PLAN COMMISSION
STAFF REPORT

ITEM NO:	2
APPLICATION NO.	LEGP 000105-2018
MEETING DATE:	September 17, 2018
SUBJECT:	Adoption of Preliminary Development Plan
PETITIONER(S):	Gradison Land Development – Developer Lennar – Builder Pulte Homes – Builder John & Suzanne Brooks - Owner
SUMMARY:	Adoption of a Preliminary Development Plan
LOCATION:	Northwest corner of 156th Street and Summer Road
WAIVERS REQUESTED:	Minimum Lot Area Minimum Lot Width Minimum Front Yard setback Minimum Side Yard setback Minimum Rear Yard setback Floor Area Ratio Minimum Floor Area Maximum Lot Coverage Perimeter Buffer Yards Corner Lot size
RECOMMENDATION:	Forward with a favorable recommendation
PREPARED BY:	Denise Aschleman, Senior Planner daschleman@noblesville.in.us 317-776-6325

Planning Terms

Zoning – A division of a municipality into districts for the regulation of the use of real property. The districts include residential, commercial, industrial, and floodplain. The regulations limit the use, design, and set bulk requirements for properties within the City's jurisdiction. Zoning district help to maintain orderly growth and development of the City based upon the Comprehensive Master Plan.

Change of Zoning – An amendment to a zoning map to effect a change in the nature, density, or intensity of uses allowed on a designated parcel or land area.

Planned Development – A large scale unified development consisting of a parcel or parcels of land, controlled by a single owner to be developed as a single entity. The area of land in which a variety of residential, commercial, and/or industrial uses are planned and developed as a whole according to the adopted preliminary development plans and approved detailed plans, with more flexible standards, such as lot size, uses and setbacks, than those restrictions that would normally apply to a specific zoning district.

Preliminary Development Plan – The initial development plans as proposed for a Planned Development following approval by the Plan Commission and adoption by the Common Council of said drawings and Planned Development (PD) ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

Waiver – A specific modification or lessening of the regulations of the Unified Development Ordinance granted by the Plan Commission and Common Council of said drawings and Planned Development (PD) ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

Procedure

The petition was filed on May 30, 2018. A Council Introduction was completed at the June 12, 2018 Common Council meeting. It was reviewed by the Technical Advisory Committee on July 19, 2018. It was reviewed the by Architectural Review Board on August 16, 2018. Prior to the Plan Commission meeting a legal notice is published in the newspapers, notice of the meeting is sent to the surrounding property owners by certificate of mailing, and a sign is posted on the property. The Plan Commission hears evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed amendment. Upon completion of the public hearing the Plan Commission votes on a recommendation to the Common Council for adoption, denial, or no recommendation. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation. At two separate Council meetings the proposed ordinance is discussed and final decision

is made by the Council as to adoption, denial, or modification of said ordinance. Should the Council approve the change of zoning, construction plans would be filed for administrative review.

Correspondence

None.

Summary

The planned development ordinance for this item was continued from the August 20, 2018 Plan Commission meeting. The Plan Commission approved the change of zoning request. The petitioner has changed the front setback in Areas A and B (single family areas) to 25 feet. The 124 acre site is located at the northwest corner of 156th Street and Summer Road. The property is currently zoned R1 (Low Density Single Family Residential). The proposed development will include two different housing types, and three different product types. The preliminary development plan included under Tab 3 of the Petitioner's Booklet outlines three different areas within the proposed development. Areas A and B are is proposed to be zoned R3 (Moderate to High Density Single Family Residential) and consists of approximately 105 acres. Pulte Homes and Lennar will be building single family detached homes with smaller lots in those areas identified as Area A and slightly larger lots identified as Area B. The petitioner is proposing the construction of single family attached villas, the same product currently being constructed by Lennar in Chapel Villas and Pebble Brook Villas, on approximately 19 acres (depending on boundary lines) to be rezoned to R4 (Moderate to High Density One and Two Family Residential) at the intersection of 156th Street and Summer Road north to the entrance on Summer Road and also the area just east of the entrance off of 156th Street.

The property is currently inside the City of Noblesville corporate limits. The northern portion of the property was annexed in 1998, and the southern portion of the lot was annexed in 2005 when another planned development was proposed on the property. That project did not proceed to construction, and the property remained an agricultural use.

A number of waivers have been requested as a part of the proposed planned development regulations. There are two charts provided below to allow for contrast of the proposed regulations in comparison to the Unified Development requirements. The first chart relates to the single family detached areas of the project, Areas A and B, in comparison to the R3 zoning district regulations. The gray box in the chart indicates a value that is not a waiver of the standards from the existing zoning district. The second chart relates to the single family attached section of the project in comparison to the R4 zoning district regulations.

SINGLE FAMILY ATTACHED

	Brooks Farm Area A	Brooks Farm Area B	R3 zoning district
Min. Lot Area	7,020 sq ft	8,060 sq ft	8,000 sq ft
Min. Lot Width	54 ft	62 ft	70 ft
Min. Front Yard setback	**25** ft	**25** ft	30 ft
Min. Side Yard setback	5 ft	5 ft	6 ft
Min. Rear Yard setback	15 ft	15 ft	20 ft
Floor Area Ratio	NA	NA	35%
Max. Lot Coverage	57%	57%	45%

The petitioner has asked for alterations to all the setbacks for the zoning district, front, side, and rear yards. Staff does have some concern about the reduction of the front yard setback to 20 feet. The standard for the majority of the planned developments that we have approved in the last 10 years, with the exception of Cranbrook, has been 25 feet as it allows for a car to be parked in the driveway without obstructing the sidewalk. The concern with a 20 foot front setback is that while a standard parking space is generally 20 feet in length the tendency for individuals parking in their driveway is to leave several feet between the car and the garage door, which would result in at least partial obstruction of the sidewalk. The handful of subdivisions that we approved that allow for a 20 foot front setback do result in complaints about obstructing the sidewalk.

SINGLE FAMILY DETACHED

	Brooks Farm Area C	R4 zoning district
Min. Lot Width	28 ft/unit	60 ft
Min. Front Yard setback	20 ft	30 ft
Min. Rear Yard setback	15 ft	20 ft
Floor Area Ratio	NA	50%
Max. Lot Coverage	57%	55%

In addition to the waivers listed above, the petitioner has also requested waivers from the peripheral buffer yard requirements and the corner lot size requirements. The petitioner is proposing to install the peripheral buffer yard along both the 156th Street and Summer Road frontages, but is proposing no buffer yards on the north (abutting Merion) and west (abutting Chapel Woods) edges of the property. Neither of those subdivisions provide a buffer yard on their shared property lines with this development. The corner lot size requirement request is to allow a corner lot that is only 25% larger than the minimum lot area. The current requirements in the Unified Development Ordinance state that a corner lot should be 50% larger than the minimum lot area.

This project was reviewed at the August Architectural Review Board (ARB) meeting. The meeting occurred after the issuance of this staff report, so updates regarding any findings at that meeting will be provided during the staff presentation. The proposed written architectural regulations are included as a part of the planned development ordinance beginning on Page 14 under Tab 8 of the Petitioner's Booklet.

<u>History</u>

Item	Description	Analysis
Surrounding Land Uses	*North – residential* *South –residential* *East – residential* *West – residential*	*The surrounding land uses are a mix of residential densities. There are some larger lot residential uses to the south and subdivisions on all other sides.*
Comprehensive Master Plan and Future Land Use	*Mixed Density Single Family Residential*	*These areas incorporate a variety of single family dwellings into an overall project with densities between two and five units per acre while providing coordinated open spaces and amenities. The goal is to integrate a range of housing choices to allow for greater choices to all age groups.*

Traffic Circulations and Thoroughfare Plan	*Summer Road* *156th Street*	***Secondary Arterials** link other cities, towns, and traffic generators, and provides a substantial amount of interstate and inter-county service in rural areas; or interconnects and augments with the principal arterials to provide service to trips of moderate length for intra-community continuity in urban areas.*
Environmental and Utility Considerations	*None*	*NA*
TAC Comments	*Planning and Engineering, Departments*	***Planning** made general comments relating to the ordinances and plans that were submitted and included specific comments regarding floodplain for the reconstructed legal drain and a trail that encroaches on the legal drain easement. **Engineering** noted the need to dedicate right-of-way for a roundabout at the intersection of 156th Street and Summer Road, the need to fully connect the pedestrian trail on Summer Road, and other general safety comments.*

<u>Attachments</u>

Exhibit 1 – Aerial Photograph

Exhibit 2 – Current Zoning Map

Exhibit 3 – Preliminary Development Plan

Exhibit 4 – Petitioner's Booklet

Recommendation

Staff recommends the Commission forward with a favorable recommendation to the City Council for adoption of the Change of Zoning from R4 (Moderate to High Density One and Two Family Residential) to R5 (Multi-Family Residential) of approximately 124 acres at the northwest corner of 156th Street and Summer Road as per submitted application LEGP 000105-2018.

PRELIMINARY DEVELOPMENT PLAN

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the Change of Zonings to R3-R4/PD (Moderate to High Density One and Two Family Residential Planned Development) including adoption of the preliminary development plan and ordinance as per submitted application LEGP 000105-2018 and all documentation presented in the Staff Report, Applicant's booklet, and all modifications, stipulations, waivers, conditions, and commitments.
2. Motion to forward this petition with an unfavorable recommendation to the City Council for denial of the Change of Zonings to R3-R4/PD (Moderate to High Density One and Two Family Residential Planned Development) as per submitted application LEGP 000105-2018. (support with reasons)
3. Motion to continue application LEGP 000105-2018 until the (date) meeting.