

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: September 19, 2012
Re: Lots 127, and 128, Hession Fields, Sec. 3A Model Home Request

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.

Pulte Homes is requesting model homes on Lots 127 and 128, Hession Fields, Sec. 3A. David Compton, of Pulte Homes, has submitted a letter dated September 6, 2012 and revised site plans on September 19, 2012 describing the request and addressing: parking, lighting, landscaping, and signage.

Staff has reviewed their request and has the following comments:

1. In order 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.
2. The proposed signage is acceptable.

This request is consistent with the standards in Ordinance and previous model home requests that have been approved by the Plan Commission.