

AGENDA
ELLETTSVILLE PLAN COMMISSION
Zoom Meeting
Thursday, May 6, 2021 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes for the Regular Meeting on March 4, 2021

Monthly Conflict of Interest Statement

Old Business

New Business

Petition for a Zoning Map Amendment to Rezone 415 N. Constable Drive, Parcel #53-04-10-200-165.000-013, from R-1; Single Family Residential to R-3; Multi-Family Residential (0.5 Acres); Petitioner: Thomas Landis, on behalf of TROA, LLC; Case No. PC 21-12

Planning Department Update

Next Meeting – June 3, 2021

Privilege of the Floor – Non-Agenda Items

Plan Commission Comments

Adjournment

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

MEETING NOTICE

Thursday, May 6, 2021, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, May 6, 2021, at 6:00 p.m., local time.

The meeting will be conducted remotely. No Plan Commission members will attend the meeting in person, but will instead attend remotely. The public is invited to attend by remote access. The meeting will be hosted by Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/81734805429?pwd=Tk4vdkFTRGdxN1lxYUJZSmRXczVNUT09>

Meeting ID: 817 3480 5429

Passcode: 342153

One tap mobile

+13017158592,,81734805429#,,,,*342153# US (Washington DC)

+13126266799,,81734805429#,,,,*342153# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 817 3480 5429

Passcode: 342153

While the public will not be able to attend the meeting in person, public input is still encouraged. Agendas and meeting packets can be obtained online at www.ellettsville.in.us or by submitting an email request to: planning@ellettsville.in.us.



Town of Ellettsville

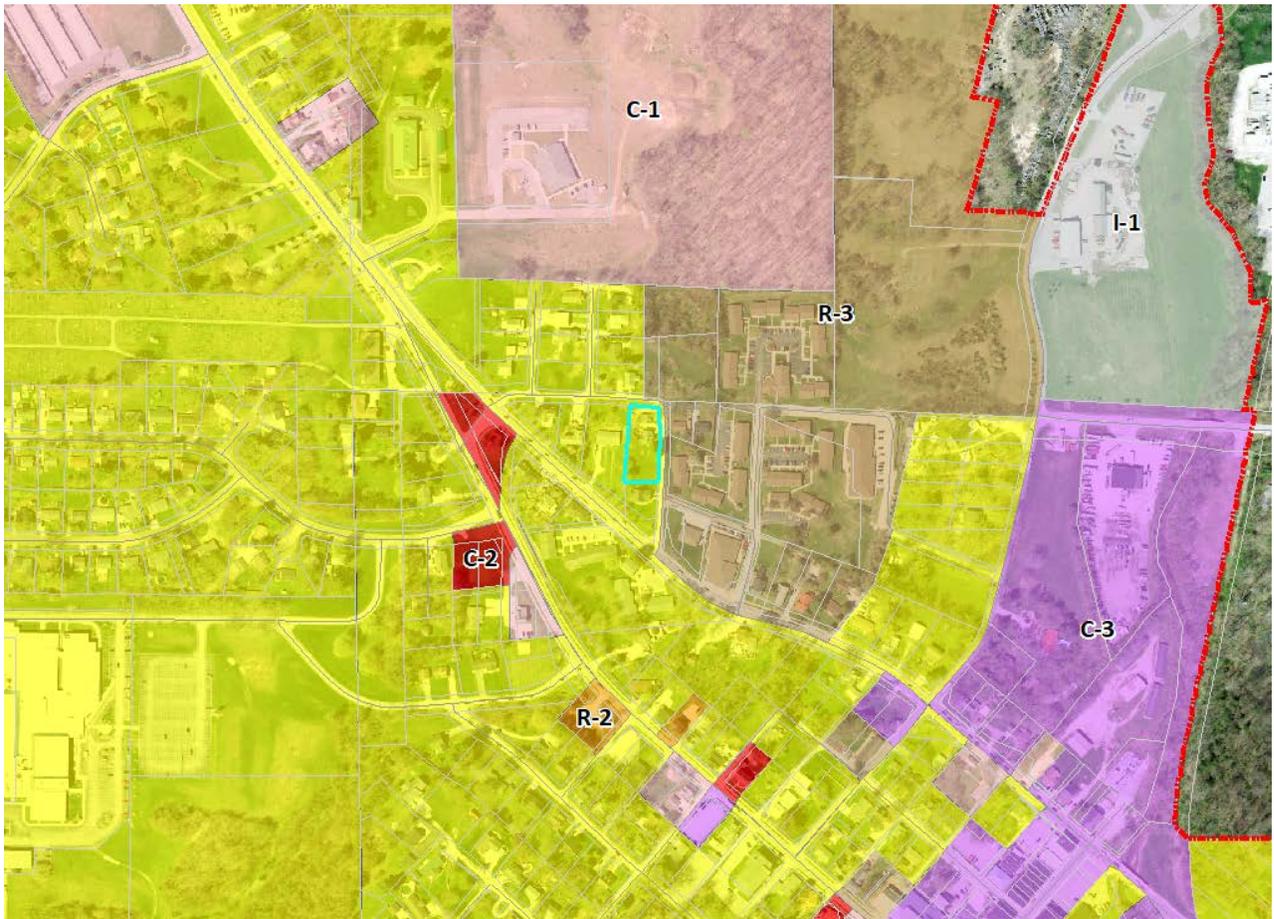
Department of Planning & Development

PC 21-12– Zoning Map Amendment Petition Staff Report

Petition

Case - PC 21-12 – Zoning Map Amendment. A request by Thomas Landis, on behalf of TROA, LLC, to rezone parcel ID # 53-04-10-200-165.000-013 from R-1; Single Family Residential to R-3; Multi-Family Residential. The property is located at 415-421 N. Constable Drive.

Surrounding Zoning Districts & Uses



Zoning District	Property Use
North: R-3; Multi-Family Residential	Undeveloped
South: R-1; Single Family Residential	Residential
East: R-3; Multi-Family Residential	Richland Senior Apartments
West: R-1; Single Family Residential	Residential

Considerations

1. The petitioner is requesting to rezone 0.5 acres, located 415-421 N. Constable Drive, parcel # 53-04-10-200-165.000-013 from R-1; Single Family Residential to R-3; Multi-Family Residential.
2. Indiana Code (IC 36-7-4-603) requires that the Plan Commission and the legislative body shall pay reasonable regard to:
 - a. The comprehensive plan;
 - b. Current conditions and the character of current structures and uses in each district;
 - c. The most desirable use for which the land in each district is adapted;
 - d. The conservation of property values throughout the jurisdiction; and
 - e. Responsible development and growth.
3. The property currently a legal non-conforming multi-residential property.
 - a. There are two separate structures, one with two units, and the other is a single unit
4. The property owners are considering adding a new two-unit structure on the southern portion of the parcel.
5. The property is adjacent to the Richland Senior Apartments, which are zoned R-3.
6. Undeveloped multi-family zoned land borders the northern part of this property.

Criteria for Zoning Change Consideration

1. **Comprehensive Plan:** The change of zoning (is or is not) substantially in compliance with the existing comprehensive plan.

Staff Finding:

The first goal in the Housing chapter of the Comprehensive Plan calls for housing affordability. While the Town has been growing rapidly for the last few years, almost all of the new residential construction has been single family homes that are in the \$250,000-\$400,000 range. Meanwhile, there has been practically no new residential that would be considered affordable for median income households in Ellettsville. As of the 2019 American Community Survey, the median household in Ellettsville is around \$52,000. For a home to be considered affordable, \$250,000 would be at the upper limit for those at the median household income. This means half of the households in Ellettsville could not afford any of the new homes being built.

One of the primary barriers to affordable housing is the lack of zoning that would allow multi-unit residential. Therefore, the rezoning of this property to R-3 would increase housing affordability, which would be in compliance with the Comprehensive Plan.

2. **Current Conditions:** The change of zoning (is or is not) based on the current conditions of the property and the surrounding character of the land.

Staff Finding:

The property is already multi-family, so it would not change how the property is being utilized. It would allow the property owners to add an additional two-unit structure.

3. Use of the Property: The change in zoning (does or does not) result in allowance of the most desirable use of the property.

Staff Finding:

Multi-family housing (housing type diversity) is very much needed in Ellettsville. This zoning change would allow for infill development on a portion of a parcel that is not quite large enough to meet minimum lot size requirements otherwise.

4. Conservation of Property Values: The use or value of adjacent properties and those throughout the Town (will or will not) be affected in a substantially adverse manner.

Staff Finding:

The rezoning of this property to R-3 would allow for multi-family housing, although the property would still be residential. The neighboring senior apartments, at a much higher density, have not had any significant effect on surrounding properties, and although not currently zoned R-3, the parcel in question has been used as multi-family for years. It should be assumed that any effect of multi-family housing has already been factored into surrounding home values.

5. Responsible Development: The change in zoning (does or does not) promote the responsible development and growth of the property.

Staff Finding:

As stated in #3, this is a much needed use, with the primary concern that there is room for parking for both current tenants and any future tenants. Parking for future units would be addressed in plan review. Any traffic generated by an additional two units will be minimal, and will not cause any problems.

Plan Commission Action

The Plan Commission action shall be in the form of a favorable, unfavorable, or no recommendation to Town Council, which takes final action on the zoning map amendment petition.

Summary

The change in zoning of this parcel from R-1 to R-3 fits with the character of the neighborhood and the existing (legal non-conforming) use of this property. A diversity of housing types is needed to keep Ellettsville a growing community and to provide housing at a more affordable level than the new single-family homes that are currently being constructed. Therefore, Staff recommends a favorable recommendation to Town Council. The Plan Commission shall use the five (5) criteria above to base their recommendation to Council.

Submitted by Kevin Tolloty, AICP
Director of Planning, Town of Ellettsville
April 29, 2021

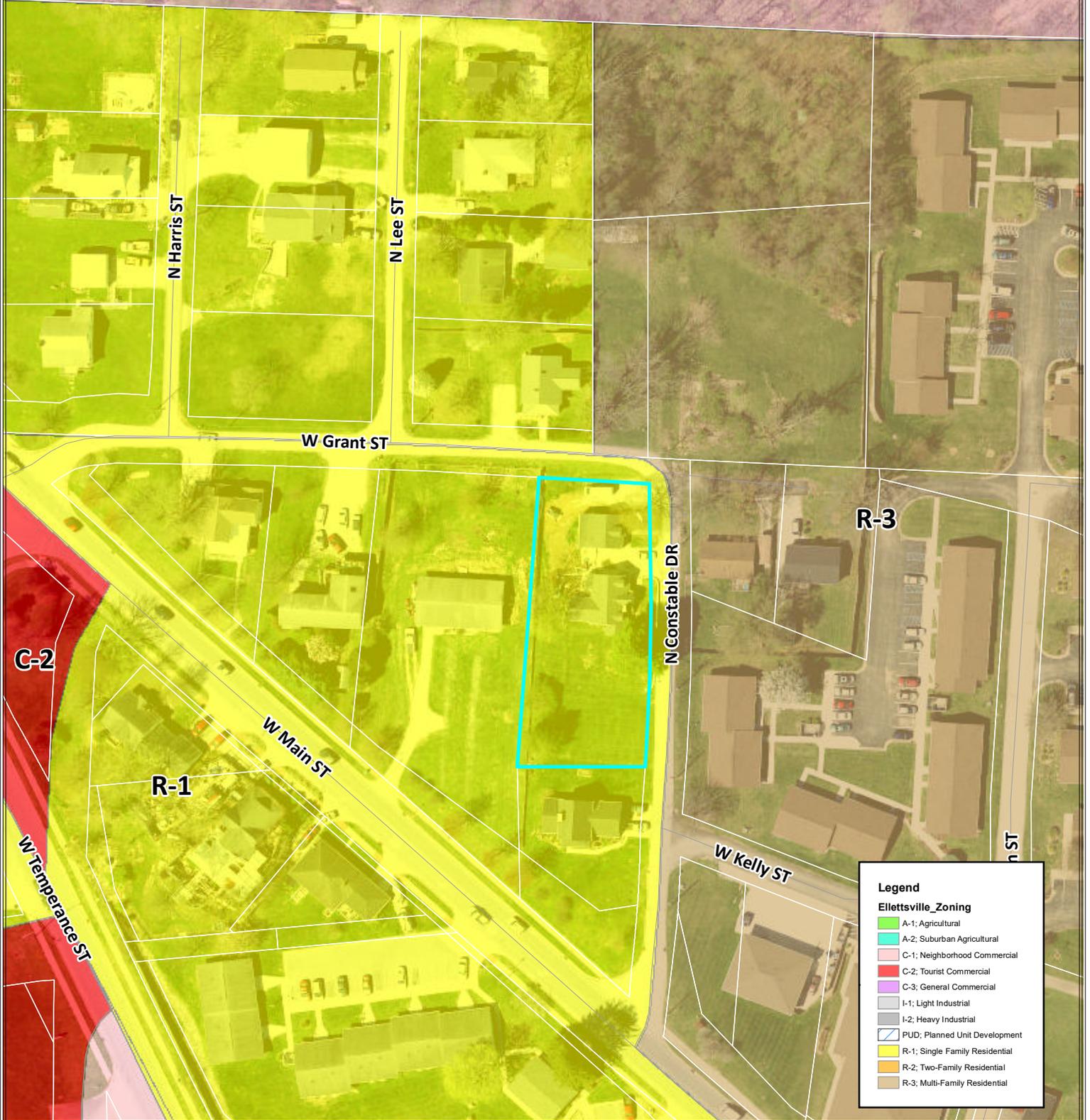




Zoning Map - Constable Drive

Town Hall
Property

C-1



Legend	
Ellettsville_Zoning	
■	A-1; Agricultural
■	A-2; Suburban Agricultural
■	C-1; Neighborhood Commercial
■	C-2; Tourist Commercial
■	C-3; General Commercial
■	I-1; Light Industrial
■	I-2; Heavy Industrial
	PUD; Planned Unit Development
■	R-1; Single Family Residential
■	R-2; Two-Family Residential
■	R-3; Multi-Family Residential

1 inch = 100 feet

N. Constable Zoning Request

Thomas and Rachel Landis
Members, TROA LLC

Request

We request a variance to build a duplex adjacent to the properties we already own and rent. As mom-and-pop investors, we are slowly growing a portfolio of quality properties that honor our residents, the community, and the environment.

To meet the building code requirements, we are requesting to change the zoning of our parcel from R-1 to R-3.

Rationale

We believe the request is reasonable because:

1. The parcel is adjacent to an existing R-3 zone.
2. The parcel matches the spirit of the R-3 zone with an existing legal non-conforming duplex and single-family residence.

Building Plan

Please see the attached drawings for a rough building plan.

Our investor philosophy aligns with Goal #4 in Ellettsville's desire in the Comprehensive Plan to build with "minimal impacts to the natural environment. We hope to harness the parcel's south facing orientation to maximize natural lighting and passive solar gain. Being at the bottom of a slope, we also intend to install a native plant rain garden that will reduce water run off into the town's storm system and provide benefits to native fauna.

Investor Profile

Thomas and Rachel Landis

Thomas and Rachel Landis began investing in 2011 after Thomas completed grad school. The young couple, with no kids, purchased an abandoned HUD home in Fort Wayne with FHA financing and \$1,200 down. A friend that needed a place to stay became their first renter, occupying their second bedroom and helping fund their rehab projects. They worked hard to get the property habitable and moved in completing repairs for three years while Rachel attended grad school.

When Rachel completed her program, she was offered a full-time position as a Career Counselor at Indiana University and the couple listed the Ft. Wayne house for sale after installing the last piece of trim. The timing was perfect. The house sold within a week but with financial regulations tightening, the first, second, and third buyers were denied financing – even with pre-approval! The fourth buyer had a complicated situation and worked to purchase the property on land contract. Ultimately, the buyer decided she did not want the house and moved out. Thomas and Rachel learned a lot through this experience about tenant management, market demands, and earned a respectable profit from their first short term rental. With timing in their favor again, the couple listed the property just as the spring buying season picked up and immediately sold it to a charming young couple with two kids and a third on the way.

With \$40,000 in the bank from the sale, Thomas and Rachel decided to pay off all debt and rebuild their savings by living on just 50-60% of their take home pay. With new financial freedom, they studied the Bloomington market and purchased another fixer-upper on Bloomington's East Side. Committed to success in real estate, Thomas and Rachel rehabbed the property in just over a year and this time with a small child – wow! The mess was fun before, but with little ones, they realized live-in rehabs were not a sustainable growth strategy and moved toward more passive investing. Completing their second rehab only weeks before their second child was born, Thomas and Rachel used the newly created equity to purchase their first rental property in downtown Ellettsville and used their savings to purchase three more Ellettsville units in 2018.

Still employing an aggressive saving rate, Thomas and Rachel are committed to buying cash flowing rental properties each year with a goal of obtaining 50 units in the next decade that honor the residents, the community, and the environment.

Thomas Landis, Member TROA LLC

Master of Arts, Professional Communication
Lecturer, Kelley School of Business
Former Owner, B-Town Handyman, LLC

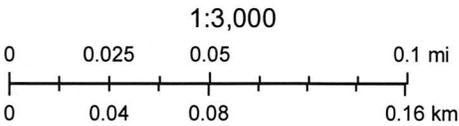
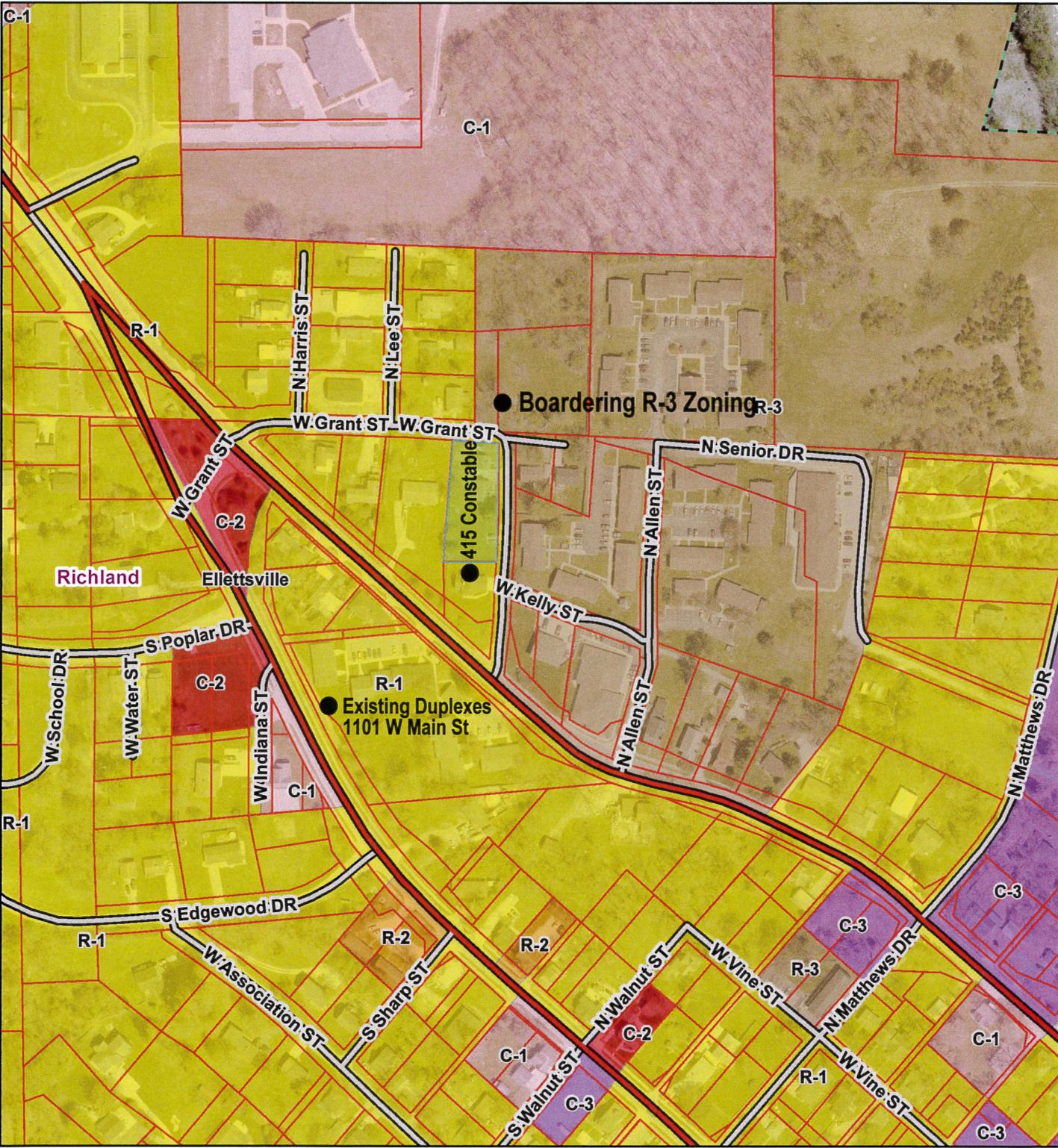


Rachel Landis, Member TROA LLC

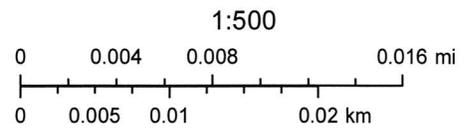
Master of Science, Education
Lecturer, Kelley School of Business
MBTI, SII & Keirse Certified



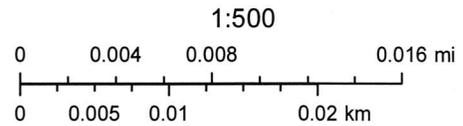
Constable Nearby Zoning



Constable Full Parcel



Constable Building Site





Constable Building Site
Measurements 1

existing house
415 N. Constable

slope & 4' elevation change

sump
eve discharge

25'

20'

≈ 52'

25'

10' ≈

Native plant installation
and landscape design

Building
Envelope
≈ 2700 ft²

Parking for 4
spaces

Potential
Additional
Parking

4'

existing property line

existing property line

10'

92'

85'

225'

senior housing
complex

Road

Existing House
1102 W. Main St.

4'

scale

Constable Building Site
Measurements &

Existing house
415 W. Constable



slope \approx 4ft
change

sump
eye discharge

Native Plant installation
and landscape design

Side 1
 \approx 1300

Parking

Side 2
 \approx 1300

Senior
housing
complex

existing prop. line

existing prop. line

Road

Existing House
1102 W. Main St.

scale 