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January 14, 2016

Franklin Plan Commission
c/o Department of Planning and Engineering
70 E. Monroe Street
Franklin, IN 46131

**RE: Timbercreek Investment, LLC
Application for Rezoning**

Dear Ladies/Gentlemen:

I am the attorney for applicant, Timbercreek Investment, LLC ("Timbercreek"). This letter is to serve as a Letter of Intent, pursuant to Section 11.6(B)(3) of the Franklin Zoning Ordinance.

The reasons for the rezoning are as follows. Timbercreek is proposing to develop approximately 142.25 acres into fifteen (15) lots for single-family residential and a church along S.R. 44. The proposal is to create four (4) minor subdivision consisting of large lots as shown on the proposed site plan.

Approximately 76.62 acres of Timbercreek's property is within the City of Franklin's buffer zone and the remainder is in Johnson County's zoning jurisdiction. While Franklin's Zoning Ordinance applies to the property within the buffer zone, Johnson County's Subdivision Control Ordinance ("SCO") applies to all 142.25 acres.

Johnson County's SCO allows zoning districts other than A-1 to be subdivided as minor subdivisions. The property is currently zoned A – Agricultural. Timbercreek is seeking to rezone the property to RR.

The surrounding zoning is as follows:

North:	A
South:	A and RR
East:	A and RR
West:	County R-1

Timbercreek proposes the following written commitments for the property to be rezoned:

1. The owner's 142.25 acres will be subdivided into no more than fifteen (15) lots, twelve (12) of which are located wholly or partially within Franklin's buffer zone.
2. All lots, except one (1), will be for single-family residential.
3. One (1) lot will be used for a church.
4. The minimum living area of the residential dwellings shall be 2,000 square feet, consisting of one (1) or two (2) stories.
5. Each residential lot will have at least a two (2) car garage.
6. Gates will be permitted.
7. The residential dwellings will be 100% masonry on the first floor. No aluminum siding is permitted. High quality vinyl siding is permitted on the second floor.
8. The architectural control committee will approve any fencing.
9. No above-ground swimming pools will be permitted.
10. The lots will be subject to landscaping requirements.
11. The roofs of the residential dwellings shall have a slope of 8:12.
12. The proposed minor subdivisions are subject to Johnson County Drainage Board approval.
13. Septic permits for each lot are subject to approval by the Johnson County Health Department.

Thank you for your attention in this matter. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve", with a large, stylized initial "S" that loops around the first part of the name.

Stephen L. Huddleston

SLH/mm