

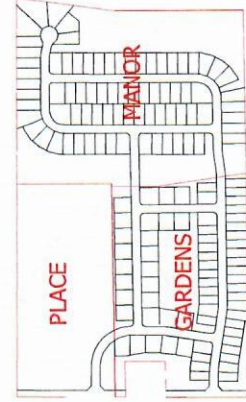
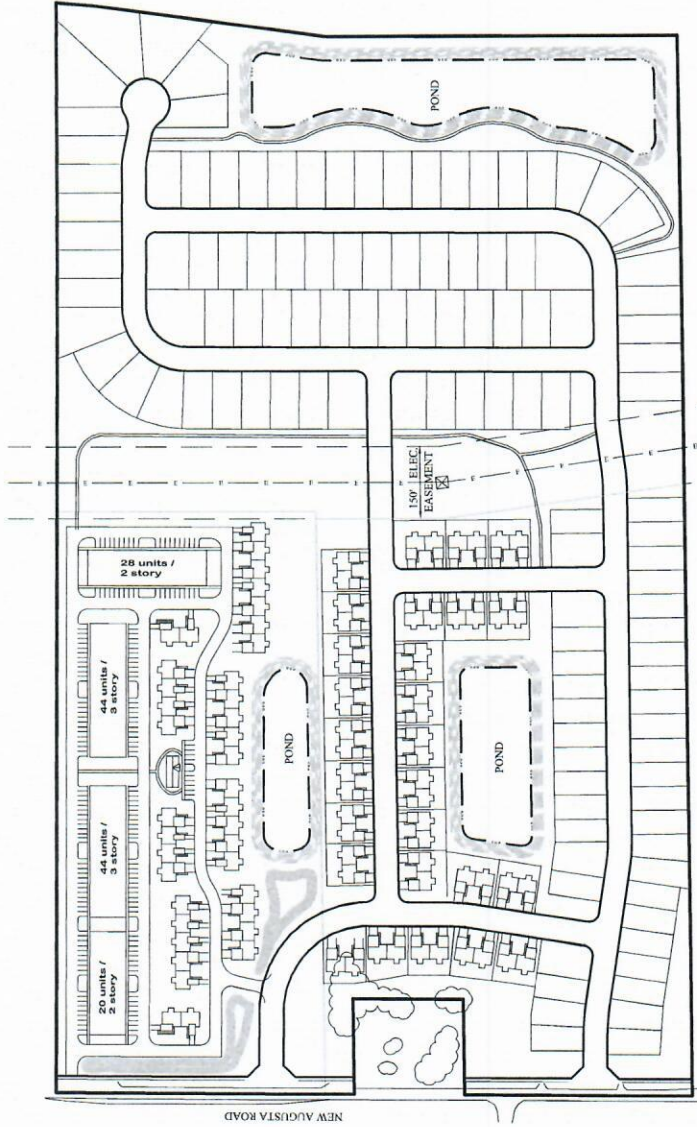




# ASHTON

INDIANAPOLIS, INDIANA

CONCEPT PLAN A3  
January 9, 2019



Ashton Place site - 65ac	
15.2ac ± Apartments	- 136
Villas	- 38
Ashton Gardens	
20.5ac ± Duplex	- 54
Patio Homes	- 41
Ashton Manor	
7.9ac ± Townhomes	- 78
Single Family	



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## DRAFT COMMITMENTS

January 9, 2019

2018-ZON-106, 2018-ZON-107, and 2018-ZON-108

7511 New Augusta Road

(Former Midwest Softball Six Plex Property)

Highlighted: Additions Resulting from January 7, 2019

PTRA Committee Meeting

**2018-ZON-106 = 16.89 acres at the northwest portion of the overall property, called Ashton Place (Rezoning to D-6II).**

- 1) Uses shall be limited to either Senior (age-restricted at 55+) Apartments, or Senior (age-restricted at 55+) Attached Homes (a minimum of 2 and up to a maximum of 8 attached dwellings per building).
- 2) All dwelling units shall be for occupancy by at least one (1) person 55 years of age or older, as permitted by and in compliance with the Housing for Older Persons Act (1995). However, dwelling units occupied by community staff, such as resident managers or maintenance personnel, are exempted from age restrictions.
- 3) Sidewalks shall be provided along both sides of interior roads, and along New Augusta Road.
- 4) Apartment buildings shall be a maximum of three (3) stories tall.
- 5) Apartment buildings shall include brick/stone on 50% of the front façade, and 50% of the first floor of the side and rear facades (exclusive of windows and doorways).
- 6) Attached Homes buildings shall include brick/stone on 50% of the first floor of the front and side facades (exclusive of windows and doorways), unless the home is of the "Craftsman", "Prairie", or "Farmhouse" architectural style with enhanced architectural detailing. Said "Craftsman", "Prairie", or "Farmhouse" architectural style shall be of a similar production cost as a brick/stone façade.
- 7) Any vinyl building façade material used shall be Norandex interlocking or similar (.042 mm or thicker).
- 8) Lawn and landscaping maintenance shall be provided by a community association.
- 9) The existing, deteriorated wood fence along New Augusta Road will either be repaired, replaced or removed. A split-rail fence shall be installed along the New Augusta Road frontage.
- 10) Vehicular access to the site shall be limited to entrance(s) from New Augusta Road. Vehicular access shall be prohibited from either Augusta Commons or Crooked Creek Heights West.
- 11) A minimum six (6)-foot wide pedestrian and bicycle path shall be installed from the apartments to the abutting school property to the north. The pedestrian and bicycle path shall be located with the coordination of the Metropolitan School District of Pike Township.
- 12) Model homes shall be permitted.
- 13) A walking path shall be provided within the overhead power line easement, to the extent permitted by Indianapolis Power and Light.
- 14) A joint maintenance agreement shall be established between the subject development (Ashton Place) and the adjoining Ashton Gardens and Ashton Manor.
- 15) The site plan is conceptual. However, the subject development (Ashton Place) shall not exceed 174 dwelling units.
- 16) Street lights shall be provided at every street intersection, and dusk to dawn light shall be provided in either the front yard or on the building.



**2018-ZON-107 = 27.74 acres in the eastern half of the overall property, called Ashton Manor (Rezoning to D-4).**

- 1) Uses shall be limited to detached single-family residential homes.
- 2) Sidewalks shall be provided along both sides of interior roads.
- 3) Homes shall be a minimum of 1,400 square feet for a ranch, or 2,000 square feet for 2-story.
- 4) Homes abutting Crooked Creek Heights West or Augusta Green shall have a minimum rear yard of 30 feet.
- 5) Lots abutting Crooked Creek Heights West shall be the same width at the common property line as those of Crooked Creek Heights West, or wider. Given the common area strip along the north edge of Augusta Green, those lots abutting Augusta Green shall be the same width as those lots in Augusta Green nearest the common property line, or wider.
- 6) Homes shall include brick/stone on 50% of the front façade (exclusive of windows and doorways) (including a 2-foot brick/stone wrap around the sides consistent with the brick/stone on the front elevation), unless the home is of the "Craftsman", "Prairie", or "Farmhouse" architectural style with enhance architectural detailing. Said "Craftsman", "Prairie", or "Farmhouse" architectural style shall be of a similar production cost as a brick/stone façade.
- 7) Any vinyl building façade material used shall be Norandex interlocking or similar (.042 mm or thicker).
- 8) Windows on front facades, and on rear facades which face either Crooked Creek Heights West or Augusta Green, shall include minimum one (1) by four (4)-inch wide LP SmartSide trim or similar on all sides of the windows.
- 9) Each Home abutting Crooked Creek Heights West or Augusta Green shall include a minimum of 2 evergreen trees planted at two (2) inches in caliper within five (5) feet of the rear property line, unless restricted by a drainage easement in which case said evergreen trees shall be planted within five (5) feet of the drainage easement.
- 10) Homes shall have a minimum twelve (12)-inch roof overhangs.
- 11) Homes shall have a minimum two (2) car garage.
- 12) Vehicular access to the site shall be limited to entrance(s) from New Augusta Road. Vehicular access shall be prohibited from either Augusta Commons or Crooked Creek Heights West.
- 13) Model homes shall be permitted.
- 14) A walking path shall be provided within the overhead power line easement, to the extent permitted by Indianapolis Power and Light.
- 15) A master Homeowner's Association (HOA) shall be established for the subject development (Ashton Manor) and the adjoining Ashton Gardens.
- 16) A joint maintenance agreement shall be established between the subject development (Ashton Manor) and the adjoining Ashton Place and Ashton Gardens.
- 17) The site plan is conceptual. However, the subject development (Ashton Manor) shall not exceed 78 dwelling units.
- 18) Street lights shall be provided at every street intersection, and dusk to dawn light shall be provided in either the front yard or on the building.
- 19) A drainage pond shall be located along or near the majority of the east property line abutting Crooked Creek Heights West.
- 20) The HOA shall enforce property maintenance and may itself address maintenance concerns.
- 21) No owner shall own more than two (2) dwelling units.
- 22) A split-rail or vinyl covered chain link fence (or similar quality level) shall be installed along the north property line and along the east property line, where lots abut either the adjacent school



property or the adjacent Crooked Creek Heights West. The HOA documents shall require that all fences be approved by it.

**2018-ZON-108 = 20.97 acres at the southwest portion of the overall property, called Ashton Gardens (Rezoning to D-5II).**

- 1) Uses shall be limited to either Attached Homes (a maximum of 2 attached dwellings per building), or Detached "Patio" Homes.
- 2) All Patio Homes shall be developed as "for sale" homes.
- 3) Sidewalks shall be provided along both sides of interior roads, and along New Augusta Road.
- 4) Homes abutting Augusta Green shall have a minimum rear yard of 30 feet.
- 5) Homes shall include brick/stone on 50% of the front façade (exclusive of windows and doorways), unless the home is of the "Craftsman", "Prairie", or "Farmhouse" architectural style with enhanced architectural detailing. Said "Craftsman", "Prairie", or "Farmhouse" architectural style shall be of a similar production cost as a brick/stone façade.
- 6) Any vinyl building façade material used shall be Norandex interlocking or similar (.042 mm or thicker).
- 7) Windows on front facades, and on rear facades which face Augusta Green, shall include a minimum one (1) by four (4)-inch wide LP SmartSide trim or similar on all sides of the windows.
- 8) Each Home abutting Augusta Green ("Patio" Homes) shall include a minimum of one (1) evergreen tree planted at two (2) inches in caliper within five (5) feet of the rear property line, unless restricted by a drainage easement in which case said evergreen trees shall be planted within five (5) feet of the drainage easement.
- 9) Homes abutting Augusta Green ("Patio" Homes) shall have a minimum twelve (12)-inch roof overhangs.
- 10) Homes abutting Augusta Green ("Patio" Homes) shall have a minimum two (2) car garage.
- 11) The existing, deteriorated wood fence along New Augusta Road will either be repaired, replaced or removed. A split-rail fence shall be installed along the New Augusta Road frontage.
- 12) Vehicular access to the site shall be limited to entrance(s) from New Augusta Road. Vehicular access shall be prohibited from either Augusta Commons or Crooked Creek Heights West.
- 13) Model homes shall be permitted.
- 14) Homes shall be a minimum of 1,100 square feet for doubles, and 1,200 square feet for "Patio" Homes.
- 15) A master Homeowner's Association (HOA) shall be established for the subject development (Ashton Gardens) and the adjoining Ashton Manor.
- 16) A joint maintenance agreement shall be established between the subject development (Ashton Gardens) and the adjoining Ashton Place and Ashton Manor.
- 17) The site plan is conceptual. However, the subject development (Ashton Gardens) shall not exceed 95 dwelling units.
- 18) The HOA shall enforce property maintenance and may itself address maintenance concerns.
- 19) No owner shall own more than two (2) dwelling units.
- 20) A walking path shall be provided within the overhead power line easement, to the extent permitted by Indianapolis Power and Light.
- 21) Street lights shall be provided at every street intersection, and dusk to dawn light shall be provided in either the front yard or on the building.