

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-ZON-036
Address: 4161 and 4355 Senour Road (*Approximate Address*)
Location: Franklin Township, Council District #25
Petitioner: Beazer Homes of Indiana, LLP, by David A. Retherford
Request: Rezoning of 63.60 acres from the D-A district to the D-3 district.

An Automatic Continuance was filed by the Franklin Township Civic League, a registered neighborhood organization, continuing this petition from the October 13, 2022 hearing to the November 10, 2022 hearing.

This petition was continued from the August 25, 2022 hearing to the October 13, 2022 hearing. A Traffic Impact Study was submitted and reviewed. This review and further scrutiny of the site plan revealed potential access issues to the site. The purpose of the continuance was to provide more time to resolve these issues.

This petition was continued from the July 14, 2022 hearing to the August 25, 2022 hearing to provide time for the submission and review of a Traffic Impact Study.

This petition was continued from the June 9, 2022 hearing to the July 14, 2022 hearing to provide time for the submission and review of a Traffic Impact Study.

This petition was continued from the May 12, 2022 hearing to the June 9, 2022 hearing to provide time for the submission and review of a Traffic Impact Study.

This petition was continued from the April 14, 2022 hearing to the May 12, 2022 hearing to provide time for the submission and review of a Traffic Impact Study.

RECOMMENDATION

Staff **recommends denial** of this request. Should the Hearing Examiner recommend approval of the petition, staff recommends that the approval be subject to the following commitments:

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1. A 40-foot half right-of-way shall be dedicated along the frontage of Senour Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A 25-foot half right-of-way shall be dedicated along the frontage of Marlin Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
3. A passing blister shall be provided on southbound Senour Road at the site driveway
4. Marlin Road from Senour Road to the site driveway shall be widened to provide a minimum of 22-foot wide pavement.
5. A Heritage Tree study shall be conducted for the woods in the southeast corner of the site to determine the species, size, location, and condition of any Heritage Trees, how the tree's locations relate to the proposed development, and how the development may be modified to preserve as many Heritage Trees as possible.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is mostly agricultural land, but with a wooded square in the southeast corner and a wooded streambank in the north central part of the site. The site abuts a row of single-family dwellings along Senour Road. These dwellings were constructed over a thirty-year period starting in the mid-1950s. A large, platted subdivision to the west on Senour Road dates from the mid-2000s and is still under construction. A quarry to the east dates from the mid-1990s.
- ◇ The 2018 Comprehensive Land Use Plan recommends Agricultural Preservation for the site. This land use is intended for areas that should be protected for agricultural use. Typical density in this typology is less than one dwelling unit per acre.

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ZONING

- ◇ This petition would rezone the subject site to the D-3 district. This district provides for low to medium intensity residential development. Land in this district should have good thoroughfare access and pedestrian links to community and neighborhood services and facilities such as schools, parks and shopping areas. It is primarily intended for single-family detached dwellings with some two-family dwellings on corner lots. This district has a typical density of 2.6 units per acre.
- ◇ The petitioner has submitted a site plan that employs the cluster option. The Ordinance provides this option to incorporate and promote environmental and aesthetic considerations into development by working with existing site considerations such as vegetation, topography, drainage and wildlife. The cluster option permits a reduction in the minimum area, width, setback and open space requirements to concentrate development into specific areas of the development and thus reserving the remaining land in perpetuity.
- ◇ The submitted site plan shows a total of 153 lots. This would create a density of 2.4 units per acre. The plan indicates preservation of much of the wooded area in the southeast corner of the site.

Traffic Impact Study

- ◇ A Traffic Impact Study was conducted for this site. The purpose of the study was to determine the proposed development's impact on the existing road network and, should the development create deficiencies in the network, propose possible modifications to mitigate those deficiencies.
- ◇ The study looked at five intersections:
 - ◇ Senour Road & Thompson Road,
 - ◇ Senour Road & Marlin Road,
 - ◇ Senour Road & Pentecost Road
 - ◇ Senour Road and the proposed west access drive,
 - ◇ Marlin Road and the proposed south access drive.
- ◇ The study looked at existing traffic during the morning peak time and the evening peak time and at estimated traffic with and without the development for the year 2032.
- ◇ Traffic capacity is expressed as Levels of Service from A to F. The four existing intersections currently operate at levels A or B.

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- ◇ The study indicates that the proposed development is expected to generate 114 trips during the morning peak hour and 154 trips during the evening peak hour. The study used a unit count of 153 in its calculations. About 84% of the traffic is expected to use the west access drive onto Senour Road and 16% of the traffic would use the south access drive onto Marlin Road.
- ◇ With the addition of these trips to the road system, the studied intersections would operate at levels A, B, or C.
- ◇ Even without the proposed development, traffic volume in the area is expected to grow over the next ten years. Levels of Service would change, and as a whole degrade somewhat, but would still remain at levels A, B, and C.
- ◇ With the proposed development, traffic in the area would rise, but remain at levels A, B, and C. Although the increase in traffic may be noticeable, it would be unlikely to create deficiencies in the local street network.
- ◇ Based on these findings and their own observations and expertise, the Department of Public Works requests that a passing blister be provided on southbound Senour Road at the site driveway and that Marlin Road from Senour Road to the site driveway be widened to provide a minimum of 22-foot wide pavement.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-A	Metro	Agricultural land, woodland
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SURROUNDING ZONING AND LAND USE

North	D-A	Agricultural land
South	D-A	Single-family dwellings, large equipment storage
East	D-A (GSB)	Sand and gravel extraction
West	D-A, D-P	Single-family dwellings

COMPREHENSIVE LAND USE PLAN	The Franklin Township Comprehensive Plan (2018) recommends Agricultural Preservation and Rural or Estate Neighborhood.
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THOROUGHFARE PLAN

Marlin Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 30-foot existing right-of-way and a 50-foot proposed right-of-way.

Senour Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with an existing right-of-way ranging from 30 feet to 84 feet and an 80-foot proposed right-of-way.

FLOODWAY / FLOODWAY FRINGE

This site is not located within a floodway or floodway fringe.

STREAM PROTECTION CORRIDOR

This site is not located within a stream protection corridor.

WELLFIELD PROTECTION DISTRICT

This site is not located within a wellfield protection district.

ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

2018-DV1-002; 10073 Pentecost Road (west of site), requested a variance of development standards to legally establish freestanding signs with deficient setbacks, excess height and located within the clear sight triangle and to legally establish a fence with excess height, **approved**.

2003-ZON-060; 10050 East Thompson Road (west of site), requested the rezoning of 423 acres from the D-P district to the D-P district to provide for 833 single-family dwellings at a density of 1.98 units per acre, **approved**.

96-Z-18 / 96-DP-24650 Senour Road (west of site), requested the rezoning of 423 acres from the D-A district to the D-P district to provide for a commercial center, golf course and single-family dwellings at a density of 1.18 units per acre, **approved**.

90-UV2-63; 10930 Marlin Road (southeast of site), requested a variance of use to provide for the outdoor storage of equipment and vehicles related to a construction business in a D-A district, **approved for three years**.

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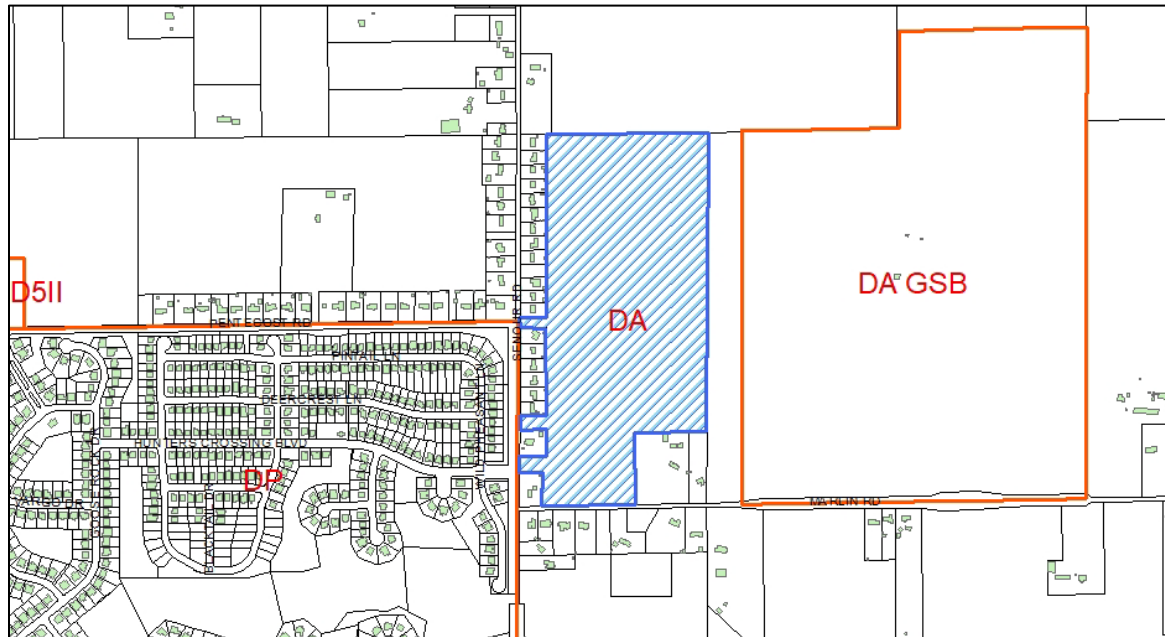
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87-UV2-135; 10930 Marlin Road (southeast of site), requested a variance of use to provide for the outdoor storage of equipment and vehicles related to a construction business in a D-A district, **approved for two years.**

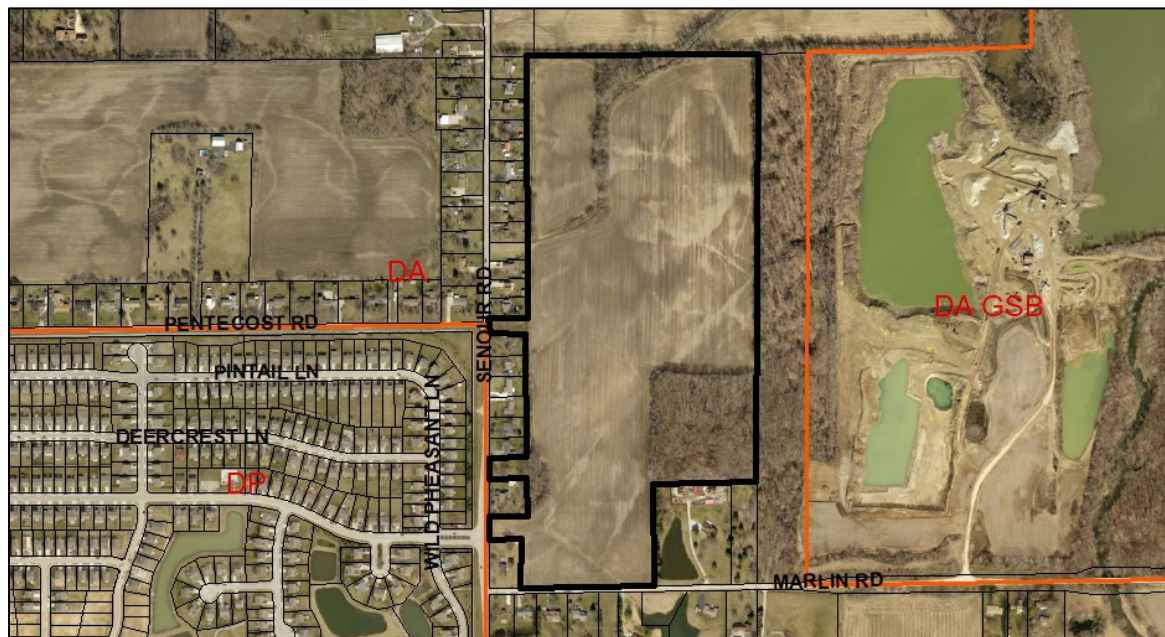
85-UV2-31; 10930 Marlin Road (southeast of site), requested a variance of use to provide for the outdoor storage of equipment and vehicles related to a construction business in a D-A district, **approved for two years.**

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STAFF REPORT 2022-ZON-036, Location



STAFF REPORT 2022-ZON-036, Aerial photograph (2021)



STAFF REPORT 2022-ZON-036, Photographs



Looking north across the subject site from Marlin Road.



Looking northwest across the subject site from Marlin Road.



Looking west along the southern edge of the site.



Looking east on Marlin Road. The subject site is to the left.



Neighbor to the south.



Neighbor to the south.



Looking northeast from Marlin Road to the neighbors to the east.



Looking east on Pentecost Road toward the subject site. Extension of Pentecost Road between the dwellings in the photo is proposed for access to the site.