PLAN COMMISSION

STAFF REPORT

ITEM NO:	**2/2A**
APPLICATION NO:	**LEGP 138-2023 and LEGP 139-2023**
MEETING DATE:	November 20, 2023
SUBJECT:	Change of Zoning and Amendment to a Planned Development Ordinance
PETITIONER(S):	Platinum Properties Management Company, LLC (Applicant)
SUMMARY:	Rezoning of approximately 5 acres and an amendment to the "Cranbrook Planned Development" Ordinance originally approved on November 22, 2016
LOCATION:	17200 block of Moontown Road, East Side Noblesville, IN 46062
RECOMMENDATION:	**Approval**
PREPARED BY:	Kevin Martin, Senior Planner kmartin@noblesville.in.us 317-776-6325

Planning Terms

Change of Zoning (Rezoning) – An amendment to the zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Planned Development – A large-scaled 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 whole according to the adopted preliminary development plans and approved detailed plans with more flexible standards, such as lot sizes, uses and setbacks than those restrictions that would normally apply to a specific zoning district.

Development Plan - A scale drawing, including a legal or site description, of the real estate involved which shows the location and size of the following, both existing and proposed: all buildings, structures, and yards; topographic map; location and dimension of building lines and easements; widths and lengths of all entrances and exits to and from said real estate; location of all adjacent or adjoining streets, service facilities; and other improvements such as planting areas.

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 ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

R-1 - Low Density Single Family Residential - The purpose of the R-1 District is to permit the establishment of moderate low density single family residential areas. The R-1 District shall have a minimum lot size (as per Table 8.B. Residential Bulk Requirements [3 acres or 30,000 square feet if served by Sanitary Sewer]).

R-5 - **Multi-Family Residential District** - The purpose of the R-5 District is to encourage the establishment of multi-family dwellings of high density. The predominant housing type would be townhouses and garden apartments. All such districts should abut major collector or arterial streets as specified by the local agency responsible for transportation or the Indiana State Highway Commission. The district must be served with central water and sanitary sewer facilities of sufficient capacity.

Procedure

The applications were filed in October 2023 for a public hearing at the November 20, 2023, Plan Commission meeting. The proposed applications are discussed at a Plan Commission Meeting where a public hearing is held. The Plan Commission hears the evidence presented by staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed amendment. The Plan Commission then makes a recommendation to the Common Council for either adoption, denial, or amends the applicants' proposal. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation. The Council then hears the proposal, including the Plan Commission's recommendation at two separate Council meetings. At the final Council meeting the amendment is adopted, denied, or modified by the Council. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspaper and public hearing notices are sent to the surrounding property owners by certificate of mailing. Notices were sent to the surrounding property owners as required.

Correspondence

Staff has received communication from the adjacent property owners to the north citing visual impact concerns (received via phone).

Summary *Refer to the attached documents as reference*

The subject property is located on the northeast corner of the intersection of Moontown Road and Castamere Drive, see Exhibit 1. The property is currently zoned R1 - Low Density Single Family Residential District, within the State Road 32 Overlay (SR32) and is part of the Cranbrook Planned Development, established in November 2016. The site is currently undeveloped. The surrounding land uses include: to the north, single family homes; to the west, unimproved land and single family homes; to the south, unimproved land within the Cranbrook PD; and to the east single family homes within the Cranbrook PD.

The applicant is requesting a change of zoning for the property, from R1 - Low Density Single Family Residential District to R5/PD - Multi-Family Residential District/Planned Development (see Exhibit 3), remaining within the existing Cranbrook Planned Development.

Additionally, the applicant is requesting approval of an amendment to the "Cranbrook Planned Development Ordinance" regulating the development (see Exhibit 4).

The overall project will consist of a maximum of forty-eight (48) residential townhomes arranged in groups of five or six units per building. The established density for the site will be approximately 12.2 dwelling units per acre (see Exhibit 5).

Unit sizes will range between 1,400 square feet and approximately 1,800 square feet of indoor living space. The community units are designed with individual entrances to each unit along the frontage and with individually accessed garages along the rear, all garages face internally within the development area. The proposed development plan, and planned development ordinance, identify each unit having a raised entrance, semiprivate outdoor space, landscaping areas, and dedicated parking.

Each home will include a two-vehicle garage with rear access, and an additional two-vehicular spaced driveways. Guest parking is provided along Castamere Drive; additionally, there is guest parking spaces provided within the development.

The development's entrances will be located along the north side of Castamere Drive, two entrances will be provided. Three alleys are provided for internal circulation, lined with driveways. The proposed internal alleys will be privately owned and maintained. A stormwater detention pond will be incorporated on the eastern edge of the development, between this proposal and the rest of the Cranbrook Planned Development.

The Architectural Review Board (ARB) did review of the typical elevations and architectural standards proposed for the residential units. ARB requested additional enhancements be made to side elevations, visible from adjacent right-of-way including Castamere Drive. Those elevations have been modified to include additional landscape elements, see elevations details on Exhibit 6 and 7.

Waivers to be sought regarding this development include:

1. Minimum Lot Area, requesting a decrease from the required 3,000 s. f. per unit to 1,400 s. f.
2. Minimum Lot Frontage, requesting a decrease from the required 150 feet to 20 feet.
3. Minimum Front Yard Setback, requesting a decrease from the required 30 feet to 20 feet.
4. Maximum height for a ground sign, requesting an increase from the maximum allowed heigh of six (6) feet to 10 feet.

History

The original Cranbrook Planned Development ordinance was adopted by the Common Council on November 22, 2016. The proposal included eighty-six (86) single family homes between Moontown Road and Emerald Village At Pebble Brook. The development included the single-family homes on the easter portion while maintaining vacant land along Moontown Road for future expansion. This proposal provides for that expansion.

Item	Description	Analysis
Surrounding Land Uses	***North*** *– Single-family residential use.* ***South*** *–Unimproved Land within the Cranbrook PD.* ***East*** *– Cranbrook PD single-family use.* ***West*** *– Unimproved Land and single-family use.*	*The surrounding land uses are mainly single-family housing with lower density that the use being proposed in this new development.*
Comprehensive Master Plan and Future Land Use	*Mixed Residential*	***Mixed Residential*** - This typology encourages a variety of housing types with accompanying mixed-use retail and office located along intersections and corridors. Scale and building heights are dependent upon the surrounding context but can range from 1-5 stories in height. Mixed residential areas within urban transects contain more multi-family units such as flats, multiplexes, and townhomes, with some single-family detached homes permitted Single-family home types are more common within suburban transects but are compact in scale and are interspersed with single family attached homes and multi-family units.
Traffic Circulations and Thoroughfare Plan	*Castamere Drive* (Collector)	***Collector*** *is a type of roadway which generally serves travel of primarily intra-area and intra-county importance with approximately equal emphasis to traffic circulation and land access service.*
Environmental and Utility Considerations		*Pipeline Easements areas are maintained outside the limits of this proposal.*

Attachments

Exhibit 1	Site Aerial Photograph
Exhibit 2	Zoning Map
Exhibit 3	Rezone Ordinance
Exhibit 4	Planned Development Ordinance
Exhibit 5	Preliminary Development Plan
Exhibit 6	Landscape Plan
Exhibit 7	Architectural Elevations

Recommendation

Staff supports the requests for the change of zoning and the adoption of the amendment to the Cranbrook Planned Development ordinance, in conformance to the comprehensive master plan 2020.

REZONING Motions

1. Motion to approve Application No. LEGP 0138-2023, the change of zoning from R-1 - Low Density Single Family Residential to R-5 - Multi-Family Residential District for approximately 5 acres and forward a favorable recommendation to the City Council for adoption of said change of zonings as per the Staff Report and Presentations.

(If there are any conditions or stipulations as imposed by the Plan Commission, please include in the motion).

2. Motion to deny the requested change of zonings as presented per Application No. LEGP 0138-2023 and forward a Do Not Adopt recommendation to the City Council. **(LIST REASONS)**

3. Motion to continue Application No. LEGP 0138-2021 until the December 11, 2023, meeting.

PLANNED DEVELOPMENT Motions

1. Motion to approve Application No. LEGP 0139-2023, adoption of an amendment to the Cranbrook Planned Development ordinance and preliminary development plan as presented at the Plan Commission meeting including the discussion at the meeting as per application Nos. LEGP 0138-2023 and LEGP 0139-2023, including the following waivers and stipulations:

   WAIVERS

   1. Reduction of the Minimum Lot Area from the required 3,000 s. f. per unit to 1,400 s. f. per unit.
   2. Reduction of the Minimum Lot Frontage, from the required 150 feet to 20 feet.
   3. Reduction of the Minimum Front Yard Setback, from the required 30 feet to 20 feet.

   STIPULATIONS

   1. The remaining property, not included in the rezoning, shall undergo Secondary Plat process before the issuance of a location improvement permit.
   2. Section 9.A of the proposed Planned Development Ordinance shall be eliminated. Community signage shall follow the standard height limitations of the UDO and shall be in accordance with Article 11, Part B, Section 3. The sign shall identify the "Cranbrook" designation.

and forwarding such with a favorable recommendation for adoption to the City Council.

(If there are any additional conditions or stipulations as imposed by the Plan Commission, please include in the motion).

2. Motion to deny the requested Application No. LEGP 0139-2023; and forward a Do Not Adopt recommendation to the City Council. **(LIST REASONS)**

3. Motion to continue Application No. LEGP 0139-2023 until the December 11, 2023, meeting.