

**AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, JUNE 5, 2023 AT 1:45 P.M.
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

THIS MEETING WILL BE HELD ELECTRONICALLY VIA WEBEX.

This meeting can also be accessed via WebEx. To join, go to <http://coei.webex.com>, enter **2315 285 4415** as the meeting number and “**Plan**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to Jamie.Kochanowski@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF PROOFS OF PUBLICATION**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

23-Z-01 PETITIONER IS CITY OF ELKHART

PROPERTY IS LOCATED AT VACANT LOT (1600 BLOCK) STERLING AVENUE

PARCEL 20-06-09-329-003.000-012

Per Section 29.11.B, Map Amendments, a request to rezone Vacant Land on the 1600 Block of Sterling Avenue from M-2, General Manufacturing District to R-4, Multiple Family Dwelling District.

23-FSP-03 PETITIONER IS ATAMS INVESTMENTS LLC

PROPERTY IS LOCATED AT 3500 CHARLOTTE AVENUE

As required by Section 20.10.B seeking approval for an Amendment to a Final Site Plan for new 13,750 square foot building addition and associated pavement at an existing facility at 3500 Charlotte Avenue.

23-SUB-04 PETITIONER IS HABITAT FOR HUMANITY ELKHART COUNTY

PROPERTY IS LOCATED AT VACANT LOT COUNTY ROAD 15 (PARCEL # 20-02-25-151-011.000-027)

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a subdivision to be known as ‘Habitat CR 15 Subdivision,’ a 23-lot subdivision; a part of the Northwest Quarter of Section 25, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

23-FSP-04 PETITIONER IS CITY OF ELKHART INDIANA

PROPERTY IS LOCATED AT 1011 NORTH MAIN ST

As required by Section 20.10 B. seeking approval for an Amendment to a Final Site Plan for a new visitor's center, pavilion, and an expanded parking lot for a botanical garden on land totaling 25.6 acres, more or less, located at 1011 North Main Street.

The request includes variances from developmental standards, including: a) no curb in the new parking lot where a six (6) inch curb is required, b) a reduction of on-site parking from 228 spaces required to 40 spaces provided, a variance of 188 spaces, where an additional 550 off-site spaces will be provided and c) a new freestanding sign 113 feet from the northern property line where a freestanding sign should be centered on the street frontage.

23-PUDA-04 PETITIONER IS CONCORD MALL PROPERTIES LLC

PROPERTY IS LOCATED AT 3701 SOUTH MAIN ST

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Concord Mall Planned Unit Development District, Ordinance 5029, approved by the Common Council of the City of Elkhart. The proposed amendment would remove the B-4, Regional Business District from the list of permitted uses, and add R-4, Multi-Family Residential District, B-2, Community Business District, and M-1, Limited Manufacturing District to the list of permitted uses, with some M-1 uses omitted (complete list available in the Planning and Zoning Office). To also allow for limited, screened outside storage.

6. **STAFF ITEMS**

23-SI-05

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

7. **ADJOURNMENT**

**PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.
ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.**