

# **CASE SUMMARY**

## **PUD Amendment Request**

- Case:** 2026-2278  
D.R. Horton – Indiana, LLC & LAR – LAN Enterprises, LLC, petitioner  
John Moore, Tuohy, Bailey, & Moore, legal representative
- Request:** Amendment to the Miles Farm PUD Concept Plan (Parks & Villas)
- Location:** North of US Highway 36 between Mackey Road and North County Road 200 West
- Acreage:** Approximately 99 acres
- Zoning:** Planned Unit Development (PUD)

### **Staff Summary:**

The original Miles Farm PUD was adopted in 2021 when the property was incorporated into the Town. The petitioner is requesting amendments to the Parks at Miles Farm Single-Family Residential District and the Villas Two-Family Residential District within the Miles Farm PUD. In the Letter of Intent, the petitioner states that the requested amendments are intended to reflect current market conditions. The remaining six (6) districts within the PUD would remain unchanged. The proposed amendments will not result in any additional lots for rent or for sale.

The proposed amendment to the Parks at Miles Farm Single-Family Residential District, Section I (District Intent), would allow low- to medium-density single-family residences to be either individually owned or owned by a single owner/entity. The currently approved District Intent specifies that the single-family residences are to be rental units owned by a single owner.

The proposed amendment to the Miles Farm Villas Two-Family Residential District would allow residences to be either individually owned or owned by a single owner/entity, with the condition that if the single-family residences in the Parks at Miles Farm Residential District are owned by a single owner/entity, then the Villas Two-Family Residential District must be individually owned.

The petitioner is also requesting amendments to Section V (Architectural Standards) to require each home in the Villas District to include a brick or stone wainscot on the front elevation up to the bottom of the first-floor windows. The currently approved PUD requires a first-floor “masonry wrap,” with 100% of the first-floor elevations constructed of brick or stone, excluding doors, windows, garage doors, shutters, and trim.

In addition, the petitioner seeks to amend Section VI (Additional Commitments) to state that homes in the Villas District that are leased shall be leased at market rate and shall not be eligible for federal or state subsidized housing programs, such as Section 8 or Section 42. The petitioner further proposes amending Section VI to specify that homes in the Villas District will be age-targeted for residents 55 and older, in accordance with applicable rules and regulations of the Fair Housing Act.

Finally, the petitioner is requesting an amendment to Exhibit D of the Miles Farm PUD to update the architectural renderings for the Two-Family Villas.

Following the issuance of the certificate of mailing, staff received numerous inquiries regarding this petition, and all individuals were encouraged to attend the public hearing. The meeting packet also includes letters of opposition submitted by nearby residents.

Based on the information provided by the petitioner, staff is not opposed to the proposed amendments to the Miles Farm PUD.

**Plan Commission Action:**

*Favorable Recommendation for Rezoning Request*  
*Favorable Recommendation for Rezoning Request with Commitments*  
*Unfavorable Recommendation for Rezoning Request*



Date of Hearing: 2-11-24 App No. 2026-2278 Fee: \$1935.00  
Plan Commission Action: \_\_\_\_\_ Received by: LT

**APPLICATION FOR APPROVAL (Check all that apply)**

- ☐ Plat ☐ Replat ☐ Revision ☒ Amendment ☐ Minor Plat ☐ PUD  
☐ SPR ☐ Rezone ☐ Exempt Subdivision



*\* Please fill out the form in its entirety*

Name (s) of Owner (s) D.R. Horton - Indiana, LLC and LAR - LAN Enterprises LLC

Address (s) c/o John J. Moore, 9294 N. Meridian Street, Indianapolis, IN 46260

Phone (s) 317-638-2400 Email (s) jmoore@tbmattorneys.com

Owners' Representative (Subdivider, if any) and/or Registered Engineer or Land Surveyor:

Address (s) See above.

Phone (s) \_\_\_\_\_ Email (s) \_\_\_\_\_

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: Miles Farm

Address of Subject Property: \_\_\_\_\_

Generally described as follows: North and West of Horace G. Miles Ave. (see attached site plan)

Area (in acres): approx. 99 acres Number of Lots: \_\_\_\_\_

Existing Zoning District (if applicable to rezone): PUD

Proposed Zoning District (if applicable to rezone): PUD

Parcel ID#: 17-2-05-51W-400-001; 17-2-05-51W-300-007

Current Zoning District PUD

17-2-05-51W-300-005; PART OF § 3A

17-2-05-51W-400-002; 17-2-05-51W-402-013

Feet of new streets to be dedicated to the public:

Feet of sanitary sewers to be dedicated to the public:

Feet of water main to be dedicated to the public:

Feet of storm sewer to be dedicated to the public:

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

John J. Moore  
Signature of Owner/Applicant (s)

Attorney for Applicant  
Title of Applicant

## LETTER OF INTENT

The Miles Farm PUD was approved by the Danville Town Council on May 19, 2021. There are eight (8) distinct Districts in Miles Farm:

1. Neighborhood Business Park – East
2. Neighborhood Business Park – West
3. Estates Single-Family Residential District
4. Reserve Single-Family Residential District
5. Preserve Single-Family Residential District
6. Parks at Miles Farm Single-Family Residential District
7. Villas Two-Family Residential District
8. Southeast Development Area

The Miles Farm PUD lists separate Commitments and Development Standards for each District. To reflect current market conditions, Petitioner seeks to amend certain Commitments and Development Standards in the Parks at Miles Farm Single-Family Residential District and the Villas Two-Family Residential District. The Commitments and Development Standards for the remaining 6 Districts remain unchanged.

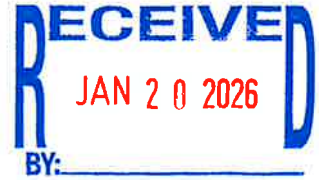
A. Amendment to the Parks at Miles Farm Single-Family Residential District

1. Petitioner seeks to amend Section I, District Intent to state that “The single-family residences within the Parks at Miles Farm District may be individually owned or owned by one owner/entity.” The initial Miles Farm PUD stated that the single-family residences would be owned by one owner.

B. Amendment to the Miles Farm Villas Two-Family Residential District

1. Petitioner seeks to amend Section I, District Intent to state that the two-family residences within the Miles Farm Two-Family Residential District may be individually owned or owned by one owner/entity. The initial Miles Farm PUD stated that the two-family residences would be individually owned.
2. Petitioner seeks to amend Section V, Architectural Standards to state that each home in the Villas District shall have a brick or stone wainscot on the front elevation of the home up to the bottom of the first-floor windows. The initial Miles Farm PUD stated that the homes in the Villas District shall have a first-floor “masonry wrap” such that 100% of the first floor elevations are brick or stone, exclusive of doors, windows, garage doors, shutters and trim.
3. Petitioner seeks to amend Section VI, Additional Commitments to state that Homes in the Villas District that are leased shall be leased at market rate and shall not be eligible for federal or state subsidized housing programs, such as Section 8 and Section 42.
4. Petitioner seeks to amend Section VI, Additional Commitments to state that Homes in the Villas District shall be age targeted to 55+ pursuant to applicable rules and regulations of the Fair Housing Act.
5. Petitioner seeks to amend Exhibit D of the Miles Farm PUD to update the renderings of the Two-Family Villas.

**PROPERTY OWNER AFFIDAVIT AND CONSENT**



I, Larry L. Miles, after being first duly sworn, depose and say:

1. That I am the Manager of LAR-LAN Enterprises, LLC.
2. That LAR-LAN Enterprises, LLC is the owner in fee simple of certain real estate located at 155 N County Road 200 W; 1322 W US Highway 36; 1360 W Main St in Hendricks County, Indiana.
3. That by my signature below, LAR-LAN Enterprises, LLC consents to the granting of the petition of D.R. Horton – Indiana, LLC to amend the PUD for the Miles Farm Planned Unit Development.

Dated: 1/16/2026

Signature: Larry L. Miles  
Printed: Larry L. Miles

Title: Manager

Subscribed and sworn to before me, a Notary Public, this 16 day of January, 2026.

Eclipse McIntyre  
Notary

Residing in Hancock County

June 8 2030  
Commission Expires





# AMENDED CONCEPT PLAN FOR MILES FARM

Planned Unit Development  
Danville, IN

Developer:  
D.R. Horton – Indiana, LLC  
~~9210 N. Meridian Street~~  
3665 Priority Way S Drive  
Indianapolis, IN 4624060

Attorney for Developer:  
John J. Moore  
Tuohy Bailey & Moore LLP  
~~50 South Meridian Street, Suite 700~~  
9294 N. Meridian Street  
Indianapolis, IN 4626004

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# **Overview of Miles Farm Planned Unit Development**

## **General Location and Surrounding Properties**

The proposed Miles Farm Planned Unit Development (“PUD”) is generally located on the north side of U.S. Highway 36, between Mackey Road and North County Road 200 West, Danville, Hendricks County, Indiana. There is a mix of residential, commercial, industrial and agricultural zoning districts surrounding the site. Access to the Miles Farm development will be obtained via four entrances on U.S. Highway 36, two entrances on North County Road 200 West, and several stub street connections will be made to the North and East of the development for future connectivity, including a stub street into the North Elementary property.

## **Conceptual Planning**

The PUD is situated on approximately 388.21 acres and is currently zoned RB in Hendricks County. The legal description for the property is attached as Exhibit A. The property is currently used for single-family residential and agricultural purposes. The proposed Miles Farm development aims to provide a dynamic multi-use development that will include a variety of residential uses, commercial uses, neighborhood businesses, public park land, and other public uses aimed at improving the Town’s infrastructure and public safety capabilities. A strong emphasis on open space, amenities, walkability and connectivity will be consistent throughout the development. By emphasizing walkability and connectivity and by providing a variety of residential uses, the PUD addresses the following two objectives of the Town of Danville Strategic Plan: to “[i]mprove physical and social connectivity among businesses, residences, schools, and institutions to downtown and throughout Danville”; and to “[i]mprove access to a broad range of quality housing that is accessible, affordable, and appropriate for all levels of income.” *Town of Danville Strategic Plan, pp. 24-25.*

## **Purpose of the PUD**

The districts in the PUD are designed and established to encourage flexibility in the development and use of the land within the PUD. Adequate streets, utilities and services will be provided, and the layout of improvements within the PUD aims to preserve desirable features within the site. Buffers between different land uses and densities within the PUD will be provided and large areas of green space will be preserved through the dedication of approximately 30.6 acres to the Town of Danville for use as a sports field, athletic fieldhouse, public park and fire station, an approximately 25 acre Amenity Center and an approximately 22 acre West Park.

## **General Project Development Standards**

### **1. General.**

The PUD shall be developed with distinct districts aimed at providing a variety of residential, commercial, and public uses that will be compatible with the Town's Strategic Plan and surrounding uses.

### **2. Districts.** There shall be the following districts within the PUD:

- a. Neighborhood Business Park – East (“Miles Farm Business Park East”) shall be located near the Southeast portion of the PUD with access directly to US 36. Miles Farm Business Park East shall consist of approximately 6.8 acres as shown on Conceptual Plan attached as Exhibit B.
- b. Neighborhood Business Park – West (“Miles Farm Business Park West”) shall be located at the Southwest portion of the PUD with access directly to US 36 and County Road 200 W. Miles Farm Business Park West shall consist of approximately 24.65 acres as shown on Conceptual Plan attached as Exhibit B.
- c. Estates Single-Family Residential District (“Miles Farm Estates”) shall be located in the Northeast portion of the PUD and consist of detached single-family homes on individual deeded lots with a minimum size of 8,750 square feet. The Estates District shall consist of approximately 48.1 acres as shown on the Conceptual Plan attached as Exhibit B.
- d. Reserve Single-Family Residential District (“Miles Farm Reserve”) shall be located in the North / Northeast portion of the PUD and consist of detached single-family homes on individual deeded lots with a minimum size of 7,500 square feet. The Reserve District shall consist of approximately 44.7 acres as shown on the Conceptual Plan attached as Exhibit B.
- e. Preserve Single-Family Residential District (“Miles Farm Preserve”) shall be located in the central portion of the PUD and consist of detached single-family homes on individual deeded lots with a minimum size of 6,250 square feet. The Preserve District shall consist of approximately 87.3 acres as shown on the Conceptual Plan attached as Exhibit B.
- f. Parks Single-Family Residential District (“Parks at Miles Farm”) shall be located in the Northwest portion of the PUD and consist of detached single-family homes ~~for rent~~ with a minimum lot size of 6,250 square feet. The Parks District shall consist of approximately 52.9 acres as shown on the Conceptual Plan attached as Exhibit B.

- g. Villas Two-Family Residential District (“Miles Farm Villas”) shall be located in the Northern portion of the PUD and consist of attached two-family homes on individual deeded lots with a minimum size of 5,625 square feet. The Villas District shall consist of approximately 46.1 acres as shown on the Conceptual Plan attached as Exhibit B.
- h. Southeast Development Area. The Southeast Development Area consists of approximately 30.6 acres to be dedicated to the Town of Danville. The Southeast Development Area consists of three districts, the Community Park District, the Sports Field and Athletics Fieldhouse District and the Fire Station District:
  - 1. Community Park District (“Community Park”) shall be permanent open space conveyed to the Town of Danville at no cost for use as a public park. The Community Park District shall consist of approximately 18.7 acres\* as shown on the Conceptual Plan attached as Exhibit B.
  - 2. Sports Field and Athletic Fieldhouse District shall be real estate conveyed to the Town of Danville for use as sports fields and an athletic fieldhouse. The Sports Field and Athletic Fieldhouse District shall consist of approximately 10.8 acres\* as shown on the Conceptual Plan attached as Exhibit B.
  - 3. Fire Station District shall be real estate conveyed to the Town of Danville for the construction of a fire station. The Fire Station District shall consist of approximately 1.1 acres\* as shown on the Conceptual Plan attached as Exhibit B.

\* Acreages in the Community Park, Sports Field and Athletic Fieldhouse District, and Fire Station Districts are subject to modification by the Town of Danville.

### **3. Streets and Parking**

The streets within the PUD shall be public streets and built to the standards of the Town of Danville. Off street parking and loading shall be provided in accordance with the Zoning Ordinance of Danville, Indiana (the “DZO”) in effect at the time this Concept Plan for the PUD is approved by the Danville Town Council. Street signage shall be in accordance with the DZO and shall be consistent with the Town’s specifications and standards. The initial installation of street signage shall be the responsibility of the Developer.

### **4. Signs**

The use and placement of signs throughout the PUD shall be subject to the regulations set forth in the DZO.

**5. Screening, buffering, fences and landscaping**

Except as modified within this Concept Plan, screening, buffering, fences and landscaping throughout the PUD shall be subject to the regulations set forth in the DZO.

**6. Temporary Structures**

Temporary Structures within the PUD shall be subject to the regulations set forth in the DZO.

**7. Street Lights**

If street lighting is installed by Developer that does not match the standards or specifications of the Town of Danville, or is installed inconsistent with the DZO, the maintenance of such street lights shall be the responsibility of the Miles Farm HOA or owners of property in such District.

**8. Open Space**

There shall be a total of approximately 134.4 acres of open space within the PUD for an overall open space percentage of 34.6%.

**9. Asphalt Path along US 36**

Developer shall install an eight foot (8') wide asphalt path along the entirety of the frontage of the development along US 36.

## **Miles Farm Business Park East & Miles Farm Business Park West**

### **I. District Intent:**

The purpose of Miles Farm Business Park East and Miles Farm Business Park West Districts (collectively, “Business Park Districts”) is to provide commercial areas in close proximity to residential districts in order to provide retail and service uses appropriate for meeting the convenience shopping and service needs of neighboring residents.

### **II. Permitted Uses, Accessory Uses, Special Exceptions and Underlying Zoning District:**

All permitted uses, accessory uses and special exceptions permitted in the Local Business District and General Business District (GB) zoning districts set forth in the DZO shall be allowed within the Business Park Districts, except those listed below. The underlying zoning district for the Business Park Districts shall be the General Business District (GB). If any development standard is not set forth in this Concept Plan, the GB standards shall apply.

Non-permitted uses:

Lumber yard

Night Club

Public or Commercial Parking Lot or Parking Garage

Recycling Center

Tree Nursery

With respect the Miles Farm Business Park East, package liquor store shall also be a non-permitted use

### **III. Development Standards**

**a.** Minimum Lot Size: 5,000 square feet

**b.** Maximum Lot Size: None

**c.** Minimum Lot Width: None

**d.** Minimum Depth of Front Yard

**i.** The following minimum front yard depths apply:

**1.** Abutting a local street: twenty-five (25) feet

**2.** Abutting a collector street: thirty (30) feet

**3.** Abutting a secondary arterial: forty (40) feet

**4.** Abutting a primary arterial: sixty (60) feet

**ii.** For double frontage and corner lots which have more than one yard abutting a street, minimum front yard depth requirements shall apply to each yard which abuts a street.

**iii.** For a lot which does not abut a public street, the minimum depth of front yard shall be twenty-five (25) feet, measured from the front lot line.

- e. Minimum Depth of Rear Yard: Fifteen (15) feet; except where the rear yard abuts a residential district, in which case the minimum rear yard depth shall be thirty (30) feet.
- f. Minimum Depth of Side Yard: None; except where the lot line of a non-residential use abuts a residential district, in which case the minimum side yard depth shall be ten (10) feet.
- g. Intensity: The total floor area shall not exceed 40% of the lot area.
- h. Maximum Building Height: Forty (40) feet, except that chimneys, cooling towers, elevator bulkheads, fire towers, water towers, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by any other law.
- i. Accessory Uses shall be regulated by the provisions of the DZO.
- j. All uses allowed by special exception shall be subject to the same development controls that apply to permitted uses. These regulations are set forth in the DZO.
- k. Merchandise may be displayed on sidewalks in the Business Park Districts in accordance with the following restrictions:
  - i. Only merchandise for sale shall be displayed.
  - ii. Such displays shall be limited to directly in front of the commercial establishment offering the items for sale.
  - iii. No merchandise display shall be permitted within six (6) feet of the edge of the sidewalk nearest the curb, and there must remain a clear walking path of at least six (6) feet in width.
  - iv. No stacks shall be greater than five (5) feet high.
  - v. No displays using electricity, animation, lights, or noise making devices will be permitted.
  - vi. Displaying multiple copies of the same piece of merchandise shall not be considered to be outdoor display, and is not permitted.
  - vii. Before displaying merchandise on a public sidewalk, the merchant must obtain a temporary use permit allowing the merchant to display merchandise for no more than three (3) consecutive days.
- l. A site plan, as regulated by the DZO, shall be required for any development permitted in the Business Park Districts.

#### **IV. Additional Commitments**

- a. Along the Western property line of the Business Park West District there shall be a landscape buffer (minimum 100') built by the Developer that contains minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer along with an undulating earthen mound with maximum height of six feet.
- b. Any exterior lighting used with the Business Park West District shall be Dark Sky Approved (or similar certification) lighting to reduce light pollution.

- c. Walking trails and sidewalks shall be installed in substantial compliance with the Concept Plan. Walking trails shall be asphalt and have a minimum width of eight feet (8'). Concrete sidewalks shall have a minimum width of five feet (5').
- d. Exterior materials and elevations of buildings in the Business Park Districts (East and West) shall be subject to Plan Commission approval during site plan approval of the building.

## **Miles Farm Estates, Reserve and Preserve** **Single-Family Residential Districts**

### **I. District Intent:**

The purpose of Miles Farm Estates, Reserve and Preserve Single-Family Residential Districts (collectively, “Single-Family Residential Districts”) is to provide low to medium density single-family residences.

The maximum number of dwelling units in each of the Single-Family Residential Districts shall be as follows:

- a. Estates – 156 dwelling units; Maximum density – 3.2 units per acre
- b. Reserve – 129 dwelling units; Maximum density – 2.9 units per acre
- c. Preserve – 297 dwelling units; Maximum density – 3.4 units per acre

### **II. Permitted Uses, Accessory Uses, Special Exceptions and Underlying Zoning District:**

All Permitted Uses, Accessory Uses and Special Exceptions permitted in the Residential 2 (R2) zoning district set forth in the DZO shall be allowed within the Single-Family Residential Districts. The underlying zoning district for the Single-Family Residential Districts shall be the Residential 2 District (R2). If any development standard is not set forth in this Concept Plan, the R2 standards shall apply.

### **III. Development Standards**

- a. Minimum Lot Size
  - i. Estates – 8,750 square feet
  - ii. Reserve – 7,500 square feet
  - iii. Preserve – 6,250 square feet
- b. Maximum Lot Size: None
- c. Minimum Lot Width
  - i. Estates – 73 feet
  - ii. Reserve – 63 feet
  - iii. Preserve – 52 feet
- d. Minimum Depth of Front Yard
  - i. The following minimum front yard depths apply:
    - 1. Abutting a local street: twenty-five (25) feet
    - 2. Abutting a collector street: thirty (30) feet
    - 3. Abutting a secondary arterial: forty (40) feet
    - 4. Abutting a primary arterial: sixty (60) feet
  - ii. For double frontage and corner lots which have more than one yard abutting a street, minimum front yard depth requirements shall apply to each yard which abuts a street.
- e. Minimum Depth of Rear Yard: Twenty (20) feet;

- f. Minimum Depth of Side Yard
  - i. Estates – 7.5 feet, 15' aggregate side yard
  - ii. Reserve – 7.5 feet, 15' aggregate side yard
  - iii. Preserve – 6 feet, 12' aggregate side yard
- g. Minimum Ground Floor Area – None
- h. Minimum Livable Square Footage for Dwelling Units
  - i. Estates
    - 1. Ranch – 1,750 square feet
    - 2. 2-story – 2,250 square feet
  - ii. Reserve
    - 1. Ranch – 1,500 square feet
    - 2. 2-story – 2,000 square feet
  - iii. Preserve
    - 1. Ranch – 1,400 square feet
    - 2. 2-story – 1,800 square feet
- i. Maximum Building Height: Thirty-Five (35) feet
- j. Maximum Lot Coverage: Fifty percent (50%)
- k. Accessory Uses shall be regulated by the provisions of the DZO.
- l. All uses allowed by special exception shall be subject to the same development controls that apply to permitted uses. These regulations are set forth in the DZO.

#### **IV. Homeowners' Association/Covenants**

The maintenance and upkeep of the Common Areas including detention ponds, open space, and amenities within the Single-Family Residential Districts shall be the responsibility of a mandatory homeowners' association ("Miles Farm HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for each section of each Single-Family Residential District of the PUD. The Covenants shall apply to all Real Estate within the Single-Family Residential Districts of Miles Farm.

#### **V. Architectural Standards**

All homes within the Single-Family Residential Districts of the PUD shall meet the following minimum requirements:

- a. All homes must have an attached garage with a minimum of two car capacity. An offset or separate bay shall be required for all homes with a three car garage.
- b. All homes must have roof overhangs with a minimum depth of 12", except for facades with brick construction which may have roof overhangs with minimum depth of 8".
- c. The main roof of all homes shall have a minimum roof pitch of 6" / 12"
- d. All homes shall have dimensional or architectural grade shingles.
- e. All homes shall have concrete driveways and be a minimum of sixteen feet (16') wide.
- f. Aluminum siding shall be prohibited.

- g. Homes of the same elevation shall not be permitted to be built adjacent to or directly across the street from each other.
- h. The garage door of the home shall not exceed 50% of the front façade width.
- i. All homes shall have dusk-to-dawn coach lights.
- j. At the time of initial construction all lots shall have sodded yards to the front corner of the home and seeded in the side and rear yards. Each lot shall be planted with a minimum of two (2) trees and twelve (12) shrubs.
- k. All homes shall have at least one (1) window on each side of the home. All windows shall contain a minimum 1"x4" decorative trim or decorative shutters, unless the window is set into a masonry plane.
- l. Vinyl siding shall be prohibited in the Estates and Reserve Districts. Acceptable exterior building materials in the Estates and Reserve Districts shall be brick, stone, stucco, wood, composite wood or fiber cement siding.
- m. Exterior cladding materials for homes in the Preserve District may include brick, stone, EIFS, stucco, wood, composite wood, fiber cement, or vinyl siding. All vinyl siding must be a minimum of .044" and installed with backer board. If a home is built using vinyl siding, the home must also have a front elevation that is a minimum of 50% masonry (brick or stone) exclusive of doors, windows and areas above a roof line.
- n. The front elevation of all homes in the Estates, Reserve and Preserve Districts must contain at least five of the following features: (i) change in elevation of roof ridge, (ii) change in direction of roof ridge, (iii) dormer, (iv) covered front porch, (v) hip roof, (vi) gable accent, (vii) decorative gable vents, (viii) front door sidelight, (ix) front door transom, (x) window grids, (xi) masonry keystone, (xii) windows in garage door, (xiii) pent roof or pent roof returns, (xiv) at least 3 building materials (i.e. brick, stone, horizontal siding, shake, board & batten), and (xv) decorative brick accent.

## **VI. Additional Commitments**

- a. All homes within the Estates District that are immediately adjacent to the North Elementary school property, Wildwood Estates, or the Southeast Development Area identified in the Concept Plan shall have a minimum square footage of 2,000 square feet for a Ranch home and 2,500 square feet for a 2-Story home. Furthermore, these homes must contain a rear façade architectural feature such as a sunroom, breakfast nook, covered porch or screened porch.
- b. Along the Eastern and Northern property line of the Estates District and Northern property line of the Reserve District there shall be a landscape buffer (minimum 50') built by the Developer and maintained by the Miles Farm HOA that contains a forty-eight inch (48") tall black vinyl-coated chain link fence and contains minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer. Developer shall use best efforts to preserve any existing, healthy trees greater than 4" in diameter within this buffer.

- c. Walking trails and sidewalks shall be installed in substantial compliance with the Concept Plan. Walking trails shall be asphalt and have a minimum width of eight feet (8'). Concrete sidewalks shall have a minimum width of five feet (5').
- d. Above ground swimming pools shall not be permitted.
- e. Outdoor storage sheds shall not be permitted.
- f. All homes which rear elevation abuts US 36 must contain a rear façade architectural feature such as a sunroom, breakfast nook, covered porch or screened porch.

## **Parks at Miles Farm Single-Family Residential District**

### **I. District Intent:**

The purpose of the Parks at Miles Farm Single-Family Residential District is to provide low to medium density single-family residences ~~for rent~~. The single-family residences within the Parks at Miles Farm District ~~will may~~ be individually owned or owned by one owner/entity; provided that if the villas in the Villas Two-Family Residential District are owned by one owner/entity, then the single-family residences in the Parks at Miles Farm District shall be individually owned.

The maximum number of dwelling units in the Parks at Miles Farm District is 190 dwelling units. The maximum density shall be 3.6 units per acre.

### **II. Permitted Uses, Accessory Uses, Special Exceptions and Underlying Zoning District:**

All Permitted Uses, Accessory Uses and Special Exceptions permitted in the Residential 2 (R2) zoning district set forth in the DZO shall be allowed within the Parks at Miles Farm District. The underlying zoning district for the Parks at Miles Farm District shall be the Residential 2 District (R2). If any development standard is not set forth in this Concept Plan, the R2 standards shall apply.

### **III. Development Standards**

- a. Minimum Lot Size: 6,250 square feet
- b. Maximum Lot Size: None
- c. Minimum Lot Width: 50 feet
- d. Minimum Depth of Front Yard
  - i. The following minimum front yard depths apply:
    1. Abutting a local street: twenty-five (25) feet
    2. Abutting a collector street: thirty (30) feet
    3. Abutting a secondary arterial: forty (40) feet
    4. Abutting a primary arterial: sixty (60) feet
  - ii. For double frontage and corner lots which have more than one yard abutting a street, minimum front yard depth requirements shall apply to each yard which abuts a street.
- e. Minimum Depth of Rear Yard: Twenty (20) feet;
- f. Minimum Depth of Side Yard: 5 feet, 10' aggregate side yard
- g. Minimum Ground Floor Area – None
- h. Minimum Livable Square Footage for Dwelling Units
  - i. Ranch – 1,400 square feet
  - ii. 2-story – 1,800 square feet
- i. Maximum Building Height: Thirty-Five (35) feet
- j. Maximum Lot Coverage: Fifty percent (50%)
- k. Accessory Uses shall be regulated by the provisions of the DZO.

- l. All uses allowed by special exception shall be subject to the same development controls that apply to permitted uses. These regulations are set forth in the DZO.

#### **IV. Homeowners' Association/Covenants**

The maintenance and upkeep of the Common Areas including detention ponds, open space, and amenities within the Parks at Miles Farm District shall be the responsibility of the Miles Farm HOA to be established pursuant to the terms of the Covenants to be recorded prior to final plat approval for each section of the Parks at Miles Farm District. The Covenants shall apply to all Real Estate within the Parks at Miles Farm District. Snow removal, lawn maintenance and exterior maintenance of the homes within the Parks at Miles Farm District shall be the responsibility of the owner of the lots within the Parks at Miles Farm District, which shall be formed as a sub-association of the Miles Farm HOA.

#### **V. Architectural Standards**

All homes within the Parks at Miles Farm District shall meet the following minimum requirements:

- a. All homes must have an attached garage with a minimum of two car capacity. An offset or separate bay shall be required for all homes with a three car garage.
- b. All homes must have roof overhangs with a minimum depth of 12", except for facades with brick construction which may have roof overhangs with a minimum depth of 8".
- c. The main roof of all homes shall have a minimum roof pitch of 6" / 12".
- d. All homes shall have dimensional or architectural grade shingles.
- e. All homes shall have concrete driveways and be a minimum of sixteen feet (16') wide.
- f. Exterior cladding materials for homes may include brick, stone, EIFS, stucco, wood, composite wood, fiber cement, or vinyl siding. Aluminum siding shall be prohibited. All vinyl siding must be a minimum of .044" and installed with backer board. If a home is built using vinyl siding, the home must also have a front elevation that is a minimum of 50% masonry (brick or stone) exclusive of doors, windows and areas above a roof line.
- g. Homes of the same elevation shall not be permitted to be built adjacent to or directly across the street from each other.
- h. The garage door of the home shall not exceed 50% of the front façade width.
- i. All homes shall have dusk-to-dawn coach lights.
- j. At the time of initial construction all lots shall have sodded yards to the front corner of the home and seeded in the side and rear yards. Each lot shall be planted with a minimum of two (2) trees and twelve (12) shrubs.
- k. All homes shall have at least one (1) window on each side of the home. All windows shall contain a minimum 1"x4" decorative trim or decorative shutters, unless the window is set into a masonry plane.

- I. The front elevation of all homes in the Parks District must contain at least five of the following features: (i) change in elevation of roof ridge, (ii) change in direction of roof ridge, (iii) dormer, (iv) covered front porch, (v) hip roof, (vi) gable accent, (vii) decorative gable vents, (viii) front door sidelight, (ix) front door transom, (x) window grids, (xi) masonry keystone, (xii) windows in garage door, (xiii) pent roof or pent roof returns, (xiv) at least 3 building materials (i.e. brick, stone, horizontal siding, shake, board & batten), and (xv) decorative brick accent.

## **VI. Additional Commitments**

- a. Along the Northern property line of the Parks District there shall be a landscape buffer (minimum 50') built by the Developer and maintained by the Miles Farm HOA that contains a forty-eight inch (48") tall black vinyl-coated chain link fence and contains minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer. Developer shall use best efforts to preserve any existing, healthy trees greater than 4" in diameter within this buffer.
- b. Along the Western property line of the Parks District there shall be a landscape buffer (minimum 100') built by the Developer that contains minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer along with an undulating earthen mound with maximum height of six feet.
- c. Walking trails and sidewalks shall be installed in substantial compliance with the Concept Plan. Walking trails shall be asphalt and have a minimum width of eight feet (8'). Concrete sidewalks shall have a minimum width of five feet (5').
- d. Above ground swimming pools shall not be permitted.
- e. Outdoor storage sheds shall not be permitted.
- f. All homes which rear elevation abuts County Road 200 W must contain a rear façade architectural feature such as a sunroom, breakfast nook, covered porch or screened porch.
- g. Homes in the Parks District that are leased shall be leased at market rate and shall not be eligible for federal or state subsidized housing programs, such as Section 8 and Section 42.

## **Miles Farm Villas Two-Family Residential District**

### **I. District Intent:**

The purpose of the Miles Farm Villas Two-Family Residential District is to provide higher density two-family residences which ~~will~~ may be individually owned or owned by one owner/entity; provided that if the single-family residences in the Parks at Miles Farm Residential District are owned by one owner/entity, then the villas in the Villas Two-Family Residential District shall be individually owned.

The maximum number of dwelling units in the Miles Farm Villas District shall be 186. The maximum density shall be 4.0 units per acre.

### **II. Permitted Uses, Accessory Uses, Special Exceptions and Underlying Zoning District:**

All Permitted Uses, Accessory Uses and Special Exceptions permitted in the Residential 3 District (R3) set forth in the DZO shall be allowed within the Miles Farm Villas District, except those listed below. The underlying zoning district for the Miles Farm Villas District shall be the Residential 3 District (R3). If any development standard is not set forth in this Concept Plan, the R3 standards shall apply.

Non-permitted uses:

Assisted Living Facility or Nursing Home  
Boarding House, including Bed and Breakfast  
School, Public or Parochial

### **III. Development Standards**

- a. Minimum Lots Size: 7,900 square feet (3,950 square feet per dwelling unit)
- b. Maximum Lot Size: None
- c. Minimum Lot Width: Seventy (70) Feet
- d. Minimum Depth of Front Yard
  - i. The following minimum front yard depths apply:
    1. Abutting a local street: twenty-five (25) feet
    2. Abutting a collector street: thirty (30) feet
    3. Abutting a secondary arterial: forty (40) feet
    4. Abutting a primary arterial: sixty (60) feet
  - ii. For double frontage and corner lots which have more than one yard abutting a street, minimum front yard depth requirements shall apply to each yard which abuts a street.
- e. Minimum Depth of Rear Yard: Twenty (20) feet;
- f. Minimum Depth of Side Yard: 5 feet, 10 feet between buildings. There shall be no side yard required between two-family homes along the common lot line or party wall.
- g. Minimum Ground Floor Area – None
- h. Minimum Livable Square Footage for Dwelling Units: 1,100 square feet

- i. Maximum Building Height: Thirty-Five (35) feet
- j. Maximum Lot Coverage: Fifty percent (50%)
- k. Accessory Uses shall be regulated by the provisions of the DZO.
- l. All uses allowed by special exception shall be subject to the same development controls that apply to permitted uses. These regulations are set forth in the DZO.

#### **IV. Homeowners' Association/Covenants**

The maintenance and upkeep of the Common Areas including detention ponds, open space, and amenities within the Miles Farm Villas District shall be the responsibility of the Miles Farm HOA, to be established pursuant to the terms of the Covenants to be recorded prior to final plat approval for each section of the Miles Farm Villas District of the PUD. The Covenants shall apply to all Real Estate within Miles Farm Villas District. Snow removal and lawn maintenance within the Miles Farm Villas District shall be the responsibility of an association of the owners of the lots within the Miles Farm Villas District, which shall be formed as a sub-association of the Miles Farm HOA.

#### **V. Architectural Standards**

All homes within the Miles Farm Villas District of the PUD shall meet the following minimum requirements:

- a. All homes must have an attached garage with a minimum of two car capacity. An offset or separate bay shall be required for all homes with a three car garage.
- b. All homes must have roof overhangs with a minimum depth of 12", except for facades with brick construction which may have roof overhangs with a minimum depth of 8".
- c. The main roof of all homes shall have a minimum roof pitch of 6" / 12".
- d. All homes shall have dimensional or architectural grade shingles.
- e. All homes shall have concrete driveways and be a minimum of sixteen feet (16') wide.
- f. Exterior cladding materials for homes may include brick, stone, wood, composite wood, or fiber cement. Aluminum and vinyl siding shall be prohibited.
- g. Each home in the Villas District shall have a brick or stone wainscot on the front elevation of the home up to the bottom of the first floor windows~~first-floor "masonry wrap" such that 100% of the first floor elevations are brick or stone, exclusive of doors, windows, garage doors, shutters and trim.~~
- h. All homes shall have at least one (1) window on each side of the home. All windows shall contain a minimum 1"x4" decorative trim or decorative shutters, unless the window is set into a masonry plane.
- i. All homes shall have dusk-to-dawn coach lights.
- j. At the time of initial construction all lots shall have sodded yards to the front corner of the home and seeded in the side and rear yards. Each lot shall be planted with a minimum of two (2) trees and twelve (12) shrubs.

- k. The front elevation of all homes in the Villas District must contain at least five of the following features: (i) change in elevation of roof ridge, (ii) change in direction of roof ridge, (iii) dormer, (iv) covered front porch, (v) hip roof, (vi) gable accent, (vii) decorative gable vents, (viii) front door sidelight, (ix) front door transom, (x) window grids, (xi) masonry keystone, (xii) windows in garage door, (xiii) pent roof or pent roof returns, (xiv) at least 3 building materials (i.e. brick, stone, horizontal siding, shake, board & batten), and (xv) decorative brick accent.

## **VI. Additional Commitments**

- a. Along the Northern property line of the Villas District there shall be a landscape buffer (minimum 50') built by the Developer that contains a forty-eight inch (48") tall black vinyl-coated chain link fence and minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer. Developer shall use best efforts to preserve any existing, healthy trees greater than 4" in diameter within this buffer.
- b. Walking trails and sidewalks shall be installed in substantial compliance with the Concept Plan. Walking trails shall be asphalt and have a minimum width of eight feet (8'). Concrete sidewalks shall have a minimum width of five feet (5').
- c. Above ground swimming pools shall not be permitted.
- d. Outdoor storage sheds shall not be permitted.
- e. The Villas shall be ~~a-age targeted to 55+ age-restricted community~~ pursuant to applicable rules and regulations of the Fair Housing Act.
- e.f. Homes in the Villas District that are leased shall be leased at market rate and shall not be eligible for federal or state subsidized housing programs, such as Section 8 and Section 42.

## **Community Park District Development Standards**

### **I. District Intent:**

The purpose of the Community Park District is to provide the Town of Danville with a means of setting aside land for preserved natural areas and active recreational amenities for the benefit of the residents of the Town of Danville.

### **II. Permitted Uses:**

All Permitted Uses and Special Exceptions of the Park District (PD) set forth in the DZO shall be allowed within the Community Park District. Additionally, other uses determined as appropriate by the Town of Danville Town Council shall also be permitted within the Community Park District

### **III. Park Areas Development**

The Community Park District shall be located in the Southeast corner of the Miles Farm development. It is the intent of the Developer to deed, at no cost to the Town, the entirety of the acreage within the Community Park District to the Town of Danville. The dedication of this land shall be at time mutually agreed to by the Developer and the Town but no earlier than sixty (60) days after Developer's purchase of the property or final approval by the Danville Town Council of the Miles Farm PUD and annexation of the PUD real estate into the Town of Danville.

### **IV. Additional Commitments**

- a. Except as shown on the Concept Plan for the interior road extending from the Mackey Road entrance, along the Eastern property line of the Community Park District there shall be a landscape buffer (minimum 50') that contains minimum landscaping of 2 shade trees, 2 evergreen trees, 1 ornamental tree and 5 native grass plants or hedges per 100 lineal feet of buffer along with an undulating earthen mound with maximum height of six feet.
- b. Any trails or pathways constructed within the Community Park District shall be no closer than fifty feet (50') to the Eastern property line of the District.
- c. A Tree Preservation Easement shall be established with the Community Park District to protect the removal of healthy, non-invasive trees.
- d. Walking trails and sidewalks shall be installed in substantial compliance with the Concept Plan. Walking trails shall be asphalt and have a minimum width of eight feet (8'). Concrete sidewalks shall have a minimum width of five feet (5').

## **Sports Field and Athletic Fieldhouse** **District Development Standards**

### **I. District Intent:**

The purpose of the Sports Field and Athletic Fieldhouse District is to provide the Town of Danville with a means of setting aside land for sports fields, an athletic fieldhouse and active recreational amenities for the benefit of the residents of the Town of Danville.

### **II. Permitted Uses:**

All Permitted Uses and Special Exceptions of the Park District (PD) set forth in the DZO shall be allowed within the Sports Field and Athletic Fieldhouse District. Additionally, other uses determined as appropriate by the Town of Danville Town Council shall also be permitted within the Sports Field and Athletic Field District.

### **III. Sports Field and Athletic Fieldhouse Development**

The Sports Field and Athletic Fieldhouse District shall be located in the Southeast corner of the Miles Farm development. It is the intent of the Developer to deed, at no cost to the Town, the entirety of the acreage within the Sports Field and Athletic Fieldhouse District to the Town of Danville. The dedication of this land shall be at time mutually agreed to by the Developer and the Town but no earlier than sixty (60) days after Developer's purchase of the property or final approval by the Danville Town Council of the Miles Farm PUD and annexation of the PUD real estate into the Town of Danville.

## **Fire Station District Development Standards**

### **I. District Intent:**

The purpose of the Fire Station District is to provide the Town of Danville with a means of setting aside land for construction of fire station for the benefit and public safety of the residents of the Town of Danville.

### **II. Permitted Uses:**

All uses determined as appropriate by the Town of Danville Town Council shall be permitted within the Fire Station District, provided the District is used for the benefit of the Public.

### **III. Fire Station Development**

The Fire Station District shall be located in the Southeast corner of the Miles Farm development. It is the intent of the Developer to deed, at no cost to the Town, the entirety of the acreage within the Fire Station District to the Town of Danville. The dedication of this land shall be at time mutually agreed to by the Developer and the Town but no earlier than sixty (60) days after Developer's purchase of the property or final approval by the Danville Town Council of the Miles Farm PUD and annexation of the PUD real estate into the Town of Danville.

## EXHIBIT A

### Legal Description

**Parcel ID 32-11-05-300-005.000-002, 32-11-05-400-001.000-002, 32-11-04-300-001.000-002, 32-11-04-300-002.000-002**

Part of the Southwest and Southeast Quarters of Section 5 and part of the Southwest Quarter of Section 4, all in Township 15 North, Range 1 West of the Second Principal Meridian, Hendricks County, Indiana, being that 387.852-acre tract of land shown on the ALTA/NSPS Land Title Survey dated December 7, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.00220, more particularly described as follows:

BEGINNING at a Hendricks County Surveyor disk at the northwest corner of the Southwest Quarter of said Section 5; thence South 89 degrees 02 minutes 23 seconds East 2,587.26 feet along the north line of the Southwest Quarter of said Section 5 (basis of bearings per Indiana State Geospatial Coordinate System, Hendricks zone) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the northwest corner of said Southeast Quarter; thence South 89 degrees 22 minutes 44 seconds East 2,599.81 feet along the north line of said Southeast Quarter to a stone found at the northwest corner of the Southwest Quarter of said Section 4; thence North 89 degrees 51 minutes 26 seconds East 1,323.24 feet along the north line of the Southwest Quarter of said Section 4 to a one-inch diameter iron pipe with a "PCS" cap at the northeast corner of the West Half of the Southwest Quarter of said Section 4; thence South 00 degrees 28 minutes 47 seconds East 2,499.61 feet along the east line of said West Half to a set rebar on the north right-of-way line of U.S. 36 as defined by State Highway E.F.A. Project No. 211, Sec. C, Project No. STP-076-2 (7) and Project No. 129833300ST1 R/W, the following twenty-three (23) courses are along said north right-of-way line;

- 1) thence North 89 degrees 50 minutes 24 seconds West 24.16 feet to a concrete right-of-way monument;
- 2) thence South 00 degrees 09 minutes 36 seconds West 71.00 feet to a concrete right-of-way monument;
- 3) thence South 35 degrees 22 minutes 40 seconds West 41.62 feet to a concrete right-of-way monument;
- 4) thence North 89 degrees 50 minutes 24 seconds West 145.00 feet;
- 5) thence South 73 degrees 27 minutes 39 seconds West 52.20 feet to a set rebar;
- 6) thence North 89 degrees 50 minutes 24 seconds West 178.90 feet to a set rebar;
- 7) thence Westerly 206.01 feet along a non-tangent curve to the right having a radius of 83,812.48 feet and subtended by a long chord having a bearing of North 89 degrees 46 minutes 10 seconds West and a length of 206.01 feet;
- 8) thence North 31 degrees 40 minutes 44 seconds West 47.16 feet;
- 9) thence North 00 degrees 19 minutes 05 seconds East 65.00 feet;
- 10) thence North 89 degrees 39 minutes 53 seconds West 49.92 feet;
- 11) thence South 00 degrees 21 minutes 08 seconds West 65.00 feet;
- 12) thence North 89 degrees 37 minutes 50 seconds West 49.96 feet;
- 13) thence South 49 degrees 11 minutes 41 seconds West 53.13 feet;
- 14) thence Westerly 628.59 feet along a non-tangent curve to the right having a radius of 83,807.48 feet and subtended by a long chord having a bearing of North 89 degrees 22 minutes 17 seconds West and a length of 628.59 feet to a set rebar;
- 15) thence North 89 degrees 09 minutes 24 seconds West 170.82 feet to a concrete right-of-way monument;
- 16) thence North 00 degrees 50 minutes 39 seconds East 10.20 feet to a concrete right-of-way monument;
- 17) thence North 89 degrees 09 minutes 21 seconds West 206.50 feet to a concrete right-of-way monument;
- 18) thence North 00 degrees 50 minutes 39 seconds East 50.00 feet to a concrete right-of-way monument;
- 19) thence North 89 degrees 09 minutes 21 seconds West 60.00 feet to a concrete right-of-way monument;
- 20) thence South 42 degrees 49 minutes 53 seconds West 67.27 feet to a concrete right-of-way monument;
- 21) thence North 89 degrees 09 minutes 21 seconds West 190.00 feet to a concrete right-of-way monument;
- 22) thence South 00 degrees 50 minutes 39 seconds West 20.21 feet to a concrete right-of-way monument;
- 23) thence North 89 degrees 09 minutes 24 seconds West 713.98 feet to a set rebar on the east line of Exempt Subdivision #073/20, recorded as Instrument Number 202013237 in the Office of the Recorder of Hendricks County, Indiana,

the following three (3) courses are along the east, north and west lines of said Subdivision;

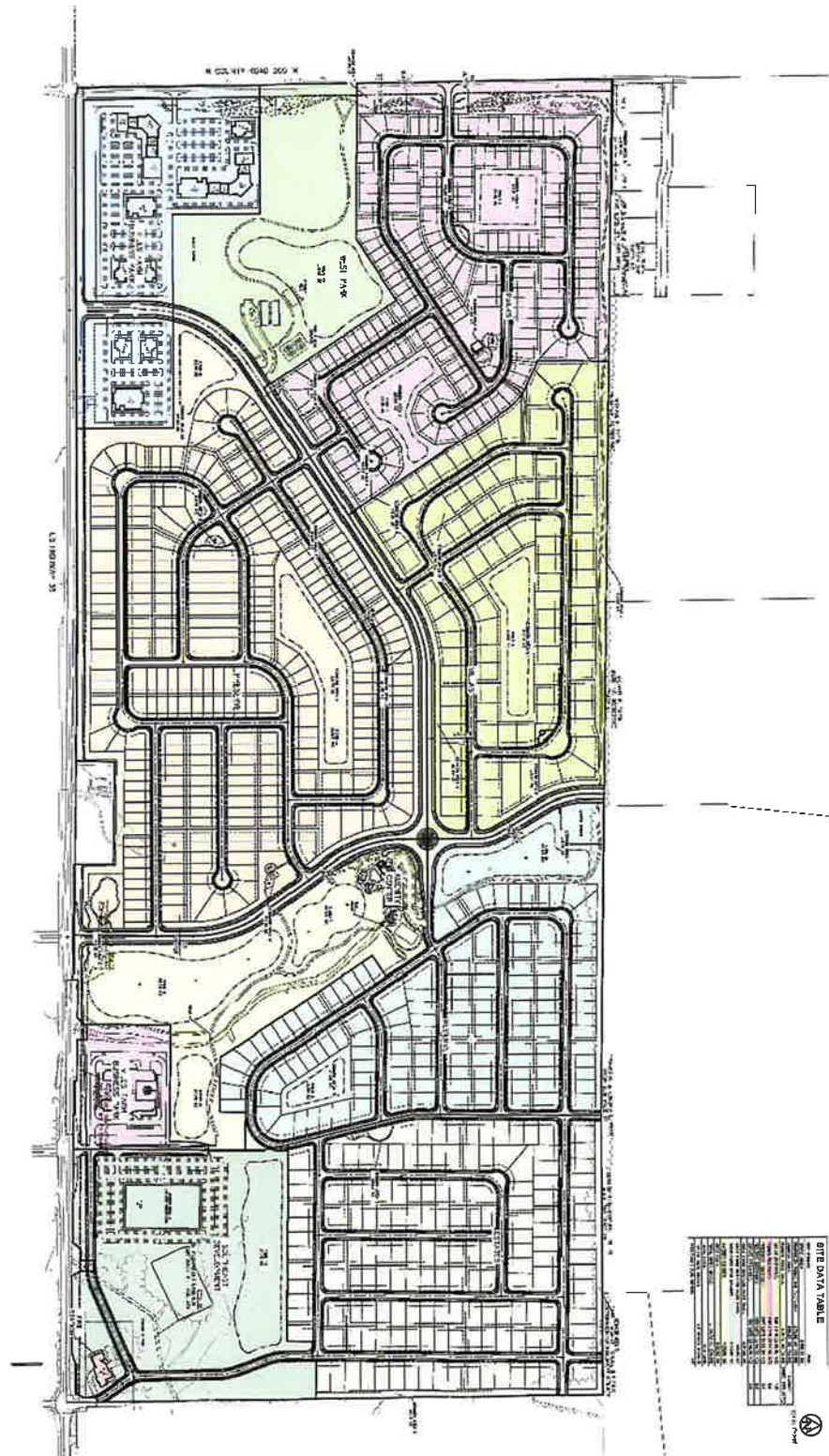
- 1) thence North 00 degrees 23 minutes 54 seconds East 263.59 feet to a "Kruse 78" capped rebar;
- 2) thence North 89 degrees 36 minutes 06 seconds West 355.00 feet to a "Kruse 78" capped rebar;
- 3) thence South 00 degrees 23 minutes 54 seconds West 260.83 feet to a set rebar on said north right-of-way line;

the following six (6) courses are along said north right-of-way line;

- 1) thence North 89 degrees 09 minutes 24 seconds West 229.78 feet to a set rebar;
- 2) thence Westerly 1,000.45 feet along a curve to the left having a radius of 66,140.52 feet and subtended by a long chord having a bearing of North 89 degrees 35 minutes 24 seconds West and a length of 1,000.44 feet to a set rebar;
- 3) thence South 89 degrees 58 minutes 36 seconds West 1,700.00 feet to a set rebar;
- 4) thence Westerly 375.24 feet along a curve to the left having a radius of 143,269.45 feet and subtended by a long chord having a bearing of South 89 degrees 54 minutes 06 seconds West and a length of 375.24 feet to a set rebar;
- 5) thence North 61 degrees 13 minutes 20 seconds West 20.66 feet to a mag nail;
- 6) thence South 89 degrees 48 minutes 58 seconds West 16.50 feet to a mag nail on the west line of the Southwest Quarter of said Section 5;

thence North 00 degrees 35 minutes 56 seconds West 2,638.24 feet along said west line to the POINT OF BEGINNING. Containing 387.852 acres, more or less.

## Exhibit B



**EXHIBIT C**  
**Renderings of Proposed Single-Family Homes**



**EXHIBIT D**  
**Renderings of Proposed Two-Family Villas**



## **EXHIBIT D**

### **Renderings of Two-Family Villas**



RECEIVED  
JAN 20 2026



STRUCTUREPOINT

Miles Farm | Danville, IN

D-R-HORTON  
America's Builder



To Members of Planning Commission,

Our names are Mark & Heidi Irving and residents living at 150 N. County Road 200 W. Danville, In. We believe the proposed amendments would not be good for this community for several reasons. Please take into consideration the following points below:

1. Original agreement was to have an individual owner with a small sub set of single residential home individually owned by one owner. Not one/entity. Which we all know this is an investment company who would rent these homes out for a high price. I was never in favor of this to begin with as I believe this country is selling its self out to large investment groups which is controlling the housing market and rental market. Many times, these are companies based in other countries. We strongly oppose this amendment.
2. I fully believe this makes it harder for the younger generation to become home owner and build an asset for their future which is the American dream. All it does is make the investment companies and shareholders money. Let's stand out as a community and say NO we strongly oppose these amendments.
3. If I understand correctly now, they want multiple owner/entities and include two-family residences. We strongly oppose the amendment.
4. Less stone on homes only lessens the value of the homes being built and the homes next to these properties like my present home. We strongly oppose this amendment.
5. During the many meetings prior to the purchase, I attended most meetings. I also was assured the apartments would not be built in front of my house and a 5-acre park be preserved here. I hope they intend to keep this change as I am certain it was documented the 3<sup>rd</sup> time I spoke about it in the gym.
6. I also understand from realtors in the area these homes are selling over market value to allow people to get a lower interest rate. Which is appealing for payment on their home. This only delays issues in the future as if you had to relocate and sell, then not be able to get what you paid for your home.
7. I ask you please to consider the future community of Danville and build a future for the younger generation coming up. Please deny all Amendments and hold DR Horton's accountable to build what you and the community agreed to at the beginning of this project.

Mark & Heidi Irving

150 N. County Road 200 W.

Danville, Indiana

RECEIVED  
FEB 06 2026  
BY:

2-4-2026

To The Town of Danville en. 46122  
I'm writing to oppose the ownership  
of homes to corporations. Rents are  
high enough for folks. Our town  
is going to pieces. I don't recognize  
it anymore. Lower the taxes so  
regular folks can live here.  
Some homes already have 2 or 3  
families living together. Water & gas  
are way too expensive. We  
seniors who own our homes  
are having a real rough time  
hanging on. Miles Farm Horton  
are not following what was  
promised. This I feel will  
decrease our property values.

Roxanne Coleman

Good evening. My name is Josh Royer, and I am a nearby property owner and resident of Danville.

My concern this evening is not about growth in general. It is about long-term sustainability, trust in the planning process, and whether commitments made to this town still matter when a project becomes less profitable for a developer.

Danville does not have a significant industrial or employment tax base. We do not have factories or major job centers that generate substantial commercial or industrial tax revenue. As a result, our schools, fire protection, police services, roads, and infrastructure are funded primarily through residential property taxes.

There is a well-established principle in municipal planning and finance that residential development—particularly single-family and rental housing—costs more in public services than it generates in tax revenue. Numerous municipal finance studies show that for every dollar a town collects in residential property taxes, it spends approximately one dollar and ten cents to one dollar and fifty cents providing services to those homes. By contrast, commercial and industrial development typically generates a surplus that helps offset residential costs.

When a town grows housing faster than it grows jobs, it becomes a bedroom community. The result is increased strain on schools, longer response times for fire and EMS, higher infrastructure maintenance costs, and ultimately higher taxes or reduced services for residents.

That context is critical to this request.

This subdivision was controversial from the beginning. It was ultimately approved based on specific representations made by the developer, including that the homes would be owner-occupied and not investor- or rental-driven. Those assurances were central to the town's evaluation of annexation, zoning, school impact, and long-term service capacity for a development approaching nine hundred homes.

Now, because sales have not met expectations, the developer is asking to fundamentally change those terms by allowing corporate ownership, rental use, and increased density through two-family housing. This shifts business risk away from a multi-billion-dollar corporation and onto the town, its schools, and its residents.

From a planning and fiscal standpoint, increasing rental concentration without adding jobs or expanding the commercial tax base worsens an imbalance Danville is already facing. It increases service demand without improving revenue and places the town in a position where growth itself becomes the only way to pay for growth.

I respectfully ask the Plan Commission to consider not only whether this request benefits the developer today, but whether it honors the commitments that justified approval in the first place and whether it places Danville on a sustainable path for the future.

Thank you for your time.

Josh Royer  
President, Clear Creek HOA  
Wayne Township Firefighter  
Owner / Operator, The iShop  
Avon, IN

February 6, 2026

Ms. Lesa Ternet, Planner  
Town of Danville  
49 North Wayne St.  
Danville, IN 46122

Re: DR Horton "Villa" 55 & over section of Miles Farm, Danville, IN

**I am writing against DR Horton's proposed requested changes to the Concept Plan for Miles Farm PUD. DR Horton should NOT be allowed to make changes to open the previously approved 55 & Over "Villa" section of Miles Farm to "Owner/Entity" (corporations, LLCs, etc) and should NOT be allowed to change the over 55 age restriction.**

**Regarding Amendment A1 & B1:** THIS SHOULD REMAIN ONLY individually owned.

To open this to "Owner/Entity" opens it to out of state (Delaware, etc) corporations and other rental corporations that **seek large blocks of rental properties**. The rental property landlords are out of state corporations which do not enforce the HOA guidelines and the HOAs are powerless to bring renters into compliance. This is/was the downfall of Avon Trails – they have over 400 rental properties. We moved to Miles Farm last year. We fled (and I do mean fled) Avon Trails, in Avon due to the number of unruly, uncaring renters. Problems like "cars on blocks", multiple cars, trash in the yard, loud parties, unleashed dogs, dangerous dogs, etc. Because of the density and price point of this type of housing **it would shortly become ALL RENTAL property with all the associated problems of rental property.**

**Please do not bring this problem to such a nice community as Miles Farm.**

**Regarding Amendment B2:** We have no problem with Section V, Architectural Standard amending for Villa District having brick or stone wainscot on the front elevation of the home up to the bottom of the first floor window.

**Regarding Amendment B3:** We have no problem with Section VI, Additional Comments that any leased homes should be at Market Rate; however the landlord should be an individual owner NOT an entity, corporation or LLC

**Regarding Amendment B4:** We opposed amendment to Section VI, Additional Comments use of the word "age targeted to 55+" The use of **targeted** is subjective and open to flexibility. The Villas should ONLY be purchased by the Over 55 age demographic; period. WHY: The Over 55 age demographic wishes a bit of peace and quiet as well as normally appreciates the exterior maintenance provided in an Over 55 development. **They care for their property and take pride in home ownership.** This group is quiet and a "good neighbor". They are also an age group that is growing rapidly and deserve housing.

Sincerely,

Barbara L Carothers, LEED AP, ID+C  
138 Velvet Hat Rd  
Danville, IN 46122