

FCO 2017- 18

Floyd County Board of Commissioners  
Ordinance Amendment  
Planned Unit Development  
(PD-RS-02 Knob Hill)

Whereas, the Floyd County Board of Commissioners met on July 18, 2017, in this matter pursuant to IC 36-7-4-1500; and

Whereas, the Board received from the Floyd County Plan Commission a favorable recommendation (9-0) of the proposed Planned Unit Development known as Knob Hill FCPC Docket 08-14-21 (FCZO PD-RS-02).

Whereas, the Plan Commission held a public hearing on the matter on May 16, 2017, and heard from both proponents and opponents of the proposed Plan Unit Development to the zoning ordinance and zoning map.

Whereas, the Floyd County Board of Commissioners voted 2-1 to approve the planned unit development on July 18, 2017;

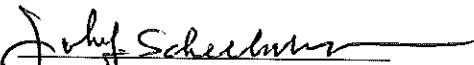
NOW, THEREFORE,

BE IT ORDAINED that Floyd County Zoning Ordinance PD-RS-05 is approved as submitted in the following Exhibits attached.

SO ORDAINED this 5 day of Sept 2017.

BOARD OF COMMISSIONERS  
COUNTY OF FLOYD

  
D. Mark Seabrook, President

  
John Schellenberger, Commissioner

\_\_\_\_\_  
Billy Stewart, Commissioner

ATTEST:


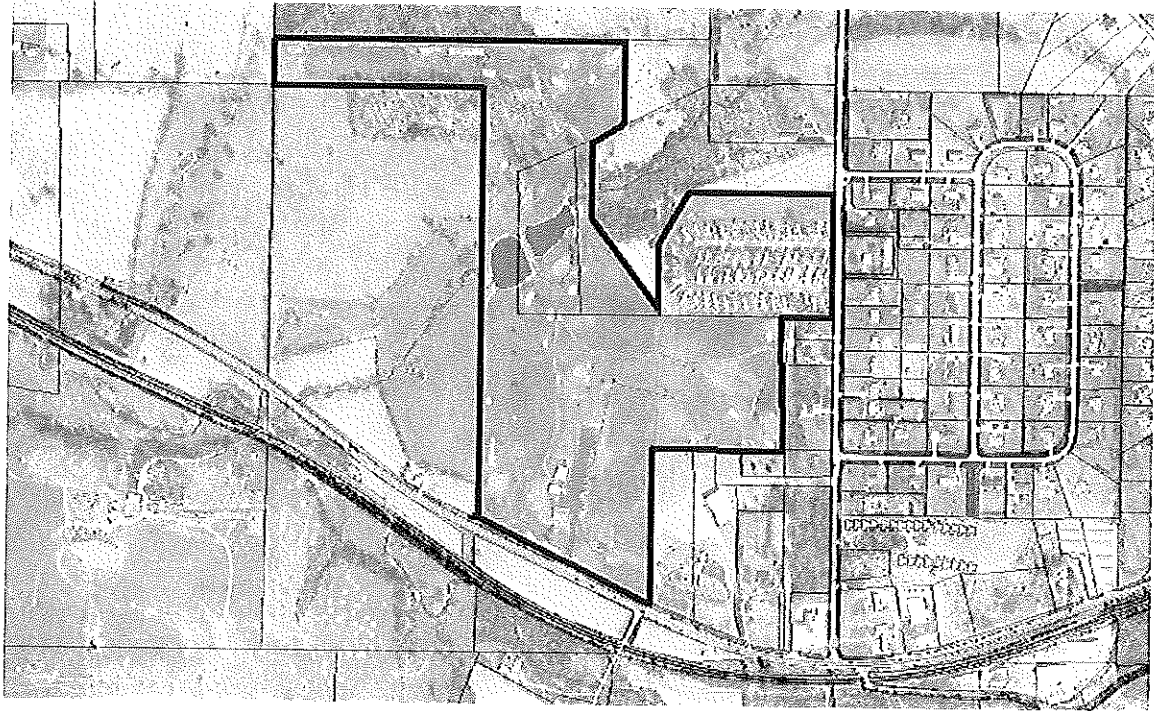
  
\_\_\_\_\_  
Scott Clark, County Auditor

Exhibit A  
Map Exhibit



**Exhibit B**  
**Legal Description**

## **Exhibit C - Development Standards**

1. The Planned Unit Development incorporates all of the Floyd County Zoning Ordinance requirements set forth in Floyd County Zoning Ordinance (FCO 2006-6 amended April 14, 2017) with the following exceptions.

### **Residential Suburban (RS) standards (Phase 1-6 denoted in Exhibit D) Section 4.19- Development Standards**

- a. Minimum lot frontage 60 feet

### **Multi-Family (MF) Standards (Phase 3A denoted in Exhibit D) Section 4.29 Development Standards**

- a. Minimum lot area per unit – 3,376
- b. Maximum units allowed - 164

### **General Commercial (GC)**

1. Removes the General Commercial District Zoning Classification as a recognized zone district

### **Open Space (OS) Standards**

All perpetual undivided open space designated as Yellow on the Exhibit D and will be zoned OS (Open Space) in the Planned Unit Development. The applicant will provide a zoning commitment that will be recorded that placed designated OS (Open Space) as perpetual undivided open space that cannot be further subdivided.

#### **Uses**

- i. Permitted Uses: Trails, Shelter houses less than 120 square feet
- ii. Conditional Uses: Shelter house – 120 square feet and larger
- iii. Accessory structures allowed: benches, trash receptacles, and trail lighting if at ground level
- iv. Property will not be allowed to be subdivided in the OS zone.
- v. Any other use will require a Special Exception application

### **Park and Recreation (PR) Standards**

All open space designated in Orange on the Exhibit D will be zoned PR (Parks and Recreation) in the Planned Unit Development and will follow the PR standards in the Floyd County Zoning Ordinance. The applicant will provide a zoning commitment that will be recorded that placed designated PR (Park Recreation) as perpetual undivided open space that cannot be further subdivided.

#### **c. Allowed Uses**

- i. Permitted Uses: Trails, Shelter houses, Community Home Agricultural, Athletic Courts and Fields
- ii. Accessory structures allowed: benches, trash receptacles, and trail lighting if at ground level
- iii. Property will not be subdivided in the PR zone.

All trails (unless denoted) will be considered private access trails for use of residents and guest of development.

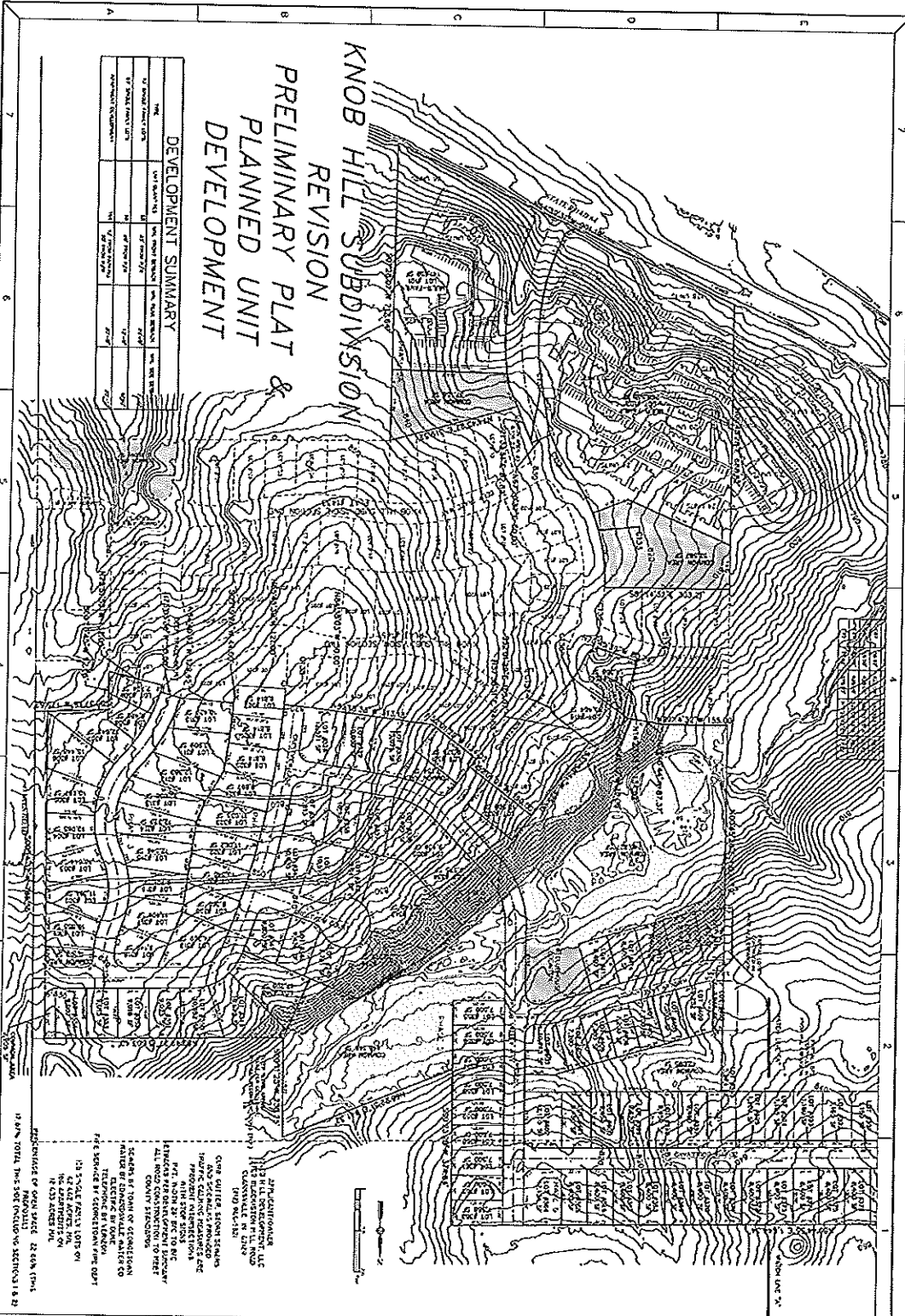
Developer shall submit an annual operation and maintenance plan for open space and private access trail system to County until Homeowners Association assumes control of Open Space areas. Developer shall submit an operation and maintenance bond for open space and parks recreation until Homeowners Association assumes control of ownership.

County is desirous to create a future Public trail that runs along length of State Road 64 and to be developed in future. County is requesting Developer agrees to donate 10'feet right of way for future. County will construct trail.

# KNOB HILL SUBDIVISION REVISION PRELIMINARY PLAT & PLANNED UNIT DEVELOPMENT


## DEVELOPMENT SUMMARY

TYPE	DATE	BY	FOR	REVISION
PRELIMINARY PLAT	10/15/11	JAC	STATE ROAD 64 & OAKES ROAD	1
REVISION	11/15/11	JAC	STATE ROAD 64 & OAKES ROAD	2
REVISION	12/15/11	JAC	STATE ROAD 64 & OAKES ROAD	3
REVISION	01/15/12	JAC	STATE ROAD 64 & OAKES ROAD	4
REVISION	02/15/12	JAC	STATE ROAD 64 & OAKES ROAD	5
REVISION	03/15/12	JAC	STATE ROAD 64 & OAKES ROAD	6
REVISION	04/15/12	JAC	STATE ROAD 64 & OAKES ROAD	7
REVISION	05/15/12	JAC	STATE ROAD 64 & OAKES ROAD	8
REVISION	06/15/12	JAC	STATE ROAD 64 & OAKES ROAD	9
REVISION	07/15/12	JAC	STATE ROAD 64 & OAKES ROAD	10
REVISION	08/15/12	JAC	STATE ROAD 64 & OAKES ROAD	11
REVISION	09/15/12	JAC	STATE ROAD 64 & OAKES ROAD	12
REVISION	10/15/12	JAC	STATE ROAD 64 & OAKES ROAD	13
REVISION	11/15/12	JAC	STATE ROAD 64 & OAKES ROAD	14
REVISION	12/15/12	JAC	STATE ROAD 64 & OAKES ROAD	15
REVISION	01/15/13	JAC	STATE ROAD 64 & OAKES ROAD	16
REVISION	02/15/13	JAC	STATE ROAD 64 & OAKES ROAD	17
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REVISION	04/15/13	JAC	STATE ROAD 64 & OAKES ROAD	19
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REVISION	06/15/13	JAC	STATE ROAD 64 & OAKES ROAD	21
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REVISION	01/15/20	JAC	STATE ROAD 64 & OAKES ROAD	100



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 PLAT & PUD DEVELOPERS, LLC.

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100	01/15/20	JAC	REVISION


 301 E. CHESTNUT STREET  
 P.O. BOX 123  
 CORYDON, IN 47112  
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 FAX (812) 232-4743

**PLAT & PUD**  
 KNOB HILL DEVELOPERS, LLC  
 STATE ROAD 64 & OAKES ROAD  
 GEORGETOWN, FLOYD CO., IN  
 KNOB HILL EXPANSION

NO.	DATE	DESCRIPTION
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