

**DPR 17-01 Mosaic Apartments Development Plan Review**

Planning & Building Department Staff Report

April 24, 2017

Advisory Plan Commission, Public Hearing

Caitlin Dopher

- A. Petition Number: DPR 17-01, Mosaic Apartments development plan review
- B. Applicant: Herman & Kittle Properties, Inc.
- C. Location: The subject property lies on the southeast corner of Dan Jones Rd and County Road 200 N at 8125 E County Road 200 N.
- D. Parcel Size: 19.89 acres
- E. Land Use and Zoning: The property is zoned PUD (Wynne Farms PUD) and is currently vacant. The subject parcel is surrounded on the north and south by Wynne Farms PUD Sections, both of which are single-family residential uses. Directly to the west, across Dan Jones Rd, property is zoned RB (Hendricks County) and also contains single-family residences. To the east of the subject property lies The Enclave at Winton Meadows, zoned R-3, containing single-family residences.
- F. Action Requested: Approve a Development Plan for the Mosaic Apartments that will provide 10, 3 story apartment buildings totaling 240 dwelling units.
- G. History
- The final plat for the Mosaic Apartments was submitted along with this DPR, and has received administrative approval.
- The Wynne Farms PUD was approved by Hendricks County on January 13, 2004.
- Since the PUD was approved through the county, the text often references Hendricks County standards, and not the Town of Avon standards. This was the case with parking requirements. Hendricks County would have required less parking, and to allow this deviation the petitioner filed a variance from parking standards (VAR 17-01). The petitioner wished to provide 466 parking spaces instead of the required 528 per Avon standards. The petition was ultimately denied by the BZA.
- As a result of not receiving the variance the petitioner has removed a building to allow more room for parking while also decreasing the need for it.

H. Staff Comments: Herman & Kittle Properties, Inc. have applied for a development plan known as the Mosaic Apartments. Development plans are a ministerial decision, meaning, if the project complies with the Town of Avon Zoning Ordinance and regulations, and has received approval from Town Engineers, the Public Works Departments, and Fire Department, then the Plan Commission must approve the development plan. The Plan Commission may impose reasonable conditions as part of the approval and may accept voluntary commitments made by the developer as part of the approval.

The Wynne Farms PUD has 12 designated parcels, each with their own list of permitted uses. The Mosaic Apartments is located on Parcel H, which permits multi-family dwellings.

The petitioner is proposing to build 10, 3 story building containing a total of 240 apartment units. There will be 81 one bedroom, one bathroom units, 130 two bedroom, two bathroom units, and 29 three bedroom, two bathroom units.

The petitioner has provided projected rents and unit and amenity information. Apartments will feature granite countertops, black appliances, wood laminate flooring, updated kitchens and baths, and walk-in closets. Community features include a community room with fireplace, 24 hour emergency maintenance, fitness center with large group fitness space, business center with coffee bar, on-site management, pool with sundeck, dog park, playground, garages, greenspace, and pergola with grills and picnic area. The Mosaic Apartments will not be low income or Section 8 housing.

The petitioner has proposed three points of access. Two along CR 200 N and one to the south of the property that will connect into Mapleton at Wynne Farms. CR 200 N will feature one full access drive and one right-in/right-out access drive. The connection to Mapleton at Wynne Farms is a requirement of the Town of Avon's Thoroughfare Plan that requires developments to connect to one another through roads and sidewalks with the intent of promoting connectivity and walkability.

A&F Engineering has conducted a cursory analysis to ensure the two entrances along CR 200 N would be sufficient to manage traffic flow into and out of the proposed development. They also analyzed what percentage of traffic flow would utilize the connection to Mapleton at Wynne Farms. Their memorandum has been included in the Plan Commission packets. The analysis determined that the two access drives along CR 200 N could efficiently handle traffic generated by the proposed multi-family development. It also found that at most, 10 percent of the generated traffic would utilize the third access drive into

Mapleton at Wynne Farms.

The site provides 482 parking spaces: 390 standard spaces, 70 garage spaces, 22 ADA spaces.

**DPR RELEVANT ORDINANCES**

Development Standards, Zoning Ordinance Sec. 4-8(7)

**A. A Development Plan under this Section shall be required to meet:**

**(a) the development standards set forth in the zoning district in which the use is or is proposed to be located.** This plan meets the standards in the ordinance for site, setback, and bulk standards.

**(b) all applicable Overlay Districts** – The site is not within any overlay districts.

**(c) the standards of the Subdivision Control Ordinance** – A pedestrian path has been noted along E CR 200 N. Plans comply with this requirement.

**(d) Chapter 14 (Performance Standards)** –The petitioner has submitted a compliant lighting plan.

**(e) Chapter 15 (Off-Street Parking and Loading)** – The petitioner has provided site parking in compliance with the Town of Avon Zoning Ordinance. Plans are compliant.

**(f) Chapter 16 (Landscaping and Screening)** –Plans submitted comply with the standards contained in the Wynne Farms PUD and general landscaping requirements contained in the zoning ordinance. Note that a landscape bond will still need to be posted. The petitioner is aware of this requirement.

**(g) Chapter 18 (Signs)** – The petitioner has submitted subdivision signage for this development. The sign complies with the Zoning Ordinance standards. Signage details will be reviewed and approved by Staff through the permitting process.

**(h) All storm water management, erosion control and soil conservation, and technical specifications of the Town of Avon** – Plans submitted by the petitioner have been through TAC review and have received comments by the Town’s engineering consultant. Plans are compliant.

**(i) All applicable recommendations of the Town of Avon Comprehensive Plan and all associated components of the Comprehensive Plan** (ex. Thoroughfare Plan, Gateway Plan, etc.). – The Comprehensive Plan contemplates residential uses in this area. Plans submitted by the petitioner comply with Comprehensive Plan recommendations for land use in the area and with the Zoning Ordinance.

**B. Section 4-8 (7) (B) (c) Building Materials:**

Plans submitted by the petitioner comply with the architectural requirements contained in the PUD.

**C. Section 4-8 (7) (C) Building Orientation:**

Plans submitted by the petitioner comply with the Zoning Ordinance.

**Development Plan Criteria for Review, Zoning Ordinance Sec. 4-8(8)**

**Arrangement of structures on the site...**

**a. Allows for safe and effective use of proposed development:**

Plans show a pedestrian sidewalk along the site perimeter and internal to the development, allowing residents to safely move about the site and access the perimeter pathway along E CR 200 N.

**b. Creates innovative and efficient environments:**

The development makes effective use of available property for housing and roadway.

**c. Is compatible with adjacent development:**

The project site is adjacent to residential uses, and is a permitted use for the site. It meets the vision for the Wynne Farms PUD.

**d. Considers off site utilities and services:**

Service agencies were given the opportunity to review and comment on proposed plans through Avon's technical review committee. Staff has received no negative comments on this proposal.

**ADDITIONAL CRITERIA FOR REVIEW**

**Open space and landscaping...**

**Creates desirable and functional environment:**

Landscaping plans submitted meet the standards found in the Wynne Farms PUD. The types and arrangement of plant material on the site will provide aesthetic appeal when mature.

**Preserves unique natural resources where possible:**

The site does not have any unique natural features.

**Respects desirable natural resources on adjacent sites:**

The proposed project should not result in negative effects of natural resources on adjacent sites.

**Traffic management...**

**Design and location of proposed access points:**

The proposed project access is from CR 200 N and the

connection to Mapleton at Wynne Farms. Based off the analysis done by A&F Engineering this will be adequate access.

**Sufficient street capacity:**

Based off the analysis done by A&F Engineering the existing vehicular capacity of CR 200 N is sufficient to serve this site and use.

**Safe pedestrian circulation:**

As noted in the staff report, the proposed sidewalk will safely and efficiently serve residents and visitors to the site.

**Internal traffic circulation:**

Ingress/egress is simple, efficient, and should not result in negative impacts to internal use or the adjacent roadway network.

**Landscaping design...**

**Creates a lucid transition to adjoining properties:**

Plans submitted meet the requirements of the applicable ordinances.

**Utilize native or acclimated species:**

The petitioner's plant choices include native and naturalized tree and shrub species. There are a variety of species used, thereby avoiding dangers associated with plant monocultures.

**Site illumination...**

The light fixtures are aesthetically pleasing and meet standards for light spill.

**General site development features (connectivity, site elements, innovative storm management, etc.)...**

The proposed project would construct 10, 3 story apartment buildings with a total of 240 dwelling units. Access will be available at CR 200 N, and through Mapleton at Wynne Farms.

The surrounding area is zoned and developed residentially. The petitioner is installing a pathway along the road frontage, in anticipation of future connectivity. The storm water management techniques utilized for the site are typical for the type of use and are consistent with the Town's accepted standards.

**Grading, drainage, and erosion control...**

These items were examined as part of the technical review for the project. Final acceptance by the Town's engineer has been received.

The petitioner has met all procedural requirements for this case. This petition was reviewed for technical compliance, and is in compliance. Once again, development plans are a ministerial decision, meaning, if the project complies with the Town of Avon Zoning Ordinance and regulations, and has received approval from Town Engineers, the Public Works Departments, and Fire

Department, then the Plan Commission must approve the development plan. The Plan Commission may impose reasonable conditions as part of the approval and may accept voluntary commitments made by the developer as part of the approval.

J. Recommendation: The Plan Commission may choose to approve, approve with conditions, deny, or continue this petition.

Staff recommends **approval** of the Development Plan with the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

# DPR 17-01 Mosaic Apartments Location Map



## Sample Plan Commission Motion

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### AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan

**Case Number: DPR 17-01, Mosaic Apartments**

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The Avon Plan Commission Staff has considered the proposed Development Plan on the subject property and has found that the plan will meet all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, under the conditions of this approval.

I move that we **approve** DPR 17-01, Mosaic Apartments, subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.



# FINDINGS OF FACT FOR A DEVELOPMENT PLAN

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AVON ADVISORY PLAN COMMISSION

**Case Number: DPR 17-01, Mosaic Apartments**

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The Avon Plan Commission Staff has considered the proposed Development Plan Review on the subject site and has found that the plan will meet the criteria set forth in the Avon Zoning Ordinance under the conditions of this approval. The Avon Plan Commission Staff further finds that the proposed development meets the requirements of the Town of Avon's Subdivision Control Ordinance, Storm Drainage, Erosion and Sediment Control Ordinance, and the land use policies and goals and objectives of the Comprehensive Plan, with the conditions listed below:

## DECISION

IT IS THEREFORE THE DECISION OF THE AVON ADVISORY PLAN COMMISSION THAT DEVELOPMENT PLAN **APPROVAL** BE GRANTED TO PETITION DPR 17-01, Mosaic Apartments, subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

ADOPTED THIS 24<sup>th</sup> DAY OF APRIL, 2017

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Paul Guckenberger, President

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Caitlin Dopher, Secretary

This instrument was prepared on April 17, 2017 by:  
Caitlin Dopher  
Senior Planner: Economic Development Specialist, Planning & Building  
Town of Avon, Indiana