



# 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:** December 10, 2013  
**Re:** Case PC 2013-32 (PUD – Conceptual Plan): Homesteads at Hillview

### REQUEST:

**Case PC 2013-32 (PUD – Conceptual Plan)...Homesteads at Hillview.** A request by Homestead Developers, LLC to approve the PUD Conceptual 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)<br>RR (Residential: Rural)<br>RSN (Residential: Suburban Neighborhood) |
| South: | RM (Residential: Multi-Family)<br>RS-1 (Residential: Suburban One)  |
| East:  | RS-1 (Residential: Suburban One)<br>RSN (Residential: Suburban Neighborhood)                                  |
| West:  | IN (Institutional)  |

#### Surrounding Land Use:

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

### PROPOSED ZONING:

#### Planned Unit Development (PUD)

- 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 Conceptual Plan application includes the following documentation: (1) site description; (2) vicinity map; (3) common holdings map; (4) existing site conditions– including built features, easements, natural features (including floodplain), utilities, historic features, and topography; (5) proposed development – including street systems, land uses, open space, landscaping, natural features, historic features, written commitments, covenants, and drainage with supporting exhibits.
2. As explained in depth by the Homesteads at Hillview Conceptual 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) sections 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.
    - vi. Minimum side yard setback – 5 ft.
    - vii. Minimum rear yard setback – 15 ft.
    - viii. Minimum living area – 1,700 sq.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.
    - vi. Minimum side yard setback – 10 ft.
    - vii. Minimum rear yard setback – 25 ft.
    - viii. Minimum living area – 1,800 sq.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.
  - vi. Minimum side yard setback – 10 ft.
  - vii. Minimum rear yard setback – 25 ft.
  - viii. Minimum living area – 1,800 sq.ft.
3. Refer to the Homesteads at Hillview Conceptual PUD Plan for specific information related to the proposal. Pages 11 – 17 outlines the proposed development and proposed lot standards in detail.
4. The Technical Review Committee reviewed the petition at their November 27, 2013 meeting. It appears that all comments have been addressed to date.
5. 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 Conceptual Plan stage of the PUD process is to provide a formal opportunity for the applicant and the Plan Commission to discuss the general elements of the proposed PUD. The Conceptual Plan prepares the Plan Commission for future discussion of details and minimizes the risk incurred by the applicant in creating the Detailed Plan.
2. The PUD Conceptual Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission then holds a public hearing regarding the PUD Conceptual Plan. Upon review, Plan Commission shall approve, approve with modifications, deny, or continue the Conceptual Plan application.
3. Assuming the Conceptual Plan moves forward, the applicant will prepare detailed development standards (PUD - Detailed Plan), which will be reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the 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 Detailed Plan.

4. Plan 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.”
5. 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 indicated that they will submit the primary plat and applicable waiver requests concurrent with the PUD – Detailed Plan.

**PLAN COMMISSION ACTION:**

The Plan Commission may either *approve*, *approve with modifications*, *deny*, or *continue* the PUD – Conceptual Plan.

**STAFF RECOMMENDATION:**

Staff recommends the Plan Commission *approve* the PUD – Conceptual Plan.