

## **Project Narrative** **Oxford Square**

**Petitioner:** Lennar Homes of Indiana, LLC  
**Site:** Approximately 28.775 acres located on the east side of Moon Road, south of Hadley Road (“Site”)

### **Current and Proposed Zoning**

The Site is currently outside the Town of Plainfield’s boundaries, is governed by the Hendricks County Zoning Ordinance and is zoned RB – Single-Family Residential. A request to annex the site into the Town of Plainfield is pending.

Petitioner proposes to rezone the site to the Town of Plainfield’s Residential Flex (RF) district to provide for the development of a residential neighborhood with detached single-family homes. The proposed residential neighborhood is a “garage back” community with recessed front load homes, side load homes and rear load homes.

### **Front Load Traditional Homes**

Along the eastern and northern portions of the Site, petitioner proposes to develop front-load single- family detached homes, with minimum lot sizes of approximately 63’ X 130’. The Front Load Traditional Homes will be two stories and will include up to five bedrooms and a two-car attached garage.

The Front Load Traditional Homes will feature numerous architectural features designed to create an aesthetically pleasing community and promote the use of high-quality materials. All Front Load Traditional Homes will include masonry wainscot wraps (as described in the Design Standards) and hardie plank type exterior siding. The front load garage doors will include both windows and garage door hardware in order to enhance the appearance of the garage door and increase the home’s curb appeal. Additionally, the side and rear elevations of all Front Load Traditional Homes will include enhanced window trim to increase the architectural treatment on all elevations of the home. Each Front Load Traditional Home will feature an enhanced landscaping package that is outlined in the Design Standards filed herewith.

### **Side Load Traditional Homes**

Along the southern portion of the Site, petitioner proposes to develop side-load single-family detached homes, with lot sizes of approximately 90’ x 150’. The Side Load Traditional homes will be two stories and will include up to five bedrooms and up to three and ½ bathrooms, with a side-load two and ½-car attached garage and a one-car front loaded attached carriage garage.

Similar to the Front Load Traditional Homes, the Side Load Traditional Homes will include masonry wainscot wraps (as described in the Design Standards) and hardie plank type exterior siding, garage doors with windows and hardware, enhanced window trim on the side and rear elevations and an enhanced landscaping package. Further, the rear elevation of the Side Load Traditional Homes will feature a morning room and a covered porch. As an additional amenity, basements will be an option for the Side Load Traditional Homes.

### **Rear Load Alley Homes**

Within the central portion of the Site, petitioner proposes to develop rear-load single-family detached homes. The minimum lot sizes within this portion of the site will be approximately 47' x 107'. The Alley Homes will be one-story and two-stories and will include up to 4 bedrooms and a two-car attached garage.

The Alley Homes will include masonry wainscot wraps (as described in the Design Standards) and hardie plank type exterior siding. Additionally, the Alley Homes will receive the same enhanced landscaping package as the Traditional Homes. As an additional benefit, the lawns for the Alley Homes will be irrigated to ease maintenance and promote a "lock and go" lifestyle.

Further, Alley Homes with rears or sides facing perimeter streets will include window grids on all windows.

### **Rural Estate Homes**

The southeast corner of the Site will include acreage to be developed as three larger single-family detached residential lots. The Rural Estate Home lots will be maintained by the current property owner for potential future development of residences for members of the current property owner's family.

### **Site Plan and Development Standards**

A preliminary site plan approximately depicting the proposed development, along with a red lined Development Standards Matrix (which sets forth the development standards for the proposed Site) and Design Standards of the proposed Traditional Homes and Alley Homes are filed herewith.