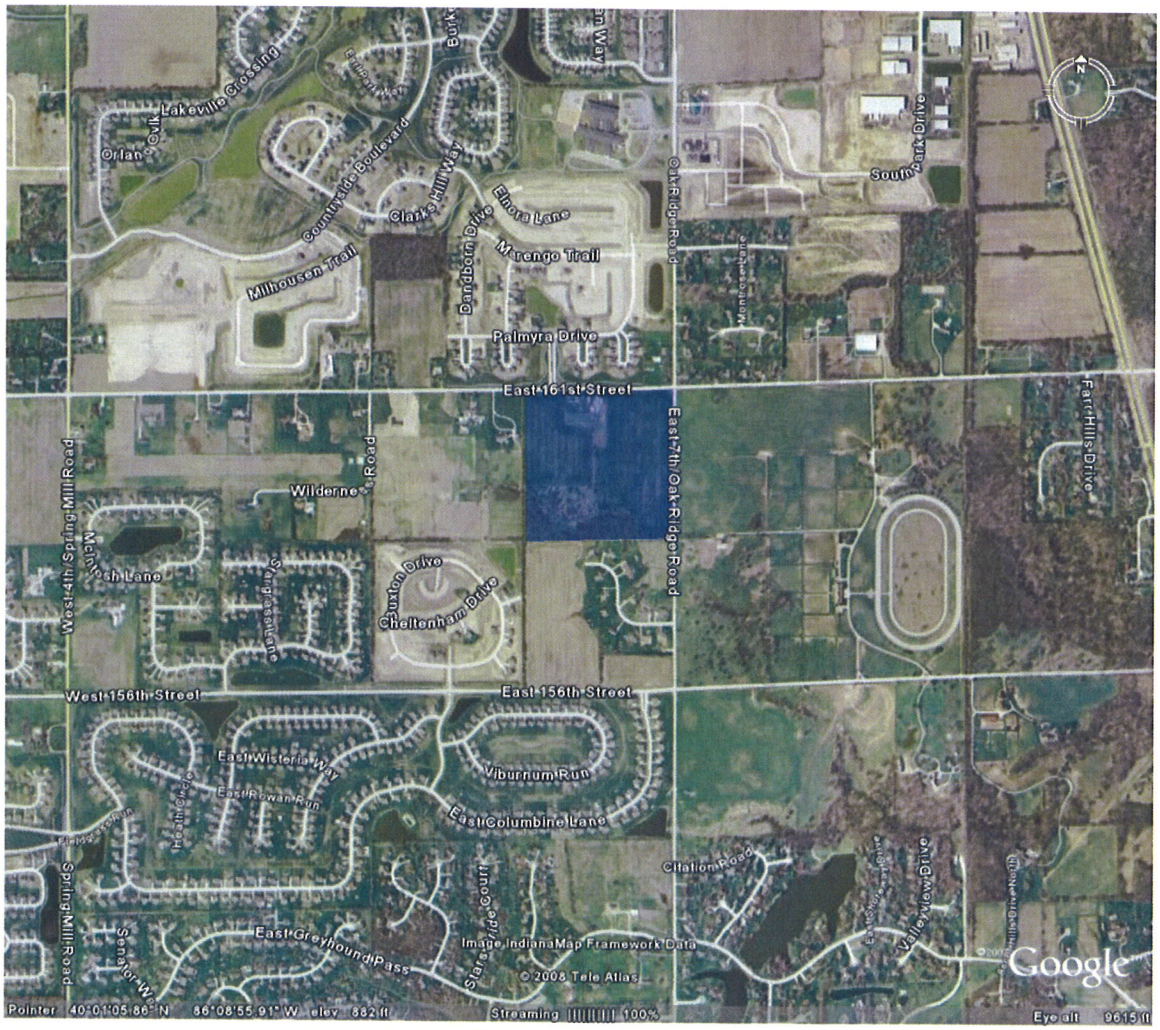
REZONING REQUEST

Applicant:	Uptown Partners, LLC / Justin Moffett
Application Date:	April 1, 2008
Background:	Initial Presentation and City Council Acceptance of Rezoning Petition
Total Site Acres:	Forty (40) acres more or less
Proposed Land Use:	Attached Single Family Residential
Number of Lots / Parcels:	150
Property History:	Currently Zoned AG-SF-1
Reading Status:	Initial Presentation: April 14, 2008 First Reading: June 9, 2008 Second Reading:
Advisory Plan Commission Recommendation:	Workshop Meeting: May 5, 2008 Public Hearing: May 19, 2008
Staff Recommendation:	Under Review
Additional Comments:	
Sponsorship / Councilor:	N / A
Action to be taken:	Forward to the Advisory Planning Commission with instructions to hold a public hearing on May 19, 2008

REZONING REQUEST

Aerial Photograph



PETITION TO CHANGE ZONING

Plan Commission Docket No.: _____

Name of Applicant: Uptown Partners, LLC
Address: C/O Justin W. Moffett
255 3rd Avenue NE
Carmel, IN 46032
Phone No.: (317) 966-2023

Name of Representative: Jon C. Dobosiewicz
Address: Wilfong & Kreutz Land Development, LLC
17830 Casey Road
Westfield, IN 46074
Phone No.: (317) 428-8393

Name of Property Owner: See Attached Consent Forms

Premises Affected:

A change of zoning is requested for real estate described in what is attached hereto and incorporated herein by reference as Exhibit A, comprising approximately 40 acres, located at the southwest corner of 161st Street and Oak Ridge Road.

Metes and Bounds Description:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONTAINING 40 ACRES, MORE OR LESS.

Plot Size: See "Premises Affected" above.

Fronting On: 161st Street and Oak Ridge Road

Nature and Size of Improvement Now Existing on Plot: Primarily crop land and farmstead with woodlands at the southern end of the site.

Present Zoning: AGSF1 - Residential

Requested Zoning: The Villas at Timber Ridge PUD

RECEIVED
APR - 1 2008
DEVELOPMENT DEPARTMENT

The above information, to my knowledge and belief, is true and correct:

Uptown Partners, LLC.

By: _____
Justin W. Moffett

State of Indiana)
) SS:
County of Hamilton)

Subscribed and Sworn to before me, a Notary Public in and for said County and State, this 1st day of ~~March~~ April, 2008.

My Commission Expires:
10/30/2013

_____
Notary Public

OFFICIAL SEAL
JEFFREY W. ALEXANDER
NOTARY PUBLIC - INDIANA
HAMILTON COUNTY
My Comm. Expires Oct. 30, 2013

THE VILLAS AT TIMBER RIDGE

PREPARED BY:

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PREPARED FOR:

UPTOWN PARTNERS L.L.C.

Uptown Partners

EXHIBIT B-ILLUSTRATIVE SITE DEVELOPMENT PLAN/ CONCEPT PLAN

DUPLEX BUILDING
RIGHT SIDE ELEVATION

DUPLEX BUILDING
REAR ELEVATION

DUPLEX BUILDING
LEFT SIDE ELEVATION

DUPLEX BUILDING
FRONT ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

DUPLEX BUILDING
FRONT ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

DUPLEX BUILDING
REAR ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

DUPLEX BUILDING
RIGHT SIDE ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

DUPLEX BUILDING
LEFT SIDE ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

TRIPLEX BUILDING
RIGHT SIDE ELEVATION

TRIPLEX BUILDING
REAR ELEVATION

TRIPLEX BUILDING
LEFT SIDE ELEVATION

TRIPLEX BUILDING
FRONT ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

TRIPLEX BUILDING
FRONT ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX 289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

TRIPLEX BUILDING
REAR ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX:289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

TRIPLEX BUILDING
RIGHT SIDE ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX:289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA

TRIPLEX BUILDING
LEFT SIDE ELEVATION

KIL
ARCHITECTURE
PLANNING
574.288.2654
FAX:289.2420
www.kilarchitecture.com

UPTOWN PARTNERS, LLC

© MARCH 31, 2008

THE VILLAS AT TIMBER RIDGE

WESTFIELD, INDIANA