

ADVISORY PLAN COMMISSION



61 North Green Street
Brownsburg IN 46112

September 24, 2012

REPORT OF DETERMINATION

RE: PCMA-7-12-1107 Hollaway Hills PUD
Zoning Map Amendment

The Brownsburg Advisory Plan Commission held a public hearing for docket # PCMA-7-12-1107 Hollaway Hills PUD Zoning Map Amendment. After hearing a presentation from the Town Staff, and taking comments from the public, the Commission voted 5 in favor and 0 against the motion to forward a **FAVORABLE RECOMMENDATION** to Town Council the proposed Zoning Map Amendment subject to the following:

1. That the following commitments be executed by the owner on the Town's standard written commitment form, and recorded in the Office of the Recorder of Hendricks County, and the same be binding upon the owner and all subsequent owners of the real estate subject to this petition:
 - a. Prior to the conversion of the clubhouse into any residential use, the Real Estate must be subdivided pursuant to the applicable Subdivision Control regulations of the Town of Brownsburg. All other applicable residential development standards (e.g. fencing, landscaping, lighting, etc. shall comply with the *R-1 Single-Family* district standards, or similar low-density regulations in place at the time of subdivision.
 - b. At the time a residential use is established on said Real Estate, in whole or in part, the owner will notify the Town of Brownsburg Building Department & Fire Territory to complete a Occupancy/Life Safety Inspection, and that any defects; code violations or life safety issues discovered by the Town and/or Fire Territory will be corrected by the owner prior to taking occupancy or issuance of Occupancy Permit.
 - c. Each change in the use of said Real Estate (commercial clubhouse to residential and vice-versa) shall require the structure(s) to come into compliance with applicable building codes.

- d. The establishment of a new section of the Hollaway Hills PUD to address the clubhouse and potential residential use, inclusive of language comparable to the following:
 - i. PURPOSE.
 - 1. To permit Golf Course and Single-Family uses on lots with centralized sewer and water connections.
 - ii. PRINCIPLE USES PERMITTED.
 - 1. Principle uses permitted within this subdivision include:
 - a. [1] Single-Family Dwelling
 - b. Golf Clubhouse
 - iii. ACCESSORY USES PERMITTED.
 - 1. Accessory Uses shall be permitted as regulated by the Brownsburg Zoning Ordinance in the *R-1 Residential District*.
 - iv. SPECIAL EXCEPTION USES PERMITTED.
 - 1. Special Exception Uses shall be permitted as regulated by the Brownsburg Zoning Ordinance in the *R-1 Residential District*.
 - v. DEVELOPMENT STANDARDS.
 - 1. The minimum standards for properties within this subdivision shall be as follows:
 - a. Maximum Number of Lots: 1 Golf Course / 1 Residential
 - b. Minimum Lot Area: 60,000 square feet
 - c. Minimum Lot Width: 225 feet
 - d. Maximum Lot Coverage: 30%
 - e. Minimum Front Yard Setback: 25 feet
 - f. Minimum Side Yard Setback: 25 feet
 - g. Minimum Rear Yard Setback: 25 feet
 - h. Minimum Dwelling Unit Area: 11,000 square feet
 - i. Maximum Principle Structures: 1
 - j. Maximum Height:
 - i. Principle Structure: 50 feet

