

**PUD(A) 15-01 HRH/YMCA PUD Amendment**

Planning & Building Department Staff Report

July 27, 2015

Advisory Plan Commission, Public Hearing

Jodi Dickey

- A. Petition Number: PUD(A) 15-01, Hendricks Regional Health/YMCA PUD amendment
- B. Applicant: CRG Residential, LLC
- C. Location: The subject property's address is 301 Satori Parkway
- D. Parcel Size: 11 acres this petition. The entire site is 72 acres.
- E. Land Use and Zoning: The property is zoned PUD and contains Hendricks Regional Hospital and the YMCA. To the north of the subject PUD property is zoned RC and contains single family residential uses (Austin Lakes, in Hendricks County). To the west property is zoned R-2 and RB and contains single-family residences (Austin Lakes, in Avon and Corottoman Ct. in Hendricks County). To the east, property is zoned R-2 and is vacant. To the south (across US 36) property is zoned C-1 and C-2 and contains commercial uses.
- F. Action Requested: Approve an amendment to Parcels C & D. These parcels were originally planned for office and residential development. The proposal at hand seeks to modify certain development standards, to permit only residential development (apartments), and to increase the maximum unit count from 160 to 270. Staff is generally supportive of this proposal.
- G. History
- This PUD was originally approved in 2009 (PUD (F) 08-06). The original approval established a wide variety of health services, retail uses, and attached residential (apartments) uses. Development standards were also included.
- This request is the second amendment to the original approval. The first was in 2014 (ZA 14-01), a text amendment to Article 16 – signage standards and specifications – to permit the construction of a specific Welcome to Avon sign in a specific location along US 36. The sign has since been erected.
- With this request, the petitioner is seeking to modify particular items contained in Article 6 – Zoning Districts “C” and “D” Development Standards; specifically Section 6.9 maximum building width and total number of units, and Section 6.13 building materials (minimum masonry).

H. Staff Comments: The petitioner is proposing to modify certain standards for Parcels C and D, made during the original PUD approval process. The initial PUD ordinance was created to allow for a certain flexibility in development – allowing residential and commercial uses within the same zoning district. While this amendment does not explicitly remove the potential for commercial uses on Parcel C or D, in effect, the only use will be attached residential due to the requested increase in maximum number of units (270) and the new conceptual layout. This proposed amendment will not affect commercial uses for the remaining developable parcels.

The petitioner offers minor changes to a couple of development standards for the residential uses. Specifically, the proposal is to **increase** the maximum building width to eighty (80') feet from forty (40') and to **decrease** the amount of masonry to forty (40%) percent from eighty (80%) percent per building. These changes are requested to enable the development of a new product type than was initially considered.

The proposed concept plan shows the subject area with a total of ten (10) apartment buildings, with various numbers of units in each building, totaling 270 units. The buildings are arranged on site so that the surface parking is buffered by the structures, which “front” on public spaces. The end result is a much more fluid layout as opposed to the rigid grid and more urban “downtown” design of the original PUD. There are also large areas dedicated to park lands and a swimming pool as amenities for residents. With the elimination of commercial areas (just for Parcels C and D), there is a significant decrease in the amount of asphalt dedicated to parking spaces and a related decrease in the amount of traffic generated from these two Parcels. The petitioner has submitted a memo from A&F Engineering regarding the expected reduction in traffic generated from this proposed change. The memo is included with the staff report.

The petitioner has also submitted a summary of the required neighborhood meeting, which is included with the staff report.

I: Considerations for PUD amendments

According to Chapter 5, section 5-11, the following shall be evaluated when considering any proposed amendment to a PUD:

**a: Consistency of the proposed amendment with the intent of the original PUD zoning district**

The original PUD intended these sections (Parcels C & D) to be

a mix of attached single-family homes and retail uses. The main difference in this proposal is the residential only use contemplated. Other differences are minor and are in keeping with the original intent of the PUD. This amendment is consistent with the intent of the original PUD district.

**b: Consistency of the proposed amendment with the recommendations of all current adopted land use policies and plans**

The conceptual site plan is consistent with recommendations contained in the town's zoning ordinance, pathway plans, and subdivision ordinance.

**c: Changes to the physical site conditions and to the physical conditions of properties abutting the subject site**

There are no changes to the specific or abutting sites that would require this particular amendment. Neither will there be physical changes to the surrounding properties.

This consideration does not apply to this amendment request.

**d: Changes to market demand, demographic shifts, geopolitical considerations, and other policy and legal environmental changes**

There have been market and demographic changes since the original PUD was approved in 2009. Increasingly, people want a choice in housing type and apartments are seeing a greater share in the housing market. Apartments help satisfy the desire to be more mobile in housing and to have less personal home/yard maintenance. The proposed product will be market-rate and intended to appeal to the young urban professional and baby boomers. The project includes amenities, including pool and clubhouse, internal garages, pet parks, and common space. The petitioner has submitted a market Summary with his proposal. It is attached as an exhibit to the staff report.

J: Statutory Guidelines for Rezoning:

State law (IC-36-7-4-603) establishes five criteria for any zoning change and requires Plan Commission and Town Council to pay reasonable regard to them:

**Criterion 1: The Comprehensive Plan**

The Comprehensive Plan and future land use map designate this area as appropriate for office and park uses. The project area was rezoned in 2008 to a mixed use PUD, accommodating residential, institutional, and neighborhood commercial uses. The specific parcel was part of Parcels C & D of the HRH/YMCA PUD, and slated for a mix of attached single-family residential uses and retail.

**Criterion 2: Current conditions and the character of the current structures and uses in each district**

Parcels C & D are surrounded to the north and south by the rest of The HRH/YMCA PUD. All but the hospital and YMCA parcels (located in the northernmost part of the PUD) are currently undeveloped. Satori Parkway is the main N/S thoroughfare, is constructed, and will serve as access to both apartment areas.

**Criterion 3: The most desirable use for which the land in each zoning district is adapted**

As noted above, the comprehensive plan anticipates this area to develop for office and park uses. Through the adopted HRH/YMCA PUD, residential and commercial uses were added. This proposal is appropriate to the current and anticipated uses. The Town Council, as with all re-zonings, may make the determination of “desirable and appropriate” uses in the best interests of the community.

**Criterion 4: The conservation of property values throughout the jurisdiction**

The proposed change is expected to have neutral or positive impacts on (assessed) property values within the vicinity and jurisdiction. With developed property, the Town can expect addition tax revenue garnered as a result of this development proposal. The petitioner has submitted a financial analysis of the proposed PUD amendment. As shown in this analysis, there is a greater cost of services to this project than will be garnered through property taxes. This is to be expected with residential development, which is capped (in this case) at 2%. The report also shows some indirect financial benefits of over \$17M during the construction phase. **Note:** the report states that, although this site is within a TIF district, the assumption is that all new assessed value will be passed through and not captured within the TIF district. This project will also add rooftops to the community, which in turn could spur adjacent and nearby commercial growth. Additionally, this project will pay approximately \$266,000 in park impact fees (\$987 per unit).

**Criterion 5: Responsible development and growth**

The proposed PUD amendment will help fill a gap in current housing types offered in Town. Increasingly, people have an interest in lower-maintenance homes without property to mow and maintain. Adding this apartment choice will help serve those current and future residents who are choosing to live in an apartment. The developer is also using land already entitled for attached housing, within an approved PUD. The Town Council, as with all petitions to rezone land, has the ultimate decision on this petition.

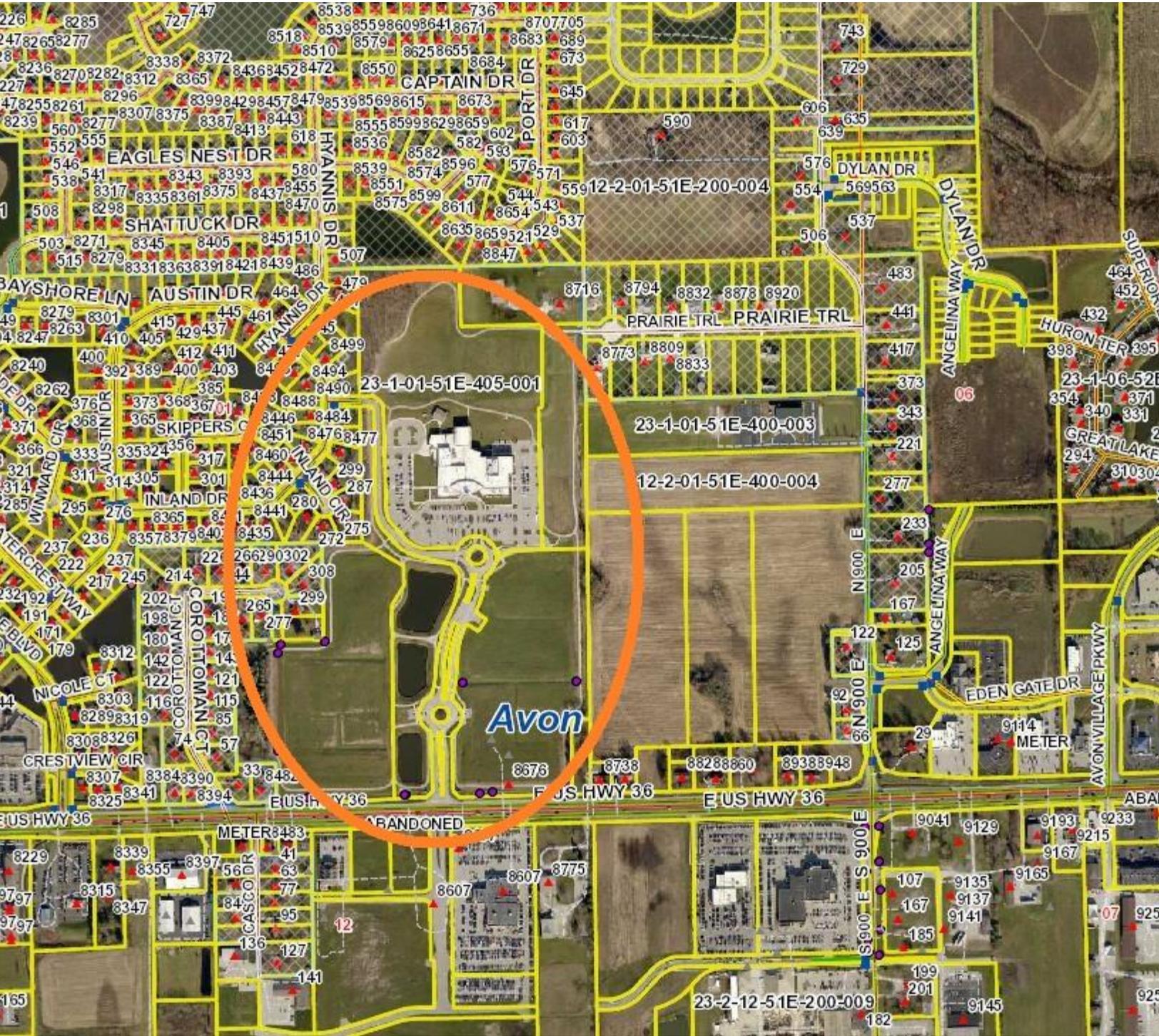
**COMMITMENTS**

Indiana Code 36-7-4-600 Series also allows communities to gain 'commitments' from developers through the rezone process. These commitments are voluntary on the part of the landowner and developer and must be recommended by the Advisory Plan Commission and approved by the Town Council.

J. Recommendation: The Plan Commission may choose to forward a positive, negative, or no recommendation to the Town Council.

Hold a public hearing on PUD(A) 15-01 and forward a recommendation to the Town Council. Staff is supportive of this amendment and recommends a **positive** recommendation for PUD(A) 15-01.

# PUD(A) 15-01 HRH/YMCA PUD AMENDMENT Location Map



## Sample Plan Commission Motion

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AVON ADVISORY PLAN COMMISSION

Motion for approval of An Amendment to a PUD

**Case Number: PUD(A) 15-01, Satori Flats at Satori Pointe**

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The Avon Plan Commission Staff has considered the proposed PUD amendment on the subject property and has found that the proposal satisfies the general intent of the original PUD ordinance and those development goals and objectives of the Town of Avon.

I move that we **forward a positive recommendation** for PUD(A) 15-01, Satori Flats to the Town Council.

# FINDINGS OF FACT FOR A ZONING AMENDMENT

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AVON ADVISORY PLAN COMMISSION

**Case Number: PUD(A) 15-01, Satori Flats at Satori Pointe PUD amendment**

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The Avon Plan Commission Staff has considered the proposed Planned Unit Development amendment and has determined the proposal meets the criteria set forth in the Avon Zoning Ordinance and Indiana Code, and pays reasonable regard to the following:

**Criterion 1: The Comprehensive Plan**

**Criterion 2: Current conditions and the character of the current structures and uses in each district**

**Criterion 3: The most desirable use for which the land in each zoning district is adapted**

**Criterion 4: The conservation of property values throughout the jurisdiction:**

**Criterion 5: Responsible development and growth**

## DECISION

IT IS THEREFORE THE DECISION OF THE AVON ADVISORY PLAN COMMISSION THAT ZONING AMENDMENT PUD(A) 15-01 be sent to the Avon Town Council with a **positive** recommendation.

ADOPTED THIS 27<sup>th</sup> DAY OF JULY, 2014

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Dave Misner, President

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Jodi Dickey, Secretary

This instrument was prepared on July 16, 2015 by:  
Jodi Dickey, AICP  
Director, Planning & Building  
Town of Avon, Indiana