

ORDINANCE NO. 2025-14
AN ORDINANCE APPROVING A MODIFIED PLANNED DEVELOPMENT DISTRICT
ORDINANCE FOR EAST AUBURN ESTATES SUBDIVISION

SUMMARY

An Ordinance approving a modified Planned Development (PD) District Ordinance for the East Auburn Estates Subdivision, a 29.445-acre property located on the southwest corner of Auburn Drive and County Road 46A.

| | | | |
|-------------------|-----------------------------------------|-------------------|----------------------------|
| <u> </u> | Recorder’s Office | <u> </u> | Publish Public Hearing |
| <u> </u> | Auditor’s Office | <u> </u> | |
| <u> </u> | Clerk’s Office | <u> </u> | Publish O/R after Adoption |
| <u> </u> | Other | <u> </u> | |
| <u> X </u> | Building Department | | |
| <u> </u> | Engineering Department | | |
| <u> </u> | DeKalb County Plan Commission | | |
| <u> X </u> | Internet Code Site – Council Ordinances | | |

ORDINANCE NO. 2025-14
AN ORDINANCE APPROVING A MODIFIED PLANNED DEVELOPMENT DISTRICT
ORDINANCE FOR EAST AUBURN ESTATES SUBDIVISION

WHEREAS, Ordinance No. 2024-02 established a Planned Development (PD) District Ordinance for East Auburn Estates Subdivision; and

WHEREAS, Section 9.07G of the Auburn Unified Development Ordinance (UDO) provides for amendments to a Planned Development District Ordinance; and

WHEREAS, the City of Auburn Plan Commission at its July 8, 2025 meeting held a legally advertised Public Hearing regarding a request to modify the Planned Development District Ordinance for the East Auburn Estates subdivision and to modify the approved Establishment Plan for the property; and


WHEREAS, the City of Auburn Plan Commission, on July 8, 2025, heard input from the public and ultimately forwarded a *favorable recommendation* to the Auburn Common Council, with 7 votes in favor of the favorable recommendation and 0 votes against the favorable recommendation concerning the adoption of the modified Planned Development District Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA, THAT:

The Planned Development District Ordinance for East Auburn Estates subdivision, attached hereto as Exhibit A shall be adopted and the Establishment Plan shall be approved as illustrated in Exhibit B.

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

PASSED AND ADOPTED by the Common Council of the City of Auburn,
Indiana, this 19th day of August, 2025.



James Finchum, Councilmember

ATTEST:



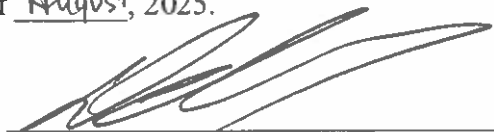
Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 19th day of August, 2025.



LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 19th day of August, 2025.



DAVID E. CLARK, JR. Mayor

VOTING:

AYE

NAY

Natalie DeWitt, President



Rod Williams




James Finchum



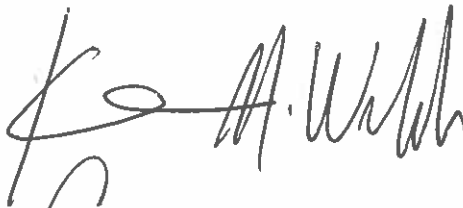
Dan Braun



David Bundy



Kevin Webb



Emily Prosser




Exhibit A

CITY OF AUBURN, INDIANA EAST AUBURN ESTATES SUBDIVISION PLANNED DEVELOPMENT DISTRICT ORDINANCE

ARTICLE I – Purpose and Intent

The purpose and intent of the East Auburn Estates Planned Development District is to establish a mixed-use development with high-density single-family residential units and commercial land uses with common areas and a subdivision stormwater detention basin as illustrated in Exhibit C. The district will have development standards and design standards to provide a unique mixed-use development that is cohesive in design with abundant open spaces.

ARTICLE II – Uses

For the single-family residential designated area, the permitted and special exception uses listed for the R3 (High-Density Single-Family Residential District) in UDO Section 2.13 are allowed with the exception of manufactured homes.

For the neighborhood commercial designated area, the permitted and special exception uses listed for the C1 (Neighborhood Commercial District) in UDO Section 2.31 are allowed.

For the general commercial designated area, the permitted and special exception uses listed for the C2 (General Commercial District) in UDO Section 2.33 are allowed.

ARTICLE III – Development Standards

The bulk and dimensional standards for the East Auburn Estates PD District are as follows:

| EAST AUBURN ESTATES PLANNED DEVELOPMENT DISTRICT STANDARDS | | | |
|------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------|-------------------------------------------|
| | <i>Residential Standards</i> | <i>Neighborhood Commercial Standards</i> | <i>General Commercial Standards</i> |
| Minimum Lot Area | 7,200 square feet | 5,000 square feet | 15,000 square feet |
| Minimum Lot Width | 60 feet | 55 feet | 100 feet |
| Setbacks | | | |
| Front | 25 feet | 30 feet | 50 feet |
| Rear | 15 feet | 30 feet | 30 feet |
| Side | 5 feet | 10 feet; 20 feet if adjacent to residential uses or residential zoning | 20 feet |
| Maximum Building Height | 35 feet | 35 feet | 50 feet |
| Minimum Dwelling Unit Size | 1,350 square feet per dwelling unit | | |
| Maximum Density | 4.6 du/acre in a multiple lot development | | |
| Minimum Accessory Building Setback | 25 feet front; 5 feet side; 5 feet rear | | 50 feet front; 10 feet side; 10 feet rear |
| Parking Requirement | 2 spaces per dwelling unit | per UDO Section 5.57 | per UDO Section 5.57 |
| Garage Required | Yes | | |
| Maximum Lot Coverage | 60% | 65% | 80% |

ARTICLE IV – Design Standards

The design standards for the East Auburn Estates PD District are as follows:

- a. Commercial uses in the general commercial area must comply with the architectural standards in UDO Section 5.18.
- b. Mechanical equipment and trash enclosures shall be screened.
- c. Residential uses are required to have a garage.
- d. Residential uses shall provide a paved parking area for at least two vehicles upon each lot.
- e. Sidewalks are required along the interior streets and all streets shall meet City standards.
- f. Sidewalks are required along the perimeter streets, including County Road 31, Auburn Drive, and County Road 46A.
- g. Road-facing front door and garage are required.

ARTICLE V – Amendments

The procedure for amending the East Auburn Estates Planned Development District shall be as set forth in Section 9.07G of the Auburn Unified Development Ordinance.

East Auburn Estates Location Map



East Auburn Estates Legal Description

Legal Description per Document Number 202108570:

That part of the North half of the Northwest Quarter of Section Four (4), Township Thirty-three (33) North, Range Thirteen (13) East lying West of the center line of the Auburn and St. Joe Road running through said quarter section, and containing 30.13 acres more or less, in DeKalb County, Indiana.

EXCEPTING THEREFROM, the following described real estate, to-wit:

A part of the North Half of the Northwest Quarter of Section 4, Township 33 North, Range 13 East, DeKalb County, Indiana described as follows: Commencing at Northwest Corner of the Northwest Quarter of said section, said point being the point of beginning of this description; thence north 89 degrees 49 minutes 28 seconds east (all bearings based on bearing system for Project No. STP-J070(5) for City of Auburn) 6.096 meters (20.00 feet) along the north line of said quarter section to a point on existing right of way of County Road 31; thence continuing north 89 degrees 49 minutes 28 seconds east, 184.625 meters (605.72 feet) along the north line of said quarter section to a point on existing right of way of County Road 46A; thence continuing north 89 degrees 49 minutes 28 seconds east, 7.377 meters (24.20 feet) along the north line of said quarter section to the centerline of County Road No. 46A; thence south 34 degrees 26 minutes 51 seconds east, 102.164 meters (335.18 feet) along said centerline; thence south 55 degrees 33 minutes 09 seconds west, 6.096 meters (20.00 feet) to a point on existing right of way; thence continuing south 55 degrees 33 minutes 09 seconds west, 7.904 meters (25.93 feet) to a point on proposed right of way; thence the following six courses along proposed right of way; north 35 degrees 35 minutes 36 seconds west, 100.020 meters (328.15 feet); north 82 degrees 42 minutes 40 seconds west, 42.813 meters (140.46 feet); south 89 degrees 51 minutes 22 seconds west, 120.000 meters (393.70 feet); south 18 degrees 57 minutes 24 seconds west, 21.084 meters (69.17 feet); south 05 degrees 18 minutes 32 seconds west, 60.299 meters (197.83 feet); south 25 degrees 31 minutes 03 seconds west, 11.118 meters (36.48 feet) to a point on existing right of way of County Road 31; thence south 89 degrees 35 minutes 54 seconds west, 6.096 meters (20.00 feet) to a point on the west line of said quarter section; thence along said west line north 00 degrees 12 minutes 30 seconds west, 95.156 meters (312.19 feet) to the point of beginning of this description, containing 0.3986 hectares (0.985 acres) more or less, inclusive of the

presently existing right of way which contains 0.1215 hectares (0.300 acres) more or less, for a net additional taking of 0.2771 hectares (0.685 acres), more or less.

EXHIBIT B

East Auburn Estates Establishment Plan



EXHIBIT C

East Auburn Estates Conceptual Residential Lot Layout Plan

