



METROPOLITAN DEVELOPMENT COMMISSION

September 18, 2024

Case Number:	2024-ZON-081
Property Address:	4310 North Carroll Road
Location:	Lawrence Township, Council District #15
Petitioner:	Lennar Homes of Indiana, LLC, by Brian J. Tuohy
Current Zoning:	D-P (FF)
Request:	Rezoning of 30.85 acres from the D-P (FF) district to the D-P (FF) district to provide for a single-family residential development, consisting of 51 dwelling units and amenities, including open space and a nature trail.
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, subject to the D-P Statement, file-dated July 7, 2024.

PETITION OVERVIEW

This 30.85-acre site, zoned D-P (FF), is undeveloped and was included in the 2004-ZON-070 / 2004-DP-004 petitions that rezoned approximately 193 acres to the D-P (FF) district to provide for 600 single-family dwellings with a density of 3.11 units per acre. It is surrounded by retention ponds to the north and west, a single-family dwelling to the east; and residential development currently under development to the south, all zoned D-P (FF).

This request would rezone approximately 30 acres from the D-P (FF) district to the D-P (FF) district to provide for 51 single-family dwellings.

As proposed, the request would be consistent with the 38th Street Corridor Plan recommendation of residential development at 1.75 to 3.5 units per acre. The density of this development would be 1.65 units per acre. Staff, therefore, supports this request, subject to the D-P Statement.

D-P Statement

The D-P Statement, file dated July 7, 2024, describes the proposed development of residential development with 51 homes and approximately four acres of natural area. An eight-foot-wide nature trail would connect to existing and proposed trails in the adjacent neighborhoods of Loudon Place to the north, Clifton Trace to the south and Winding Ridge to the west.

This development would be an expansion of Clifton Trace to the south. Approximately eight acres of natural area would be preserved and provide open space for this southern development. In other words, a total of 12 acres of natural area, that includes Steele Ditch that bisects these two Clifton Trace (north and south) developments would be preserved.

Site Plan

The site plan, file-dated July 7, 2024, provides for site access via Kylemore Drive (a public street) at the northwest corner of the site.

There would be an eight-foot-wide trail along the southern and eastern perimeter that would connect to the Winding Ridge Trail at the southwest corner of the site, the Clifton Trace Trail along the eastern boundary and the Loudon Place Trail at the northeast corner of the site.

Based on the site plan, development would not impact the existing wooded areas along the southern and eastern boundaries, which would be preserved as natural areas.

Staff would note that support of this request is only for the rezoning and not the proposed site plan and future platting petitions, which would be required to comply with the Subdivision provisions of the Ordinance.

Floodway Fringe

This site has a secondary zoning classification of a Floodway Fringe (FF), which is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	The 38th Street Corridor Plan – density of 1.75-3.5 units per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-P (FF) Retention pond
	South:	D-P (FF) Residential development
	East:	D-P (FF) Single-family dwelling
	West:	D-P (FF) Retention pond
Thoroughfare Plan		
North Carroll Road	Primary Collector	Existing 36-foot right-of-way and proposed 106-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 7, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	July 7, 2024.	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Not applicable to this site.

Pattern Book / Land Use Plan

- Not applicable to this 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.
 - This density is consistent with single-family residential development in transitional areas between rural and suburban development patterns and is the typical density for single-family residential development in suburban areas of the city. Development at this density should not take place in rural and suburban areas where surrounding development patterns exhibit characteristics suitable for higher densities (property on mass transit corridors, near concentrations of employment, or near major commercial centers, for example).

Infill Housing Guidelines

- 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

2004-ZON-070 / 2004-DP-004; 4310 North Carroll Road and 11440 and 11717 East 42nd Street, requested rezoning of 193 acres, being in the D-A (FF) district to the D-P (FF) classification to provide for 600 single-family dwellings with a density of 3.11 units per acres, **approved**.

VICINITY

2024-MOD-014; 11601 Melnick Lane (north of site), requested 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, **approved**.

2002-ZON-094; 6410 Carroll Road (adjacent to north), requests the rezoning of 49.64 acres, being in the D-A (FF) District, to the D-2 (FF) classification to provide for residential development, **approved**.

97-Z-64; 11350 East 38th Street (adjacent to south), requests the rezoning of 40.167 acres, being in the D-A (FF) District, to the D-5II (FF) classification to provide for residential development, **approved**.

96-Z-124 / 96-DP-12; 11750 and 11501 East 46th Street and 5201 North German Church Road (north of site), 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**.

93-Z-115; 11102 East 38th Street (adjacent to south), requests the rezoning of 49.7 acres, being in the D-2, D-P, D-7, and C-4 Districts, to the D-5II classification to provide for residential development, **approved**.



CLIFTON TRACE NORTH

PRELIMINARY PLAN AND DP STATEMENT

Petitioner:
Lennar Homes of Indiana, LLC
11555 N Meridian St. #400
Carmel, IN 46032

Attorney:
Brian J. Tuohy
Tuohy Bailey & Moore LLP
50 South Meridian Street, Suite 700
Indianapolis, Indiana 46204

Property Address:
Part of 4310 N. Carroll Road
Indianapolis, IN 46235

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Project Standards

1. **Density:** There shall be no more than 51 single-family homes on the Site.
2. **Permitted Uses:** All permitted, accessory, temporary and special exception uses as permitted in the Dwelling District Four (D-4) zoning district as set forth in the Zoning Ordinance for Marion County, Indiana in effect at the time this Development is approved by the City-County Council (the “Zoning Ordinance”) shall be permitted on the Site.
3. **Development Standards:** The following development standards shall apply to the Site:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft

If any development standard is not set forth in this Clifton Trace North Preliminary Plan and DP Statement, the D-4 zoning district standards within the Zoning Ordinance shall apply.

4. **Architectural Standards:** The homes will be made up of a mix of one-story and two-stories with attached two-car garages. Sample renderings of proposed homes are attached hereto as Exhibit C.
5. **Homeowners’ Association/Covenants:** The maintenance and upkeep of common areas as approximately shown on the attached Concept Plan, including retention ponds, open space, and amenities within the Development shall be the responsibility of a homeowners’ association (“HOA”), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions (“Covenants”) to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Development.
6. **Time of Development:** Petitioner estimates that the Development will be constructed in a single-phase over an 18-month period.

Exhibit A
Site Location Map

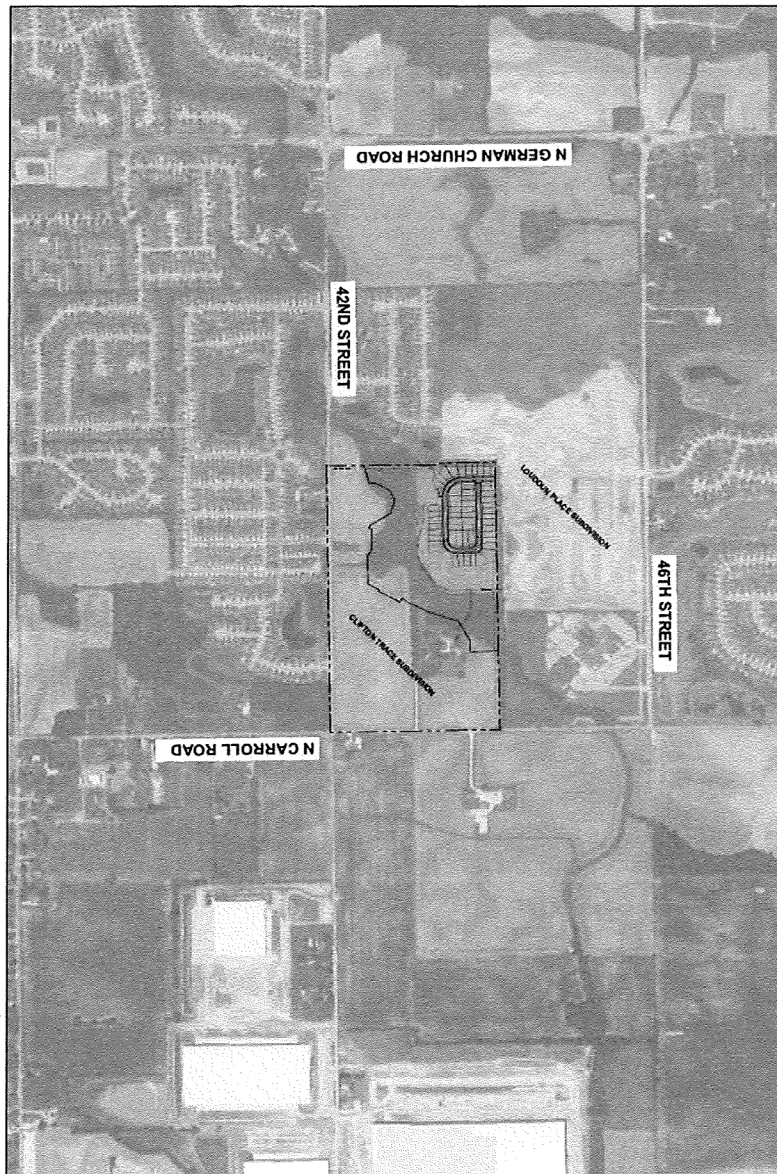


Exhibit B
 Conceptual Site Plan
 (Subject to Change)



Exhibit C
Sample Renderings





View looking north along North Carroll Road



View looking south along North Carroll Road



View looking north at school northeast from site



View looking northwest at site (beyond the tree line)



View looking northwest into site (beyond the tree line)