



PLAN COMMISSION STAFF REPORT

ITEM NO: 3

APPLICATION NO. LEGP NO. 0255-2024

MEETING DATE: February 18, 2025

SUBJECT: Amendment to adopted preliminary development plan

PETITIONER(S): Thelma Curts (Owner), Mitch Manders (Applicant)

SUMMARY: Amendment to the adopted preliminary development for a Goddard School

LOCATION: 4903 Castamere Drive

WAIVERS REQUESTED: Reference report

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
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Planning Terms

Amendment – Any appeal; modification, or addition to a regulation; any new regulation, any change in the number shape, boundary, or area of a district, or any repeal or abolition of any map, part thereof, or addition thereto.

Preliminary Development Plan - The initial development plans as proposed for a district overlay following approval by the Plan Commission and adoption by the Common Council of said drawings and Planned Development ordinance including any waivers from the underlying zoning district regulations and commitments by the developer for said real property.

Procedure

The application was filed and is now ready for a public hearing at the February 18, 2025, Plan Commission meeting. The proposed amendment is discussed at a Plan Commission Meeting where a public hearing is held. The Plan Commission hears the evidence presented by Staff, applicant/owner, and any individuals in the audience wishing to speak for or against the proposed amendment. The Plan Commission then makes a recommendation to the Common Council for either adoption, denial, or amends the applicants' proposal. The Plan Commission has the authority to modify the proposal and/or attach conditions to the recommendation. The Council then hears the proposal, including the Plan Commission's recommendation possibly at two separate Council meetings. At the final Council meeting the amendment is adopted, denied, or modified by the Council. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspaper and public hearing notices are sent to the surrounding property owners by certificate of mailing. Notices were sent to the surrounding property owners as required.

Correspondence

As of the time of writing, Staff had not received any inquiries regarding the application.

Summary

The applicant proposes to amend the original adopted Planned Development Ordinance for "Cranbrook Planned Development" to include the construction of a Goddard School adjacent to the northeast intersection of State Road No. 32 (Westfield Road) and Moontown Road on approximately 2.4 acres. This would be the second amendment to the original adopted ordinance with the first being for the construction of 48 townhomes north of Castamere Drive and north of this site (R5/PD). The site is currently zoned R1 Single-Family Residential. Nursery/Preschools are permitted accessory uses within all residential zoning district. The action being considered by the Plan Commission is the amendment to the adopted preliminary development that that would allow for the construction of a Goddard School at this location. The school will be approximately 13,200-SF in building size including the required number of parking spaces per said use. The parking

requirement is one space per 200-SF of building for a total of 66 spaces. All setback, parking, and landscaping requirements are being met.

The State of Indiana Department of Transportation (INDOT) has proposed for this area a round-about to be constructed in the future. The applicant and his team have been working with INDOT regarding the right-of-way required for the improvement project. The detailed development plan reflects the new right-of-way. The only curb-cut to the site will be from Castamere Drive. The INDOT is not the only utility to have a concern so does Panhandle Eastern which is a transmission gas operator. The applicant has been notified of their requirements and are working towards addressing any outstanding issues.

The only waiver being sought for this site is the construction of a ground sign located within the peripheral buffer yard. General restrictions within the peripheral buffer yard includes no parking, sidewalks, storm water detention facilities, regulated drains, fences, wall, accessory buildings, structures, easements or other impervious surfaces shall be permitted to be located inside any required landscape buffer yard. As per the site plan, there are limited areas of placement for the sign due to the State right-of-way requirements and the peripheral buffer yard requirements and setbacks.

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Analysis Table

Item	Description	Analysis
<i>Surrounding Land Uses</i>	North – Cranbrook Townhomes South – Single-Family Residential/agricultural East – Single-Family Residential West – Single-Family Residential	<i>The surrounding land uses include scattered site residential, subdivision residential, and townhomes.</i>
<i>Comprehensive Master Plan and Future Land Use</i>	<i>Mixed Residential</i>	<i>Encourages a variety of housing types, accompanied by mixed-use retail and offices. It combines residential and non-residential uses and is a walkable area.</i>
<i>Traffic Circulations and Thoroughfare Plan</i>	<i>State Road No. 32 (Westfield Road) – (State) Arterial Road</i> <i>Moontown Road – (Local) Secondary Corridor</i>	<i>A major road that serves to connect traffic-generating areas such as employment centers and commercial areas including major population center.</i>
<i>Environmental and Utilit Considerations</i>	<i>No concerns known at the time of writing</i>	<i>None currently.</i>
<i>TAC Comments</i>	At the January TAC meeting	<i>Since appearing on the TAC agenda, most of the Engineering Department comments have been addressed. There may be comments from the Hamilton County Surveyors Office yet to finalize. Panhandle Eastern is another TAC member with comments.</i>

History

Planned Development Originally adopted in 2016

Amendment to adopted PD for townhomes in 2023

Attachments

Exhibit 1 – Preliminary Development Plan

Exhibit 2 – Waiver Justifications

Recommendation

Staff recommends approval of the amendment to the adopted development plan for a Goddard School and the waiver permitting the construction of a ground sign within the peripheral landscape buffer yard as it adheres to the comprehensive master plan and requirements of the underlying zoning district bulk standards.

Motions

1. Motion to approve the amendment to the preliminary development for the Cranbrook Planned Development to include a Goddard School on approximately 2.4 acres including the following waiver:
 - a. Allowance of one ground sign located within the peripheral Landscape buffer meeting the setback and size requirements of The Unified Development Ordinance

And STIPULATION:

- b. All TAC comments shall be satisfactorily addressed and approved per each utility prior to the issuance of an Improvement Location Permit for installation of infrastructure and ground preparation.

as per the presentation and public hearing for Application No. 0256-2024 and send a favorable recommendation for adoption to the Council.

2. Motion to deny the request for a change of adoption of an amended preliminary development plan as per Application No. 0256-2024 (LIST REASONS)

3. Motion to continue Application No. 0256-2024 until the March 17, 2025 meeting.