

American Heritage Village, Auburn, Indiana
C-2P, General Commercial, Planned Unit Development (PUD – DISTRICT)
CONDITIONS

This project is for a Planned Unit Development (PUD) for a proposed senior citizen multi-family residential development. The zoning will be R-3P (MULTI-FAMILY RESIDENTIAL – (PUD) PLANNED UNIT DEVELOPMENT) district. The rezoning project will include the following PUD conditions:

- 1) Permitted *Principal uses* will be restricted to all of the following criteria:
 - a. The following are the *Permitted Principal* uses for this R-3P District;
 - Only senior citizen (Age 55 years or older with no dependant children) multi-family housing units are allowed to be built within this R-3P district.
 - The units are not to exceed two stories in height and any two story unit can only be for a single-family (i.e. townhouse type) unit.
 - All housing units must have an attached single- or multi-stall garage.
 - No outbuildings will be allowed.
 - A community center or other related senior citizen multi-family facility or use may be allowed after being reviewed by Building, Planning and Development department staff and approved by Plan Commission.
- 2) Architectural designs of the senior citizen multi-family housing units are to be reviewed by Building, Planning and Development department staff and approved by Plan Commission. The senior citizen multi-family housing unit's façades must contain at least 10% natural materials (i.e. brick, stone, masonry, wood etc.) or synthetic brick or stone and determined to be compatible with the surrounding land uses. Building, Planning and Development department staff will review and approve future building façade designs and any proposed changes.

- 3) Lot Coverage Requirement: Limit the number of housing units per acre to *15 units per acre*. Code for R-3 multi-family residential district is 20 units per acre.
- 4) As per R-3P requirements provide open space/recreational space equal to the following; no less than **35%** of the net site area shall be maintained in open space of which **120** square feet per housing unit shall be developed for recreational use.
- 5) The R-3 district requires at least 2 parking spaces per unit. For this R-3P district 10 additional public parking spaces will also be required to be placed within the development.
- 6) The development plan must contain paved walkways interconnecting the housing units.
- 7) The outdoor lighting plan must meet Plan Commission approval.
- 8) Maintain or relocate any existing public or utility easements or right-of ways.
- 9) If applicable, any entry signage must meet Plan Commission approval.
- 10) A landscape plan must be included as part of the development plan and meet the following criteria:
 - a. Construct a three-foot landscape mound on the west side, on the north and northeast sides, and on the south side as shown on the attached conceptual design (See attached drawing).
 - b. Four-foot high fir or evergreen trees are to be planted on 10-foot centers on the identified landscape mounds.
 - c. Construct an outdoor gazebo or similar structure within an open space area. The design is to be reviewed and approved by the staff of the Plan Commission.
 - d. In the wooded area on the northeast side construct a walking path that connects with the housing units.
 - e. Landscape plan must meet Plan Commission approval as part of the development plan.

- 11) Provide development plan for review and approval by the City departments and the Plan Commission
- 12) Unless specifically modified above, all related R-3 multi-family residential district zoning requirements will apply.
- 13) Any variances from these conditions must first meet Plan Commission and City Council approval.