



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING
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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: February 13, 2014
Re: Case PC 2014-01 (PUD – Detailed Plan): Homesteads at Hillview

REQUEST:

Case PC 2014-01 (PUD – Detailed Plan)...Homesteads at Hillview. A request by Homestead Developers, LLC to approve the PUD Detailed Plan for 79.55 acres. The subject property is located at the southeast corner of Eastview Drive and Upper Shelbyville Road. The property is currently zoned RS-1 (Residential: Suburban One).

CURRENT ZONING:

Residential: Suburban One (RS-1) - Lot Standards

Min. lot area: 15,000 sq.ft.	Min. front yard setback: 20 ft (local) 30 ft (collector) 50 ft (arterial)
Maximum lot area: not applicable	
Min. lot width (at front setback): 100 feet	Min. side yard setback: 10 feet
Maximum lot coverage: 50%	Min. rear yard setback: 25 feet
Minimum living area: 1,800 sq.ft.	

Surrounding Zoning:

North:	IBD (Industrial: Business Development) RR (Residential: Rural) RSN (Residential: Suburban Neighborhood)
South:	RM (Residential: Multi-Family) RS-1 (Residential: Suburban One)
East:	RS-1 (Residential: Suburban One) RSN (Residential: Suburban Neighborhood)
West:	IN (Institutional)

Surrounding Land Use:

North:	Agricultural Single-family residential
South:	Multi-family residential Agricultural
East:	Single-family residential Golf course
West:	Needham & Webb Elementary

PROPOSED ZONING:

Planned Unit Development (PUD)

1. The intent of the PUD zoning district is to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning and Subdivision Control Ordinance. Planned Unit Development regulations are intended to encourage innovations in land development techniques so that unique opportunities and circumstances may be met with greater flexibility. Planned Unit Developments should be used to address unique environmental concerns,

provide a unique mix of land uses, and implement the Comprehensive Plan in way not considered by the established zoning districts. A PUD should not be used if the proposed development can be created using established zoning districts.

2. In this proposal, PUD development standards would be defined for the development of a variety of housing options and the integration of the golf course within a portion of the development.

CONSIDERATIONS:

1. The PUD Detailed Plan application includes the following documentation: (1) site description; (2) common holdings map; (3) sewerage verification (4) existing site conditions– including built features, easements, topography, natural features (including floodplain), and historic features; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, development requirements, written commitments, covenants, drainage with supporting exhibits, and project phasing.
2. As explained in depth by the Homesteads at Hillview Detailed PUD Plan – Supporting Information (attached), the proposed development is to include 145 single-family homes. In addition, a portion of the Hillview Country Club Golf Course is proposed to be integrated within a portion of the development. The development is proposed to include three (3) communities with differing lots sizes and densities.
 - a. Village Green:
 - i. Lots – 33 lots
 - ii. Minimum lot area – 8,420 sq.ft.
 - iii. Minimum lot width – 57 ft.
 - iv. Maximum lot coverage – 67%
 - v. Minimum front yard setback (local) – 20 ft.
 - b. Homesteads:
 - i. Lots – 89 lots
 - ii. Minimum lot area – 13,000 sq.ft.
 - iii. Minimum lot width – 63 ft.
 - iv. Maximum lot coverage – 60%
 - v. Minimum front yard setback (local) – 20 ft.
 - c. Preserve:
 - i. Lots – 23 lots
 - ii. Minimum lot area – 14,500 sq.ft.
 - iii. Minimum lot width – 63 ft.
 - iv. Maximum lot coverage – 60%
 - v. Minimum front yard setback (local) – 20 ft.

3. The attached Homesteads at Hillview PUD Standards outlines the specific development requirements proposed for the project and would be attached to the rezoning ordinance forwarded to City Council for adoption.
4. The Technical Review Committee reviewed the petition at their January 30, 2014 meeting. Revised plans were received February 10, 2014 and reviewed with the following comments being provided:
 - a. Lot numbers need to be consecutive within each phase. Please revise.
5. The Homesteads at Hillview – Conceptual Plan (PC 2013-32) was reviewed and approved by the Plan Commission at the December 17, 2013 meeting.
6. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential. “Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in small-lot suburban neighborhoods may include neighborhood and community parks and neighborhood-scale churches and schools. These neighborhoods are distinguished from small-lot suburban residential areas by their comparatively larger lot size and setbacks and lower density. A diversity of home sizes and designs is encouraged in these areas. Also encouraged is the occasional incorporation of accessory residences. In all cases, the design features of each home should provide materials, a scale, and other design elements that promote consistency in the neighborhood.”

PUD PROCESS:

1. The purpose of the PUD Detailed Plan and Rezoning stage of the PUD process is to finalize the details of the proposed PUD, document those details, and obtain final PUD approval from the Plan Commission and Common Council.
2. The PUD Detailed Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the PUD Detailed Plan and will forward the Detailed Plan to City Council with either a favorable recommendation or unfavorable recommendation. The Plan Commission can also continue the application. The City Council will hold a public hearing and vote on the proposed PUD Detailed Plan.
3. Planned Unit Developments are required to comply with the City of Franklin Subdivision Control. The Zoning Ordinance states that “In no instance shall the approval of a PUD be interpreted as waiving or modifying any Subdivision Control Ordinance or Site Development Plan processes.”
4. The primary plat for the subdivision can be submitted and reviewed concurrent with the PUD – Detailed Plan. Any waiver requests from the Subdivision Control Ordinance would be filed at this time. The applicant has submitted the primary plat and applicable waiver requests (PC 2014-02) concurrent with the PUD – Detailed Plan.
 - a. The Commission may wish to hear cases PC 2014-01 & PC 2014-02 simultaneously as the waiver requests regarding street trees are directly related to the proposed development standards regarding landscaping within the PUD standards.
 - b. Staff would recommend that the Commission take action on the three waiver requests from Article 6.15 prior to taking action on PC 2014-01 and then take action on the remaining waiver requests followed by the primary plat (PC 2014-02).

CRITERIA FOR DECISIONS :

In taking action on the PUD Detailed Plan and Rezoning request, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 6.4 (H) of the City of Franklin Zoning Ordinance.

1. ***Requirements and Intent: The extent to which the proposal fulfills the requirements and intent of Article 6 of the City of Franklin Zoning Ordinance.***

Staff Finding:

The proposed PUD standards outline requirements consistent with Article 6 of the City of Franklin Zoning Ordinance.

2. ***Planning Documents: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.***

Staff Finding:

The long term land use plan of the 2013 Comprehensive Plan identifies the subject property as Large-Lot Suburban Residential and also indicates that Franklin should expand its executive housing inventory.

3. ***Characteristics: The current conditions and the character of current structures and uses in each zoning district.***

Staff Finding:

The proposal is an expansion of the existing uses within the area. The golf course is immediately adjacent to the subject property and will be encompassing a portion of the subject site. Paris Estates, Hillview Village, and Brookfield Townhouses are also located nearby and are similar in nature to the types of housing proposed to be constructed in Homesteads at Hillview.

4. ***Desired Use: The most desirable use for which the land in each district is adapted.***

Staff Finding:

The property is immediately adjacent to other residential properties, the golf course and two elementary schools are located on the west side of Eastview Drive. The current zoning and Comprehensive Plan has indicated that the subject area be developed in a residential manner. The proposal is consistent with these plans.

5. ***Property Values: The conservation of collective property values throughout the City of Franklin's jurisdiction as a whole.***

Staff Finding:

The rezoning request should increase the property values in the area as the city continues to grow towards the east and the proposed PUD standards are similar in nature, and in some cases more extensive, to the current requirements outlined in the Zoning Ordinance.

6. ***Growth Management: Responsible growth and development.***

Staff Finding:

The City's current inventory of executive housing needs to be expanded to promote additional growth and expansion of the tax base. In addition, the proposed standards are consistent with the existing neighborhoods in the area and should ensure that the development would be complementary to other properties developed nearby.

PLAN COMMISSION ACTION:

The Plan Commission may forward a *favorable recommendation or unfavorable recommendation to the Common Council* or *continue* the PUD – Detailed Plan and Rezoning.

STAFF RECOMMENDATION:

Based on the criteria for decisions above, staff recommends a *Favorable Recommendation be forwarded to the Common Council with the following modification:*

- a. Lot numbers to be consecutive within each phase.