

## **Allen & Jones Rezoning-Project Narrative**

Pulte Homes of Indiana, LLC seeks to develop the Allen and Jones Properties generally located south of E US Highway 40 (4991-5165 E US Highway 40) to Hadley Road/CR 600 South (5128 E CR 600 S) and one parcel on the south side of CR 600 South and consisting of approximately 237.738 acres (the “Property”) into a single-family residential community consisting of 473 lots (the “Community”). Part of the Property is currently zoned AGR under the Hendricks County Zoning Ordinance, and the remainder, having been recently annexed into the Town of Plainfield was assigned an initial zone classification in the Town of Plainfield of AG. Pulte seeks a zone classification of Planned Unit Development.

The property is currently used for residential and agricultural purposes. There are residential and agricultural uses surrounding the site. The Comprehensive Plan calls for Single Family Detached Residential on the site.

The proposed Community aims to provide a quality residential community in the Town. The PUD is designed and established to encourage flexibility in the development and use of the land within the PUD, aggregate substantial common areas, and maximize the preservation of wooded areas, including perimeter and interior wooded areas. Adequate streets, utilities and services will be provided. Improvements will include new roads and streetscapes, sidewalks, landscaping, hardscaping, storm water detention and retention and utility extensions. Further, the PUD provides for substantial dedication of right-of-way to accommodate future improvements on US 40, a north-south connector along the western perimeter, and an east-west connector through the PUD as required by the Plainfield Thoroughfare Plan.

Pulte will offer multiple floor plans and elevations in the Community, as well as upgrades and options to allow residents to select a home that best fits their needs. A homeowner’s association will be established and professionally managed to ensure compliance with the Community standards and established covenants.