

ELKHART COUNTY PLAN COMMISSION

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd STREET, GOSHEN, INDIANA

Roll Call

Acceptance of the Elkhart County Zoning Ordinance, Elkhart County Subdivision Control Ordinance, and Staff Report materials as evidence for today's hearings.

DETAILED PLANNED UNIT DEVELOPMENT **9:30 A.M.** **(Snyder)**

- A. Petitioner: First State Bank of Middlebury
represented by Abonmarche Consultants
Petition: for a zone map change from R-2 & B-2 to DPUD B-2 and for primary approval
of a 1-lot minor subdivision to be known as ***EAST WARREN STREET***
DEVELOPMENT DPUD.
Location: east side of North State St., 170 ft. north of East Warrant St., in Middlebury
Township.
(DPUD-0204-2024)

B. Petitioner: Shah Land Development, LLC
represented by Jones Petrie Rafinski
Petition: for a zone map change from DPUD E-3 to DPUD M-2 formerly known as
ELKHART EAST AREA B PHASE 3 LOT 13 A to be known as ***ELKHART***
EAST AREA B-LOT 13A DPUD.
Location: northeast corner of Innovation Dr. & CR 15, common address of 22447
Innovation Dr. in Osolo Township.
(DPUD-0205-2024)

C. Petitioner: Hitch Holdings Indiana LLC
represented by Surveying and Mapping, LLC
Petition: for a zone map change from M-1 to DPUD M-1 and for primary approval of
a 1-lot minor subdivision to be known as ***CROSS TRAILERS DPUD M-1.***
Location: south side of CR 4, 1,550 ft. east of CR 39, common address of 11732 CR 4
in York Township.
(DPUD-0211-2024)

PUBLIC MEETING ITEMS *(time of review at the discretion of the Plan Commission)*

STAFF/BOARD ITEMS *(time of review at the discretion of the Plan Commission)*

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*

ADJOURNMENT

The Elkhart County Plan Committee is meeting on Thursday May 9, 2024, at **9:30 am** in Rooms 104, 106 & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:30 am** on May 9, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678.

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 11TH DAY OF APRIL 2024 AT 9:30 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Roger Miller. The following staff members were present: Mae Kratzer, Plan Director; Danny Dean, Planner; Adam Coleson, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark, Crystal Van Pelt, Roger Miller, Brad Rogers.

Absent: Brian Dickerson.

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 14th day of March 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a 34-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES, for Triple I Enterprises LLC represented by Abonmarche Consultants, on property located on the south side SR 120, 3,620 ft. west of CR 35, in York Township, zoned A-1, was presented at this time.

Dann Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0125-2024*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She explained the proposed development plans and addressed concerns regarding gas lines and wetlands. Mr. Miller asked if the land in the back would be dedicated to anything in particular. Mrs. Welsh stated the lots would go down to the water's edge. Ms. Van Pelt asked how many acres are located in the wetland area. Mrs. Welsh stated that number hadn't been identified at this time due to being a part of each subdivision lot. She added Jeremy Tallman and Chris Erb are also present for this request.

Lonnie Abney, 13940 SR 120, Bristol, came on with questions regarding the petition. He asked for details about how the future development would be laid out along his property. He also asked if there would be a covenants.

Randall Leer, 14418 SR 120, Bristol, was present and stated he had questions where the retention ponds would be located. He also asked about the 2 gaslines on the property. Mr. Leer also questioned the 5 to 8 acres of wetlands and the septic systems.

Jeremy Tallman, 11306 Echo Valley, Middlebury, was present in favor of this petition. He stated he has lived in Middlebury his entire life, and there is a need for single-family homes. He explained there are some challenges with this property. He stated there will be plenty of space to

work with the wetlands that exist on the property. He indicated there will be buffering for the neighboring properties. He stated the covenants have not been created yet, but will be similar to the neighboring subdivisions that have been approved with Team Construction.

Chris Erb, 59919 CR 21, New Paris, was present in favor of this petition. He mentioned there are two pipelines running across the property, and they have been in communication with the pipeline company to gather information about the physical components of the pipelines. He stated they know the depth, size, the requirements to go over the twin pipelines.

Crystal Welsh provided additional information regarding the three retention areas, one on the east, one in the middle, and one on the west. She also mentioned that all single-family homes do not require buffering. She stated in addition, all septic systems have been outlined with designated areas that meet the minimum requirements for size and appropriate soil conditions. Furthermore, Mrs. Welsh concluded there will be a thorough review of each septic system as home permits are issued. Lori Snyder inquired about the minimum square footage required for homes in this development. Mrs. Welsh stated that it hasn't been determined to her knowledge, but for an A-1 zone property, there are minimum requirements for square footage.

Mr. Erb came back on and provided additional details, stating that the minimum square footage for homes would range from 1,500 sq. ft. to 2,100 sq. ft., depending on the location in the subdivision. He noted minimum square footage will increase farther into the subdivision.

A motion was made and seconded (*Clark/Edwards*) that the public hearing be closed, and the motion was carried with a unanimous vote.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Edwards that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for primary approval of a 34-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Crystal Van Pelt, Roger Miller, Brad Rogers.

5. The application for a zone map change from R-1 to B-2, for Osolo Little League Inc. represented by Warrick & Boyn, LLP, on property located on the east side of CR 9 (Johnson St.), 1,180 ft. north of CR 6, common address of 52754 CR 9 in Osolo Township, zoned R-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0076-2024*.

Chris Pottratz, Warrick & Boyn, LLP, 861 Parkway Ave., Elkhart, was present representing the petitioner. He mentioned that Osolo Little League has been in operation for a long time, and they have no plans to change the current use. He stated the goal of rezoning the property is to be able to put up billboards to help generate money for the Little League. He further went on to say this organization is a non-profit. Mr. Miller questioned the locations of the billboards. Mr. Pottratz stated there would be a billboard along the Toll Road in the northeast corner of the property. He further

stated it wouldn't affect the houses.

There were no remonstrators present.

A motion was made and seconded (*Edwards/Warner*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Mr. Miller questioned staff if they would have to come back in with a new plan for future development with the proposed commitment. Mr. Coleson stated yes if the Little League did anything past the building of the billboards. Mrs. Snyder asked about adding a commitment to the B-2 zoning. Mrs. Kratzer stated the idea behind the commitment would be to say they are approved for the two billboards, but if they ever wanted to add any development beyond that would require a building permit they have to come with a DPUD for that.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to B-2, be approved in accordance with the Staff Analysis and with the following commitment imposed:

1. New development beyond the billboards will require the submission of a DPUD.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 8).

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Crystal Van Pelt, Roger Miller, Brad Rogers.

6. The application for an amendment to an existing DPUD M-1 known as MICHIANA CAPITAL DPUD to modify the retention area and allow for a new commercial building, for Star Property Real Estate Company LLC & Michiana Capital Investment Group LLC represented by Abonmarche Consultants, on property located on the northeast corner of CR 30 and SR 13, common address of 11903 CR 30 in Clinton Township, zoned DPUD, M-1, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0111-2024*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She explained that there's a large retention area due to the high water table. The septic system was built as a sand mound because of the shallow water. She described how soil borings and groundwater were used to determine the water level, and that the original pond was designed as a wet pond or fishing pond. She further explained that they discovered the perch water table which is made up of sand and that it's impossible to keep water in the area. She mentioned that they consulted with a geotechnical analysis expert to prove that the area was dry and could accommodate the new construction. She noted these findings, show the land that was previously deemed unsuitable for building is now suitable. Additionally, she explained that the retention area will be cut in half and still have the ability to hold water even with the expansion of the building. She concluded that a generator plan has been added that was requested in the initial PUD to the Staff. Steve Warner asked about the access point on the southeast corner of the lot. Mrs. Welsh stated there is an existing drive there.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Edwards*) that the public hearing be closed, and the motion was carried with a unanimous vote.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for an amendment to an existing DPUD M-1 known as MICHIANA CAPITAL DPUD to modify the retention area and allow for a new commercial building be approved in accordance with the Staff Analysis.

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Crystal Van Pelt, Roger Miller, Brad Rogers.

7. The application for a zone map change from A-1 to DPUD A-1 for proposed lot 1 and for primary approval of a 2-lot minor subdivision to be known as M & L DPUD, for Marion E. Yoder & Laverta K. Yoder Trustees of the Marion & Laverta Yoder Trust represented by Jones Petrie Rafinski, on property located on the south side of CR 16, 465 ft. east of CR 43, in Middlebury Township, zoned A-1, was presented at this time.

Mae Kratzer presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0127-2024*.

Matt Schuster, Jones Petrie Rafinski, 325 South Lafayette Blvd., South Bend, was present representing the petitioner. He stated they are seeking this rezoning to allow the construction of new weld-manufacturing shop, agricultural equipment and farm/pet supply store. He explained with in the weld-manufacturing business they make hay feeders and other agricultural-related equipment. He stated the business would be located on lot one and lot two would remain as agricultural and continued to be farmed. He stated the project would include the first phase of the buildings about 17,600 sq. ft. with a future phase to the east of market plans with no timetable at this time. He went on to say the access to CR 16 will have a loading dock to the south side of the building with approximately one vehicle per week. He identified the septic and well system as shown on the map. He mentioned parking for vistors and a horse barn for employees. He explained there would be a generator building that would be 18ft. x 20ft. on the south side of the primary building. He noted the hours of the farm and supply store would be Monday through Friday, 7 AM to 4:30 PM, Saturday 7 AM until noon, and Sunday Closed. He noted the weld shop hours would be Monday through Friday, 5 AM to 2 PM, Saturday 5 AM to Noon if required, and Closed on Sundays. He stated six employees are expected to start with future growth. He stated there would be no new impacts on the local roadways. He noted that construction would start with the following approvals.

There were no remonstrators present.

A motion was made and seconded (*Rogers/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Mrs. Van Pelt stated she was glad to see an agribusiness get started in an agricultural zone.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Crystal Van Pelt, **Seconded by** Roger Miller that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from A-1 to DPUD A-1 for proposed lot 1 and for primary approval of a 2-lot minor subdivision to be known as M & L DPUD be approved in accordance with the Staff Analysis.

Yes: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steve Clark, Crystal Van Pelt, Roger Miller, Brad Rogers.

8. Mae Kratzer presented the Town of Wakarusa approved rezoning.

9. A motion was made and seconded (*Rogers/Miller*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 10:11 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Lori Snyder, Chairman

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: DPUD-0204-2024.

Parcel Number(s): 20-08-10-402-001.000-035, 20-08-10-402-002.000-035, 20-08-10-402-003.000-035, 20-08-10-402-007.000-035, 20-08-10-402-008.000-035, 20-08-10-402-009.000-035, 20-08-10-402-010.000-035, 20-08-10-402-011.000-035.

Existing Zoning: R-2 & B-2.

Petition: For a zone map change from R-2 & B-2 to DPUD B-2 and for primary approval of a 1-lot minor subdivision to be known as EAST WARREN STREET DEVELOPMENT DPUD.

Petitioner: First State Bank of Middlebury, represented by Abonmarche Consultants.

Location: East side of North State St., 170 ft. north of East Warren St., in Middlebury Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-2, B-2	Parking, vacant
North	R-2, B-2	Residential, commercial
South	R-2	Residential, parking
East	R-2	Residential
West	B-2, B-3	Public utility building, library, park, gas station

Site Description: The subject property is a 1.42-acre group of original town lots used for public parking for at least the last 30 years. It is in the Middlebury town core between residential uses to the east and commercial and civic uses along Main St. to the west.

History and General Notes:

- **May 21, 2018** – The town council approved a rezoning from R-2 to B-2 for the west side of the subject property to allow for a pharmacy. The development was never done.

Zoning District Purpose Statements: The purpose of the B-2, General Business, zoning district is to accommodate a variety of medium intensity retail, commercial, service, dining and entertainment uses. The uses should be expected to take place in stand-alone buildings or in strip centers. The zoning district may serve as a transitional district between less intense commercial uses and limited manufacturing uses. The purpose of the DPUD, Detailed Planned Unit Development, zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of this Zoning Ordinance.

Plan Commission Staff Report (Continued)

Hearing Date: May 9, 2024

Staff Analysis: The purpose of this rezoning petition is to allow for an office building for a local bank, with parking, retention, and access only from State St. and Scott St.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The county's plan encourages managed growth focused in and near cities and towns, minimizing conflicts between uses and maximizing accessibility to services. The town's own 2030 plan envisions the town center as a mixed-use urban environment with an increase in local businesses and a built environment with targeted areas for infill and redevelopment. Furthermore, the project satisfies the town's specific requests that buffering be omitted along State, Warren, and Scott Streets and that parking be placed north of the building.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The subject property is in a transitional block of an existing town center between established residential uses at the north, east, and south and heavier business and civic uses to the west approaching Main St.
3. The most desirable use of the subject property is residential, small-scale or medium-scale business, or any mixture thereof.
4. The request conserves property values. The proposed use is a low-intensity office use supporting a local bank, it matches the character prescribed by both the county's and the town's comprehensive plans, and most or all of the existing vegetation along the property's north boundary will remain.
5. The proposed rezoning promotes responsible growth and development. The proposed use is an outgrowth of a local business seeking to expand locally on the necessary utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

Date: 04/01/2024 Meeting Date: May 09, 2024 Transaction #: DPUD-0204-2024
Plan Commission Hearing (PUD)

Description: for a zone map change from R-2 B-2 to DPUD B-2 and for primary approval of a 1-lot minor subdivision to be known as EAST WARREN STREET DEVELOPMENT DPUD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants	First State Bank Of	Abonmarche Consultants
303 River Race Dr. Suite 206	Middlebury	303 River Race Dr. Suite 206
Goshen, IN 46526	Po Box 69	Goshen, IN 46526
	Middlebury, IN 46540	

Site Address: 00000 East Warren St. MIDDLEBURY, IN 46540	Parcel Number: 20-08-10-402-001.000-035 20-08-10-402-002.000-035 20-08-10-402-003.000-035 20-08-10-402-007.000-035 20-08-10-402-008.000-035 20-08-10-402-009.000-035 20-08-10-402-010.000-035 20-08-10-402-011.000-035
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Township: Middlebury
Location: EAST SIDE OF NORTH STATE ST., 170 FT. NORTH OF EAST WARREN ST.

Subdivision:	Lot #
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Lot Area: 1.45 Frontage: 510.00 Depth: 230.00

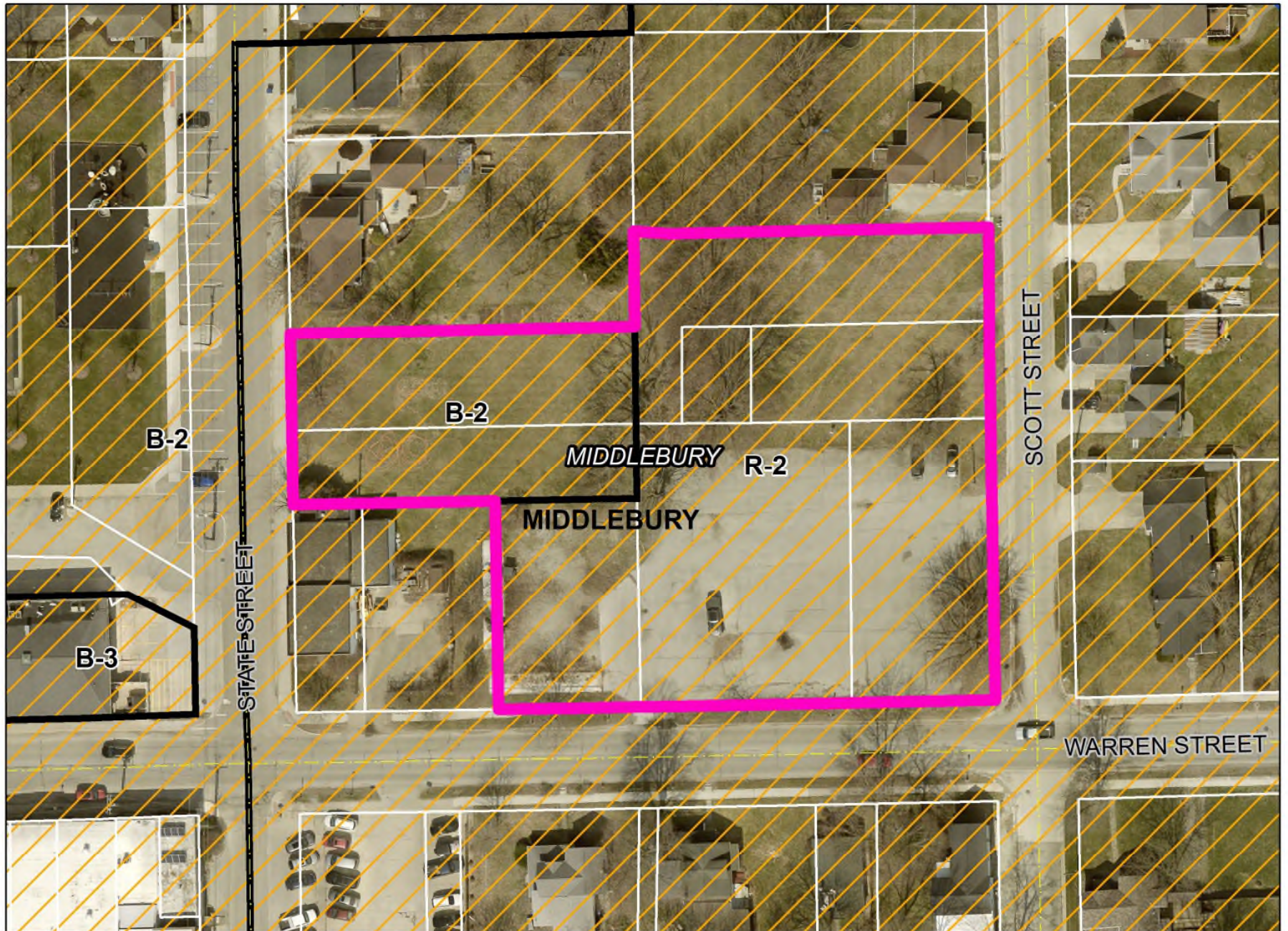
Zoning: R-2	NPO List: 04/24/2024
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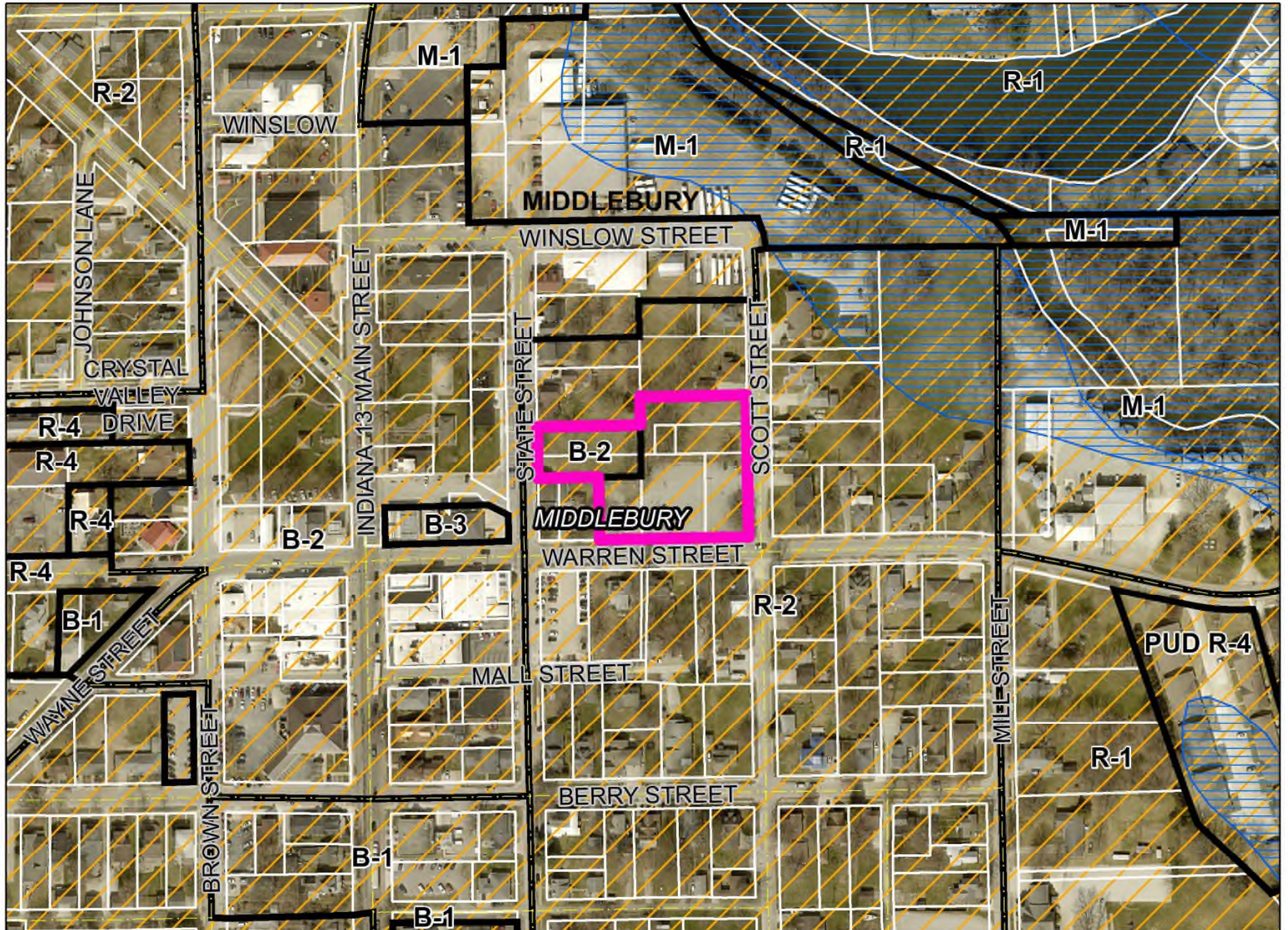
Present Use of Property: VACANT LAND

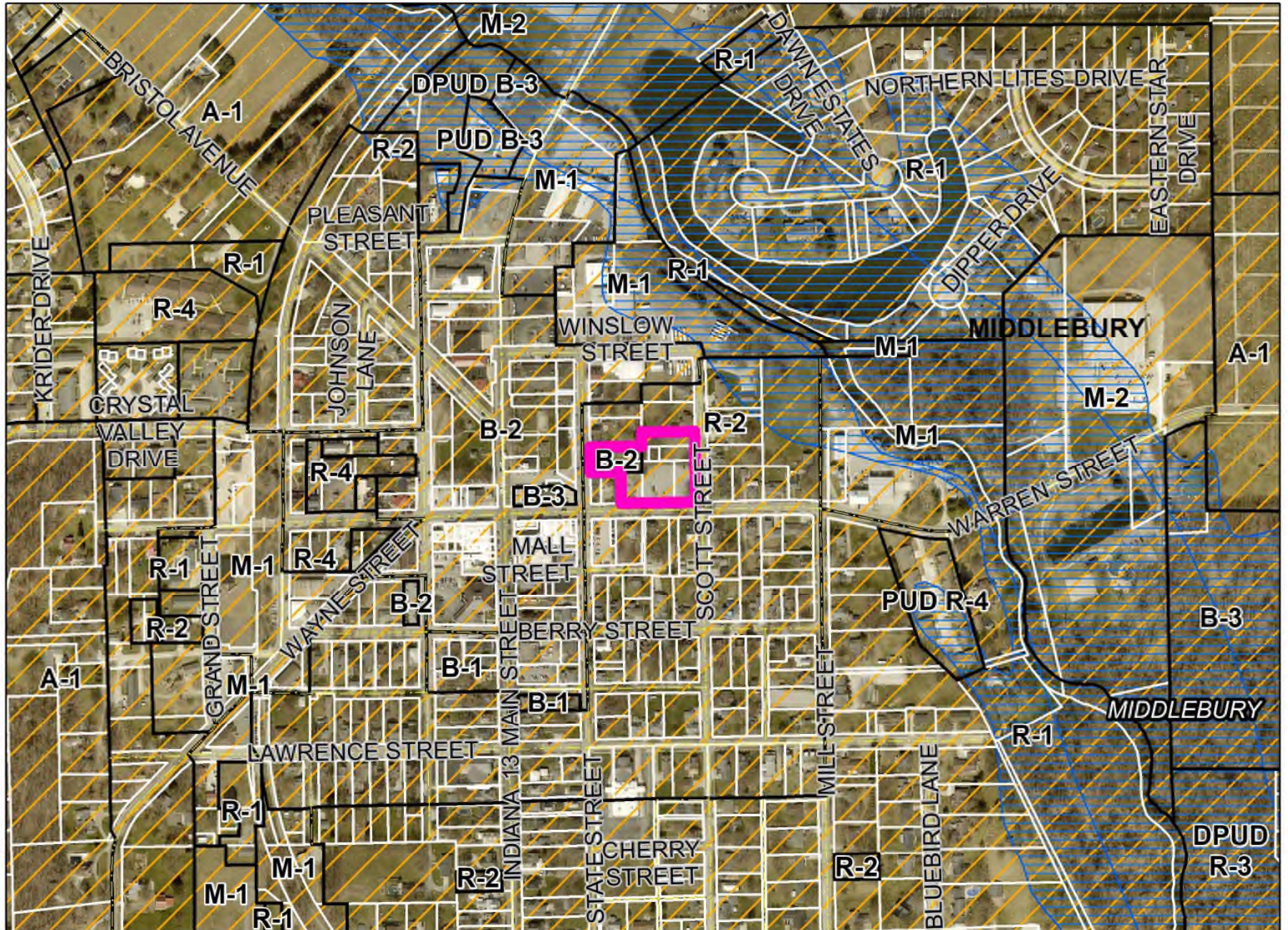
Legal Description:

Comments:

Applicant Signature:	Department Signature:
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PROJECT INFORMATION

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT

PARCEL OWNERSHIP

FIRST STATE BANK OF MIDDLEBURY-INTR.	#87 008846 (TRACT 1)	- TAX	0420-08-10-402-008,000-038
FIRST STATE BANK OF MIDDLEBURY-INTR.	#87 008846 (TRACT 2)	- TAX	0420-08-10-402-007,000-038
FIRST STATE BANK OF MIDDLEBURY-INTR.	#87 008846 (TRACT 3)	- TAX	0420-08-10-402-011,000-038
FIRST STATE BANK OF MIDDLEBURY-INTR.	#88 105894	- TAX	0420-08-10-402-008,000-035
FIRST STATE BANK OF MIDDLEBURY-INTR.	#2008-27654	- TAX	0420-08-10-402-003,000-035
FIRST STATE BANK OF MIDDLEBURY-INTR.	#2008-34825 (PARCEL 8)	- TAX	0420-08-10-402-001,000-035
FIRST STATE BANK OF MIDDLEBURY-INTR.	#2008-34825 (PARCEL 9)	- TAX	0420-08-10-402-002,000-035

PROPERTY PLAN DETAILS:

- Block 25:** Shaded area containing Lots 1 through 18.
- Streets:** N. State Street (49.2' R/W), N. Scott Street (49.5' R/W), E. Warren Street (49.5' R/W).
- Proposed Building:** Located in Lot 1, with a total area of 1.422 AC.
- Lot Details:**
 - Lot 1: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 2: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 3: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 4: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 5: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 6: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 7: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 8: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 9: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 10: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 11: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 12: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 13: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 14: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 15: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 16: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 17: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
 - Lot 18: 167.17(m) 167.5(p), 167.71(m) 167.5(p).
- Zoning:** R-2.
- Easements:** Various easements shown, including utility easements and easements for adjacent properties.
- Other Features:** Power lines, trees, and other site-specific details.

EAST WARREN STREET DEVELOPMENT-DPUD

PREPARED FOR:

ELKHART COUNTY PLANNING DEPARTMENT
4230 ELKHART ROAD
GOSHEN, IN 46526

PREPARED BY:

ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
GOSHEN, IN 46526
(574) 533-9913

APRIL 2024

REVISED

1) DEVELOPMENT PROJECT OVERVIEW

THE PROJECT IS LOCATED ON WARREN STREET BETWEEN NORTH SCOTT AND STATE STREETS IN THE TOWN OF MIDDLEBURY. THE INTENT OF THE DPUD IS TO ESTABLISH A NEW SUBDIVISION, REZONE FROM CURRENT R-2 TO B-2 ON ONE ZONING LOT AND TO ALLOW FOR FUTURE DEVELOPMENT OF A NEW PROFESSIONAL OFFICE BUILDING.

SETBACKS - "B-2" ZONE ELKHART COUNTY –

FRONT YARD = 55 FEET FROM CENTER LINE

SIDE YARD (INTERIOR) = 10 FEET

SIDE YARD (ADJ. TO RES. USE OR DISTRICT) = 25 FEET

REAR YARD = 15 FEET

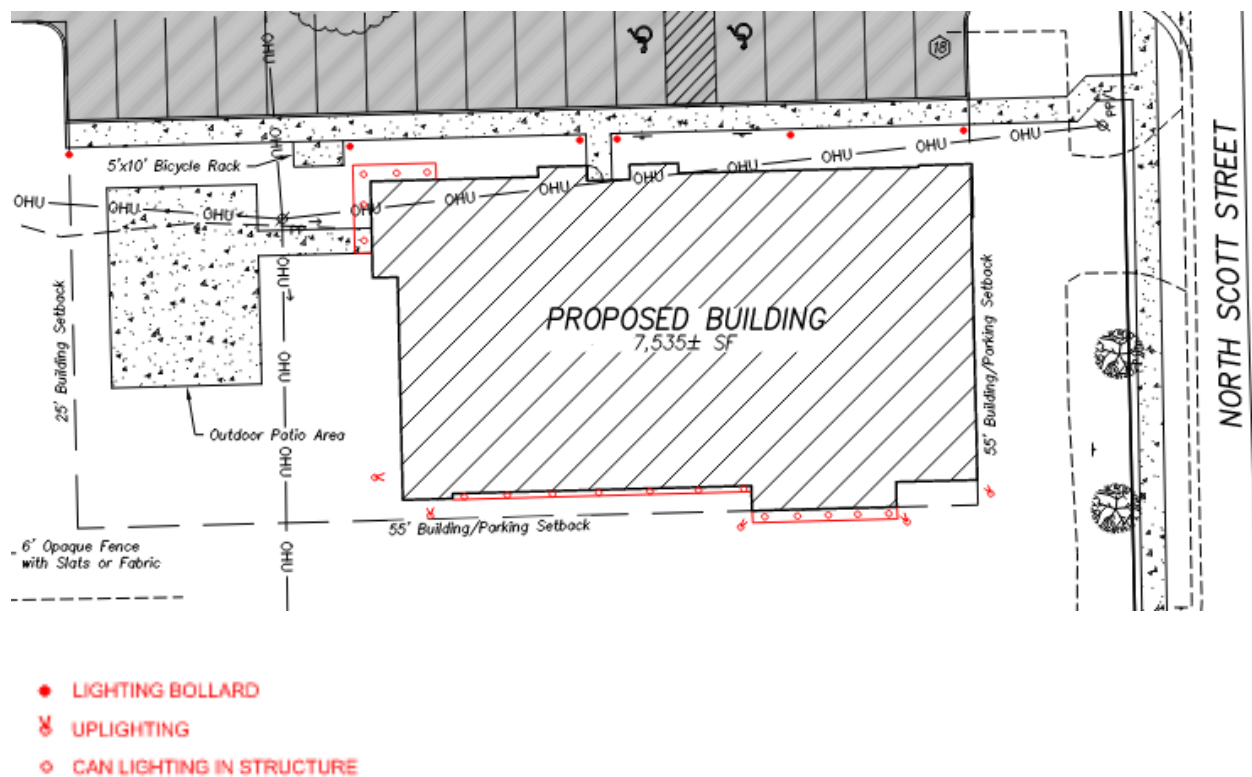
PARKING SETBACKS: 15 FEET MINIMUM FROM FRONT PROPERTY LINE OR 55 FEET WHICHEVER IS GREATER

2) DEVELOPMENT PROJECT DETAILS

THE PROPOSED USE OF THE PROPERTY IS FOR A NEW PROFESSIONAL OFFICE BUILDING.

LIGHTING

THERE WILL BE BUILDING, BOLLARD, AND PARKING LOT LIGHTING.



HOURS OF OPERATION

8AM TO 5PM MONDAY-FRIDAY

INDOOR AND OUTDOOR ACTIVITY

THE BUSINESS OPERATIONS DO NOT ANTICIPATE ANY OUTDOOR STORAGE.

A PATIO AREA WILL BE PROVIDED FOR USE BY EMPLOYEES AND VISITOR BUT NO STORAGE WILL OF MATERIALS WILL BE LOCATED IN THIS AREA.

NUMBER OF EMPLOYEES AND VISITORS

30 EMPLOYEES ARE PLANNED

2 VISITORS/DAY

32 PASSENGER VEHICLES PER DAY

NO TRUCKS ARE ANTICIPATED

PARKING REQUIRED FOR NEW BUILDING

A PARKING LOT IS PROPOSED TO SERVE THE EMPLOYEES AND CUSTOMERS. ELKHART COUNTY ZONING ORDINANCE PARKING REQUIREMENTS ARE 1 SPACE FOR 300 SF OFFICE

PARKING REQUIRED FOR NEW BUILDING

7,535 SF OFFICE / 300 SF = 26 SPACES REQUIRED

CAR PARKING PROVIDED = 36 SPACES INCLUDING 2 HANDICAP SPACES.

A BUGGY PARKING AREA IS ALSO PROVIDED

SIGNAGE

THERE WILL BE A TOTAL OF 5 WALL MOUNTED SIGNS:

(3) BACKLIT WALL MOUNTED SIGNS FIRST STATE BANK W/ ROUND LOGO APPROXIMATELY 16'W X 3'H

(2) BACKLIT WALL MOUNTED SIGNS ROUND LOGO SIGNS APPROXIMATELY 3' X 4'

THE PROPOSED SIGNS WILL BE IN ACCORDANCE WITH THE ELKHART COUNTY ZONING ORDINANCE SIGN STANDARDS.

LANDSCAPE AND BUFFERING

DUE TO THE LOCATION OF THE PROPERTY WITH ROAD FRONTAGE ON THREE SIDES, THE PETITIONER WOULD REQUEST TO DEVIATE FROM BUFFER YARD REQUIREMENTS ON EAST WARREN, STATE, AND NORTH SCOTT STREETS TO ALLOW FOR THE SITE TO BE DEVELOPED WITHOUT BUFFERING ALONG THOSE STREETS. THE DEVELOPER WILL PROVIDE FOR FOUNDATION LANDSCAPING FOR THE PROPOSED OFFICE BUILDING AND A SIX-FOOT CHAIN-LINK FENCE WITH PRIVACY SCREENING OF EITHER FABRIC OR SLATS AT THE SOUTHWEST CORNER OF THE SITE ADJACENT TO THE GTE NORTH PROPERTY.

THE BUFFER ALONG THE NORTHERN PROPERTY LINE WILL BE MADE UP OF A SIX-FOOT CHAIN-LINK FENCE WITH PRIVACY SCREENING OF EITHER FABRIC OR SLATS AND CONSIST OF EXISTING TREES WHERE POSSIBLE WITH ADDITIONAL NEW TREES AS NEEDED AND SHRUBS TO MEET THE TYPE II BUFFERING STANDARD. THE BUFFER ALONG THE PROPERTY LINE WITH 111 SCOTT STREET WILL BE MODIFIED AS THE EXISTING GARAGE LOCATION WILL NOT ALLOW FOR ANY LANDSCAPING MATERIALS. THE NUMBER OF TREES AND SHRUBS WILL MEET THE TYPE II

REQUIREMENTS BUT THE PLANTS WILL NEED TO BE SPACES SLIGHTLY CLOSER TO ACCOMMODATE THE LACK OF SPACE ALONG THE SIDE OF THE GARAGE.

3) DENSITY

PROPOSED LAND COVERAGE	AREA	PERCENTAGE
PROPOSED BUILDING	0.17± AC	12%
PROPOSED HARD SURFACE	0.47± AC	33%
LAWN / OPEN SPACE	0.78± AC	55%
TOTAL	1.42± AC	100%

4) DEVIATIONS FROM ZONING ORDINANCE STANDARDS

DUE TO THE LOCATION OF THE PROPERTY WITH ROAD FRONTAGE ON THREE SIDES, THE PETITIONER WOULD REQUEST TO DEVIATE FROM BUFFER YARD REQUIREMENTS ON EAST WARREN, STATE, AND NORTH SCOTT STREETS TO ALLOW FOR THE SITE TO BE DEVELOPED WITHOUT BUFFERING ALONG THOSE STREETS.

A DEVIATION OF THE BUFFER YARD WIDTH FOR TYPE B CLASS II FROM 15 FEET TO 7 FEET AND UNEVEN TREE AND SHRUB SPACING AS SHOWN ON THE SITE PLAN IS REQUESTED FOR THE PROPERTY ADJACENT TO THE RETENTION AREA. DUE TO THE RETENTION POND SIZE AND THE REQUIREMENT THAT RETENTION CANNOT OVERLAP WITH THE BUFFER YARD, A REDUCED BUFFER WIDTH OF 7 FEET IS NEEDED. IN ADDITION, AN EXCEPTION TO PLANT SPACING IS NEEDED ALONG THE PROPERTY LINE WITH 111 SCOTT STREET AS THE EXISTING GARAGE LOCATION WILL NOT ALLOW FOR ANY LANDSCAPING MATERIALS.

5) WATER AND SEWAGE DISPOSAL

THE PROJECT WILL BE SERVICES BY THE TOWN OF MIDDLEBURY SANITARY SEWER AND WATER

6) STORMWATER MANAGEMENT

ALL STORMWATER WILL BE MANAGED ONSITE. PRELIMINARY STORMWATER CALCULATIONS ARE PROVIDED ON THE SITE PLAN. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED AS PART OF THE SECONDARY PLAT SUBMISSION.

STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT, AS WELL AS A PORTION OF OFFSITE STORMWATER FROM THE SOUTHWEST CORNER OF THE PROPERTY, WILL BE MANAGED ONSITE. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF A NEW RETENTION BASIN INTERCONNECTED WITH DRYWELLS AND PERFORATED PIPE SURROUNDED WITH STONE BEDDING FOR INFILTRATION INTO THE SUBSOILS. THE SYSTEM SHALL PROVIDE STORMWATER STORAGE FOR THE PROPOSED PROJECT FOR THE PEAK 100-YEAR, 24-HOUR STORM EVENT.

THE FOLLOWING STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

THE DETAILED DRAINAGE AND GRADING DESIGN TO BE INCLUDED IN THE SITE ENGINEERING PLANS TO BE SUBMITTED TO ELKHART COUNTY SOIL & WATER CONSERVATION DISTRICT AND

ELKHART COUNTY MS4 FOR REVIEW AND ACCEPTANCE AFTER THE DPUD PRIMARY PLAN IS APPROVED.

ESTIMATED DRAINAGE AREA = 1.6± ACRES

ESTIMATED COVERAGE - DRAINAGE AREA

EXISTING BUILDING (C=0.95)	= 0.02± ACRES
PROPOSED BUILDING (C=0.95)	= 0.17± ACRES
EXISTING HARD SURFACE (C=0.95)	= 0.02± ACRES
PROPOSED HARD SURFACE (C=0.95)	= 0.45± ACRES
RETENTION BASIN (C=1.00)	= 0.13± ACRES
OPEN AREA (C=0.30)	= 0.61± ACRES
TOTAL	= 1.4± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$$C = ((0.02 + 0.17 + 0.02 + 0.45) \times 0.95) + (0.13 \times 1.00) + (0.61 \times 0.30) = 0.67$$

1.4± ACRES

7) SOILS REPORT

THE SITE IS COMPOSED OF UgwA (URBAN LAND-VISTULA COMPLEX, 0 TO 1 PERCENT SLOPES AND UdpA (URBAN LAND-BRISTOL COMPLEX, 0 TO 1 PERCENT SLOPES). SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

8) TRAFFIC REPORT

THE PROPERTY IS LOCATED ON EAST WARREN STREET BETWEEN NORTH SCOTT AND STATE STREETS IN THE TOWN OF MIDDLEBURY. NO NEW STREETS WILL BE CREATED WITH THIS DEVELOPMENT. ACCESS TO THE SITE WILL BE THROUGH ENTRANCES ON STATE STREET AND NORTH SCOTT STREET. TRAFFIC ANALYSIS AND DRIVEWAY PERMITS WILL BE APPROVED BY THE TOWN OF MIDDLEBURY.

9) LEGAL DESCRIPTION

LEGAL DESCRIPTION - INSTR. #87-08846

TRACT 1: SIXTY TWO (62) FEET OFF THE EAST END OF LOTS NUMBERED ELEVEN (11), TWELVE (12) AND THIRTEEN (13), ALL IN BLOCK NUMBER TWENTY-FIVE (25) IN THE VILLAGE OF MIDDLEBURY, ELKHART COUNTY, INDIANA.

TRACT 2: THE EAST ONE-THIRD (1/3) OF LOTS NINE (9) AND TEN (10) AND THE EAST ONE-THIRD (1/3) OF THE SOUTH ELEVEN (11) FEET OF LOT EIGHT (8) IN BLOCK TWENTY-FIVE (25) OF THE ORIGINAL TOWN OF MIDDLEBURY AND THE WEST HALF (1/2) OF A VACATED ALLEY ALONG THE EAST LINE OF THE ABOVE DESCRIBED PARCEL.

TRACT 3: LOT NUMBER 14 IN BLOCK 25 IN THE TOWN OF MIDDLEBURY, INDIANA, EXCEPTING FOUR FEET OFF THE WEST END THEREOF.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION - INSTR. #88-05894

LOTS NUMBERED ELEVEN (11), TWELVE (12) AND THIRTEEN (13) EXCEPT SO MUCH OFF OF THE EAST END OF SAID LOTS AS HAS BEEN DEEDED TO MYRON HUTCHINSON, IN BLOCK NO. 25 IN THE TOWN OF MIDDLEBURY, INDIANA, ACCORDING TO PLAT AND SURVEY OF SAID TOWN AS RECORDED IN GOSHEN, INDIANA, A.D. 1836; AND THE EAST ONE-HALF (E 1/2) OF THE VACATED ALLEY LYING ADJACENT TO SAID LOTS ON THE WEST SIDE THEREOF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION - INSTR. #2006-34855

PARCEL I: LOT NUMBERED SEVEN (7) IN BLOCK TWENTY-FIVE (25) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED ORIGINAL PLAT OF THE VILLAGE, NOW TOWN OF MIDDLEBURY; SAID PLAT BEING RECORDED IN DEED RECORD 2, PAGE 500, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, TOGETHER WITH THE WEST HALF OF THE VACATED 35 FOOT ALLEY ADJACENT TO THE EAST BOUNDARY OF SAID LOT.

PARCEL II: COMMENCING AT THE NORTHWEST CORNER OF LOT NUMBER EIGHT (8) IN BLOCK TWENTY-FIVE (25) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED ORIGINAL PLAT OF THE VILLAGE, NOW TOWN OF MIDDLEBURY; SAID PLAT BEING RECORDED IN DEED RECORD 2, PAGE 500, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE RUNNING SOUTH 37 FEET ALONG THE EAST LINE OF STATE STREET; THENCE RUNNING EAST TO THE EAST LINE OF SAID LOT; THENCE RUNNING NORTH ON SAID EAST LINE 37 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID LOT TO THE PLACE OF BEGINNING, TOGETHER WITH THE WEST HALF OF THE VACATED 35 FOOT ALLEY ADJACENT TO THE EAST BOUNDARY. SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION - INSTR. #2008-27654

LOT NUMBER 15 IN BLOCK 25 OF THE ORIGINAL PLAT OF THE TOWN OF MIDDLEBURY, INDIANA AND ALSO THE FOLLOWING DESCRIBED PART OF A VACATED ALLEY AND A PART OF LOT 14, BOTH LOCATED IN BLOCK 25 OF THE ORIGINAL PLAT OF THE TOWN OF MIDDLEBURY, INDIANA, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15 IN BLOCK 25 OF THE ORIGINAL PLAT OF THE TOWN OF MIDDLEBURY, INDIANA AS THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 15 A DISTANCE OF 48.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 3.6 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID LOT 15 A DISTANCE OF 48.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 21.1 FEET TO THE CENTERLINE OF A VACATED ALLEY; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 15 A DISTANCE OF 96.0 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15 EXTENDED WEST; THENCE EAST ALONG SAID NORTH LINE EXTENDED WEST A DISTANCE OF 17.5 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. SUBJECT TO PUBLIC RIGHTS-OF-WAY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: DPUD-0205-2024.

Parcel Number(s): 20-02-24-201-003.000-026.

Existing Zoning: DPUD E-3.

Petition: for a zone map change from DPUD E-3 to DPUD M-2 formerly known as ELKHART EAST AREA B PHASE 3 LOT 13 A to be known as ELKHART EAST AREA B-LOT 13A DPUD.

Petitioner: Shah Land Development, LLC, represented by Jones Petrie Rafinski.

Location: northeast corner of Innovation Dr. & CR 15, in Osolo Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	DPUD E-3	Vacant
North	DPUD M-2	Manufacturing
South	DPUD E-3 & DPUD M-1	Commercial & Manufacturing
East	DPUD E-3	Commercial
West	R-2	Residential

Site Description: The subject property, which is part of the Elkhart East consists of one parcel totaling 15.88 acres, is rectangular in shape, and is currently vacant.

History and General Notes:

- **October 16, 2000** – The Board of County Commissioners approved a zone map change from A-1 to a GPUD E-3 to be known as Elkhart East (PC 00-47).
- **April 21, 2014** – The Board of County Commissioners approved a zone map change from GPUD E-3 to a DPUD E-3 to be known as Elkhart East – Area B Phase 1 (PC 2014-05).
- **May 11, 2017** – The Plan Commission granted primary approval of a 14-lot major subdivision to be known as Elkhart East – Area B Phase 1 D.P.U.D.
- **June 8, 2017** – The Plat Committee granted secondary approval of a 14-lot major subdivision to be known as Elkhart East – Area B Phase 2 D.P.U.D.
- **June 8, 2017** – The Plan Commission recommended approval of a zone map change from GPUD E-3 to a DPUD E-3 to be known as Elkhart East – Area B Phase 2 D.P.U.D.
- **July 17, 2017** – The Board of County Commissioners approved a zone map change from GPUD E-3 to a DPUD E-3 to be known as Elkhart East – Area B Phase 2 D.P.U.D.
- **July 17, 2017** – The Board of County Commissioners approved the secondary of a 14-lot major subdivision to be known as Elkhart East – Area B Phase 2 D.P.U.D.

Plan Commission Staff Report (Continued)

Hearing Date: May 9, 2024

- **September 14, 2017** – The Plan Commission recommended approval of an amendment for two DPUDs by combining Elkhart East – Area B Phase 1 D.P.U.D. and Elkhart East – Area B Phase 2 D.P.U.D. into one DPUD to be known as Elkhart East – Area B Phase 3 D.P.U.D. and granted primary approval of a 16-lot major subdivision to be known as Elkhart East – Area B Phase 3 D.P.U.D.
- **October 16, 2017** – The Board of County Commissioners approved an amendment for two DPUDs by combining Elkhart East – Area B Phase 1 D.P.U.D. and Elkhart East – Area B Phase 2 D.P.U.D. into one DPUD to be known as Elkhart East – Area B Phase 3 D.P.U.D. (PC 2017-20).
- **March 8, 2018** – The Plat Committee granted secondary approval of a 16-lot major subdivision to be known as Elkhart East – Area B Phase 3 D.P.U.D.
- **April 16, 2018** – The Board of County Commissioners approved the secondary of a 16-lot major subdivision to be known as Elkhart East – Area B Phase 3 D.P.U.D.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Zoning Ordinance. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Staff Analysis: The purpose of this DPUD is to develop a commercial or industrial property by constructing a 227,500 sq. ft. spec. building.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. Commercial or industrial development should be directed towards urban growth areas and in designated transportation corridors.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development/building is comparable with what would be expected in a commercial or industrial area.
3. The most desirable use of the subject property is commercial or industrial and/or other compatible and supporting uses.
4. The request conserves property values by permitting commercial or industrial use in an area designated for commercial or industrial uses.
5. The proposed rezoning promotes responsible growth and development. The development will utilize City of Elkhart utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0205-2024

Date: 04/01/2024 Meeting Date: May 09, 2024 Transaction #: DPUD-0205-2024
Plan Commission Hearing (PUD)

Description: FOR A ZONE MAP CHANGE FROM DPUD E-3 TO DPUD M-2 AND FOR A 1-LOT MINOR
SUBDIVISION FORMERLY KNOWN AS ELKHART EAST AREA B PHASE 3 LOT 13 A TO BE KNOW
AS ELKHART EAST AREA B - LOT 13A DPUD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Jones Petrie Rafinski 325 South Lafayette Blvd South Bend, IN 46601	Shah Land Development Llc 56149 Discovery Dr Elkhart, IN 46516	Jones Petrie Rafinski 325 South Lafayette Blvd South Bend, IN 46601

Site Address: 22447 Innovation Drive ELKHART, IN 46514	Parcel Number: 20-02-24-201-003.000-026
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Township: Osolo
Location: NORTHEAST CORNER OF INNOVATION DR. & CR 15

Subdivision: ELKHART EAST AREA B DPUD PH 3 LOT 13A	Lot # 13A
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Lot Area: 15.88	Frontage: 1,593.34	Depth: 1,134.87
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Zoning: DPUD, E-3	NPO List: 04/24/2024
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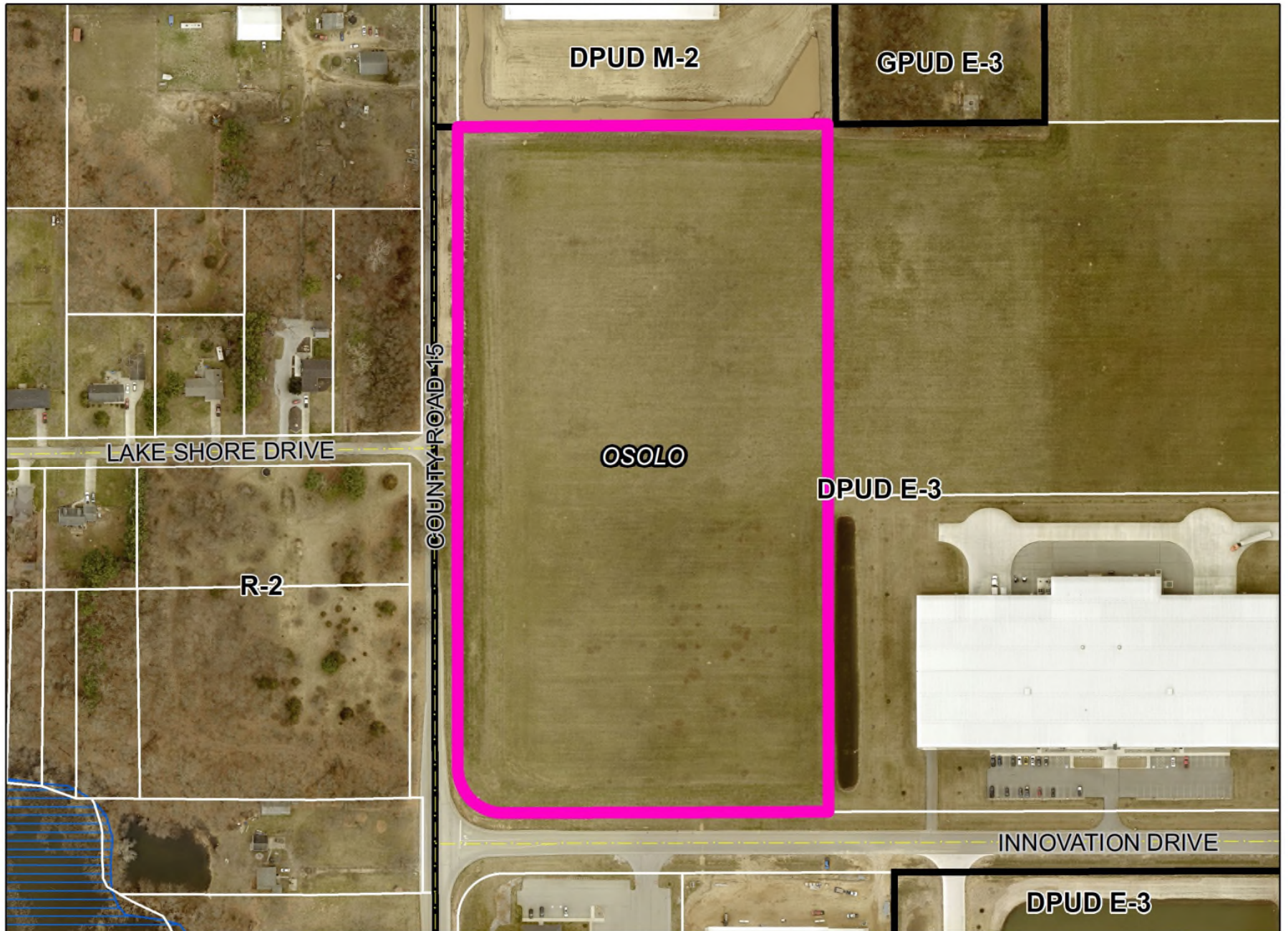
Present Use of Property: VACANT

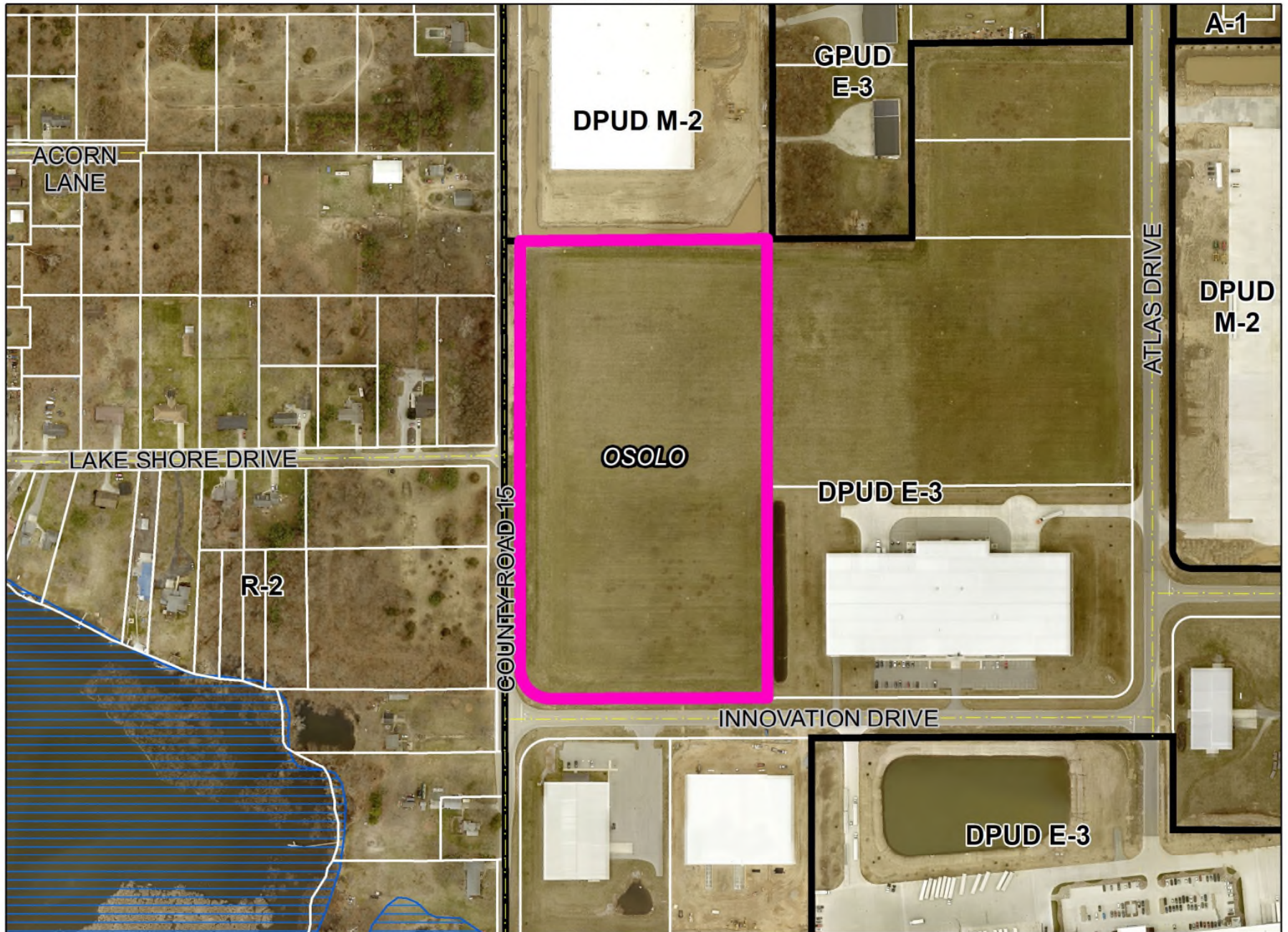
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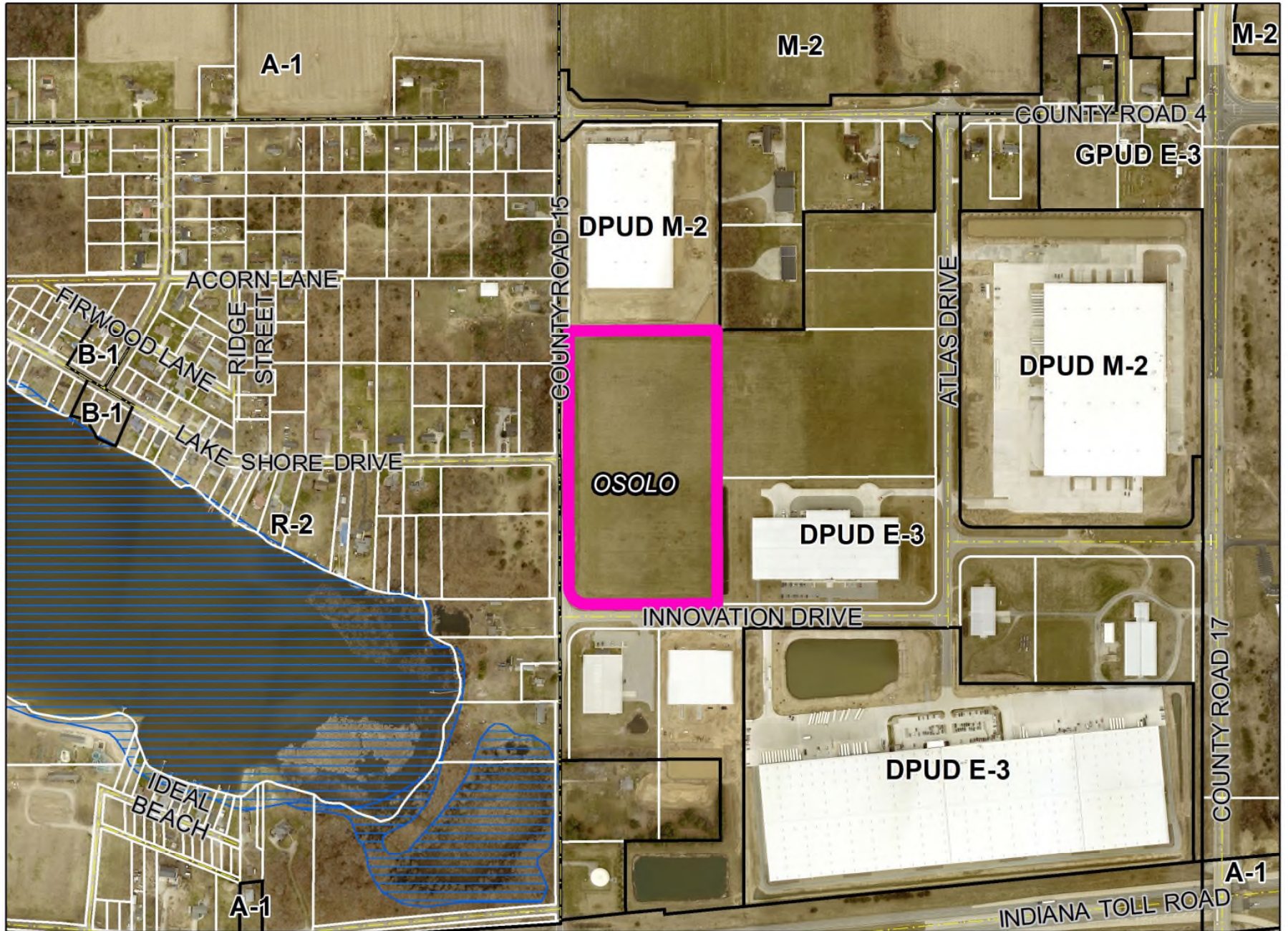
Comments:

Applicant Signature:

Department Signature:

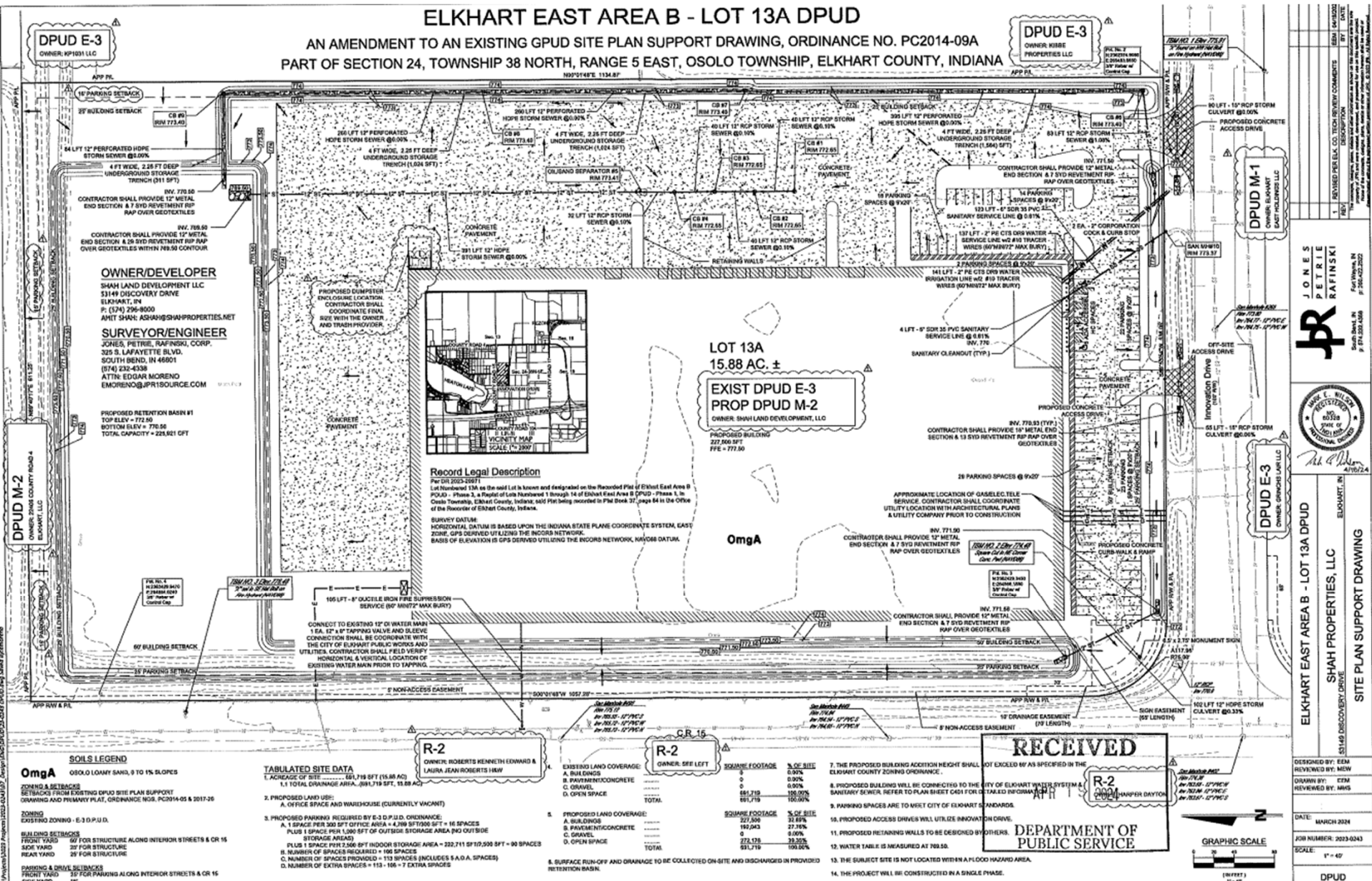






ELKHART EAST AREA B - LOT 13A DPUD

AN AMENDMENT TO AN EXISTING GPUD SITE PLAN SUPPORT DRAWING, ORDINANCE NO. PC2014-09A
PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 5 EAST, OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA



ELKHART EAST AREA B - LOT 13A DPUD

SHAH PROPERTIES, LLC

SITE PLAN SUPPORT DRAWING

DESIGNED BY: EEM
REVIEWED BY: MEW
DRAWN BY: CTM
REVIEWED BY: AWS
DATE: MARCH 2024
JOB NUMBER: 2023-0243
SCALE: 1" = 40'
DPUD

22447 INNOVATION DRIVE – ELKHART EAST AREA B PHASE III – LOT 13A SPEC BUILDING DPUD

March 2024

Owner/Developer:

Shah Land Development LLC
53149 Discovery Drive
Elkhart, IN 46514

Prepared by:



325 S Lafayette Blvd
South Bend, IN 46601
Attn: Edgar Moreno
emoreno@jpr1source.com
574-232-4388

INNOVATION DRIVE – DPUD

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INNOVATION DRIVE – DPUD

1.0 DEVELOPMENT PROJECT OVERVIEW

1.1 Project Summary

The purpose of this project is the construction of a new building, storm water retention, concrete pavement construction, truck docks, site grading and utility construction. The owner is seeking to rezone Lot 13A to M-2 DPUD to allow the construction of a new spec building. The tenants of the proposed building are unknown upon submittal of this document.

The project site is located at the address 22447 Innovation Drive, Elkhart, IN 46514. This project site is approximately 675 feet South of County Road 4 On the East side of County Road 15. Access to site is available via Innovation Drive. The subject property is 15.88 acres (691,719 SFT). The legal description for the proposed project site can be found on the site plan support drawing. The site's storm water runoff will be retained on-site in the proposed retention basin and the proposed underground storage and shall enter them by both means of surface sheet flow along with storm sewer discharge. The site plan support drawing shows the intended drainage.

1.2 Project site and existing adjacent uses

Shah Land Development LLC has chosen this location because of the proximity of the proposed site to other parcels under the same ownership with similar intended uses. The current land is vacant and zoned DPUD E-3, but is intended to be used for office space and warehouse and zoned DPUD M-2. All land to the west of the proposed site (West side of County Road 15) are zoned R-2. Land immediately to the North is zoned DPUD M-2 and is used for boat manufacturing and general warehouse space. Land immediately to the East and South of the site are zoned DPUD E-3. There is also a parcel on the southern side of the site that is zoned DPUD M-1. The existing zoning of the subject parcel and that of the surrounding parcels are indicated on the site plan support drawing.

Tabulated site data figures for lot 13A are provided on the site plan support drawing and shows the breakdown of the land uses by percentage. In addition, the tabulated site data figures shows the breakdown for parking on the site. The locations for the parking spaces can be seen from the site plan support drawing. Lastly, the site plan support drawing shows the layout for the proposed stormwater retention basin.

1.3 Protections against nuisances

Refer to the attached site plan support drawing showing the proposed layout for the site lighting. Minimal lighting is going to be located on the site, such as to reduce any impacts to surrounding residential uses. In addition to lighting placement, the site will utilize lighting fixtures that direct light towards the site and not off the site. In addition to the lighting, there are erosion control measures noted in the submitted SWP3 document to help reduce erosion and runoff from the site due to stormwater. These measures include silt fences, topsoil stockpiles, concrete washout areas, erosion control blankets, inlet/outlet protection and proper gravel access pads to reduce dust and dirt from leaving the site.

2.0 DEVELOPMENT PROJECT DETAILS

2.1 Site improvements

The proposed project site is currently vacant as an agricultural field. The proposed project will include the following:

- New 227,500 SFT building
- New concrete pavement around the building, concrete curb walk and concrete access drives
- New loading docks for semi-truck access

INNOVATION DRIVE – DPUD

- New water, sanitary and utility connections
- Parking for both employees and visitors
- Storm water retention including catch basins and oil/sand separators for the truck docks, stormwater retention swales, an underground storage trench, a new proposed retention pond and site grading promoting proper drainage and infiltration of the stormwater from the site

The developer intends on starting construction immediately following approvals by Elkhart County and the City of Elkhart. The construction schedule for this project is estimated to be around 6-12 months. Access to the project site will be provided through the proposed drives located along Innovation Drive.

The general construction sequence may be as follows:

- A. A pre-construction meeting, including the Elkhart County Soil and Water Conservation District, is requested to be held prior to any land disturbance.
- B. Notify the Elkhart County Soil and Water Conservation District 48 hours prior to the beginning of land disturbing activities.
- C. Post the Notice of Intent and the location of the SWP3 in a publicly visible location.
- D. Installation of gravel construction entrance (if necessary).
- E. Installation of erosion and sediment control measures, e.g. silt fence, etc. Concrete washout pit shall be installed prior to commencement of concrete work.
- F. Excavation of retention basins. Riprap outlet protection shall be installed immediately after the excavation/construction of the basins.
- G. Silt Fence shall be installed as shown and detailed on the Site Erosion Control Plan & Details Sheet C501.
- H. Temporary stabilization of any disturbed area that is scheduled to be left inactive for 15 days or more (throughout the entire construction period).
- I. Construction of concrete area and storm sewer installation.
- J. Inlet protection shall be installed upon the installation of storm sewer structures.
- K. Final site grading.
- L. Building Construction.
- M. Permanent seeding on all disturbed areas to maintain stabilization.
- N. Removal of all temporary erosion and sediment control measures once all disturbed areas are stabilized. Inspections shall still be required weekly and within one business day of rain events of ½-inch or more.
- O. All erosion and sediment control devices are to be checked, maintained, and replaced when needed throughout the entire construction process.

2.2 Site operations

Site operations are not known. The proposed construction is a generic spec building with tenants yet to be found. However, it is anticipated that the hours of operation stay consistent with standard business hours of Monday-Friday 8:00 AM – 5:00 PM. Since the tenants are not yet known, indoor and outdoor activities are not known. However, it is intended for the proposed building to have office space and for the business to utilize the truck docks. The attached TIVE outlines estimated vehicle traffic.

INNOVATION DRIVE – DPUD

2.3 Site layout and functionality

The site will have a concrete surface surrounding the building as shown in the site support drawing plan. The required parking calculations and locations can also be found on the site support drawing plan. As of now, there is no anticipated outdoor storage. All pavement shown will either drain to the proposed retention basin via sheet flow, or will be directed towards the swales on East, West and South sides of the parcel. The swales then direct the stormwater towards the retention pond, and in the case of the Eastern swale, the stormwater is encouraged to enter the perforated stormwater pipe to infiltrate soils. Additionally, catch basins are located by the truck docks to receive stormwater runoff and direct it to an oil/sediment separator before the stormwater eventually outlets at the proposed retention pond.

3.0 DEVIATIONS FROM ZONING ORDINANCE STANDARDS

There are no deviations from the developmental standards.

4.0 WATER AND SANITARY SYSTEMS

The proposed project site is going to utilize municipal water and sewer via existing service lines. The locations of the water and sanitary sewer utility services can be found on the site plan support drawing.

5.0 SOILS

Past glaciation dominates the topographic and geologic features at the site. Northern Indiana is characterized by complex topographic features that include glacial moraines with steep topography and relatively level tillable plains interspersed among the braided glacial meltwater channels and hummocky ridges. The project site is in a geomorphic feature called the Kankakee lowland. This feature is a broad, flat region that extends from Illinois, across northwestern Indiana and into southwestern Michigan. The part of the lowland extending southwestward from South Bend, Indiana, is now the floodplain of the Kankakee River. The part of the lowland extending east of South Bend is now occupied by the St. Joseph River. The lowland forms an exceptionally level plain covered by fine-grained alluvium (river deposit) that is underlain by thick outwash sand and gravel deposits which in turn overlie lacustrine deposits (lake clays).

The bedrock beneath the glacial sediments is the Coldwater Shale. The bedrock is likely found at depths greater than 150 feet below ground surface and will therefore not be a factor in the project design.

Surface level soil conditions are relatively uniform across the site and are considered to be suitable for the planned project. The availability of sanitary sewer would remove most limitations related to soil conditions. The following table rate the soil classification found within the site for buildability related to building construction and street improvements. Since the entire site is composed of a single soil type, soil boundaries aren't shown on the DPUD site plan, but the soil type is noted on the site plan support drawing.

TABLE 1 - MATRIX OF SOIL CHARACTERISTICS

SOIL SYMBOL	SOIL NAME	SITE DEVELOPMENT LIMITATIONS	
		BUILDING FOUNDATIONS	ROADS & STREETS
OmgA	Osolo loamy sand, 0 to 1 percent slopes	Not limited for use in the construction of buildings.	Not limited for use in paved areas.

SOURCE: Soil Survey of Elkhart County, Indiana / U.S. Department of Agriculture, Soil Conservation Service

Eight soil borings were performed by Weaver Consultant Group for the adjacent site with soil

INNOVATION DRIVE – DPUD

borings located taken within the retention basins of the northern site. From the Geotech report, adequate infiltration and groundwater levels are derived. The groundwater is expected to be anywhere in the range of 6-8 feet below existing ground. Groundwater was conservatively taken to be at elev. 769.50 based on all soil boring logs from the northern site. were performed on site to review the seasonal high-water table along with septic system evaluation. The soils will continue to be investigated during and/or following approval of the DPUD request as part of the overall design process and upcoming submittals to the MS4 & SWCD for soil erosion permitting.

Common excavation should be limited to site improvements designed to make use of the site's natural landscape.

6.0 TRAFFIC

A TIVE has been included for the proposed project site. The TIVE provides traffic information for the adjacent streets after the proposed site improvements. Given the existing AADT of 1,516 vehicles per day and an estimated 166 vehicles per day to the site, we are anticipating 1,657 vehicles per day around the adjacent streets after site improvements. Site distances around the entrance to the site can be seen via the provided site photos below. Site lines when leaving the access drives are adequate for traffic along Innovation Drive.



INNOVATION DRIVE – DPUD



7.0 STORMWATER

The site has available land for storage of pre-developed and developed run-off as required by Elkhart County Standards. Please refer to the site plan support drawing for approximate locations of facilities.

The required storage was calculated by determining the runoff rate for a 100-year storm event for the anticipated developed conditions. Preliminary retention storage calculations can be found below. The site's stormwater runoff will be retained on-site in the proposed retention basin and proposed underground storage and shall enter them by both means of surface sheet flow along with storm sewer discharge. Refer to the site support plan for the location of the stormwater facilities. Storm water will sheet flow either towards the retention basin or towards swales on the East, West and South sides of the site. The eastern swale also contains the above-mentioned underground storage trench. While the swale will direct water towards the main retention basin storage area via the proposed grade and stormwater pipe, water will also be encouraged to infiltrate the existing soils. The other swales direct water to the retention basin via catch basins and stormwater pipes.

In addition, the site also has proposed catch basins to pick up stormwater by the truck docks. These catch basins will then allow the stormwater to flow through an oil/sediment separator prior to discharging the stormwater to the retention basin. Vegetation in the drainage swales and retention basin will encourage storm water to infiltrate into the ground. Lastly, the site improvements planned include adequate stormwater features and facilities to ensure no off-site impacts to the adjoining properties. The existing roadside swales are going to be preserved via culverts under the proposed drive such as to allow drainage and flow in a way that maintains the existing stormwater drainage conditions.

8.0 OTHER MISC. ITEMS

The proposed project site is not located within a flood plain nor a wetland. The nearest wetland areas are identified on the attached vicinity map as shown on the site plan support drawing.

No new impacts to area roadways are expected for this project besides the construction of two new drive accesses and any utility construction required for utility services.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: DPUD-0211-2024.

Parcel Number(s): 20-04-23-101-001.000-032.

Existing Zoning: M-1.

Petition: for a zone map change from M-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as CROSS TRAILERS DPUD M-1.

Petitioner: Hitch Holdings Indiana LLC, represented by Surveying and Mapping, LLC.

Location: south side of CR 4, 1550 ft. east of CR 39, in York Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	M-1	Vacant
North	M-1	Vacant/Warehousing
South	A-1	Residential/Agricultural
East	A-1	Residential
West	A-1	Residential

Site Description: The site is 1 parcel totaling 30 acres of land. The development proposes a 106,461 square foot building, and multiple gravel and paved lots for product storage and parking.

History and General Notes:

- **March 15, 2021** – The property was rezoned from A-1 to M-1 with the condition to store cargo trailers. (RZ-0936-2020)
- **February 20, 2023** – The rezoning ordinance was amended to remove the word cargo from the condition. (RZ-0873-2022)

Zoning District Purpose Statements: The M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the DPUD, Detailed Planned Unit Development, zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of this Zoning Ordinance

Staff Analysis: The purpose of this rezoning petition is to construct a building and develop the site into a cargo trailer manufacturing facility.

Plan Commission Staff Report (Continued)

Hearing Date: May 9, 2024

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The comprehensive plan calls for the reuse of the commercial and industrially zoned properties. This property has had industrial uses on it in the past and will continue to do so.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. There are other manufacturing uses in the surrounding area, and the use of the property will be similar to what it was.
3. The most desirable use of the subject property is light industrial or compatible uses.
4. The request conserves property values. The property is currently undeveloped and will be properly developed and maintained.
5. The proposed rezoning promotes responsible growth and development. The DPUD allows for more control over what happens to this development.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0211-2024

Date: 04/01/2024 Meeting Date: May 09, 2024 Transaction #: DPUD-0211-2024
Plan Commission Hearing (PUD)

Description: for a zone map change from M-1 to DPUD M-1 and for primary approval of 1-lot minor subdivision to be known as CROSS TRAILERS DPUD M-1

Contacts: Applicant Authorized Agent Developer Engineer
Surveying And Mapping, Llc Surveying And Mapping, Llc Ancon Construction Surveying And Mapping, Llc
2810 Dexter Dr. 2810 Dexter Dr. 2146 Elkhart Rd. 2810 Dexter Dr.
Elkhart, IN 46514 Elkhart, IN 46514 Goshen, IN 46526 Elkhart, IN 46514
Land Owner
Hitch Holdings Indiana Llc
Po Box 1083
Paris, TX 75461

Site Address: 11732 County Road 4 Parcel Number: 20-04-23-101-001.000-032
MIDDLEBURY, IN 46540

Township: York
Location: SOUTH SIDE OF CR 4, 1550 FEET EAST OF CR 39

Subdivision: Lot #

Lot Area: 30.00 Frontage: 1,012.00 Depth: 1,332.00

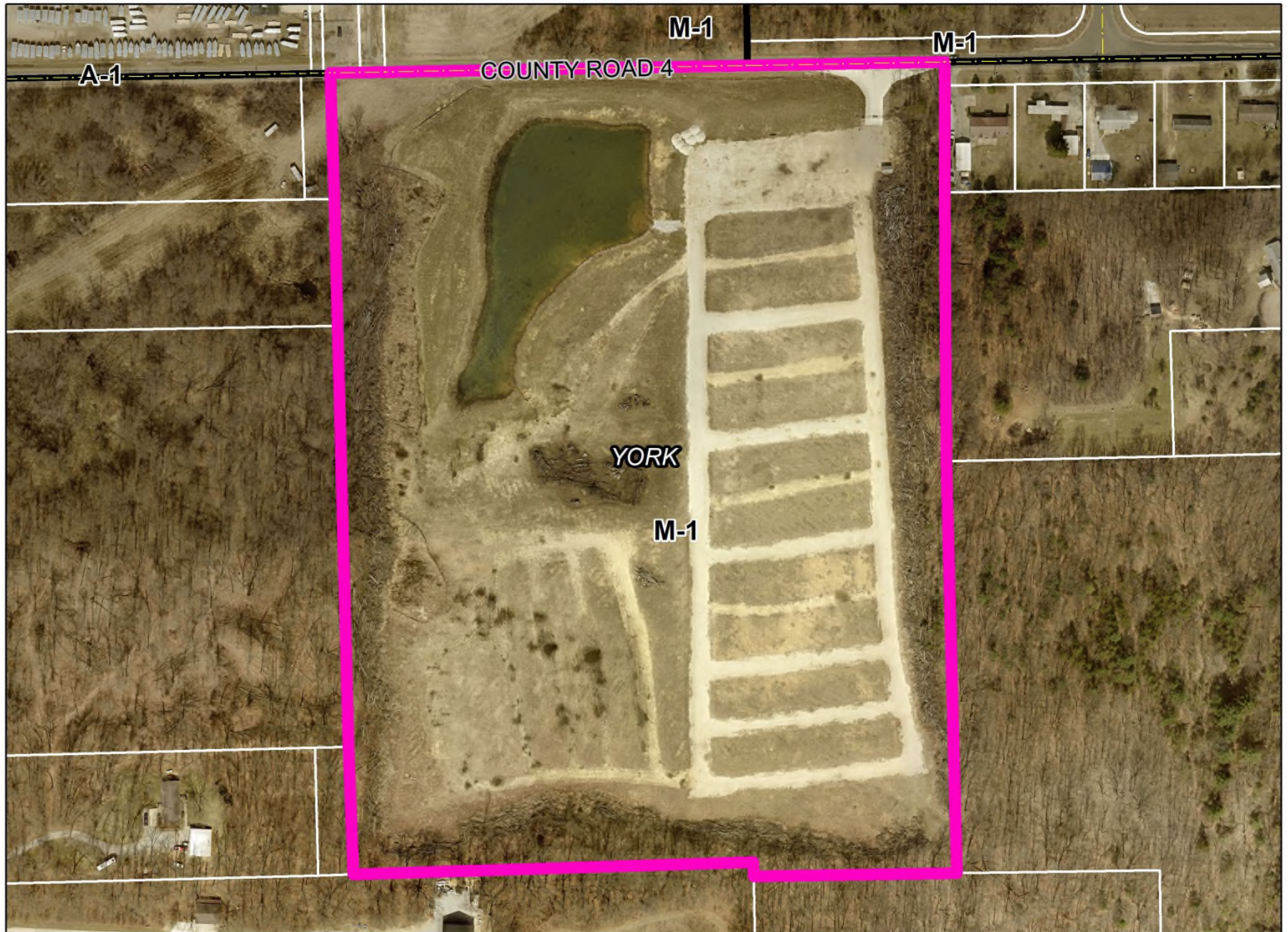
Zoning: M-1 NPO List: 04/24/2024

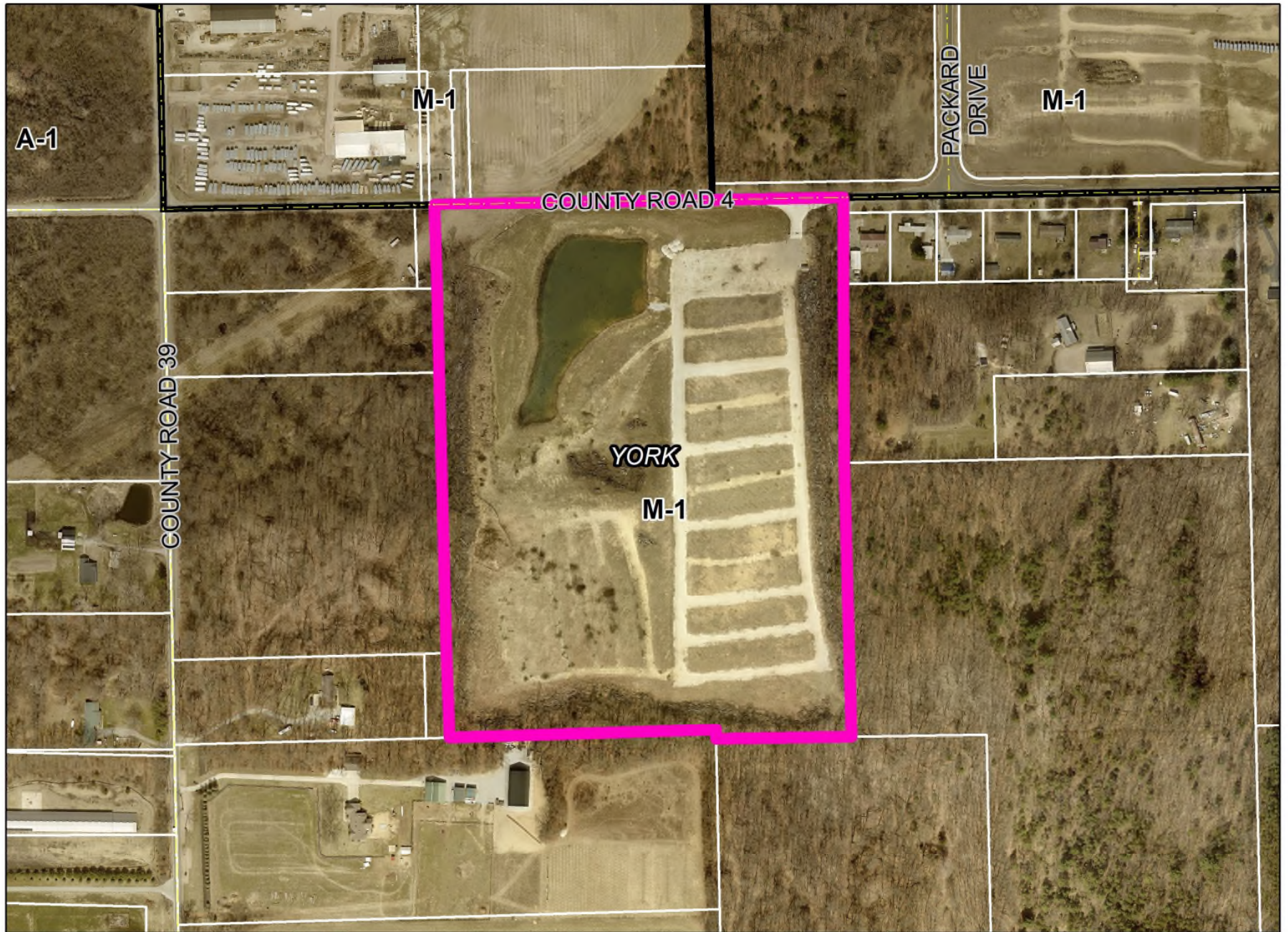
Present Use of Property: VACANT LAND

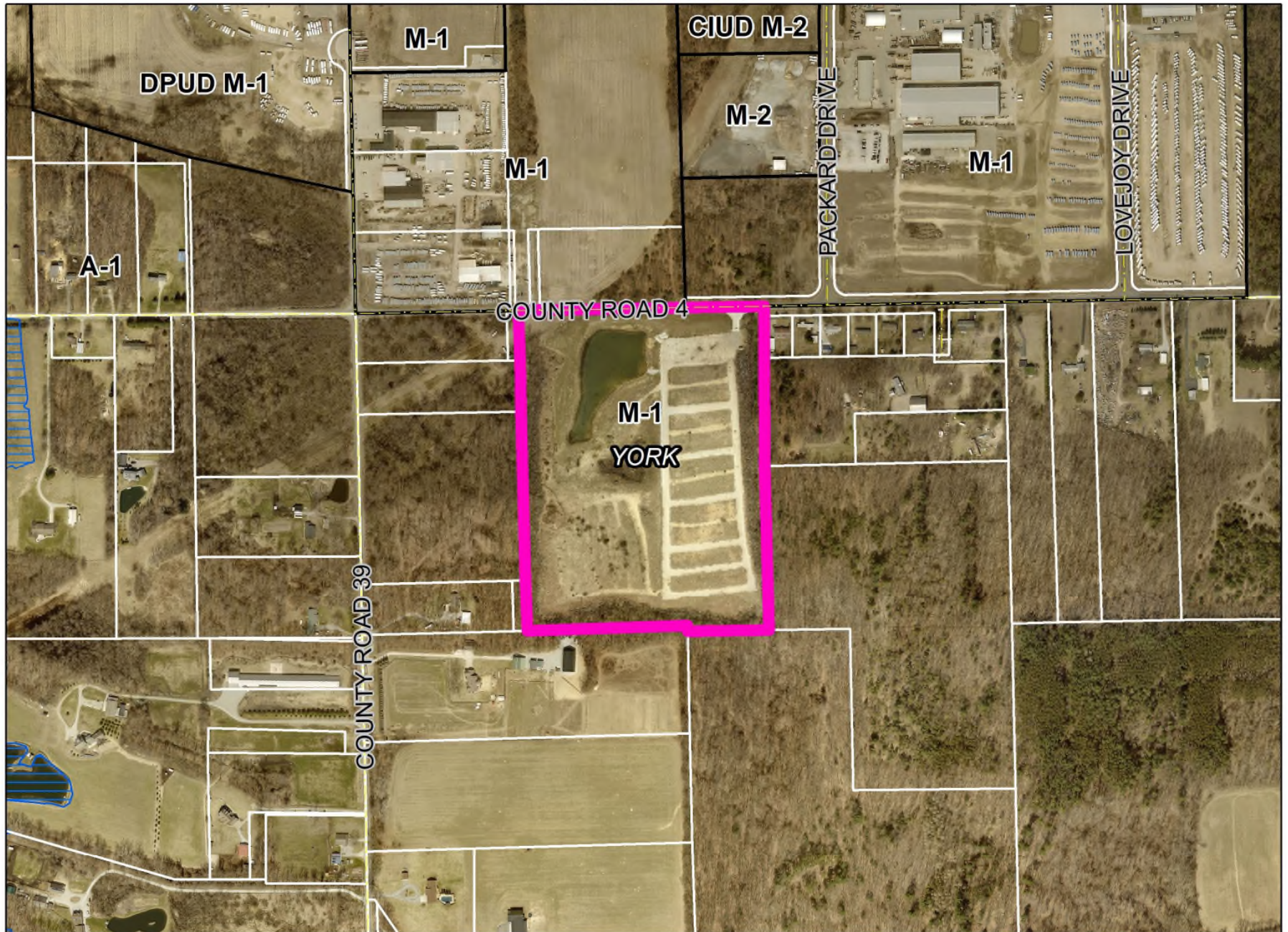
Legal Description:

Comments: RZ-0873-2022, ELEC-C-0437-2022, RZ-0936-2020

Applicant Signature: Department Signature:







CROSS TRAILERS DPUD M-1
SEC. 23, T38N, R7E, YORK TWP.



GENERAL INFORMATION:

HORIZONTAL AND VERTICAL DATA IS BASED ON A SOLUTION DERIVED FROM THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY INDOT CONTINUOUSLY OPERATING REFERENCE STATIONS. THE COORDINATE SYSTEM IS US STATE PLANE 1983, NAD 1983 (CONUS), INDIANA EAST ZONE. GROUND ELEVATIONS ARE BASED UPON SAID INDOT SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAV88). THIS ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEOID MODEL (GEOID18).

SITE BENCHMARK:

BM B4965-1
GEAR SET IN THE WEST FACE OF POWER POLE
NUMBERED 685-463 LOCATED 20'± SOUTH OF
THE CENTERLINE OF COUNTY ROAD 4 AND 400'±
WEST OF THE EAST PROPERTY LINE.
ELEVATION 807.50

BM 84965-2
GEAR SET IN THE SOUTH FACE OF POWER POLE
NUMBERED 1125-154 LOCATED 20'± SOUTH OF
THE CENTERLINE OF COUNTY ROAD 4 AND 600'±
WEST OF THE EAST PROPERTY LINE.
ELEVATION 803.97

PAINING NOTES

1. REQUIRED PARKING:
- 1.1. OFFICE SPACE: 1 PER 300 S.F.
 - 1.1.1. $4,481 \div 300 = 15$
 - 1.2. OUTDOOR STORAGE: 1 PER 1,000 S.F.
 - 1.2.1. $47,250 \div 1,000 = 47$
 - 1.3. INDOOR STORAGE: 1 PER 2,500 S.F.
 - 1.3.1. $102,000 \div 2,500 = 41$
 - 1.4. TOTAL REQUIRED SPACES: 103
2. PROVIDED PARKING:
- 2.1. STANDARD SPACES: 102
 - 2.2. ADA SPACES: 5
 - 2.3. TOTAL PROVIDED SPACES: 107

TRAFFIC DATA

1. COUNTY ROAD 4 TRAFFIC:
 - 1.1. 1,710 VEHICLES PER DAY
 - 1.2. 27.1% TRUCKS
 - 1.3. 11% PEAK HOUR FACTOR
2. PROPOSED EMPLOYEES: 120 FULL TIME
3. VISITORS: 4-5 PER DAY
4. TRUCK DELIVERIES: 10-12 PER DAY
5. SHIPPING VEHICLES: 14-15 PER DAY
6. ASSUMED SPEED LIMIT: 45 MPH
7. SIGHT DISTANCE:
 - 7.1. >650 FT. EAST
 - 7.2. >650 FT. WEST

SITE PLAN NOTES

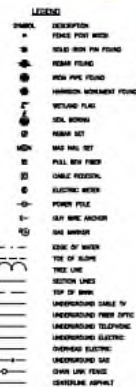
1. THERE ARE NO INCORPORATED AREAS ADJACENT TO THE PROPERTY
2. THE CURRENT ZONING OF THE PROJECT SITE IS M-1
3. COUNTY SIGN PERMIT WILL BE REQUIRED FOR PROPOSED MONUMENT SIGN, SIGN TO BE 8 FEET LONG AND 6 FEET HIGH AND LOCATED AT THE EAST ENTRANCE, 10 FEET FROM THE RIGHT OF WAY.
4. THERE ARE NO REGULATED DRAINS ON SITE.
5. CLASS B, TYPE B BUFFERING IS PROPOSED ALONG A PORTION OF THE EAST PROPERTY LINE.
6. THE SITE WILL BE LIGHTED WITH WALL PACK LIGHTS ON THE BUILDING AND LIGHT POLES WITH DIRECTIONAL LIGHTING IN THE PAVED AREAS.

LEGAL DESCRIPTION - PER WARRANTY DEED 2024-00064

- THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST, IN ELKHART COUNTY, INDIANA, CONTAINING 30 ACRES, MORE OR LESS

VARIANCE FROM M-1 ZONING ORDINANCE AND HIGHWAY STANDARDS

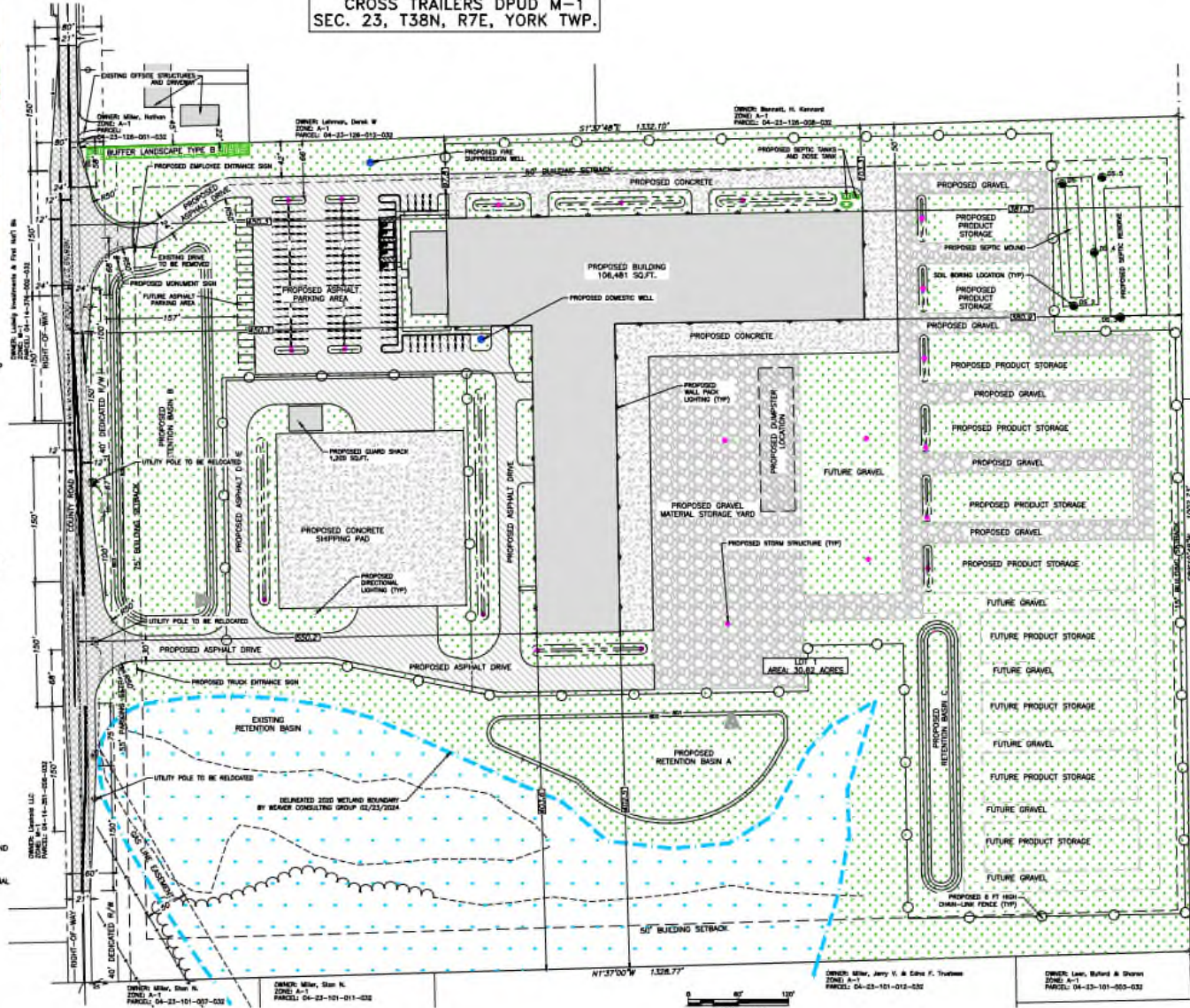
1. CURRENT AND FUTURE USE IS RESTRICTED TO ONE TRAILER MANUFACTURING BUSINESS OPERATION.
2. MONUMENT SIGN SHALL NOT EXCEED 48 SQ.FT. IN AREA AND 6 FEET IN HEIGHT.
3. TWO ENTRANCES FROM COUNTY ROAD 4 WILL BE CONSTRUCTED MORE THAN 400 FEET APART.
4. DRIVEWAY VARIANCE FROM FIGURE 6 STANDARD AS SHOWN.



WETLAND NOTE:
BOUNDARY OF 2020 WETLANDS DELINEATED
ON-SITE BY WEAVER CONSULTING GROUP,
FEBRUARY 23, 2024

FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD,
FEMA MAP 1803900177D, EFF. 8-2-2011

ENGINEER CONTACT INFORMATION
BENJAMIN STANLEY P.E.
SURVEYING AND MAPPING LLC
2810 DEXTER DRIVE
ELKHART INDIANA 46514
PHONE: (574) 266-1010
EMAIL: BEN.STANLEY@SAM.BIZ



Contract: Carpenter, Jeffrey A. & Brenda A.
 ZONE: A-1
 PARCEL: 04-23-176-001-032

Smith, Wingard, Wayne F., & Evelyn Wingard
[4] 4-1
[5] 06-33-161-000-000

10

Detailed Planned Unit Development

to be known as

Cross Trailers D.P.U.D. M-1

**Situated in the Northwest Quarter, Section 23,
Township 38 North, Range 7 East,
York Township, Elkhart County, Indiana**

**Tax ID Number:
20-04-23-101-001.000-032**

Narrative Reports

prepared by

Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040

www.sam.biz

Benjamin Stanley, P.E.
Indiana Professional Engineer 12200658
Email: ben.stanley@sam.biz

Project Number 1023084965

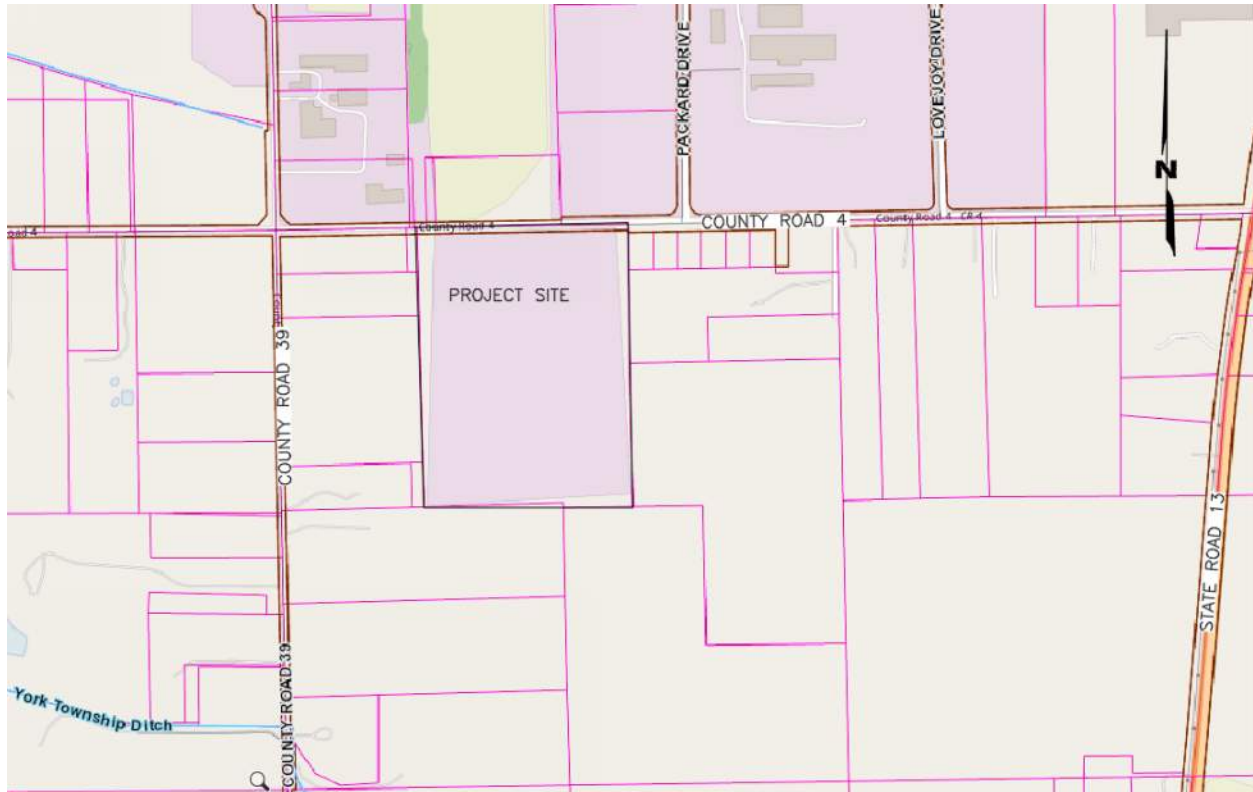
April 18, 2024

D.P.U.D. Description

Part of Parcel No. 20-04-23-101-001.000-032

Warranty Deed 2024-00064

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER. AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 7 EAST, IN ELKHART COUNTY, INDIANA, CONTAINING 30 ACRES, MORE OR LESS



Project Overview

A. Project Summary:

- 1) The property is currently owned by Hitch Holdings Indiana LLC.
- 2) The D.P.U.D. zoning is needed to allow for the development of the site for use in cargo trailer manufacturing.

B. Reasons for the chosen location:

- 1) This site has convenient access to State Road 13 and the Indiana Toll Road for receiving and shipment of goods.
- 2) The site is close to other M-1 zoning and uses.
- 3) The site was previously used for trailer parking and was cleared for this purpose by the previous owner.
- 4) The proposed use for this site is a Permitted Use in the M-1 Zoning District.
- 5) The owner would be restricted to this zone and use.

C. Relation of existing uses to surrounding land uses:

- 1) North: Right of way for County Rd 4, Manufacturing and Farmland north of CR 4, zoned M-1.
- 2) East: Residential and woods, zoned A-1.
- 3) South: Farmland and Residence, zoned A-1.
- 4) West: Residential and woods, zoned A-1.

D. Land use:

LAND USE CALCULATIONS	AREA (S.F.)	AREA (AC.)	PERCENT
RIGHT OF WAY	20,047	0.46	1.5%
STORMWATER RETENTION	97,043	2.23	7.3%
REGULATED WETLAND	211,809	4.86	15.9%
BUILDING	107,681	2.47	8.1%
PAVEMENT AND GRAVEL	411,234	9.44	30.8%
OPEN SPACE	485,914	11.16	36.4%
TOTAL	1,333,728	30.62	100.0%

E. Protections for surrounding residential uses against nuisances:

1. There will be outside lighting on the proposed building. Outdoor lighting will be shielded to avoid shedding light on adjoining properties.
2. There will be no outdoor speakers on the property.
3. There will be a landscape buffer for screening along portions of the east and south property lines adjacent to residential use.

2. Development project details

- A. Site Improvements and Changes
Building setbacks are shown on the Site Plan. A new 106,481 s.f. building is proposed.
- B. Project Phasing
The proposed building, parking, retention basins, product storage, and utilities will be constructed in phase one. A future phase will include additional parking and product storage areas.
- C. Site Access
The existing access driveway will be demolished and replaced by two drives. One proposed drive will replace the existing drive. One additional site access is proposed 493 feet west of the existing drive.
- D. Days and Hours of Operation
Days: Monday through Friday
Hours: 6 am to 5 pm, with staggered start/end times to cover hours of operation.
- E. Indoor and Outdoor Activity
The manufacturing buildings will be used for Cross Trailers manufacturing company. Outdoor gravel and paved areas will be used for material and product storage and staging.
- F. Number of Employees and Visitors per Day
120 full-time employees
4-5 visitors per day
- G. Number of Trucks and other vehicles per day
10-12 delivery vehicles per day.
14-15 shipping vehicles per day.
- H. Parking and Parking Surfaces Plan
107 parking spaces for manufacturing and office use are shown on the Site Plan. The proposed parking area will be asphalt.
- I. Outside Storage and Display
Portions of the proposed paved and gravel areas will be used for the storage of materials and products.
- J. Overview of Stormwater Plan
Stormwater will flow overland into shallow, dry grass swales along the building and paved areas. From there stormwater will enter catch basins and flow through pipes to three retention basins on the north and west sides of the property.

3. Deviations from Zoning Ordinance standards

- A. Current and future use is restricted to one trailer manufacturing business operation.
- B. One monument sign is proposed and will not exceed 48 sq.ft. in area and 6 feet in height. See the included sample photo.
- C. Two driveway access shall be installed from County Road 4 and will be constructed with more than 400 feet of separation.

4. Water Supply and Sanitary Sewer Plan

- A. The site is not adjacent to a municipal boundary. As a result, municipal sanitary sewer and water services are not available.
- B. The proposed building will be connected to a proposed well and septic system.
- C. Five soil borings for a new elevated sand mound system are included with this submittal. The sand mound system will be located in the southeast corner of the property.
- D. One offsite existing well and septic system is located to the east of the site.

5. Soils Report

- A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. The majority of the site soils are classified as sand or loamy sand. (The northwest corner of the site is classified as mucky sandy loam and is part of a regulated wetland not being developed). The existing soils are shown on the Site Plan. The Soil Survey indicates that the soils are rated as "Not Limited" for both Dwellings without Basements and Septic Tank Absorption Fields.
- B. The soil report by Schnoebelen Soil Consulting is included with this submittal. The data was collected for the design of a septic field for the septic systems.
- C. No redoximorphic features were found in the soil borings. No water table was encountered to a depth of 66 inches in the location of the soil borings.

6. Traffic Report

- A. Existing Traffic Data:
County Road 4 Average Daily Traffic between County Road 39 and State Road 13
Number of Vehicles: 1710 per weekday
- B. Expected Traffic:
The proposed site is expected to generate 301 trips per day (50% entering, 50% exiting). The Traffic Impact Vehicular Study (TIVE) is attached to this report.
- C. The existing access driveway to County Road 4 will be demolished and replaced by two drives. One proposed drive will replace the existing drive. One additional site access is proposed 493 feet west of the existing drive.
- D. There is over 650 ft. of intersection sight distance on County Rd 17 at both driveway locations for the 45-m.p.h. presumed speed limit.

7. Storm Water Report

- A. The existing site is gently sloped, with the highest elevation of 822 at the southeast corner and the lowest elevation of 798 in the existing retention basin at the northwest corner of the property.
- B. County Road 4 on the north is paved. There is no drainage ditch on the north or south sides of the road. Rainwater is presumed to run off into the grassy areas and infiltrate into the soils.
- C. Existing woods are located south, east, and west of the property. The land slopes gently draining to the northwest. An existing wetland area is located northwest of the property and receives existing runoff from the site.
- D. In the proposed condition, stormwater will flow overland into shallow, dry grass swales along the building and paved areas. From there stormwater will enter catch basins and flow through pipes to three retention basins on the north and west sides of the property. The storage worksheet is attached for all three retention basins.
- E. All side slopes of the proposed basins shall be a maximum of 4 horizontal to 1 vertical.
- F. The stormwater retention basins will be constructed early in the project with precautions taken to prevent impact on existing wetland areas.
- G. Stormwater calculations include storage for future paved and gravel areas.
- H. See the included drainage calculations.

8. Environmental Assessment

- A. Wetland Delineation was performed by Weaver Consulting Group in 2024 to determine the original 2020 wetland boundary (shown on plans).
- B. It was determined that a regulated wetland exists along the northern portion of the west property line.

DRAINAGE CALCULATIONS

RETENTION BASIN A STORAGE CALCULATIONS

NOTES:

- THE INFILTRATION RATE IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.
- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- THE RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.
- THE INFILTRATION TIME IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.

RUNOFF COEFFICIENTS (C):		PREDEVELOPED		DEVELOPED	
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Lawn =	0.30	191221	57366.30	47996	14398.80
Gravel =	0.65	0	0.00	117264	76221.60
Pavement =	0.90	0	0.00	25961	23364.90
Building/Structure =	1.00	0	0.00	0	0.00
Total Area =		191221	57366.30	191221	113985.30
Composite C =		0.30		0.60	

INFILTRATION RATE CALCULATION

<u>Weaver Soil Report Data:</u>	Minimum Infiltration Capacity =	10 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Maximum Infiltration Capacity =	13.3 in/hr
Soil Boring Location P-2	Design Infiltration Capacity =	3.0 in/hr
	Infiltration Area (Avg. Pond Area) =	32,308 sf
	Design Infiltration Rate =	2.24 cfs

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area =	4.39 acres	Developed CA =	2.63
Developed Runoff Coefficient =	0.60		

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage in Acre Feet (AF)	Required Storage in Cubic Feet (CF)
(hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(ac.ft.)	(cu.ft.)
0.17 hr	7.92	21.03	2.24	18.79	0.259	11,272
0.33 hr	5.40	14.34	2.24	12.10	0.333	14,518
0.50 hr	3.96	10.50	2.24	8.26	0.341	14,867
0.75 hr	2.71	7.18	2.24	4.94	0.306	13,333
1 hr	1.98	5.27	2.24	3.02	0.250	10,890
2 hr	1.55	4.11	2.24	1.87	0.308	13,431
3 hr	1.14	3.04	2.24	0.79	0.197	8,562
6 hr	0.67	1.77	1.77	0.00	0.000	0
9 hr	0.48	1.28	1.28	0.00	0.000	0
12 hr	0.38	1.02	1.02	0.00	0.000	0
24 hr	0.22	0.58	0.58	0.00	0.000	0
					Required Storage	14,867 cu.ft.
					Proposed Storage	32,308 cu.ft.
					% Provided	217%

INFILTRATION TIME CALCULATION

<u>Weaver Soil Report Data:</u>	Estimated Infiltration Capacity =	3.0 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Infiltration Area (Total Pond Bottom) =	30,656 sf
Soil Boring Location P-2	Infiltration Rate =	2.13 cfs
	Time to Drain	1.9 hr

RETENTION BASIN B STORAGE CALCULATIONS

NOTES:

- THE INFILTRATION RATE IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.
- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- THE RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.
- THE INFILTRATION TIME IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.

RUNOFF COEFFICIENTS (C):		PREDEVELOPED		DEVELOPED	
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Lawn =	0.30	491607	147482.10	196005	58801.50
Gravel =	0.65	0	0.00	0	0.00
Pavement =	0.90	0	0.00	187922	169129.80
Building/Structure =	1.00	0	0.00	107680	107680.00
Total Area =		491607	147482.10	491607	335611.30
Composite C =		0.30		0.68	

INFILTRATION RATE CALCULATION

Weaver Soil Report Data:	Minimum Infiltration Capacity =	19.1 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Maximum Infiltration Capacity =	100 in/hr
Soil Boring Location P-1	Design Infiltration Capacity =	3.0 in/hr
	Infiltration Area (Avg. Pond Area) =	46,877 sf
	Design Infiltration Rate =	3.26 cfs

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area = 11.29 acres Developed CA = 7.67
 Developed Runoff Coefficient = 0.68

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage in Acre Feet (AF)	Required Storage in Cubic Feet (CF)
(hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(ac.ft.)	(cu.ft.)
0.17 hr	7.92	61.27	3.26	58.02	0.799	34,811
0.33 hr	5.40	41.79	3.26	38.53	1.062	46,240
0.50 hr	3.96	30.60	3.26	27.35	1.130	49,225
0.75 hr	2.71	20.93	3.26	17.67	1.095	47,709
1 hr	1.98	15.35	3.26	12.10	1.000	43,543
2 hr	1.55	11.97	3.26	8.72	1.441	62,763
3 hr	1.14	8.85	3.26	5.59	1.386	60,388
6 hr	0.67	5.16	3.26	1.91	0.946	41,193
9 hr	0.48	3.74	3.26	0.48	0.358	15,600
12 hr	0.38	2.96	2.96	0.00	0.000	0
24 hr	0.22	1.69	1.69	0.00	0.000	0

Required Storage	62,763 cu.ft.
Proposed Storage	140,582 cu.ft.
% Provided	224%

INFILTRATION TIME CALCULATION

Weaver Soil Report Data:	Estimated Infiltration Capacity =	3.0 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Infiltration Area (Total Pond Bottom) =	40,604 sf
Soil Boring Location P-1	Infiltration Rate =	2.82 cfs
	Time to Drain	6.2 hr

RETENTION BASIN C STORAGE CALCULATIONS

NOTES:

- THE INFILTRATION RATE IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.
- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- THE RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME.
- THE INFILTRATION TIME IS BASED ON THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER AS DESCRIBED IN THE NRCS SOIL REPORT FOR THIS SITE.

RUNOFF COEFFICIENTS (C):		PREDEVELOPED		DEVELOPED	
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Lawn =	0.30	268420	80526.00	175885	52765.50
Gravel =	0.65	0	0.00	85468	55554.20
Pavement =	0.90	0	0.00	7067	6360.30
Building/Structure =	1.00	0	0.00	0	0.00
Total Area =		268420	80526.00	268420	114680.00
Composite C =		0.30		0.43	

INFILTRATION RATE CALCULATION

Weaver Soil Report Data:	Minimum Infiltration Capacity =	10 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Maximum Infiltration Capacity =	13.3 in/hr
Soil Boring Location P-2	Design Infiltration Capacity =	3.0 in/hr
	Infiltration Area (Avg. Pond Area) =	11,123 sf
	Design Infiltration Rate =	0.77 cfs

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area = 6.16 acres Developed CA = 2.65
 Developed Runoff Coefficient = 0.43

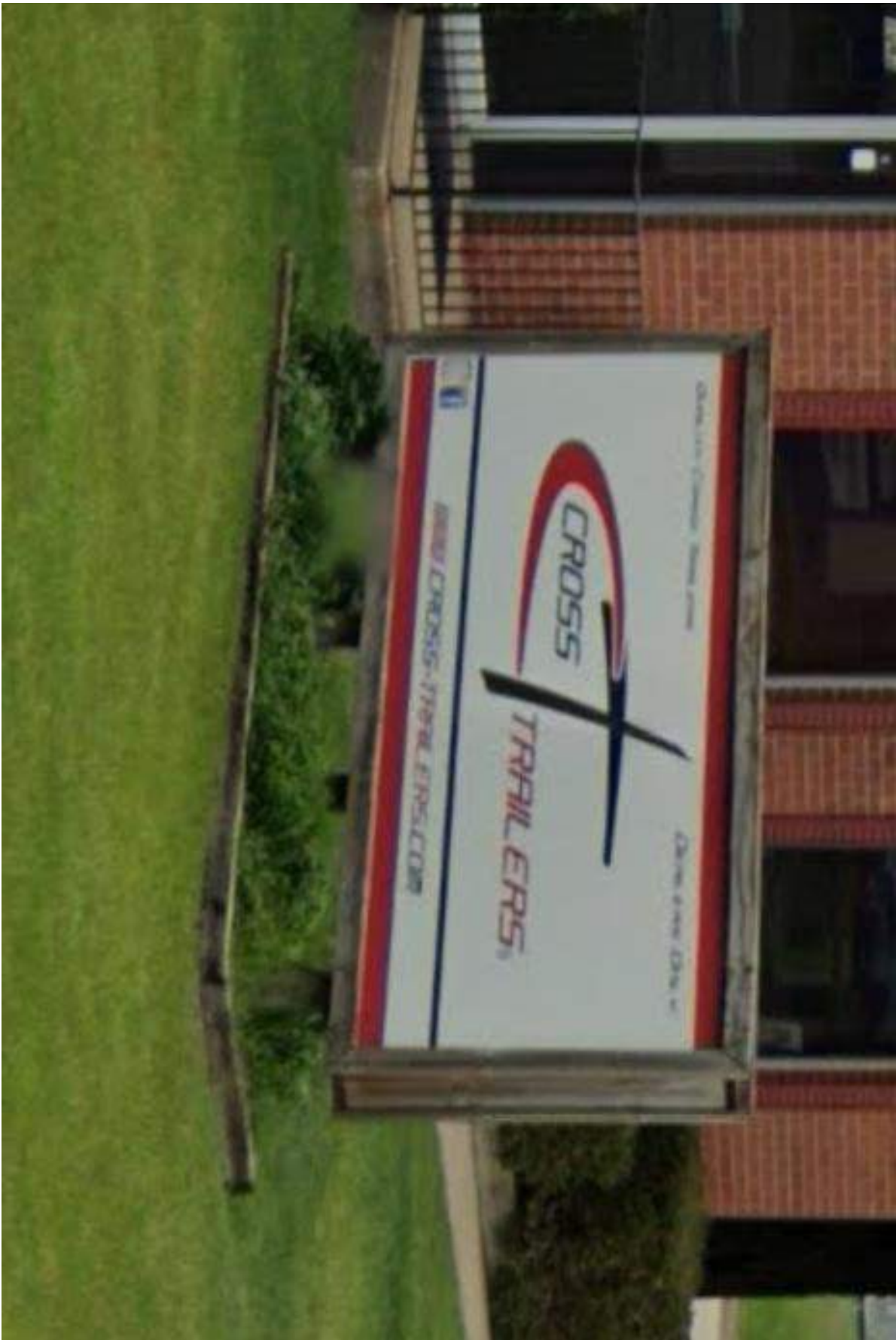
Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage in Acre Feet (AF)	Required Storage in Cubic Feet (CF)
(hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(ac.ft.)	(cu.ft.)
0.17 hr	7.92	21.16	0.77	20.38	0.281	12,230
0.33 hr	5.40	14.43	0.77	13.66	0.376	16,387
0.50 hr	3.96	10.57	0.77	9.79	0.405	17,629
0.75 hr	2.71	7.22	0.77	6.45	0.400	17,422
1 hr	1.98	5.30	0.77	4.53	0.374	16,299
2 hr	1.55	4.13	0.77	3.36	0.556	24,201
3 hr	1.14	3.05	0.77	2.28	0.566	24,647
6 hr	0.67	1.78	0.77	1.01	0.501	21,816
9 hr	0.48	1.29	0.77	0.52	0.385	16,776
12 hr	0.38	1.02	0.77	0.25	0.249	10,843
24 hr	0.22	0.58	0.58	0.00	0.000	0

Required Storage	24,647 cu.ft.
Proposed Storage	33,320 cu.ft.
% Provided	135%

INFILTRATION TIME CALCULATION

Weaver Soil Report Data:	Estimated Infiltration Capacity =	3.0 in/hr
Poorly Graded Fine Sand Trace Silt (SP-SM)	Infiltration Area (Total Pond Bottom) =	7,147 sf
Soil Boring Location P-2	Infiltration Rate =	0.50 cfs
	Time to Drain	13.8 hr

Proposed Basin A Storage		
Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
800.00	30656	32,308
801.00	33959	
Total Volume		32,308 cu.ft.
Proposed Basin B Storage		
Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
800.00	40604	42,662 46,827 51,093
801.00	44719	
802.00	48935	
803.00	53251	
Total Volume		140,582 cu.ft.
Proposed Basin C Storage		
Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)
801.00	7147	8,439 11,073 13,808
802.00	9731	
803.00	12415	
804.00	15200	
Total Volume		33,320 cu.ft.





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TO: Plan Commission

FROM: H. Jason Auvil, Planning Manager & Zoning Administrator

SUB: Approvals of Plan Commission Recommendations

The following petition was **approved** at the April 9, 2024, Town Council of Wakarusa meetings:

1. Petitioner: Andrew M. Yoder & Ellie Yoder represented by Land & Boundary, LLC
 Petition: for a zone map change from GPUD R-1 & R-2 to A-1.
 Location: north end of Cameron Dr., 645 ft. north of Kenmar St., west of SR 19, in
 Olive Township. (RZ-0049-2024)
 Plan Commission Vote: Yes: 9; No: 0; Absent: 0
 Remonstrators Present: No
 Development Issues: None