



PUD(P) 22-01: Oriole Estates Planned Unit Development

Planning & Building Department Staff Report

April 18, 2022

Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	PUD(P) 22-01: Oriole Estates Planned Unit Development
B. APPLICANT	D. R. Horton – Indiana, LLC c/o John Moore (Touhy, Bailey & Moore, LLP)
C. LOCATION	Approximately 7235 East County Road 150 South
D. PARCEL SIZE	78.28 acres
E. LAND USE & ZONING	The property is in agricultural production and is zoned AGR by the Hendricks County Board of Commissioners.
F. ACTION REQUESTED	Request a rezoning to PUD to provide for a mixed-use planned unit development consisting of town homes and an expansion/relocation of the Avon High School.
G. HISTORY	This property has an annexation pending before the Town Council. There is no significant land use history on the property.
H. STAFF COMMENTS	This is a request for a zoning map amendment to rezone approximately 78 acres from Hendricks County AGR to the Avon PUD classification for a development consisting of 376 attached single-family residential units, 20 acres of property to accommodate an expansion of the adjoining high school and preservation of a large portion of an existing wooded area.
I. RECOMMENDATION	The petitioner has requested a continuance of this petition to the May 23, 2022 hearing date.