

16 March 2026

To: Adjoining Property Owners

From: City of Charlestown Department of Planning & Zoning

RE: NOTICE OF PUBLIC HEARING FOR A CHANGE OF DEVELOPMENT PLAN
APPROVAL SHADOW LAKE PLANNED UNIT DEVELOPMENT.

Dear Sir or Madam:

This letter serves as a notice that Blue Lick Development LLC, 1221 Old Highway 31E, Clarksville, Indiana 47129 Indiana, has filed an application for a Development Plan Approval as it relates to the following:

Requesting a Development Plan Approval of a 348 multi-family housing development within the Shadow Lake Planned Unit Development at 8100 High Jackson Road, Charlestown, Indiana.

Upon completion of the hearing a decision of APPROVED, DISAPPROVED or NO Decision will be made.

Enclosed is a copy of the legal notice indicating that the petition will be brought before the Charlestown Advisory Plan Commission on Monday, the 13th of April 2026 at 6:30 pm in the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana

You are encouraged to attend and present any questions you may have. You will be allowed to verbally express your concerns or approvals to the board. You may also send a letter of response (handwritten signature please) to the Office of the Building Commissioner, 304 Main Cross-, Charlestown, Indiana 47111

Your input is important in ensuring that the board makes a decision based on all available information.

If you have any questions, please contact the Charlestown Office of Planning & Zoning at 502-297-2387

Sincerely
Michael "Tony" Jackson

Legal Notice

Notice is hereby given that Blue Lick Development LLC, 1221 Old Highway 31E, Clarksville, Indiana has filed a petition with the Charlestown Advisory Plan Commission, requesting a development plan approval for the following described real estate in the jurisdiction of the City of Charlestown in Clark County Indiana, to wit:

Legal Description
110-18-09-500-194.000-004

The street address of the property, which is subject to the petition, is 8100 High Jackson Road, Charlestown Indiana 47111

All persons are hereby notified that a public hearing will be held on the 13th of April 2026 at 6:30 pm in the Charlestown City Hall, 304 Main Cross, Charlestown, Indiana.

A copy of this petition is on file at Charlestown City Hall, 304 Main Cross, Charlestown, Indiana. Written objections that are filed prior to the hearing will be considered. Oral comments will be heard at the Public Hearing. The hearing may be continued from time to time as deemed necessary.

Michael "Tony" Jackson

Charlestown Building Commissioner

PROJECT NARRATIVE

Advisory Plan Commission
304 Main Cross Street
Charlestown, IN 47111

Shadow Lake Lot 9
Charlestown, Indiana
PUD Amendment Application

Schuler Homes, is proposing to develop a multi-family complex on a vacant parcel of land located at 8100 High Jackson Road in Charlestown, Indiana. The proposal requests a land use amendment to the PUD. The parcel is approximately 14.5 acres, more or less, and is currently zoned Planned Unit Development (PUD). The proposed development will consist of 348 multi-family units, with onsite amenities consisting of a clubhouse (including workout facility), pickleball court and a dog park. The developer is also proposing a row of Green Giant Arborvitae trees spaced 12' apart and a white vinyl privacy fence along the Woodford Farms subdivision common boundary line to allow for enhanced buffering between the single family residential and multi-family residential uses. The project will utilize access points from Quality Court and Cristiani Parkway to serve the development.

Proposed Multi-Family.
Shadow Lake PUD

Created by: Tony



CONCEPTUAL



CONCEPTUAL



CONCEPTUAL

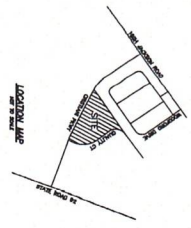
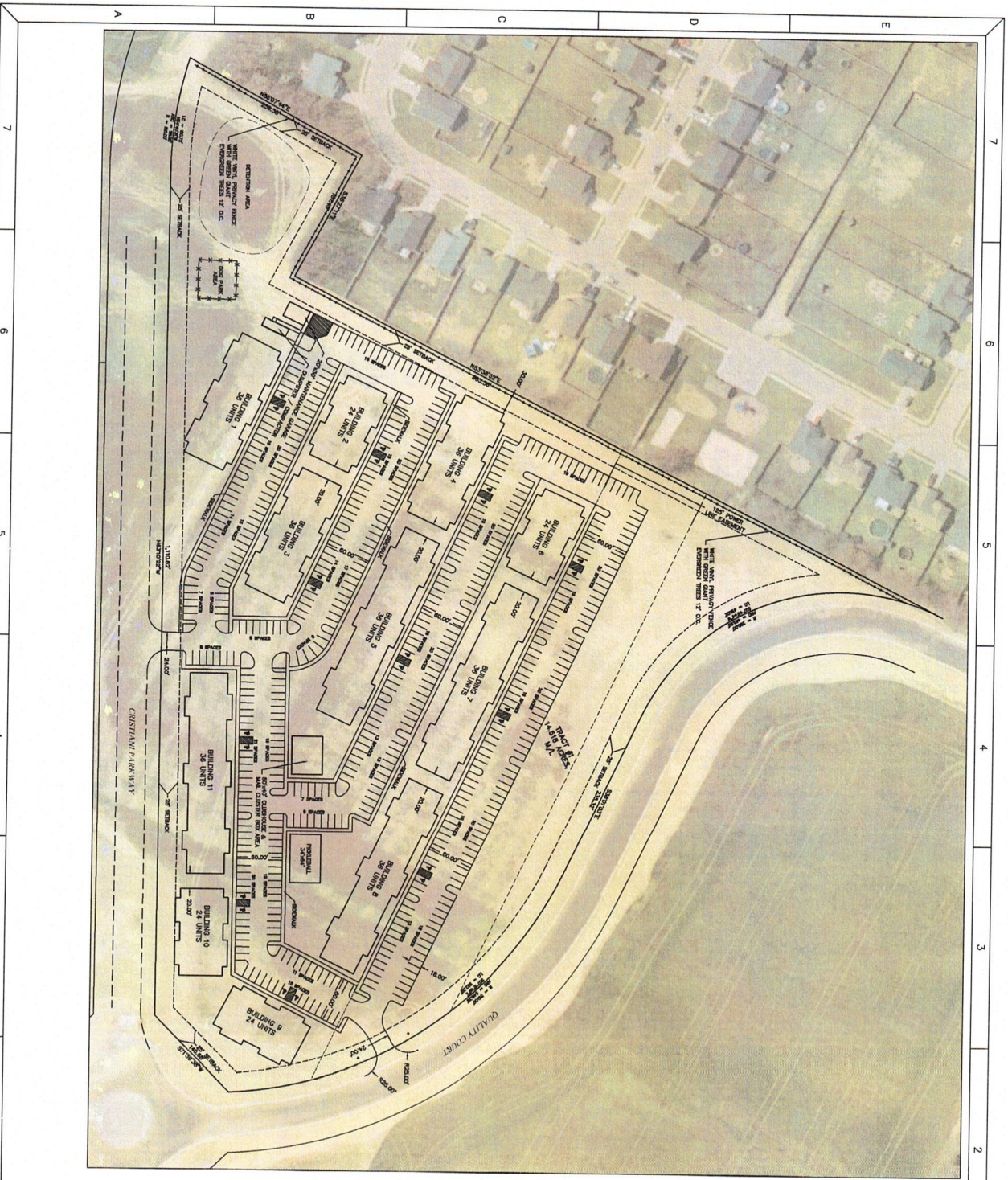


CONCEPTUAL



CONCEPTUAL





- NOTES:**
1. ALL DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO THE FACE OF THE CURB OR FINISH GRADE.
 2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
 3. ALL MATERIAL SHALL BE OF THE BEST QUALITY AVAILABLE.
 4. ALL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL REGULATIONS, NO SPECIFICS ARE SHOWN ON THIS PLAN FOR CONSTRUCTION METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 7. ALL UTILITIES SHOWN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 8. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING UTILITIES.
 9. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
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 13. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
 14. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING UTILITIES.
 15. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.

- REGULATORY AND PERMITTING NOTES:**
1. ALL PERMITS AND REGULATIONS SHALL BE IN ACCORDANCE WITH THE MANUAL ON CURRENT DESIGN CONTROL ORDINANCES (MCD) FOR STREETS AND SIDEWALKS.
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PERMITS AND REGULATIONS (PRO)

PERMITS AND REGULATIONS (PRO)	DATE	STATUS
PLANNED UNIT DEVELOPMENT (PUD)	04-02-2023	APPROVED
CONSTRUCTION PERMIT	04-02-2023	PENDING
STREET CLOSURE PERMIT	04-02-2023	PENDING
UTILITY PERMITS	04-02-2023	PENDING
ENVIRONMENTAL PERMIT	04-02-2023	PENDING
PLANNING PERMIT	04-02-2023	PENDING
RECREATION PERMIT	04-02-2023	PENDING
LANDSCAPE PERMIT	04-02-2023	PENDING
PAVING PERMIT	04-02-2023	PENDING
SEWER PERMIT	04-02-2023	PENDING
WATER PERMIT	04-02-2023	PENDING
STREET LIGHTING PERMIT	04-02-2023	PENDING
STREET SIGNAGE PERMIT	04-02-2023	PENDING
STREET FURNITURE PERMIT	04-02-2023	PENDING
STREET LANDSCAPE PERMIT	04-02-2023	PENDING
STREET LIGHTING PERMIT	04-02-2023	PENDING
STREET SIGNAGE PERMIT	04-02-2023	PENDING
STREET FURNITURE PERMIT	04-02-2023	PENDING
STREET LANDSCAPE PERMIT	04-02-2023	PENDING

REGULATORY:
 1000 BELL LANE
 NEW ALBANY, IN 47150
 TEL: (812) 738-4124
 FAX: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES



Revision	Date	Description	By
7:			
6:			
5:			
4:			
3:			
2:			
1:	04-02-2023	REVISED PER PC COMMENTS	

DEVELOPMENT PLAN
 8100 HIGH JACKSON ROAD LOT 9
 CHARLESTOWN, INDIANA 47111
 ID # 10-18-09-500-194.000-004
 SITE DEVELOPMENT PLAN

1000 BELL LANE
 NEW ALBANY, IN 47150
 TEL: (812) 738-4124
 FAX: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES

Date: 02-16-2023
 Drawn By: EAM
 Checked By: AMS
 Director: [Signature]
 Title: [Signature]
 File: 237380267PLAN
 Job No.: 23-24754
 Drawing No.
1 OF 1