AGENDA
ELKHART CITY PLAN COMMISSION
MONDAY, JUNE 7, 2021 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. Virtual attendance is strongly encouraged but not mandatory; however, City Hall is open for in-person participation. To join, go to http://coei.webex.com, enter **180 599 1396** 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 Kayla.Jewell@coei.org prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES MAY 3, 2021**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

21-Z-09 PETITIONER IS HOPE E. LUKAS
PROPERTY IS LOCATED AT VACANT LAND, COUNTY ROAD 6 EAST (SOUTHWEST CORNER OF COUNTY ROAD 6 EAST AND ELKHART EAST BOULEVARD)
Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot County Road 6 East (southwest corner of County Road 6 East and Elkhart East Boulevard) from R-1, One-Family Dwelling District to M-1, Limited Manufacturing District.

21-FSP-05 PETITIONER IS 756 PATRICIA COURT-ELKHART LLC
PROPERTY IS LOCATED AT 756 PATRICIA COURT
As required by Section 20.7 B. seeking Final Site Plan approval for a one-story, 60,318 square foot light industrial building on land totaling 5.15 acres, more or less, located at 756 Patricia Court.

21-FSP-06 PETITIONER IS JENKS PROPERTIES LLC
PROPERTY IS LOCATED AT 4642 CHESTER DR.
As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a 2,000 square feet addition on land totaling one (1) acre, more or less, located at 4642 Chester Drive, Elkhart, IN

7. **STAFF ITEMS**
   21-SI-06- Addressing

   Plat Commission Membership

8. **ADJOURNMENT**

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

PLAN COMMISSION

-MINUTES-
Monday, May 3, 2021 - Commenced at 1:45 P.M. & adjourned at 3:03 P.M.
City Council Chambers – Municipal Building

Elkhart City Plan Commission was called to order by Jeff Schaffer at 1:45 P.M.

MEMBERS PRESENT
Jeff Schaffer- In person
Dave Osborne- In person
Mary Olson- Phone- joined at 2pm
Tom Shoff- Webex
Don Walter- Webex
Johnny Thomas- In person

MEMBERS ABSENT
Brad Billings
Ron Davis
Mike Sweet

REPRESENTING THE PLANNING DEPARTMENT
Eric Trotter, Planner- Webex
Ryan Smith, Planner- In person
Nathan Hooley- Webex

LEGAL DEPARTMENT
Randy Arndt, Deputy City Attorney- Webex

TECHNOLOGY STAFF
Justin Knopsnyder

RECORDING SECRETARY
Kayla Jewell

APPROVAL OF AGENDA
Motion to amend by Osborne; Second by Thomas. Voice vote carries.
Motion to approve by Osborne; Second by Thomas. Voice vote carries.

APPROVAL OF MINUTES
Motion to approve by Osborne; Second by Thomas. Voice vote carries.

APPROVAL OF PROOFS OF PUBLICATION
Motion to approve by Osborne; Second by Thomas. Voice vote carries.

OLD BUSINESS

21-Z-04 PETITIONER IS H&O INVESTMENT PROPERTY, LLC
PROPERTY IS LOCATED AT COUNTY ROAD 6 AND STRYKER STREET
Per Section 29.11.B, Map Amendments, a request to rezone the property located at the Southwest corner of County Road 6 East and Stryker Street (vacant land) from M-1, Limited Manufacturing District to B-2, Community Business District with owner commitments.

STAFF ANALYSIS
The petitioner is seeking to rezone the corner +/- 1.35-acre parcel from M-1, Limited Manufacturing District to B-2, Community Business District for the purpose of developing a Dollar General retail store.
After being annexed to the City in 2017, a petition was filed in 2018 to seek rezoning from PUD and R-1 (approved by the County Commissioners) to M-1 for a proposed large warehouse and manufacturing facility. The facility was never constructed.

DRAFT

In 2019, the entire undeveloped site (+/- 16 acres) had a proposal submitted to rezone for a PUD to allow for B uses along CR 6 and M uses at the rear of the site. The Planned Unit Development would allow for a higher level of review by the Plan Commission to ensure the development standards for the corridor were achieved. The 2019 proposal was again for a large manufacturing facility at the rear – farthest away from CR 6 and commercial uses north along the frontage adjacent to CR 6. However, those projects did not materialize due in part to the fact that sanitary sewer would need to be extended to the site and those costs were not able to be absorbed into the development proposal. Subsequently, the request for the Planned Unit Development was withdrawn.

In December 2020, a new petition was submitted to subdivide the site into two lots. One lot to develop a new use for the majority of the site for a driveaway company, and the lot referenced today. The driveaway company has received permits. A rezoning petition was filed for the January Plan Commission meeting under 21-Z-01, which at the time received a unanimous do-not-pass recommendation from the Plan Commission, and was withdrawn before being heard by the Common Council.
The only portion of the site without an approved development plan is this 1.35-acre site. The request to change the zoning and develop a retail store is before this body again because the developer for the current manufacturing use is extending sewer to the site. The retail use would be able to then connect to the public service.
The retail developer has submitted plans again through the Technical Review process; it has passed with the exception of the SWPPP being approved and some minor details on the design treatment of the building.
After hearing the public comments heard during the first rezoning application, the petitioner agreed to work with the city and adjacent neighborhood representatives to address some of their traffic concerns. After several meetings and revisions to the site plan, a driveway configuration that featured a left-turn-only egress, thereby directing exiting traffic to County Road 6, was generally agreed upon as the best solution to the traffic concerns. As far as staff knows, the neighborhood representatives spoke with many of their constituents and have endorsed the driveway and the project. The petitioner should be credited with their willingness to engage with the neighborhood and being flexible in their design.

Since the April plan commission meeting, the petitioners have responded to concerns from the Plan Commission by submitting a series of zoning commitments. Staff approves of the proposed commitments with a few suggestions for edits:
- Point 3 should explicitly state there shall be no vehicular access from CR 6
- Point 6 should remove the provision for recycled asphalt and recycled concrete
- A legal description should be attached.

Currently, permitted M uses are able to be developed on this lot. Contractors offices, professional offices, office uses related to manufacturing activities, service businesses that provide services to the manufacturing uses, equipment rental facilities are examples that are permitted by right that do not require a rezoning. These types of use are found more frequently along this portion of the CR 6 corridor, although it's worthy to note that the Elkhart County properties to the east are zoned PUD B-3; presumably they may be developed with B uses. An M use that would fit on this lot, such as an office or contractor's operation, would likely have less impact in terms of traffic than the retail use.

STAFF RECOMMENDATION
The Staff offers no recommendation for the rezoning.

CONDITIONS
1. Any site development shall be approved through Technical Review prior to permitting.
2. ADDED IN MEETING: A written commitment provided omitting anything that says Elkhart County Advisory Plan Commission and substituting Elkhart City Pan Commission.

Schaffer asks Smith if the site plan that was presented in April has changed.

Smith replies no, not that he is aware of.

Schaffer then reiterates what Smith had previously stated regarding the commitments; the commitments have been reviewed and the staff feels comfortable with it. The commitments have also been cleaned up for legalities and therefore have a revised document that is currently being presented.

Smith states yes, "The two points that got revised where I wanted a clearer prevention of access off CR 6…and then there was that part about recycled concrete and asphalt, which we typically don't allow so that was removed as well. Other than that, it's the same."

Schaffer asks if there are questions from the Commission.

Hearing none, Schaffer calls petitioner forward.

Tom Cowen (Zaremba) introduces himself and states the case was tabled last month and then gives options that could potentially go in the parcel, which Cowen believes would not be a good fit. He then states Dollar General has been working with the city to compile a list of commitments. Cowen says in the document that has been created, Zaremba Group has agreed to the possible future uses if Dollar General decides to vacate the site in the future. He then states the commitment letter has been agreed to by senior management at Dollar General, which is not something that is normally done. This would be in addition to all previous commitments that were made prior, including the restriction to not allow the right access South on Stryker St. Cowen concludes his statement by restating they are here to ask for the Commission's approval to move forward with the rezoning petition from M-1 to a B-2. Cowen states there are other options that could be put on this parcel without having to go before a board and Cowen believes Dollar General will be a great fit for this area. He states Whitney, the lead civil engineer, is available for any technical questions.

Schaffer asks to confirm Mary Olson has joined via Webex/phone.

Olson replies yes and states she has opinions about the Dollar General petition.

Schaffer asks Olson for her questions/comments.

Olson states CR 6 has a large amount of activity and she doesn't believe the construction that is currently happening will be a good blend. Olson states there is a Dollar General down the road on Bristol Street, although she does think they are a great store. Olson states she does not believe this will be a safe corner even with the cement lane restrictions and therefore she is still opposed.

Schaffer asks if there are additional questions from the Commission for the petitioner.

Osborne asks to verify that the petitioner has worked with the neighborhood and have received their blessing.

Cowen replies, yes they have and the majority would be in favor.

Schaffer states there is an e-mail from Darlene Underwood that is included in the packets which provides support from the local residence.

Schaffer opens for public comments online in favor or opposition of the petition.

Hearing none, Schaffer opens for public comments in the room in favor or opposition of the petition.

Ryan White introduces himself and states he is the broker on the project. He states this land has been sitting vacant for many years and he is looking forward to the development in the future and its growth. White states there should be support even if Dollar General isn't bringing in high tech jobs, it is still development and helping the community. He states he has spoken to many people within the city and is hearing they are in favor. White states this is Dollar General's fourth time presenting to the Plan Commission and have worked with the city to try and have everyone's needs met. White asks if there are any questions for him.

Hearing none, Schaffer asks if there is anyone else who would like to speak in favor or opposition for this petition.

Hearing none, Schaffer closes the public portion of the meeting.

Smith states the petition was advertised and 26 letters were sent out and 0 received back.

Schaffer calls for a motion.

Osborne states he has a question for Smith; Osborne says a lot of this pertains to the Elkhart County Advisory Plan Commission.

Smith replies that it should have been corrected and what he believes happened was there were a couple of examples to work from, one in which was from Elkhart County which may have been copied. Smith states this should not go through the Elkhart County Plan Commission; this is the only Plan Commission it will go before; it should be Elkhart City.

Osborne asks if this written commitment will have to be corrected.

Smith apologizes and says, yes it will need to be corrected before it's recorded.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass recommendation to the Common Council with the written commitment provided and A written commitment provided omitting anything that says Elkhart County Advisory Plan Commission and substituting Elkhart City Pan Commission; Second by Shoff. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- No
Shoff- Yes
Walter- Yes
Thomas- Yes

NEW BUSINESS

#21-FSP-04 PETITIONER IS LAVANTURE REALTY INC
PROPERTY IS LOCATED AT 3806 GALLATIN WAY
As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a 38,500 square feet addition with nine (9) new loading docks and 18,150 square feet of new asphalt pavement on land totaling fourteen (14) acres, more or less, located at 3806 Gallatin Way, Elkhart, IN.

STAFF ANALYSIS
The petitioner owns an existing 100,000 square foot facility on a 14-acre site. The business, Lavanture Products, is a distributor of products used in the RV industry, and is experiencing growth, necessitating the expansion. The expansion will include a 38,500 square foot building addition, nine new loading docks, and 18,000 square feet of new pavement. The underlying use is permitted within the district; the project has been reviewed and approved through the Technical Review process.

STAFF RECOMMENDATION
The Staff recommends approval of the final site plan based on the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;

2. The proposed use is permitted within the underlying zoning of the Planned Unit Development;

3. The project has passed the City's Technical Review process;

4. The use conforms to the Comprehensive Plan which is anticipated to call for industrial uses;

5. The proposed use should not be detrimental to the property values of adjacent properties.

Smith states there were 15 letters mailed, 1 returned in not in favor with no comments.

Schaffer asks if there are questions from the Commission.

Hearing none, Schaffer calls petitioner forward.

Andrew Harmon (J.A. Wagner Construction) introduces himself and states it is a 38,500 sq. foot building addition to an existing building that will allow for additional distribution for manufactured homes including RVs and automotive. Harmon states it would be an addition to the South end of the building and it is not the final building addition since there's additional space that is available.

Schaffer asks if there are any questions for the petitioner.

Hearing none, Schaffer opens for public comments in favor or opposition of the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve the amendment to the Final Site Plan; Second by Shoff. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

Schaffer states 21-Z-05 has withdrawn and will not be heard.

21-Z-06 PETITIONER IS LYNDSAY AND AARON HEMMICK- HEMMICK PROPERTIES LLC
PROPERTY IS LOCATED AT PARKING LOT WEST OF 2014 E. BRISTOL ST.

Per Section 20.10.B.1, a Major Amendment to an M-1 Detailed Planned Unit Development (M-1 DPUD), to revoke the DPUD, adopted via Ordinance Number 98-05 approved by the Elkhart County Commissioners. Also; Per Section 29.11.B, Map Amendments, a request to rezone two parcels located at 2704 Toledo Road and Vacant Lot Toledo Road (west of Middleton Run Road, north side) from B-3, Service Business District and PUD, Planned Unit Development (M-1 Standards) to M-1, Limited Manufacturing District.

STAFF ANALYSIS

The petitioners own two noncontiguous parcels along the Toledo Road corridor immediately west of Middleton Run Road; the eastern parcel also fronts on Middleton Run Road. A potential buyer intends to redevelop these two parcels along with an adjacent parcel that is already zoned M-1 into a complex for warehousing. The existing zoning at 2704 Toledo Road, which is currently occupied by a tile company in a converted residential building, is zoned B-3, and the vacant parcel is a PUD which uses the M-1 standards.

In order to facilitate this development, which would include a demolition of the property at 2704 Toledo Road, the petitioners wish to rezone these two parcels to M-1 to make it consistent with the parcel to the west which will also be part of the development. The petitioners' agent has worked with staff to determine the best course forward, and staff has reviewed a preliminary, conceptual site plan which would generally adhere to the proposed zoning district's requirements.
The vacant lot that is currently a PUD was approved by the Elkhart County Commissioners' ordinance number 98-05 prior to the area's annexation in 2015. By city ordinance, PUDs are intended "to encourage quality land development and site design without the use of typical zoning standards."

When this PUD, which was classified as a DPUD (Detailed Planned Unit Development) under the county's zoning ordinance, was established, a proposed site plan was approved as part of the ordinance. The ordinance itself has few stipulations other than that the base district is M-1. Over two decades have passed and the property was never developed to the approved site plan. The new proposed plan differs from the adopted site plan, meaning that the petitioners had the option to either revise the final site plan by ordinance or rezone the property by ordinance. Staff recommended the latter since the property is proposed to be part of a larger development, and taking that action would consolidate a larger area into a single zoning district.
This request would both revoke the existing PUD and rezone both parcels to the M-1, Limited Manufacturing District. The properties front on Toledo Road, which is a mixed industrial and commercial corridor, and also borders on a large industrial area to the north. While the intent is to develop it as a warehouse, with any rezoning it's important to take into consideration the range of uses allowed in a rezone. In this case, the M-1 is a limited manufacturing district with landscaping requirements along arterial roads. M-1 uses are similar to adjacent uses to the north and are unlikely to have a negative impact on adjacent business properties.

STAFF RECOMMENDATION

The Staff recommends approval of the rezoning request based on the following findings of fact:

1) It is anticipated that once the Future Land Use map is adopted the request will be in keeping with the comprehensive plan which will call for the area to be developed with commercial and industrial uses.

2) Current conditions and the character of current structures and uses in each district will not be impacted because it will be compatible to adjacent commercial and industrial uses and landscaping along Toledo Road will be required.

3) The M-1 District does allow for the most desirable uses for which the land can be adapted since the site will accommodate a number of permitted M uses that are compatible with the area.

4) The proposed rezoning will preserve the conservation of property values throughout the City because the land will be developed to current standards, be in active use, and be compatible with adjacent properties.

5) The rezoning of the property to M-1, Limited Manufacturing District is compatible with the surrounding properties and does reflect responsible growth and development.

Smith states there were 20 letters mailed, 2 returned in favor with no comments.

Schaffer asks if there are questions from the Commission.

Schaffer asks Smith if the salon is currently located on East or West.

Smith replies, it would be to the East. He states the house is zoned B-1 so it would be allowed there, however not the parking lot so the petitioner would like to consolidate the two.

Schaffer asks the house will then become the salon and then on the West will become the parking lot.

Smith replies yes and there may be an expansion in the future, but he has not received plans regarding it.

Schaffer calls petitioner forward.

Lori Snyder introduces herself and states she is representing the current owners of this property, which is being used for a window business. Snyder explains the whereabouts of the location and states the current owners have improved the conditions of the location. She states they have a purchaser for the building and for it to be transitioned to the hair salon, it would need to be rezoned to B-1.

Schaffer asks if there are any questions from the Members.

Hearing none, Schaffer opens for public comments in favor or opposition of the petition.

Robert Malone states he owns some of the properties behind this building and would like to know how far back into the property the petitioner plans to take care of. He states that himself along with other owners often have to trim and do the upkeep for the backside of the area.

Schaffer asks if there are any additional public comments.

Margaret Kinsey introduces herself (inaudible) and states there are no plans for the property that's attached to the parking lot, but they do plan to help keep the area maintained.

Schaffer suggests Snyder and Kinsey speak with Malone after the meeting in regards to his question and create a good relationship between neighbors.

Schaffer asks if there is anyone else who would like to speak in opposition or favor of the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Shoff makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Osborne. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

21-Z-07 PETITIONER IS 123 COUNTY ROAD 17, LLC
PROPERTY IS LOCATED AT 123 COUNTY ROAD 17

Per Section 20.10.B.1, a Major Amendment to the Lumber Site Detailed Planned Unit Development (DPUD) to allow for the removal of land area equal to 16.2 acres, more or less. The land to be removed from the existing DPUD is at 123 County Road 17,

for the purpose of developing it as a self-storage facility. This request seeks to amend Ordinance Number 03-12 approved by the Elkhart County Commissioners.

Per Section 29.11.B, Map Amendments, a request to rezone the property located at 123 County Road 17 from DPUD M-1, Detailed Planned Unit Development District to the M-1 Standards, to M-1, Limited Manufacturing District.

STAFF ANALYSIS

The school is requesting these improvements to their existing campus in response to a merger in the high school districts. The school is in need of increased student parking as well as the ability to handle an increase in bus traffic. The reconfiguring of the existing parking area and the drop-off area will assist in handling the increase in students. The circulation improvements throughout the campus are necessary to help with increased foot traffic and to increase pedestrian safety. The new fueling center will help the school maintain the increased number of buses coming to the property.

The proposed pick-up/drop-off area will be constructed on a portion of the school property currently being used as a baseball field. This new area is adjacent to a vacant piece of property that abuts a light industrial use.

The bus fueling center will construct two (2) above ground fuel tanks. The first is a 6,000-gallon gasoline tank and the second is a 15,000-gallon diesel fuel tank on existing improved surfaces surrounded by existing industrial uses. This is a Special Exception of uses in the M-2 General Manufacturing District Section 19.3 A. stating all Special Exceptions in the M-1, Limited Manufacturing District specifically Section 18.3 K. with regards to bulk storage tanks. Tanks storing liquids or gases that require filing a Tier 1 or 2 SARA (Superfund Amendment and Reauthorization Act) report or those that exceed an NFPA classification of 2 such filing require additional approval. Also referencing Section 18.3 L. which requires a Special Exception for the storage of any liquid or gas in excess of 10,000 gallons.

STAFF RECOMMENDATION

Staff recommends approval of the request based on the following findings of fact:

1. The Special Exception is so defined, located and proposed to be operated that the public health, safety and welfare will be protected;
2. The Special Exception will not reduce the values of other properties in its immediate vicinity because it will be similar to the remainder of the campus;
3. The Special Exception shall conform to the regulations of the zoning district in which it is to be located because it will not generate adverse effects on adjacent properties in the form of noise, smoke, or odor.

CONDITIONS

1. Any site development shall be approved through Technical Review prior to permitting.

Trotter states there were 29 letters mailed, 0 returned.

Schaffer asks if there are questions from the Commission.

Schaffer asks Trotter when the county had approved the DPUD.

Trotter replies he believes it was back in 2003.

Schaffer calls petitioner forward (inaudible).

Crystal Welsh (1009 S Ninth St) introduces herself and states she is representing the property owner and mentions James Skillen is available to help answer questions. Welsh states the intent is to put a self-storage facility in and they believe it will be a good use for its location because of its proximity to the city. It will be located on a heavily traveled area, but it will be tucked back and they are hoping to have the neighbor's approval as well due to what the current conditions are. Welsh states this will go through Tech Review and meet the city's standards. She states the DPUD that the county put into place is not consistent with the use they plan to use it for (inaudible).

Schaffer asks if there are questions from the Members.

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Osborne asks Welsh if the retention pond will be big enough.

Welsh replies the engineering details will come in after the rezoning would be approved, but as a condition of the rezoning it would have to go through Tech Review and would meet city requirements.

Schaffer opens for public comments in favor or opposition of the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation, with listed conditions to the City Council; Second by Shoff. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

21-Z-08 PETITIONER IS JEREMIAH MATTHEWS
PROPERTY IS LOCATED AT 1311 WEST HUBBARD AVENUE
Per Section 29.11.B, Map Amendments, a request to rezone the property located at 1311 West Hubbard Avenue (vacant land) from R-3, Two-Family Dwelling District to R-2, One-Family Dwelling District.

STAFF ANALYSIS
In April of this year, the petitioner filed for the rezoning of two parcels from R-3 to R-2. There was an error in the legal description in the case publication; the petitioner and staff opted to move forward with the partial rezoning for 1313 W Hubbard and readvertise and rehear the case for 1311 W Hubbard.
The petitioner owns three lots on the 1300 block of West Hubbard Avenue in the Elliston Addition subdivision, which he wishes to develop with single family residences. The property at 1309 West Hubbard is zoned R-2 and has been issued construction permits. The properties at 1311 and 1313 West Hubbard, however, are zoned R-3. While single family dwelling structures are permitted in the R-3 district, the setback requirements are different. The petitioner wishes to build two additional residences with a similar footprint, and is requesting that the two parcels zoned R-3 be rezoned to R-2. The petition for rezoning of 1313 W Hubbard is already underway; this petition represents the rezoning for 1311 W. Hubbard.
The rezoning would consolidate the property as part of a large R-2 area, ensuring that any development would be compatible with surrounding properties.

STAFF RECOMMENDATION
The Staff recommends approval of the rezoning request based on the following findings of fact:

1. The request is in keeping with the comprehensive plan, which calls for this property to be developed with low density residential uses.
2. Current conditions and the character of current structures and uses in each district will not be impacted because it will be compatible to adjacent properties also zoned R-2.

3. The R-2 District does allow for the most desirable uses for which the land can be adapted since the site is in a single family residential neighborhood otherwise zoned R-2.

4. The proposed rezoning will preserve the conservation of property values throughout the City because the land will be developed to current standards, be in active use, and be compatible with adjacent properties.

5. The rezoning of the property to R-2, One-Family Dwelling District is compatible with the surrounding properties and does reflect responsible growth and development.

Smith states there were 24 letters mailed, 0 returned.

Smith states staff has agreed to represent the petitioner.

Schaffer asks Smith if this case came with the two previous cases from last month's meeting and if Matthews would repeat everything that was said last time.

Smith replies yes, it was a legal description error which was then required to be re-advertised.

Schaffer asks if there are questions from the Commission.

Hearing none, Schaffer opens for public comments in favor or opposition of the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Thomas. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

21-PUD-01 PETITIONER IS BARAK GROUP LLC.
PROPERTY IS LOCATED AT VL HAINES DRIVE
Per Section 20.10.B.1, a Major Amendment to the Villas at Lexington Landing Planned Unit Development (PUD) to allow for the removal of land area equal to 2.3 acres, more or less. The land to be removed from the existing PUD is at Vacant Lot, Haines Drive (Lot 2 in Lexington Landing), for the purpose of developing it as fourteen (14) single family attached residential units. This request seeks to amend Ordinance Number 5030 approved by the Elkhart City Common Council.

To establish a new Conceptual Planned Unit Development with fourteen (14) single family attached residential units, subject to final plan approval by the Elkhart City Plan Commission; land area of 2.3 acres, more or less.

STAFF ANALYSIS
The petitioner is seeking to develop 14 duplex style villa homes on the undeveloped portion of the original Lot 2 of the Haines Lexington Landing subdivision. The request is twofold. First, to remove the undeveloped land referenced in the petition from the original PUD which allowed for fifteen (15) units and second, to establish a new conceptual planned unit development for the proposed 14 villas.
In 2007, the Plan Commission and Common Council approved a PUD that established a sixteen (16) unit attached residential development. Later that same year the PUD was amended to reduce the number of units to 15 and to establish a common area with a clubhouse. That project was never completed. Only four (4) units were built on the north end of the development – that portion was subdivided to establish lots of record for each villa.

In 2020, the petitioner requested to amend the PUD to allow for up to 22 units in total. That project withdrawn.

Today's request has fewer units that the previous request. With the reduced number of units, this plan reflects a similar development pattern that currently exists north of this development with the existing duplexes. This plan also reflects an aesthetic consistent with the overall Lexington Landing neighborhood.

STAFF RECOMMENDATION
The Staff recommends approval of the conceptual Planned Unit Development based on the following findings of fact:

1. The proposed conceptual site plan will be similar to the development found north of the proposed project in relation to rhythm and exterior facade. The impact on adjacent properties will be minimal;

2. The proposed duplex villas will be compatible with the rest of the development and will meet the other requirements of the PUD;

3. The proposed development will add a minor amount of traffic to Haines Drive, which has adequate capacity.

Trotter states there were 19 letters mailed, 1 returned in favor and 1 returned not in favor with no comments.

Schaffer asks if there are questions from the Commission.

Shoff asks Trotter if this is same proposal that was previously presented with a one car garage.

Trotter replies, yes; There will be a single story site plan and a two story site plan, but all with two car garages.

Schaffer asks if there are additional questions for Trotter.

Schaffer asks Trotter, "The original PUD authorized the construction of 16 units and a clubhouse, then it went to 15 units and a clubhouse. Four were built and the proposal we have in front of us is for 14. So basically we've gone from 16 and a clubhouse to 15 and a clubhouse to the net result here will be 18 units. Is this correct?"

Trotter replies, "The very first was 16 no clubhouse then it was reduced to 15 with the clubhouse then I believe your synopsis going forward is correct."

Schaffer states there will be a total of 18 units.

Schaffer calls petitioner forward.

Ken Jones (JPR-inaudible address/not on sign in sheet) and Tom De Meester (Barak Group) introduce themselves and state they have been working together to design a project that is more in line with what the neighbors would like to see. Jones states there will be two additional units from what was originally approved back in 2007 and will be owner occupied. Jones says there will be a mix of one-story and two-story units with two car garages and believes this will be a good development for the city. Jones states De Meester will be providing information regarding the quality of construction along with the amenities included.

De Meester states the last time this petition was presented it was unsuccessful and had a lot of opposition against the original plan. He goes on to say they have sat down, listened and reviewed what the HOA would like to see and created a new viable plan that follows suit with what construction and development is already there. De Meester states previously these units were rentals and have now been changed to owner occupied with a single-story layout and a two-story layout. The new units will follow the same standards to what are already exists in the neighborhood.

Schaffer asks if there are questions from the Members.

Schaffer asks the petitioners to place the diagrams in front for the audience to view.

Hearing none, Schaffer opens for public comments in favor or opposition of the petition.

Robert Brown (308 Haines Dr.) asks to verify that these units will be sold and not used as rentals (inaudible) and there is not overnight parking.

Joleen Krausse (410 Riverpoint Dr.) asks to verify the number of units.

Schaffer states he can answer this, 14 units to go along with the 4 existing units so there will be a total of 18.

Krausse states she is thankful and appreciative of the work the petitioners have done in regards to communication with the HOA and neighborhood.

Richard Acre (208 Haines Dr.) states he is a member of the board and appreciates the petitioners reaching out to work with the board members and neighborhood to meet the necessary requirements.

Schaffer asks if there are additional public comments.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer asks the petitioner to come back up to the microphone and answer two questions; the units will be sold as owner occupied and an investigation of the overnight parking rules.

De Meester agrees to both of these.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Shoff. Motion carries

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

21-PUD-02 PETITIONER IS BESS DEVELOPMENT, LLC
PROPERTY IS LOCATED AT LOT 2 CASSOPOLIS STREET – CURRENTLY VACANT IN THE 2100-2200 BLOCK OF CASSOPOLIS STREET
To establish a new Conceptual Planned Unit Development (PUD) for the purpose of developing a senior living facility with approximately 146 residential units, subject to final plan site approval by the Elkhart City Plan Commission with a land area of +/- 8.34 acres.

STAFF ANALYSIS
The petitioner is proposing to develop a new three story assisted living, senior living and memory care facility on land that is currently vacant in the 2100 block of Cassopolis Street. The area of the parcel in question is 8.34 acres. The site is accessed through a platted easement behind what is currently Communitywide Federal Credit Union and a small strip center with medical offices.

This proposal serves to meet the need of housing diversification by adding additional dwelling units for an aging demographic in our community. The developer is proposing 146 new units. They are broken down as follows – 32 units are memory care, 30 are assisted living and 84 are senior living. The petitioner is proposing a reduced number of on-site parking spaces as the majority of residents will not be driving. Where 220 spaces would be required for a typical development, there are 126 spaces proposed for the project – a reduction of approximately 43%. Staff supports this plan as we agree that there isn't a need for the extra pavement when the site could be better programmed for natural areas and on-site retention.

The proposed building is situated in an H-style layout with the parking and access road at the perimeter of the parcel. The interior areas of the building have some outside walking areas and the plan depicts the storm water collection areas at the western part of the property – currently with a drainage easement agreement for the southernmost retention pond.

The proposed Planned Unit Development (R-4) is conceptual, which means the submittal contains general information for the plan – property boundaries, existing site features, general street layout, proposed use, setback and preliminary on-site drainage. If approved by the Common Council a final site plan must be submitted to the Plan Commission for approval at a public hearing.

STAFF RECOMMENDATION
The Staff recommends approval of the conceptual Planned Unit Development based on the following findings of fact:

1) The Comprehensive Plan calls for this area to be developed with mixed uses. The proposed use is compatible with commercially mixed uses.
2) The proposed use should not negatively impact surrounding properties. The plan depicts adequate parking.
3) The proposed use is compatible with other activity currently occurring in the general area – which is largely service commercial and medical.

Trotter states there were 23 letters mailed, 0 returned.

Schaffer asks if there are questions from the Commission.

Schaffer reiterates what Trotter has said; the petition comes to Plan Commission, City Council and then back for a Final Site Plan to Plan Commission.

Trotter replies yes.

Schaffer asks if there are additional questions from the Members.

Hearing none, Schaffer calls the petitioner forward.

Crystal Welsh (1009 S Ninth St) states she is representing Sterling Group and Bess Development while the property owners are available in the audience as well. Welsh says this is a conceptual PUD and is hoping after the Council's approval the case will also enter into Tech Review and then be presented back to Plan Commission for the Final Site Approval. Welsh states not only is housing critical for the city, but housing for seniors especially. These units will allow for individuals who would need independent living/care and those who need more assistance. She says it will be located in a great location, but set back off the street to allow for more retail opportunities (inaudible).

Schaffer asks if there are questions for Welsh.

Osborne states he has a concern with the parking being reduced to 50% (inaudible).

Welsh replies (inaudible in beginning of statement) the memory care folks will not have a car, so by the nature of those units the parking spots have been pulled. (inaudible) Welsh then says the parking that is zoned for this type of project is not necessary based on the experience (inaudible).

Osborne states there is available land on property that's not being developed.

Welsh replies, yes they did not want to over park and they wanted to provide as much green surface as possible. However, if there is concern this is an option to expand parking.

Schaffer asks if there are additional questions.

Hearing none, Schaffer opens for public comments in favor or opposition of the petition.

Hearing none, Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Osborne makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Shoff. Motion carries.

Schaffer- Yes
Osborne- Yes
Olson- Yes
Shoff- Yes
Walter- Yes
Thomas- Yes

STAFF ITEMS
21-SI-05

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

1006 ½ Fulton St.	Upstairs Apartment
1101 W Garfield Ave.	New One Family Dwelling
3611 Oak Ridge Dr.	New One Family Dwelling
1018 W Wolf Dr.	New One Family Dwelling

Commercial

2044 Airport Dr. H#41	New Hanger

DRAFT

2993 Paul Dr.	Existing Building with New Business
3900 S Main St.	Flavor Freeze
4000 S Main St.	Concord Community Transportation Depot

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

Schaffer calls for a motion.

Osborne makes motion to approve; Second by Olson and Shoff. Voice vote carries.

Schaffer states there is an additional Staff Item.

Smith states Edgar Marino would need to be appointed to the Plat Committee and would be replacing Tori Irwin. Smith then says Staff does recommend.

Schaffer calls for a motion.

Osborne makes motion to approve; Second by Thomas. Voice vote carries.

ADJOURNMENT
Schaffer calls for a motion to adjourn meeting. Osborne approves motion to adjourn and is seconded by Thomas. Meeting is adjourned and all are in favor.

_____ _____
Jeff Schaffer, President Dave Osborne, Vice-President

DRAFT

City of Elkhart

Staff Report

Planning & Zoning

Petition: 20-FSP-05

Petition Type: Final Site Plan

Date: June 7, 2021

Petitioner: 756 Patricia Court-Elkhart LLC

Site Location: 756 Patricia Court

Request: As required by Section 20.7 B. seeking Final Site Plan approval for a one-story, 60,318 square foot light industrial building on land totaling 5.15 acres, more or less, located at 756 Patricia Court.

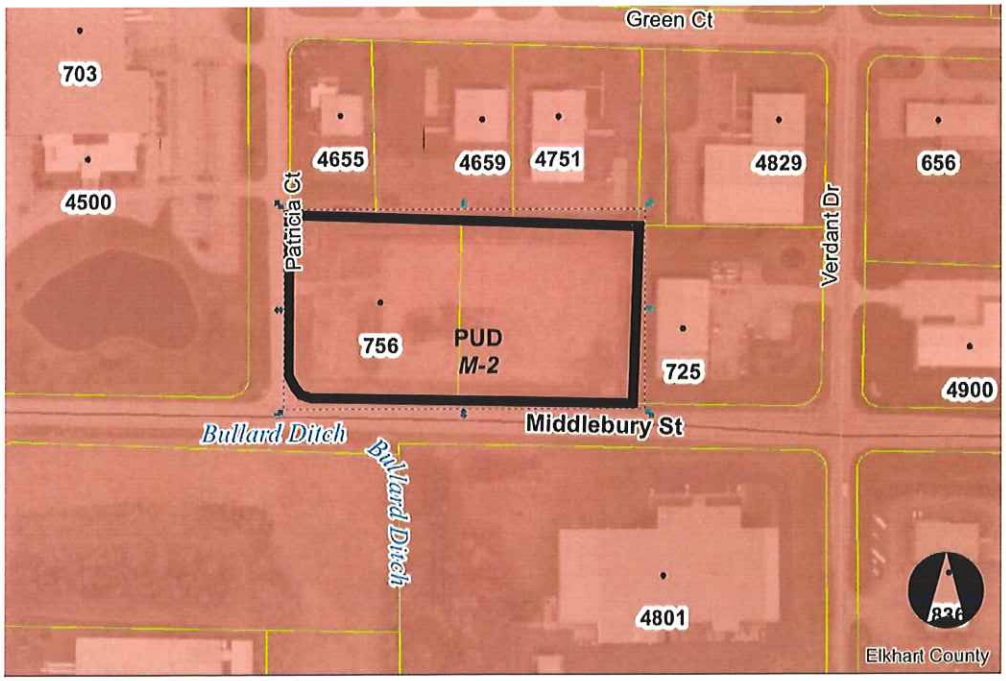
Existing Zoning: PUD, Planned Unit Development

Size: +/- 5.15 Acres

Thoroughfares: Middlebury Street, Patricia Court

School District: Concord Community Schools

Utilities: Available and provided to site



Surrounding Land Use & Zoning:
The property is located within Phase IV of the Elkhart Industrial Park. Surrounding properties are industrial and vacant zoned PUD.

Applicable Sections of the Zoning Ordinance:
Section 20.7.B – Final Site Plan

Comprehensive Plan:
The Comprehensive Plan does not take this property into account but is anticipated to call for the land to be developed with industrial uses.

Staff Analysis

The petitioner owns two parcels comprising approximately 5 acres and is proposing to build a 60,000 square foot building with associated 75,000 square feet of pavement. The intended use is a light manufacturing facility, which is a permitted use within the district. The project is currently under review through the Technical Review process, with minor details outstanding.

Recommendation

The Staff recommends approval of the final site plan based on the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;
2. The proposed use is permitted within the underlying zoning of the Planned Unit Development;
3. The project is currently being reviewed through the City's Technical Review process;
4. The use conforms to the Comprehensive Plan which is anticipated to call for industrial uses;
5. The proposed use should not be detrimental to the property values of adjacent properties.

Attachments

Petition, letter, site plan.

Photos

Network:May 19, 2021 at 2:45:53 PM EDT

Network:May 19, 2021 at 2:44:28 PM EDT

Network:May 19, 2021 at 2:46:13 PM EDT

PETITION NUMBER: 21-FSP-05 Date Filed: 5.7.21

PETITION
to the PLAN COMMISSION

Petition Type:

_____Rezoning* _____PUD* _____PUD Amendment*
_____Annexation* __X__Final Site Plan _____Subdivision
_____Wireless Communications Facility

* denotes that this action requires final approval from the Common Council

Property Owner(s): 756 Patricia Court-Elkhart LLC
Mailing Address: 22291 Heron Cove, Elkhart, Indiana 46516
Phone: (574) 320-1023 email: amit.shah@greenstreamcompany.com

Contact Person: Amit Shah, Member
Address: [redacted]
Phone: [redacted] email: [redacted]

Subject Property Address: 756 Patricia Court
Zoning: PUD M-1 Present Use: Vacant
Proposed Use: Manufacturing Building

Checklist (√) for submittal of the Petition to the Plan Commission docket: you must include:

- ∝ One copy of the required Petition Letter signed in ink by the owner of the property.
- ∝ A completed Petition form signed by the legal owner of record.
- ∅ If any other person other than the legal owner or the legal owner's attorney files the appeal, written authorization from the property owner must be supplied.
- ∅ A full and accurate legal description of the property.
- ∅ One to scale drawing of the property, smaller than 11" x 17". If larger than 11" x 17", 12 copies must be submitted.
- ∅ Cash or check made payable to the City of Elkhart.
- ∅ Any other information listed in the Instructions and Filing Procedure for your type of Petition.

Optional: any supplementary information you wish to include.

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) (PRINT) 756 Patricia Court-Elkhart LLC, Amit Shah, Member

SIGNATURES _____

RECEIVED BY: _____ DATE: 5.7.21

Remit To:
CITY OF ELKHART – OFFICE OF PLANNING & DEVELOPMENT – Planning Services Division
Municipal Building, 229 S. Second Street, Elkhart, Indiana 46516

(staff to complete)

Ordinance Requirement: Sections(s): _____
MAP #: _____ AREA: _____

PETITION NUMBER: _____ Date Filed: _____

PETITION
to the PLAN COMMISSION

Petition Type:

_____Rezoning* _____PUD* _____PUD Amendment*
_____Annexation* __X__Final Site Plan _____Subdivision
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NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) (PRINT) 756 Patricia Court-Elkhart LLC, Amit Shah, Member

SIGNATURES _____

RECEIVED BY: _____ DATE: _____

Remit To:
CITY OF ELKHART – OFFICE OF PLANNING & DEVELOPMENT – Planning Services Division
Municipal Building, 229 S. Second Street, Elkhart, Indiana 46516

(staff to complete)

Ordinance Requirement: Sections(s): _____
MAP #: _____ AREA: _____

May 7, 2021
Honorable Members City Plan Commission
City of Elkhart, Indiana

Regarding: PUD Final Site Plan Approval

The undersigned appellant respectfully shows the City Council and Plan Commission:

1. *756 Patricia Court-Elkhart LLC is the owner of the following described real estate located with the City of Elkhart, Osolo Township, Elkhart County, State of Indiana, to-wit:*

LEGAL DESCRIPTION

For Parcel ID(s): 20-06-01-378-002.000-011 and 20-06-01-452-009.000-011
LOT 6 AND PART OF LOT 9 IN THE REPLAT OF ELKHART INDUSTRIAL PARK PHASE IV, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 1, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA, SAID PLAT BEING RECORDED IN PLAT BOOK 24, PAGE 42 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 88 DEGREES 31 MINUTES 04 SECONDS EAST ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 334 FEET TO A 5/8 INCH BAR AND CAP AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, 93.41 FEET TO A 5/8 INCH BAR AND CAP; THENCE SOUTH 87 DEGREES 49 MINUTES 53 SECONDS EAST, 256.64 FEET TO A 5/8 INCH BAR AND CAP AT THE NORTHWEST CORNER OF LOT 8 ON SAID PLAT; THENCE SOUTH 01 DEGREES 35 MINUTES 43 SECONDS WEST ON THE EAST LINE OF SAID LOT 9, A DISTANCE OF 340.05 FEET TO A 5/8 INCH BAR AND CAP AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 88 DEGREES 24 MINUTES 40 SECONDS WEST ON THE SOUTH LINE OF LOTS 6 AND 9, A DISTANCE OF 640.65 FEET TO A 5/8 INCH BAR AND CAP; THENCE NORTHWESTERLY 54.02 FEET AROUND A 35 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 44 DEGREES 11 MINUTES 20 SECONDS WEST 48.82 FEET TO A 5/8 INCH BAR AND CAP ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 0 DEGREES 01 MINUTES 39 SECONDS EAST ON SAID WEST LINE 305.51 FEET TO A POINT OF BEGINNING.

Containing 5.312 acres more or less.

2. *The above-described real estate presently has a zoning classification of: PUD District under the Zoning Ordinance of the City of Elkhart.*

3. *Petitioner presently occupies the above-described property in the following manner: The site is currently vacant.*

4. *Petitioner desires to receive PUD Site Plan Amendment for:*
The construction of a light manufacturing building with associated pavement, grading and drainage improvements.

5. *Using the appropriate standards from the previous page, address each standard.*

1. *The proposed project is in accordance with the Comprehensive Plan.*
The property will be used for manufacturing facilities. This use is appropriate for this location adjacent to other manufacturing and warehouse buildings in the area.

2. *The proposed project encourages innovations in development.*
The development of a light industrial building will develop this property to its intended use.

3. *The proposed project fosters the safe, efficient, and economic use of the land, transportation, public facilities, and services.*
The proposed building site will have access to Patricia Court and Middlebury Streets with convenient access to the City of Elkhart and County Road 17. The proposed building will have no effect on public facilities or services.

4. *The proposed project will facilitate the provision of adequate public services such as transportation, water, sewer, storm drainage, electricity, and public parks.*
The proposed building employees and visitors will use the existing roadway network, will connect to existing City Sanitary Sewer and Water Utilities, will have an on-site storm water retention system, will connect to the existing electrical network, and will have no impact on public parks.

5. *The proposed project will avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage.*
The proposed light manufacturing building is an appropriate use of this property on Middlebury Street. The area has a high demand for light manufacturing buildings. It will have adequate storm water drainage and will have no impact on flood damage.

6. *The proposed project will encourage patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.*
The proposed light manufacturing building property is on Middlebury Street, with access to the City of Elkhart and to County Road 17. County Road 17 connects to the I-80/90 Interchange and U.S. 20 interchange. This will serve employees, deliveries, and customers efficiently.

7. The proposed project will minimize adverse environmental impacts of development.

The proposed light manufacturing building will minimize adverse environmental impacts. The proposed building will utilize City Water and Wastewater utilities, Electric and Gas Utilities and Local Trash Services. Excess vehicle travel will be avoided by placing the proposed building in an existing manufacturing district in the City.

8. The proposed project will improve the design, quality, and character of new development.

The proposed light manufacturing building will be a high-quality structure that meets all City construction requirements.

9. The proposed project will foster a more rational pattern of relationship between residential, business, and industrial uses.

The proposed light manufacturing building will use a currently vacant property. It will add new manufacturing space and add to the City's taxable property. It will have no negative impact on nearby residential or business uses.

10. The proposed project will protect existing neighborhoods from harmful encroachment by intrusive or disruptive development.

The proposed light manufacturing building is in a manufacturing district and will not affect existing neighborhoods. It will add manufacturing capacity in a manufacturing zone and use the property in the intended manner.

WHEREFORE, Appellant respectfully requests a hearing on this appeal and that after such hearing, the Board grant the requested PUD Final Site Plan Approval.

Signature of Property Owner: _____

Printed Name: Amit Shah

Documents Prepared By: Debra S. Hughes, P.E., Project Civil Engineer
Business Name: Marbach, Brady & Weaver, Inc.
Address: [redacted]
Phone: [redacted]
Fax: [redacted]
Email: [redacted]

WARRANTY DEED 2018-22507

For APN/Parcel ID(s):
20-06-01-378-007.000-011 and 20-06-01-452-009.000-011
LOT 6 AND PART OF LOT 9 IN THE REPLAT OF ELKHART INDUSTRIAL PARK PHASE IV, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 1, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA, SAID PLAT BEING RECORDED IN PLAT BOOK 24, PAGE 42 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SITE BENCHMARKS

BM 0201-2020-1
CHISELED CUT FOUND ON THE NE BOLT IN THE TOP FLANGE OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF PATRICIA COURT 407± NORTH OF MIDDLEBURY STREET.
ELEVATION 758.28

BM 0247-2020-2
CHISELED CUT FOUND ON THE NE BOLT IN THE TOP FLANGE OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MIDDLEBURY STREET 407± EAST OF PATRICIA COURT.
ELEVATION 758.30

Flood Note

Based on scaling from the Flood Insurance Rate Map of Elkhart County, Indiana, Map Number 18039C0142D, Dated August 2, 2011, the property is located within Zone X. Based on scaling from the IDNR Indiana Floodplain Portal the property is partially in Zone A.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

W E S

BM 0201-2020-1

PATRICIA COURT 80' R.O.W.

PROP. PVMT. TO MATCH BACK OF EXISTING ROLLED CURB

PROP. ASPHALT PVMT. IN CITY R.O.W. 807 S.F.

PROP. SIGN

PROPOSED DRAINAGE RETENTION BASIN

PROPOSED DRAINAGE RETENTION BASIN

4:1 SIDE SLOPES (TYP.)

4:1 SIDE SLOPES (TYP.)

N88°31'04"W 334.00'

N89°59'48"W 93.41'

S87°48'36"E 256.64'

580.42'

PROP. ASPHALT PVMT 75,000 S.F.

PROP. ASPHALT PVMT

PROP. STEEL GUARDRAIL 1 FT. NORTH OF BLDG 290 L.F.

PROP. CONCRETE PVMT

PROP. BUILDING 60318 SQ. FT.

EAVE HEIGHT 28 FT. 1-STORY WITH MEZZANINE

PROP. ASPHALT PVMT

PROP. CANOPY

PROP. CONC. SIDEWALK WITH 6 IN. HT. CURB

PROP. CANOPY

PROP. CANOPY

PROP. 19' 2" x 12' PATIO 230 SQ. FT.

PROP. STREET TREE (TYP.)

5 SPACES

8 SPACES

12 SPACES

9 SPACES

9 SPACES

7 SPACES

GRASS

L=53.92' R=35.00' Δ=88°16'29"

N88°14'50"W 165.17'

N88°24'40"W 475.58'

25 FT. PUBLIC UTILITY EASEMENT

5' NON-ACCESS EASEMENT

BM 0247-2020-2

25' PUBLIC UTILITY EASEMENT

PROPOSED DRIVEWAY

PROPOSED CURB CUT

PROP. ASPHALT PVMT. IN CITY R.O.W. 1393 S.F.

DASHED WHITE

SOLID DOUBLE YELLOW

DASHED WHITE

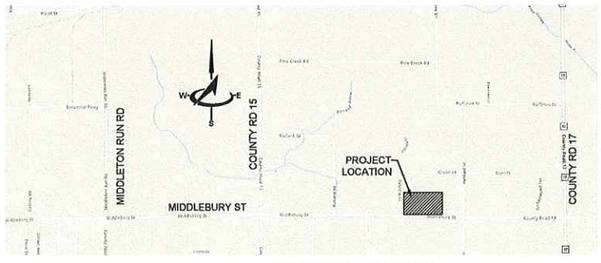
50 FT. NORTH ½ R.O.W.

MIDDLEBURY STREET (COUNTY ROAD 14)

N1°35'43"E 340.43'

MONUMENT SYMBOLS	
●	IRON PIPE FOUND
◉	REBAR FOUND
OTHER SYMBOLS	
✱	SPRINKLER HEAD
MW	MONITORING WELL
—▪—	SIGN
LINETYPES	
—E—	OVERHEAD ELECTRIC LINE
—780—	EXISTING CONTOUR
UTILITY SYMBOLS	
○	UTILITY POLE
⟵	GUY ANCHOR
▯	TELEPHONE PEDESTAL
Ⓜ	MANHOLE
▭	INLET (CURB CASTING)
	FIRE HYDRANT
⊗	WATER VALVE
UTILITIES MARKED BY OTHERS	
—FO—	BURIED FIBER OPTIC LINE
—W—	WATER LINE
—G—	GAS LINE

SITE PLAN NOTES:
1. PROPOSED BUILDING USE: MANUFACTURING
2. BUILDING SIZE: 60,318 S.F.
3. OFFICE AREA: 5,000 S.F.
4. PARKING REQUIREMENTS:
   - 4.1. 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
   - 4.2. 1 SPACE PER 300 S.F. OF PUBLIC OFFICE SPACE
   - 4.3. EMPLOYEE ESTIMATE: 40
   - 4.4. PUBLIC OFFICE SPACE: 27 FT. X 31 FT. = 837 S.F.
   - 4.5. PARKING REQUIRED: 40 + 837 / 300 = 43
   - 4.6. PARKING PROVIDED: 48 STD SPACES, 2 HANDICAP SPACES = 50 PARKING SPACES TOTAL
5. STREET TREE NOTES
   - 5.1. 8 TREES SHOWN, ACTUAL LOCATION MAY VARY
   - 5.2. PROPOSED VARIETY: RED MAPLE, 2 IN. CALIPER AT PLANTING.
   - 5.3. ACTUAL VARIETY MAY BE DIFFERENT, BUT SHALL NOT BE ANY VARIETY ON CITY PROHIBITED SPECIES LIST.



LOCATION MAP (NOT TO SCALE)

REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

Marbach
Marbach, Brady & Weaver, Inc.
Engineering & Surveying Since 1918

3220 Southview Drive
Elkhart, Indiana 46514
(574) 266-1010
Fax: (574) 262-3040
info@marbach.us
www.marbach.us

©2021 Marbach, Brady & Weaver, Inc.

CAD FILE: 0107-2021 DESIGN.dwg

SCALE: 1" = 30' HORIZONTAL NONE VERTICAL

DATE OF CERTIFICATION: 05/05/2021

ENGINEER: Debra S. Hughes, PE
DRAWN BY: MAT

DEBRA SMITH HUGHES REGISTERED No. PE80706 STATE OF INDIANA PROFESSIONAL ENGINEER
Debra S. Hughes

PROPOSED SITE PLAN

756 PATRICIA COURT-ELKHART LLC, 756 PATRICIA COURT, LOT 6 AND S PT. LOT 9, REPLAT OF ELKHART INDUSTRIAL PK. PH IV, PT. SW ¼ AND SE ¼, SEC. 1, T37N, R5E, CONCORD TWP., ELKHART CO., IN

JOB NUMBER: 0107-2021

SHEET 1 OF 1

DRAWING NO. A-45516

City of Elkhart

Staff Report

Planning & Zoning

Petition: 20-FSP-06

Petition Type: Final Site Plan Amendment

Date: June 7, 2021

Petitioner: Jenks Properties LLC

Site Location: 4642 Chester Dr.

Request: As required by Section 20.7.B seeking approval for an Amendment to a Final Site Plan for a 2,000 square feet addition on land totaling one (1) acre, more or less, located at 4642 Chester Drive, Elkhart, IN

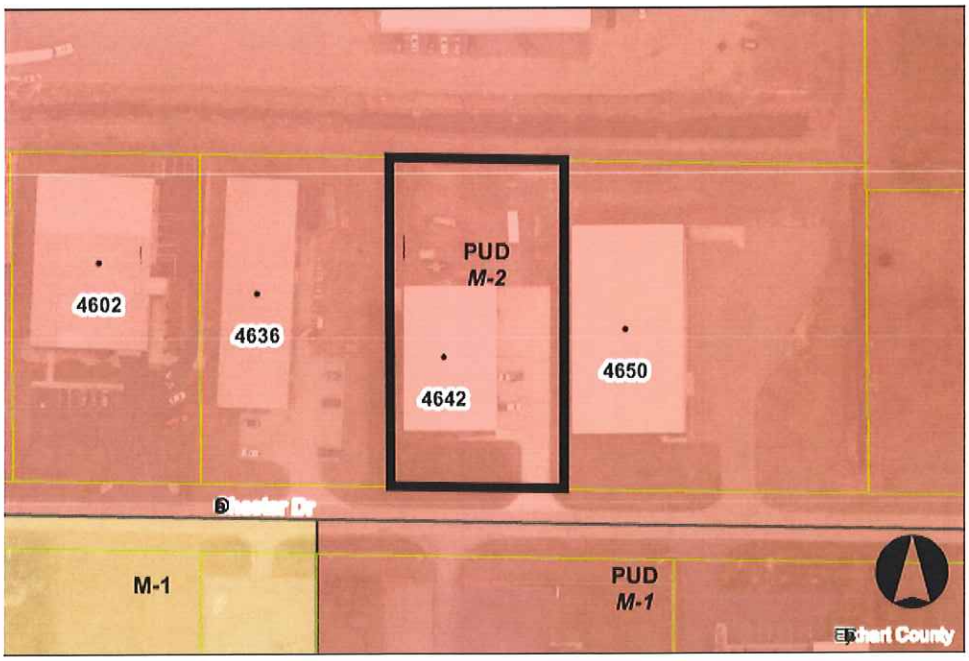
Existing Zoning: PUD, Planned Unit Development

Size: +/- 1 Acre

Thoroughfares: Chester Dr

School District: Concord Community Schools

Utilities: Available and provided to site



Surrounding Land Use & Zoning:
The property is located within the Eastland Industrial Park. Surrounding properties are industrial zoned PUD and M-1.

Applicable Sections of the Zoning Ordinance:
Section 20.7.B – Final Site Plan

Comprehensive Plan:
The Comprehensive Plan calls for the land to be developed with industrial uses.

Staff Analysis

The petitioner owns an existing facility of approximately 10,000 square feet on a 1-acre site used for a carpentry business. The expansion will be a 2,000 square foot building addition on the north (rear) side of the building. The underlying use is permitted within the district; the project has been reviewed and approved through the Technical Review process.

Recommendation

The Staff recommends approval of the final site plan based on the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community;
2. The proposed use is permitted within the underlying zoning of the Planned Unit Development;
3. The project has passed the City's Technical Review process;
4. The use conforms to the Comprehensive Plan which is anticipated to call for industrial uses;
5. The proposed use should not be detrimental to the property values of adjacent properties.

Attachments

Petition, letter, site plan.

Photos

RAPTOR
Network:May 19, 2021 at 2:51:53 PM EDT

Network:May 19, 2021 at 2:52:10 PM EDT

PETITION NUMBER: 21-FSP-06 Date Filed: 5/7/21 $400

PETITION
to the PLAN COMMISSION

Petition Type:

____Rezoning*	____PUD*	_X_PUD Amendment*
____Annexation*	_X_Final Site Plan	____Subdivision
____Wireless Communications Facility		

* denotes that this action requires final approval from the Common Council

Property Owner(s): Jenks Properties LLC
Mailing Address: 4642 Chester Drive, Elkhart, IN
Phone: _____ email: _____

Contact Person: Matt Schuster W/ JPR
Address: [redacted]
Phone: [redacted] email: [redacted]

Subject Property Address: _____
Zoning: PUD Present Use: Carpentry business
Proposed Use: Same

Checklist (√) for submittal of the Petition to the Plan Commission docket: you must include:

- o One copy of the required Petition Letter signed in ink by the owner of the property.
- o A completed Petition form signed by the legal owner of record.
- o If any other person other than the legal owner or the legal owner's attorney files the appeal, written authorization from the property owner must be supplied.
- o A full and accurate legal description of the property.
- o One to scale drawing of the property, smaller than 11" x 17". If larger than 11" x 17", 12 copies must be submitted.
- o Cash or check made payable to the City of Elkhart.
- o Any other information listed in the Instructions and Filing Procedure for your type of Petition.

Optional: any supplementary information you wish to include.

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) (PRINT) James A. Jenks

SIGNATURES _____

RECEIVED BY: Matthew C Hooley DATE: 5/7/21

Remit To:
CITY OF ELKHART – OFFICE OF PLANNING & DEVELOPMENT – Planning Services Division
Municipal Building, 229 S. Second Street, Elkhart, Indiana 46516

(staff to complete)

Ordinance Requirement: Sections(s): _____
MAP #: _____ AREA: _____

JONES
PETRIE
RAFINSKI

May 7, 2021

Honorable Members of the City Council and Plan Commission
City of Elkhart, Indiana

RE: PUD AMENDMENT AND FINAL SITE PLAN APPROVAL FOR JENKS CARPENTRY

The undersigned petitioner respectfully shows the council and plan commission:

1. James A Jenks are the owner(s) of Jenks Properties LLC located within the City of Elkhart at 4642 Chester Drive, Concord Township, Elkhart County Indiana. Parcel number 20-06-12-203-012.000-011. To-wit:

   Legal Description
   Lot 42A of the replat of Lot 42, Eastland Park Section 11, a Minor Subdivision, the Plat of which recorded in Plat Book 35, page 11, in the Office of the Recorder of Elkhart County, Indiana.

2. The above described real estate presently has zoning classifications of PUD District under the zoning ordinance of the City of Elkhart

3. Petitioner presently occupies the above described property with a carpentry business called Jenks Carpentry and is seeking to construct a 2,000 square foot building addition on the north side of the building.

4. Petitioner desires to amend the PUD to allow for the building addition and drainage improvements as shown on the included site plan.

5. The proposed PUD amendment is in accordance with the Comprehensive Plan.

6. The proposed PUD amendment encourages innovations in development.

7. The proposed PUD will foster the safe, efficient and economic use of the land, transportation, public facilities and services.

8. The proposed PUD amendment facilitates the provision of adequate public services such as transportation, water, sewer, storm, drainage, electricity, and public parks.

9. The proposed PUD amendment avoids the inappropriate development of lands and provides adequate drainage and reduction of flood damage.

10. The proposed PUD amendment encourages patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.

11. The proposed PUD amendment minimizes adverse environmental impacts of the development.

12. The proposed PUD amendment improves the design, quality, and character of the development.

13. The proposed PUD amendment fosters a more rational pattern of relationship between residential, business uses.

14. The proposed PUD amendment protects existing neighborhoods from a harmful encroachment by intrusive or disruptive development.

WHEREFORE, Petitioner prays and respectfully requests a hearing on this PUD amendment and that after such hearing, the Plan Commission make a do pass recommendation and the Council, after hearing, pass on appropriate ordinance amending the PUD as described in the petition of land located in the city of Elkhart.

Current Property Owner (Appellant)

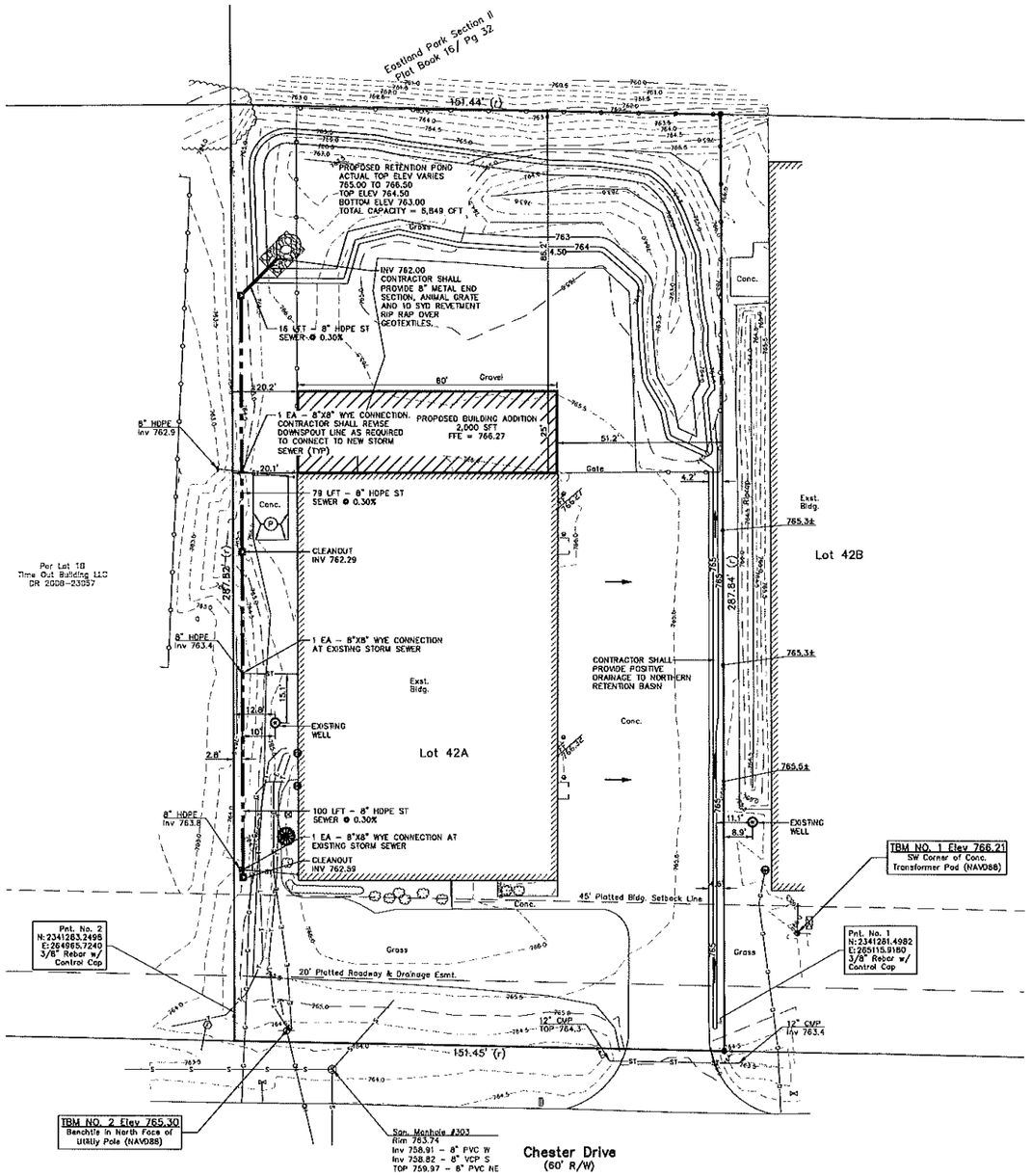
Signature of Property Owner: _____

Printed Name: James A. Jenks

Second Property Owner: _____

Printed Name: _____

Owner's Representative:
Contact Person: Matt Schuster w/ Jones Petrie Rafinski Corp. (JPR)
Address [redacted]



GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 INCH = 20 FT

N

EXISTING RETENTION BASIN #1 VOLUME

Volume Report — Fri Mar 26 11:58:21 2021

Lower Left Grid Corner : 265038.09,2341458.30
Upper right Grid Corner: 265114.18,2341545.20
X grid resolution: 50, Y grid resolution: 50
X grid cell size : 1.52, Y grid cell size: 1.74
Elevation Range: 763.00 to 764.50

Increment	Storage(AcreFt)	(C.Y.)	(C.F.)	(Gallons)	Area(Acre)
Below 763.00	0.00000	0.0	0.0	0.2	0.000
763.00-763.50	0.00321	5.2	139.7	1044.9	0.013
763.50-764.00	0.01256	20.3	547.3	4094.2	0.022
764.00-764.50	0.02229	35.9	970.9	7262.6	0.020
Total	0.03806	61.4	1657.9	12401.9	0.055

TOTAL STORAGE PROVIDED = 1,657 CFT

PROPOSED RETENTION BASIN #1 VOLUME

$V = (1/3)*(H)\ (A1 + \sqrt{(A1 * A2)} + A2)$ (FORMULA - FRUSTUM OF PYRAMID PER ENGINEERING FORMULAS 6TH ADDITION, McGRAWHILL, 1990)

H = 1.5 FT
A1 = 5,593 SQ FT (ELEV. 764.50)
A2 = 3,609 SQ FT (ELEV. 763.00)
$V = (1/3)*(H)\ (A1 + \sqrt{(A1 * A2)} + A2)$
V = 0.5 (13,697.59)
V = 8,849 CFT

DRAINAGE & RETENTION CALCULATIONS

PROJECT SITE

TOTAL AREA	43,578 SFT (1.00 AC)

NON-PERMEABLE SURFACE

EXIST BUILDING	10,060 SFT
PROP BUILDING	2,000 SFT
GRAVEL	3,811 SFT
PARKING & DRIVES	7,655 SFT
TOTAL	23,326 SFT

PERMEABLE SURFACE

OPEN AREA	20,252 SFT

STORAGE REQUIRED

ASSUMPTIONS	C = 0.30 (PERVIOUS SURFACE) C = 0.90 (IMPERVIOUS SURFACE) I = 3.0 INCHES OF RAIN IN 24 HOURS V = CIA (MODIFIED RATIONAL METHOD)
NON-PERMEABLE	0.90 x 0.25 FT x 23,326 SFT = 5,248 CFT
PERVEABLE	0.30 x 0.25 FT x 20,252 SFT = 1,519 CFT
TOTAL	5,248 CFT + 1,519 CFT = 6,767 CFT

RETENTION PROVIDED

TOTAL STORAGE REQUIRED	6,767 CFT
PROPOSED RETENTION POND	8,849 CFT
EXCESS RETENTION VOLUME PROVIDED	8,849 CFT - 8,767 = 82 CFT

LEGEND

(P) PROTECT

NO.	DESCRIPTION	BY	DATE
.			

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JONES PETRIE RAFINSKI
South Bend, IN p: 574.232.4388
Fort Wayne, IN p: 260.422.2552
Elkhart, IN p: 574.293.7762

BRIAN B. KOMARSKI
REGISTERED
NO. 11011333
STATE OF INDIANA
PROFESSIONAL ENGINEER
05/06/21

JENKS CARPENTRY
CADET CONSTRUCTION
303 N MAIN STREET ELKHART, IN 46516

SITE DIMENSIONAL, GRADING & UTILITY PLAN

DESIGNED BY: M.SCHUSTER
DRAWN BY: M.SCHUSTER
DATE: MAY 2021
JOB NUMBER: 2021-0092
SCALE: 1" = 20'

C201

City of Elkhart

Staff Report

Planning & Zoning

Petition: 21-Z-09

Petition Type: Rezoning

Date: June 7, 2021

Petitioner: Hope E. Lukas

Site Location: VL County Road 6 E.

Request: Per Section 29.11.B, Map Amendments, a request to rezone the property located at Vacant Lot County Road 6 East (southwest corner of County Road 6 East and Elkhart East Boulevard) from R-1, One-Family Dwelling District to M-1, Limited Manufacturing District.

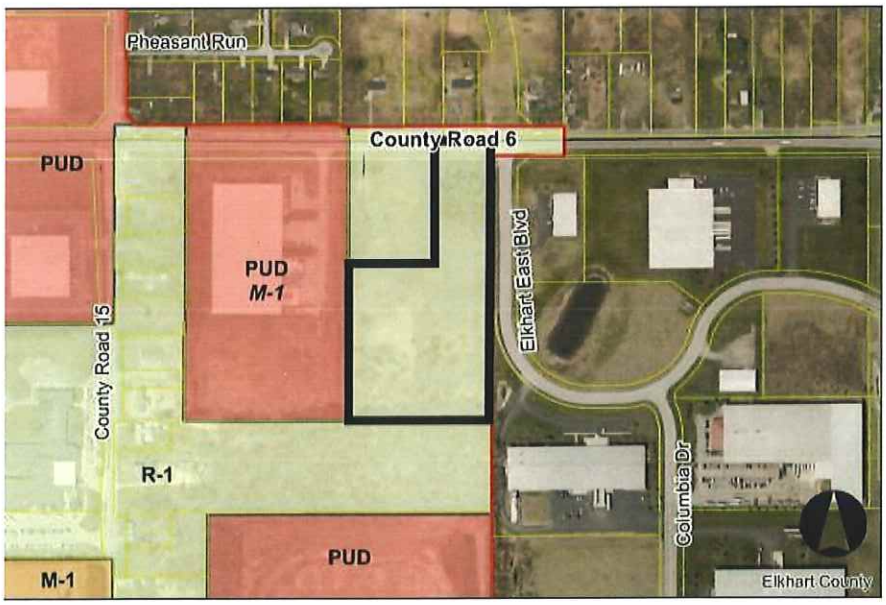
Existing Zoning: R-1, One-Family Dwelling District

Size: +/- 7.716 Acres

Thoroughfares: County Road 6 E.

School District: Elkhart Community Schools

Utilities: Available and provided to site.



Surrounding Land Use & Zoning:
The property is in an area of the city transitioning from residential uses to industrial. The land to the north is residential in Elkhart County. The land to the south is residential zoned R-1, One Family Dwelling District. The land to the west is a combination of residential zoned R-1, One family Dwelling District and a Planned Unit Development for industrial uses. Land to the east is an industrial park in Elkhart County with industrial uses.

Applicable Sections of the Zoning Ordinance:
See enumerated in request.

Comprehensive Plan:
The Comprehensive Plan have not been adopted for this area of the City, it is anticipated to call for industrial uses.

Staff Analysis

The petitioner owns a +/- seven-acre site on the south side of County Road 6 east of County Road 15 adjacent to the Elkhart East Industrial Park.

The site has an old barn but is otherwise vacant. The parcel in question is wooded and has available public water and sewer at County Road 6. Based on a preliminary site plan submitted with the application, access will be achieved from Elkhart East Boulevard utilizing the existing street network rather than requesting a new curb cut to the site from County Road Six.

Preliminary site plans call for an industrial building approximately 45,000 square feet with a potential expansion of up to another 40,000 square feet. Petitioner's agent has relayed to staff that the woods along County Road 6 and along the south with remain to act as a buffer to adjacent residential properties.

Recommendation

The Staff recommends **approval** of the rezoning request based on the following findings of fact:

1. Although the future land use map for this area has not been adopted, it is anticipated that the request will be in keeping with the transition of similar properties in the area to more intense industrial uses fronting County Road 6.
2. Current conditions and the character of current structures and uses in each district will not be impacted because it will be compatible to existing adjacent manufacturing uses and will be properly buffered from residential uses.
3. The M-1 District does allow for the most desirable uses for which the land can be adapted since the site is in an area that is transitioning to more industrial uses along County Road 6. It is directly west of an industrial park – Elkhart East and a manufacturing facility to the west.
4. The proposed rezoning will preserve the conservation of property values throughout the City because the land will be developed to current standards, be in active use, and be compatible with adjacent properties.
5. The rezoning of the property to M-1, Limited Manufacturing District is compatible with the surrounding properties and does reflect responsible growth and development.

Photos

Network:May 19, 2021 at 3:14:04 PM EDT

Network:May 19, 2021 at 3:13:45 PM EDT

Petition, appeal letter, and site plan.

PETITION NUMBER: 21-Z-09 Date Filed: 5/6/2021

PETITION
to the PLAN COMMISSION

Petition Type:

x Rezoning*	_____PUD*	_____PUD Amendment*
_____Annexation*	_____Final Site Plan	_____Subdivision
_____Wireless Communications Facility		

* denotes that this action requires final approval from the Common Council

Property Owner(s): Hope E. Lukas
Mailing Address: 6000 E. Edwin Road, Tucson, AZ 85739-9792
Phone:_____ email:_____

Contact Person: Chris Marbach, PS. Marbach, Brady & Weaver, Inc.
Address: [redacted]
Phon[redacted]

Subject Property Address: Vacant Land, CR 6 Parcel: 20-02-25-126-014.000-027
Zoning: R-1 Present Use: Vacant Land
Proposed Use: M-1

Checklist (√) for submittal of the Petition to the Plan Commission docket: you must include:

- o One copy of the required Petition Letter signed in ink by the owner of the property.
- o A completed Petition form signed by the legal owner of record.
- o If any other person other than the legal owner or the legal owner's attorney files the appeal, written authorization from the property owner must be supplied.
- o A full and accurate legal description of the property.
- o One to scale drawing of the property, smaller than 11" x 17". If larger than 11" x 17", 12 copies must be submitted.
- o Cash or check made payable to the City of Elkhart.
- o Any other information listed in the Instructions and Filing Procedure for your type of Petition.

Optional: any supplementary information you wish to include.

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) (PRINT) Hope E. Lukas

SIGNATURES Hope E Lukas

RECEIVED BY: Nathan C Hooley DATE: 5/6/2021

Remit To:
CITY OF ELKHART – OFFICE OF PLANNING & DEVELOPMENT – Planning Services Division
Municipal Building, 229 S. Second Street, Elkhart, Indiana 46516

(staff to complete)

Ordinance Requirement: Sections(s):_____
MAP #:_____ AREA:_____

May 2, 2021

To: Honorable Members of the City Council
and Plan Commission
City of Elkhart, Indiana

Re: Rezoning

The undersigned petitioner respectfully shows the Council and Plan Commission:

1. I, Hope E. Lukas, the owner of the following described real estate located within the City of Elkhart, Osolo Township, Elkhart County, State of Indiana, to-wit:

   A part of the Northeast Quarter of the Northwest Quarter of Section 25, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana and being more particularly described as follows:
   Beginning at the county monument marking the Northeast corner of the Northwest Quarter of said Section 25; thence on an assumed bearing of due South along the East line of the Northwest Quarter of said Section 25, a distance of 990.00 feet; thence South 89°54'35" West parallel with the North line of the Northwest Quarter of said Section 25, a distance of 500.00 feet; thence on a bearing of due North parallel with the East line of the Northwest Quarter of said Section 25, a distance of 560.00 feet to a 3/4 inch rebar; thence North 89°54'35" East parallel with the North line of the Northwest Quarter of said Section 25, a distance of 304.00 feet to a 3/4 inch rebar; thence on a bearing of due North parallel with the East line of the Northwest Quarter of said Section 25, a distance of 430.00 feet to a P.K. nail on the North line of the Northwest Quarter of said Section 25; thence North 89°54'35" East along the North line of the Northwest Quarter of said Section 25 a distance of 196.00 feet to the point of beginning of this description.

2. The above-described real estate presently has a zoning classification of R-1, One-Family Dwelling District under the Zoning Ordinance of the City of Elkhart.

3. Petitioner presently occupies the above-described property in the following manner: Property had an old barn, otherwise the balance of the property is a wooded lot and not being used for anything else.

4. Petitioner desire to rezone said real estate to M-1, Limited Manufacturing District for that purpose.

5. Standards that must be considered for a Rezoning:

    a. The 2015 Comprehensive Plan does not contemplate the future land use of this property. However, there is currently industrial uses to the West and industrial uses to the East and a dense wooded area to the South. This would be industrial infill.
    b. Current conditions and land use: Industrial use to the West, Industrial use to the East, Residential use, dense woods to the South, Agricultural zoning, residential uses on the North side of CR 6.
    c. Because of the existing Industrial uses to the West and to the East, including the location on CR 6, a major throughfare, industrial use is the most desirable use for this property.
    d. The property values in this area have only gone up with the anticipation of industrial uses.
    e. This is responsible growth, served by City sewer and water, within an area where the existing land uses are already industrial.

WHEREFORE, Petitioner prays and respectfully requests a hearing on this appeal and that after such hearing, the Plan Commission make a do pass recommendation and the Council, after hearing, pass on appropriate ordinance rezoning the above-described parcel of land located in the City of Elkhart.

Signature of Property Owner: Hope E. Lukas

Printed Name: Hope E. Lukas

Second Property Owner: _____

Printed Name:

Contact Person: Chris Marbach, PS,

[redacted]

AFFIDAVIT IN SUPPORT OF REZONING PETITION

I, Hope E. Lukas, being first duly sworn upon his/her oath deposes and says that he/she is familiar with and has personal knowledge of the facts herein and, if called as a witness in this matter, would testify as follows :

1. I am over eighteen (18) years of age and am competent to testify to the matters contained herein.

2. I make this affidavit in support of my rezoning petition filed contemporaneously herewith.

3. I am now and at all times relevant herein have been, the owner of record of the property located at 20-02-25-126-014.000-027 CR 6 Elkhart, Indiana.

4. FURTHER AFFIANT SAYETH NOT.

EXECUTED on the 4th day of May, 2021.

Hope E Lukas

Printed: Hope E.. Lukas

I certify under the penalties for perjury under the laws of the United States of America and the State of Indiana that the foregoing factual statements and representations are true and correct.

Hope E Lukas

Printed: Hope E. Lukas

STATE OF Arizona)
) SS:
COUNTY OF Pima)

Before me the undersigned, a Notary Public in and for the State of Arizona, personally appeared Hope E.. Lukas, and acknowledged his execution of the foregoing. Subscribed and sworn to before me this 4th day of May, 2021.

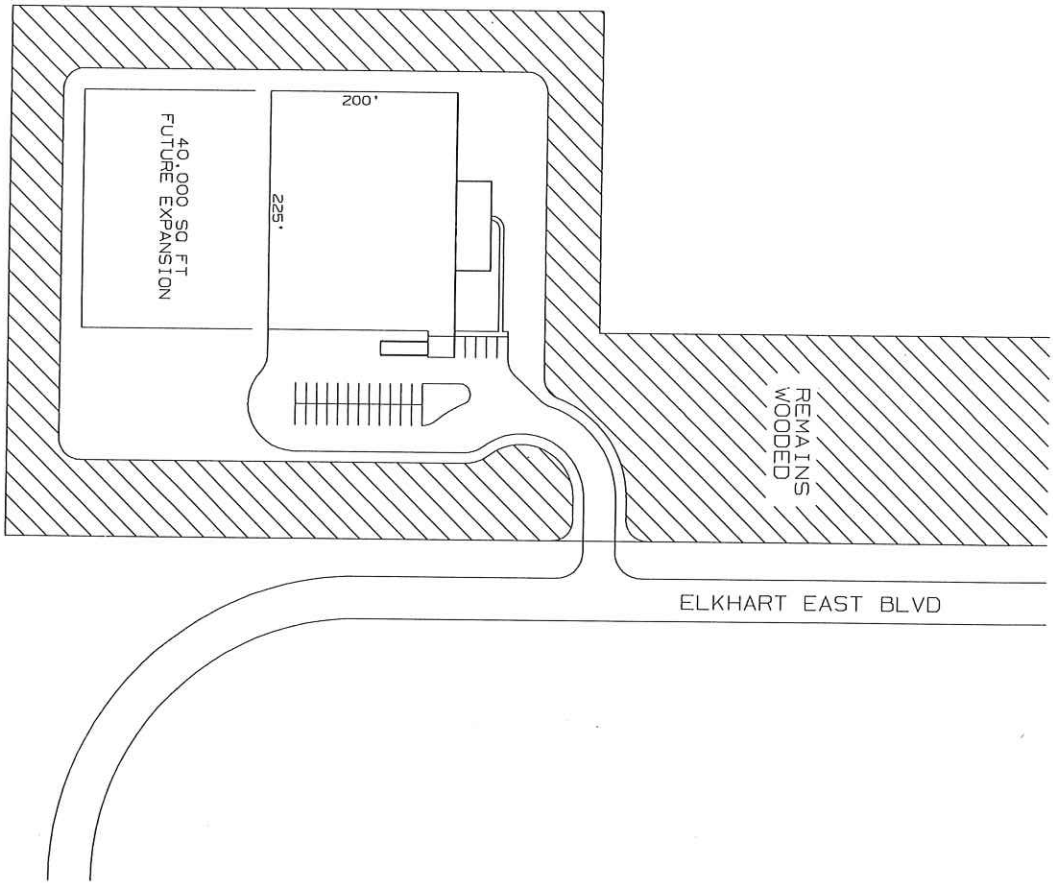
Nicole Palese

Printed: Nicole Palese

My commission expires:
5/2/23

Notary Public in and for the State of Arizona
Resident of Pima County

NICOLE PALESE
Notary Public, State of Arizona
Pima County
Commission # 566089
My Commission Expires
May 02, 2023


200'
225'
40,000 SQ FT
FUTURE EXPANSION
REMAINS
WOODED
ELKHART EAST BLVD

City of Elkhart

Staff Report

Planning & Zoning

Petition: 21-SI-05

Petition Type: Staff Item - Addressing

Date: May 3, 2021

Petitioner: City of Elkhart Planning & Zoning Department

Site Location: City of Elkhart

Request: Plan Commission approval of proposed address for the City of Elkhart.

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

1006 ½ Fulton St.	Upstairs Apartment
1101 W Garfield Ave.	New One Family Dwelling
3611 Oak Ridge Dr.	New One Family Dwelling
1018 W Wolf Dr.	New One Family Dwelling

Commercial

2044 Airport Dr. H#41	New Hanger
2993 Paul Dr.	Existing Building with New Business
3900 S Main St.	Flavor Freeze
4000 S Main St.	Concord Community Transportation Depot

Recommendation

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

Attachments

None

5) The rezoning of the property to B-3, Service Business District is not compatible with the properties to the north, east, and south, and does not reflect responsible growth and development.

Photos

Attachments

Petition, appeal letter, and site plan.