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**NOBLESVILLE PLAN COMMISSION
STAFF REPORT**

DECEMBER 16, 2013

13W-14-2137 (6204) & 13N-15-2030 (6193)

Change of zoning from "A2-S" Agricultural Subdivision (Hamilton County) to "R-1" Low Density Single Family Residential

East side of Boden Road, ¼-mile north of East 156th Street
Wayne Township

Change of zoning from "R-1" Low Density Single Family Residential to "R-1/PD" " Low Density Single Family Residential/Planned Development

Between Summer Road and Boden Road, and the east side of Boden Road, ¼-mile north of East 156th Street
City of Noblesville

Unified Development Ordinance Definitions and General Statements

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 sizes, uses and setbacks, than those restrictions that would normally apply to a specific zoning district.

Preliminary Development Plan – It is a plan that establishes the basic goals and policies, bulk standards, architectural standards, variations/waivers from the underlying zoning district standards and layout of the proposed planned development. The plan should include feasibility statements regarding the infrastructure, landscape concept plan, 360 degree building architecture elevations, and a proposed layout including building, parking, amenity locations.

Existing Conditions

This property is located on 259.5 acres, 169.76 between Summer and Boden Roads and 89.74 acres on the east side of Boden Road, ¼-mile north of East 156th Street in Wayne Township. The portion west of Boden Road is currently annexed into the City and is zoned "R-1" Low Density Single Family Residential. The acreage east of Boden is unincorporated, but is undergoing the annexation process. At this writing, the eastern portion is zoned "A2-S" Agricultural Subdivision under the Hamilton County Plan Commission. The property is largely tilled agricultural fields, with the William Lehr Ditch and associated flood plain a dominant feature on the western portion.

The areas surrounding this proposed development are zoned "R-2" & "R-2/GUO" to the north (future Eastside Park), "A2-S" to the east (agricultural field), "R-1" and "A2-S" to the south (Logan's Ponte & agricultural fields), and "R-1" to the west (agricultural fields).

For historical perspective, in 2004 the western portion of this property, between Summer and Boden, received approval for a primary plat known as “Hammock Property”. Ground was never broken on this project and the plat approval expired.

Proposed Request

Noble East is a proposed residential planned development featuring 497 single family lots. With a net acreage of 209.17, the density will be 2.35 lots per acre, below the 2.4 standard for R-1/PD. Noble East will be divided into three distinct character areas: Willow Creek will be west of Lehr Ditch, Blue Ridge Creek will be between the ditch and Boden Road, and Copperleaf located east of Boden. “Noble East” will not be used in the recorded subdivision name, but merely identifies the overall project. (As a side note, “Willow Creek” is a duplicate name used elsewhere in the County and will have to be renamed before recording occurs). The project also features two clubhouses with pools, a day care facility, and numerous pedestrian paths and common areas.

Another prominent feature of Noble East will be its proximity to the future Eastside Park. In fact, this community will flank the park’s south and east borders. A vehicular connection will be constructed as well as numerous pedestrian links. Presentation of this neighborhood provides an opportunity to implement the City’s PILOS ordinance, or Payment In Lieu of Open Space. Commissioners will recall that this ordinance, passed earlier this year, provides a credit on the required 28% open space for a residential planned development in return for a prescribed payment to special fund dedicated to City park development. Two “zones” are eligible: Zone A being within 1320 feet of the park and Zone B 2640 feet away. This development qualifies for Zone A, so a reduction to 13% open space is allowed. Largely because of the flood plain associated with Lehr Ditch, a reduction to only 23.58% open space was feasible. Nevertheless, Noble East is sparking interest, and cash, in beginning development of the park.

Typical of planned development projects, Noble East has tailored bulk standards to the character of the proposed communities. The charts below compare the proposed standards with the corresponding R-1 standards:

District Area	Minimum Lot Area (sq.ft.)	Minimum Lot Width	Min. Side Yard Setback
Willow Creek (Estates)	12,000	90'	5' with a 20' aggregate separation
Willow Creek (Americana)	9,100	70'	6'
Blue Ridge Creek	9,100	70'	6'
Copperleaf	9,100	70'	6'
“R-1” zoning	30,000	200'	10'

In addition, the minimum floor area standard is proposed to be modified slightly:

District Area	Minimum Floor Area – Ranch (sq.ft.)	Minimum Floor Area – 2- Story (sq.ft.)
Willow Creek (Estates)	2,200	2,600
Willow Creek (Americana)	1,800	1,840
Blue Ridge Creek	1,800	2,200
Copperleaf	1,800	1,840
"R-1" zoning	2,400	2,400

Section 8.H.3.F.2 of the Unified Development Ordinance calls for a peripheral landscape buffer yard of 50 feet. The developer is proposing instead a 20 foot rear setback on the lots with a 4-foot "woven wire fence". This will require a waiver from the Plan Commission and City Council.

Also proposed is a daycare facility on the west side of Boden Road (the northeast corner of "Blue Ridge Creek"). While not a permitted use in the "R-1" zoning district, daycares are typically located within or adjacent to large residential communities. The Engineering Department has recommended that the facility be accessed from within the subdivision and not have a cut directly on to Boden Road.

Infrastructure is another important component, as the City grows into Wayne Township. Boden Road and Summer Road provide access points. Both roads are in good condition but will require auxiliary lanes as development progresses. Water is currently located along Summer Road and will be extended from 156th & Boden. Gas mains will also be extended from 156th Street. The City's Southeast Interceptor parallels Lehr Ditch, providing easy access to sanitary sewer. One complexity on sewers is the fact that the land east of Boden falls under "Area 1" of the sanitary sewer agreement with Hamilton Southeastern Utilities (HSE). Area 1 is the real estate where HSE will collect the effluent but will flow to Noblesville's interceptor for treatment.

Proposed to build in Noble East are the established builders Ryland Homes and Pulte Homes. The Architectural Review Board examined proposed elevations at the November 21st meeting. All elevations were approved with some minor modifications. A sampling of these elevations is provided with the accompanying developer's booklet.

The Technical Advisory Committee also reviewed the proposed preliminary development plan at their November meeting. A traffic study was requested for the Summer Road and Boden Road entrances. It was pointed out that South Rim Court, in Copperleaf, exceeds the maximum 600-foot cul-de-sac length (by approximately 200 feet). Pedestrian trails, instead of sidewalks, along Summer and Boden were recommended. Lehr Ditch, a County regulated drain, is undergoing maintenance but should not interfere with this development.

Commissioners have all been active this year in the Comprehensive Plan update. While that plan is nearing completion, it does not cover Wayne Township. In 2005, the City adopted a

Wayne Township Master Plan. Not near as “comprehensive” as the current plan in the works for the City, the Wayne Township plan consists of a future land use map. The Noble East area is identified as “Highest Density Residential, 2-3 units/acre” on this plan.

The portion of Noble East located east of Boden Road, identified as “Copperleaf”, is located in unincorporated Wayne Township, at this writing. The developer has submitted a voluntary petition for annexation of this piece and that ordinance has been introduced to the Common Council. Effective dates for the annexation and zoning ordinances will be synced to the same date.

The Plan Commission may approve, deny, or modify any proposed request for a change of zoning. It can place conditions of approval on the proposed request or adopt commitments proposed by the applicant. The Plan Commission forwards a recommendation to the Common Council, which ultimately either adopts or does not adopt the proposal. In that this overall request includes a change in the base zone only for the property on the east side of Boden, two separate motions are in order. Based on the above information, the following are possible motions:

For Noble East – Copperleaf:

MOTION: *I move to forward to the Council a favorable recommendation for the change of zoning to “R-1” Low Density Single Family Residential for Noble East - Copperleaf;*

MOTION: *I move to forward to the Council an unfavorable recommendation for the change of zoning to “R-1” Low Density Single Family Residential for Noble East - Copperleaf (LIST REASONS);*

MOTION: *I move to continue the item until the next regular meeting provided the applicant submits the following information (LIST INFORMATION REQUIRED)*

For Noble East:

MOTION: *I move to forward to the Council a favorable recommendation for the change of zoning to “R-1/PD” Low Density Single Family Residential/Planned Development for Noble East and the adoption of the preliminary development plan with the following waivers: 1)that a day care facility be permitted as shown on the plan; 2) that the maximum cul-de-sac length on South Rim Court be increased; and 3)that bulk standards be modified as outlined in the proposed ordinance;*

MOTION: *I move to forward to the Council an unfavorable recommendation for the change of zoning to “R-1/PD” Low Density Single Family Residential/Planned Development for Noble East (LIST REASONS);*

MOTION: *I move to continue the item until the next regular meeting provided the applicant submits the following information (LIST INFORMATION REQUIRED)*

ATTACHMENTS: Developer’s submitted booklet



Summer Road looking east



Boden Road looking west



Boden Road looking east