

# TOWN OF DANVILLE

**Danville Plan Commission  
January 10, 2024  
7:00 PM**

## **AGENDA**

- I. Call Meeting to Order**
  - Pledge of Allegiance
  - Establish Quorum
  - Approve Minutes
  - Election of Officers
    - President
    - Vice President
    - Secretary
  - Appoint BZA Member
  - Appoint Design Review Committee Members
  
- II. Old Business:**
  - A. Penrose, Section 4, Final, 45 lots, located on the east side of County Road 300 East, north of East Main Street, 9.9 acres**  
*(Brett Huff, Kimley-Horn & Associates)*
  
  - B. Public Hearing: Proposed Unified Development Ordinance (UDO) & Zoning Map**  
*(Taylor, Siefker, Williams Design Group)*  
[https://danvillein.gov/egov/documents/1701804558\\_59961.pdf](https://danvillein.gov/egov/documents/1701804558_59961.pdf)  
[https://danvillein.gov/egov/documents/1701955882\\_68953.jpeg](https://danvillein.gov/egov/documents/1701955882_68953.jpeg)
  
- III. New Business:**
  - A. Miles Farm, Section 3, Final, 181 lots, located 1,050 feet west of the intersection of US Highway 36 and Clear Creek Drive, 49.77 acres**  
*(Josh Cribelar, American Structurepoint)*
  
- IV. Other Business: None**
  
- V. Report of Officers, Committees and Staff**
  
- VI. Adjourn**

**Next Meeting:  
February 14, 2024**

**DANVILLE PLAN COMMISSION  
MINUTES  
December 13<sup>th</sup>, 2023  
7:00 PM**

**Members Present:** Adam Harvey, Loris Thompson, Sue Rempert, Barry Lofton, Michael Chatham, Jill Howard  
**Members Absent:** Nancy Leavitt  
**Staff Present:** Lesa Ternet  
**Guests:** Beth Ward, Scott Perkins  
**Legal:** Kayla-Moody Grant, Taft Law

A quorum was established, and the meeting was called to order by L. Thompson.

S. Rempert made a motion to approve minutes from the October 11<sup>th</sup>, 2023, meeting. M. Chatham seconded the motion, motion passed 6-0.

**Old Business:** None

**New Business:**

- A. Penrose, Section 4, Final, 45 lots, located on the east side of County Road 300 East, north of East Main Street, 9.9 acres.**  
(Brett Huff, Kimley-Horn & Associates)

L. Ternet stated that it did not appear that the petitioner was present. L. Thompson stated this item would be moved to the end of the agenda to allow additional time for the arrival of the petitioner.

- B. Public Hearing: Unified Development Ordinance (UDO), Town of Danville**

L. Ternet stated this item was not advertised as staff needed additional time to review the draft and requested it to be placed on January 10, 2024, agenda. L. Thompson stated because this item was not advertised, it would be placed on the January 10, 2024, agenda to be heard.

- C. Design Review Committee Recommendations: Creation Cookies, Addition, Pyramid Construction & Maintenance, LLC, Steve Ward, 94 North Jefferson Street.**  
(Staff)

L. Ternet stated this item was heard on December 6, 2023, and received a favorable recommendation from the Design Review Committee subject to the north-facing door being either a four (4) or six (6) panel door instead of a solid one. B. Ward was in attendance but did not have anything to add.

A. Harvey made a motion to approve the Design Review Committee's recommendation for Creation Cookies, for approval of the addition to the existing building. J. Howard seconded the motion.

**Roll Call Vote:**

S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 6-0.

- D. Design Review Committee Recommendations: BTT Holdings, LLC, Blackline, Scott Perkins, Exterior Renovation, 56 North Washington Street.**  
(Staff)

L. Ternet stated this item was heard on December 6, 2023, and received a favorable recommendation from the Design Review Committee. S. Perkins approached the Commission and gave a brief description of the work to be completed on the exterior of the building.

- J. Howard made a motion to approve the Design Review Committee’s recommendation for BTT Holdings, for approval of the exterior renovation to the building at 56 North Washington Street.  
J. Howard seconded the motion.

**Roll Call Vote:**

S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 6-0.

L. Thompson went back to the first item on the agenda, Penrose, Section 4 and asked what the pleasure of the Commission was to hear or continue the project.

S. Rempert made a motion to continue Penrose, Section 4, Final until the January 10, 2024, Plan Commission meeting. J. Howard seconded the motion.

**Roll Call Vote:**

S. Rempert – Aye  
A. Harvey – Aye  
L. Thompson – Aye  
J. Howard – Aye  
M. Chatham - Aye  
B. Lofton – Aye  
Motion Passed 6-0.

**Items for Discussion:**

L. Ternet stated the 2024 Plan Commission meeting schedule was included in the packet.

**Report of Officers, Committees and Staff:**

L Ternet stated the Board of Zoning Appeals meeting packet would be sent out for the meeting next week to hear a variance for the Culver's restaurant.

With there being no further business, the meeting was adjourned at 7:30 p.m.

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**Loris L. Thompson, President**

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**Barry Lofton, Secretary**

# Meeting Briefing

January 10, 2024

## **Penrose, Section 4, Final**

This is a request for final approval of the above-referenced project located on the east side of County Road 300 East, north of East Main Street. This request is for a 45-lot section of the Penrose subdivision and will require a vote.

## **Unified Development Ordinance (UDO)**

This is a public hearing for the replacement of the Danville Zoning and Danville Subdivision Control ordinances by combining them into one document (Unified Development Ordinance). The public hearing also includes an update to the Town's zoning map. A paper copy of the proposed ordinance would have been too large to include in your packet but a link to the ordinance has been provided. A link has also been provided to the proposed updated zoning map. Included in your packet are responses to comments made by staff. This is a public hearing and will require a recommendation to the Town Council.

## **Miles Farm, Section 3, Final**

This is a request for final approval of the above-referenced project located on the north side of US Highway 36, west of Clear Creek Drive. The applicant has requested a 30-day continuance to allow additional time to address staff comments. This will require a vote.

# CASE SUMMARY

## Final Plat & Construction Plan Request

**Case:** 2023-2159  
Lennar Homes of Indiana, Inc., Petitioner  
Brett Huff, Kimley-Horn & Associates

**Request:** Final Plat & Construction Plan Approval, Penrose, Section 4

**Location:** E/S of County Road 300 East, approximately 0.37 mile North of East Main Street

**Acreage:** 9.9 acres

**Zoning:** Planned Unit Development (PUD)

### **Final Plat Request:**

The petitioner is requesting final plat and construction plan approval for Section 4 of the Penrose subdivision. This project consists of 45 single-family residential lots and received preliminary approval on May 11, 2022.

Staff held a Technical Advisory meeting with the developer and project engineer on November 21, 2023, and comments were submitted to the project engineer for revisions. The staff has reviewed the revised plans and has noted that Lot 100 is now Lot 65. The applicant must address the change in the lot numbering to make sure lot numbers are not duplicated.

A copy of the Restrictive Covenants must be submitted prior to recording the final plat.

Developer Acreage fees will be required to be paid at the time of the pre-construction meeting.

Joe Miller, Banning Engineering, the Town's Engineer, has reviewed the final construction plans and provided a letter dated December 7, 2023, stating drainage comments have been addressed and the plans and report meet the Town of Danville Stormwater Technical Standards Manual.

Staff recommends approval of the final plat request based on compliance with the PUD ordinance and subject to the above comments.

### **Plan Commission Action:**

*Approve Final Plat & Construction Plan Request*  
*Approve Final Plat & Construction Plan Request with Conditions*  
*Deny Final Plat & Construction Plan Request*



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

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December 7, 2023

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

RE: Penrose Section 4

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans dated 11-30-2023. I do not have any further comments. All the comments appear to have been addressed, and the plans and report meet the Town of Danville Stormwater Technical Standards Manual.

All the best,

Joseph L. Miller, P.E.

# SECONDARY PLAT OF PENROSE SECTION 4

PART OF THE NORTHWEST QUARTER OF SECTION 5-T15N-R1E  
IN HENDRICKS COUNTY, INDIANA

THIS PLAT IS PREPARED FOR:  
TERREY AND ASSOCIATES, L.L.P.  
1000 N. PENROSE DRIVE  
SUITE 200  
INDIANAPOLIS, IN 46204  
DATE PREPARED: 11.2.2023

**CERTIFICATE OF FILED COMMISSION**  
UNDER THE AUTHORITY PROVIDED BY SECTION 13-36-4-20 I, CLERK OF THE SUPERIOR COURT OF HENDRICKS COUNTY, INDIANA, DO HEREBY CERTIFY THAT THE PLAT OF THE SECONDARY PLAT OF PENROSE SECTION 4, PART OF THE NORTHWEST QUARTER OF SECTION 5-T15N-R1E, IN HENDRICKS COUNTY, INDIANA, HAS BEEN FILED FOR RECORD AND THAT SAID PLAT HAS BEEN APPROVED BY SAID COMMISSION, WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRENCE IN SUCH APPROVAL.

DATE: \_\_\_\_\_  
FEDERAL OF SAID COMMISSION  
LOCAL NO. \_\_\_\_\_  
SECRETARY OF SAID COMMISSION  
OFFICE NO. \_\_\_\_\_

**LEGEND**  
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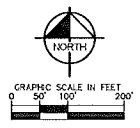
**SUBDIVISION MONUMENTATION**  
AN APPROVED CROSS-CORNER SHALL BE PLACED AT THE CORNER OF THE SECTION OR QUARTER SECTION. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE SECTION OR QUARTER SECTION. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE SECTION OR QUARTER SECTION. THE MONUMENT SHALL BE PLACED AT THE CORNER OF THE SECTION OR QUARTER SECTION.



RESIDENTIAL DEVELOPMENT STANDARDS	
AREA A	
MIN. LOT SIZE	6,500 SQ. FT.
MIN. LOT WIDTH	57'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	25'
MIN. DEPTH SIDE YARD	5'-0"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C4	60.00'	4.47'	S85°40'28"E	4.47'	476°09' 2.24'
C5	60.00'	22.62'	N81°23'35"E	22.48'	213°45' 11.44'
C10	60.00'	25.99'	S13°39'13"W	25.79'	24°49'01" 13.20'
C11	60.00'	1.10'	S0°43'15"W	1.10'	102°53' 0.55'
C12	65.00'	95.00'	N41°40'17"W	86.76'	83°44'12" 58.26'
C13	975.00'	14.53'	N83°58'01"W	14.53'	05°15' 7.27'
C14	25.00'	41.63'	S47°54'05"W	36.90'	95°24'53" 27.48'
C15	25.00'	39.54'	N45°07'05"W	35.55'	90°37'48" 25.28'
C16	975.00'	2.70'	S89°29'16"W	2.70'	00°30' 1.35'

CURVE TABLE: ALIGNMENTS					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C25	1000.00'	53.33'	S89°31'56"E	53.32'	370°19' 26.67'
C26	1000.00'	69.75'	S85°32'17"E	69.74'	359°47' 34.89'
C27	90.00'	65.77'	S62°36'20"E	64.31'	41°52'06" 34.43'
C28	90.00'	65.77'	S20°44'14"E	64.31'	41°52'06" 34.43'



FILED FOR RECORD IN THE PUBLIC RECORDS OF HENDRICKS COUNTY, INDIANA, ON 11/2/2023 AT 10:00 AM.

# SECONDARY PLAT OF PENROSE SECTION 4

PART OF THE NORTHWEST QUARTER OF SECTION 5-T15N-R1E  
IN HENDRICKS COUNTY, INDIANA

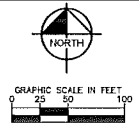
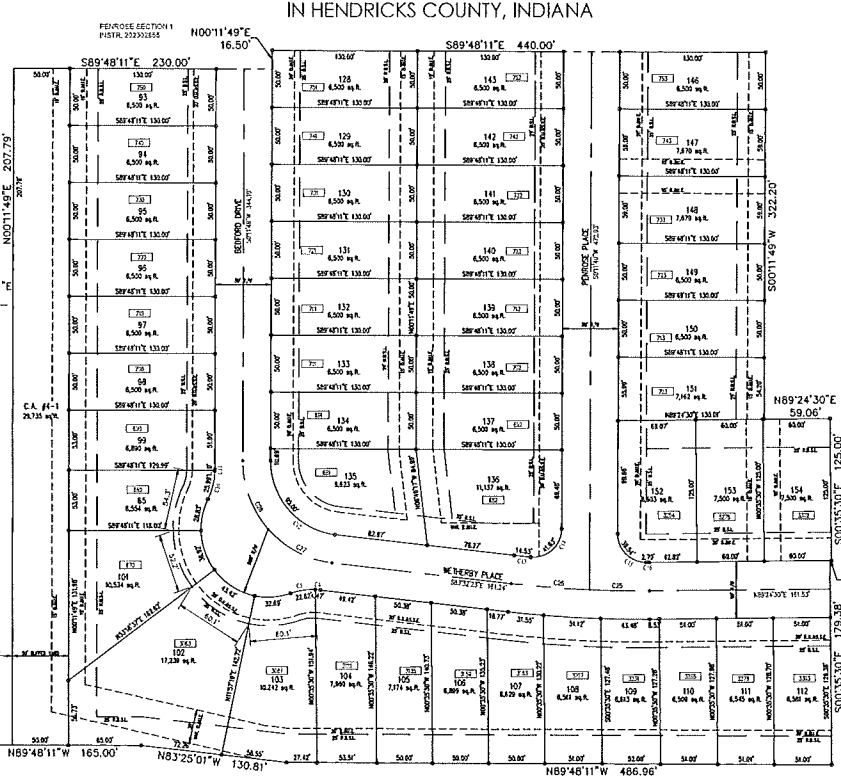
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SUITE 200  
INDIANAPOLIS, IN 46204  
DATE PREPARED: 11.2.2023

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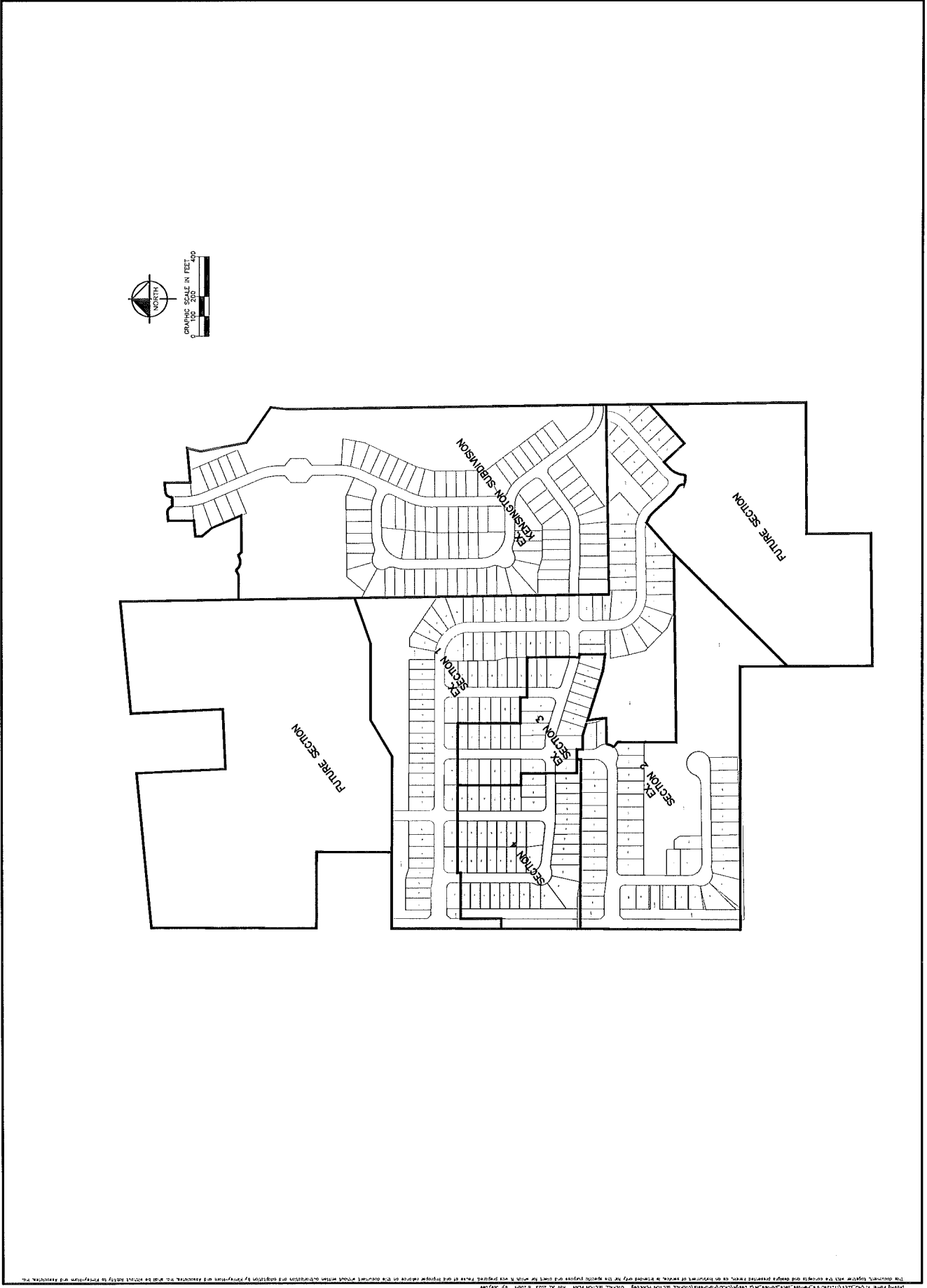
FILED FOR RECORD IN THE PUBLIC RECORDS OF HENDRICKS COUNTY, INDIANA, ON 11/2/2023 AT 10:00 AM.







SHEET NUMBER <b>C102</b>		PENROSE SECTION 4 OVERALL SECTION PLAN		<b>LENNAR</b> APPROVAL FOR CONSTRUCTION		SCALE: AS NOTED DESIGNED BY: JRM CHECKED BY: BAW DATE: 11/20/23		REVISIONS PER TAC COMMENTS NO. _____ DATE _____ BY _____	
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### LEGEND

PROPOSED STORM STRUCTURE  
PROPOSED SANITARY MANHOLE  
PROPOSED FIRE HYDRANT ACCOUNT  
EXISTING CURB  
EXISTING SANITARY SINK  
EXISTING STORM SINK  
PROPOSED SANITARY SINK  
PROPOSED STORM SINK  
PROPOSED CENTER  
PROPOSED WATER LINE  
PROPOSED SIGNAL

PROPOSED 4" STORM 10' RADIUS  
PROPOSED 6" STORM 10' RADIUS  
PROPOSED 8" STORM 10' RADIUS  
PROPOSED 10" STORM 10' RADIUS  
PROPOSED 12" STORM 10' RADIUS  
PROPOSED 15" STORM 10' RADIUS  
PROPOSED 18" STORM 10' RADIUS  
PROPOSED 24" STORM 10' RADIUS  
PROPOSED 30" STORM 10' RADIUS  
PROPOSED 36" STORM 10' RADIUS  
PROPOSED 42" STORM 10' RADIUS  
PROPOSED 48" STORM 10' RADIUS  
PROPOSED 54" STORM 10' RADIUS  
PROPOSED 60" STORM 10' RADIUS  
PROPOSED 72" STORM 10' RADIUS  
PROPOSED 84" STORM 10' RADIUS  
PROPOSED 96" STORM 10' RADIUS  
PROPOSED 108" STORM 10' RADIUS  
PROPOSED 120" STORM 10' RADIUS

### UTILITY CROSSINGS

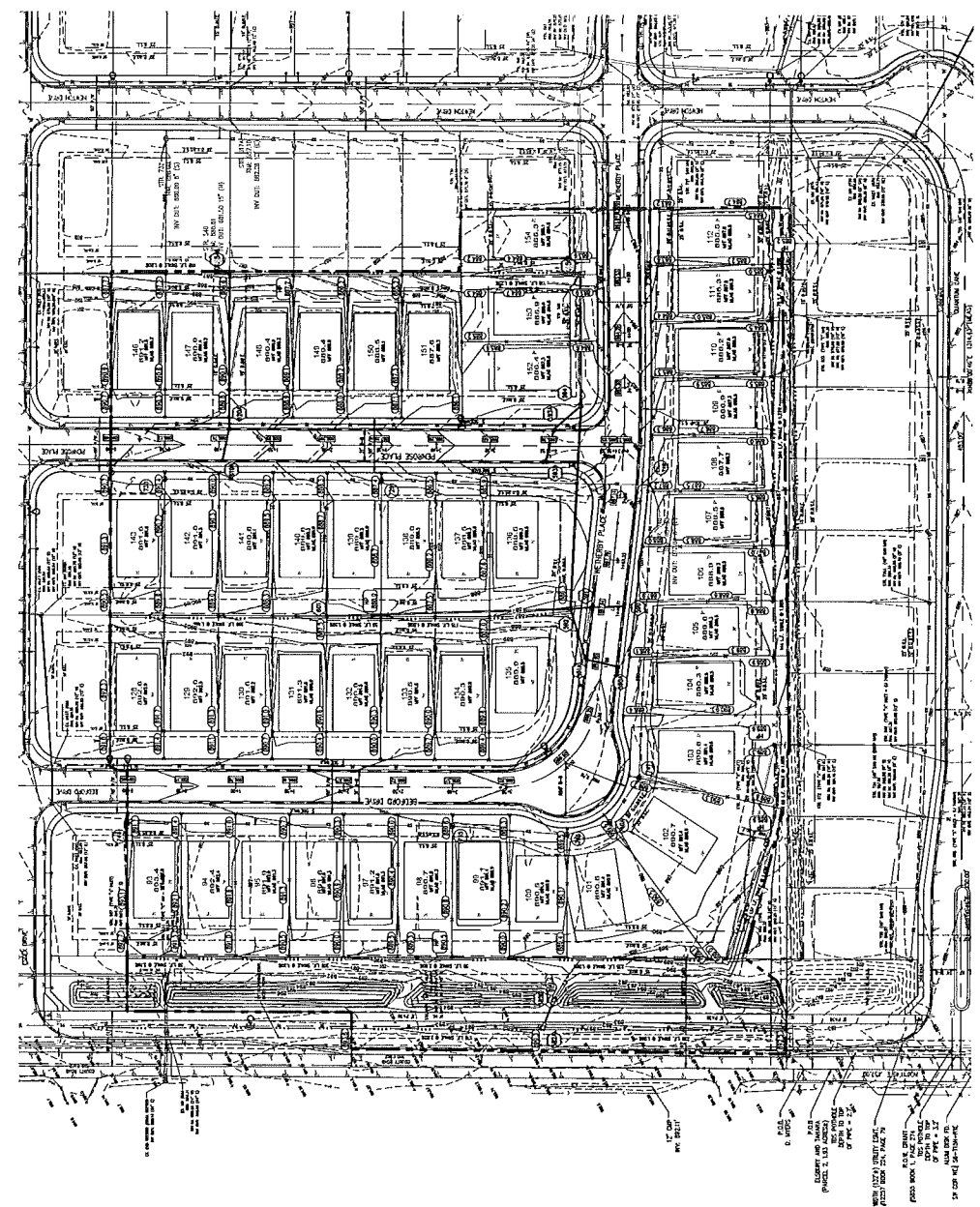
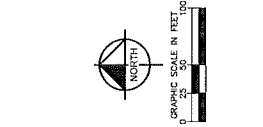
CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL MAINTAIN RECORDING OF ALL UTILITIES ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ENCOUNTERED.

### STORM SEWER STRUCTURE DATA TABLE

STRAIN	STR. TYPE	CASTING TYPE	LOC.	INCOMING PIPE DATA	OUTGOING PIPE DATA
500	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
501	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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### SANITARY SEWER STRUCTURE DATA TABLE

STRAIN	STR. TYPE	CASTING TYPE	LOC.	INCOMING PIPE DATA	OUTGOING PIPE DATA
521	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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523	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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525	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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527	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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529	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
530	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
531	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
532	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
533	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
534	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
535	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
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537	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
538	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
539	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)
540	18" DIA. 15' DIA.	18" DIA. 15' DIA.	15' RADIUS (S)	18" RCP (S) 10' DIA. (S)	18" RCP (S) 10' DIA. (S)



### NOTES

- REFER TO SHEET C01 FOR GENERAL NOTES.
- SEE SURFACE PLAN (S01) FOR MORE DETAILS.

ORIGINAL ISSUE:  
 DATE: 11/09/23  
 KHA PROJECT NO. 170334016.4  
 SHEET NUMBER L100

SECTION 4  
 PENROSE

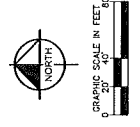
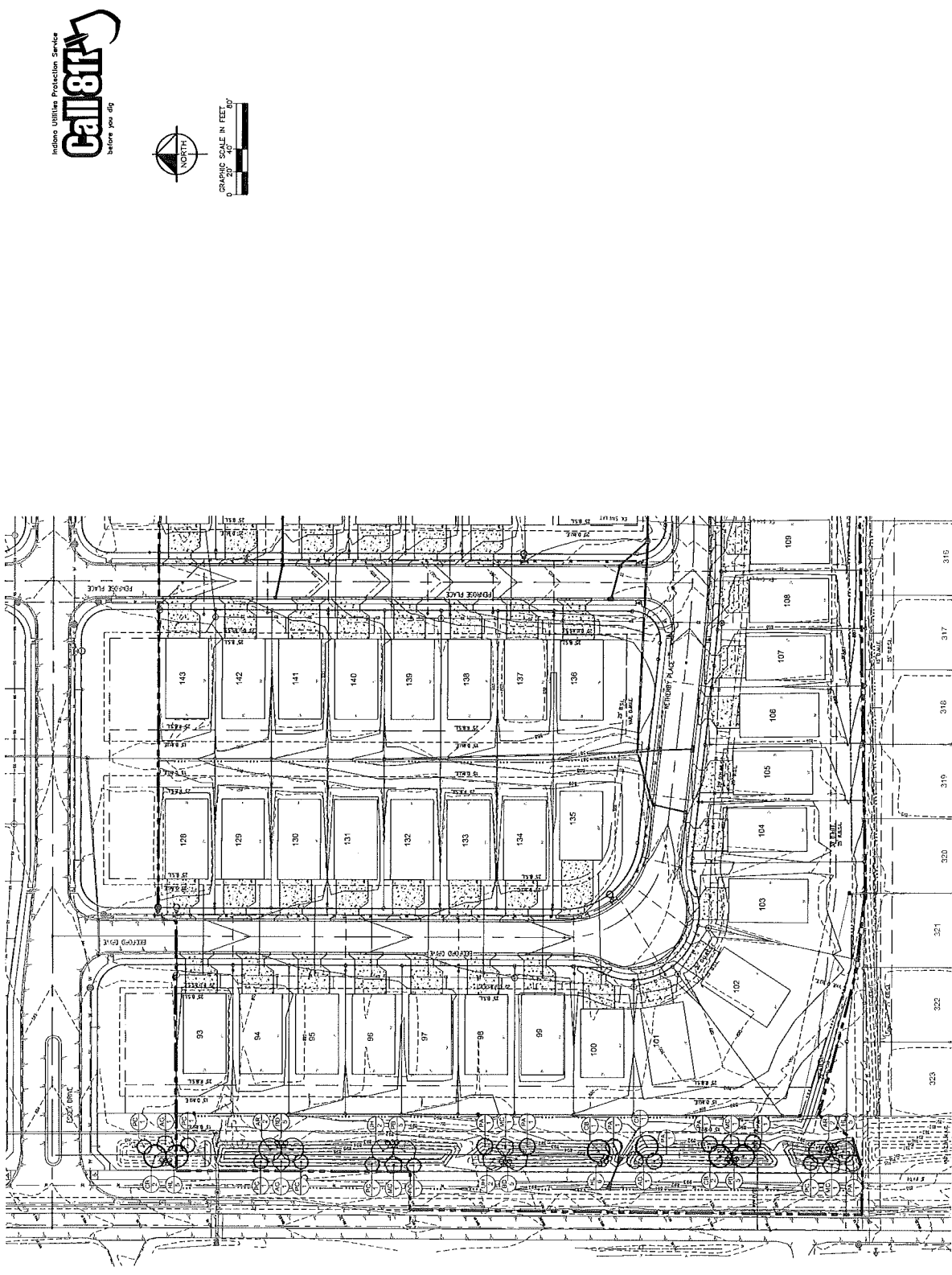
LANDSCAPING  
 IN

**LENNAR**



DESIGNED BY: MJK  
 CHECKED BY: MJK  
 DRAWN BY: MJK  
 SCALE: AS NOTED  
**Kimley-Horn**

NO.	REVISIONS PER TAC COMMENTS	DATE
1	ISSUED FOR CONSTRUCTION	11/09/23
2		
3		
4		
5		
6		



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES OR PUBLIC AREAS.





# CASE SUMMARY

**Case:** 2024-2167

**Request:** Repeal the Danville Zoning Ordinance and Danville Subdivision Control Ordinance and replace them with the new Unified Development Ordinance (UDO) and Danville Zoning Map

**Location:** Properties located within Danville Town limits

## **Staff Summary:**

Over the last year, Staff has been working on drafting a Unified Development Ordinance (UDO) to replace the Subdivision Control Ordinance and Zoning Ordinance. In addition to creating a UDO, the Danville Zoning Map is also being updated.

The entire draft ordinance can be found at:

[https://danvillein.gov/egov/documents/1701804558\\_59961.pdf](https://danvillein.gov/egov/documents/1701804558_59961.pdf)

The updated zoning map can be found at:

[https://danvillein.gov/egov/documents/1701955882\\_68953.jpeg](https://danvillein.gov/egov/documents/1701955882_68953.jpeg)

This public hearing was properly advertised, and copies of the draft UDO and zoning map were made available at the Danville Public Library and the Danville Town Hall as prescribed by state statute. Staff did not receive any inquiries regarding the proposed ordinance and zoning map.

### **Plan Commission Action:**

*Forward Favorable Recommendation to Town Council  
Forward Unfavorable Recommendation to Town Council  
Continue Pubic Hearing and Require Revisions*

# DANVILLE, INDIANA

## LIST OF REVISIONS

### Chapter 1

p. 2 - Acknowledgements David Winters and Nancy Leavitt replace by David Potter and Bret Doub.

p. 4 – Chapter for references 5.04 through 5.11 and should be 4.04 through 5.11.

p. 12 - 1.04 A. The definition of "Administrator" is appointed by the Plan Commission instead of the Town Manager. Town Manger is correct. (Definition page 200)

p. 13 – 1.05 F Question is concerning why this reference to the IC includes et. seq. when other references don't.

p. 14 – G.1.a. Membership, Danville City Engineer should be "Town".

p. 14 – 7. Streets and Addresses, "The president of the legislative body shall" should be "may".

p. 14 – 2.a.iii. should be indented as it follows a statement ending with a colon.

### Chapter 2

p. 20 – E.3. Setbacks should be number "2".

p. 20 – E.3.b. Minimum front yard setback should be from the property/lot line and not edge of pavement; and if not recorded, should the setback be measure from the assumed row/Thoroughfare Plan? Not sure about this sections wording.

p. 22 – C. development standards for impervious surface coverage. Does the 40% include driveways? Also, the footnote, second sentence does not have anything to do with height?

p. 24 – 2.04 B.4. development should be developments.

p. 34 – 2.14 B. /CPOD still has the entire Main Street/US 36 Corridor and we reduced that area.

pp. 37 – 41, should all boxes be blank if the use is prohibited (CPOD) column has an "X" for uses that are prohibited.

### Chapter 3

p. 52 – Home-Based Business Site Standards, Outdoor Storage, bullet point 1 & 3 can be combined.

p. 53 – Character, both bullet points seem to contradict each other.

p. 54 – 3.07B Location, I don't recall allowing a home occupation in an accessory dwelling. Also Outdoor Storage should remove "no" outdoor storage is prohibited.



# DANVILLE, INDIANA

## LIST OF REVISIONS

- p. 54 – Access & Traffic, shouldn't this say Home Occupation instead of Home-Based Business?
- p. 56 – Resident Register, why is this required for a manufactured home community? Also, Indiana State Department of Health, does this include water and sewer?
- p. 58 – Sidewalks should be 5 feet in width.
- p. 59 – Outdoor Dining, should we include a statement that state regulations may apply? Under live entertainment it says entertainment, music, or sound amplification systems shall not be permitted and under hours of operation if states shall not occur after 10:00 pm- seems contradictory. Location, should state "no" closer than 6 feet to the public right of way.
- p. 60 – 3.10 B.2. Do we need carport structures at all of these locations?
- p. 68 – C. first bullet point, what is an impacted nonparticipating property and/or easement? Second bullet point ends with a colon and items below should be indented.
- p. 70 – 6.a. should be decommissioned instead of decommissioning.

### Chapter 4

- p. 78 – 4.01 B.3. should include an "or" after removed.
- p. 78 – 4.01 B.3.a. there is a period after "Standards". Also, 4.01 B.3.b. – does this apply to gravel parking areas as well?
- p. 80 – G.2.b. written approval from the adjoining property owner should be in the form of a notarized signature.
- p. 85 – b.iii.1) should be 5 feet for sidewalks.
- p.85 – b.iii.3) should say goes instead of go.
- p. 88 – 5.d. is this the finished building wall? 5.e.iii. does this apply to residential? I assume it is for commercial purposes but it really doesn't expressly say that and my be confusing.
- p. 97 – 2 Foundation Landscaping, should the town square be exempt from this requirement?
- p. 98 – 3.a. didn't we take trees within the right of way out? Maybe my memory is not correct but I know there was a lot of discussion about it.
- p. 100 – 4.06 B., should flagpoles be exempt from lighting?
- p. 100 – 4.06 C.11. Should this be .5 foot candles?

# DANVILLE, INDIANA

## LIST OF REVISIONS

- p. 107 – 4.08 B. reference to Chapter 5.07 should be 4.08.
- p. 110 – Table 4.8 Not sure why we would allow 2 Temporary Signs.
- p. 112 – Footnotes are shown but not referenced that I can see.
- p. 114 – 4.09 C.3.c. This would eliminate allowing RV parking in driveways and may be an issue. I just see a lot of RV's parked in driveways.
- p. 114 – 4.09 D.ii. This should be approval from the "Administrator" instead of Danville Board of Public Works because we don't have a board of public works.
- p. 116 – 4.10 D., should flagpoles be exempt from height restrictions?
- p. 116 – 4.10 C. What about construction trailers for residential subdivisions?

### Chapter 5

- p. 122 – Illustration says Minor Subdivision Plat. Should it be Minor Residential Subdivision Plat?
- p. 123 – C. Sidewalks and Trails reference "cutting cut grass" under maintenance. Should one word be eliminated?
- p. 125 – B. Qualifying Parcels should say of instead of or.

### Chapter 6

- p. 130 – 6.02 A.2.d. thinks officials should be replace with the official body.
- p. 144 - L. Private Driveways, "shall be" is in there twice.
- p. 145 – Table 6.2 has a footnote 1 & 2 but no reference to footnote 2.

### Chapter 7

- p. 154 – C.1. second line, application should be removed.
- p. 155 – D.6.a.iii., remove second "that" in the sentence.
- p. 156 – E.4., removed "for".

# DANVILLE, INDIANA

## LIST OF REVISIONS

- p. 160 – C.6.iii., remove second “that” in the sentence. Would also like to use this statement on page 155 – D.6.a.iii.
- p. 164 – D.3.a., wants to add “Public Input” as a consideration. I explained that is done by having the Public Hearing but that I would include it in the comments.
- p. 167 – D.1., should read “If a development plan.....” instead of “At”
- p. 173 – 7.08 A.1., remove “can be granted”.
- p. 176 – 7.09 A.1.a.iii.1), fire hydrants are owned by the Town
- p. 178 – C.1.b., water and wastewater should be included in the maintenance bond. Probably should also include landscaping, public sidewalks, etc. Could make it somewhat general so we cover everything.
- p. 180 – 7.a.&b., do these both say the same thing?
- p. 183 – 7.11, would like to include Fiscal Plan/Study.
- p. 184 – Table 7.2, Traffic Impact Tier 1 and 2 under Horizon Year, clarify opening or change to completion of the final phase.
- p. 187 – 7.12 A.2, remove “immediate action”.

### Chapter 8

- p. 198 – 8.07 Nonconforming District, how will this affect the districts we have eliminated?

### Chapter 9

Add definition for alley/alley way

- p. 200 – Need a definition for Aquaculture.
- p. 201 – Definition of applicant, should include entity as well as applicant.
- p. 204 – Definition of CAFO, 3rd line, include exceeds “any” animal threshold.
- p. 206 - Density, Net, first line, remove “includes”.
- p. 208 – Definition of Evergreen, delete “rather than repaid”
- p. 218 – Definition of Pond, first line, remove second “of” and add “greater than”.

**NOTICE OF PUBLIC HEARING ON THE PROPOSED DANVILLE UNIFIED DEVELOPMENT ORDINANCE (UDO) & ZONING MAP, AND REPLACING THE ZONING AND SUBDIVISION CONTROL ORDINANCES AND ZONING MAP**

In accordance with IC 36-7-4-602(b), IC 36-7-4-602(c), and 36-7-4-604, notice is hereby given that the Danville Plan Commission, Town of Danville, Indiana, on Wednesday, January 10, 2024, at 7:00 PM at the Town Hall, 49 North Wayne Street, in Danville, Indiana, will hold a public hearing to consider the proposed Unified Development Ordinance (UDO) and Zoning Map which would replace the zoning and subdivision control ordinances and current zoning map.

The geographic area to which the revised ordinance and zoning map applies to all properties within the Town of Danville's municipal boundaries.

1. Unified Development Ordinance (UDO)
  - a. **Chapter 1 – Introductory Provisions:** enabling language for a UDO; purpose and intent; applicability, authority, and jurisdiction; transition policies; and UDO administration.
  - b. **Chapter 2 – Zoning Districts:** identification of each zoning district and the respective purpose, permitted uses, and development standards.
  - c. **Chapter 3 – Standards for Specific Uses:** development standards that apply to certain uses, including accessory dwelling units, adult-oriented businesses, campgrounds/RV parks, home-based businesses, home occupations, manufactured home parks, outdoor dining, solar and wind energy systems, and wireless communication facilities.
  - d. **Chapter 4 – Site Development Standards:** development standards that apply to specific site elements, including accessory structures, architectural and site design, driveway and access management, bufferyard and plantings, driveways and access management, lighting, parking and loading, signs, storage, structures, and trash and dumpsters.
  - e. **Chapter 5 - Subdivision Types:** types of permitted subdivisions, including commercial, industrial, major residential, and exempt.
  - f. **Chapter 6 – Subdivision Design Regulations:** design standards for subdivisions, such as access, layout, open space, roads, driveways, sidewalks, and utilities.
  - g. **Chapter 7 – Unified Development Procedures:** procedures for all plan commission and BZA applications and approvals, requirements for documents and drawings, and other zoning or subdivision processes.
    - i. **Section 7.C.: Penalties and Fines.** Any person who violates or fails to comply with any provisions of this UDO shall be guilty of an ordinance violation and shall be fined no more than the maximum penalty allowed



per day, per violation by Indiana Law. Each day a civil violation remains uncorrected shall be a distinct and separate violation subject to an additional fine. If the jurisdiction is required to institute legal action to enforce this UDO, or to collect a fine thereunder, the violator shall also be responsible for the jurisdiction’s reasonable attorney fees and all costs related to the enforcement or collection.

- h. **Chapter 8 – Non-conforming Lots, Structures, and Uses:** provisions for non-conformities after adoption of this UDO.
  - i. **Chapter 9 – Definitions:** definitions relative to the administration of the UDO.
2. Update zoning districts to reflect the proposed UDO that would include the following:

Current Zoning District	Proposed Zoning District
Residential (RE1, RC1, R1, R2)	Residential 1 (R1)
Residential (R3)	Residential 2 (R2)
Residential (R4)	Residential 3 (R3)
Residential (R2C)	Residential Urban (RU)
Central Business (CB-P)	Primary Central Business (CB-P)
Central Business (CB-S)	Secondary Central Business (CB-S)
Commercial (LB)	Local Business (LB)
Commercial (GB), (OD)	General Business (GB)
Industrial (IL), (IO), (AD)	Industrial Light (IL)
Industrial (IG)	Industrial General (IG)
Parks and Recreation (PD)	Parks and Recreation (PR)
Planned Unit Development (PUD)	Planned Unit Development (PUD)

A copy of the proposed Unified Development Ordinance and Zoning Map is available for public inspection at the Danville Public Library located at 101 South Indiana Street and at the Danville Town Hall located at 49 North Wayne Street, Danville, Indiana. The Ordinance may also be viewed by visiting Danville’s website at [www.danvillein.gov](http://www.danvillein.gov).

Written comments regarding the proposed Unified Development Ordinance and Zoning Map may be filed with the Plan Commission within ten (10) days at the above address during regular business hours, Monday thru Friday, 8:00 am-4:00 pm and such comments will be considered. Public comment will also be received at the January 10, 2024 meeting.

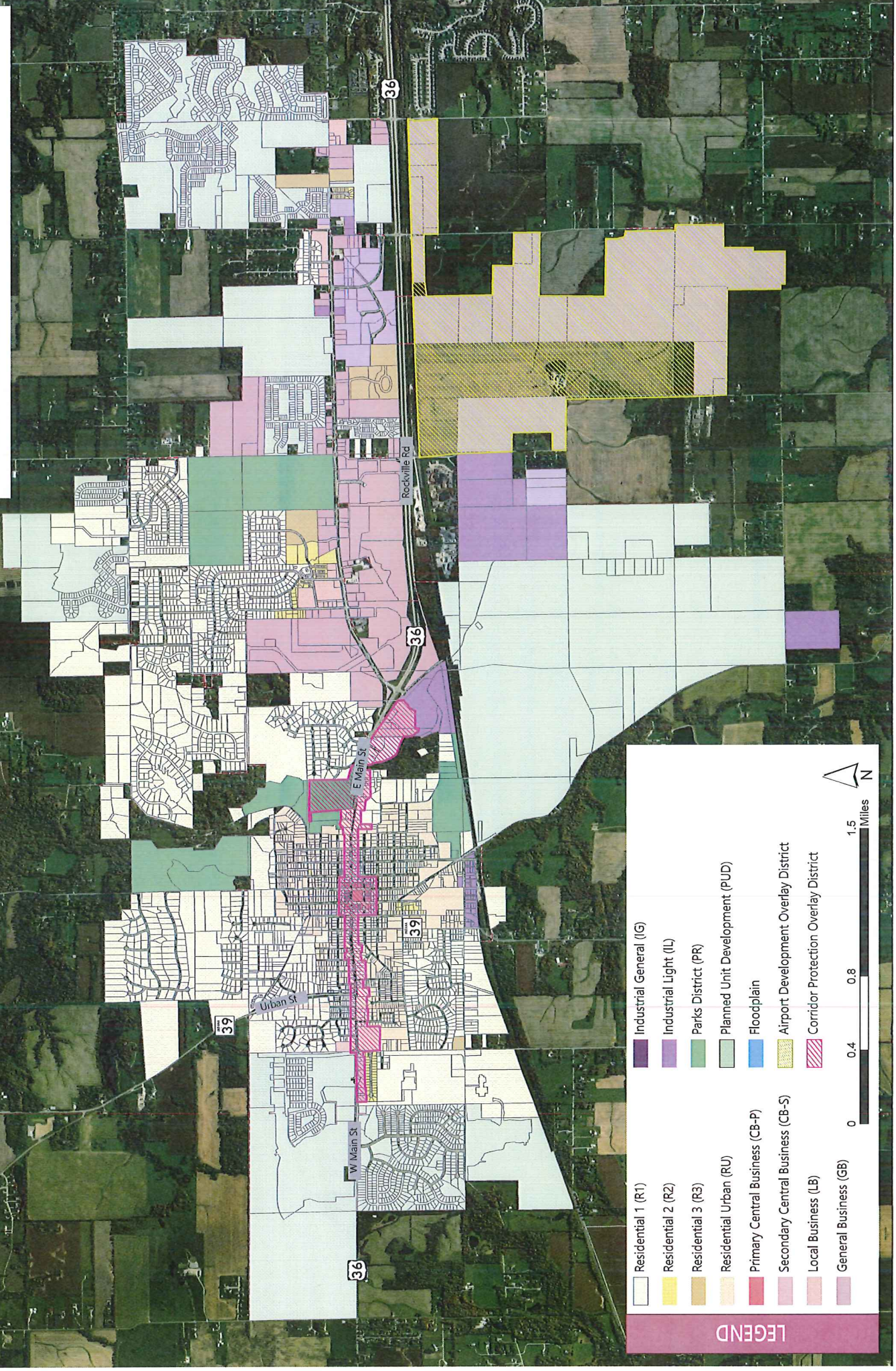
DANVILLE PLAN COMMISSION

# FOR REFERENCE ONLY

LAND USE CATEGORY	CURRENT ZONE DISTRICT	NAME OF DISTRICT	ABBREVIATION
Residential	RE1, RC1, R1, R2	Residential 1	R1
	R3	Residential 2	R2
	R4	Residential 3	R3
	R2C	Residential-Urban	RU
Central Business	CB-P	Primary Central Business	CB-P
	CB-S	Secondary Central Business	CB-S
Commercial	LB	Local Business	LB
	GB, OD	General Business	GB
Industrial*	IL, IO, AD	Industrial Light	IL
	IG	Industrial General	IG
Parks and Recreation	PD	Parks and Recreation	PR
Planned Unit Development	PUD	Planned Unit Development	PUD



# DANVILLE OFFICIAL ZONING MAP 2023 PROPOSED



**LEGEND**

	Residential 1 (R1)		Industrial General (IG)
	Residential 2 (R2)		Industrial Light (IL)
	Residential 3 (R3)		Parks District (PR)
	Residential Urban (RU)		Planned Unit Development (PUD)
	Primary Central Business (CB-P)		Floodplain
	Secondary Central Business (CB-S)		Airport Development Overlay District
	Local Business (LB)		Corridor Protection Overlay District
	General Business (GB)		

0 0.4 0.8 1.5 Miles

N



# **CASE SUMMARY**

## Final Plat & Construction Plan Request

- Case:** 2023-2164  
D.R. Horton, on behalf of Lar-Lan Enterprises, LLC., Petitioner  
Mark Bridwell, Representative
- Request:** Final Plat & Construction Plan Approval, Miles Farm, Section 3
- Location:** 1,050 feet west of the intersection of US Highway 36 and Clear Creek Drive
- Acreage:** 49.77 acres
- Zoning:** Planned Unit Development

### **Preliminary Plat Request:**

The petitioner is requesting a thirty (30) day continuance of the above-referenced project, to allow additional time to address review comments made by the Technical Advisory Committee.

Staff is not opposed to this request for a 30-day continuance of Miles Farm, Section 3 subdivision.

### **Plan Commission Action:**

- Approve Final Plat & Construction Plan Request*
- Approve Final Plat & Construction Plan Request with Conditions*
- Deny Final Plat & Construction Plan Request*