



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (March 12, 2014 Meeting)

Docket No. / Project Title: PUD-14-03 (Shadow Creek Farms Preliminary PUD, Neighborhood Commercial Area)

Staff: Melissa Begley

Applicant: Beazer Homes

Property Size: 322.214 Acres

Current Zoning: PUD (Planned Unit Development)

Location: South of County Road 200 South between County Roads 225 West and 150 West, in the City of Columbus

Background Summary:

The proposal is an amendment to the Preliminary PUD Plan for Shadow Creek Farms. The Preliminary PUD Plan for Shadow Creek Farms was approved in 1999 (PUD-99-2) for a subdivision of 886 residential lots, a 6 acre tract for neighborhood business and 110 acres of open space. At this time, residential Sections 1, 2, 3, 4 and 5 have been completed and structures have been built on all of the lots. Sections 7A and 7B are currently being developed, with the streets and infrastructure in place, but many lots are still available. The Preliminary Plats for Sections 8 and 9 have been approved but the Final Plats have not been approved. Sections 6, 10 and 11 have not been developed at this time. The applicant would like to amend the PUD to remove the neighborhood business uses and allow the site to be used for common area.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the removal of the commercial area and changing it to a common area with a detention pond acceptable?
2. Is commercial development viable at this location?

Preliminary Staff Recommendation:

Continuance, in order for staff and the applicant to thoroughly review the Preliminary PUD.

Plan Commission Options:

In reviewing a request for a Preliminary PUD the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to a future Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding Preliminary PUD applications.

Decision Criteria:

The Shadow Creek Farms Planned Unit Development was initially approved in 1999 under the procedures specified by the Zoning Ordinance at that time. A different PUD procedure was established with the replacement of the Zoning Ordinance in 2008. Under the original approval procedure the

property was rezoned to PUD at the time the City Council approved the preliminary PUD. Current Zoning Ordinance Section 5.1(E) establishes the intent of the Zoning Ordinance for pre-2008 PUDs to follow the procedures in place at the time of their original adoption. Therefore, the Plan Commission and City Council should pay reasonable regard to the following when considering this Preliminary PUD modification (a rezoning).

The Comprehensive Plan.

Preliminary Staff Comments: The future land use plan identifies this area as residential and the site is currently surrounded by residential. The Comprehensive Plan also encourages adequate green space in new developments.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: Tract 'A' is currently undeveloped and is located along a minor arterial road. The tract is located within the Shadow Creek Farms subdivision but is physically separated by Opossum Creek. Large lot residential and farm fields are located to the east of the tract.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: Tract 'A' is currently permitted for a variety of commercial uses but is also located adjacent to residential uses. The open space would serve as a transition to the surrounding lower density single family residential.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The property values would not be affected. The tract is currently undeveloped and other than the construction of a pond will remain as open space.

Responsible growth and development.

Preliminary Staff Comments: Tract 'A' is located within the City limits of Columbus and has adequate access to existing streets and infrastructure. The subject property is located along a minor arterial street which would provide adequate vehicular ingress and egress to and from the property. There is abundant open space within Shadow Creek Farms. This site will provide a buffer to the adjacent properties.

Current Property Information:	
Land Use:	Single family residential/Undeveloped ground
Site Features:	Undeveloped sections of Shadow Creek Farms, single family homes, detention ponds, common area
Flood Hazards:	Floodway, 100 year flood fringe along Denois Creek
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The subdivision is located in the Wellfield Protection Area
Vehicle Access:	County Road 200 South (Minor Arterial, Residential, Suburban) and County Road 150 West (Minor Arterial, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:

North:	RS2 (Residential: Single Family 2) RS3 (Residential: Single Family 3)	Wildflower Estates, Agriculture farm fields, large lot single family residential
South:	AP (Agriculture: Preferred)	Agriculture farm fields
East:	AP (Agriculture: Preferred) RS2 (Residential: Single Family 2)	Agriculture farm fields, large lot single family residential
West:	AP (Agriculture: Preferred)	Agriculture farm fields, large lot single family residential

Interdepartmental Review:	
City Engineering:	No comments.

History of this Location:

The relevant history of this property includes the following: Shadow Creek Farms is an ongoing development, originally approved in 1999 (PUD-99-02), consisting of 11 residential sections, a 33 acre park, and a 6 acre tract set aside for neighborhood business use. At this time, Sections 1, 2, 3, 4 and 5 have been completed and structures have been built on all of the lots. Sections 7A and 7B are currently being developed, with the streets and infrastructure in place, but many lots are still available. The Preliminary Plats for Sections 8 and 9 have been approved but the Final Plats have not been approved. Sections 6, 10 and 11 have not been developed at this time. No steps beyond the original Preliminary PUD approval have been taken with regard to the commercial portion of the development.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goals and policies apply to this application:

1. **POLICY A-2-18:** Maintain and enhance neighborhood-scale business areas, with special attention to the unique character of each area. *Neighborhoods can be enhanced by convenient shopping areas, provided that these are of a type, size and design consistent with their surroundings.*
2. **POLICY C-1-2:** Require adequate greenspace in new developments. When reservation of green space is impractical because of the size of the development or other factors related to the land, provide other methods for the developer to meet this goal. These mechanisms could include payment in lieu of park land dedication or enhancement of and/or connection to existing parks.
3. **POLICY C-1-9:** Designate park areas as passive, active, or restricted. Passive and active uses would include human use of the areas. Restricted use would protect wildlife corridors, natural habitats, wetlands, and unique vegetation. The parks system should include both passive and active recreation at convenient location throughout the community.
4. **POLICY E-3-1:** Allow the free market and private investment decisions to govern the quantity of each type of business and the variety of goods and services available, within the framework of an overall land use plan.

This property is located in the Western Hills character area. The following planning principles apply to this application: Encourage neighborhood business centers in convenient locations as new residential areas are developed.

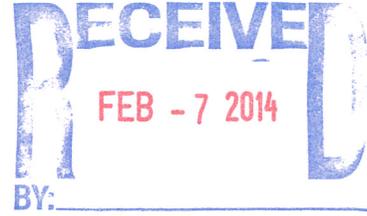
Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant has stated that they would like to alter the Preliminary PUD Plan to remove the commercial area and make it common area with a detention pond.
2. In the Preliminary PUD Plan, this area is identified as providing neighborhood services. The types of uses permitted in this area are those permitted under the former B-1 Neighborhood Business District, including:
 - business service uses, including banks and financial institutions;
 - clothing service uses, including dry cleaning and laundry receiving stations, laundromats, dressmaking, millinery, tailoring and shoe repair shops;
 - equipment service uses, including electrical and household appliance stores, radio, television, video, computer, and music sales, rental and repair; sporting goods and hardware stores;
 - food service uses, including grocery and convenience stores, meat and fish markets, delicatessens, restaurants, coffee shops, eating places and bakeries;
 - personal service uses, including beauty and barber shops, camera and photographic shops and optician shops;
 - professional offices, including medical and dental clinics;
 - retail service uses, including drugstores, variety stores, book and stationery stores, newsstands, candy and ice cream stores, florist, gift, antique, art, music, toy and hobby shops, paint and wallpaper stores, aerobics, exercise and dance studios, jewelry and leather stores;
 - special service uses, including children's homes, day care centers, training and education centers, kindergartens, nursing homes and neighborhood social centers;
 - general business offices, including agency, insurance, association, communication, travel and health offices or studios;
 - utility installations, and facilities;
 - accessory uses, which are incidental to, maintained on the same lot and commonly associated with the operation of a permitted use; temporary uses; and other uses comparable and compatible to those set forth above.
 - Excluded from the approved uses are package liquor stores or drive-through facilities (other than banking facilities).
3. The Preliminary National Flood Insurance Program Flood Insurance Rate Maps, created in 2011, show a significant portion of Shadow Creek Farms being in the 100 year floodway fringe. In order to build houses in the 100 year flood fringe, the houses will need to be elevated 2 feet above the base flood elevation. Beazer Homes has indicated that they are proactively working to elevate the impacted lots above the preliminary flood elevation to prevent future homeowners from needing to purchase flood insurance. The purpose of the proposed pond is not for stormwater detention but for fill dirt to elevate building pads.
4. Of the total 6.174 acre commercial area a significant portion of the site is in the floodway and the 100 year flood fringe, leaving approximately 2.6 acres of developable land.
5. The nearest commercial development, Columbus Crossing, is located 3.4 miles from the development.
6. Not including the openspace in sections 6 and 10, the existing open space within Shadow Creek Farms equals approximately 110 acres or approximately 34 percent of the total property. Changing the commercial area to common area will add to this overall total. This results in a significant amount of open space to be maintained by the Shadow Creek Farms Homeowner's Association. Maintenance costs, including mowing, operating the clubhouse, maintaining the athletic fields and the detention ponds will be borne by the homeowners thorough annual association dues. Given that Shadow Creek Farms is designed as a more affordable housing option for the City of Columbus, these maintenance costs could be significant to the individual homeowners.

7. During the review of the Shadow Creek Farms Preliminary PUD it was determined that some portions of the document are out of date or otherwise in need of review and revision. The Planning Department would recommend that Beazer prepare and gain approval for revisions to the Preliminary PUD Plan prior to the development of any additional sections of Shadow Creek Farms.
8. This proposed revision of the Preliminary PUD Plan will require Beazer to appropriately update all text and maps associated with the commercial area to reflect its new use as a common area and to have a revised Preliminary PUD Plan recorded.

Columbus – Bartholomew County Planning Department
Planning Unit Development (PUD) Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: _____

Planned Unit Development (PUD) Application:

Application Type Preliminary PUD Plan Final PUD Plan & Rezoning
 Minor Modification Major Modification (a Preliminary or Final PUD Revision)

PUD Title: Shadow Creek Farms

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name Beazer Homes of Indiana LLP

Address 9202 N. Meridian Street Suite 300 Indianapolis, Indiana 46260
(number) (street) (city) (state) (zip)

Phone No.: 317-843-9514 Fax No.: _____ E-mail Address: scook@beazer.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Beazer Homes of Indiana LLP

Address 9202 N. Meridian Street Suite 300 Indianapolis, Indiana 46260
(number) (street) (city) (state) (zip)

Phone No.: 317-843-9514 Fax No.: _____ E-mail Address: scook@beazer.com

Property Information:

Property Size: 6.174 acres *or* 26,894 square feet

Address 3380 SO.. 150 W+/- Columbus, Indiana 47203
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

- A legal description is attached.
(a legal description is required for the processing of all *Final PUD Plan* requests).

- The PUD document is attached.
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Bill Bryant

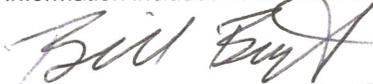
Address 9202 N. Meridian Street Suite 300 Indianapolis, Indiana 46260
(number) (street) (city) (state) (zip)

Phone No.: 317-366-8426 Fax No.: _____ E-mail Address: bill.bryant@beazer.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



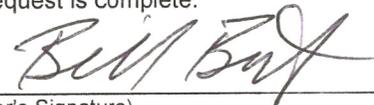
(Applicant's Signature)

2/4/14

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

2/4/14

(Date)

(Owner's Signature)

(Date)

Shadow Creek Farms PUD

Tract "A"

Part of the Northwest Quarter of Section 2, Township 8 North, Range 5 East of the Second Principal Meridian, Bartholomew County, Indiana being more particularly described as follows:

Commencing at the Southeast Corner of said Northwest Quarter; thence on the East line thereof North 01 degree 39 minutes 14 seconds East (assumed bearing) 599.58 feet to the North line of the land described in Deed Record 255, Page 650 in the Office of the Recorder of Bartholomew County, Indiana being the POINT OF BEGINNING; thence on said North line South 88 degrees 08 minutes 16 seconds West 200.00 feet to the Northwest Corner thereof; thence North 21 degrees 33 minutes 14 seconds West 801.12 feet to the North line of the land described in Deed Record 307, Page 800 in the Office of said Recorder; thence on said North line North 88 degrees 39 minutes 33 seconds East 516.02 feet to the East line of said Northwest Quarter; thence on said East line South 01 degree 39 minutes 14 seconds West 750.99 feet to the POINT OF BEGINNING, containing 6.17 acres, more or less.

Columbus – Bartholomew County Planning Department

PUD Preliminary Plan Application Checklist (Columbus & Bartholomew County Zoning Ordinance Section 5.3(B))

The Preliminary Plan may take the form of a booklet of letter and/or tabloid sized paper, a set of 24 inch by 36 inch sheets, or a combination of these formats. The Preliminary Plan may include any graphics that will explain the features of the development.

The following shall be included in the Preliminary Plan submission.

1. _____ Cover Page & Index: The cover sheet shall indicate that it is the Preliminary Plan for that particular development and include the date of submittal, an index identifying all sections included in the Preliminary Plan document, and references to any separate sheets of information.
2. _____ Site Description: A description of the property and petitioners involved, including:
 - a. the name, mailing address, e-mail address, and telephone number of the applicant,
 - b. the name, mailing address, e-mail address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Preliminary Plan design,
 - c. the legal description of the subject property and common address of the site, and
 - d. the proposed name of the development (if applicable).
3. ✓ _____ Phasing Plan: A phasing plan indicating the general phases by which Final PUD Plans may be submitted, if any.
4. _____ Vicinity Map: A vicinity map showing the use and zoning of all properties within 1,320 feet (1/4 mile) of the property subject to the Preliminary Plan.
5. _____ Common Holdings Map: A map of any property adjacent to the property subject to the Preliminary Plan that is owned or otherwise controlled by any or all of the applicants. The Common Holdings Map shall be accompanied by a general description of the future development of that property and its relationship to the area included in the Preliminary Plan. The general description may be in either text or map form and shall include, at a minimum, general land uses, general street patterns and access points, and general drainage plans.
6. _____ Existing Site Conditions: A site survey of all existing conditions on the subject property, including:
 - a. *Built Features:* All existing streets (including travel lanes, rights-of-way, etc.), established open spaces, and structures;
 - b. *Easements:* All existing easements and an indication of their purpose;
 - c. *Topography:* A topographic survey extrapolated from USGS data or otherwise meeting the requirements of the Planning Director;
 - d. *Natural Features:* The location of natural streams, regulated drains, 100 and 500-year floodplains and floodways (extrapolated from FEMA maps), water courses, wetlands (general locations as indicated by the National Wetlands Inventory), and wooded areas;
 - e. *Utilities:* The general location of utilities serving the site (including waste disposal, water, electricity, natural gas, cable television, and data transmission);
 - f. *Cemeteries:* The general location of any cemeteries on, or within 100 feet of, the site.
 - g. *Historic Features:* An identification of any historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures; and
 - h. *Other Features:* Any other significant feature(s) that may influence the preliminary design of the development.

7. _____ Proposed Development: A description of the proposed development of the property, including:
- a. *Street Systems:* The general layout and description of proposed street systems (that identifies proposed arterial and collector streets);
 - b. *Land Uses:* The general land use areas within the development (including proposed densities of residential uses);
 - c. *Open Space:* The general location of open space;
 - d. *Landscaping:* The general description of any areas of landscaping, buffering, and/or screening proposed for the development;
 - e. *Natural Features:* A description of the general accommodation of natural streams, regulated drains, 100 and 500-year floodplains and floodways, water courses, wetlands, and wooded areas identified in Section 5.3(B)(5)(d) above;
 - f. *Historic Features:* A description of the general accommodation of historic features, specifically those listed as Outstanding, Notable, or Contributing on the Indiana Historic Sites and Structures Inventory - Bartholomew County Interim Report or listed in the National Register of Historic Places and/or Indiana Register of Historic Sites & Structures;
 - g. *Written Commitments:* A description of any written commitments that are being proposed as part of the development;
 - h. *Covenants:* A general description of any private covenants and restrictions that may be established for the development; and
 - i. *Drainage:* A general drainage concept meeting the requirements of the appropriate (City or County) Engineer.
8. ✓ _____ Supplemental Information: Any other information requested by the Planning Director or Plan Commission to aid in the review of the Preliminary Plan. This may included, but not be limited to, topic areas such as traffic, utilities, flood hazards, and architectural design standards.

SHADOW CREEK FARMS

REVISED 03/28/12

PHASING PLAN

SECTION	HOUSING UNITS	AGRES	DENSITY	TYPE
1	89	71,284	4.32	LAKESIDE ENCLAVE
2	128	82,078	4.37	LAKESIDE ENCLAVE
3	111	43,725	2.53	LAKESIDE ENCLAVE
4	81	18,408	4.40	LAKESIDE ENCLAVE
5	45	14,408	3.91	LAKESIDE ENCLAVE
6	32	21,140	1.51	LAKESIDE ENCLAVE
7	51	27,440	3.14	LAKESIDE ENCLAVE
8	74	14,408	5.11	LAKESIDE ENCLAVE
TOTAL	886	322,714	2.75	

THE FIRST PHASING PREPARED BY:
 BEAZER HOMES AND ASSOCIATES, INC.
 10000 N. STATE ROAD 139
 FORT VALLEY, INDIANA 46033
 PHONE: 317-746-0000

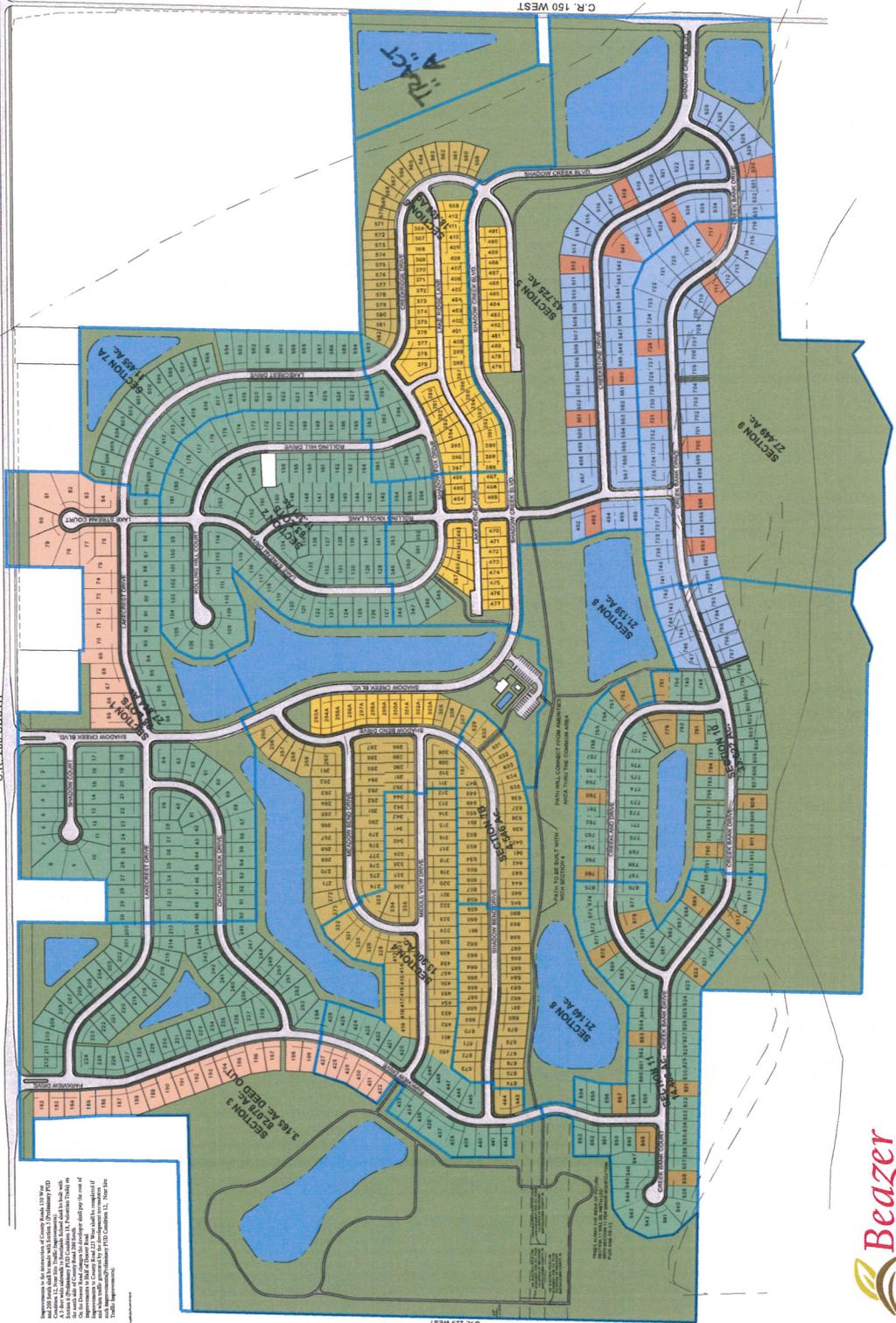
THE SECOND PHASING PREPARED FOR:
 BEAZER HOMES AND ASSOCIATES, INC.
 10000 N. STATE ROAD 139
 FORT VALLEY, INDIANA 46033

1. Improvements to the subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.
2. The subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.
3. The subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.
4. The subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.
5. Improvements to the subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.
6. Improvements to the subdivision of Shadow Creek Farms shall be made in accordance with the provisions of the Indiana Subdivision Act and the Indiana Platting Act.

C.R. 200 SOUTH

C.R. 150 WEST

C.R. 235 WEST

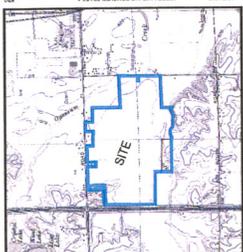


47' REAR LOAD
 40'
 50'
 55'
 60'
 65'
 66'

STREETS
 SIDEWALKS
 COMMON AREA (C.A.)
 LAKES
 BURIAL SITE



VICINITY MAP



NO.	DATE	REVISIONS
1	3/8/00	1. 1.200'
2	5/1/00	2. 1.200'
3	5/1/00	3. 1.200'
4	5/1/00	4. 1.200'
5	5/1/00	5. 1.200'
6	5/1/00	6. 1.200'
7	5/1/00	7. 1.200'
8	5/1/00	8. 1.200'
9	5/1/00	9. 1.200'
10	5/1/00	10. 1.200'
11	5/1/00	11. 1.200'

CERTIFIED: 3/8/00
 CONSULTING ENGINEERS - LAND SURVEYORS
 (317) 849-5935
 FAX: (317) 849-5942

INDIANA
 SHADOW CREEK FARMS
 PHASING PLAN

COLUMBUS
 SHEET NO. 1
 1
 34255

NOTE: PATHS WILL BE INSTALLED AS SECTIONS ARE DEVELOPED





C.R. 150 WEST

FUTURE POND

TRACT "A"

SECTION 6
78.408 AC

SHADOW CREEK BLVD.

SHADOW CREEK BLVD

574 573 572 571 570 569 568 567 566 565 564 563 562 561 560 559
369 368 367 366 408 409 410 411 412 558

513 514 515 516 517 518 519 520 521 522 523
541 540 539 538 537 536
719 718