

# Memo



## Planning and Building Department

61 North Green Street  
Brownsburg IN 46112  
317.852.1128

**To:** Plan Commission  
**Cc:** Tricia Leminger  
**From:** Todd A. Barker, AICP, Director of Planning  
**Date:** January 18, 2012  
**Re:** Lot 51, Oaks at Windridge, Sec. 1 Model Home Request

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The Subdivision Control Ordinance requires that the Plan Commission approve model home request, during the Secondary Plat approval process. In most circumstances model home requests have come post- Secondary Plan approval, therefore the Commission has reviewed and approved these requests under the Communications section of the agenda.

Ryland Homes is requesting a model on Lot 51, Oaks at Windridge, Sec. 1. Kenneth Windler, of Ryland Homes, has submitted a letter dated January 11, 2012 describing the request and addressing: parking, lighting, and signage. Staff had expressed to Ryland that one of the primary concerns of the Commission in past model home requests has been parking and the reduction of traffic congestion caused by on-street parking. In the two subsequent requests, the Commission required a minimum of four (4) off-street parking spaces be provided for model homes. Ryland asked if the four (4) off-street parking spaces were a requirement of the ordinance, to which staff explained the off-street parking was a requirement of the Commission based on the location of the model homes and traffic circulation in the immediate area surrounding the model homes. As can be seen in Mr. Windler's letter, they are requesting the ability to utilize on-street parking as Lot 51 is adjacent to Common Area "E" within the Oaks of Windridge.

Staff has reviewed the on-street parking request and has the following comments if on-street parking is permitted at this location:

1. That no parking be permitted from the centerline of the west bound lane of Oaks at Windridge north seventy (70) feet and that Ryland be responsible for the acquisition of a "No Parking Sign" for installation by the Brownsburg Street Department;
2. Limiting parking on the seventy (70) feet listed above leaves roughly one hundred (100) feet of street frontage remaining in front of Common Area "F" which would accommodate four (4) vehicles parallel-parked on the street; there is an additional one hundred ten (110) feet in front of the proposed model on Lot 51.
3. That Ryland place "Customer Parking" sign in the remaining frontage of Common Area "F" and in front of Lot 51; these signs shall be a maximum of four (4) square feet and four (4) feet tall. Ryland shall confirm that no conflicts exist with underground utilities prior to the installation of these signs.

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To comply the Town's outdoor lighting section of the municipal code the floodlights shown must be fully shielded and directed at the model. With this being a residential area it is recommended that the Commission impose time frames both AM and PM for when the lights must be turned off to minimize the impact to adjacent properties.

The proposed signage is acceptable.