



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Tennell, Senior Planner

Date: January 14, 2022

Re: Case PC 2021-49 (PUD – Concept): Eagles Landing PUD

REQUEST:

Case PC 2021-49 (PUD – Concept)...Eagles Landing PUD. A request by Estates at Franklin, LLC to approve the PUD Conceptual Plan for approximately 51 acres. The subject property is located at 2625 N. Hurricane Road (Previously the Indiana Golf Academy).

Surrounding Zoning:

North: PUD (Planned Unit Development) and R-2 (Johnson County)
South: PUD (Planned Unit Development) and
East: PUD (Planned Unit Development) and
West: RS-2 (Residential: Suburban Two) and RS-3 (Residential: Suburban Three)

Surrounding Land Use:

North: The Legends Golf Club and Single-family residential
South: The Legends Golf Club
East: The Legends Golf Club
West: Agriculture & Proposed Single-family residential

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, the PUD Conceptual Plan outlines a development of a mixed use project that includes a variety of single-family homes and 2 lots for future uses as listed in the plan.

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. The petitioner outlined the details of the request in the attached “Eagles Landing Conceptual Plan”.
3. The subject property is surrounded by The Legends Golf Club to the north, east and south. Hurricane Creek is located to the east of the golf course with a portion of the subject property located within the limits of the regulatory floodplain.
4. The Technical Review Committee reviewed the petition at their December 17, 2021 meeting.
5. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential, Community Activity Center and Agricultural.

“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.

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.

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.”

- a. Article 6.5(A)(3) of the Subdivision Control Ordinance states: “The street layout shall provide adequate vehicular access to all lots and within the subdivision, to any remaining tract, and to all adjacent undeveloped properties and stubbed streets.”
 - b. The property located on the west side of Hurricane Road is planned as a single-family residential subdivision. The location of the intersection of the new proposed streets associated with the subject project and the proposed project on the west side of Hurricane Road will need to be aligned in a manner that is consistent with the Subdivision Control Ordinance.
 - i. Staff has verified with both parties that they are coordinating the street alignments per the above.
5. A 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 that time.

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 *with the following modifications*:

1. The anti-monotony requirements also include a clause restricting the use of the same color consistent with the clause relating to the use of the same elevations.
2. JK Manor House Lot Development Standards – Parking: Clarify that any other parking development standards, not specifically identified, will meet and be in accordance with Article 7.10 of the Zoning Ordinance.
3. Total number of single-family homes/lot be updated from 92 to 91 and total number of lots from 94 to 93 throughout the document and exhibits. (Lot 83 was skipped in the lot numbering on Exhibit E.)