

ORDINANCE 2015-OR-09

**AN ORDINANCE CLARIFYING THE DEVELOPMENT PLAN OF
CHARLESTOWN LANDING TO ALLOW A POCKET NEIGHBORHOOD**

WHEREAS, the Common Council of the City of Charlestown Indiana (the “*City*”) has previously approved standards for developing the *Charlestown Landing Planned Unit Development* (hereinafter “*Charlestown Landing*”); and,

WHEREAS, actual development at Charlestown Landing has been underway since that time; and,

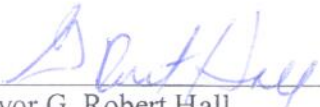
WHEREAS, in the Development Plan of Charlestown Landing, a 10.2578 acre tract was approved for construction of single family residences, more particularly, single family residences and patio homes (see “*Exhibit A*”); and

WHEREAS, after the Development Plan of Charlestown Landing was approved alternative concepts in single family residences have become popular. One such concept is that of *Pocket Neighborhoods*, which are clustered groups of neighboring houses gathered around a shared open space — a garden courtyard, a pedestrian street, a series of joined backyards, or a retro type alley — all of which create a sense of territory and shared stewardship. In such settings nearby neighbors easily get to know one another, empty nesters and single householders with far-flung families can find friendship or a helping hand nearby, and children may discover shirttail aunts and uncles just beyond their front gate; and,

WHEREAS That the current owner/developer of Charlestown Landing desires to construct a Pocket Neighborhood known as *Kleingarten*, comprised of single family residences in 8.598 acres (see “*Exhibit B*”) of the 10.257 acre tract previously designated for patio homes and single family residences; and,

WHEREAS, the slight variation from the original Development Plan and proposed use of the 8.598 acre tract in Charlestown Landing, to allow the development of a Pocket Neighborhood as depicted on “*Exhibit C*”, attached hereto and incorporated by reference herein, instead of patio homes and other single family residences is not substantive, would result in more green space in the neighborhood, would allow more distance between the houses, would be beneficial for the City of Charlestown, and is likely to create a more desirable and marketable residential environment than patio homes and other single family residences; and,

SEEN AND APPROVED BY ME THIS ON THE ____ DAY OF _____, 2015.

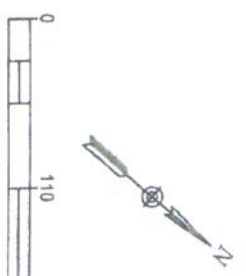
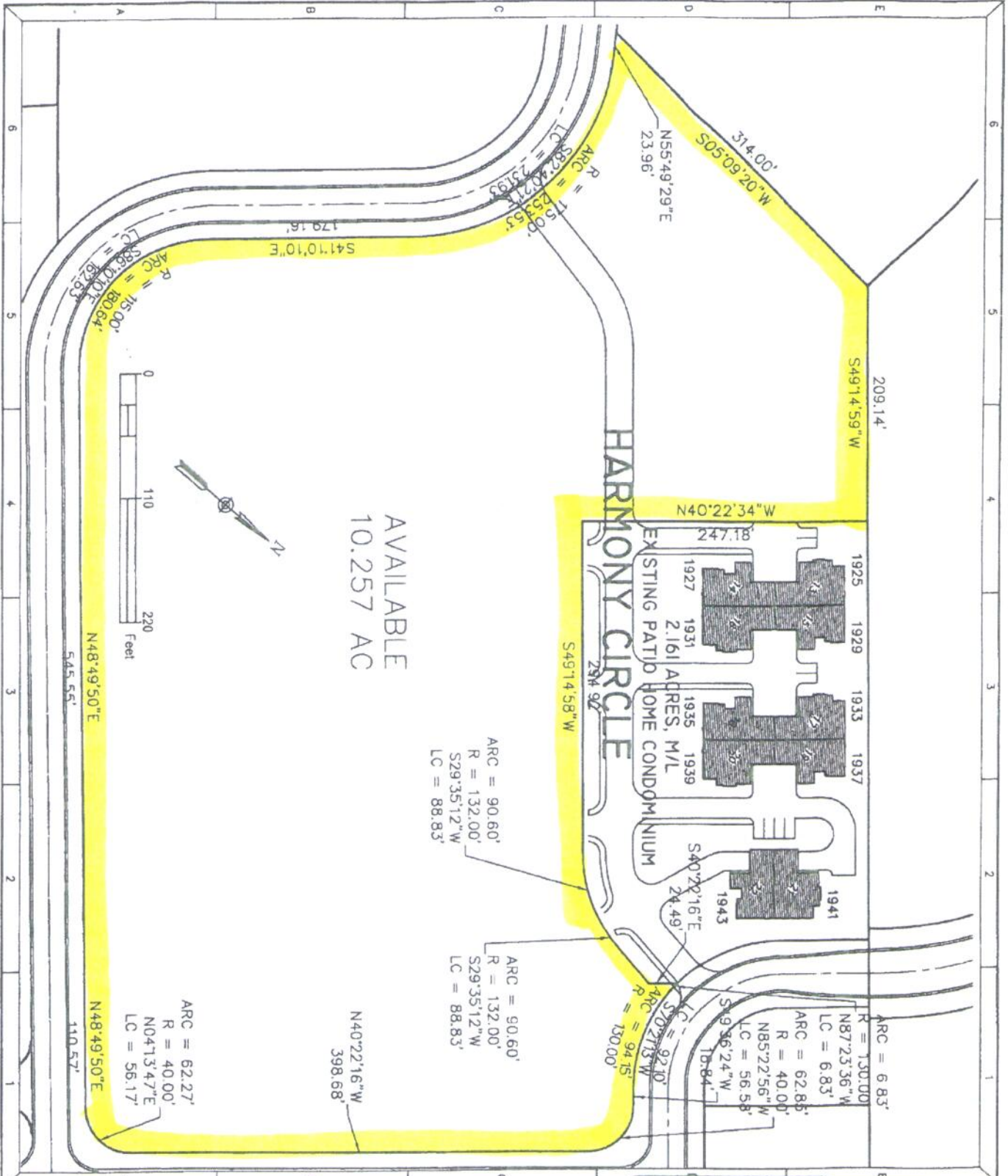


Mayor G. Robert Hall

ATTEST:

Date

Donna Coomer
City Clerk/Treasurer



AVAILABLE
10.257 AC

ARC = 90.60'
R = 132.00'
S29°35'12"W
LC = 88.83'

ARC = 90.60'
R = 132.00'
S29°35'12"W
LC = 88.83'

ARC = 62.27'
R = 40.00'
N04°13'47"E
LC = 56.17'

ARC = 62.85'
R = 40.00'
N85°22'56"W
LC = 56.58'

ARC = 68.83'
R = 130.00'
N87°23'36"W
LC = 6.83'

ARC = 68.83'
R = 130.00'
N87°23'36"W
LC = 6.83'

Date: 09/12/14
Drafted By: WDM
Checked By: JAC
Director: T./2014/2003/
File: 9178/MARKET3.A
Job No.: 03-9178
Drawing No.
1 OF 1

301 E. CHESTNUT ST.
P.O. BOX 123
CORYDON, IN 47112
TEL: (812) 738-4124
FAX: (812) 738-6740
email: jcooperwalli@
ppe-eng.com

PAUL PRIMAVERA & ASSOCIATES
ENGINEERS & LAND SURVEYORS

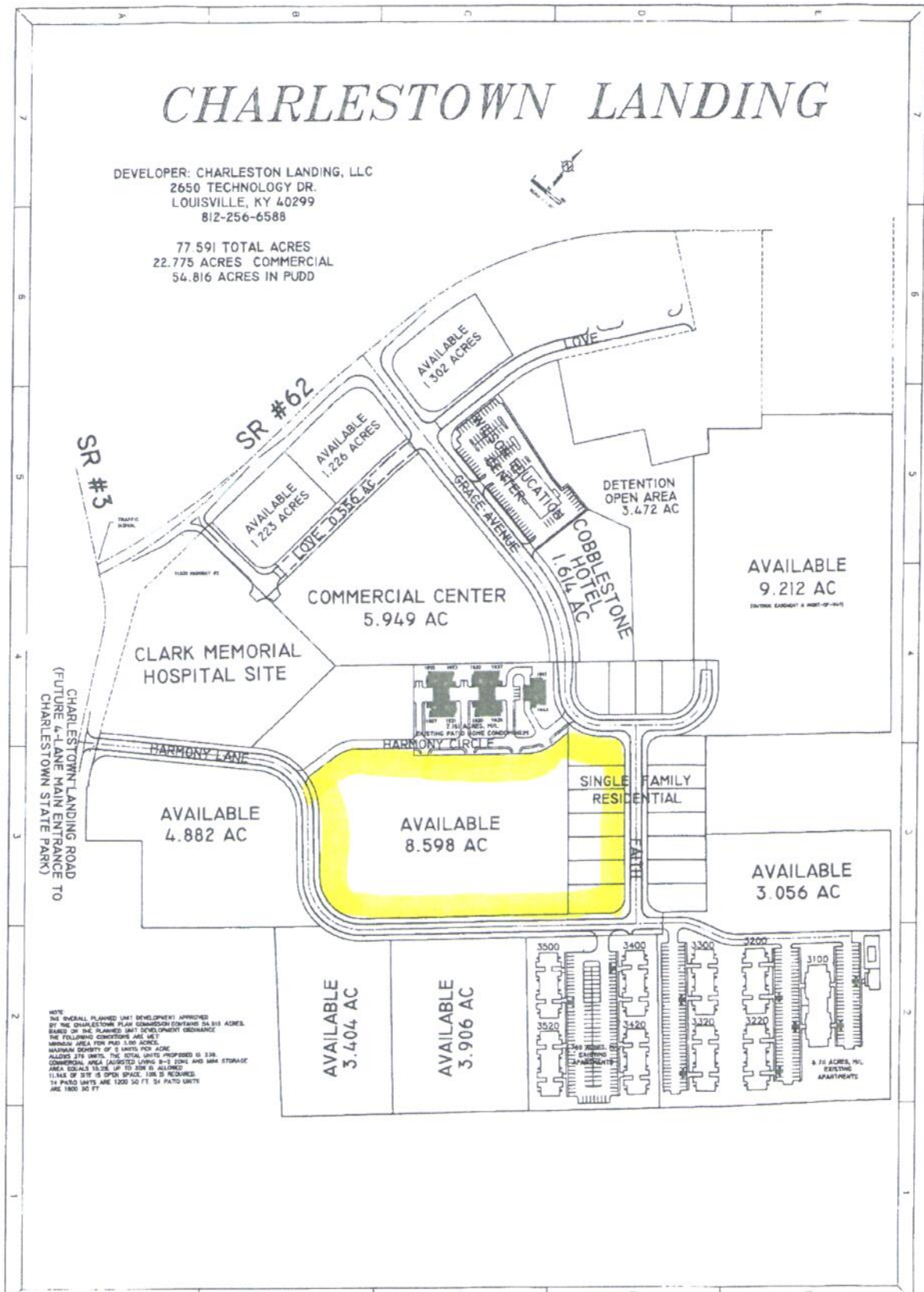


Revision	Date	By
4:		
3:		
2:		
1:		

CHARLESTOWN LANDING

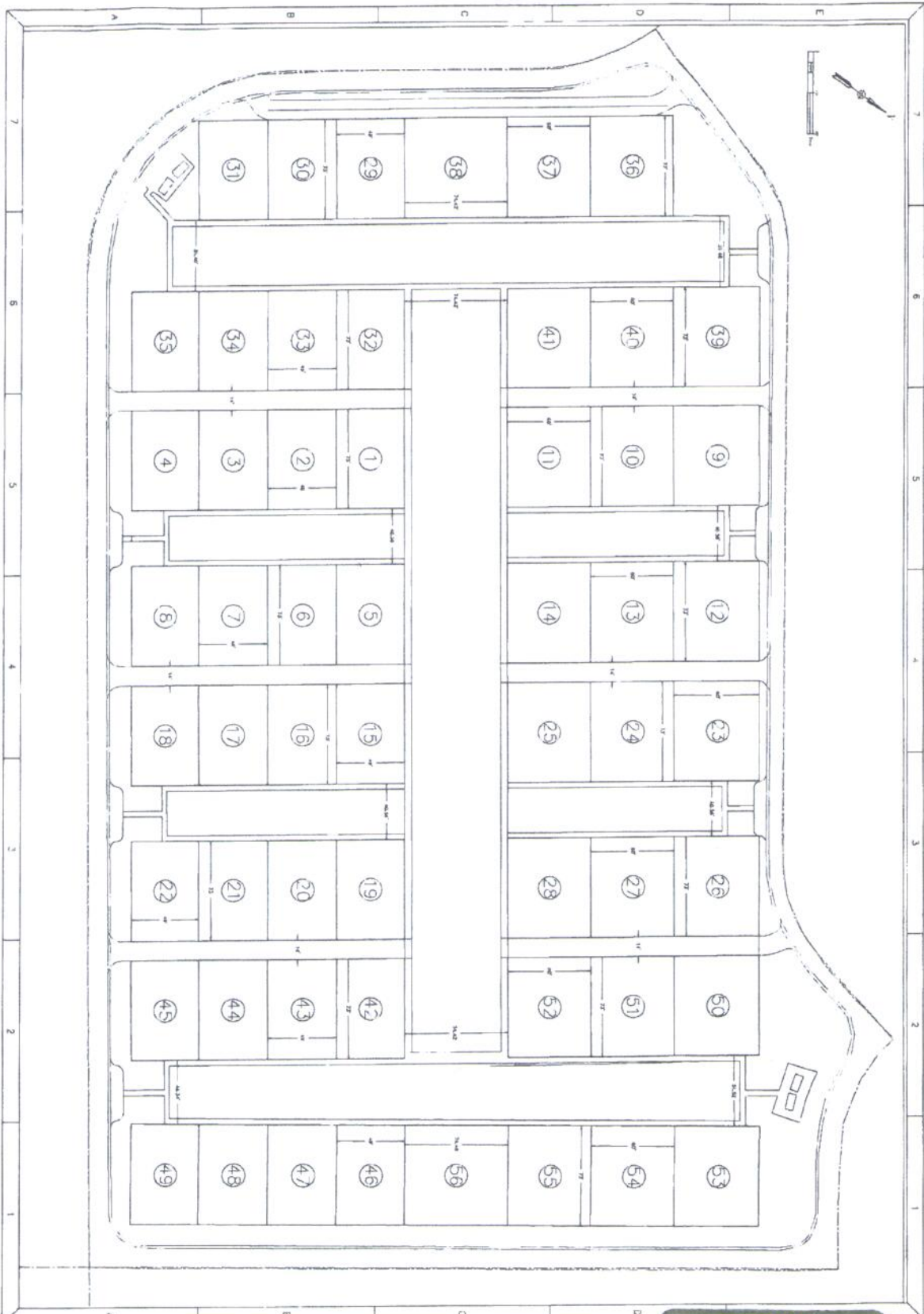
DEVELOPER: CHARLESTON LANDING, LLC
 2650 TECHNOLOGY DR.
 LOUISVILLE, KY 40299
 812-256-6588

77.591 TOTAL ACRES
 22.775 ACRES COMMERCIAL
 54.816 ACRES IN PUDD

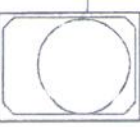


NOTE:
 THE OVERALL PLANNED UNIT DEVELOPMENT APPROVED BY THE CHARLESTOWN PLANNING COMMISSION CONTAINS 54,919 ACRES. BASED ON THE PLANNED UNIT DEVELOPMENT ORDINANCE THE FOLLOWING CONDITIONS ARE MET:
 MINIMUM AREA FOR PUD 1.00 ACRES.
 MAXIMUM DENSITY OF 3 UNITS PER ACRE.
 ALLOWS 279 UNITS. THE TOTAL UNITS PROPOSED IS 238.
 COMMERCIAL AREA (ASBESTOS ZONING R-1 ZONING AND MIN. STORAGE AREA EQUALS 13.2% UP TO 20% IS ALLOWED.
 11,548 SF OF SITE IS OPEN SPACE. USE IS REQUIRED.
 14 PAVED UNITS ARE 1200 SQ FT. OF PAVED UNITS ARE 1800 SQ FT.

Drawing No. M-1 Date: 09/27/11 Drawn By: JMC Checked By: JMC Title: CHARLESTOWN LANDING File No: 09-1118		PAUL PRIMAVERA & ASSOC. - ENGINEERS & LAND SURVEYORS - 301 E. CHESTNUT STREET P.O. BOX 123 CORYDON, IN 47112 TEL: (812) 738-4124 FAX: (812) 738-6740	CHARLESTOWN BY: CHARLESTOWN	Description By



Scale: 1/8" = 1'-0"
 Checked by: JMC
 Drawn by: JMC
 Project: CHARLESTOWN LANDING
 Job No.: 13-1228
 Drawing No.: 1 OF 1



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POCKET HOMES
 CHARLESTOWN LANDING
 SOUTHERN IN DEV PARTNERS LLC
 CHARLESTOWN, IN
 SITE PLAN



WHEREAS, it is in the best interest of the city of Charlestown, Indiana, that the Development Plan of Charlestown Landing be clarified to allow the owner to develop 8.598 acres of the 10.257 acre tract to construct the Kleingarten Pocket Neighborhood in lieu of patio homes and other single family residences, provided that the residences constructed therein are each at least twelve hundred (1,200) square feet of living space, and that all utility infrastructure comply with other development standards of the City of Charlestown, Indiana; and,

WHEREAS on September 28, 2015 the City of Charlestown *Plan Commission* voted to recommend a clarification of the Development Plan of the Charlestown Landing planned unit development to allow the *Kleingarten* Pocket Neighborhood development. Therefore,

BE IT ORDAINED by the Common Council of the city of Charlestown, Indiana, that the Development Plan of the Charlestown Landing planned unit development be clarified to the extent that the 8.598 acres tract depicted on *Exhibit B* and on *Exhibit C*, both attached hereto, which area was previously designated for development of patio homes and other single family residences, shall be used for the development of a Pocket Neighborhood known as *Kleingarten*.

All of which is resolved on the 5th date of October, 2015.

	Voted In Favor	Voted Against	Abstained	Absent
<u>Ruth Ann Rawlings</u> Ruth Ann Rawlings President <i>pro tempore</i>	✓	_____	_____	_____
<u>Kathy Cash</u> Kathy Cash	✓	_____	_____	_____
<u>Danny James</u> Danny James	✓	_____	_____	_____
<u>Jeff Aaron</u> Jeff Aaron	✓	_____	_____	_____
<u>Ted Little</u> Ted Little	✓	_____	_____	_____

Presented to Mayor G. Robert Hall on the 5th day of October, 2015.

Donna Coomer
Donna Coomer
City Clerk/Treasurer