

**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 June 21<sup>st</sup>, 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 Multi-Family (MF) to Planned Unit Development – Multi-Family (PD-MF) 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 21<sup>st</sup> day of June 2022.

BOARD OF COMMISSIONERS  
OF THE COUNTY OF FLOYD



Shawn Carruthers, President

John Schellenberger, Commissioner



Tim Kamer, Commissioner

ATTEST:

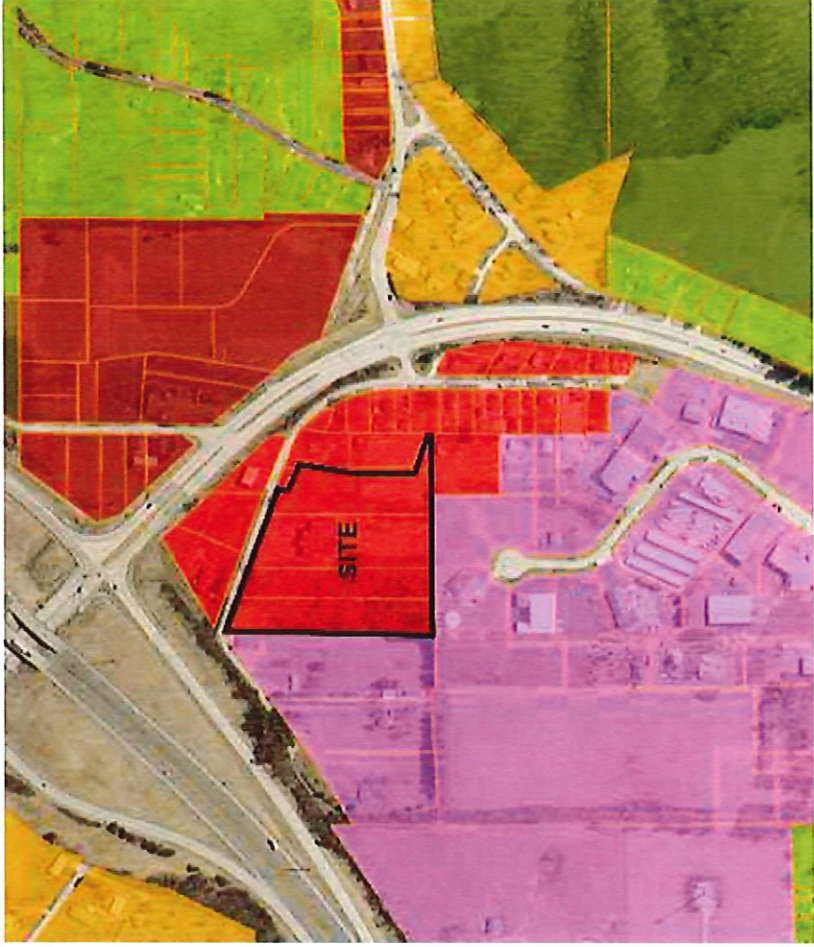


Jaqueline Wenning, County Auditor

**Exhibit A: Proposed written commitments**

1. The project will be phased with no more than 60 dwelling units completed until a second entrance is provided. The preferred entrance would be the Edwardsville Water Company Property (Maplewood).
2. The Senior Housing unit will be in phase 1.
3. The development shall have a density to no greater than 16 dwelling units per acre.
4. The development shall provide screening to neighboring residential properties at 4921 and 4901 Old Georgetown Road per the plans.

**Exhibit B: Location Description**



- GC - GENERAL COMMERCIAL
- OB - OFFICE BUSINESS
- RU - RESIDENTIAL URBAN
- HS - HIGHWAY SERVICE
- RR - RURAL RESIDENTIAL
- AG - AGRICULTURE

4909, 4911 & 4915 Old Georgetown Road, Georgetown, IN 47122

Parcels 22-02-00-100-310.000-002, 22-02-00-100-129.000-002, 22-02-00-100-127.000-002, 22-02-00-100-126.000-002 re-zone from Highway Services (HS) to Multi-Family (MF).

### **Exhibit C: PUD Description & Development Standards**

Proposed Planned Unit Development is a mixed use multi-family residential and community center development. Proposal consists of 120 dwelling units (66 dwelling units committed to senior housing) and the adaptive re-use of the historical school building as a community center.

Development standards will meet Floyd County Zoning Ordinance Multi-Family development standards with the following exceptions:

- Minimum lot area per unit 2,722 square feet (16 dwelling units per acre maximum)
- Minimum of 243 spaces to be provided (72 meeting community center requirement leaving 1,425 spaces/dwelling unit)