

**Floyd County Board of Commissioners
Ordinance Pertaining to Map Amendments to the Floyd County Zoning Ordinance**

Whereas, the Floyd County Board of Commissioners met on May 17, 2022, on this matter pursuant to IC 36-7-4-608; and

Whereas, the Board received from the Floyd County Plan Commission a favorable recommendation of the proposed zoning map amendment from Residential Urban (RU) to Planned Unit Development – Residential Urban (PD-RU) with proposed written commitments (Exhibit A), attached map location (Exhibit B), and PUD description and development standards (Exhibit C).

Whereas, the Plan Commission heard from both proponents and opponents of the map amendments to the zoning ordinance in accordance with IC 36-7-4-604

NOW, THEREFORE,

BE IT ORDAINED that Floyd County Zoning Ordinance Map is amended as indicated on attached exhibits.

SO RESOLVED this 17th day of May 2022.

BOARD OF COMMISSIONERS
OF THE COUNTY OF FLOYD



Shawn Carruthers, President

John Schellenberger, Commissioner



Tim Kamer, Commissioner

ATTEST:

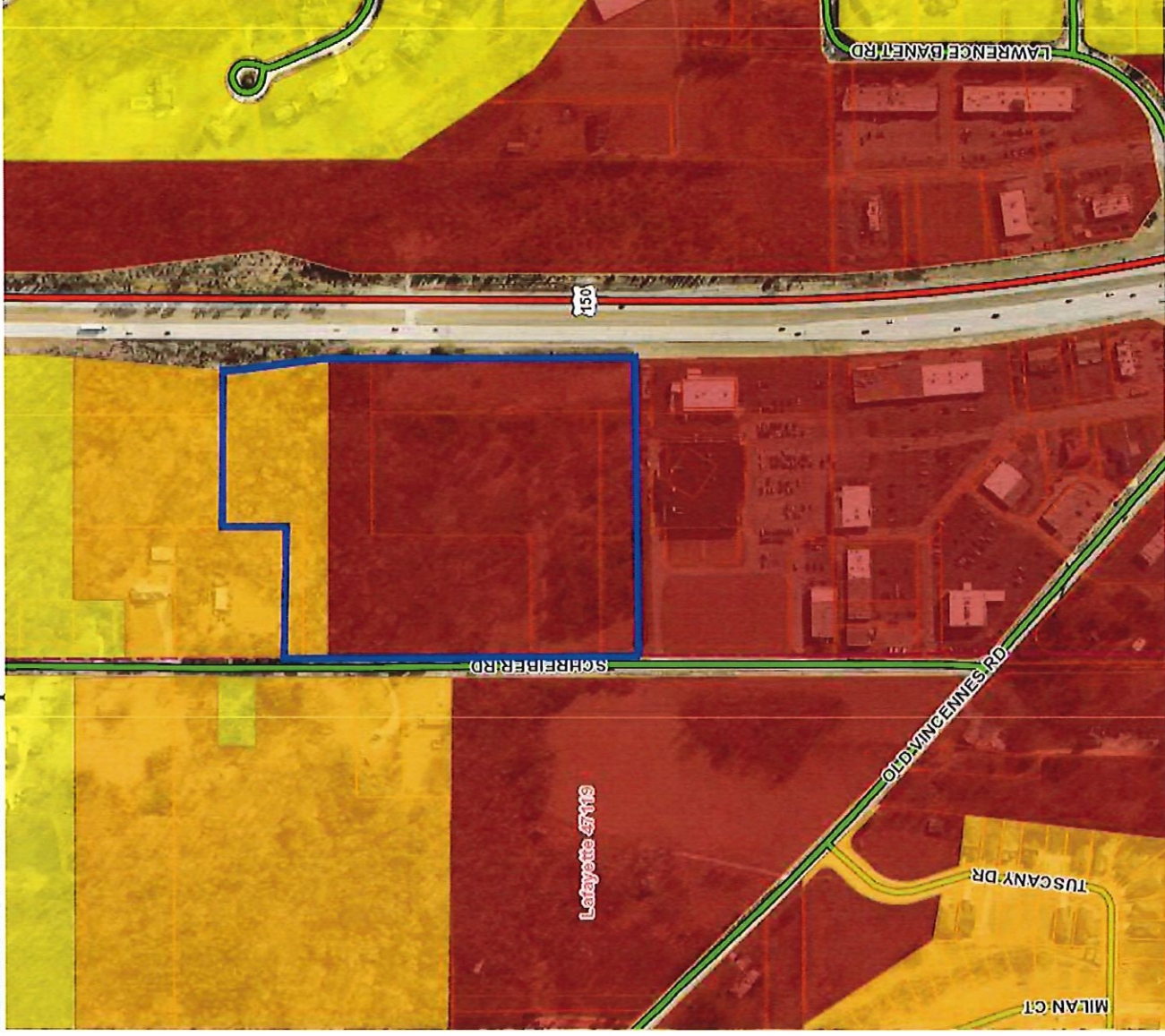

Jacqueline Wenning, County Auditor

Exhibit A: Proposed written commitments

Favorable recommendation was contingent upon primary approval of the proposed major subdivision which was approved with the following conditions. Requested written commitment to adhere to the following Major Subdivision Approval conditions:

1. Stormwater/Drainage approval by County Stormwater is required prior to secondary approval. Approval will not occur until IDEM and Army Corps of Engineers approval is received, can be completed concurrently. Provide evaluation of Commercial Drainage and detention. Evaluate stream buffers in relation to lots.
2. Verify Site Distances with County Engineer on Schreiber Road.
3. Verify Lot 56 conditions as a buildable lot (steep slope/drainage).
4. Sidewalks to follow overlay district standards and to be included along Schreiber Road.
5. Modify entrance at Schreiber Road to include two lanes with median in each direction as described in the Subdivision Control Ordinance unless a second entrance is secured. Remove connection to 150 from plat, replace with future road easement unless approval letter from INDOT is provided. Remove connection to Highlander Point unless approved by owner, replace with future road easement. Provide additional street names.
6. Follow all overlay district standards including architectural and landscape, provide landscape plan and include building design provisions in Protective Covenants.
7. Update Protective Covenants to include maintenance provisions to comply with Floyd County Zoning Ordinance and the Subdivision Control Ordinance standards.
8. Commercial Lots will go through Development Plan Review process and adhere to Floyd County Zoning Ordinance standards for General Commercial and overlay district standards.
9. The approval of the Primary Application for a Major Subdivision is contingent upon approval of re-zoning by County Commissioners

Exhibit B: Location Description



Parcels 22-04-01-900-128.000-006, 22-04-01-900-129.000-006, 22-04-01-900-106.000-006, 22-04-01-900-050.000-006, 22-04-01-900-046.000-006, and 22-04-01-900-052.000-006 to be re-zoned from Residential Urban to PD-RU.

Exhibit C: PUD Description & Development Standards

Proposed Planned Unit Development is a mixed use residential and commercial development consisting of 52 residential lots and 4 commercial lots.

Residential Lots to be single family attached and will follow Floyd County Zoning Ordinance Residential Urban development standards and the Highlander Point overlay district standards with the following exceptions:

- Lot area minimum to be 0.102 acres
- Lot width/frontage minimum to be 42 feet

Commercial Lots will follow Floyd County Zoning Ordinance General Commercial development standards and the Highlander Point overlay district with the following exceptions:

- Lot area minimum to be 0.57 acres
- Lot width/frontage minimum to be 156 feet