



Design Review Board
Staff Report
August 21, 2018 Meeting

Case Number & Name:	3-DRB-2018 Mt. Vernon North PUD
Applicant/Developer:	Paragon Realty, LLC
Property Owners:	Ralph Spencer, et al. and Beyers Farm, LLC
Subject Site Address:	8727 N 200 West, 8745 N 200 West, 8683 N Fortville Pike
Action Request:	Seeking Positive Recommendation of PUD, Concept Plan & Elevations
Zoning:	R3.5, R1.0 (Rezoning to PUD later via separate action)
Current Land Use:	Agricultural, Rural Residential, undeveloped woods
Acreage:	Approximately 114 acres
Maximum Lots:	238 Single-Family Residential Lots
Dwelling Units per Acre	2.09 du/ac
Lot Sizes:	Minimum 60' x 120' (114 lots) Minimum 66' x 120 (124 lots)
Project Manager:	Adam Zaklikowski, AICP Planning Administrator
Exhibits:	A) Aerial Map B) Zoning Map C) Developer's Concept Plan D) Developer's PUD (includes Home Elevations) E) Town's Residential PUD Design Standards (template) F) Town's Concept Layout

PROJECT OVERVIEW:

Paragon Realty desires to develop a 238-lot single-family residential subdivision on approximately 114 acres bounded by County Road 200 West, Fortville Pike, County Road 850 North alignment and slightly north of the Orchard Drive alignment. The tentative homebuilder is DR Horton, a large publicly-traded national homebuilder, relatively new to the Indianapolis market.

The attached PUD document will set the unique development standards for this neighborhood. The Design Review Board is to make a Recommendation on the PUD, including the Concept Plan & Elevations. The Town Council (and Plan Commission) will use the input in making a decision on a Rezone from R1.0 & R.3.5 to PUD (via separate action) in the near future.

The petitioner also intends on filing a voluntary annexation petition which would be processed concurrently with the Rezone. Note, the area has been shown as “Residential” in the Future Growth Concept Map as part of the Town’s Comprehensive Plan, as last updated in March 2016. However, since this proposal is not adjacent to any existing subdivisions in the Town, it could be considered “urban sprawl.” The Comprehensive Plan discourages it.

Note, the Design Review Board’s recommendation is a not a legislative act, only a recommendation.

PUD REVIEW PROCESS:

Below is a breakdown of the intended schedule for the project, showing how the DRB review fits into it. This is tentative and is subject to change. This is the first step in a thorough review process:

Fortville Design Review Board (7 PM)	8.21.18
Filing Deadline for Rezone to PUD (Hancock County by 11 AM)	8.31.18
Fortville Town Council 1st Reading - Rezone & Annexation (7 PM)	9.17.18
Notice of Public Hearing Published in Greenfield Reporter (Min. 10 days prior)	9.15.18
Notice of Public Hearing Mailed to Adjoining Property Owners (Min. 10 days prior)	9.15.18
Hancock County Area Plan Commission Public Hearing - PUD (6:30 PM)	9.25.18
Fortville Town Council 2nd Reading – Rezone & Annexation (7 PM)	10.1.18
Plat + Construction Plan Process	
	Date
Filing Deadline for Primary Plat/Development Plan (Hancock County by 11 AM)	9.28.18
Hancock County Technical Committee Meeting – Primary Plat/Development Plan (9 AM)	10.11.18
Notice of Public Hearing Published in Greenfield Reporter (Min. 10 days prior)	10.13.18
Notice of Public Hearing Mailed to Adjoining Property Owners (Min. 10 days prior)	10.13.18
Hancock County Area Plan Commission Public Hearing – Primary Plat/DP (6:30 PM)	10.23.18
Filing Deadline for Secondary Plat/Construction Plans (Hancock County by 11 AM)	10.26.18
Hancock County Technical Committee Meeting–Secondary Plat/Construction Plans (9AM)	11.8.18
Hancock County Area Plan Commission – Secondary Plat (for 1st Phase) (6:30 PM)	11.27.18

CURRENT CONDITIONS:

The subject property is partially within Town limits (zoned R3.5) and within unincorporated Hancock County (zoned R1.0). The property is predominantly an agricultural field, however, there is also an undeveloped wooded area within the property that functions as a natural wetland.

Note, the developer could develop the subject property under the existing zoning (R3.5) and build basic vinyl-clad homes allowed per the County Zoning Ordinance. R3.5 zoning would require 80’ wide lots at least 11,000 SF in size. R1.0 zoning would require 125’ wide lots at least 23,000 SF in size, Thus, in exchange for higher architectural design standards, the developer is seeking PUD zoning which would in turn allow higher density (some 60’ wide lots at least 7,200 SF in size).

To the north of the site lie seven (7) rural residential homes; Some in Fortville, some in unincorporated Hancock County.

To the east of the site lies Fortville Pike, a two-lane roadway designated as a future Collector street per the Fortville Thoroughfare Plan (future 3 lane road – 1 lane in each direction + center turn lane, 80’ total ROW). There is a historic home along the west side of Fortville Pike which would remain and is not a part of the project. East of Fortville Pike is the remainder of the Beyers Farm property, predominantly agricultural in use and zoned R1.0 in unincorporated Hancock County. There is a also a homestead and a barn along the east side of Fortville Pike.

To the south of the site lies undeveloped agricultural land zoned R3.5 within the Town of Fortville. Diagonally across the project site, to the southwest, lies Fortville Elementary School and is within walking distance.

To the west of the site lies the rural residential Alford's subdivision, which consists of mostly ranch houses built in the 1960's in mostly unincorporated Hancock County. It is zoned R1.0. There are also rural residential homes along the west side of CR 200 W which front onto the roadway.

NEIGHBORHOOD LAYOUT:

The layout of the neighborhood, with its gridded pattern and central park, is intended to create a somewhat Neo-Traditional (New Urbanism) pattern. Refer to Exhibit "C" for the developer's Concept Plan. Rather than creating a suburban subdivision with vinyl-clad homes on cul-de-sacs and backing up to perimeter roadways, the design is intended to create a walkable neighborhood, similar to other Neo-Traditional neighborhoods such as Saxony (Fishers), Village at West Clay (Carmel), and Anson (Whitestown).

The developer would build and dedicate to the Town a large Town park/recreation area, at no cost to the Town, in the southwest portion of the project near CR 200 W. Much of the land is in a floodplain or wetland area and is not developable. The park would be maintained by the Town and open to the public. There would also be an HOA-managed pool in the center of the neighborhood.

While the subdivision features many good elements, and we commend the developer for working with staff, the subdivision needs some further refinement. Refer to Exhibit "F" for rendering prepared with assistance by the Town's planning intern, Anas Almassrahy. The Town's plan features a system of frontage roads, short blocks further broken up by green space, no cul-de-sacs, and multiple entrance points. While we recognize the desire of the homebuilder to control access points into the subdivision, the end result is that the layout still has too much of an auto-oriented suburban feel. These are the main elements that staff would like to see changed in the layout:

- 1. Provide a 2nd access point to CR 200 West at the Orchard Drive alignment, near the northwest side of the project. To ensure safety, this could be accompanied with a reduction in the speed limit along CR 200 W to 30 or 35 mph.**
- 2. Break up the center blocks with a north-south-street.**
- 3. No cul-se-sac.**
- 4. Provide 2 additional access points out onto Fortville Pike (minimum 300' spacing). To ensure safety, this could be accompanied with a reduction in the speed limit along Fortville Pike to 30 or 35 mph.**

DEVELOPMENT STANDARDS:

This project utilizes the Town's Residential PUD Standards. Those Standards function as a template for any new Planned Unit Development (PUD) proposals. It sets the general vision of the Town for how new PUDs should look and function. As part of it, the Town does allow modifications, as long as those modifications are approved by Town Council and are part of the overall package in creating a high-quality development.

Both the PUD template and actual proposal have been attached to this report for review. Staff has provided a redlined version of the document reflecting the latest Town staff comments.

Below is a listing of comparisons between the proposed PUD to the standard template as well as a staff analysis.

Development Topic	Proposed Standard	Template Standard
Density	2.09 dwelling units per acre; Maximum 2.3 du/ac	2.90 dwelling units per acre
Minimum Lot Width	Minimum 60' for 50% of the lots; Minimum 66' for 50% of the lots.	65' width
Minimum Lot Depth	120'	N/A
<i>Staff comments: The 120' depth is used in Wyndstone and has proved to be too shallow; The County Surveyor's office typically requires a 15' drainage and utility easement in the rear yard; Ideally, fencing should not be placed in this area. As a result, rear yards are too small with 120' lot depth.</i>		
Maximum Impervious Surface	40%	40%
Minimum Home Size	1,600 SF of living space single-story, 2,100 SF of living space two-story w/ 900 SF of living space on 1 st floor	1,700 SF living space single-story, 2,100 SF living space two-story w/ 1,100 SF on 1 st floor.
Front Setback	25'	30'
Garage Setback	25'	35'
Garage Recess/Protrusion	Protrusion allowed	5' behind living area
<i>Staff comments: Staff believes that garages shall not protrude more than 5' in front of the front plane of the home.</i>		
Side Setback	7' setback (14' between homes)	8' setback (16' between homes)
Rear Setback	20'	20'
Local Street ROW	57' (includes 8' wide street tree planting areas)	56' (includes 8' wide street tree planting areas)
<i>Staff comments: An' 8 wide tree planting area is very rare in new subdivisions in Central Indiana; This is an excellent standard that will promote value-added street trees.</i>		
Street Width	30' back of curb to back of curb; Narrower for frontage roads.	30' back of curb to back of curb
Sidewalks/Paths	5' concrete sidewalks; 10' asphalt path along Fortville Pike and CR 200 W.	5' concrete sidewalks
<i>Staff comments: The developer shall be required to reimburse the Town for the path along CR 200 W if the Town installs the path prior to this development.</i>		
Curb style	Chairback	Chairback
<i>Staff comments: Use of chairback curbs in new subdivisions in Indiana is rare. Only seen communitywide in Village at West Clay (and Fortville's Park Creek PUD). This will help to create a neo-traditional aesthetic.</i>		
Cul-de-sacs	Prohibited	Limited use where continuous street connections are impractical due to topographic constraints.
<i>Staff comments: Since there are no topographic/elevation issues, there is no reason for use of cul-de-sacs.</i>		
Garage Requirement	2-car garage with aesthetic enhancements required; 2-car garages not to exceed 50% of front elevation.	2-car garage with aesthetic enhancements required; garage cannot exceed 50% of front elevation.
<i>Staff comments: Staff recommending a 2' plane recesses for a 3rd car bay.</i>		
Exterior Materials	No vinyl; Fiber cement siding required; 4' masonry skirt to be provided around the entire home of corner lots when masonry is utilized on the front façade.	No vinyl; Fiber cement siding required; 4' masonry skirt on all homes.

Porches	Encouraged on front elevations; Required on side elevations of corner lots if no masonry is provided.	Encourage on front elevations; Required on corner lots.
Rear Articulation	No houses will be backing up to arterial roadways; Wall plane projections along Fortville Pike and CR 200 W.	Wall plane recess or projection required along arterial roadways.
<i>Staff comments: Since no houses will back up to Fortville Pike or CR 200 W, staff believes that this standard should apply to lots backing up to common area or public open space.</i>		
Exterior Trim & Overhangs	1" x 4" window trim unless set into a masonry plane, 12" overhangs (measured from framing), frieze board below the soffit required around the entire home.	1" x 4" window trim unless set into a masonry plane, 12" overhangs (measured from edge of façade improvements).
Window Distribution	Two (2) windows required on all facades except for the garage side of the home.	20% of the home's total number of windows on each elevation.
<i>Staff comments: Staff recommends that 2 windows be provided on the garage side as well.</i>		
Roof Pitch	6/12; 4/12 for shed dormers.	6/12; 4/12 for shed dormers.
Anti-Monotony	No 2 homes with same elevation within 5-lot snapshot, both sides of street.	No 2 homes with same elevation within 5-lot snapshot, both sides of street.
Perimeter Landscaping	2 two-inch caliper shade trees + 2 two-inch ornamental trees + 2 6' tall evergreen trees and 10 24" shrubs all per 100 feet of frontage + mound.	2 two-inch caliper shade trees + 2 two-inch ornamental trees + 2 6' tall evergreen trees and 10 24" shrubs all per 100 feet of frontage + mound.
Front Yard Trees	1 front street tree per lot – 2" caliper.	2 front yard trees – 2" caliper.
Front Yard Lawn	Sod, hydro seed or slice seed.	Sod, hydro seed, or slice seed.
Front Shrubs	Min. 8 shrubs 18" high at planting.	Min. 8 shrubs 18" high at planting.
Rear Yard Trees	One six (6) foot high tree in backyards of lots adjacent to frontage or secondary roads.	One six (6) foot high tree in backyards of lots adjacent to frontage or secondary roads.
<i>Staff comments: Should be required in rear yards adjacent to open space, since houses will not back up to arterial roads at the edge of the subdivision.</i>		
Irrigation	Encouraged but not required	Encouraged but not required
<i>Staff comments: Based on Wyndstone experience, irrigation should be required along CR 200 W and Fortville Pike.</i>		
Minimum Park Size	Central pocket park 10,000 SF in size, minimum width 50', surrounded on all 4 sides by a street + pocket parks.	Central pocket park 10,000 SF in size, minimum width 50', surrounded on all 4 sides by a street + pocket parks.
<i>Staff comments: The central park per the developer's plan is much larger than the template standard; Having a central park is a typical element of a neighborhood with neo-traditional elements.</i>		
HOA	Will be provided, but not required.	Not required.
<i>Staff comments: An HOA shall be required and shall be managed by an outside management company immediately after any common areas are developed.</i>		
Exterior Lighting	Dusk to dawn lights on the garage or yard lights; Sidelight required near front door.	Dusk to dawn lights on the garage or yard lights; Sidelight required near front door.

Street Lights	Placed at each entry, intersection, and intermediate locations not to exceed 400’.	Placed at each entry, intersection, and intermediate locations not to exceed 400’.
Sidewalks	5’ wide sidewalks.	5’ wide sidewalks.

STAFF RECOMMENDATION:

One of the major goals outlined in the 2014 Town Comprehensive Plan stated: “Maintain and protect the existing quality of life and small-town identity of the community while maintaining a proactive approach to future growth and development.” The intent has been to work with the developer to create a unique neighborhood, with more character and fitting of Fortville. There are many neo-traditional elements that will encourage walkability, sense of place, and uniqueness.

Staff recommends that the Design Review Board provide feedback and grant a Positive Recommendation prior to the review of a Rezone by the County Plan Commission and Fortville Town Council, subject to the following conditions:

1. As 2nd access point shall be provided to CR 200 W to align with Orchard Drive.
2. The 2 center blocks north of the central pond shall be broken up with a north-south street.
3. Cul-de-sacs shall be prohibited.
4. The center block south of the central bond shall be broken up with a north-south street.
5. The north-south street east of the center pond shall be a continuous through street extended southward.
6. Redline comments within the PUD document shall be incorporated.
7. Two (2) additional access points onto Fortville Pike shall be provided (one north of the center boulevard and one south).