

Original

**PLAN COMMISSION
-MINUTES-**

**Monday, February 6, 2023 - Commenced at 1:49 P.M. & adjourned at 2:08 P.M.
City Council Chambers – Municipal Building**

Elkhart City Plan Commission was called to order by Tory Irwin at 1:49 P.M.

MEMBERS PRESENT

Dave Osborne
Ron Davis
Tory Irwin
Aaron Mishler
PROXY-Danielle Neal

MEMBERS ABSENT

Mark Datema

REPRESENTING THE PLANNING DEPARTMENT

Ryan Smith, Planner- In person
Nathan Hooley, Planner- Webex
Kristen Smole, Asst. Dir. Economic Development-Webex
Michael Huber, Development Services Director-Webex

LEGAL DEPARTMENT

Maggie Marnocha, Corporation Counsel- In person

TECHNOLOGY STAFF

Jon Balog

RECORDING SECRETARY

Jamie Kochanowski

APPROVAL OF AGENDA

Motion to approve by Mishler; Second by Osborne. Voice vote carries.

APPROVAL OF MINUTES

Motion to approve by Mishler; Second by Davis. Voice vote carries.

APPROVAL OF PROOFS OF PUBLICATION

Motion to approve by Osborne; Second by Davis. Voice vote carries.

APPROVAL OF AMENDED 2023 PC CALENDAR TIME

Motion to approve by Davis; Second by Mishler. Voice vote carries.

OLD BUSINESS

None

NEW BUSINESS

23-PUD-01 PETITIONER: Parkwel Development LLC

PROPERTY IS LOCATED AT Vacant Lot, Parkway Avenue (Lot 9 of Parkway at 17 DPUD – Phase III; Parcel I.D. # 20-07-07-300-029.000-039)

Request: Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Parkway at 17 DPUD – Phase III ordinance approved by the Elkhart County Commissioners numbered 10-04. The ordinance establishes the PUD to be developed to the B-3 standards; the proposed amendment would change the base district on Lot Nine (9) to R-4 to allow for multi-family housing. This amendment applies only to the parcel described in the legal description.

STAFF ANALYSIS

The petitioner owns a 20.8-acre property located on the east side of the terminating cul-de-sac at the south end of Parkway Avenue which they wish to develop with a 252-unit apartment complex. The Parkway Development allows generally for B-3 uses, which is a relatively intense commercial use.

There has been one PUD amendment in recent years, in Phase IV, to allow for a memory care facility (Harmony at Elkhart) at 1129 Parkway Avenue, which is northwest of this site. Nursing homes and apartment buildings are built to higher densities than single family residences, and they are commonly found in or adjacent to commercial districts since their intensities can be similar.

Staff has reviewed the conceptual plan and does not foresee any major impediments to developing site with the proposed apartments. The project has not been fully engineered and still needs to go through the City's Technical Review process. The Final Site Plan would also need to receive approval by the Plan Commission before any permits could be issued.

The proposed change in the PUD would alter the base district for this parcel only. The remainder of the PUD has the commercial B-3 District as its base; if passed, this would change the base district for the parcel to R-4, which is the City's Multi-Family Residential District.

The R-4 District allows for a range of residential districts, along with other uses commonly associated with residential zones such as schools, churches, and parks. In all likelihood, given the site's size and location, multi-family residential is the highest and best use for the parcel. The amendment would also preclude the site from being used for any commercial uses.

STAFF RECOMMENDATION

The Staff recommends **approval** of the major amendment to the Planned Unit Development based on the following findings of fact:

1. The Comprehensive Plan is anticipated to call for this area to be developed with mixed uses. The proposed use is compatible with mixed uses.
2. The proposed uses should not impact the other permitted uses approved for this PUD. The proposed use should not negatively impact surrounding properties. The site has adequate parking.
3. The proposed use is compatible with other activity already permitted by the planned unit development – B-3 (commercial).

CONDITIONS

None

Smith states there were 2 letters mailed, 0 returned in favor with comments. This is a recommendation to the City Council.

Irwin thanks Mr. Smith. Mishler asks if this is a rezoning request. Smith responds PUD's are a special kind of zoning district that has a specific ordinance that governs the parcel and that we are making an amendment to the PUD ordinance. Irwin asks for any questions from staff. Mishler inquires if there has been any discussion with Public Works and is it something can they provide services. Ryan responds there is water and sewer out there and it is adequate to support the development. Irwin mentions that the sewer capacity is limited and a lift station would need to be upgraded downstream of this development and states this will be worked out in tech review.

Irwin asks if the petitioner is available to speak. James Randolph, 3454 Douglas Drive, South Bend, approaches the stand and gives commissioners handouts of the project and says he represents Holiday Properties on the Crossroads 41 project-a workforce housing project for the east side of Elkhart. Says the project is an 11 building, 252 apartment unit development on 21 acres and that it is adequate to meet the need for workforce housing here. States they feel it is in good proximity to major work centers throughout the region and accessible to commuters from Bristol, Middlebury and others from outside of the community. Randolph also states that they have 5 parking structures, 1 clubhouse, lease and amenities center with onsite leasing, maintenance, fitness center, nature walk, pup park, grill stations and more Class A rental amenities and are requesting use approval to move forward with the project and thanks the staff. Ron Davis asks what the leasing rate is. Randolph responds by saying about \$1.44 per square foot so for the two bedrooms it would be about \$1400 to \$1750. One bedrooms would be about \$1000 and \$1350. Ron Mishler asks if they will be coming to the City for any incentives. Randolph responds they would be figuring out how they will finance this deal working with the City. Mishler mentions the petition says Middlebury Community Schools and asks if they can support the transportation. Randolph responds that there have been conversations, but nothing fully to this point. Irwin mentions about the site plan for the south end. Randolph responds that the 13 acres is what will currently be developed. Mishler mentions that housing is continuing to be a focus that we need to address in our community and that 30,000 folks in the county commute to the City for work which are potential residents.

Irwin opens the floor for public comment. Dan Brekke 25928 N. Shore Drive, Elkhart approaches the stand and says he is in support of this project and agrees that housing is an important economic driver for our city and is something that particular area with the growth of industrial and manufacturing would be an ideal location and hopes the board sees the positives of that. Louis Snyder, 26722

Roseland Blvd, Elkhart, approaches the stand and speaks in support of this project, mentioning the location is perfect for our centrally located area. Says she is the manager of Berkshire Hathaway Real Estate offices and that there were 146 active listings of residential homes on the market for all of the county and says we are in desperate need of housing. Continues to say she was with the state legislators last week and that the state is so concerned that they said we are about 50,000 homes behind in terms of providing for our workforce.

Irwin closes the public hearing portion of the meeting and asks for any comments from the commission members. Irwin comments that we do need housing and this is a perfect area to put a housing development like this and that is well served by the road network and although utilities are available details still need to be worked out.

Irwin calls for a motion.

Mishler makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Neal. Roll Call vote. Motion carries.

- Mishler-Yes
- Osborne-Yes
- Proxy-Neal -Yes
- Davis-Yes
- Irwin-Yes

STAFF ITEMS

23-SI-02

Addressing

STAFF ANALYSIS

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

Residential

514 S Fifth Street Apt. 100 & 200	Existing Residential Building
201 N Third Street Apt. 100 & 200	Existing Residential Building
3708 Bordeaux Court	New Single Family Home
1733 Decamp Avenue	New Single Family Home
2026 Morehouse Ave	New Single Family Home
2028 Morehouse Ave	New Single Family Home
2921 Homer Avenue	New Single Family Home

Commercial

3075 W County Road 6 Suites 100 & 101	Multitenant Building
2508 Decio Drive	Existing Industrial Businesses Annexed

RECOMMENDATION

Staff recommends that the Plan Commission assign the proposed addresses based on staff recommendation.

Irwin asks if there are questions from the Commission.

Irwin calls for a motion.

Neal makes motion to approve; Second by Mishler. Motion carries.

Staff Discussion:

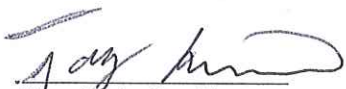
Plan Commission Appointment to the Elkhart Urban Enterprise Association (EUEA)

Irwin asks for a motion and a second to table the EUEA Staff Discussion.

Mishler makes motion to table; Second by Osborne. Motion carries.

ADJOURNMENT

Irwin calls for a motion to adjourn meeting. Davis approves motion to adjourn and is seconded by Mishler. Meeting is adjourned and all are in favor.


Tory Irwin, President


Dave Osborne, Vice-President