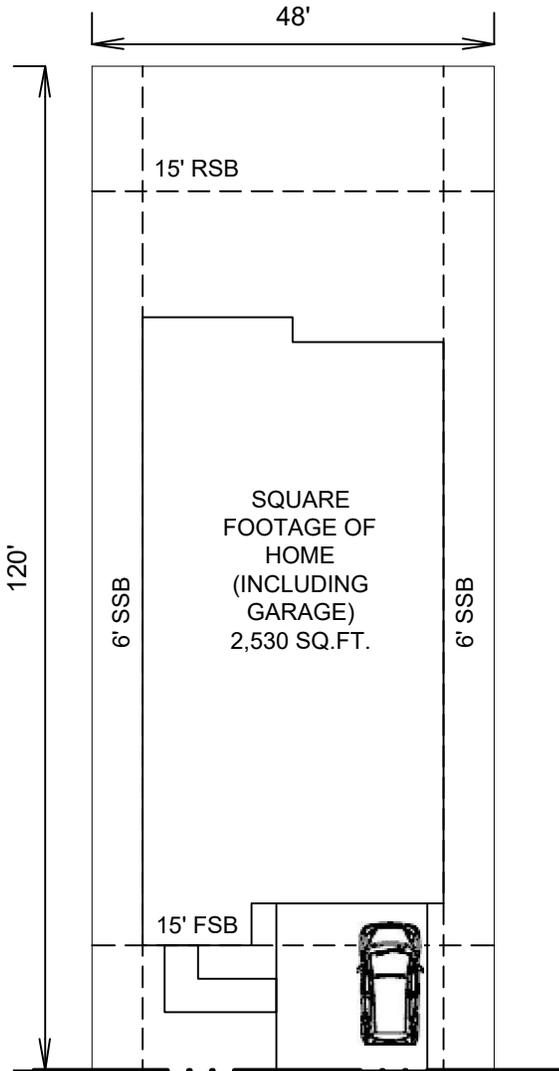
REZ24-03 Park District

Staff Recommendation: Reopen REZ24-03 and provide a favorable recommendation for the PK District conditional zoning upon annexation and upon Council waiver of availability fees for the 132.734 acre PK District zoning designation unless and until the PK District property would be further subdivided for any reason. The waiver agreement would also include assurance that the golf course club house and other structures, may be expanded, or enlarged without paying availability fees, as long as the structures were not connecting to City water and sewer. This recommendation is subject to all of the conditions listed below, and as outlined in the staff report.

1. Petitioner for itself, and all its legal successors in interest, hereby commits to maintaining and operating what is known as Hawks Tail of Greenfield golf course as long as the area encompassing the golf course and any improvements is zoned PK Park District.
2. Petitioner for itself, and all its legal successors in interest, hereby commits to create a subdivision plat that includes the accompanying PUD District lots and also the Hawks Tail of Greenfield Golf Course as common area of said Subdivision.

50% LOT
COVERAGE

60% LOT
COVERAGE



*BUILDING FOOTPRINTS
ARE FOR
REPRESENTATION
PURPOSES ONLY



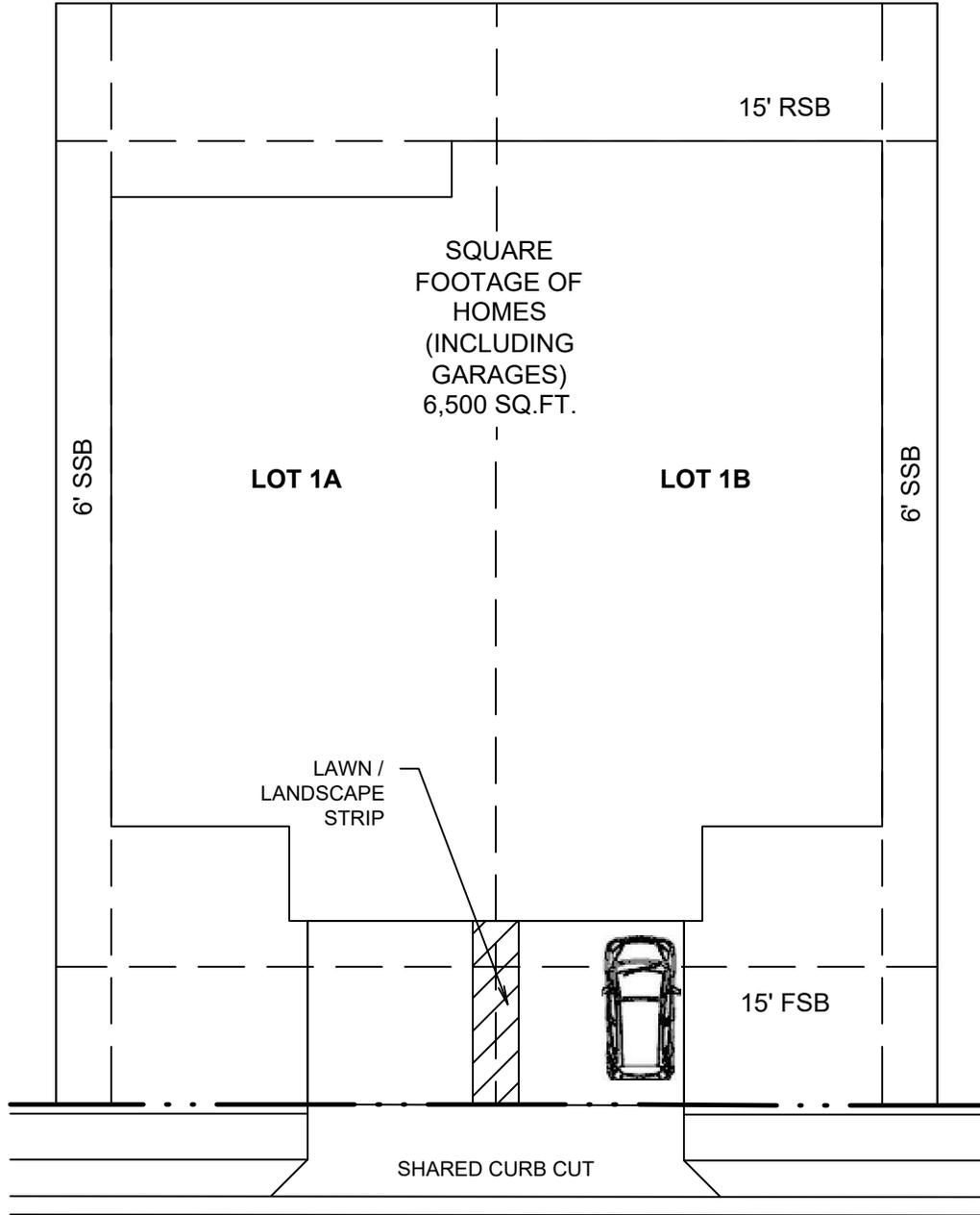
619 N. Pennsylvania St.
Indianapolis, Indiana 46204
317.423.0690 phone
www.v3co.com

HAWK'S TAIL

LOT COVERAGE
EXHIBIT

DATE: 01-21-25

65% LOT
COVERAGE



*BUILDING FOOTPRINTS
ARE FOR
REPRESENTATION
PURPOSES ONLY

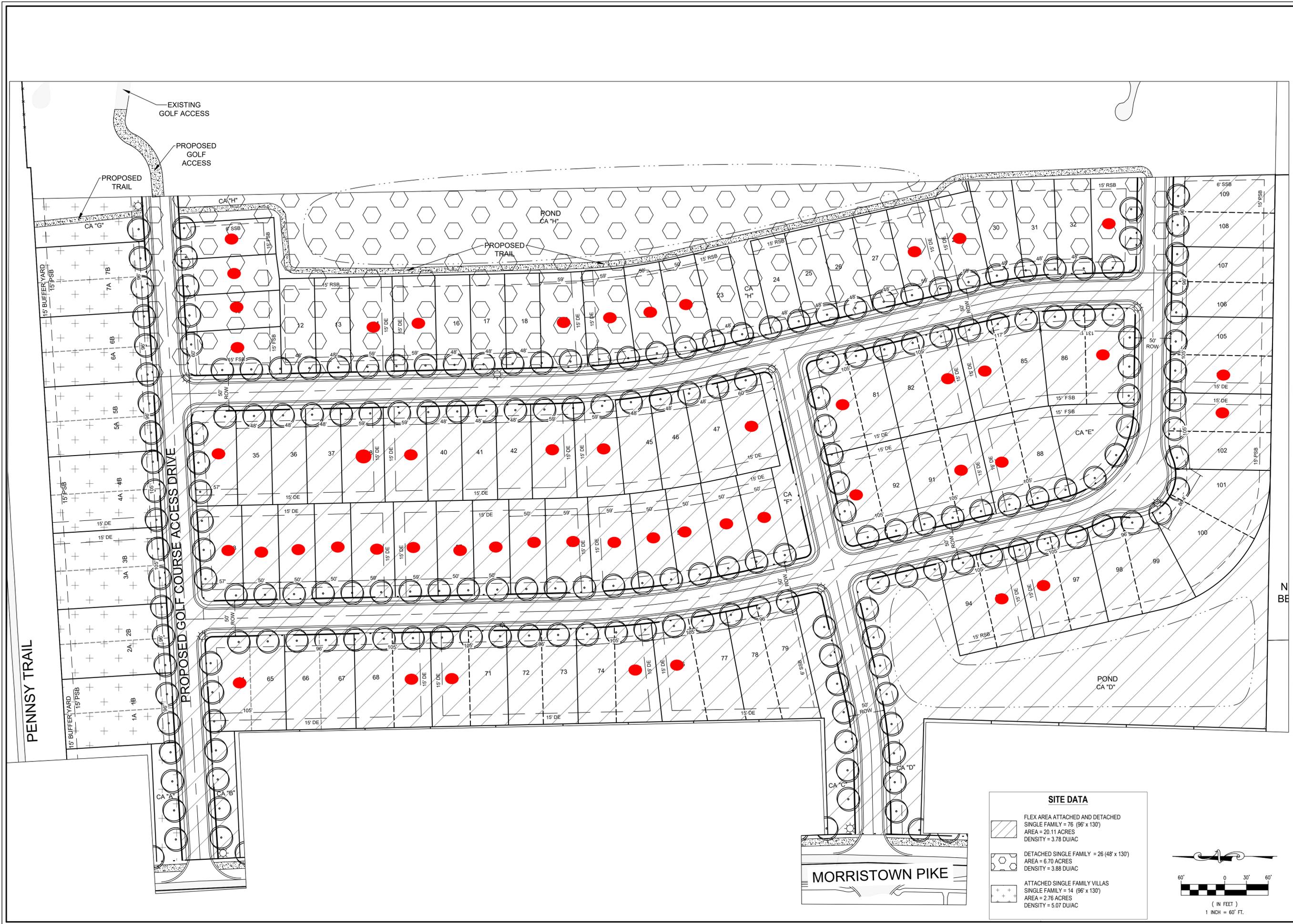


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HAWK'S TAIL

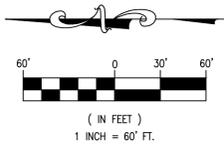
SHARED DRIVEWAY
EXHIBIT

DATE: 01-21-25



SITE DATA

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



PRELIMINARY UNIT DEVELOPMENT PLAN VILLARS AT HAWKS TAIL GREENFIELD INDIANA		PROJECT NO.: 230291 PROJECT MANAGER: JOR DESIGNED BY: NAL DRAWN BY: NAL	ORIGINAL ISSUE DATE: 10/22/2024	REVISIONS NO. DATE DESCRIPTION
		1080 N. Capital Ave., Suite 6-301, Indianapolis, IN 46204 317.423.0890 phone www.v3co.com		

Villas at Hawks Tail

From : Glen Morrow <gmorrow@greenfieldin.org> Thu, Jan 23, 2025 10:05 AM
Subject : Villas at Hawks Tail
To : Joan Fitzwater
<jfitzwater@greenfieldin.org>

Ms. Fitzwater

I and my staff have had a chance to peruse the preliminary submittal for the referenced project that indicates the subdivision/lot layout. I cannot give definitive answers because we will need to see more detailed information such as proposed grading, stormwater calculations, et al, but I can say that I am skeptical that the project will allow as many lots as shown. I say this because unless there is massive re-grading and other expensive-fix type construction features, there does not appear to be room for adequate utility and storm sewer / drainage features combined with minimal lot-widths, setbacks, buffer-yards, and access areas. I am reserving any specific comments until we can review a plan with some thought for these issues.

--

Glen E. Morrow, PE (IL, IN, MO & WI)

Greenfield City Engineer
10 S. State Street
Greenfield, IN 46140
(317) 325-1322

ORDINANCE NO. 2025/ ____

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

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

SECTION I.

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

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

Legal Description

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

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

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

Exhibit 1

The Villas at Hawk's Tail Planned Unit Development Statement

Development Standards

SECTION I. STATEMENT OF PURPOSE AND INTENT:

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

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

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

(remainder of page intentionally left blank)

SECTION II. AUTHORITY

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

SECTION III. SITE LOCATION

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

(remainder of page intentionally left blank)

SECTION IV. LAND USE & DEVELOPMENT STANDARDS

TABLE 1. DEVELOPMENT SUMMARY

Acreage	29.57 Acres
Estimated Number of Units	116 single family and two-family (paired villas) Lots with one (1) dwelling unit per lot
Density	3.92/Units per Acre
Common Area	252,737 sqft (5.8 Acres)
Underlying Zoning	RM - Residential Moderate Density District

TABLE 2. LAND USE CATEGORIES

Use	Maximum Number of Lots	Land Area	Building Designations on Plat
Residential Building Lot	116	29.57 acres	<p>Numbered Lots</p> <div style="border: 1px solid black; padding: 5px;"> <p>SITE DATA</p> <p>FLEX AREA ATTACHED AND DETACHED SINGLE FAMILY = 76 (96' x 130') AREA = 20.11 ACRES DENSITY = 3.78 DU/AC</p> <p>DETACHED SINGLE FAMILY = 26 (48' x 130') AREA = 6.70 ACRES DENSITY = 3.88 DU/AC</p> <p>ATTACHED SINGLE FAMILY VILLAS SINGLE FAMILY = 14 (96' x 130') AREA = 2.76 ACRES DENSITY = 5.07 DU/AC</p> </div>

(remainder of page intentionally left blank)

GENERAL DESCRIPTION

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

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

HOUSING TYPES & MAINTENANCE

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

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

GOLF COURSE INTEGRATION

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

DEVELOPMENT MAKEUP

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

COMMUNITY BENEFITS

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

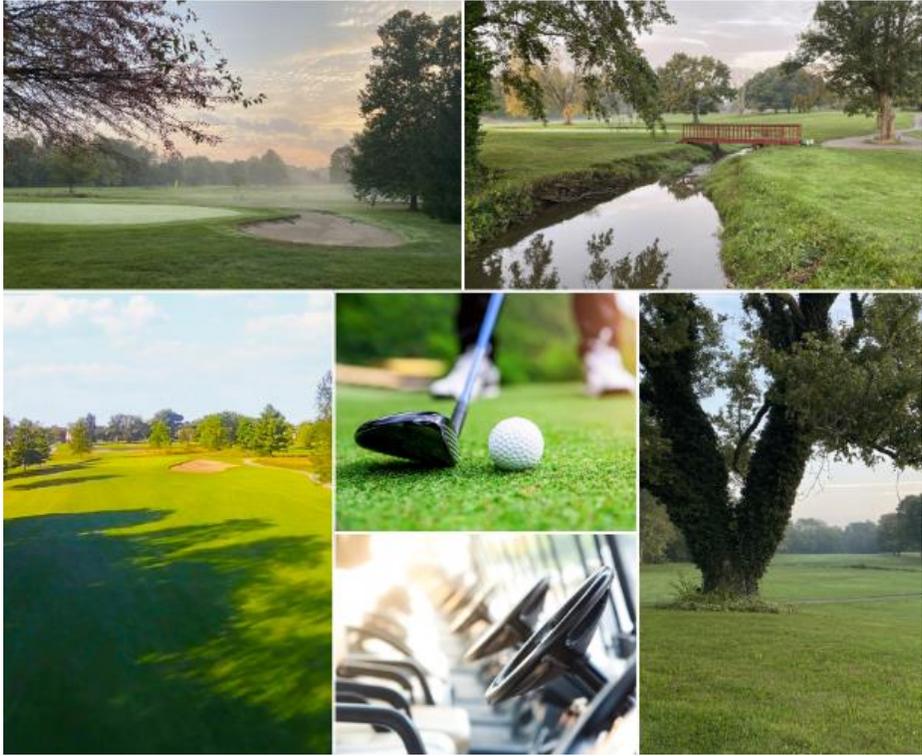
The Course is currently utilized by the local schools for golf teams, numerous businesses and charities for annual outings, and its facilities are home to a growing number of board and corporate meetings. The Community benefits of having the Course far exceed those obvious to most that do not frequently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

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Lifestyle Images and Monument Signage







Housing Examples









Paired Villas



Paired Villas

Housing Types

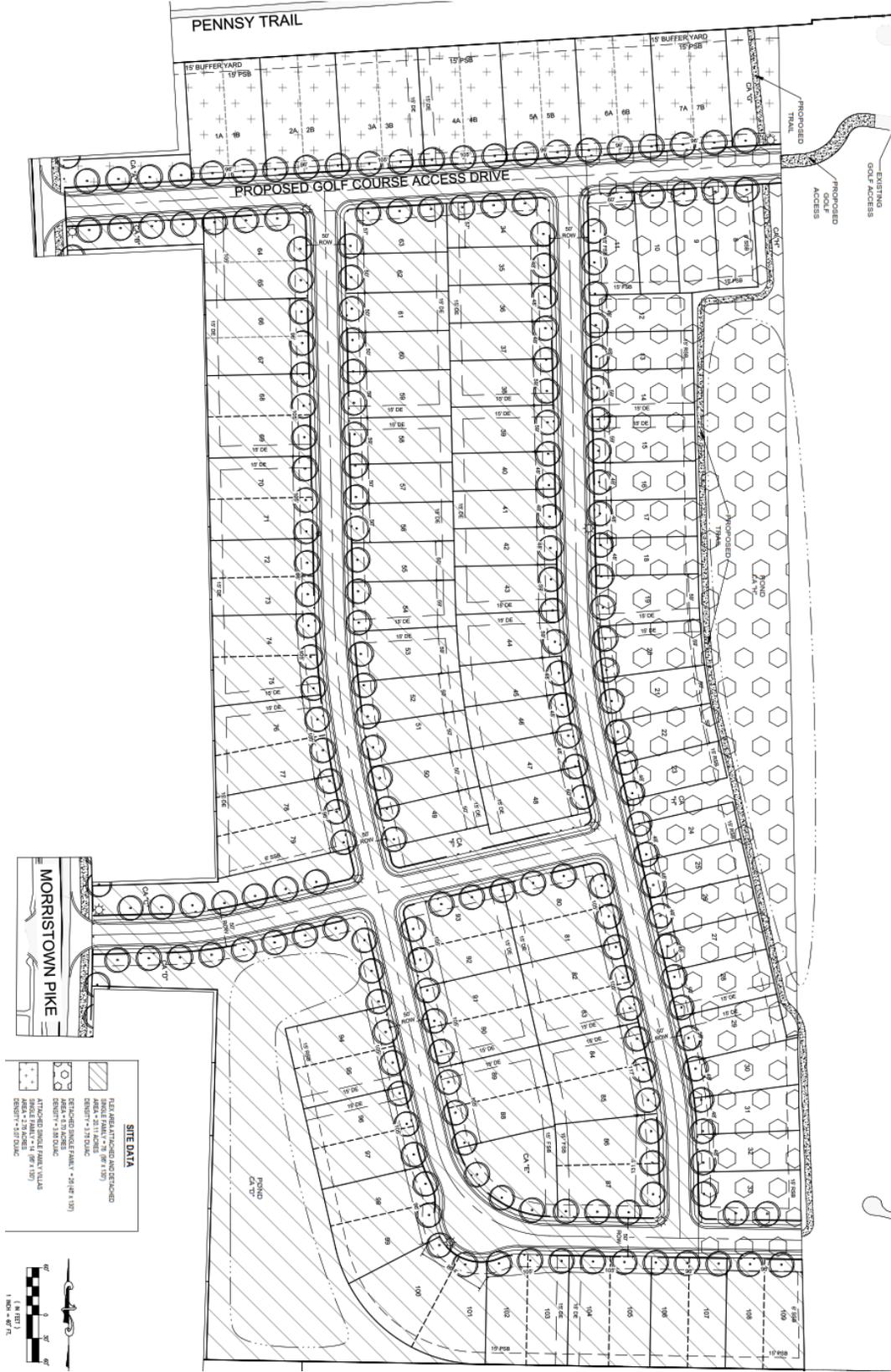


TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS

Item	Requirement
Minimum Front Building Setback	15'
Minimum Perimeter Setback	15' along the north and south edges of the property
Minimum Distance between Buildings	12'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	15'
Minimum Rear Yard Clearance from Back of Primary Building to an Easement	15'
Maximum Building Height	35'
Lot Coverage	Lot coverage shall not exceed sixty-five percent (65%) of the lot area.
Required Open Space	Minimum fifteen percent (15%) usable lot open space shall be provided (includes patios, decks, pools, and other recreational facilities not under roof)
Minimum Lot Width	48' paired villas 48' single family
Minimum Lot Depth	120'
Minimum Lot Area (sqft)	5,500'
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	10'
Minimum Parking Requirements	Each lot shall include at least one (1) paved, off-street parking that allows for a minimum 20' parking space outside of the right-of-way that does not fully block garage access.
Garages and Driveways	Each house shall have an attached garage that accommodates no fewer than two (2) cars. All driveways shall be hard-surface.
Streets and sidewalks	All sidewalks will be five (5) feet wide. The public multi-use path along Morristown Pike shall be 10 feet wide. Internal multiuse paths will be eight (8) feet wide. Non-dedicated paths will be maintained by the HOA. Petitioner will cooperate with City to construct a sidewalk connecting to Morristown Pike and connect a recreational trail to the Pennsy Trail in order to enhance pedestrian connectivity.
Exterior Colors	Bold and neutral color palettes shall be permitted on home exteriors. A mixed palette on a single building should be carefully selected so that all colors are harmonious with each other.

<p>Exterior Materials</p>	<p>Exterior cladding: Permitted materials shall include the following:</p> <ul style="list-style-type: none"> a. Brick or brick veneer b. Stone/cultured stone or stone veneer⁴ c. Wood lap siding, composite siding and cedar shake siding (painted or stained) d. Stucco- per industry standards- light to medium textures e. Fiber cement lap or panel siding
<p>Entry Monumentation</p>	<p>Entry monuments will be located at the newly-created entrance from Morristown Pike and at the current golf course access drive.</p> <p>Maximum sign area per sign – sixty (60) square feet.</p> <p>Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.</p>

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TABLE 4. ARCHITECTURAL STANDARD MODIFICATIONS

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

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

SECTION V. STATEMENT OF COMMITMENTS:

Open Space, Landscaping, and Screening Commitments

1. Open Space

- a. The open space shall be in conformance with the final development plan. All common open space shall be owned and maintained by the HOA.
- b. Recreational Trails will be connected to existing trail infrastructure.
- c. Active Recreation areas will be developed with community input, but will include a dog park to ensure residents have a safe and secure place to care for their pets and amenities to support and encourage use of the recreational paths.
- d. Ponds will be maintained by the HOA and any retention required for the Development not entirely on the Development site will have easements allowing for access and maintenance, for no less than twenty (20) feet from the top of the bank on all detention or retention areas.

2. Landscaping

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

- g. All lots shall provide a landscape package consisting of foundation plantings and at least one (1) lawn tree.
- 3. Fencing
 - a. Fencing for lots that share a boundary with the golf course shall be wrought iron only.
- 4. Pedestrian Connections
 - a. Pedestrian pathways will be installed within the community as noted on the Final PUD plan.
 - b. Pedestrian pathways will be maintained by the HOA.
- 5. Shared Drives
 - a. A maximum of 50% of dwellings may have connected driveways. A connected driveway is a driveway that is connected to the driveway of an adjacent unit and utilizes a single curb cut. An example can be seen on the elevation on the top left of page 14.
- 6. Membership Requirements
 - a. At least one (1) occupant of each residence will be required to be a member of Hawk's Tail Golf Course.

SECTION VI. ORDER AND ESTIMATED TIME OF DEVELOPMENT

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

SECTION VII.

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

Passed in Council this _____ day of _____, 2025.

Presiding Officer

Voting Affirmative

Voting Opposed

ATTEST:

Clerk-Treasurer

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

Clerk-Treasurer

Approved by me this _____ day of _____, 2025.

Mayor, City of Greenfield

Department of Engineering and Planning

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

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

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

Dated: _____

Secretary
Greenfield Advisory Plan Commission

RM Development Standards Attachment