

AGENDA
ELLETTSVILLE PLAN COMMISSION
Zoom Meeting
Thursday, June 3, 2021 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes – May 6, 2021

Monthly Conflict of Interest Statement

Old 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

New Business

Final Plat Amendment for Lots 68 & 69, 974 & 980 S. Deer Run, in Deer Run Section 9 (3.75 acres); Petitioner: Josh Lewis, on behalf of Priority Home Investments, LLC; Case No. PC 21-15

Development Plan Approval for a Multi-Family Structure (56 units), 4252 N. Tupelo Drive; Petitioner: Rubicon Property Group LLC; Case No. PC 21-14

Preliminary Plat Approval for Twenty (20) Lots in the Ellis Ridge Subdivision located at 3888 W. State Road 46 (17.53 Acres); Petitioner: Blackwell Contractors LLC; Case No. PC 21-02

Petition for a Zoning Map Amendment to Rezone of a Portion of 3888 W. State Road 46 from Commercial 3 to a Planned Unit Development (6.33 Acres); Petitioner: Tyler Ridge, on behalf of the Ridge Group; Case No. PC 21-05

Planning Department Update

Next Meeting – July 8, 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 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, June 3, 2021, at 6:00 p.m.

The Town of Ellettsville Plan Commission will conduct its regularly scheduled meeting on Thursday, June 3, 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/88630489491?pwd=dUVFdkJaQmVGdnd3VXFLR3hscGpTQT09>

Meeting ID: 886 3048 9491

Passcode: 070650

One tap mobile

+13017158592,,88630489491#,,,,*070650# US (Washington DC)

+13126266799,,88630489491#,,,,*070650# 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: 886 3048 9491

Passcode: 070650

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

To: Ellettsville Plan Commission

From: Kevin Tolloty, Director of Planning

Date: May 26, 2021

Subject: Constable Drive Rezone

Following the May Plan Commission meeting, Dan Derheimer, Stormwater Inspector, visited the property to evaluate any potential drainage issues. His inspection showed no apparent issues concerning with drainage, other than a few low spots that would be leveled during grading. His conclusion is that there is not an issue with drainage on this property.

In addition, it has been confirmed that the roadway width is 15' and the right-of-way is 30'. As this is a one-way street, that should not cause any traffic related problems. The traffic generated by two additional dwelling units is negligible.

Staff confirms its recommendation that the Plan Commission give a favorable recommendation to Town Council on this rezone.



Town of Ellettsville

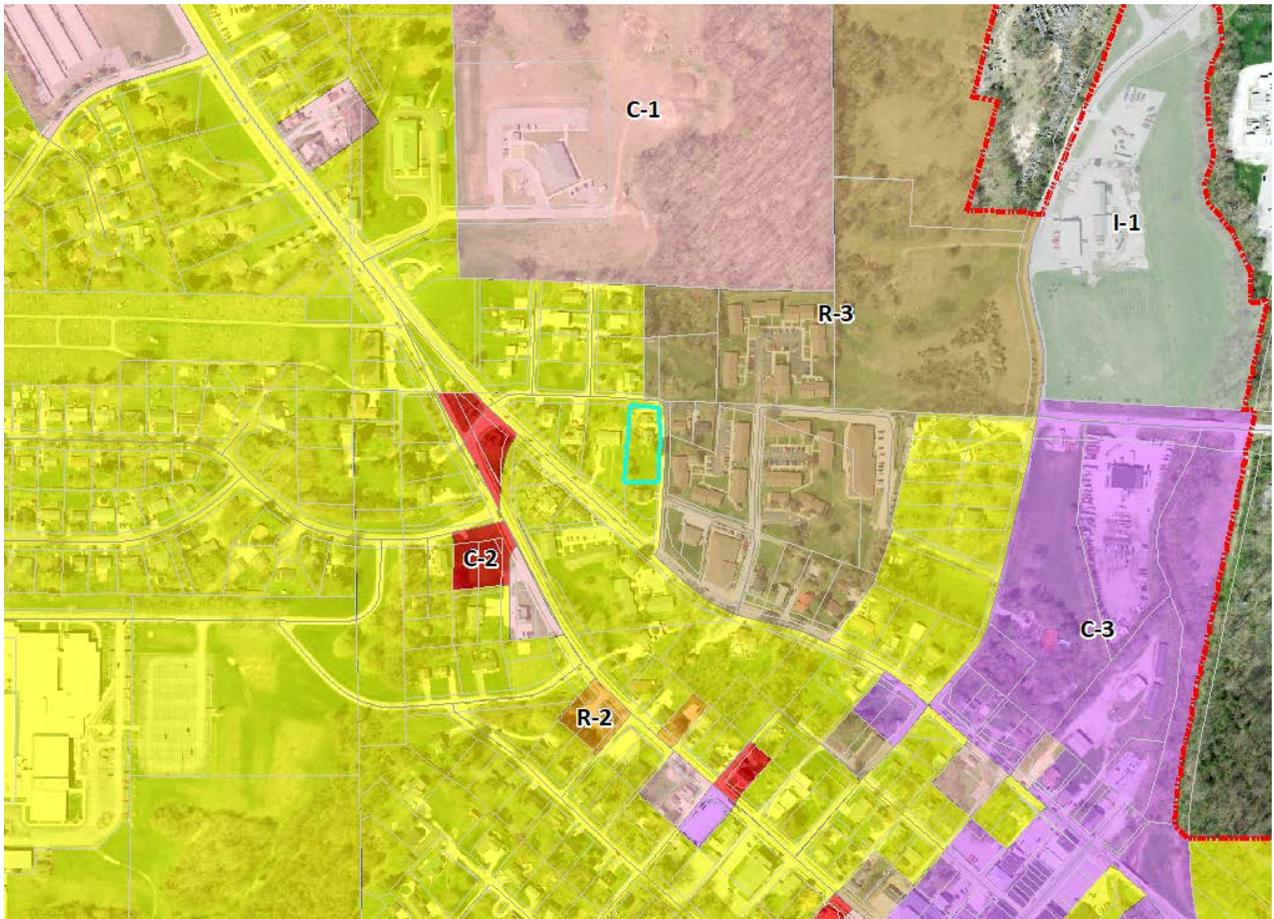
Department of Planning & Development

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

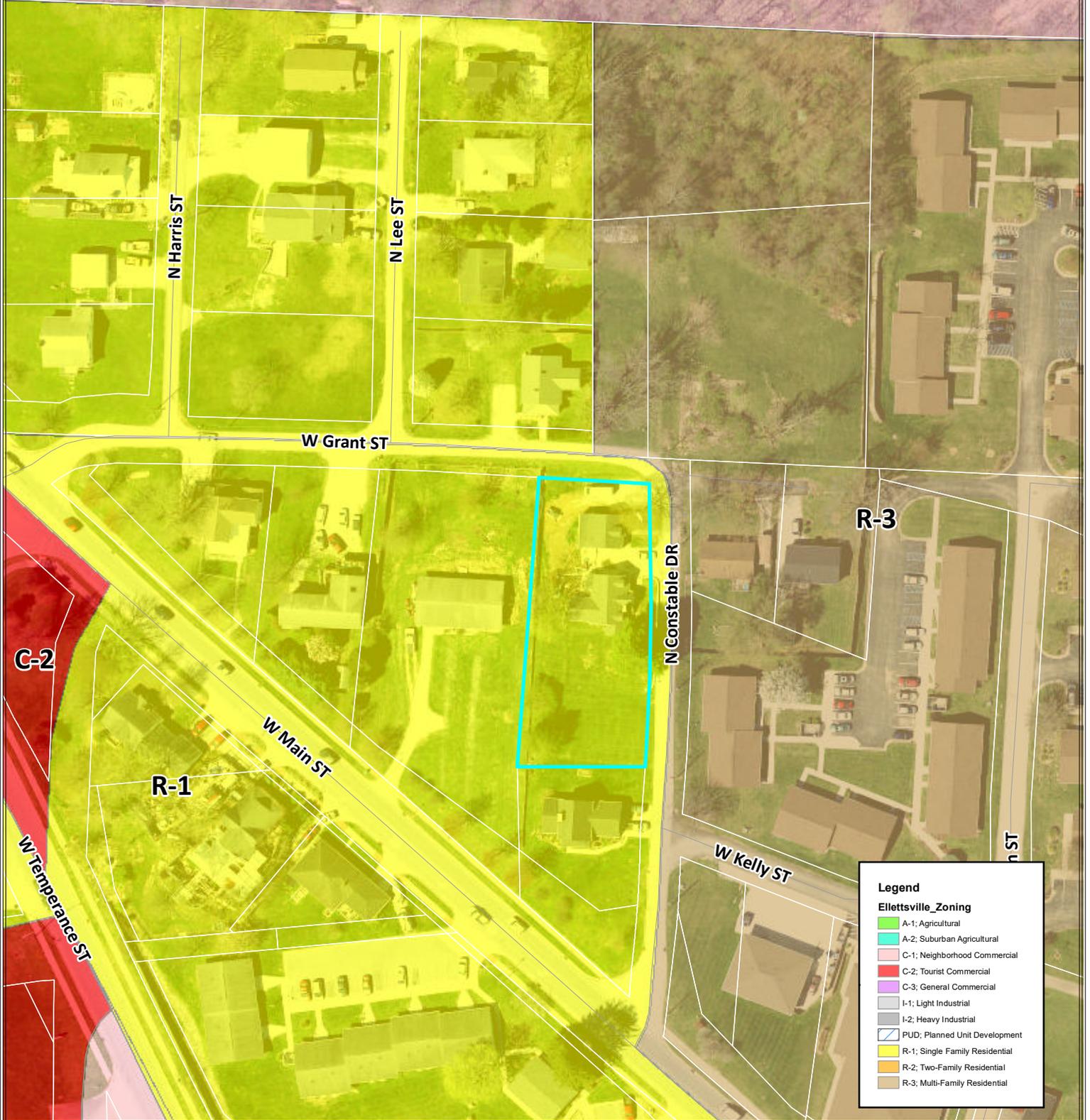




Zoning Map - Constable Drive

Town Hall
Property

C-1



1 inch = 100 feet

Town of Ellettsville, Planning Dept. 4/15/21

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:

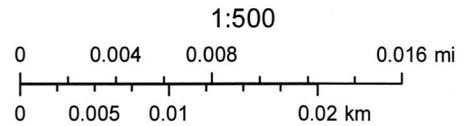
1. The parcel is adjacent to an existing R-3 zone.
2. The parcel matches the spirit of the R-3 zone with an existing legal non-conforming duplex and single-family residence.

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.

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

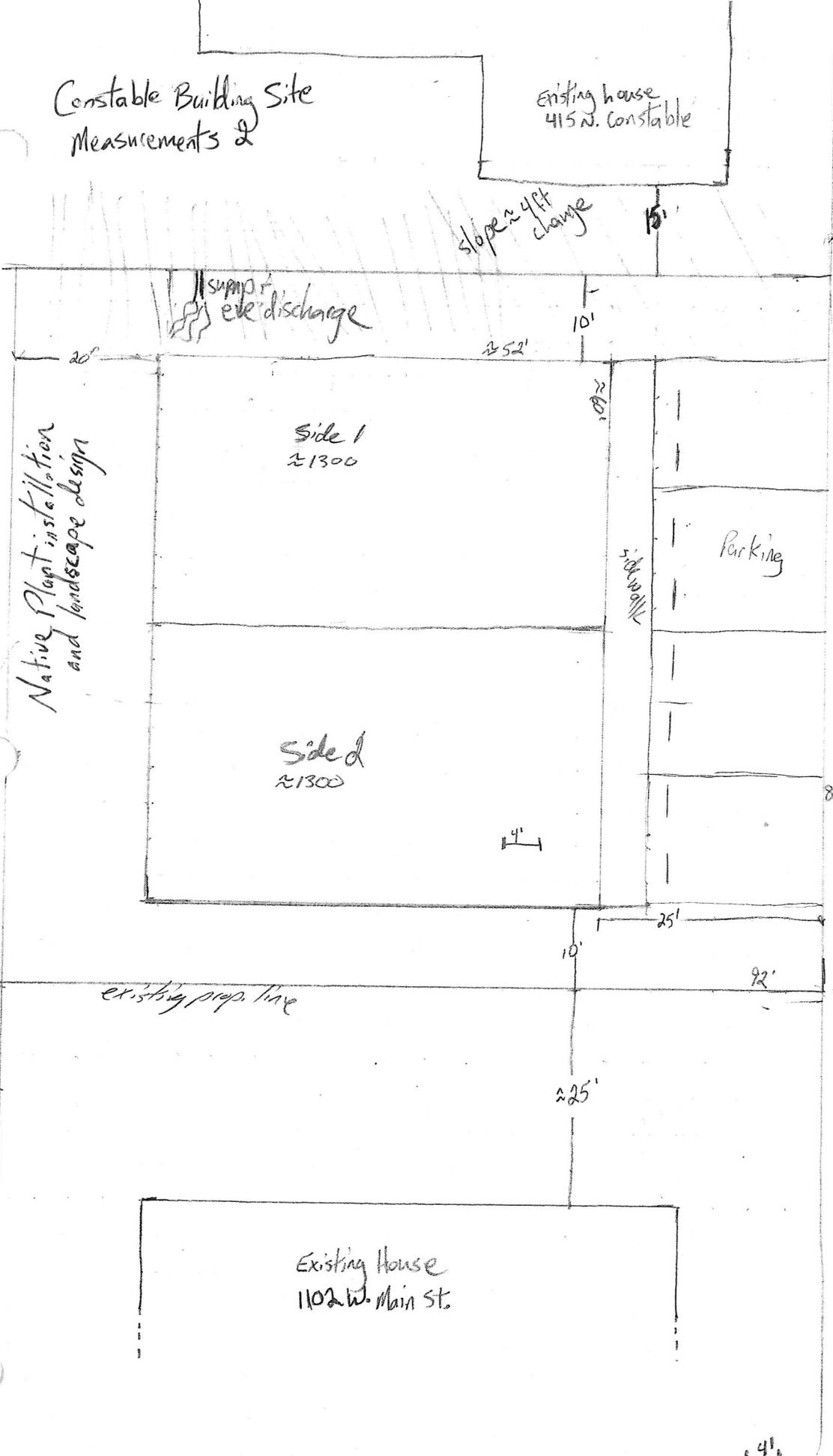
existing prop. line

existing prop. line

Road

Existing House
1102 W. Main St.

scale 





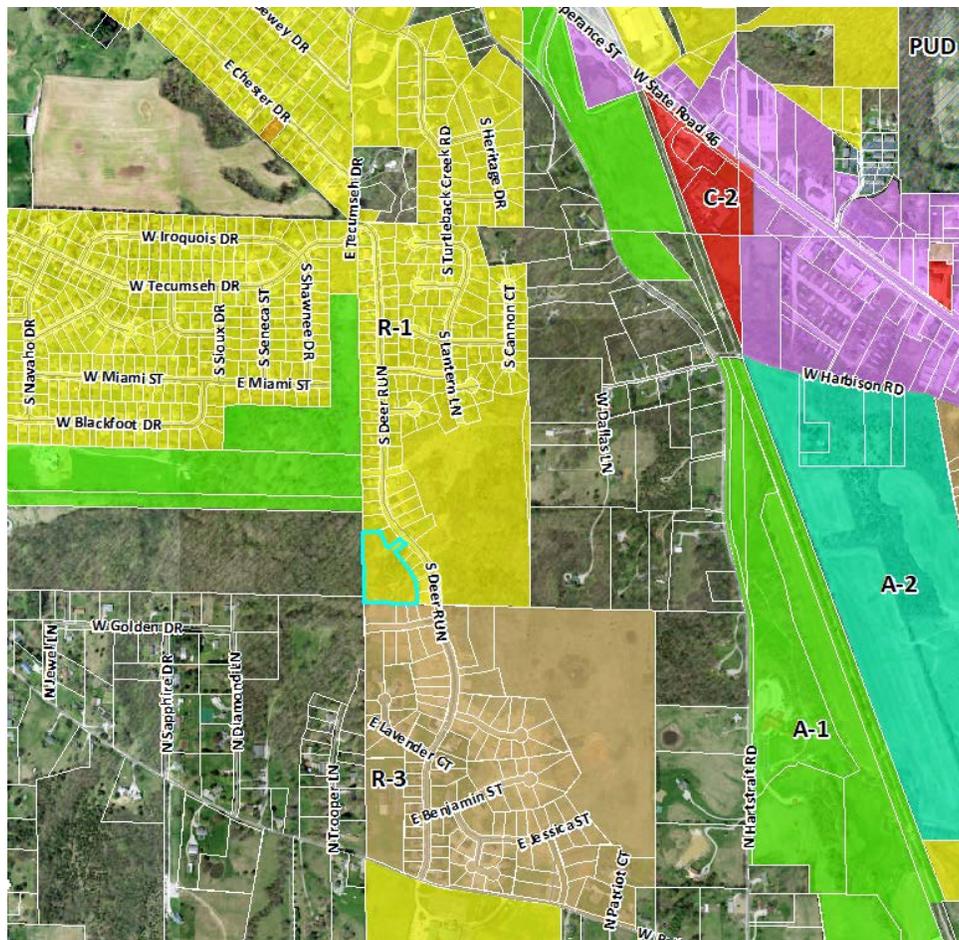
Town of Ellettsville

Department of Planning & Development

PC 21-15 – Final Plat Amendment Staff Report

Petition

Case - PC 21-15 – Deer Park Section 9 Amendment. A request by Josh Lewis, on behalf of Priority Home Investments, LLC, for consideration of an amendment to the final plat of the Deer Park Subdivision, Section 9. The subject property is located at 974 & 980 S. Deer Run.



Zoning District	Property Use
North: R-1: Single Family Residential	Deer Run Subdivision
South: R-3: Multi Family Residential	Greenbrier Meadows Subdivision
East: R-1: Single Family Residential	Greenbrier Knolls Subdivision
West: AG/RR: Agriculture/Rural Reserve (County)	Unplatted Residential

Considerations

1. The applicant is requesting to move the west lot line on Lot 68 to allow for a home to be more easily constructed.
2. Lot 68 is approximately 0.26 acres in size, but has a few issues with topography that affect building.
3. The amendment will add a strip of land, approximately 25 feet wide to the west side of Lot 68.
4. Lot 69 is approximately 3.5 acres and will be subdivided in the future. The amount of land removed from Lot 69 will not cause any harm to further subdividing the lot.
5. The lots are currently zoned R-1: Single Family Residential and single family homes are permitted by right.
6. The easements and rights-of-way shown on the original plat will be modified by this plat amendment, only to the extent they are continued westward along the south property line.
7. The proposed lots will meet all size and dimensional requirements.

Plan Commission Action

The Plan Commission action can be in the form of approval, approval with conditions, continuance or denial of the final plat amendments. The Plan Commission has the final say in these matters.

Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and there are no concerns with the proposed plat. Staff recommends that the Plan Commission approve the Deer Run Section 9 final plat amendment.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
May 26, 2021

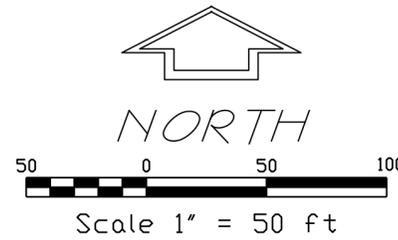




DEER RUN SUBDIVISION SECTION NINE-AMENDMENT ONE FINAL PLAT

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
DEED RECORD BOOK AND PAGE	XXX/XXX
FOUND	FD
EXISTING 5/8" REBAR WITH CAP	o E
5/8" REBAR WITH CAP SET	o S
DEED	D
MEASURED	M
RIGHT-OF-WAY	R-O-W
SANITARY SEWER EASEMENT	S.S.E.
UTILITY EASEMENT	U.E.



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles D. Graham

This instrument prepared by Charles D. Graham

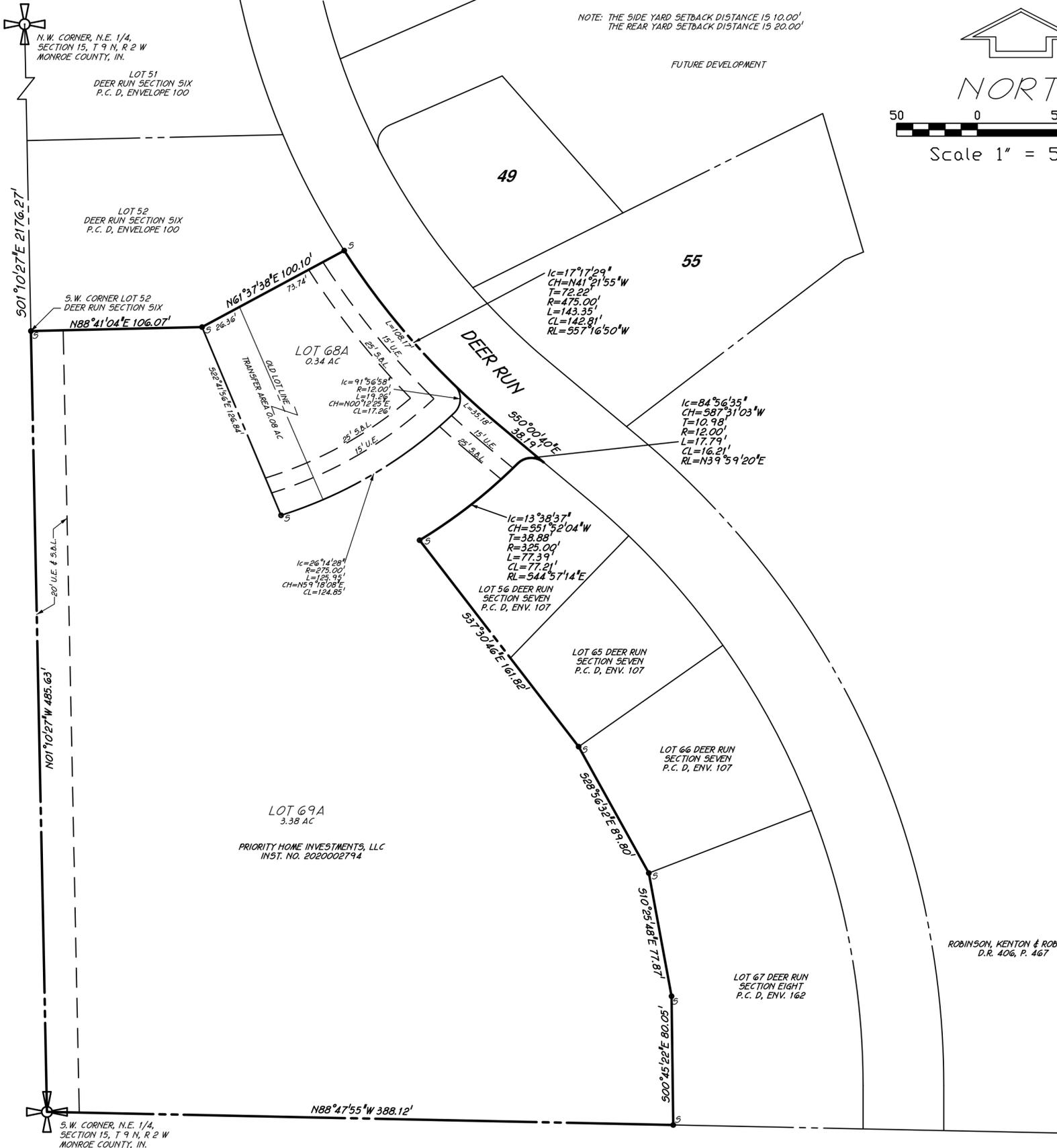
SURVEYOR'S CERTIFICATE

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on May 10, 2021; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Charles D. Graham

Charles D. Graham

Registration No. L529500014



PROJECT LOCATION



LOCATION MAP

DEER RUN SUBDIVISION
SECTION NINE-AMENDMENT ONE
FINAL PLAT
SHEET 1 OF 2
JOB NO. 5018003



Town of Ellettsville

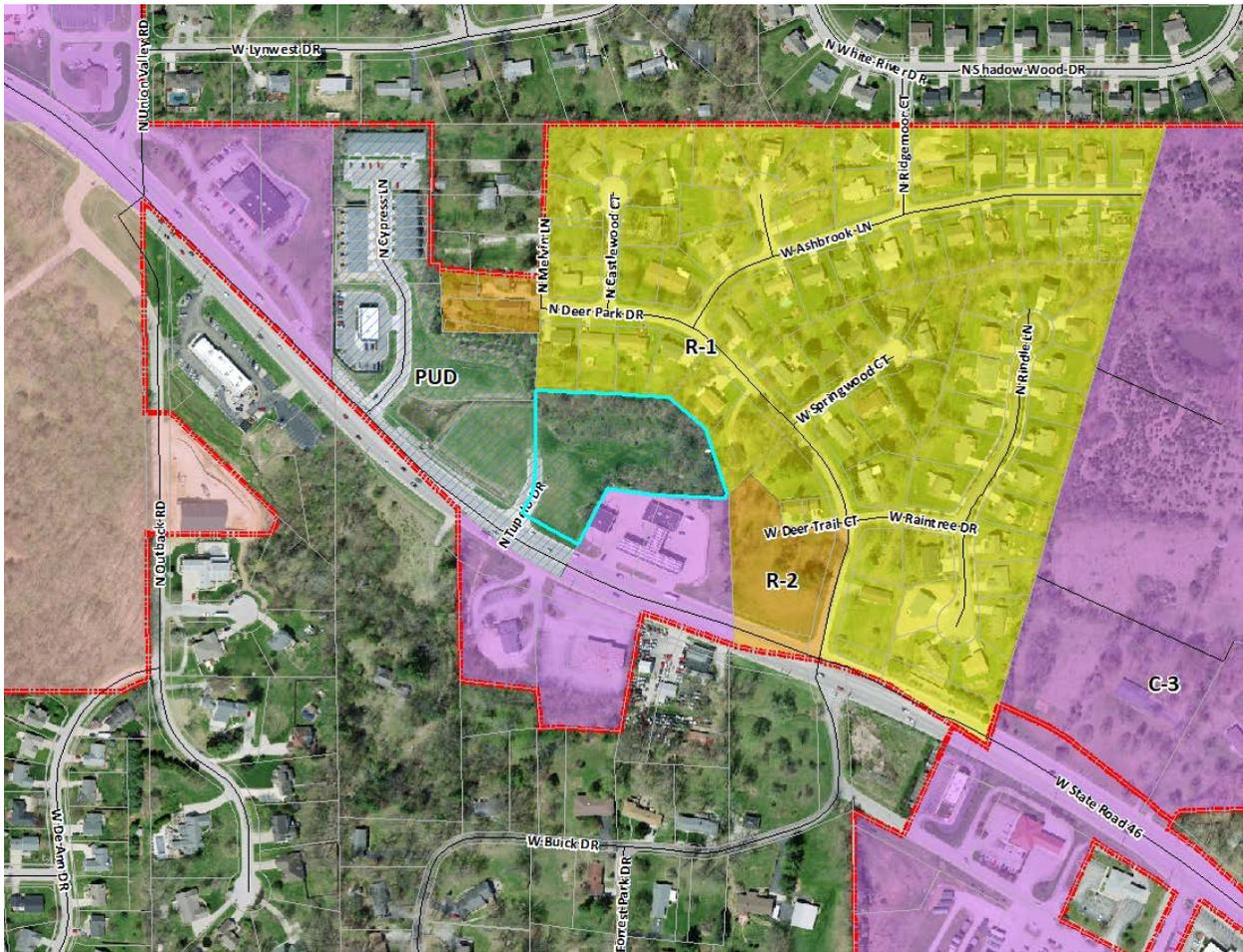
Department of Planning & Development

PC 21-14 – Development Plan Staff Report

Petition

Case - PC 21-14 – Development Plan. A request by Rubicon Property Group LLC, to develop a 56-unit apartment building in the Cedar Bluff PUD. The property is located at 4252 N. Tupelo Drive.

Surrounding Zoning Districts & Uses



Zoning District	Property Use
North: R-1; Single Family Residential	Residential (Springs Valley)
South: C-3; General Commercial	Mixed Commercial
East: C-3; General Commercial/ R-1; Single Family Residential	Residential/Gas Station
West: PUD; Planned Unit Development	Mixed Commercial

Considerations

1. The applicant is requesting approval of a development plan to construct 56-unit, 3 story apartment building.
2. The property is zoned PUD; Planned Unit Development, and the Cedar Bluff PUD allows apartments by right.
3. The building will be approximately 61,000 square feet, with three (3) floors, and contain twenty-seven (27) one bedroom units, twenty-four (24) two bedroom units, and five (5) three bedroom units.
4. The Technical Advisory Committee met on May 18th and reviewed the plans as submitted.
 - a. The only comment from the meeting was in regard to placing a tree in a landscape island, which has been updated in the current set of plans.
5. The development plan meets minimum requirements of the Cedar Bluff PUD Outline Plan, and where applicable, Ellettsville Town Code.
6. Plan Commission shall consider the following in determining whether to approve a development plan:
 - a. Compatibility of the development plan with surrounding land uses;
 - b. Compatibility of the development plan with the recommendations of the comprehensive plan;
 - c. Adequate provisions for internal management of traffic;
 - d. Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development;
 - e. Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties;
 - f. Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate;
 - g. Adequate on-site management of stormwater, and erosion control;
 - h. Adequate provision for green space and or landscaping;
 - i. Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments;
 - j. Adequate protection of existing limestone structures; and
 - k. Provision of pathways, trails and our sidewalks for all non-industrial developments.
7. The plan adequately addresses Cedar Bluff PUD parking standards:
 - a. In accordance with the PUD, parking spaces are based on the number of bedrooms per unit;
 - b. A total of seventy-five (75) spaces are required; with seventy-two (72) spaces located onsite;
 - c. Three (3) additional spaces will be located on Lot 3 (under development);
 - d. The number of ADA spaces meets minimum requirements (3 required, 3 included);
 - e. Aisle widths are at or in excess of the minimum required to allow for ease of access to parking without disrupting the internal flow of traffic;

8. When necessary, to accommodate the particular needs of the development plan under review or the particular needs of the community outside of the proposed development which will be impacted by the development, higher standards and greater requirements shall be included as required by the Plan Commission.

Plan Commission Action

The Plan Commission action on the development plan can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

The Plan Commission is tasked with either approving, approving with conditions, denying or continuing this development plan based on the eleven (11) criteria list under consideration #6.

- a. *Compatibility of the development plan with surrounding land uses.*

The use of this site as apartments is permitted by right in the Cedar Bluff Outline Plan, as approved by the Ellettsville Plan Commission and Town Council. Permitted uses are considered to be compatible with surrounding land uses.

- b. *Compatibility of the development plan with the recommendations of the comprehensive plan.*

The comprehensive plan recommends mixing uses, and the Cedar Bluff development will maintain a mix of residential and commercial uses. The comprehensive plan also recommends a mix of housing types, which would infer that something other than single family homes should be built.

- c. *Adequate provisions for internal management of traffic.*

Traffic will enter and exit from N. Tupelo Drive, which directly accesses State Road 46. The new road will remain a private road and will only service this project, Starbucks, and as a second entrance for a future multi-unit commercial building.

- d. *Analysis of the capacity of adjacent streets to ensure that adjacent streets can safely and efficiently accommodate the additional traffic generated by the development.*

Traffic will indirectly access State Road 46. Left turns onto SR 46 may cause traffic to backup on N. Tupelo Drive from time to time, but otherwise SR 46 is built to handle additional traffic.

- e. *Adequate provisions for public facilities and infrastructure, and provisions for extension of infrastructure to adjacent developable properties.*

Infrastructure will be included on site as required.

- f. *Provisions for the allocation of land for streets, parks, schools, public and semi-public buildings, homes, businesses and industry, as appropriate.*

There will be no public roads created by the developer. The development does not necessitate land for other public improvements.

- g. *Adequate on-site management of stormwater, and erosion control.*

Stormwater and erosion control will be managed in accordance with Town and State regulations. A bioretention area will further aid with stormwater management.

- h. *Adequate provision for green space and or landscaping.*

Landscaping and green space will be provided as shown on the landscape plan. The

landscaping meets the requirements set out in the Cedar Bluff Outline Plan.

- i. *Adequate provision for buffering to significantly reduce the visual impact of dissimilar developments.*

Buffering has been provided along the north side of the building in accordance with the Cedar Bluff Outline Plan. A tree conservation area to the east provides additional buffering from Ridge Springs.

- j. *Adequate protection of existing limestone structures.*

No limestone structures have been indicated on site.

- k. *Provision of pathways, trails and our sidewalks for all non-industrial developments.*

Sidewalks will be located around the front of the building and also along Tupelo Drive.

As of the time of the writing of this report, there have been no written comments regarding the development plan received by Staff.

Development Plan approval shall be predicated on the criteria listed under consideration #6. If the Plan Commission does find that the development plan is in agreement with those items, the Plan Commission shall approve the development plan. Additionally, the Plan Commission may include any conditions they feel are necessary and relevant to develop the property in an appropriate manner.

Recommendations from the Technical Review Meeting have been addressed. It is of Staff opinion that the requirements of the Cedar Bluff PUD Outline Plan have been reasonably achieved. Therefore, Staff recommends that Plan Commission approve the development plan and to add conditions only to the extent they are relevant to the overall benefit to the Town. If the Plan Commission does not find that all criteria have been met, they shall state specifically which criteria have not been met and how they could reasonably be achieved.

Submitted by Kevin Tolloty, AICP
Director of Planning, Ellettsville
May 27, 2021





CEDAR BLUFF LOT 1 APARTMENTS

A RUBICON DEVELOPMENT

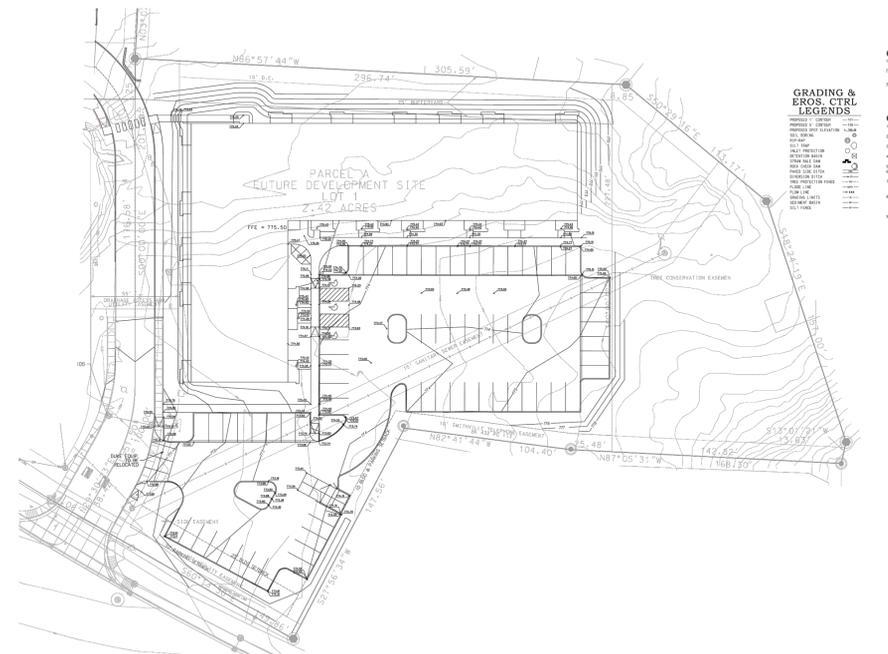
CEDAR BLUFF LOT 1 APARTMENTS
ELLETSVILLE, IN



VIEW FROM SOUTHWEST DRIVE

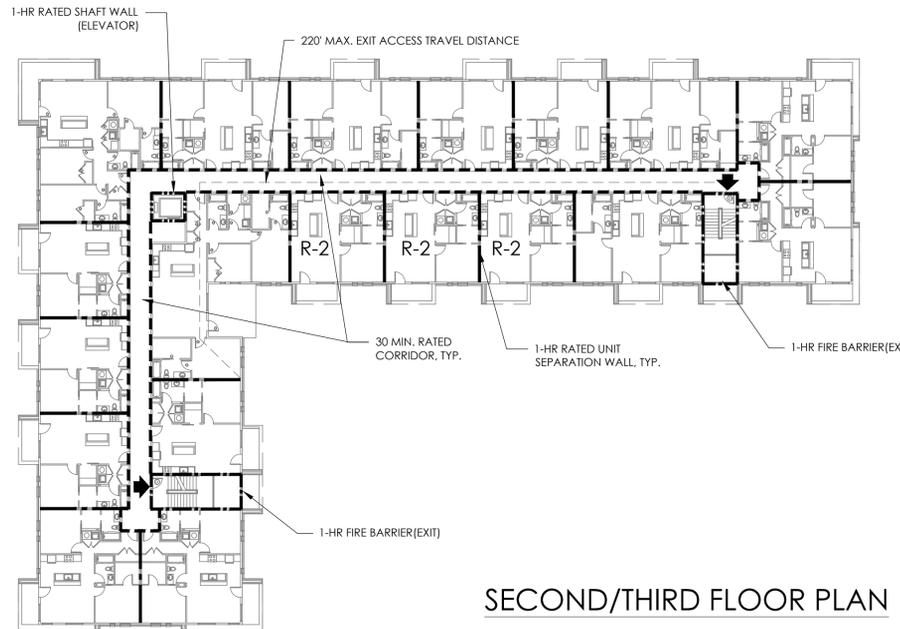


VIEW FROM EAST OF PROPERTY

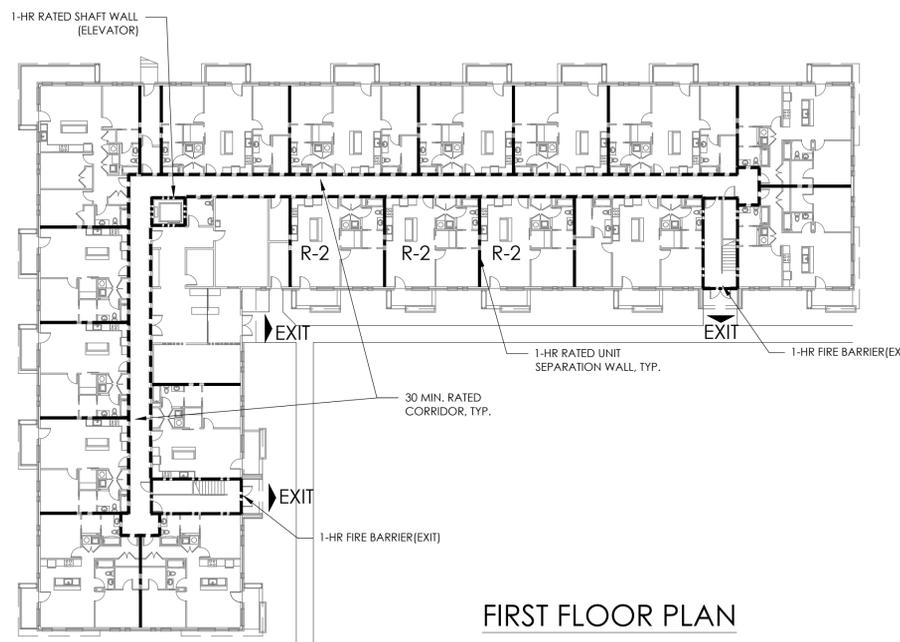


*FOR REFERENCE ONLY (SEE CIVIL DRAWINGS)

02 SITE PLAN
A1.0 SCALE: NOT TO SCALE



SECOND/THIRD FLOOR PLAN



FIRST FLOOR PLAN

REFERENCE BUILDING SECTION SHEETS FOR RATED FLOORS

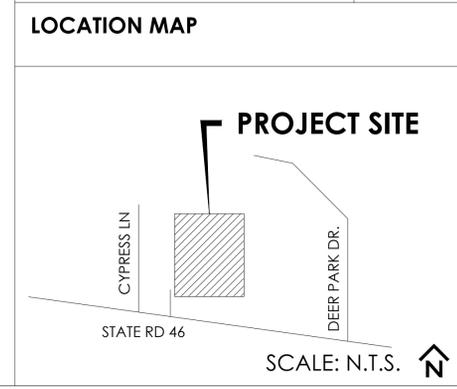
01 FIRE SEPARATION / LIFE SAFETY PLAN
A1.0 SCALE: NOT TO SCALE

SHEET INDEX		CODE REVIEW	
A1.0	CODE REVIEW	2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH INDIANA AMENDMENTS), ACCESSIBILITY STANDARD ICC/ANSI A117.1-2012 WITH INDIANA ACCESSIBILITY ISSUE, CHAPTER 11, 2014	
A2.0	FIRST FLOOR PLAN	INDIANA FIRE CODE, 2014: KEY BOX COORDINATE LOCATION AND KEY BOX TYPE WITH FIRE DEPARTMENT AND OWNER.	
A2.1	SECOND FLOOR PLAN	IBC SECTION 501.2: ADDRESS SHALL BE PROVIDED BY OWNER. COORDINATE DESIGN AND LOCATION WITH OWNER.	
A2.2	THIRD FLOOR PLAN		
A2.3	ROOF PLAN		
A2.4	UNIT PLANS		
A2.5	UNIT PLANS		
A3.0	EXTERIOR ELEVATIONS		
A3.1	EXTERIOR ELEVATIONS		
A4.0	BUILDING SECTIONS		
A4.1	WALL SECTIONS		
A4.2	STAIR AND ELEVATOR SECTIONS		
A5.0	SCHEDULES AND DETAILS		
A5.1	INTERIOR ELEVATIONS		
A6.0	GENERAL NOTES		
A6.1	CLEARANCE REQUIREMENTS		
A6.2	TYPE-B REQUIREMENTS		

CODE ITEM	CODE REFERENCE	VALUE
OCCUPANCY TYPE	SECTION 301	R-2: 1ST, 2ND & 3RD FLOORS
CONSTRUCTION TYPE	TABLE 602.1	V-A
SPRINKLER SYSTEM	903.3.1.2	SPRINKLERED NFPA 13R (R-2 OCC)
DWELLING UNIT SEPARATION	SECTION 708.3, 420.2 & 711.3	1-HOUR REQUIRED (R-2 WALL & FLOOR ASSEMBLY)
CORRIDORS	SECTION 1018.1 TABLE 1018.1	0.5 HOUR REQUIRED
	TABLE 716.5	1/3 HOUR DOOR
INTERIOR EXIT STAIRWAYS	SECTION 1022.2	1-HOUR
	SECTION 1022.4 & TABLE 716.5	1 HOUR DOOR
AT EXTERIOR WALL	SECTION 1022.7	3/4 HOUR OPENING (1-HOUR STAIR)

BUILDING DATA	ACTUAL	ALLOWABLE
MAXIMUM HT.	TABLE 503	36' 50'
MAXIMUM HT. (STORIES)	TABLE 503	3 STORY (R-2) 3 STORY
1ST FLOOR AREA	R-2	20,400 SF 12,000 SF *
2ND & 3RD FLOOR AREA	R-2	20,245 SF (EACH) 12,000 SF *
TOTAL BUILDING AREA		60,890 SF -
AUTO. SPRINKLER SYSTM. INCREASE	SECTION 504.2	ADDITIONAL 1 STORY AND 20' OF BUILDING HEIGHT INCREASE IS ALLOWED (W/ 903.3.1.1) 4 STORIES MAX. OR 60' MAX. (R GROUP W/ 903.3.1.2)
	SECTION 506	* BUILDING AREA INCREASE: 21,000 SF / FLOOR
# OF EXITS (R-2)	SECTION 1021.2 (1)	2 PROVIDED 2 REQUIRED
MAX. EXIT ACCESS TRAVEL DISTANCE	TABLE 1016.2	171' 250'
OCCUPANCY LOAD	TABLE 1004.1.2	R2/(LOUNGE&FITNESS): 100 SF = 7 OCC. R2: 200 GROSS = 248 OCC
TYPE 'B' UNIT AT R-2	SECTION 1107.6.2 INDIANA AMENDMENTS	REQUIRED IN ALL UNITS (ELEVATOR ACCESS)

BUILDING UNIT MIX:	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOTAL
1ST FLOOR	9	8	1	18
2ND FLOOR	9	8	2	19
3RD FLOOR	9	8	2	19
TOTAL	27	24	5	56



GENERAL NOTES (APPLICABLE TO ALL TRADES)

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT AND LOCAL BUILDING CODES AND ANY AMENDMENTS OR INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL.
- THESE DRAWINGS AND ALL NOTES ARE INTENDED TO SET MINIMUM STANDARDS OF CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN DRAWINGS, NOTES OR MANUFACTURER'S INSTRUCTIONS, THE MORE STRINGENT REQS. SHALL APPLY.
- CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY OWNER & ARCHITECT OF ANY DISCREPANCIES.
- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING, CENTER OF WALL OPENING (DOOR OR WINDOW) AND CENTER OF COLUMN, U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUDS AND FACE OF CABINETRY, U.N.O.
- PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS, FLOORS AND ROOFS PRIOR TO COMPLETION OF PERMANENT VERTICAL AND LATERAL LOAD SYSTEMS.

DATE: **04.29.21**
ISSUE: **PLANNING SET**
JOB NO.: **21-08**
CHECKED BY **MDE**

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THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT AND ANY REPRODUCTION OR USE FOR CONSTRUCTION MUST BE APPROVED BY THE ARCHITECT WITH PROOF CONSENT. ALL REVISIONS SHALL BE DOCUMENTED AND SENT TO THE ARCHITECT FOR REVIEW BEFORE BEING RESUBMITTED FOR PERMITTING OR CONSTRUCTION.

A1.0

INDEX, CODE, & LIFE SAFETY/ FIRE SEP. PLANS

ELEVATION NOTES

- ① ALUMINUM PARAPET CAP (BLACK)
- ② BRICK VENEER (MERIDIAN "DOMINO" UTILITY)
- ③ BRICK SOLDIER COURSE (MERIDIAN "DOMINO" UTILITY)
- ④ BRICK ACCENT BAND (RECESSED 1" TYPICAL - MERIDIAN "STEEL" UTILITY)
- ⑤ BRICK CONTROL JOINT (3/8" ROD & SEALANT)
- ⑥ BRICK SILL (MERIDIAN "STEEL" UTILITY)
- ⑦ ALUMINUM RAILING (BLACK), SEE A5.0
- ⑧ COMPOSITE DECKING AT BALCONY
- ⑨ METAL PANEL (COLOR: PARCHMENT)
- ⑩ METAL PANEL (VESTA GILDED GRAIN - HORIZONTAL EXPOSURE)
- ⑪ WINDOWS (ANDERSEN 100 SERIES, BLACK), SEE PLANS
- ⑫ DOORS, SEE PLANS
- ⑬ LIGHT FIXTURE, SEE ELEC.
- ⑭ BUILDING SIGNAGE
- ⑮ CONCRETE PATIO W/ STEPS
- ⑯ PLANTER BOX
- ⑰ ALUM. FLASHING & GUTTER (BLACK), SEE A4.2
- ⑱ ALUM. DOWNSPOUT & SCUPPER (BLACK), SEE PLANS
- ⑲ WOOD PRIVACY SCREEN, 1X6 CEDAR STAINED

CEDAR BLUFF LOT 1 APARTMENTS
ELLETTSVILLE, IN



02 NORTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

DATE: 04.29.21
ISSUE: PLANNING SET
JOB NO.: 21-08
CHECKED BY: MDE

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TO THE ARCHITECT FOR REVIEW BEFORE BEING
REQUESTED FOR PERMITTING OR CONSTRUCTION.

A3.0
ELEVATIONS

ELEVATION NOTES

- ① ALUMINUM PARAPET CAP (BLACK)
- ② BRICK VENEER (MERIDIAN "DOMINO" UTILITY)
- ③ BRICK SOLDIER COURSE (MERIDIAN "DOMINO" UTILITY)
- ④ BRICK ACCENT BAND (RECESSED 1" TYPICAL - MERIDIAN "STEEL" UTILITY)
- ⑤ BRICK CONTROL JOINT (3/8" ROD & SEALANT)
- ⑥ BRICK SILL (MERIDIAN "STEEL" UTILITY)
- ⑦ ALUMINUM RAILING (BLACK), SEE A5.0
- ⑧ COMPOSITE DECKING AT BALCONY
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- ⑩ METAL PANEL (VESTA GILDED GRAIN - HORIZONTAL EXPOSURE)
- ⑪ WINDOWS (ANDERSEN 100 SERIES, BLACK), SEE PLANS
- ⑫ DOORS, SEE PLANS
- ⑬ LIGHT FIXTURE, SEE ELEC.
- ⑭ BUILDING SIGNAGE
- ⑮ CONCRETE PATIO W/ STEPS
- ⑯ PLANTER BOX
- ⑰ ALUM. FLASHING & GUTTER (BLACK), SEE A4.2
- ⑱ ALUM. DOWNSPOUT & SCUPPER (BLACK), SEE PLANS
- ⑲ WOOD PRIVACY SCREEN, 1X6 CEDAR STAINED

CEDAR BLUFF LOT 1 APARTMENTS
ELLETTSVILLE, IN



02 WEST ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

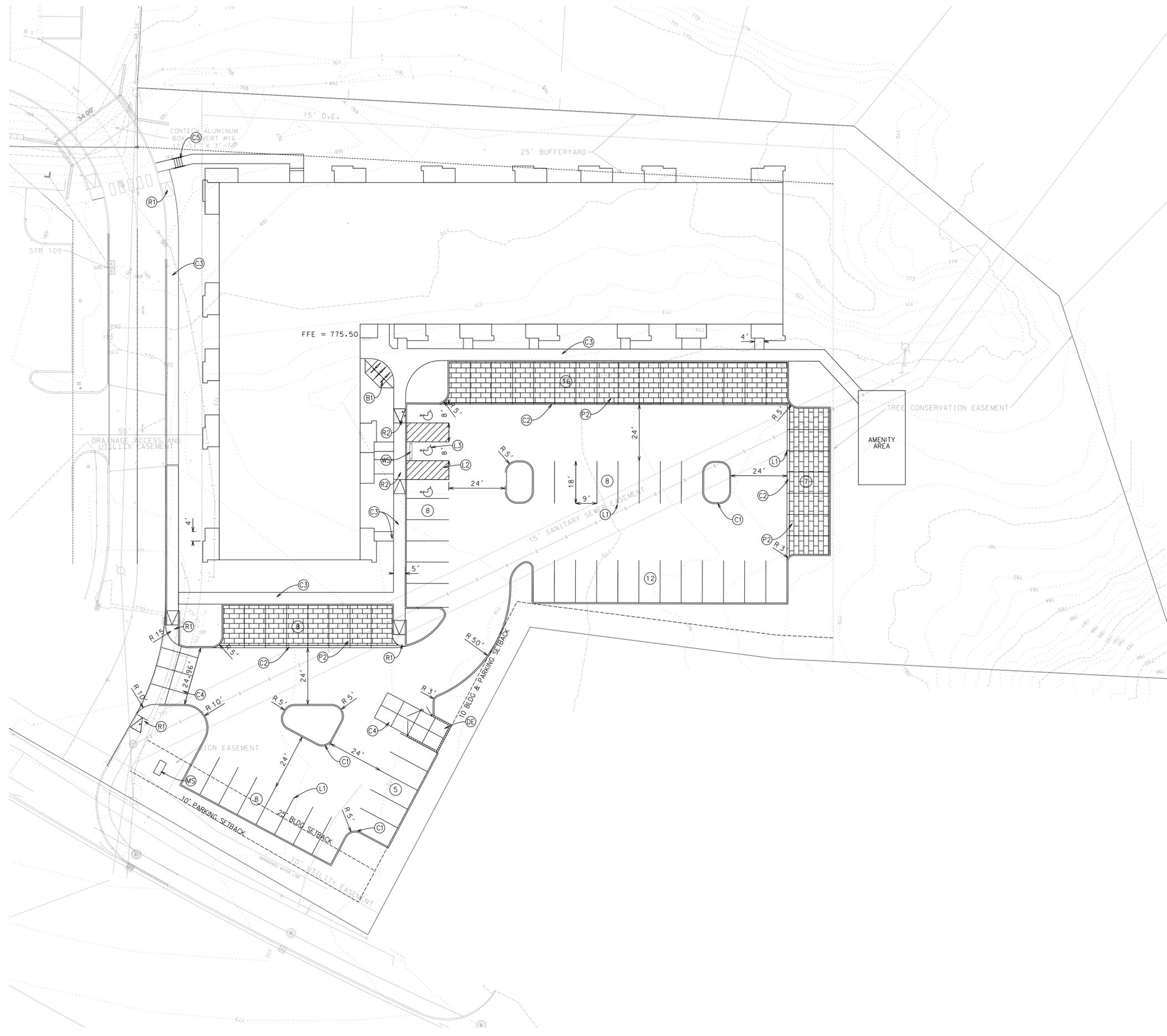
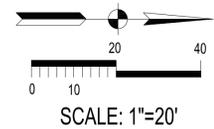


02 EAST ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

DATE: 04.29.21
ISSUE: PLANNING SET
JOB NO.: 21-08
CHECKED BY: MDE

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ISSUED FOR PERMITTING OR CONSTRUCTION.

A3.1
ELEVATIONS



DEVELOPMENT DATA

SITE AREA = 2.42 ACRES
 DENSITY PERMITTED = 15 UNITS PER ACRE X 2.42 ACRES = 39.6 UNITS
 DENSITY PROPOSED = (27) 1-BED UNITS X 0.50 DUE = 13.50 UNITS
 (24) 2-BED UNITS X 0.66 DUE = 15.84
 (5) 3-BED UNITS X 1.0 DUE = 5 UNITS
 TOTAL DENSITY = 34.34 UNITS OR 14.19 UNITS PER ACRE

PARKING REQUIRED = 1.0 SPACES PER 1 BEDROOM X (27) 1-BED UNITS = 27 SPACES
 1.6 SPACES PER 2 BEDROOM X (24) 2-BED UNITS = 38.4 SPACES
 1.8 SPACES PER 3 BEDROOM X (5) 3-BED UNITS = 9 SPACES
 TOTAL PARKING REQUIRED = 74.4 SPACES = 75 SPACES
 PARKING PROVIDED = 72 SPACES LOT 1 AND 3 SPACES LOT 3 = 75 SPACES

PERVIOUS PAVEMENT REQUIRED OVER 20% OF PARKING AREA
 TOTAL PARKING AREA = 24,687 SF
 PERVIOUS PARKING REQUIRED TO MEET CODE = 4,937 SF
 PERVIOUS PARKING PROPOSED = 4,949 SF (20%)

SITE LEGEND

- DRAINAGE EASEMENT 10' DE
- UTILITY EASEMENT 10' UE
- DR. & UT. EASEMENT 10' D&UE
- 2" ROLL CURB
- 2" CURB AND GUTTER
- 6" STANDING CURB
- CONCRETE SIDEWALK
- HANDICAPPED RAMP
- HANDICAPPED RAILING
- RET. WALL (CONCRETE)
- RET. WALL (MASONRY)
- RET. WALL (STONE)
- RET. WALL (WOOD)
- FENCE (CHAIN LINK)
- FENCE (SMOOTH WIRE)
- FENCE (POST & RAIL)
- FENCE (WOOD SLAT)
- GUARD RAIL
- PROPOSED STREET TREE
- BOLLARD
- DUMPSTER (WOOD)
- DUMPSTER (MASONRY)

MATERIALS LEGEND

- ① 1.5" HMA SURFACE ON 3.5" HMA BASE ON 7" COMPACTED AGGREGATE BASE #53, TYPE "0"
- ② PRECAST CONCRETE PERMEABLE PAVERS HYDRA-BRICK PAVER SYSTEM
- ③ 6" STANDING CURB
- ④ 12" WIDE CONCRETE EDGE, 4000 PSI CONCRETE
- ⑤ CONCRETE SIDEWALK 4" THICK CONCRETE 4" COMPACTED AGGREGATE BASE #53, TYPE "0"
- ⑥ CONCRETE DRIVE 6" THICK, 4000 PSI CONCRETE 6" COMPACTED AGGREGATE BASE #53, TYPE "0"
- ⑦ CONCRETE STAIRS AND HANDRAIL
- ⑧ LINE, PAINT, SOLID, WHITE, 4"
- ⑨ LINE, PAINT, SOLID, BLUE, 6" CROSSHATCH
- ⑩ SYMBOL, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ⑪ PERPENDICULAR RAMP
- ⑫ PARALLEL RAMP
- ⑬ DUMPSTER ENCLOSURE WITH GATE
- ⑭ PRECAST CONCRETE WHEEL STOP
- ⑮ MONUMENT SIGN

CERTIFICATION DATE

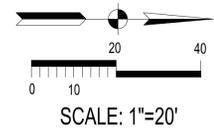
//

JOB TITLE:
CEDAR BLUFF LOT 1
 ELLETTSVILLE, INDIANA

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE
KE'S	KE'S	KE'S	

JOB NUMBER
5031
 SHEET
C201
 DATE
 5/19/21
 SITE PLAN



SMITH DESIGN GROUP
 CIVIL ENGINEERING - LAND SURVEYING
 2755 E Canada Dr Suite 101 Bloomington, IN 47401
 (812) 336-6598 - smithdesign.com

GENERAL NOTES

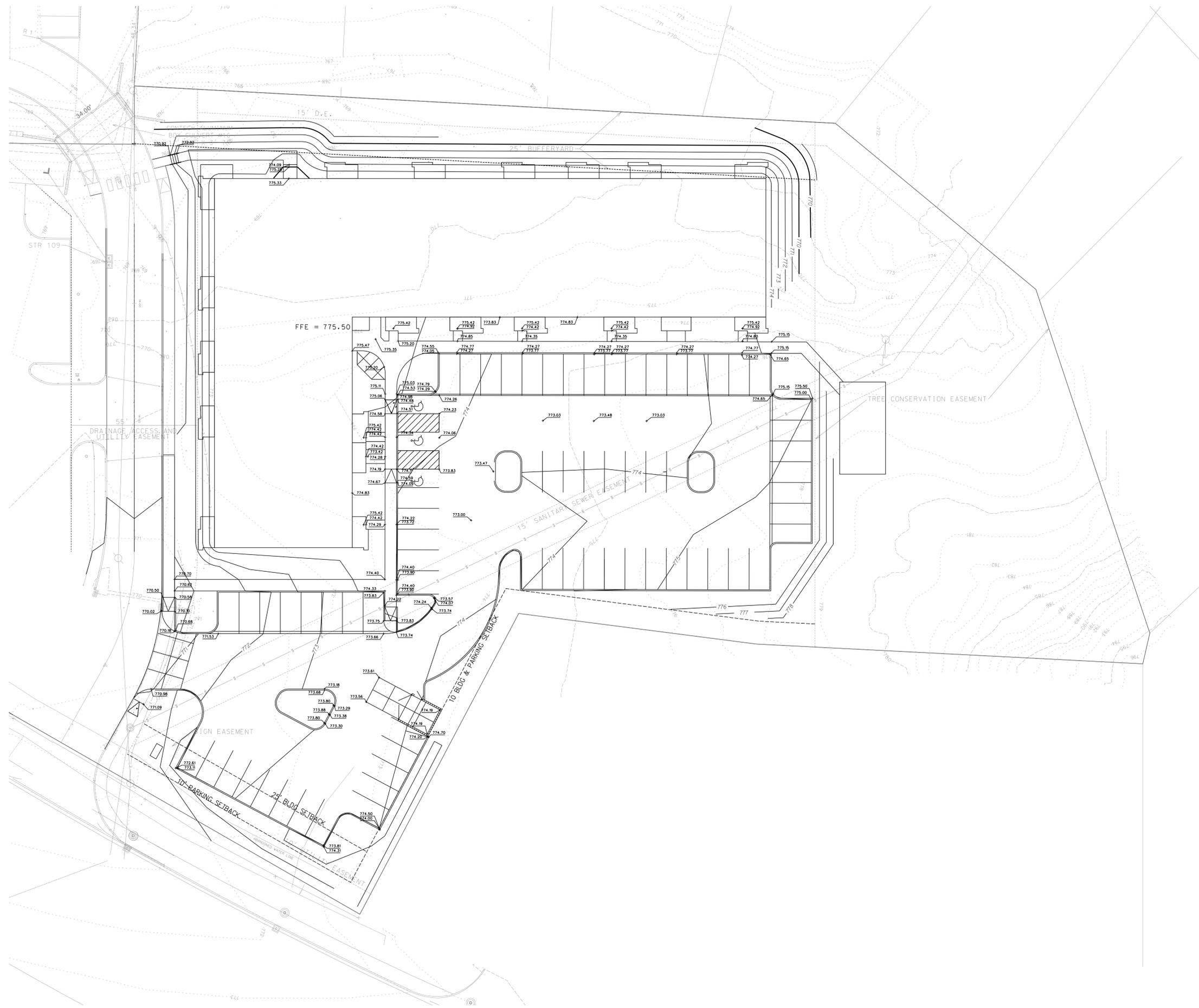
- 1) SEE SMITH DESIGN GROUP 2021 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- 2) TOP OF CASTING ELEVATIONS ARE GIVEN IN THE FOLLOWING LOCATIONS: A) MANHOLES: RIM ELEVATION B) INLETS: GUTTER ELEVATION
- 3) LOCATION OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

GRADING NOTES

- 1) FF.= IF SHOWN ON THE PLANS, = RECOMMENDED FINISH FLOOR ELEVATION.
- 2) BF.= IF SHOWN ON THE PLANS, = RECOMMENDED BASEMENT FLOOR ELEVATION.
- 3) GF.= IF SHOWN ON THE PLANS, = RECOMMENDED GARAGE FLOOR ELEVATION.
- 4) PP.= IF SHOWN ON THE PLANS, = RECOMMENDED PERMANENT POND ELEVATION.
- 5) 100YR.-F.-EL.= IF SHOWN ON THE PLANS, = 100YR. FLOOD ELEV.
- 6) MS.= IF SHOWN ON THE PLANS, = MINIMUM SEWER ELEVATION. SEE UTILITY NOTES AND SPECIFICATIONS FOR MORE DETAIL.
- 7) MF.= IF SHOWN ON THE PLANS, = MINIMUM FLOOD ELEVATION. THIS INDICATES THE LOWEST FLOOR ELEVATION THAT MAINTAINS A MINIMUM 2 FT. CLEARANCE ABOVE THE 100 YR FLOOD ELEVATION.
- 8) GRADING LIMITS: IF SHOWN ON THE PLANS, INDICATE THE LINE AT WHICH THE PROPOSED GRADING MEETS THE EXISTING GRADE AND THE EDGE OF THE AREA THAT SHOULD BE DISTURBED DURING THE CONSTRUCTION PROCESS.
- 9) PROPOSED SPOT ELEVATIONS, IF SHOWN, ARE AT FINISH GRADE UNLESS NOTED OTHERWISE ON THE PLANS

GRADING & EROS. CTRL LEGENDS

- PROPOSED 1' CONTOUR ——— 101
- PROPOSED 5' CONTOUR ——— 100
- PROPOSED SPOT ELEVATION ——— 180.08
- SOIL BORING ———
- RIP-RAP ———
- SILT TRAP ———
- INLET PROTECTION ———
- DETENTION BASIN ———
- STRAW BALE DAM ———
- ROCK CHECK DAM ———
- PAVED SIDE DITCH ———
- DIVERSION DITCH ———
- TREE PROTECTION FENCE ———
- FLOOD LINE ———
- FLOW LINE ———
- GRADING LIMITS ———
- SEDIMENT BASIN ———
- SILT FENCE ———



REVISIONS	BY	DATE

JOB TITLE:
**CEDAR BLUFF
 LOT 1
 ELLETSVILLE, INDIANA**

REVISIONS	BY	DATE

DESIGNED	DRAWN	CHECKED	DATE

JOB NUMBER
5031
 SHEET
C301
 DATE
5/19/21
 GRADING PLAN



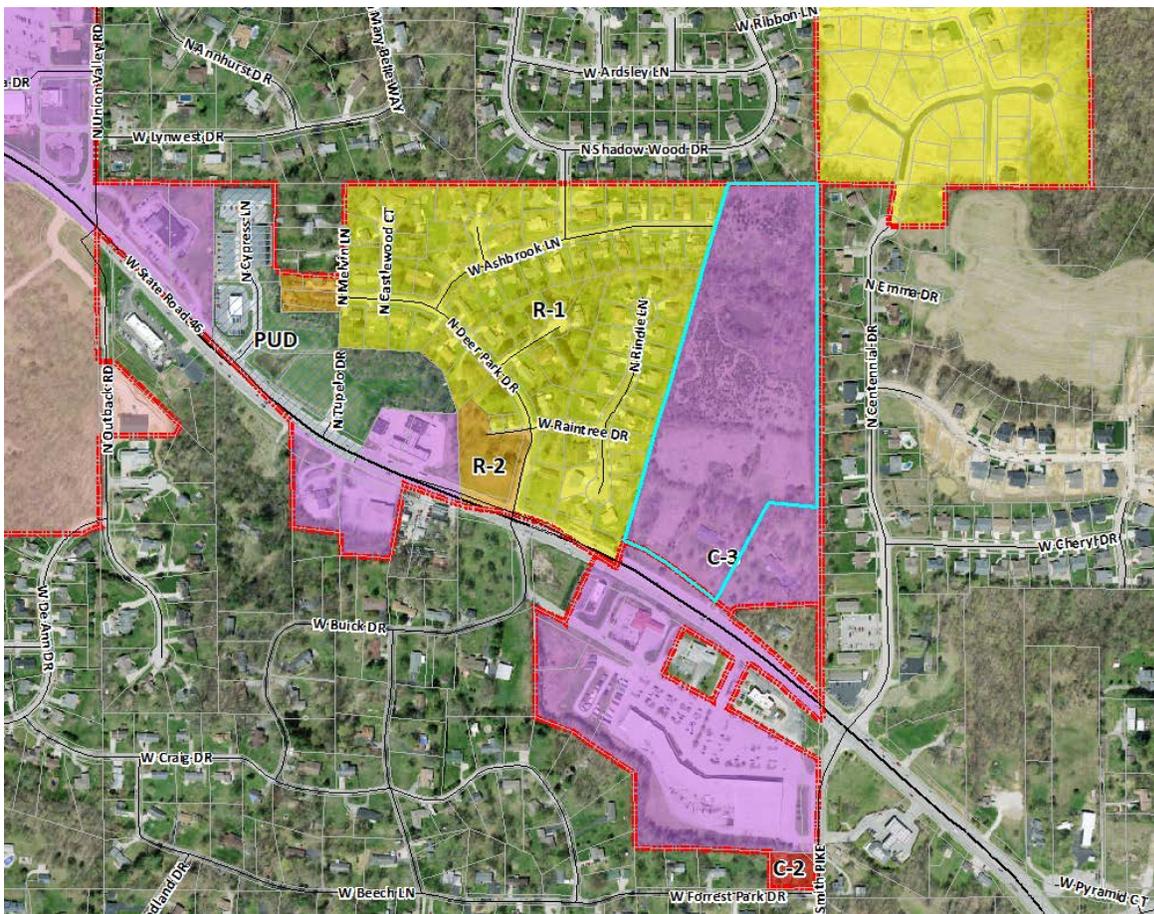
Town of Ellettsville

Department of Planning & Development

PC 21-02 – Preliminary Plat Staff Report

Petition

Case - PC 21-02 – Ellis Ridge Subdivision. A request by Blackwell Contractors, LLC, for consideration of primary approval for the Ellis Ridge preliminary plat. The subject property is located at 3888 W. State Road 46.



Zoning District	Property Use
North: MR; Medium Density Residential (County)	Residential Subdivision (Woodgate)
South: C-3; General Commercial	Smith Pike Plaza
East: MR; Medium Density Residential (County)	Residential Subdivision (Highland Park)
West: R-1; Single Family Residential	Residential Subdivision (Spring Valley)

Considerations

1. The applicant is requesting preliminary plat approval for a total of twenty (20) lots. Fourteen (14) will be single family home lots, one (1) common area lot for the single family homes, three (3) commercial lots and two (2) future multi-family lots.
2. The lots are zoned C-3; General Commercial, single family homes are permitted by right in the C-3 zone.
3. No specific commercial uses have been identified, but will need to comply with the C-3 guidelines. Commercial developments will come back before Plan Commission for Development Plan approval.
4. The multi-family lots are planned to be rezoned as a PUD (pending Plan Commission & Town Council approval). This will be addressed in a separate Plan Commission hearing.
 - a. In the event the multi-family is not approved, the lots would meet standards for commercial and/or single and two-family developments, and could be further subdivided.
5. The subdivision will be accessed from State Road 46 to the south and from W. Ashbrook Lane in Spring Valley to the west.
6. INDOT has reviewed the revised plans and will permit the access as shown. Any changes to the access in the future will be evaluated by INDOT based on the traffic patterns at that time.
7. The lots will meet all size and dimensional requirements.
8. New infrastructure will be constructed to Town requirements.
9. The Tech Review Committee met on December 17th to review the infrastructure and overall layout. Comments from the meeting are attached. All items have been or will be addressed by the date of the meeting. A follow up meeting was held during the Tech Review meeting on May 18th to discuss changes to the original plans. All comments from that meeting have been addressed.
10. A letter of credit will be required to cover any outstanding items prior to recording of the final plat.

Plan Commission Action

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

Staff Recommendation

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations. The subdivision is in the best interest of the Town and the developer as it will create additional housing opportunities as well as several commercial options. Therefore, Staff recommends that the Plan Commission approve the Ellis Ridge preliminary plat.

Submitted by Kevin Tolloty, AICP
Director, Ellettsville Planning
May 25, 2021

Site Photos





From: [Rhoads, Matthew](#)
To: [Tolloty, Kevin](#)
Cc: [Brown, Damon](#)
Subject: RE: Ellettsville Proposed Ellis Ridge Subdivision off SR 46
Date: Monday, May 24, 2021 11:06:05 AM
Attachments:

[Re Ellis Ridge Subdivision 3888 W SR 46 Ellettsville.msg](#)

Kevin,

No problem, we appreciate all your coordination with us as well. Basically, neither the Town nor INDOT wants to paint the other into a corner with a decision we make.

Based on my initial conversation with the developer and your email, I went back and asked the developer for clarification to make sure we understand their intent. They are requesting the preliminary plat for the whole development. Initially the new road and the single family lots will be constructed, then the apartments (if approved). I think they want to get the Centennial connection before developing the commercial lots.

INDOT is fine with the development as shown in the plans with right-out only egress onto SR 46. AN INDOT Permit will be required to issue final approval and allow for construction of the road approach, but the Town of Ellettsville can be assured INDOT will issue the permit in accordance with our permitting guidelines for the SR 46/ Kemp Rd approach.

The developer indicated the long-term plan would be to connect Kemp Rd to Centennial Drive, and that after that is completed they would want to come back to INDOT and seek full-access at the Kemp Drive intersection with SR 46. We can't make any promises on what the condition of traffic will be in the future, but would be willing to consider this scenario if it is proven to us that it would operate at a satisfactory level of service by a traffic study. We understand there is no guarantee of this happening, so worst case scenario we would be fine with full build-out of the development with right-only egress onto SR 46 if it comes to that.

-Matt

Matthew Rhoads, PE

Special Projects Engineer

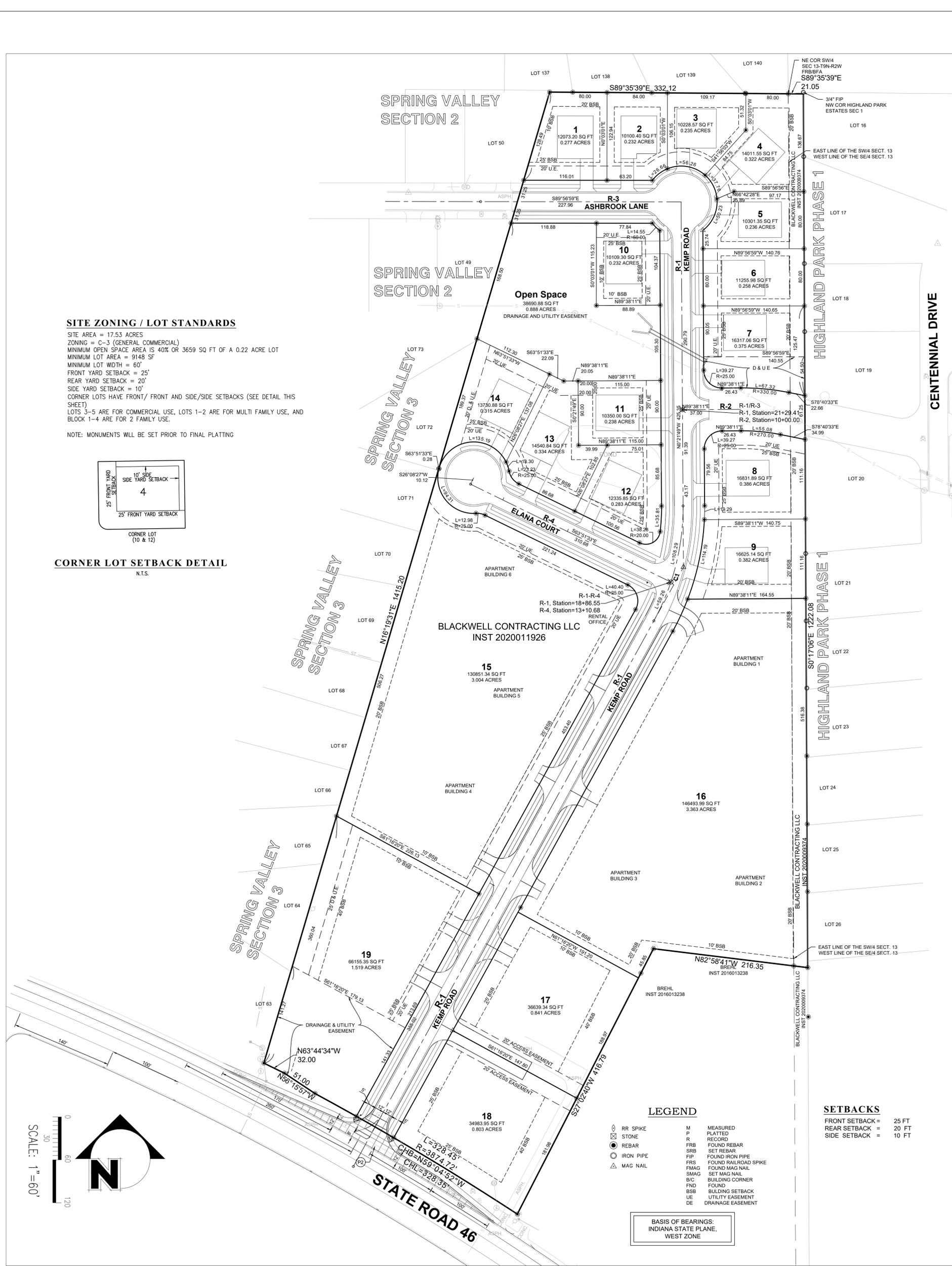
185 Agrico Lane
Seymour, IN 47274

Office: (812) 524-3729

Cell: (812) 569-2364

Email: mrhoads@indot.in.gov

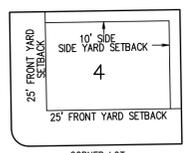




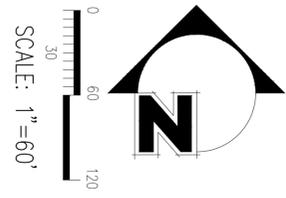
SITE ZONING / LOT STANDARDS

SITE AREA = 17.53 ACRES
 ZONING = C-3 (GENERAL COMMERCIAL)
 MINIMUM OPEN SPACE AREA IS 40% OR 3659 SQ FT OF A 0.22 ACRE LOT
 MINIMUM LOT AREA = 9148 SF
 MINIMUM LOT WIDTH = 60'
 FRONT YARD SETBACK = 25'
 REAR YARD SETBACK = 20'
 SIDE YARD SETBACK = 10'
 CORNER LOTS HAVE FRONT/ FRONT AND SIDE/SIDE SETBACKS (SEE DETAIL THIS SHEET)
 LOTS 3-5 ARE FOR COMMERCIAL USE, LOTS 1-2 ARE FOR MULTI FAMILY USE, AND BLOCK 1-4 ARE FOR 2 FAMILY USE.

NOTE: MONUMENTS WILL BE SET PRIOR TO FINAL PLATING



CORNER LOT SETBACK DETAIL
N.T.S.



LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- M MEASURED
- P PLATED
- R RECORD
- FRB FOUND REBAR
- SRB SET REBAR
- FIP FOUND IRON PIPE
- FRS FOUND RAILROAD SPIKE
- FMAG FOUND MAG NAIL
- SMAG SET MAG NAIL
- B/C BUILDING CORNER
- FND FOUND
- BSB BUILDING SETBACK
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

SETBACKS

- FRONT SETBACK = 25 FT
- REAR SETBACK = 20 FT
- SIDE SETBACK = 10 FT

BASIS OF BEARINGS:
INDIANA STATE PLANE,
WEST ZONE

CURVE DATA				
Curve #	Radius	Length	Chord Direction	Delta
C1	330.00	167.55	N14° 10' 55.96"E	29° 05' 29"

RICHLAND TOWNSHIP
SECTION 13
TOWNSHIP 9 NORTH
RANGE 2 WEST

DESIGNER(S) & SURVEYOR(S)
SMITH DESIGN GROUP, INC.
2755 E. CANADA DRIVE SUITE 101
Bloomington, IN. 47401
(812) 336-6536

DEVELOPER(S) & APPLICANT(S)
BLACKWELL CONTRACTORS, LLC
PO BOX 3400
BLOOMINGTON, IN 47402
& JOE KEMP CONSTRUCTION, LLC
5458 N 1200 E
LOGOOTE, IN 4755
KENNETH BLACKWELL
812-325-2303
JOE KEMP
812-486-8558

OWNER(S)
BLACKWELL CONTACTORS LLC
PO BOX 3400
BLOOMINGTON, IN 47402
& JOE KEMP CONSTRUCTION, LLC
5458 N 1200 E
LOGOOTE, IN 4755
INST 20200011926



DATE: 05/05/21
 SHEET: 2 OF 28
 6069
 JOE KEMP
 DESIGNER
 KES
 DRAFTED
 SPP
 CHECKED
 DATE

REVISIONS	BY	DATE

ELLIS-RIDGE SUBDIVISION
 3888 W. STATE ROAD 46
 ELLETSVILLE, IN 47404

05/07/2021
 Professional Engineer Seal for Kenneth Blackwell, No. 16100007, State of Indiana.

SMITH DESIGN GROUP
 CIVIL ENGINEERING - LAND SURVEYING
 2755 E Canada Dr Suite 101 Bloomington, IN 47401
 (812) 336-6536 - smithdgc.com

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Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

May 7, 2021

Kevin Tolloty
Town of Ellettsville Planning Department
1150 W Guy Crown Drive
Ellettsville, IN. 47429

Re: Ellis Ridge Preliminary Plat

Dear Kevin,

On behalf of our client, Kenny Blackwell, we respectfully request to be placed on the Town of Ellettsville Plan Commission agenda for consideration of a Preliminary Plat for the Ellis Ridge Subdivision located at 3888 W SR 46. This petition would subdivide the 17.53 acre parcel into 20 total lots with 3 commercial lots, 2 multifamily lots, 14 lots for single-family homes and 1 lot for open space/common area. Details of this request are discussed in the attached petitioner's statement and shown on the materials included with this petition.

Sincerely,

A handwritten signature in black ink that reads 'Katherine E. Stein'. The signature is written in a cursive style with a long horizontal line extending from the end.

Katherine E. Stein, P.E.
Smith Design Group, Inc.

Petitioner's Statement

Project Location

The 17.53 acre vacant site is located at 3888 W SR 46. This development is immediately west of Highland Park Estates, south of The Arbors at Woodgate, and east of Spring Valley.

Project Description

Three commercial outlots are proposed on the southern portion of the site. The uses of the commercial lots have not been determined. Multifamily is proposed for two lots in the middle of the project. The multifamily development plan is not a part of this petition. The north portion of the project will consist of 14 single family homes.

Topography

The site is former single family residence consisting of a vacant field with tree canopy coverage around the property boundaries. The site generally slopes from east to west.

Access

Access to the site is provided by a road stub on the northwest side from Ashbrook Lane and a new full access drive to SR 46 on the south side of the project. The access from SR 46 is within the INDOT Right of Way (ROW). INDOT required a traffic impact study be conducted for warranted lane improvements to allow a full access drive onto SR 46. Road access to Centennial Drive is not planned at this time, but a road stub and right of way dedication will occur with this subdivision.

Storm Water Management

There will be 3 detention ponds constructed for managing stormwater runoff from this development. One pond will be located on the southern portion of the site and will discharge to existing storm sewer along SR 46. The other two ponds will be located in the northern portion of the site. These ponds will discharge to an existing drainage swale that runs from Centennial Drive to the west side of the site and continues through the Spring Valley neighborhood. The detention ponds will store and release stormwater runoff to preconstruction rates.

Road Standards

Public Street Commercial Area

- 60' R/W width
- 16' pavement for two travel lanes
- 6" standing curb with 2' gutter both sides
- 5' concrete sidewalk with 4' tree plot, both sides



Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

Public Street Multifamily Area

60' R/W width
13.50' pavement for two travel lanes
6" standing curb both sides
5' concrete sidewalk with 5' tree plot, both side

Public Street Single Family Area

60' R/W width
12' pavement for two travel lanes
2' roll curb both sides
5' concrete sidewalk with 5' tree plot, both sides

Utility Availability

Public sewer and water is available to this development. Both Sewer and water are within ROW along SR 46 and in the north portion of the site. As a part of this project a new water main will be installed along the main road to loop the two water mains. New sanitary sewer will also be extended throughout the development. Private utility lines including electric, phone and gas area also available.



Town of Ellettsville

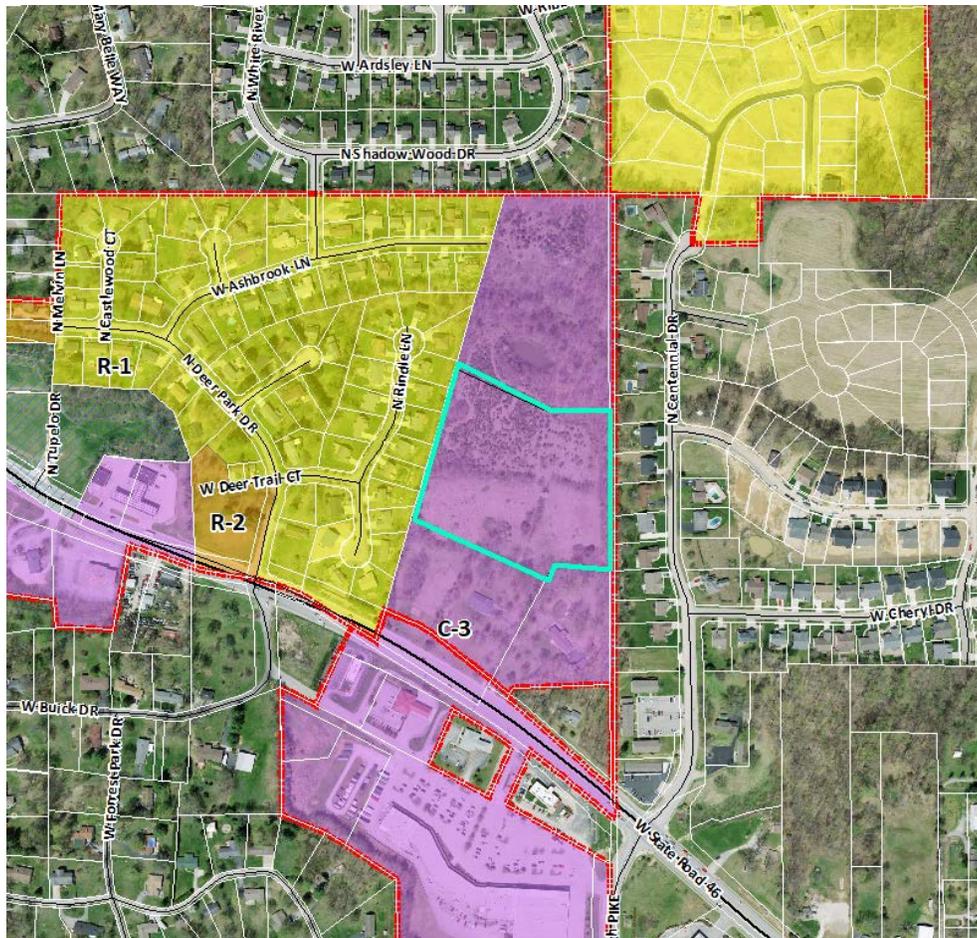
Department of Planning & Development

PC 21-05– Zoning Map Amendment Petition Planned Unit Development (PUD) Staff Report

Petition

Case - PC 21-05 – Zoning Map Amendment. A request by Tyler Ridge, on behalf of the Ridge Group, to rezone a portion of parcel ID # 53-04-13-300-062.000-013 from C-3; General Commercial to PUD; Planned Unit Development. The property is located at 3888 W. State Road 46.

Surrounding Zoning Districts & Uses



Zoning District	Property Use
North: C-3; General Commercial	Undeveloped Residential
South: C-3; General Commercial	Smith Pike Plaza/Undeveloped Commercial
East: MR; Medium Density Residential (County)	Residential Subdivision (Highland Park Estates)
West: R-1; Single Family Residential	Residential Subdivision (Spring Valley)

Considerations

1. The petitioner is requesting to rezone 6.33 acres, located 3888 W. State Road 46, parcel # 53-04-13-300-062.000-013 from C-3; General Commercial to PUD; Planned Unit Development.
2. Planned Unit Developments (PUD's) are treated as a separate zoning district by Indiana Code, and shall be approved in the same manner as a zoning map amendment.
3. 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.
4. The property was previously residential and is currently undeveloped.
5. The PUD will cover two (2) parcels, which would allow multi-family residential.
6. The eleven (11) acres not included in the PUD, both to the north and south, will remain C-3.
7. The property is bordered by residential subdivisions to the east and west, with two-family residential proposed due north. Future development due south is expected to be commercial and there is already commercial on the south side of State Road 46.
8. A defined bufferyard is shown in accompanying maps.
9. The minimum dwelling unit size would be reduced from 650 square feet to 415 square feet, which would allow for studio apartments.
10. Parking setbacks have been included in addition to building setbacks, and are as follows:
 - a. Front parking setback – 25'
 - b. Side parking setback – 10'
 - c. Rear parking setback – 10'
11. Required parking would be reduced to correlate with the size of the apartment:
 - a. 1 space per studio apartment
 - b. 1.5 spaces per one bedroom apartment
 - c. 2 spaces per two bedroom apartment
12. Lighting will be provided and required to measure at zero foot candles at the property line so as not to spill onto surrounding properties.
13. Total density for this project is based on Dwelling Unit Equivalence (DUE) as follows:
 - a. Less than 550 square feet = 0.33 units
 - b. Between 550 and 750 square feet = 0.5 units
 - c. Between 750 and 950 square feet = 0.66 units
 - d. 950 square feet and larger = 1.0 units

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 Comprehensive Plan calls for commercial type development along the State Road 46 corridor which includes multi-family type uses. The comprehensive plan also strongly recommends infill development, which this would fulfill. The rezoning will not cause any interference 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 has been zoned commercial upon annexation into Ellettsville in 2006, due in large part that it directly fronts along State Road 46. The change in zoning is rather minimal in scope, as the PUD would allow multi-family residential, which was previously permitted in this zoning district at the time it was zoned commercial. Other higher intensity commercial uses which are currently permitted would no longer be allowed. The use of this property for multi-family housing is less intense than nearby commercial uses.

- 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 much needed in Ellettsville and this property is one of the very few that would be able to support this type of use. Although the entire property is zoned C-3 currently, more intense commercial uses are not necessarily appropriate in the central and northern portion of this parcel. The use of the central area of this parcel for multi-family housing serves as an ideal transition from higher intensity commercial to lower intensity residential.

- 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 a PUD which would allow for multi-family housing, is a minor change to the current zoning. Considering that multi-family housing was allowed in the current C-3 zoning district at the time this parcel was annexed, it is reasonable to believe that the zoning change will have minimum effect on property values. Additionally, multi-family housing is still permitted in the C-3 zone on upper levels of commercial buildings. Therefore, this is not so much a change in permitted uses, rather a change in the building layout of such uses.

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

Staff Finding:

The change would actually limit the intensity of uses available, which in turn would significantly lower the expected traffic volume. Without the PUD, any size of high intensity commercial operation could occupy the property by right.

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 C-3 to a PUD is a relatively small, but significant, change, with the main differences being the allowance of multi-family housing, a proposed reduction in parking, and a reduction of minimum dwelling unit size. 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. The primary concern with the development of this property is traffic access, however, the change in uses allowed would limit more severe traffic impacts from currently permitted uses and allow this property to grow more responsibly. Therefore, Staff recommends a favorable recommendation to Town Council for the Flats on 46 PUD. 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
May 25, 2021





These are the updates to the Outline Plan:

- Development Standards: Rear AND side yard BLDG setbacks adjacent to different zoning districts to double (C-3 only requires rear yard setbacks to double)
- Development Standards: Rear and side yard parking setbacks to be half of building setbacks (I don't believe this is different from C-3 standards)
- Site and utility plan reflecting the changes mentioned above as well as the buffer yard trees spaced 20' per proposed PUD outline plan "Bufferyard" standards
- Traffic Memo from A&F - We asked A&F Engineer to provide a comparison table for the proposed PUD vs. realistic by-right development. The by-right development of commercial with apartments above allowed:
Total Commercial space = 6 bldgs x 7,500 SF = 45,000 SF
Total Multifamily Units = 17.4 units/acre x 6.33 acres = 110 Unit

However, this is not realistic for the site due to the requirements for parking, so we provided a realistic density to A&F for Commercial space of 35,000 sf and 100 units. As A&F concluded the PUD proposed is by far less trips than a realistic by-right development.



TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
 STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
 PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
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 VICE PRESIDENT

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 VICE PRESIDENT

MEMORANDUM

DATE: 2/11/2021

TO: Tyler Ridge
 Ridge Corporation

FROM: Matt Brown, PE/PTOE
 Vice President
 A&F Engineering Co., LLC

RE: Flats on 46

A&F Engineering prepared a comprehensive traffic impact study on a site located along SR 46 between Deer Park Road and Centennial Drive in Ellettsville, Indiana. As a follow up to the traffic study, a traffic generation comparison between the proposed PUD plan (submitted by Ridge Corporation) and a by right plan (a realistic plan that could be built without zoning changes) has been prepared. The following table summarizes this comparison.

Development Plan	Land Use	Size	AM Peak Hour Trips	PM Peak Hour Trips	24 Hour Weekday Trips
PUD by Ridge Corp.	Multi-Family	168 Dwelling Units	57	73	914
Realistic By Right	Multi-Family	100 Dwelling Units	203	256	3101
	General Retail	35,000 Square Feet			

Based on the results above, the realistic by right development plan would generate approximately 3.5 times the number of trips during the peak hours and throughout a typical weekday than the plan submitted by Ridge Corporation. Therefore, it can be concluded that this plan would have a far greater traffic impact on the surrounding roadway network than the multi-family only plan proposed by Ridge Corporation.