



**Petition Number:** 2016-34-MP

**Subject Site Address:** 120 N. Ninth Street

**Petitioner:** Zionsville Christian Church

**Representative:** David Ruffler

**Request:** Petition for Minor Plat approval for the establishment of a residential lot in the (RV) Residential Village Zoning District

**Current Zoning:** (RV) Residential Village Zoning District

**Current Land Use:** Undeveloped

**Approximate Acreage:** 0.28 acres

**Related Petitions:** 2016-28-Z (Rezone)

**Exhibits:**  
Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Plat  
Exhibit 4 – Town Engineer Comments letter dated June 7, 2016  
Exhibit 5 – Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The location of the parcel is at the intersection of Beechwood Lane and Poplar Street.

### **Project Description**

The subject property received both Plan Commission and Town Council approval to rezone 0.275 acres of the overall 4.580 acre (SU-2) Urban Special Use Zoning District site to the (RV) Urban Residential Zoning District as represented by Lot (1) on the proposed plat. The petitioner is requesting plat approval to split the current parcel into two (2) lots. The intention of the Petitioner is to create one (1) new buildable site to be utilized for a Single Family residential construction.

## **PRIMARY PLAT REVIEW**

### **Subdivision Control Ordinance**

The subdivision plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance (except as noted in this report – see Town Engineer’s Letter, Exhibit 4).

### **Zoning Ordinance**

The plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance.

### **Street and Highway Access / Sidewalks**

The one (1) lot will utilize Poplar Street for vehicular access. The plat approval requires the dedication of right of way and the establishment of appropriate easements, and provisions for the future construction of a sidewalk (parallel to the road frontage) in conformance with Town standards.

### **Stormwater Management**

The lot will utilize surface drainage to manage stormwater.

### **Utility Capacity / Utility Easements**

Limited utilities are available to the site. Utility easements are being provided for future potential use.

## **PUBLIC POLICY**

### **Comprehensive Plan**

The Proposed Land Use Map in the Zionsville Comprehensive Plan identifies the property as residential. The proposed subdivision is an appropriate land use consistent with the policies in the Comprehensive Plan.

### **Water and Sewer**

The property would utilize public utilities.

**STAFF COMMENTS**

Staff recommends approving the petition as filed.

**RECOMMENDED MOTIONS**

**Primary Plat Motion**

I move that Docket #2016-34-MP minor plat approval establishing two (2) lots at 120 N. Ninth Street be (Approved based the findings in the staff report / Denied/ Continued) as presented.

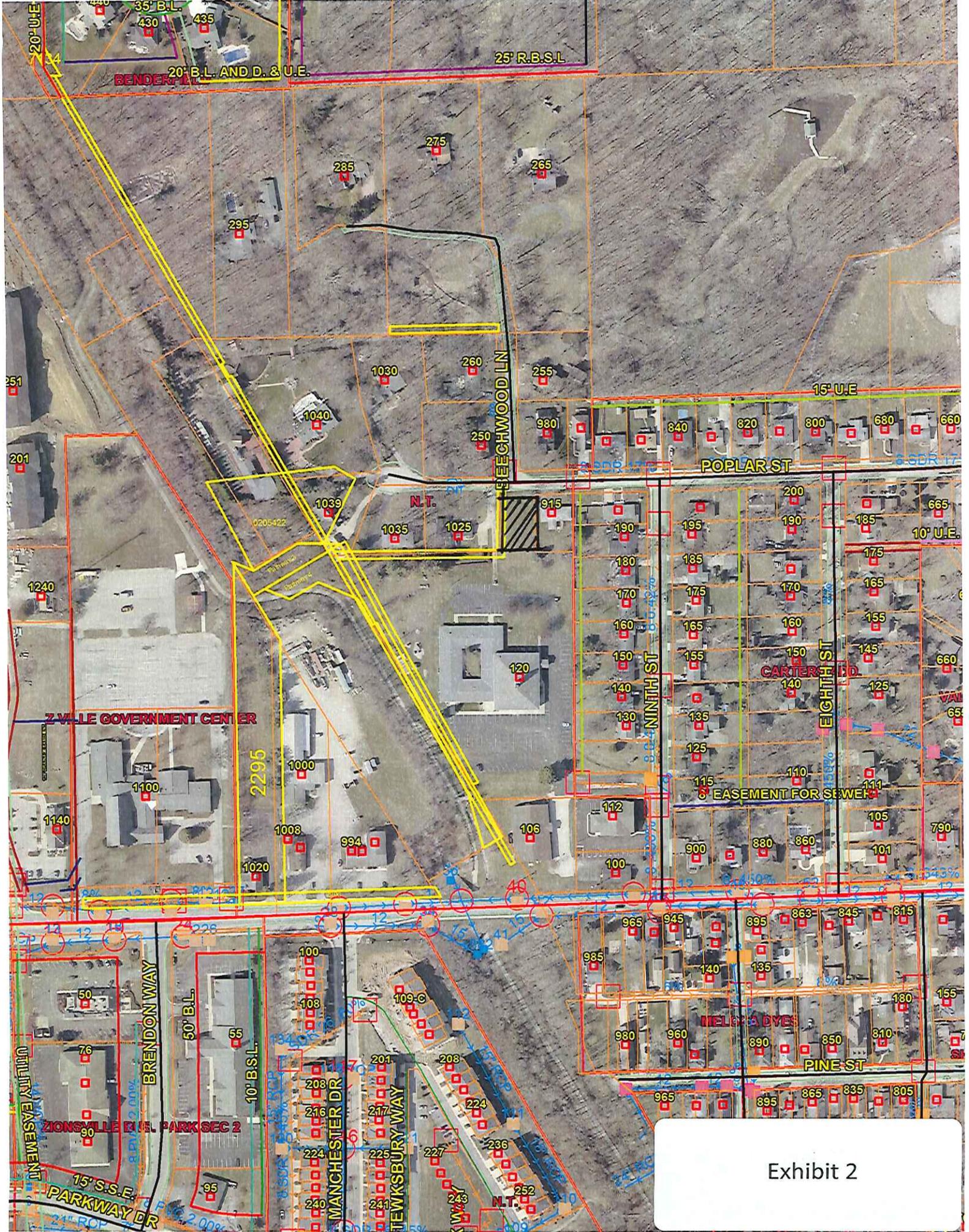
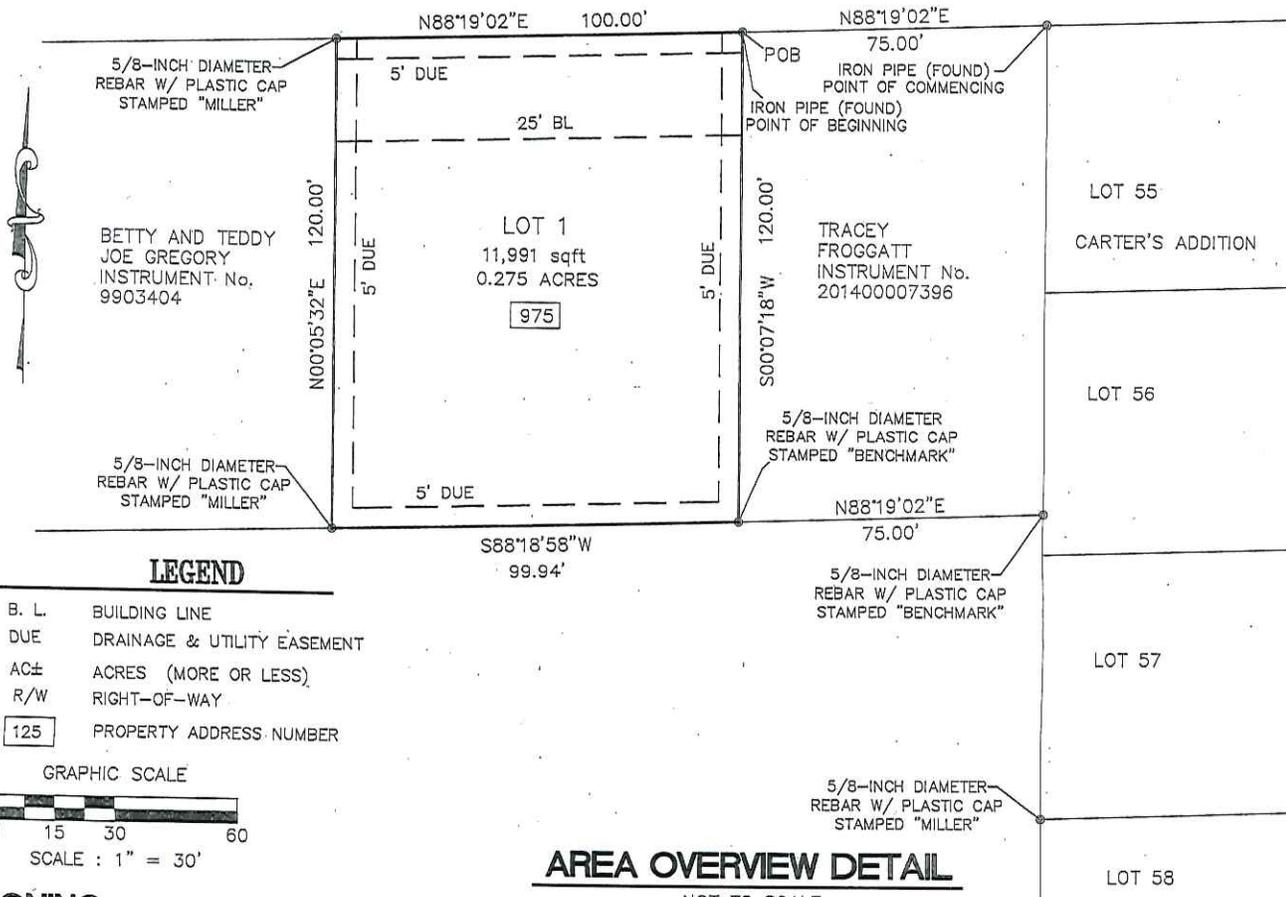


Exhibit 2

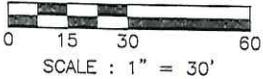
POPLAR STREET  
50.0' R/W



**LEGEND**

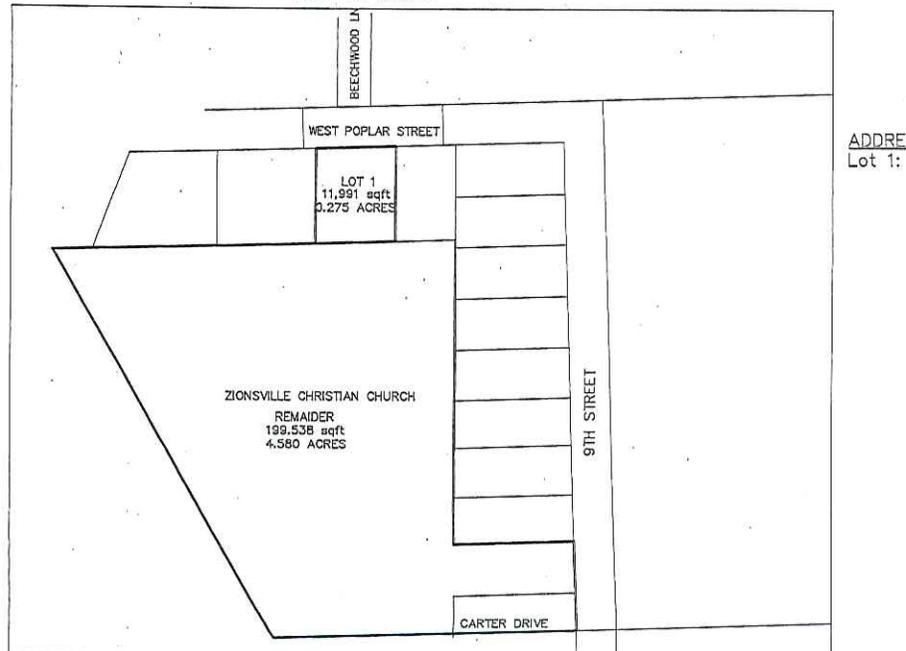
- B. L. BUILDING LINE
- DUE DRAINAGE & UTILITY EASEMENT
- AC± ACRES (MORE OR LESS)
- R/W RIGHT-OF-WAY
- 125 PROPERTY ADDRESS NUMBER

GRAPHIC SCALE



**AREA OVERVIEW DETAIL**

NOT TO SCALE



**ZONING**

SPECIAL USE ZONING

**OWNER**

ZIONSVILLE CHRISTIAN CHURCH

PROPERTY ADDRESS  
20 NORTH 9TH STREET  
ZIONSVILLE, INDIANA 46077

**DEVELOPER**

ZIONSVILLE CHRISTIAN CHURCH  
DAVID RUFFER  
20 NORTH 9TH STREET  
ZIONSVILLE, INDIANA 46077

**SURVEYOR**

THIS INSTRUMENT  
PREPARED BY:  
NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
48 CONNER STREET  
OBLESVILLE, IND. 46060  
Ph 773-2644 Fx  
73-2694  
DATE: 3/10/2016  
Job No. B36453



To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: June 7, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

|                     |           |                                     |                             |
|---------------------|-----------|-------------------------------------|-----------------------------|
| Project             | Name      | Poplar Street One Lot               |                             |
|                     | Location  | Poplar Street at Beechwood Lane     |                             |
|                     | Developer | Zionsville Christian Church         |                             |
|                     | Submittal | #3                                  |                             |
| Documents Reviewed  |           | Document Name                       | Document Date               |
|                     |           | Minor Plat of Poplar Street One Lot | June 6, 2016 (Receipt Date) |
|                     |           |                                     |                             |
| Zoning              | Current   | SU-2                                |                             |
|                     | Proposed  | RV                                  |                             |
| Land Use            | Current   | Fallow (Lawn Grasses)               |                             |
|                     | Proposed  | Residential                         |                             |
| Requested Variances |           |                                     |                             |

Based on our review, we have not identified any items that were not in compliance with the Town's ordinances or standards.

The following item is provided for reference only to aide in tracking follow-up provisions.

**I. FUTURE FOLLOW-UP ITEMS**

**A. Improvement Location Permit**

1. Provide or arrange for the future funding of a sidewalk in front of the lot.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**FINDINGS OF FACT**

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Monday \_\_\_\_\_ has determined that the Primary Plat is/is not in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

- a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
- c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

**TOWN OF ZIONSVILLE PLAN COMMISSION**

The Primary Plat was APPROVED/DENIED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

\_\_\_\_\_  
President, Town of Zionsville Plan Commission

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\_\_\_\_\_

\_\_\_\_\_



**Petition Number:** 2016-37-PP

**Subject Site Address:** 9085 E. Oak Street

**Petitioner:** 9085 Project LLC

**Representative:** Pulte Homes of Indiana

**Request:** Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the R1 and R2 Rural Residential Zoning Districts

**Current Zoning:** R1 and R2 Rural Residential Zoning Districts

**Current Land Use:** Undeveloped

**Approximate Acreage:** 99.671 acres

**Related Petitions:** 2016-19-DSV Petition heard by the Board of Zoning Appeals for a Development Standards Variance to deviate from the required front yard setbacks in the R1 and R2 Rural Residential Zoning District

2016-38-DP (Pending) Petition for Development Plan Approvals to provide for a 105 lot subdivision in an R1 and R2 Rural Residential Zoning Districts

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial Location Map  
Exhibit 3 – Proposed Overall Site Plan  
Exhibit 4 - Town Engineer review comments (dated July 21, 2016)  
Exhibit 5 – Storm Water review comments (dated August 10, 2016)  
Exhibit 6 – County Highway review comments (dated August 9, 2016)  
Exhibit 7 - Findings of Fact (Subdivision Plat)

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Petition History**

Petition 2016-19-DSV was heard and approved by the Board of Zoning Appeals on August 9, 2016. This petition requested a Development Standards Variance to modify from the minimum front yard to 20 feet from the right of way for the side load and courtyard garages and to 25 feet from the right of way for front load garages. Both the Primary Plat Petition 2016-37-PP and Development Plan Petition 2016-38-DP are docketed for hearing on August 15, 2016 with the Plan Commission.

### **Property History / Location**

The overall subject site is comprised of three parcels located in the R1 and R2 Rural Residential Zoning Districts

## **PRIMARY PLAT REVIEW**

### **Subdivision Control Ordinance**

The primary plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance exhibit as outlined in Exhibit 4 and Exhibit 5.

### **Zoning Ordinance**

The primary plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance.

### **Street and Highway Access**

The proposed development is intended to gain access from Oak Street via the proposed internal street system. The proposed methods for primary and emergency ingress to and from the Subdivision are found to be in compliance with the Town's Subdivision Control Ordinance (except where noted in Exhibit 4). Further, as the road system is to be designed to County standards, the County Highway Department has provided comment as to the contemplated development (Exhibit 6).

### **Stormwater Management**

The petitioner has provided a detailed drainage study which has been reviewed by Town staff the Town Engineer. The attached letters (Exhibit 4 and Exhibit 5) identifies items that are inconsistent with the Town's standards or requirements, and requires that the drainage study be updated with additional information.

### **Utility Capacity / Utility Easements**

Staff is unaware of any concerns regarding capacity of that potable water utility which would impact service to the area. Specific to sanitary sewer, it would require an extension of existing facilities to service the proposed development. Further, adequate easements are being platted as a part of the subdivision process to provide for utility access within the subdivision.

### **Findings of Fact**

The Plan Commission may approve a Primary Plat upon finding that:

- (a) Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- (b) Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and
- (c) Adequate provisions have been made for the extension of water, sewer, and other municipal services.

Findings as submitted by the Petitioner are attached as a part of this report.

### **PUBLIC POLICY**

#### **Comprehensive Plan**

The Proposed Land Use Map in the Zionsville Comprehensive Plan identifies the property as residential. The proposed subdivision is an appropriate land use consistent with the policies in the Comprehensive Plan.

#### **Transportation Plan**

The Thoroughfare Plan in the Zionsville Transportation Plan recognizes Oak Street as a candidate for potential widening. The submitted plans provide the additional right-of-way requested by the Zionsville Transportation Plan (70-foot half right-of-way) in order to support widening as recommended by the Thoroughfare Plan.

#### **Water and Sewer**

The property currently has potable water near the property. Access to sanitary sewer will require that the utility be extended to the subject site. Access to these utilities, as discussed in the Utility Capacity / Utility Easement section, can occur in a manner to serve all the lots in the subdivision in a conventional manner.

#### **Emergency Warning Siren**

Based on current or planned installations of Warning Sirens, the proposed development is on the western fringe of existing coverage. Therefore, a portion of the contemplated development requires the installation of an additional siren as to provide adequate coverage.

#### **Findings of Fact**

The Plan Commission may approve a Primary Plat upon finding that:

- a) Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- b) Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and

- c) Adequate provisions have been made for the extension of water, sewer, and other municipal services.

Findings as submitted by the Petitioner are attached as a part of this report.

**STAFF COMMENTS**

With the comments captured within this report as well as review letters as Exhibit 4, Exhibit 5, and Exhibit 6, Staff has full confidence that each future item can be resolved to the satisfaction of Staff. Therefore, Staff recommends approval subject to the resolution of each future item identified in Exhibit 4, Exhibit 5, and Exhibit 6.

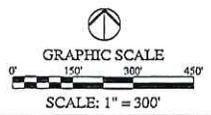
**RECOMMENDED MOTIONS**

Primary Plat Motion

I move that Docket #2016-37-PP primary plat approval, for approval to provide for a 105 lot subdivision, in the R1 and R2 Rural Residential Zoning Districts be (Approved with the conditions noted in the staff report and the proposed findings of fact / Approved based on the findings of fact / Denied / Continued ) as presented.



File Name: W:\Projects\Russell Lake\Overall Plan\Overall Plan.dwg, Layer: MColor with Angles 11x17  
Plot Time: 6:52pm  
Plot Date: Jul 28, 2015



RUSSELL LAKE  
OVERALL PLAN  
ZIONSVILLE, BOONE COUNTY, INDIANA  
JULY 26, 2015

Exhibit 3



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *MD*  
 Date: July 21, 2016

We have completed our review of the following submittal for the referenced project.

### PROJECT DESCRIPTION

|                     |           |  |               |
|---------------------|-----------|--|---------------|
| Project             | Name      | Cobble Creek                           |               |
|                     | Location  | 9085 West Oak Street                   |               |
|                     | Developer | Pulte Homes of Indiana, L.L.C.         |               |
|                     | Submittal | #1                                     |               |
| Documents Reviewed  |           | Document Name                          | Document Date |
|                     |           | Primary Plat                           | 7-12-2016     |
|                     |           | Development Plans                      | 7-12-2016     |
|                     |           | Drainage Report                        | 7-12-2016     |
| Zoning              | Current   | R-1 and R-2                            |               |
|                     | Proposed  | R-1 and R-2                            |               |
| Land Use            | Current   | Residential                            |               |
|                     | Proposed  | Residential                            |               |
| Requested Variances |           | Front Building Set Back of 25 from R/W |               |

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

#### I. DRAINAGE REPORT

- A. The Spillway/Dam reconstruction and lake fill area was not reviewed. Please provide approvals from the Indiana DNR and other regulating agencies.
- B. Please provide inlet capacities and ponding depths.
- C. Please provide seasonal high water table information for dry detention ponds.
- D. Please indicate normal pool elevation of Irishman's Run at the storm sewer outfalls. Explain how tailwater into these outfall sewers and into the dry detention pond underdrains from Irishman's Run will not impact storage in the dry

detention ponds along the creek or alternatively how this tailwater is to be managed.

- E. Hydrograph's not included in calculations. Unable to verify detention times.

## II. DEVELOPMENT PLANS

- A. Lot 1 is a triple-frontage lot. Please revise as these types of lots are not allowed.
- B. The Garnet Drive road spur to Lots 103-105 does not meet the standards for cul-de-sacs and is too close to the subdivision entrance to meet AASHTO intersection safety recommendations.
- C. Provide accel/decel lanes on Oak Street at Amethyst Way.
- D. The current BMP locations are inaccessible for maintenance. Relocate or otherwise revise the BMPs to be accessible by vehicles for maintenance.
- E. Obtain approval from the Oldfields homeowners for use of the easements on their property for the off-site storm sewer connection.
- F. There is a 20' Emergency Access Drive connecting Oak Street to Emerald Court. Provide a gated entrance with Knox box or other drive access security acceptable to Public Safety agencies.
- G. Provide an AutoTurn or similar vehicular path analysis showing the Fire Department's largest vehicle can negotiate the proposed turnaround at the end of Jade Court.
- H. Extend the Oak St. pathway to the property limits.
- I. Please provide additional detail on the stilling basin shown in the Dry Detention Basin with Infiltration Trench typical section shown on sheet C4.0.
- J. Please provide light type and intensity on Lighting Plan.
- K. Please provide a tree inventory and tree preservation method if outside of a tree preservation easement if seeking landscaping credits.
- L. Please provide Protective Care and Restraint Barrier Description.
- M. Please review corner lots to ensure drives can be located at least 75' from the intersection. Request a waiver where this standard cannot be met.

### III. PRIMARY PLAT

- A. For LID credit for undisturbed areas along Irishman's Run, include the undisturbed areas in a Tree Preservation or similar easement that will ensure these areas will not be disturbed in the future. Common areas can be designated as preservation areas.
- B. Please include back of curb radii.
- C. The 3:1 lot width to depth ratio is exceeded. These lots include but are not limited to lots 2 and 3..

The following items are provided for reference only to aide in tracking follow-up provisions on future secondary plat, construction plan, or other related administrative submittals.

### IV. FUTURE FOLLOW-UP ITEMS

- A. Construction Plans
  - 1. Provide approval letters from IDNR and other regulatory agencies for modifications to Russell Lake and its dam.
  - 2. Provide documentation from FEMA on its determinations resulting from the studies of Irishman's Run Zone "A" floodway.



**To:** Wayne DeLong, Director of Planning and Economic Development  
**From:** Gavin Merriman, Stormwater Program Manager *GM*  
**Date:** August 10, 2016  
**Subject:** Cobble Creek

After reviewing the revised development plan received on July 29, 2016 for the above-referenced project, I offer the following comments:

1. Access issues remain for Dry Detention Pond #9.
2. The asphalt pathway used for BMP access must be constructed to support heavy equipment access.
3. Clearly delineate on the plans the integrated infiltration trench areas in all dry detention basins where this practice is called for.
4. Dry detention basins with forebays or "stilling basins" do not constitute two stand-alone BMPs in-series. For example, not all runoff inputs to ponds #4, #6, and #8 appear to meet this treatment standard.
5. Wet ponds must have a naturally vegetated riparian buffer or vegetated safety ledge.
6. The indirect discharge of piped runoff to BMPs may create erosion and BMP sedimentation issues. For example, where structures 160 & 163 discharge to 158 & 157 and then ultimately to 181 & 182. Direct discharges are preferable where possible but where obstacles exist, this may be addressed through conveyance and/or structure design and long-term maintenance practices.

The above comments may be best addressed at the time of stormwater permitting through construction plan and Stormwater Pollution Prevention Plan review.

These are the comments that I have at this time and additional comments may result for future plan submittals and amendments.



1955 INDIANAPOLIS AVE

Lebanon, IN 46052

Phone: (765) 482-4450 | Fax: (765) 483-4451

**TO:** Wayne DeLong, Director of Planning and Economic Development

**FROM:** Jason Holmes, Boone County Inspector

**CC:** Janice Stevanovic (Town of Zionsville), Lance Lantz (Town of Zionsville), Nick Parr (Boone County Highway), Craig Parks (Boone County Highway)

**DATE:** 8/9/2016

**SUBJECT:** Cobble Creek Primary Plat/ Development Plan Review

The Boone County Highway Department has performed a review of the Primary Plat/ Development Plan submittal and we offer the following comments to the developer:

**Roadways**

1. Typical sections were not included in the plans. I am attaching applicable Boone County Typical Standards for residential subdivisions.
  - Amethyst Way and Quartz Drive should be constructed in accordance with the Boone County standard for Residential Feeder with Curb and Gutter. (See Attached)
  - Emerald Ct., Jade Ct., Copper Circle, Onyx Circle, Topaz Ct, Sapphire Ct, and Jasper Ct. should be constructed in accordance with Boone County standard for a Residential Roadway with Curb and Gutter. (See attached)
2. Typical sections for underdrains were not included in the submittal; please provide a typical section in future submittals.
3. We recommend an accel/decel Lane on Oak Street, however we will defer this to the Town of Zionsville as Oak Street is their jurisdiction.
4. We recommend a stop bar to be placed northbound on Amethyst Way at the intersection of Oak Street.
5. Driveway locations should be installed no less than 75' from any intersection measured from edge of pavement. It will be necessary for the drives to be permitted through the Highway Department before a building permit can be issued through the town of Zionsville.
6. What is the snow removal plan for this subdivision? Typically, Zionsville residents prefer a higher level of service than our department is capable of providing.

7. Please provide plan and profiles for the streets in future submittals and make sure the vertical profile meets current AASHTO and INDOT design standards for local streets.
8. Please submit actual Auto turn prints showing that a large vehicle can navigate this odd shaped cul-de-sac.

#### **Signage/ Landscaping**

1. Street signs located on lamp posts and/ or decorative posts will not be maintained by the Boone County Highway Department. All signs should be in accordance with current MUTCD standards.
2. The Boone County Highway Department recommends the use of Town of Zionsville's Standards for street signs and posts.
3. The Boone County Highway Department will not maintain areas listed as common areas.
4. The Boone County Highway Department will not accept responsibility for damage caused to public infrastructure due to tree plantings between the sidewalk and the curbs. Please include written commitments on the plat from the developer to maintain all trees and pay for damage the trees cause to the underdrain, curb, pavement and sidewalk systems.

#### **Russell Lake**

1. The proposed elevations for the intersection of Amethyst Way and Quartz Drive are significantly lower than the emergency overflow elevations for Russell Lake. In an overflow situation this intersection will be under water and there will not be any access to lots 18-102, posing a significant safety issue during emergency situations.

#### **General Comments**

1. The Boone County Highway Department will require future submittals of development construction plans incorporating the items requested above. We reserve the right to review, comment on and approve those development plans.

If you have any questions, or would like to schedule a meeting to discuss my recommendations further, do not hesitate contacting me at (765) 482-4550.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**FINDINGS OF FACT**

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Monday August 15, 2016 has determined that the Primary Plat is/is not in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

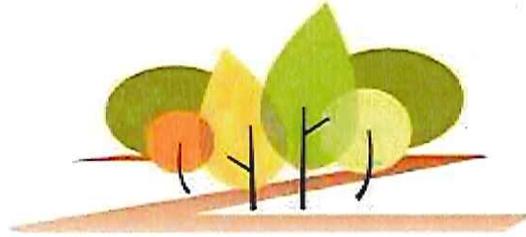
- a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
- c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

**TOWN OF ZIONSVILLE PLAN COMMISSION**

The Primary Plat was APPROVED/DENIED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

\_\_\_\_\_  
President, Town of Zionsville Plan Commission

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

**Petition Number:** 2016-38-DP

**Subject Site Address:** 9085 E. Oak Street

**Petitioner:** 9085 Project LLC

**Representative:** Pulte Homes of Indiana

**Request:** Petition for Development Plan Approvals to provide for a 105 lot subdivision in an R1 and R2 Rural Residential Zoning Districts

**Current Zoning:** R1 and R2 Rural Residential Zoning Districts

**Current Land Use:** Undeveloped

**Approximate Acreage:** 99.671 acres

**Related Petitions:** 2016-19-DSV Petition heard by the Board of Zoning Appeals for a Development Standards Variance to deviate from the required front yard setbacks in the R1 and R2 Rural Residential Zoning District (granted)

**2016-37-PP (Pending)** Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the R1 and R2 Rural Residential Zoning Districts

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial Location Map  
Exhibit 3 – Proposed Overall Site Plan  
Exhibit 4 – Landscape Plan  
Exhibit 5 – Lighting Plan  
Exhibit 6 – Town Engineer review letter (dated July 21, 2016)  
Exhibit 7 – Storm Water review comments (dated August 10, 2016)  
Exhibit 8 – County Highway review comments (dated August 9, 2016)  
Exhibit 9 - Development Plan Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Petition History**

Petition #2016-19-DSV was heard and approved by the Board of Zoning Appeals on August 9, 2016. This petition requested a Development Standards Variance to modify from the minimum front yard to 20 feet from the right of way for the side load and courtyard garages and to 25 feet from the right of way for front load garages. Both the Primary Plat Petition 2016-37-PP and Development Plan Petition 2016-38-DP are docketed for hearing on August 15, 2016 with the Plan Commission.

### **Property History / Location**

The overall subject site is comprised of three parcels located in the R1 and R2 Rural Residential Zoning Districts

## **DEVELOPMENT PLAN REVIEW**

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (and/ or applicable PUD document) and found to be in compliance with the exception as noted in the Town Engineer letter dated July 21, 2016.

### **Landscape Plan**

The petition includes a landscape plan which conforms to and in many places exceeds the standards of the Ordinance.

### **Street and Highway Access**

The proposed development is intended to gain access from Oak Street via the proposed internal street system. The proposed methods for primary and emergency ingress to and from the Subdivision are found to be in compliance with the Town's Ordinance (except where noted in Exhibit 6). Further, as the road system is to be designed to County standards, the County Highway Department has provided comment as to the contemplated development (Exhibit 8).

### **Stormwater Management**

The petitioner has provided a detailed drainage study which has been reviewed by Town staff the Town Engineer. The attached letters (Exhibit 6 and Exhibit 7) identifies items that are inconsistent with the Town's standards or requirements, and requires that the drainage study be updated with additional information.

### **Utility Capacity / Utility Easements**

Staff is unaware of any concerns regarding capacity of that potable water utility which would impact service to the area. Specific to sanitary sewer, it would require an extension of existing facilities to service the proposed development. Further, adequate easements are being platted as a part of the subdivision process to provide for utility access within the subdivision.

## **FINDINGS**

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan/Modification of Development Plan is compatible with surrounding land uses because:
2. The Development Plan/Modification of Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan/Modification of Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan/ Modification of Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan/Modification of Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan/Modification of Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan/Modification of Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

Findings as submitted by the Petitioner are attached as a part of this report.

## **STAFF COMMENTS**

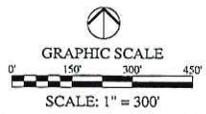
With the comments captured within this report as well as review letters as Exhibit 6, Exhibit 7, and Exhibit 8, Staff has full confidence that each future item can be resolved to the satisfaction of Staff. Therefore, Staff recommends approval subject to the resolution of each future item identified in Exhibit 6, Exhibit 7 and Exhibit 8.

## **RECOMMENDED MOTIONS**

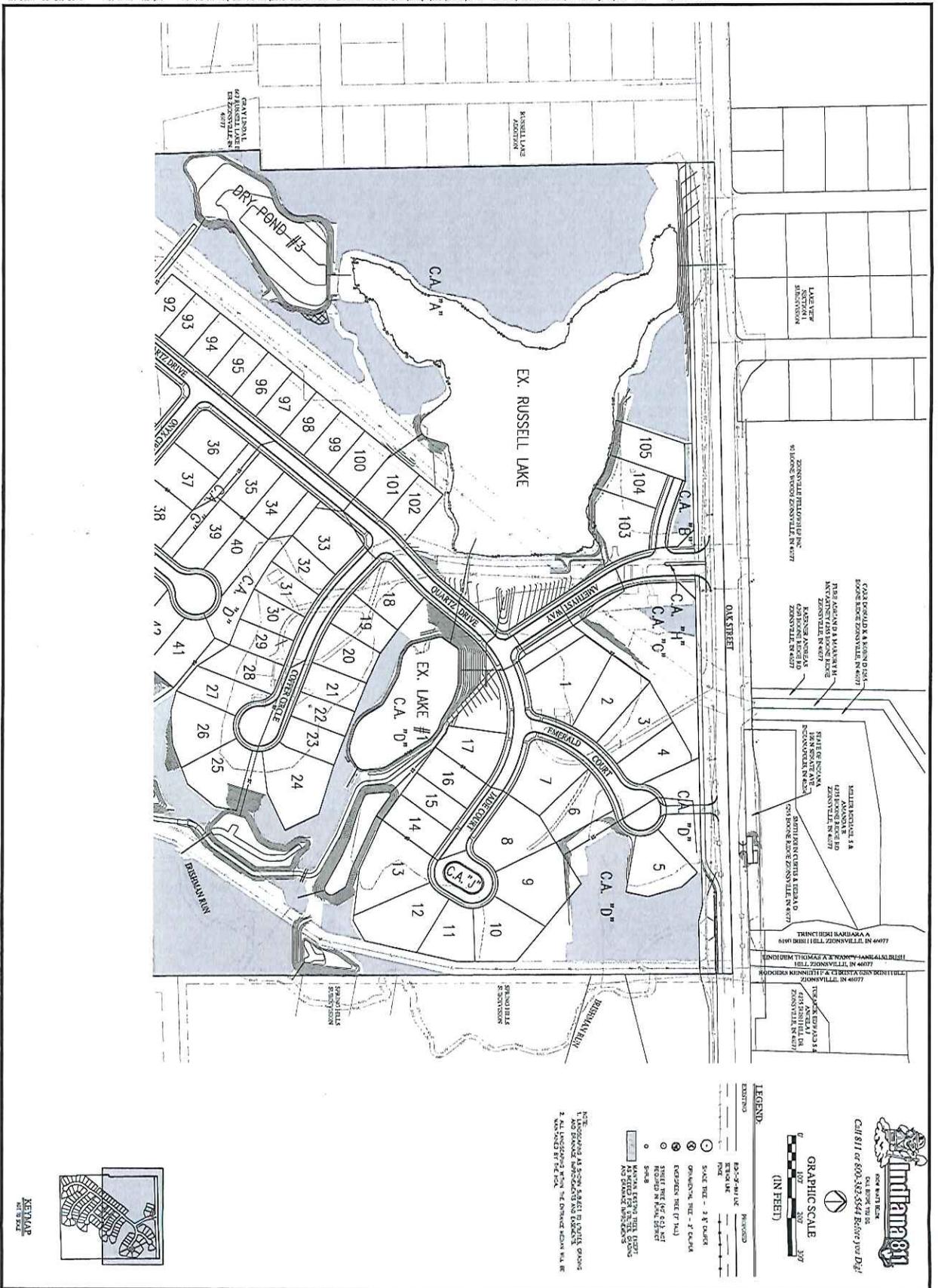
I move that Docket #2016-38-DP Development Plan approval to provide for a 105 lot subdivision, in the R1 and R2 Rural Residential Zoning Districts be (Approved with the conditions noted in the staff report and based upon the findings / Denied/ Continued ) as presented.

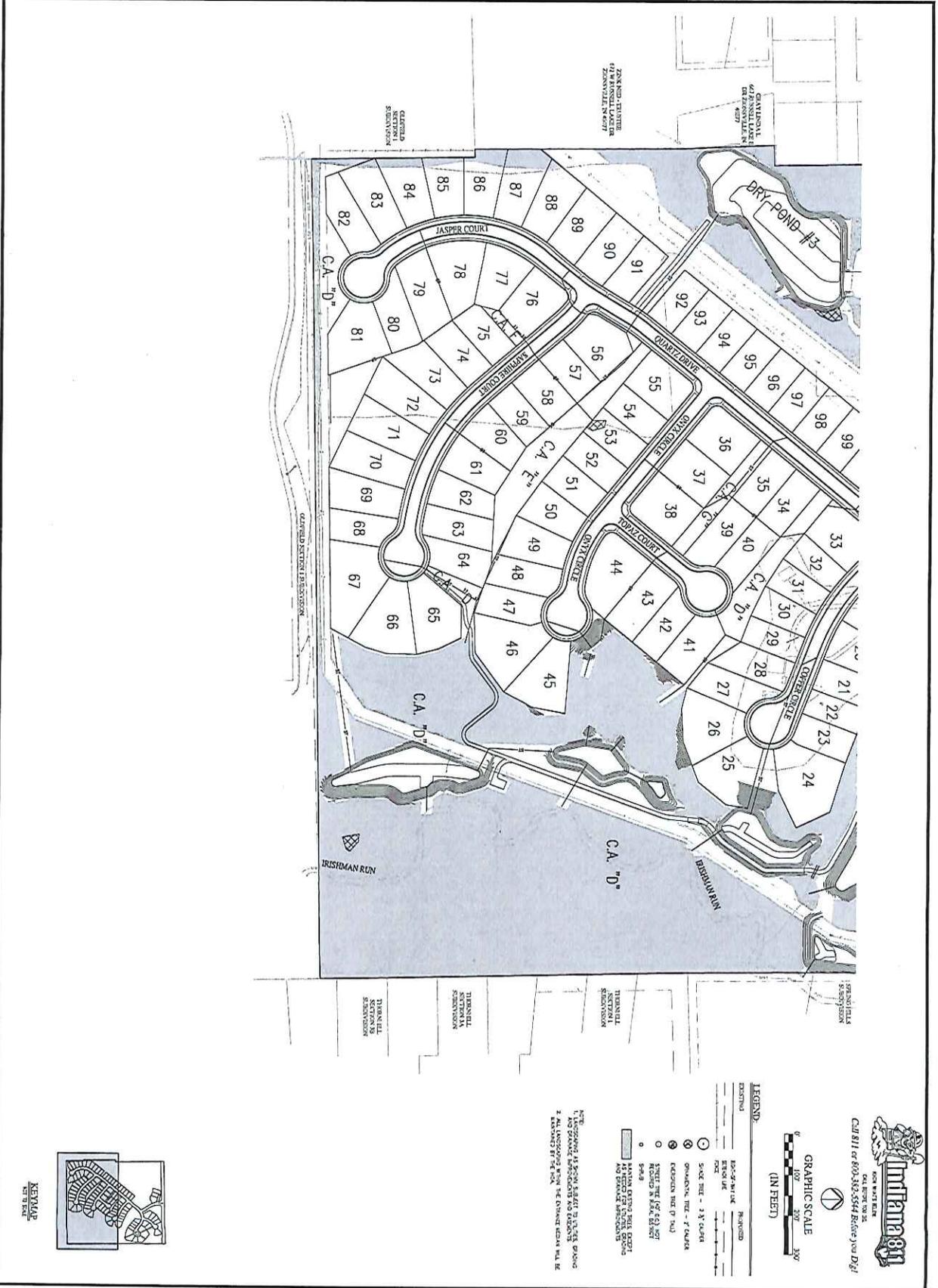


File Name: W:\Projects\2016\2016-07-26 Russell Lake Overall Plan.dwg; Plot Date: 7/26/2016 8:35pm; Plot Scale: 1"=300'



RUSSELL LAKE  
OVERALL PLAN  
ZIONSVILLE, BOONE COUNTY, INDIAN  
JULY 26, 2015





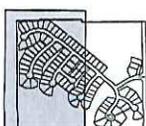
**IndiPana 811**  
 800 W. 41st St.  
 Columbus, IN 47312  
 Call 811 or 800-333-5844 Before you Dig!

**GRAPHIC SCALE**  
 0 100 200 300  
 (IN FEET)

**LEGEND**

|   |                             |   |                             |
|---|-----------------------------|---|-----------------------------|
| — | EXISTING                    | — | PROPOSED                    |
| — | EXISTING DRIVE              | — | PROPOSED DRIVE              |
| — | EXISTING SIDEWALK           | — | PROPOSED SIDEWALK           |
| — | EXISTING UTILITY            | — | PROPOSED UTILITY            |
| — | EXISTING TREE (1" CALIBER)  | — | PROPOSED TREE (1" CALIBER)  |
| — | EXISTING TREE (2" CALIBER)  | — | PROPOSED TREE (2" CALIBER)  |
| — | EXISTING TREE (3" CALIBER)  | — | PROPOSED TREE (3" CALIBER)  |
| — | EXISTING TREE (4" CALIBER)  | — | PROPOSED TREE (4" CALIBER)  |
| — | EXISTING TREE (5" CALIBER)  | — | PROPOSED TREE (5" CALIBER)  |
| — | EXISTING TREE (6" CALIBER)  | — | PROPOSED TREE (6" CALIBER)  |
| — | EXISTING TREE (7" CALIBER)  | — | PROPOSED TREE (7" CALIBER)  |
| — | EXISTING TREE (8" CALIBER)  | — | PROPOSED TREE (8" CALIBER)  |
| — | EXISTING TREE (9" CALIBER)  | — | PROPOSED TREE (9" CALIBER)  |
| — | EXISTING TREE (10" CALIBER) | — | PROPOSED TREE (10" CALIBER) |
| — | EXISTING TREE (11" CALIBER) | — | PROPOSED TREE (11" CALIBER) |
| — | EXISTING TREE (12" CALIBER) | — | PROPOSED TREE (12" CALIBER) |
| — | EXISTING TREE (13" CALIBER) | — | PROPOSED TREE (13" CALIBER) |
| — | EXISTING TREE (14" CALIBER) | — | PROPOSED TREE (14" CALIBER) |
| — | EXISTING TREE (15" CALIBER) | — | PROPOSED TREE (15" CALIBER) |
| — | EXISTING TREE (16" CALIBER) | — | PROPOSED TREE (16" CALIBER) |
| — | EXISTING TREE (17" CALIBER) | — | PROPOSED TREE (17" CALIBER) |
| — | EXISTING TREE (18" CALIBER) | — | PROPOSED TREE (18" CALIBER) |
| — | EXISTING TREE (19" CALIBER) | — | PROPOSED TREE (19" CALIBER) |
| — | EXISTING TREE (20" CALIBER) | — | PROPOSED TREE (20" CALIBER) |

NOTE:  
 1. ALL PROPOSED PLANTINGS SHALL BE INSTALLED WITHIN THE PROPOSED PLANTING AREAS.  
 2. ALL LANDSCAPING SHALL BE ACCORDING TO THE LATEST IANAS M.L.R. BE KNOWN BY THE P.O.C.



**COBBLE CREEK**  
**ZIONSVILLE, INDIANA**  
**LANDSCAPE PLAN**

Exhibit 4

PROJECT NO. 10000025  
 DATE: 07/29/16  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 07/29/16  
 SCALE: AS SHOWN  
 SHEET NO. 111  
 TOTAL SHEETS: 111

PREPARED BY: [Signature]  
 PROJECT MANAGER: [Signature]  
 NOTED: [Signature]  
 APPROVED: [Signature]

V-002-001-010  
 LANDSCAPE PLAN  
 02/16







To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: July 21, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

|                     |           |  |               |
|---------------------|-----------|--|---------------|
| Project             | Name      | Cobble Creek                           |               |
|                     | Location  | 9085 West Oak Street                   |               |
|                     | Developer | Pulte Homes of Indiana, L.L.C.         |               |
|                     | Submittal | #1                                     |               |
| Documents Reviewed  |           | Document Name                          | Document Date |
|                     |           | Primary Plat                           | 7-12-2016     |
|                     |           | Development Plans                      | 7-12-2016     |
|                     |           | Drainage Report                        | 7-12-2016     |
| Zoning              | Current   | R-1 and R-2                            |               |
|                     | Proposed  | R-1 and R-2                            |               |
| Land Use            | Current   | Residential                            |               |
|                     | Proposed  | Residential                            |               |
| Requested Variances |           | Front Building Set Back of 25 from R/W |               |

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. DRAINAGE REPORT

- A. The Spillway/Dam reconstruction and lake fill area was not reviewed. Please provide approvals from the Indiana DNR and other regulating agencies.
- B. Please provide inlet capacities and ponding depths.
- C. Please provide seasonal high water table information for dry detention ponds.
- D. Please indicate normal pool elevation of Irishman's Run at the storm sewer outfalls. Explain how tailwater into these outfall sewers and into the dry detention pond underdrains from Irishman's Run will not impact storage in the dry

detention ponds along the creek or alternatively how this tailwater is to be managed.

- E. Hydrograph's not included in calculations. Unable to verify detention times.

## II. DEVELOPMENT PLANS

- A. Lot 1 is a triple-frontage lot. Please revise as these types of lots are not allowed.
- B. The Garnet Drive road spur to Lots 103-105 does not meet the standards for cul-de-sacs and is too close to the subdivision entrance to meet AASHTO intersection safety recommendations.
- C. Provide accel/decel lanes on Oak Street at Amethyst Way.
- D. The current BMP locations are inaccessible for maintenance. Relocate or otherwise revise the BMPs to be accessible by vehicles for maintenance.
- E. Obtain approval from the Oldfields homeowners for use of the easements on their property for the off-site storm sewer connection.
- F. There is a 20' Emergency Access Drive connecting Oak Street to Emerald Court. Provide a gated entrance with Knox box or other drive access security acceptable to Public Safety agencies.
- G. Provide an AutoTurn or similar vehicular path analysis showing the Fire Department's largest vehicle can negotiate the proposed turnaround at the end of Jade Court.
- H. Extend the Oak St. pathway to the property limits.
- I. Please provide additional detail on the stilling basin shown in the Dry Detention Basin with Infiltration Trench typical section shown on sheet C4.0.
- J. Please provide light type and intensity on Lighting Plan.
- K. Please provide a tree inventory and tree preservation method if outside of a tree preservation easement if seeking landscaping credits.
- L. Please provide Protective Care and Restraint Barrier Description.
- M. Please review corner lots to ensure drives can be located at least 75' from the intersection. Request a waiver where this standard cannot be met.

### III. PRIMARY PLAT

- A. For LID credit for undisturbed areas along Irishman's Run, include the undisturbed areas in a Tree Preservation or similar easement that will ensure these areas will not be disturbed in the future. Common areas can be designated as preservation areas.
- B. Please include back of curb radii.
- C. The 3:1 lot width to depth ratio is exceeded. These lots include but are not limited to lots 2 and 3..

The following items are provided for reference only to aide in tracking follow-up provisions on future secondary plat, construction plan, or other related administrative submittals.

### IV. FUTURE FOLLOW-UP ITEMS

- A. Construction Plans
  - 1. Provide approval letters from IDNR and other regulatory agencies for modifications to Russell Lake and its dam.
  - 2. Provide documentation from FEMA on its determinations resulting from the studies of Irishman's Run Zone "A" floodway.



**To:** Wayne DeLong, Director of Planning and Economic Development  
**From:** Gavin Merriman, Stormwater Program Manager *GM*  
**Date:** August 10, 2016  
**Subject:** Cobble Creek

After reviewing the revised development plan received on July 29, 2016 for the above-referenced project, I offer the following comments:

1. Access issues remain for Dry Detention Pond #9.
2. The asphalt pathway used for BMP access must be constructed to support heavy equipment access.
3. Clearly delineate on the plans the integrated infiltration trench areas in all dry detention basins where this practice is called for.
4. Dry detention basins with forebays or “stilling basins” do not constitute two stand-alone BMPs in-series. For example, not all runoff inputs to ponds #4, #6, and #8 appear to meet this treatment standard.
5. Wet ponds must have a naturally vegetated riparian buffer or vegetated safety ledge.
6. The indirect discharge of piped runoff to BMPs may create erosion and BMP sedimentation issues. For example, where structures 160 & 163 discharge to 158 & 157 and then ultimately to 181 & 182. Direct discharges are preferable where possible but where obstacles exist, this may be addressed through conveyance and/or structure design and long-term maintenance practices.

The above comments may be best addressed at the time of stormwater permitting through construction plan and Stormwater Pollution Prevention Plan review.

These are the comments that I have at this time and additional comments may result for future plan submittals and amendments.



1955 INDIANAPOLIS AVE

Lebanon, IN 46052

Phone: (765) 482-4450 | Fax: (765) 483-4451

**TO:** Wayne DeLong, Director of Planning and Economic Development

**FROM:** Jason Holmes, Boone County Inspector

**CC:** Janice Stevanovic (Town of Zionsville), Lance Lantz (Town of Zionsville), Nick Parr (Boone County Highway), Craig Parks (Boone County Highway)

**DATE:** 8/9/2016

**SUBJECT:** Cobble Creek Primary Plat/ Development Plan Review

The Boone County Highway Department has performed a review of the Primary Plat/ Development Plan submittal and we offer the following comments to the developer:

**Roadways**

1. Typical sections were not included in the plans. I am attaching applicable Boone County Typical Standards for residential subdivisions.
  - Amethyst Way and Quartz Drive should be constructed in accordance with the Boone County standard for Residential Feeder with Curb and Gutter. (See Attached)
  - Emerald Ct., Jade Ct., Copper Circle, Onyx Circle, Topaz Ct, Sapphire Ct, and Jasper Ct. should be constructed in accordance with Boone County standard for a Residential Roadway with Curb and Gutter. (See attached)
2. Typical sections for underdrains were not included in the submittal; please provide a typical section in future submittals.
3. We recommend an accel/decel Lane on Oak Street, however we will defer this to the Town of Zionsville as Oak Street is their jurisdiction.
4. We recommend a stop bar to be placed northbound on Amethyst Way at the intersection of Oak Street.
5. Driveway locations should be installed no less than 75' from any intersection measured from edge of pavement. It will be necessary for the drives to be permitted through the Highway Department before a building permit can be issued through the town of Zionsville.
6. What is the snow removal plan for this subdivision? Typically, Zionsville residents prefer a higher level of service than our department is capable of providing.

7. Please provide plan and profiles for the streets in future submittals and make sure the vertical profile meets current AASHTO and INDOT design standards for local streets.
8. Please submit actual Auto turn prints showing that a large vehicle can navigate this odd shaped cul-de-sac.

#### **Signage/ Landscaping**

1. Street signs located on lamp posts and/ or decorative posts will not be maintained by the Boone County Highway Department. All signs should be in accordance with current MUTCD standards.
2. The Boone County Highway Department recommends the use of Town of Zionsville's Standards for street signs and posts.
3. The Boone County Highway Department will not maintain areas listed as common areas.
4. The Boone County Highway Department will not accept responsibility for damage caused to public infrastructure due to tree plantings between the sidewalk and the curbs. Please include written commitments on the plat from the developer to maintain all trees and pay for damage the trees cause to the underdrain, curb, pavement and sidewalk systems.

#### **Russell Lake**

1. The proposed elevations for the intersection of Amethyst Way and Quartz Drive are significantly lower than the emergency overflow elevations for Russell Lake. In an overflow situation this intersection will be under water and there will not be any access to lots 18-102. posing a significant safety issue during emergency situations.

#### **General Comments**

1. The Boone County Highway Department will require future submittals of development construction plans incorporating the items requested above. We reserve the right to review, comment on and approve those development plans.

If you have any questions, or would like to schedule a meeting to discuss my recommendations further, do not hesitate contacting me at (765) 482-4550.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

**FINDINGS**

1. The Development Plan/Modification of Development Plan (~~is/is not~~) compatible with surrounding land uses because: it includes only single family dwellings with associated amenities, which is wholly consistent with the surrounding area, which is also predominately single family uses.
2. The Development Plan/Modification of Development Plan (~~does/does not~~) demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: the drawings submitted with the Development Plan show the extension of water, sanitary sewer and other existing utilities.
3. The Development Plan/Modification of Development Plan (~~does/does not~~) demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: access to the subdivision will be from Oak Street, which is a Primary Arterial under the Zionsville Thoroughfare plan.
4. The Development Plan/ Modification of Development Plan (~~does/does not~~) utilize building materials and building style compatible with the Zionsville theme because: the primary building materials, which include brick, stone, masonry, wood and cement fiber board, and the architectural style and consistent with other single family homes in the general area.
5. The Development Plan/Modification of Development Plan (~~does/does not~~) provide for the calculation of storm water runoff because: the plans include storm water design, which provides for adequate detention and discharge into the existing lake/pond located on the subject real estate
6. The Development Plan/Modification of Development Plan (~~does/does not~~) provide for current and future right-of-way dedications because: the accompanying plat dedicates right-of-way in compliance with existing Town Ordinances.
7. The Development Plan/Modification of Development Plan (~~does/does not~~) provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: the Development Plan complies with all development requirements of the Zionsville Zoning Ordinance, and includes adequate streets, sidewalks and open space. Adequate parking is provided at each home, and each home will have a minimum landscape package.

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-39-Z

**Subject Site Address:** 10201 Zionsville Road

**Petitioner:** BHI Senior Living, Inc

**Representative:** Tim Ochs

**Request:** Petition for Zone Map change to rezone 68.6+/- acres from the R-SF-2 Urban Residential Zoning District, to the (SU-7) Special Use Zoning District, to provide for a residential housing development for seniors

**Current Zoning:** R-SF-2 Urban Residential Zoning District

**Current Land Use:** Undeveloped

**Approximate Acreage:** 68.6 acres

**Related Petitions:** 2016-40-DP (Pending) Petition for Development Plan Approval to provide for residential housing including 156 duplex units and 7 estates lots designed for seniors

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial/Location Map  
Exhibit 3 - Conceptual Site Layout Plat  
Exhibit 4 - Comprehensive Plan Map (2012 Economic Development Strategic Plan)

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 68.6 acres located south of 106<sup>th</sup> street, east of Zionsville Road, west of 1000 east, north of 96<sup>th</sup> street.

### **Project Description**

The proposed 68.6 acre area is currently zoned as R-SF-2 Urban Residential Zoning District. The Petitioner requests to rezone the property to the (SU-7) Special Use Zoning District in anticipation of the construction of a residential housing development for seniors.

### **Zoning Ordinance**

In preparing and considering rezoning proposals under the 600 series of Indiana Code, the Plan Commission and the Town Council shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

Responses (findings) to each of these items are offered below:

### **Comprehensive Plan**

While the Comprehensive Plan recommends office, medical, and transitional uses for the southern portion of the subject site and single-family residential uses for the northern portion of the subject site, Special Uses typically located where the Use is needed. Further, the site is adjacent to residentially utilized property on two sides and industrial uses on a third. The proposed rezoning to a special use classification should include the provision of residential characteristics to be included in the proposed improvements (Example: pitched roof, lap siding) and be accomplished at a density which is comparable to a typical single-family residential classification (Example: RSF-2). As illustrated in petition 2016-40-DP (a companion to the rezoning petition), the development results in a density of 1.88 units per acre (which is in conformance with the RSF-2 development standards) while including residential characteristics commonly associated with the surrounding area.

### **Current conditions and the character of current structures and uses in each district**

As the use to the west and north consists of existing single-family dwellings, the proposed rezoning serves to increase the stability of the area and further the mission and programs associated with the Special Use located to the south of the subject site.

### **The most desirable use for which the land in each district is adapted**

While the land is located directly adjacent to an SU-7 Special Use Development District to the south, industrial uses to the east, and established residential uses are located to the west and north, it has access to an improved roadway as well as adequate utilities. A rezoning zoning that is consistent with the established residential pattern while being supportive of the Special Use to the south is the most desirable use of the land.

**The conservation of property values throughout the jurisdiction**

Planned, orderly development of property is a key component in the conservation of property values. Nothing is noted in this proposal or associated petition filings to be contrary to the conservation of property values in the immediate area or the Town.

**Responsible growth and development**

The petition represents responsible growth and development as it is following the recommendations of the Comprehensive Plan for the Town of Zionsville.

**STAFF COMMENTS**

Staff recommends a favorable recommendation of the rezoning petition.

**RECOMMENDED MOTIONS**

**Motion**

I move that Docket #2016-39-Z, Zone Map Change to rezone 68.6 acres from the R-SF-2 Urban Residential Zoning District to the (SU-7) Special Use Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation / Continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

**PROCEDURAL NOTE**

The recommendation of the Plan Commission, if finalized on August 15, 2016, will be forwarded (as certified) to the Town Council for consideration at its next regular meeting.

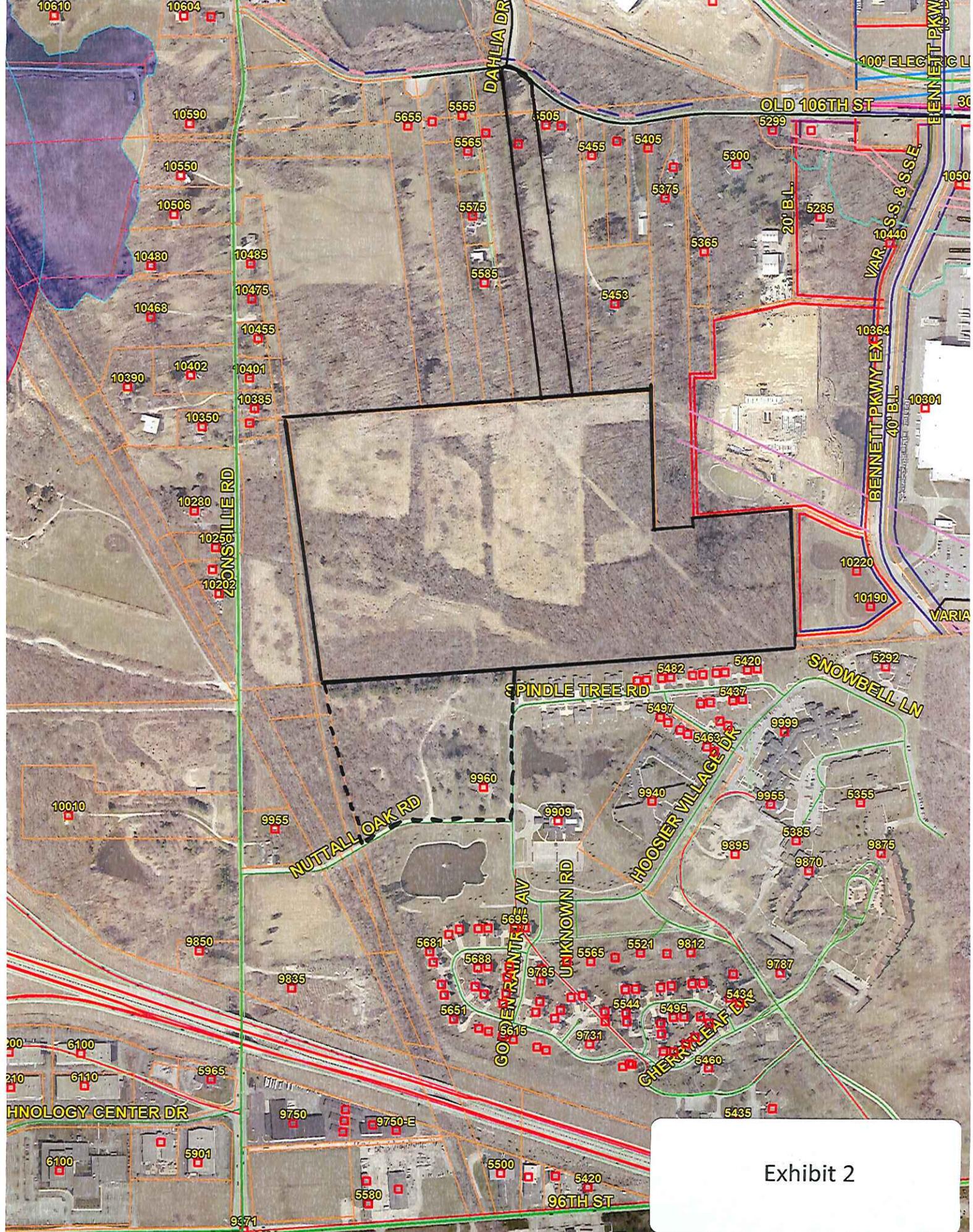


Exhibit 2



ZIONSVILLE ROAD

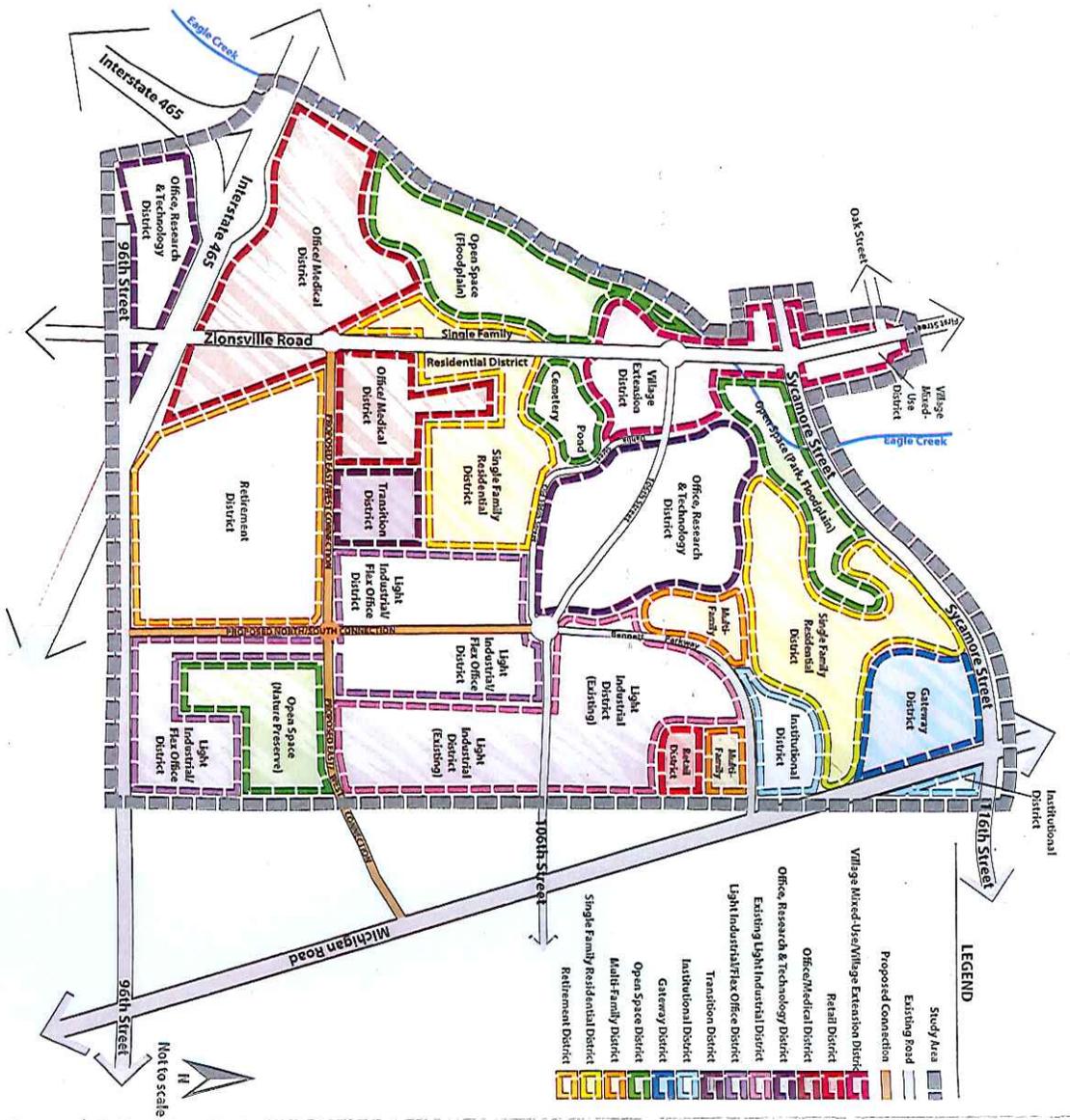


# HOOSIER VILLAGE PLAN

ZIONSVILLE, IN  
JULY 28, 2016



# Future Land Use Plan Map





**Petition Number:** 2016-40-DP

**Subject Site Address:** 10201 Zionsville Road

**Petitioner:** BHI Senior Living, Inc

**Representative:** Tim Ochs

**Request:** Petition for Development Plan Approval to provide for residential housing including 156 duplex units and 7 estate lots designed for seniors

**Current Zoning:** R-SF-2 Urban Residential Zoning District, rezoning to the (SU-7) Special Use Zoning District pending (2016-39-DP)

**Current Land Use:** Undeveloped

**Approximate Acreage:** 82.2

**Zoning History:** 2016-39-Z (Pending) Petition for Zone Map change to rezone 68.6+/- acres from the R-SF-2 Urban Residential Zoning District, to the (SU-7) Special Use Zoning District, to provide for a residential housing development for seniors

**Exhibits:**  
Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Site Plan  
Exhibit 4 – Conceptual Elevations  
Exhibit 5 – Town Engineer Review Comments (dated July 21, 2016)  
Exhibit 6 – Storm Water Review Comments (dated July 25, 2016)  
Exhibit 7– Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PETITION HISTORY**

Petition 2016-39-Z and 2016-40-DP will receive a public hearing at the August 15, 2016 Plan Commission meeting. Any favorable consideration of 2016-40-DP is subject to the effective date of 2016-39-Z.

## **PROPERTY HISTORY**

The majority of the subject site (68.6 acres) is comprised of acreage which was acquired by a prior owner with the intention of developing a residential community (it has since been acquired by BHI Senior Living, Inc. The balance of the subject site was acquired by BHI Senior Living, Inc with the intention of campus expansion.

## **ANALYSIS**

As proposed, the Petitioner requests to improve the site with 156 duplex units, 7 estates lots, a maintenance building, a pavilion, community gardens, and a bark park (concept architectural renderings and proposed site plan are contained within the Petitioner's submitted materials).

The established land use pattern for the area supports a variety of land uses in the area and the area in question serves as a transition between the established industrial area to the east, the established single-family community to the north and west, and established Special Use to the south.

## **DEVELOPMENT PLAN REVIEW**

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and found to be in compliance (except as noted in Exhibit 5 and 6). A Technical Advisory Committee (TAC) meeting was conducted on July 21, 2016, and Town staff comments were provided to the Petitioner.

### **Architecture**

The proposed improvements utilize a variety of materials and colors (rendering are attached to this report with additional supporting documents within the Petitioner's materials). As filed, staff is supportive of the proposed architecture and color palette and finds that the proposed elements are in conformance with Zionsville's Architectural Theme.

### **Utility Access**

Adequate access to utilities is available to facilitate the project. No issues are known at this time.

## **Streets & Vehicular Circulation**

The development would derive access from both Zionsville Road and 96<sup>th</sup> Street via an adequately designed road cut intended to serve a variety of vehicles. A secondary (emergency only) entrance is planned from old 106<sup>th</sup> Street).

## **Parking**

The proposed site development complies with ordinance standards as the site would be improved with parking to serve the proposed use.

## **Landscaping / Buffering**

Per the Zoning Ordinance, yards parallel to the east and north shall include a minimum 25 foot deep Type B buffer yard (unless reduced in width during the Public Hearing process) and be kept free of buildings and structures, including parking lots (fencing is permitted). Preservation of existing stands of trees or tree rows is encouraged, and planting requirements can be reduced based on the Plant Unit Value credit for the preserved trees.

## **Lighting & Signage**

As proposed, the site would utilize a variety of wall mounted and pole mounted lighting elements. Per the submitted plan set, pole lights would not exceed 18 feet in height with all lighting elements utilizing LED components. As filed, staff is supportive of the updated lighting plan.

## **Drainage / Storm Water Plan**

A detailed review of the site drainage has been conducted by the Town Engineer, the Street and Stormwater Department. Staff is confident that specifics to the storm water plan (Exhibit 6) can be resolved prior to the issuance of permits related to the contemplated project.

## **FINDINGS**

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan is compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

#### **STAFF RECOMMENDATIONS**

Staff recommends approval of the petition as filed subject to finalization of development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the meeting based on evolution of the development plan review).

#### **RECOMMENDED MOTIONS**

I move that Docket # 2016-40-DP Development Plan Approval establishing improvements associated with 156 duplex units, 7 estates lots, a maintenance building, a pavilion, community gardens, and a bark park all at 10201 Zionsville Road be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued ) as presented.

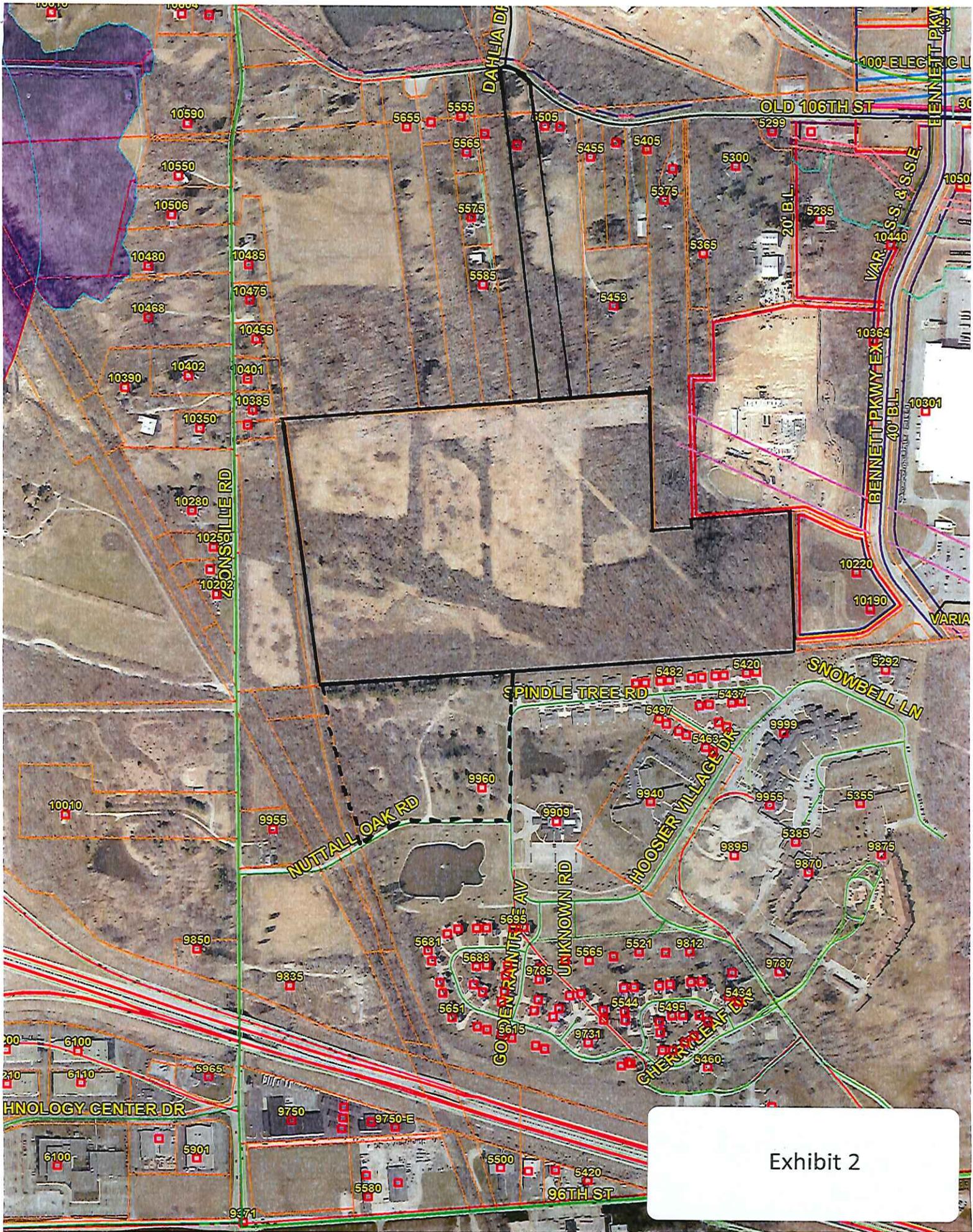


Exhibit 2



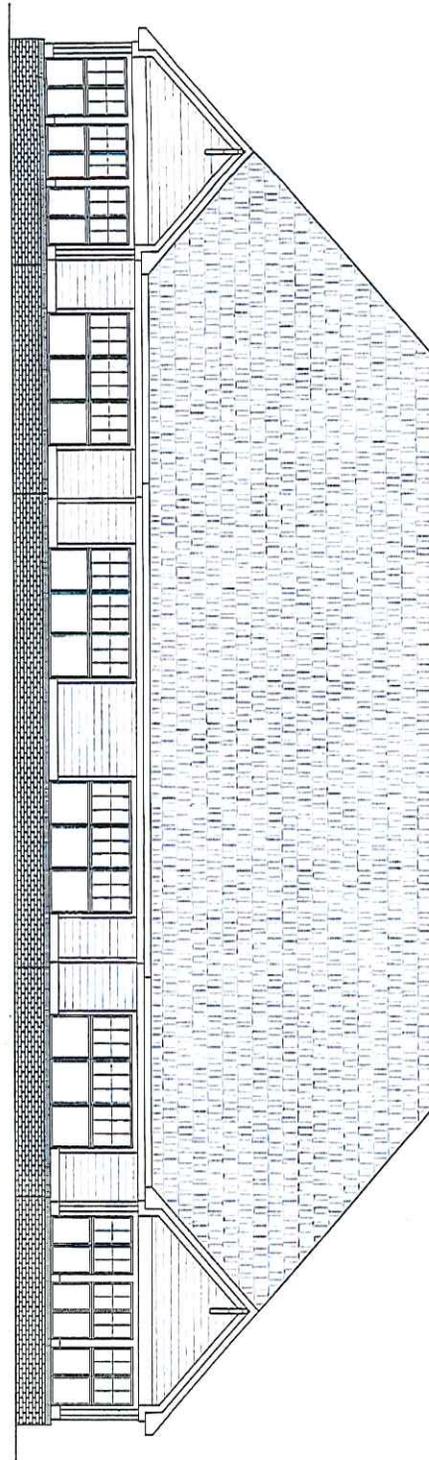
**HOOSIER VILLAGE PLAN**  
ZIONSVILLE, IN  
JULY 28, 2016





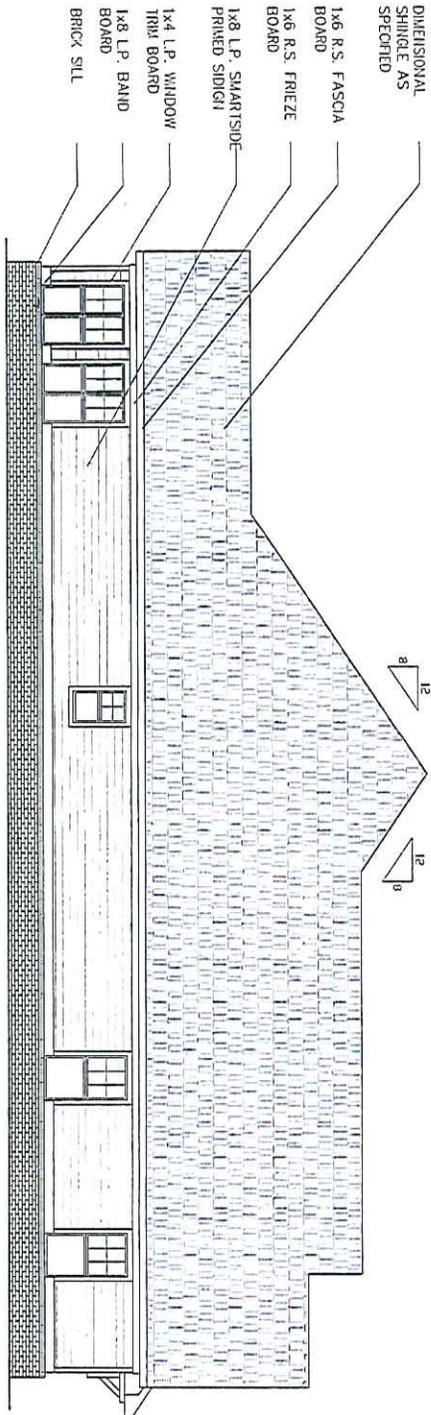
Exhibit 4





REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"

|            |          |  |  |                                 |
|------------|----------|--|--|---------------------------------|
| ISSUED     | 00/00/00 | <b>BEDROCK BUILDERS</b><br>HOOSIER VILLAGE<br>5300 W. 96TH ST.<br>INDIANAPOLIS, IN 46268 |  | 14701 CUMBERLAND RD., SUITE 170 |
| REVISION # | 00/00/00 |  |  |                                 |
| REVISION # | 00/00/00 |  |  |                                 |
| REVISION # | 00/00/00 |  |  |                                 |
| REVISION # | 00/00/00 |  |  |                                 |
| REVISION # | 00/00/00 |  |  |                                 |



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: July 21, 2016

We have completed our review of the following submittal for the referenced project.

### PROJECT DESCRIPTION

|                     |           |  |               |
|---------------------|-----------|--|---------------|
| Project             | Name      | Hoosier Village Expansion                  |               |
|                     | Location  | 10201 Zionsville Road                      |               |
|                     | Developer | Hoosier Village                            |               |
|                     | Submittal | #1   |               |
| Documents Reviewed  |           | Document Name                              | Document Date |
|                     |           | Development Plans                          | 7-12-2016     |
|                     |           | Drainage Report                            | 7-12-2016     |
|                     |           | Construction Plans – Phase 1               | 7-12-2016     |
| Zoning              | Current   | SU-7 (South), R-SF-2                       |               |
|                     | Proposed  | SU-7 (South), R-SF-2                       |               |
| Land Use            | Current   | Woods/Meadow                               |               |
|                     | Proposed  | Single-Family and Duplex Residential Units |               |
| Requested Variances |           |  |               |

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

#### I. DEVELOPMENT PLANS

- A. Please provide a scale on the title sheet location map.
- B. Please consider providing a more explicit name for this development area as there have been a significant number of "Hoosier Village Expansion" projects.
- C. Change the Town Wastewater Utility address and phone number to:  
 855 Starkey Road  
 Zionsville, IN 46077  
 (317) 873-2332

- D. Change the Storm Sewer Service address to:  
1075 Parkway Drive  
Zionsville, IN 46077
- E. Replace the Fort Wayne Sewer sanitary sewer specifications with Zionsville's sanitary sewer specifications or a reference to those specifications.
- F. Note that the reference to Ohio EPA Watermain Notes is likely inappropriate.
- G. Ensure that the 100-year elevation of stormwater ponds is at least 25 feet from all buildings and the LAG of buildings is at least 2' above the 100-year pond elevation and the pond emergency overflow weir. Top of foundation elevations are given instead of FFEs.
- H. Please correct overprints, including the 25' Gas Line Easement on Sheet C1.0, unit number on Sheet C5.0.
- I. Provide calculations to show the asphalt road section and the gravel road section will accommodate the loads required by the Fire Protection Ordinance or use the Town's standard local asphalt road section.
- J. Please provide AutoTurn or other analyses of the ability for the Fire Department's largest emergency vehicle to negotiate the cul-de-sacs and the loop on the end of Road 2.
- K. Indicate the emergency flood routing through the development.
- L. Confirm with the Public Safety agencies that the 20' width of the gravel access drive is adequate for their services.
- M. Please show inlet protection at all inlets on Sheet C5.0. It appears structures may have shifted or been added.
- N. Please provide Sign Plan.
- O. Develop an agreement with the Town for maintenance and operation of the private sanitary sewer infrastructure to ensure excessive clear water, inappropriately flushed items, and other related issues that can impact the Town's sewer system are addressed.

## II. CONSTRUCTION PLANS

- A. Wetland mitigation has not been reviewed.
- B. Please provide a scale on the title sheet location map.

- C. Please consider providing a more explicit name for this development area as there have been a significant number of “Hoosier Village Expansion” projects.
- D. Change the Town Wastewater Utility address and phone number to:  
855 Starkey Road  
Zionsville, IN 46077  
(317) 873-2332
- E. Change the Storm Sewer Service address to:  
1075 Parkway Drive  
Zionsville, IN 46077
- F. Replace the Fort Wayne Sewer sanitary sewer specifications with Zionsville’s sanitary sewer specifications or a reference to those specifications.
- G. Note that the reference to Ohio EPA Watermain Notes is likely inappropriate.
- H. The asphalt repairs on Spindle Tree should include asphalt replacement.
- I. Provide debris guards on all storm pipe inlets.
- J. It does not appear that the 2 BMP requirement has been met. Please either provide the required 2 BMPs or explain how that standard has been met.
- K. The sanitary sewer connection elevation differs slightly from the elevation values we have. Please field confirm this elevation if not already done.
- L. The Town requires a minimum of SDR-26 PVC pipe for sanitary sewers. Please indicate SDR-26 PVC on the sanitary sewer profiles.
- M. Indicate the standards to be met for compaction and stabilization of fill where sanitary or storm sewer pipes will be laid through the fill area. These standards should ensure a well compacted and stable fill area that will not settle or shift, potentially damaging pipes installed in the fill.
- N. Align the gravel access drive with the Dahlia/Old 106<sup>th</sup> Street intersection.
- O. Several low spots appear to exist along the alignment of the gravel access drive. Please provide culverts where necessary to provide drainage along the drive route.
- P. Please add structure D33 to Structure Data Table on sheet C3.0.
- Q. Please provide signage at temporary dead ends.

- R. The drainage report indicates outlet control orifice diameters will be constructed as 6" minimum; however, construction plan details, sheet C6.1, show a 3.5" and 4" orifice. Please review and revise as necessary.
- S. Pond 5 is a dry detention pond and the inflow point does not include a sediment forebay.
- T. Wet detention ponds with security fences need a 10' maintenance ledge 12" above the NWL and a safety ledge 10 wide at either 6" (vegetated) or 18" (non-vegetated) below the NWL. The Pond 3 plan and section do not meet this standard. Please provide elevations in the pond section for the ledges.
- U. Dry detention ponds shall have the lowest elevation at least two feet above the seasonal high water table. Please review and revise as necessary.

### III. DRAINAGE REPORT

- A. Please provide proof of E & O insurance.
- B. Reviewed with no other comments at this time.



July 25, 2016

Mr. Bill Butz  
Kimley-Horn & Associates  
600 E. 96<sup>th</sup> Street, Ste. 460  
Indianapolis, IN 46240

Re: Hoosier Village North

Mr. Butz:

After reviewing the development plans, construction plans, Stormwater Pollution Prevention Plan (SWPPP), and BMP Operation and Maintenance Manual submitted on July 12, 2016 for the above-referenced project, I offer the following comments:

**Development Plans/Drainage Report/O & M Manual**

1. The Certificate of Completion and Compliance submitted for the project is not applicable until the project is complete. The Certificate documents that all improvements associated with the project have been constructed as approved, meeting all applicable standards.
2. The project site owner listed on the Stormwater Management Permit must be the person with financial control over the project, typically the property owner. Resubmit a revised application as appropriate.
3. The BMP O & M Manual must have an Owner Acknowledgement Agreement using the town's form from the Stormwater Technical Standards. The Manual will not be finalized until drainage approval is obtained and all BMPs for the project are finalized in type and design.
4. Wet ponds must have vegetated safety ledge or native plant buffer. These must be shown on the plans and corresponding planting mix provided. Both these areas and the bioretention basin plantings should have "No Mow" signs provided.
5. Demonstrate that two approved stand-alone BMP's are provided to treat all runoff from the development.
6. Evaluate downstream capacity and infrastructure condition for culvert structures located under the former railroad berm and under Zionsville Rd. where much of the northern project area runoff will be discharged.

SWPPP - Plan Sheets C5.0-5.4

1. The erosion control plans must be sufficiently detailed to cover initial site work and final site work, which is best accomplished by developing two separate plans. For example, it must be clearly shown how existing waterways on the project will be protected or downstream sediment control will be provided during the initial demo and earthwork phases, prior to final grading and the installation of utilities.
2. Show all storm sewer infrastructure, including pipes and outlet structures.
3. All concentrated flow areas, including swales, and slopes 6:1 or steeper, including all pond banks, must be stabilized with blanket.
4. End section "culvert" inlet project must be either a rock or coir-type donut. Show on plans and replace silt fence protection with corresponding detail.
5. Outlet control structures in detention basins must be protected with rock donuts or other suitable sediment control.
6. Construction entrance must be 150' minimum length. Update plans and detail accordingly.
7. Provide detail for curb inlet protection, such as below grate basket.
8. SWPPP narrative Section B2 on Sheet C5.3 must be project specific covering all construction phase BMPs proposed for the site sequenced to align with phases of construction.
9. SWPPP narrative Section C on Sheet C5.3 must clearly describe post-construction BMPs proposed for the project.
10. If post-construction BMPs such as detention basins are to be used as construction phase sediment control (sediment basins), this must be clearly outlined in the plans and corresponding details provided.
11. Provide dewatering plan for pond draining and any other planned dewatering activities.

These are the comments that I have at this time and additional comments may result from future amendments and submittals.

Please contact me with any questions that you may have.

Regards,



Gavin Merriman  
Stormwater Program Manager

- Cc. Wayne DeLong, Director of Planning and Economic Development  
Lance Lantz, Street and Stormwater Department Superintendent  
Mark DeBrueler, Town Engineer  
Dan Wolf, Bedrock Builders

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / ~~MODIFICATION OF DEVELOPMENT PLAN~~**

**FINDINGS**

1. The Development Plan/~~Modification of Development Plan (is/is not)~~ compatible with surrounding land uses because: *the proposed Development Plan is an expansion of the use existing to the south of the subject property and the adjacent R2 & R-SF-2 zoned properties permit two-family dwellings which is similar to the proposed residential units of the Development Plan.*
2. The Development Plan/~~Modification of Development Plan (does/does not)~~ demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: *the proposed Development Plan provides for the use of existing utilities, including those that are currently used by Hoosier Village.*
3. The Development Plan/~~Modification of Development Plan (does/does not)~~ demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: *vehicular access into this newest portion of Hoosier Village will be primarily from internal drives of the existing development, supplemented with a single emergency point of access from 106th Street.*
4. The Development Plan/~~Modification of Development Plan (does/does not)~~ utilize building materials and building style compatible with the Zionsville theme because: *the proposed development will utilize building materials, including brick, stone, masonry and cement fiber board, and an architectural style which is consistent with and complementary to the existing Hoosier Village development.*
5. The Development Plan/~~Modification of Development Plan (does/ does not)~~ provide for the calculation of storm water runoff because: *appropriately sized retention ponds are designed within the Development Plan to account for storm water runoff.*
6. The Development Plan/~~Modification of Development Plan (does/does not)~~ provide for current and future right-of-way dedications because: *all proposed right-of-way is contained within the internal design of the Development Plan and will remain as private drives. Therefore, no current or future dedication is needed.*
7. The Development Plan/~~Modification of Development Plan (does/does not)~~ provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: *the proposed Development Plan is designed as a complementary extension of the existing Hoosier Village development providing the same level of amenities within this new section of residential living units.*

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-41-MP

**Subject Site Address:** 8250 E. 100 South

**Petitioner:** PL Properties, LLC

**Representative:** Nick Churchill

**Request:** Petition for Primary Plat approval in order to establish 32.31 acres into four (4) lots in the Rural (R1) Residential Zoning District

**Current Zoning:** (R1) Rural Residential Zoning District

**Current Land Use:** Agricultural

**Approximate Acreage:** 32.31 acres

**Related Petitions:** 2016-20-DSV Petition for Development Standards Variance to provide for 4 (four) lots with a lot width to depth ratio exceeding 3 to 1 in the (R1) Rural Residential Zoning District (Approved, with Conditions and Commitments)

**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Plat  
Exhibit 4 – Town Engineer Review Comments (dated July 21, 2016)  
Exhibit 5 – Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 32.31 acres located on the north side of 100 South. The property currently is utilized for agricultural purposes.

### **Project History**

At its August 9, 2016 meeting, The Board of Zoning Appeals approved Docket # 2016-20-DSV, which requested a variance to provide for four (4) lots with a lot width to depth ratio exceeding 3 to 1 lot width to depth ratio with the conditions that the division of the property be limited to four (4) (and be recorded as a Commitment), that the contemplated division be in substantial compliance with the site plan presented to the BZA at its August 2016 meeting, and that the Right to Farm acknowledgment be executed by the owner.

### **Project Description**

The subject property is currently zoned (R1), Rural Agricultural. By right, the applicant may split that parcel once which would allow for parcel (1) by right as represented on the plat. In order to subdivide there parcel further, a petition for subdivision has been filed for the consideration of the Plan Commission.

## **MINOR PLAT REVIEW**

### **Subdivision Control Ordinance**

The subdivision plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance (except as noted in the Town Engineer's letter dated July 21, 2016).

### **Zoning Ordinance**

The plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance.

### **Street Access / Sidewalks**

The plat approval requires the dedication of right of way and the establishment of appropriate easements, and provisions for the future construction of a pathway (parallel to the road frontage) in conformance with Town standards.

### **Stormwater Management**

Both lots will utilize surface drainage to manage stormwater.

### **Utility Capacity / Utility Easements**

Residential improvements made to the individual parcels will utilize private wells and private wastewater systems.

## **PUBLIC POLICY**

### **Comprehensive Plan**

The Proposed Land Use Map in the Zionsville Comprehensive Plan identifies the property as residential. The proposed subdivision is an appropriate land use consistent with the policies in the Comprehensive Plan.

### **Water and Septic**

The property would utilize private well and private septic disposal systems.

## **STAFF COMMENTS**

Staff recommends approving the petition as filed.

## **RECOMMENDED MOTIONS**

### **Minor Plat Motion**

I move that Docket #2016-41-MP minor plat approval establishing a four (4) lot subdivision at 8250 E. 100 South be (Approved based the findings in the staff report / Denied/ Continued) as presented.

## **PROCEDURAL NOTE**

As a portion of the property is within the Special Flood Hazard Area (SFHA) associated with Mount Run Ditch, it is subject to additional development restrictions (limitations of size, placement, and floor elevation of buildings). Dependent on the location of any contemplated improvements, approvals from the Federal Emergency Management Agency, Indiana Department of Natural Resources, the Boone County Surveyor, and / or the Town (in conjunctions with the Town's Ordinance for Flood Hazard Areas) may be necessary (specific to the SFHA).

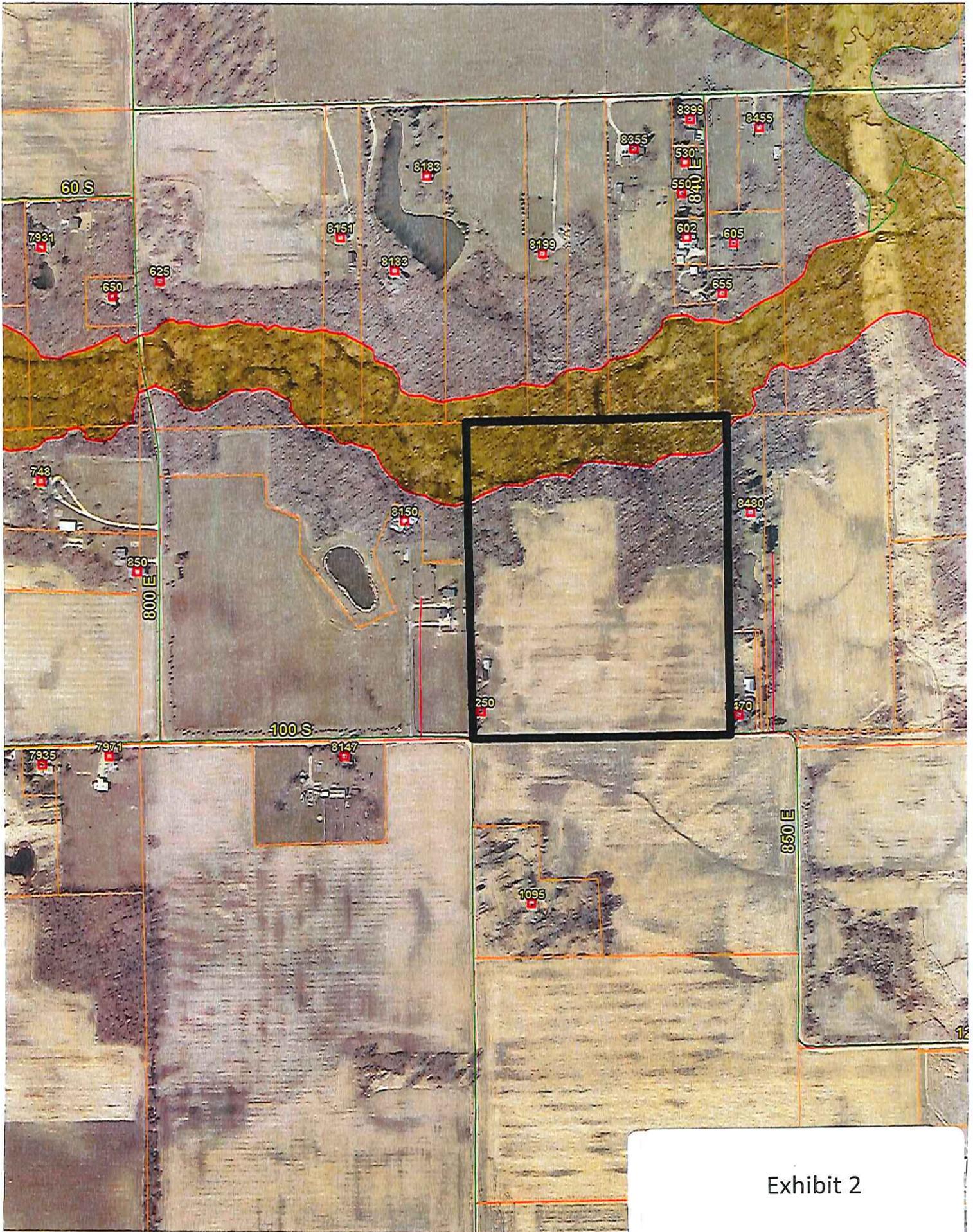


Exhibit 2





To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: July 21, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

|                     |           |                    |               |
|---------------------|-----------|--------------------|---------------|
| Project             | Name      | Derr Farms         |               |
|                     | Location  | 8250 E 100 South   |               |
|                     | Developer | PI Properties, LLC |               |
|                     | Submittal | #1                 |               |
| Documents Reviewed  |           | Document Name      | Document Date |
|                     |           | Primary Plat       | 7-7-2016      |
|                     |           | Secondary Plat     | 7-12-2016     |
| Zoning              | Current   | R-1                |               |
|                     | Proposed  | R-1                |               |
| Land Use            | Current   | Residential        |               |
|                     | Proposed  | Residential        |               |
| Requested Variances |           |                    |               |

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. PRIMARY PLAT

- A. Please provide owner phone number
- B. Please provide proposed covenants, commitments, conditions, and restrictions.
- C. Please provide an address plan consistent with the address patterns of Zionsville and Boone County

II. SECONDARY PLAT

- A. Please provide lot address plan.

- B. Please provide drainage easement language: "No fences or landscaping can be construction within the easement areas that may impede the free flow of stormwater."
- C. Please label each easement and/or setback line within each lot.
- D. Lot width to depth ratio (3:1) requirement is not met. Variance required.
- E. Side yard drainage and utility easements appear to be disconnected from front and rear drainage and utility easements. Please make continuous.
- F. C.R. 100 South is a collector street requiring an 80' R/W (40' ½ R/W); however, the plans show a 50' ½ R/W. Please review and clarify or revise as necessary.
- G. Mount Run Ditch is a regulated legal drain. Provide the necessary legal drain easement in coordination with the Boone County Surveyor's Office.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**FINDINGS OF FACT**

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Monday August 15, 2016 has determined that the Primary Plat is/is not in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

- a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
- c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

**TOWN OF ZIONSVILLE PLAN COMMISSION**

The Primary Plat was APPROVED/DENIED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

\_\_\_\_\_  
President, Town of Zionsville Plan Commission

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