



METROPOLITAN DEVELOPMENT COMMISSION

August 7, 2024

Case Number: 2024-MOD-014
Property Address: 11601 Melnick Lane
Location: Lawrence Township, Council District #15
Petitioner: Lennar Homes of Indiana, LLC, by Brian J. Touhy
Current Zoning: D-P
Request: Modification of the Development Statement related to petition 96-Z-124 (96-DP-12) to modify the Plan for Winding Ridge – A Master Planned Community, to allow for resident amenities, including a pool, pool house, playground, picnic area and a surface parking area, as depicted on an Amenity Center Area Landscape Plan (current Development Statement required amenities within Area 11)
Current Land Use: Undeveloped land
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

MODIFICATION

This 13.65-acre site, zoned D-P, is comprised of two undeveloped parcels that were included in the 96-Z-124 / 96-DP-12) that rezoned approximately 857 acres to the D-P district to provide for residential uses, a golf course, commercial uses and amenity areas. It is surrounded by single-family dwellings to the north, across Melnick Lane; undeveloped land to the south; single-family dwellings to the east; and single-family dwellings to the west, across Hovenweep Way, all zoned D-P.

The 1996 rezoning provided for the amenity area (swimming pool / tennis courts) in Area 11 that is located south of East 56th Street. See Exhibit A.



This proposed modification would provide for an additional amenity area south of East 46th Street, at the intersection of Melnick Lane and Hovenweep Way. See Exhibit B.

Staff supports this modification because it would seem reasonable and appropriate to provide an additional amenity area to those residents living in the southern portion of this large development that would be approximately a mile from the existing amenity area.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	East 38th Street Corridor Plan	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-P Residential uses
	South:	D-P Undeveloped land
	East:	D-P Residential uses
	West:	D-P Residential uses
Thoroughfare Plan		
Melnick Lane	Local Street	Existing 50-foot right-of-way; no proposed right-of-way available.
Hovenweep Way	Local Street	Existing 60-foot right-of-way; no proposed right-of-way available.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 19, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	February 28, 2024 (Approved)	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	June 19, 2024 (Proposed Description)	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Not Applicable to the Site.

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site

Neighborhood / Area Specific Plan

- The 38th Street Corridor Plan (2012) recommends residential uses at a density of 1.75 to 3.5 units per acre.

Infill Housing Guidelines

- The Infill Housing Guidelines (2021)
- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

96-Z-124 / 96-DP-12; 11750 and 11501 East 46th Street and 5201 North German Church Road, requested rezoning of 857 acres, being in the D-A Districts, to the D-P classification to provide for the construction of a residential golf course development, consisting of single- / multi-family residential uses, neighborhood commercial retail, day care facility, self-storage facility, fire station and recreational amenities including an 18-hole golf course, pool and tennis facility, **approved**.

EXHIBITS

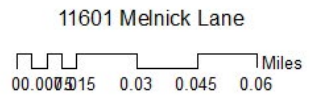
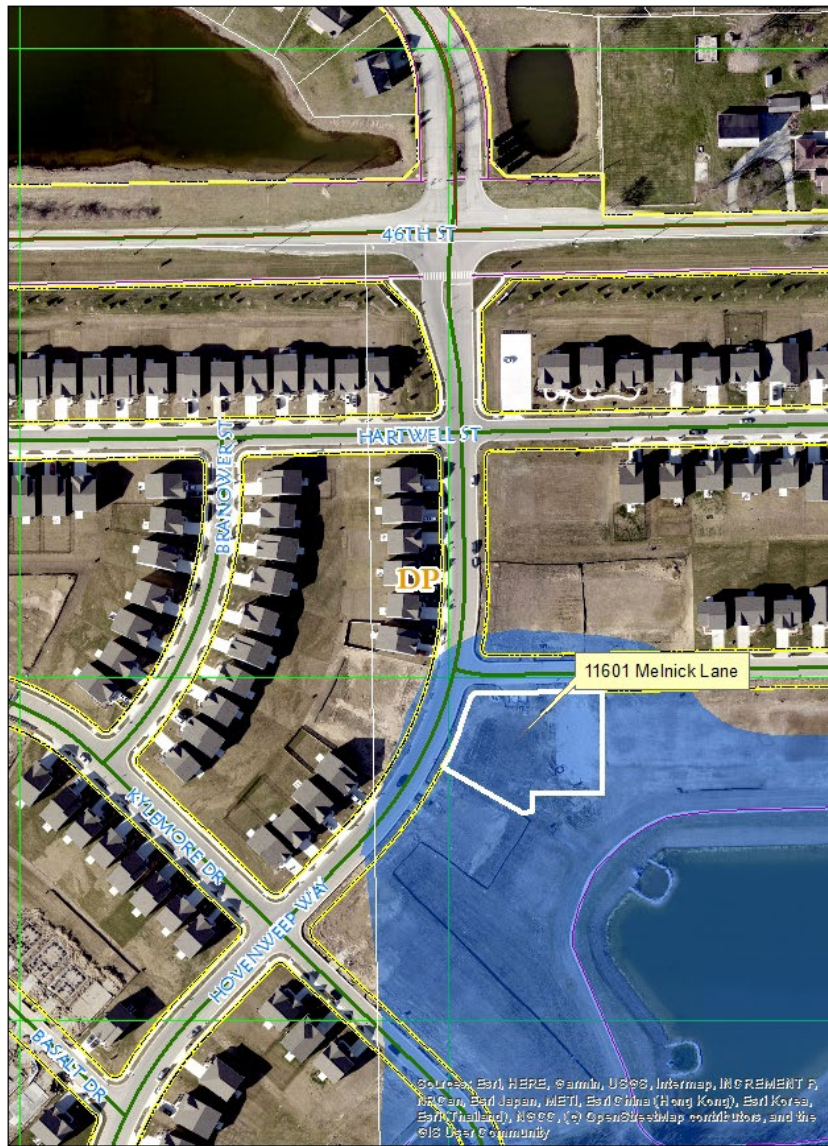


EXHIBIT A

The desire in the "Comp Plan" for open space park area is met and substantially exceeded by an eighteen (18) hole golf course of approximately 244 acres. The golf course weaves itself throughout the interior of the Site and in and among the planned separate and individually identifiable subdivisions within the Site.

The location of the golf course takes into account the high tension power lines and utilizes the location of Indian Creek in the design. A Site surface water drainage system that provides water hazards to golfers also simultaneously serves as retention/detention ponds for the individual subdivisions.

The golf course (Area 20) is expected to be open to the public for a daily fee but the Developer reserves the right for the golf course to become private in the future. No resident in the Site will be mandated to become a member of this course if the course becomes public.

Additional recreational facilities in the nature of a pool, tennis court, playground and possibly basketball standards may be provided in Area 11. The playground and basketball (if any) area will be available to everyone in the Winding Ridge community. Area 11 will be open for use to the residents of the Winding Ridge Project, without charge, unless the umbrella Homeowners Association at a time its controlled by the residents decides otherwise. The front setback for Area 11 will be 25 ft and will have a minimum of 56 parking spaces. The balance of this recreational facility will be subject to a paid membership approach with a forecast for approximately 400 members with preference for membership being available to the residents of Winding Ridge. Approximately 4 acres is reserved for this purpose. Consequently, an aggregate of 248 acres is designated for open space and recreational use in the Winding Ridge concept.

Areas 17 through 19 are accessible and convenient neighborhood retail area of the C3 classification for the residential community. Area 14 shall be either the same zoning classification as Areas 17 through 19 or the CS classification if the Developer finds a mini warehouse use to be compatible to the needs of the Winding Ridge community. Areas 15 & 16 totaling 3 acres are set aside for community service sites - however Area 15 as a fire station may, per the wishes of the City of Lawrence, be located outside the confines of the Winding Ridge Project in which this Area 15 will become an outlet lot for neighborhood commercial retail use. The expected uses is a fire station and a water tower. The overall acreage approximates 38 acres for Areas 14 through 19.

Area 9 may optionally become a school site if such interest matures in a manner satisfactory to the Developer and the school authority. If no such prospect succeeds Area 9 shall remain designed for single family residential (MLR).

The major thrust of the Winding Ridge community is residential use with the predominate residential use being single family, a small portion of which may be attached. The community will provide for an affordable multi family option of approximately 38 acres to be located in Area 12 next to the reference retail area. Approximately 497 acres of the community is earmarked for residential development. The maximum number of residential units, whether single family or multi family will not exceed 2,450. Based upon the total acreage involved in the Winding Ridge community **THE PROJECTED OVERALL DENSITY WILL BE LESS THAN THREE (3) UNITS TO THE ACRE**.

Status Reports Relative to the Limit of 2450 Residential Units in Winding Ridge Project

The Developer will file with DMD a summary of residences platted, or as provided for in any multi-family development seeking an Improvement Location permit, at the time a new preliminary plat or multi-family improvement permit request is initiated by Developer so that DMD is assured of the Developer's commitment not to exceed 2450 residential units.

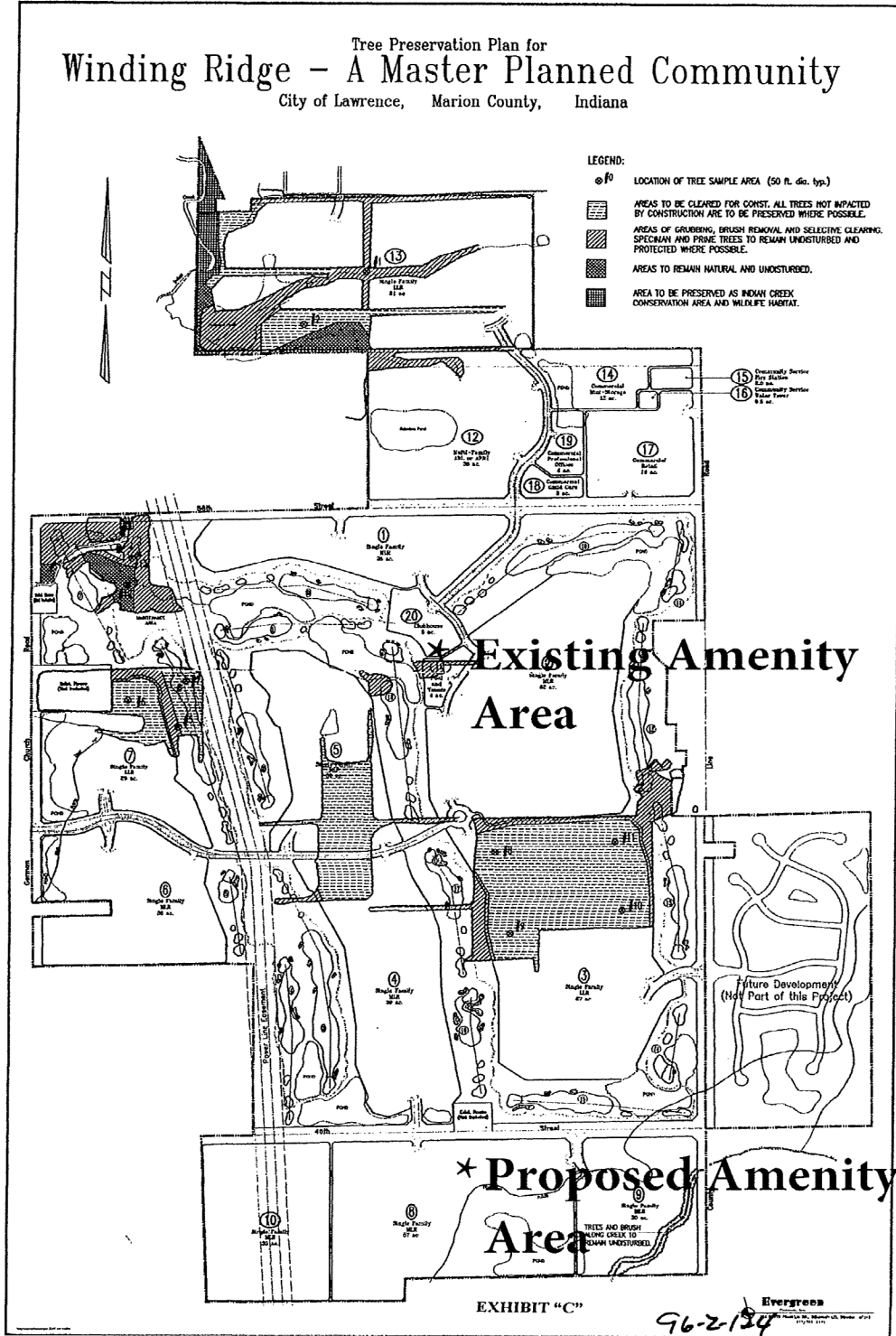


EXHIBIT B

Proposal Description

11601 Melnick Lane and adjacent Common Area
(Block A and Common Area #1-4 in Loudoun Place Section 1) (“Site”)

In 1996, the Site was rezoned to DP in Case No. 96-Z-124 (96-DP-12) (the “Original Rezoning”). As to the Site, Petitioner respectfully requests to modify the Winding Ridge¹ Development Statement (the “DP Statement”) and any plans filed in connection with the Original Rezoning, including the plan titled “Tree Preservation Plan for Winding Ridge – A Mater Planned Community” (the “1996 Plan”) filed herewith.

Petitioner proposes to develop the Site with a Pool Area, Pool House, Playground Area, Picnic Area and related Parking Area (collectively, the “Amenities”) for use by residents of the neighborhood as approximately depicted on the Amenity Center Area Landscape Plan filed herewith.² The fourth paragraph of Page 2 of the DP Statement references recreation facilities to be located within Area 11. The Site is not located in Area 11 as depicted on the 1996 Plan. Petitioner requests that the DP Statement and any plans filed in connection with the Original Rezoning be amended to allow for the Site to be improved with the Amenities as approximately depicted on the Amenity Center Area Landscape Plan.

¹ The Site is part of the subdivision platted as Loudoun Place, which is a platted area within the Winding Ridge Planned Community.

² It is Petitioner’s understanding that the Amenity Center Area Landscape Plan was Administratively Approved on February 28, 2024 as to the landscaping only.



View looking east along Melnick Lane



View looking west along Melnick Lane towards Hovenweep Way



View of site looking southwest across adjacent property to the east



View looking northeast across Melnick Lane at dwellings to the north of site