



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 11, 2012 Meeting)

Docket No. / Project Title: PUDF-12-03 (Shadow Creek Farms, Section 9)
PP-12-02 (Shadow Creek Farms, Section 9 Major Subdivision)

Staff: Melissa Begley

Applicant: Beazer Homes

Property Size: 27.45 Acres

Current Zoning: PUD (Planned Unit Development)

Location: Southeast corner of the intersection of County Roads 200 South and 225 West, in the City of Columbus

Background Summary:

The proposal is a Final PUD Plan and Preliminary Plat for a 51 lot subdivision, Section 9 of Shadow Creek Farms. A Preliminary PUD Plan for Shadow Creek Farms was approved in 1999 (PUD-99-02) for a subdivision of 886 lots. At this time, Sections 1, 2, 3, and 4 have been completed and structures have been built on all of the lots. Section 5 is currently being developed, with the streets and infrastructure in place, but many lots are still available. Section 7B has completed the installation of infrastructure and Section 7A is undergoing the installation of infrastructure. Sections 6, 8, 10 and 11 have not been developed at this time. The next steps required in the approval process for Section 9 are these Final PUD and Preliminary Plat applications, to be followed by a Final Plat application.

The petitioners are requesting one modification; to exceed the maximum length of a temporary dead end street of 150 feet as required by Section 16.24.025(F)(1) of the Subdivision Control Ordinance.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

1. Will the developer be allowed to proceed with the Section 9 Preliminary Plat, when a condition established with the Section 7A Final PUD stated "The sidewalk along 200 South to Southside Elementary School shall be installed with the streets and infrastructure for Section 7A or prior to the approval of a Preliminary Plat for any future sections, excluding Section 7B"?
2. The Subdivision Control Ordinance limits the length of a temporary dead end street to 150 feet. The petitioner is requesting a temporary dead end street of over 197 feet. The petitioner has proposed a temporary stone turn around for vehicular and emergency traffic. Is this adequate or should the petitioner stop road construction at Rolling Knoll Lane?
3. The plan shows a stubbed asphalt path between lots 704 and 705. Should the developer be required to extend the asphalt path to connect with the trail network within the Shadow Creek Farms development, leave as is, or remove the stubs entirely?
4. Should the developer be required to install landscaping between the lots on the south side of Creek Bank Drive and the detention pond and along access to the common area?
5. Are the housing types submitted by the petitioner in addressing Condition 4 of the Statement of Conditions appropriate?
6. Is the inclusion of the pond acceptable?

Preliminary Staff Recommendation – Final PUD:

Approval of the Shadow Creek Farms Final PUD.

Preliminary Staff Recommendation – Preliminary Plat:

Continuance, to allow the petitioner additional time coordinate with the Parks Foundation and to install the sidewalk along County Road 200 South to Southside Elementary School.

Approval of this Preliminary Plat for Section 9 would violate the Preliminary Plat and the conditions of approval for the Section 7A Final PUD.

Decision Criteria – Final PUD:

When considering a request for *final PUD* approval the Plan Commission should ensure compliance with the requirements of the preliminary PUD and pay reasonable regard to the Comprehensive Plan. The preliminary PUD provides the basic parameters for the development, which may be further detailed by the Plan Commission at the time of the final PUD review.

Decision Criteria – Preliminary Plat:

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

Plan Commission Options:

Final PUD and major subdivision approval are two separate requests and should be decided separately.

In reviewing a request for a *final PUD* approval the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the request to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detail PUD.

In reviewing a request for *major subdivision approval*, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

Outstanding Technical Comments – Final PUD:

1. Delete curb radius labels
2. Designate floodway vs. floodplain on drawings
3. Show where existing woods are to be retained and label accordingly.
4. Provide sewer verification

5. Include an existing conditions sheet.
6. Remove the pond in Section 9 from the phasing plan and resubmit.

Outstanding Technical Comments – Preliminary Plat:

1. Distinguish the floodway from the floodplain.
2. Delete the 4' safety ledge labels from sheet 2
3. Show where existing woods are to be retained and label accordingly.
4. Curb radius needs to be 25 feet per the Subdivision Control Ordinance.
5. Waterline and sanitary sewer do not follow the preferred placement. Please include a cross section showing the proposed utility (private and public) layout with the street trees.

Current Property Information (entire subdivision site):	
Land Use:	Vacant
Site Features:	Vacant land, formerly agricultural, woods, Denois Creek
Flood Hazards:	Flood fringe (Zone X and AE)
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	Not Applicable
Vehicle Access:	Shadow Creek Blvd (Collector, Residential, Suburban), Creek Bank Drive (Local, Residential, Suburban)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
South:	AP (Agriculture: Preferred)	Agriculture
East:	PUD (Planned Unit Development)	Additional Sections of Shadow Creek Farms
West:	PUD (Planned Unit Development)	Undeveloped Sections of Shadow Creek Farms

Interdepartmental Review:	
City Engineering:	All comments have been addressed.
City Utilities:	No comments.
Parks Department:	No comments.
MPO:	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. Sections 1, 2, 3, and 4 are completed. Section 5, 7A and 7B are currently being developed and Sections 6, 8, 10 and 11 have not been developed at this time.

History of these Applications:

The relevant history of these applications includes the following: The petitioner met with the Subdivision Review Committee regarding the Section 9 Preliminary Plat on June 21, 2012. The application was forwarded to the July 11, 2012 Plan Commission meeting. All SRC comments have been addressed.

Planning Consideration(s):

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

1. One of the original conditions established with the Preliminary PUD Shadow Creek Farms Condition #18 is that "The Developer commits to install a sidewalk for pedestrian traffic from the Development to the nearby Southside Elementary School". In 2006, as a part of the Plan Commission Approval of a Phasing Plan Modification, a condition was made for "a 5-foot wide sidewalk to Southside School shall be built with Section 6 on the south side of County Road 200 South". Further in 2011 with Plan Commission approval of the Section 7A Final PUD, a condition was made that "The sidewalk along 200 South to Southside Elementary School shall be installed with the streets and infrastructure for Section 7A or prior to the approval of a Preliminary Plat for any future sections, excluding Section 7B". When Section 7A was approved, the Parks Foundation expressed interest in partnering with Beazer Homes to widen the 5 foot sidewalk along County Road 200 South to Southside Elementary School to 8 or 10 feet in width.
2. Landscaping has been installed in several areas throughout the development. The primary focus of landscaping was to establish a buffer between the subdivision and County Road 200 South, between the subdivision and existing adjoining properties and to screen the exposed rear side of lots throughout the subdivision. The southern portion of Section 9 is located adjacent to agricultural fields. The lots are separated from the fields by a wooded buffer and Denois Creek. In Section 3, additional landscaping was required where lots back up to common areas and adjacent to paths to common areas. This was to aid in defining private property from commonly owned property.
3. The Phasing Plan shows a stubbed asphalt path between lots 704 and 705. There is another stubbed asphalt path between lots 797 and 798 in Section 10. In the original statement of conditions #18, states "the proposed approximate location of elements of the pedestrian trail system will be determined during the detailed site plan approval process for each phase of the Development". The Developer has stated in their revised comment letter that "The purpose of the stubbed pedestrian path between Lots 704 and 705 is to provide pedestrian access to the passive recreational common area. The intent of this common area is to provide the common owner within this development a setting of a natural environment for their enjoyment. It is not the intent to connect this pedestrian path with any other pedestrian path within the Shadow Creek Farms Development." There are currently 2.1 miles of asphalt trail in Shadow Creek Farms.
4. In the original statement of conditions, Condition #5 states, "The Development also includes generous areas of east-west open space and trail corridor generally following the PSI utility easement including an amenity area for neighborhood improvements to include without limitation, by way of example, a swimming pool, court games, bathhouse and clubhouse facility, as well as an approximately 8 acre passive recreation/preservation area along Denois Creek. All total, Shadow Creek Farms has 133 acres of common area, including a 33 acre park with soccer and baseball fields. The clubhouse, swimming pool and tennis court have been installed.
5. The Subdivision Control Ordinance limits the length of a temporary dead end street to 150 feet. The petitioner is requesting a temporary dead end street of over 197 feet. The petitioner has proposed a temporary stone turn around for vehicular and emergency traffic. The road will eventually connect to Creek Bank Drive when Section 10 is developed. The temporary dead end is consistent with the

approved phasing plan. When the phasing plan was originally established the Subdivision Control Ordinance did not have the limitation on temporary dead end streets. It was in 2010 when the Subdivision Control Ordinance was amended to include the greater temporary dead end limit.

6. Condition 4 of the Shadow Creek Farms Preliminary PUD Statement of Conditions requires the development to include a variety of housing types, and to incorporate design guidelines to ensure visual variety, housing diversity, and conservation of property values. These design guidelines must be acceptable to the Plan Commission. The petitioner submitted illustrations and a short narrative addressing housing types which are to be included in Section 9. The proposed housing designs for Section 9 include 16 different floor plans and a total of 64 different possible elevations.
7. The lot density, lot widths and setbacks shown on the Final PUD and the Preliminary Plat are consistent with the approved Preliminary PUD and phasing plan.
8. A pond has been added in Section 9. The purpose of the pond is not for stormwater detention but for fill dirt to elevate building pads above the base floodplain elevation. In Condition #5 in the original statement of conditions identifies an 8 acre passive recreation/preservation area along Denois Creek. The pond will reduce the amount of passive recreation space available and change the way the residents will use the property.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.030(F)(1) Dead End Streets: The maximum length of a temporary dead end street shall be 150 feet.

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. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
2. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens.

This property is located in the Western Hills character area. The following planning principles applies to this application:

1. Encourage all development to be linked to bicycle and pedestrian systems.
2. Encourage a better mix of housing prices.