



Town of Edinburgh

ADMINISTRATIVE OFFICES

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June 13, 2023

Building Commissioner's Staff Report to the Plan Commission

**RE: PC-2023-06 ~ Gradison's Final Detailed Planned Unit Development
Phase 4 & 5 of the Timbergate PUD**

Subject Property: The undeveloped/Unplatted portion of the Timbergate PUD

Dear Plan Commission Members:

Article III, paragraph 3 establishes the requirement for notification of the public by advertising in the local newspapers. The petitioner's notice of the hearing appeared in the Shelbyville News less than ten (10) days prior to the date of the hearing.

Defective Notice: Article III, paragraph 5a states: If proper notice has not been given, the Commission shall continue the petition until a later date to allow time for unnotified persons to prepare for the hearing.

Article V, paragraph 2a states: These rules or any portion of them may be suspended by a two-thirds (2/3) vote of the membership of the Commission.

Please be advised that I have made the required assessment of the Final Detailed Planned Unit Development as required in Section 156.225 of the Zoning Ordinance to provide a staff recommendation to the Plan Commission. Each of the supervisors of the Edinburgh Utilities were involved in the review. I met with representatives of the Timbergate Golf Course for their input.

It is important to note that the Approved Preliminary Planned Unit Development has been in place for approximately twenty years. The portion of the development now being considered will plat the remaining undeveloped parcels of Amos' Timber Gate Subdivision.

Information has been provided by the developer electronically on May 11, 2023. Revised Construction Plans were received on June 7, 2023. The Final Detailed PUD Documentation shall specify the following for the Plan Commissions consideration (Section 156.225 (1), Zoning Ordinance):

1. The location of lots
2. The composition of lots
3. The engineering features of lots
4. Storm drainage
5. Sanitary sewers

6. Water supply facilities
7. Public and private streets
8. Site perimeter treatment
9. Landscaping
10. Plat and other site development features
11. Documentation pertaining to restrictive covenants and the creation of a homeowner's association.
12. Financial assurance for the satisfactory installation of all public improvements in the form of bonds or such other assurances as required by the provisions of the Edinburgh Subdivision Ordinance.

The Plan Commission shall then approve said final detailed plans by resolution duly adopted, upon an affirmative finding that the final detailed plan is consistent with the Approved Preliminary Planned Unit Development as adopted and passed by the Edinburgh Town Council upon rezoning.

STAFF ANALYSIS

1. Location of Lots-

- a.** The Approved Preliminary Planned Unit Development illustrates 33 residential lots in Section 5 (formerly Section 3). The final detailed plan proposes 41 residential lots. ***An increase in the number of lots of eight (8) parcels.***
 - i. The developer is proposing the construction of narrower single-family homes and thus does not require as wide a lot as illustrated in the preliminary plan.
 - ii. The developer has indicated that the cost of development has increased, and it is necessary to develop more lots to divide the cost of providing infrastructure to a larger number of lots.
- b.** The Approved Preliminary Planned Unit Development illustrates 25 residential lots on Independence Drive. The final detailed plan proposes 31 residential lots. ***An increase in the number of lots by six (6) parcels.***
 - i. The developer is proposing the construction of narrower single-family homes and thus does not require as wide a lot as illustrated in the preliminary plan.
 - ii. The developer has indicated that the cost of development has increased, and it is necessary to develop more lots to divide the cost of providing infrastructure to a larger number of lots.
- c.** The Approved Preliminary Planned Unit Development illustrates 47 residential lots on Capitol Drive. The final detailed plan proposes 57 residential lots. ***An increase in the number of lots of ten (10).***
 - i. The developer is proposing the construction of narrower single-family homes and thus does not require as wide a lot as illustrated in the preliminary plan.
 - ii. The developer has indicated that the cost of development has increased, and it is necessary to develop more lots to divide the cost of providing infrastructure to a larger number of lots.
 - iii. The proposed site layout does not account for the County Line Road access drive portion of the parcels belonging to the Timber gate golf course. The

site layout will require adjustment to provide for the joint property lines between Lots #56 & #57.

2. Composition of the Lots
 - a. There is no change in the composition from the approved preliminary PUD.
3. The engineering features of lots-
 - a. Electrical Requirements-
 - i. Increased number of residential dwellings (24) will require unexpected upgrade to the fuses and possibly the conductors servicing the community
 - ii. Street lighting should be made part of the development.
 - iii. Location of the electrical transformer must be relatively flat with the grade above stormwater detention and drainage.
 1. The plans illustrate a relatively steep swale between adjacent lots at the rear corners at the easement where transformers will be placed.
 - iv. Electrical requirements for the lift station, the pump is noted as a 3-phase unit. Additional infrastructure will be necessary to provide this power.
4. Storm drainage-
 - a. Storm water is directed to the irrigation ponds
 - b. Storm water is directed to the ponds as part of stormwater management.
5. Sanitary sewers-
 - a. Increased number of residential dwellings (24) will require unexpected increase to the quantity of effluent delivered to the system.
 - b. Lift Station- the lift station equipment has been located on the golf course property. Public verse private land in the future issues
 - c. Forced Main- The forced main line is illustrated to cross the 9th and 18th fairway. Public verse private land in the future issues
6. Water supply facilities
7. Public and private streets
 - a. ADA components to match the existing features of Timbergate
 - b. ADA travel distance between street crossing-
 - i. The accessible sidewalk of the development shall be provided with passing spaces at intervals of 200 feet maximum. Passing spaces shall be either a level space 60"x60" minimum or an intersection of two walking surfaces providing a T-shaped space where the bas and arms of the T-shape extend 48" beyond the intersection.
 - ii. Aprons and driveways that are sloped more than 1:20 shall not be considered for passing space.
 - c. Access to the community from County Line Road
 - i. The proposed final detailed plans do not illustrate the access road from County Line Road on the south end of the development.
 - ii. Given the new location of the fire station on 900 N in Bartholomew County and the extension of Main Street to 900 N, the shortest distance to the Timbergate Community would be using this entrance.
 - iii. Without this entry point, a responding emergency vehicle will have to turn north on Kyle Street, turned east on East Main Cross Street, and enter the community at Lind and Constitution Drive.
8. Site perimeter treatment

- a. There is no indication that the developer will encroach on the golf course property to remove vegetation other than to install underground structures.
 - i. The development of Kennedy Park was expanded to include work on the adjacent property at the bank of pond E.
 - ii. Any such work that can be foreseen should be included in the development plans including but not limited to Soil Erosion and Stormwater Pollution Protection Program.
- 9. Landscaping
 - a. Gateway signage at the entry point of the development
 - i. The site plan does not indicate a common space for gateway signage
 - b. Removal/modification/changes on the golf course property
- 10. Plat and other site development features
 - a. *The community entry point from County Line Road has been eliminated on the proposed site plan.*
 - b. Street Name for the cul-de-sac.
 - c. The minimum width of the right-of-way of a cul-de-sac shall be 60 feet. (Section 154.36 (F), Division 4. Principles and Standards of Design)
 - i. *The cul-de-sacs on the proposed site plan is only 50 feet wide.*
 - d. At the intersection of streets, the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs. (Section 154.36 (J), Division 4. Principles and Standards of Design)
 - i. *Lots #130 does not have rounded corners or arcs at the intersections.*
 - e. Greater care must be taken for the protection of the golf course underground utilities.
- 11. Documentation pertaining to restrictive covenants and the creation of a homeowner's association.
 - a. No changes submitted to the Restated Declaration of Covenants, Conditions and Restrictions of Timbergate Subdivision.
 - b. Suggested changes from PUD extension.
- 12. Financial assurance for the satisfactory installation of all public improvements in the form of bonds or such other assurances as required by the provisions of the Edinburgh Subdivision Ordinance.
 - a. No financial assurance was submitted.
 - b. Edinburgh Subdivision Ordinance provisions, A bond which shall:
 - i. Run to the town if the proposed secondary plat lies within the corporate limits of the town; or run jointly to the town and county in which the proposed plat is located if the proposed secondary plat lies wholly or partly beyond the corporate limits of the town.
 - ii. Be in an amount determined by the Plan Commission to be sufficient in amount to complete the improvements and installations in compliance with this chapter. A statement of the estimated amount sufficient to complete the improvements and installations shall be furnished by the subdivider and attested to by a registered land surveyor or a registered professional engineer.
 - iii. Be with surety satisfactory to the Plan Commission.
 - iv. Specify the time for the completion of the improvements and installations.

STAFF RECOMMENDATIONS

Based on these findings, staff recommends the Plan Commission to approve the REVISED Approved Preliminary Planned Unit Development plans with the following conditions:

1. That this decision is only granted to the Petitioner, and any waiver of requirements granted will not be transferable to any other development of this property not directly associated with this submittal,
2. The Final Development Plan indicates the width of each parcel at the front building setback line to confirm the minimum width of 80 feet is provided.
3. The Final Development Plan provides for the community entrance from County Line Road.
4. The Final Development Plan provides an electrical engineering assessment of the electrical service equipment from the distribution point to the development to determine the impact of the additional 129 homes on the existing equipment.
5. The Final Development Plan provides an assessment of the impact of the storm water using the street gutters on the health of plant-life and wildlife living in and around the ponds on the golf course.
6. The Final Development Plan provides for ADA turning and passing locations as required for compliance with the Americans with Disabilities Act Guidelines.
7. The Final Development Plan includes the work on the golf course pond banks in the scope of work and Erosion Protection Plan.
8. The Final Development Plan includes an identification monument sign for KENNEDY PARK which shall be erected for the new development, similar to the Reagan Park sign. The design for the same shall be approved by the Town Planning Department prior to erection.
9. The Final Development Plan provides an assessment of the condition of the existing sewer system serving the development for the additional capacity necessary for 129 new residential parcels.
10. A Utility Easement shall be provided between County Line Road and the access street for utility services in a location and size as specified by the Edinburgh Utility Departments to meet the requirements of the development.
11. All construction traffic for development in Section 5 shall have accessed to the site using St Andrews Avenue. All construction traffic for development in Section 4 shall only be permitted access to the site by using the County Line Road entrance into the Timbergate Subdivision.
12. Developer shall be responsible for the clearing rank vegetation from around the existing ponds in the new development areas.
13. The names for each Section/Park and Street names shall follow established practice of using past President's name and street names with similar theme.
14. Water and Sewer taps shall be installed to each lot during utility infrastructure installation to eliminate under street borings for water and sewer laterals.
15. Requiring adherence to all other developmental standards established in the Edinburgh Zoning Ordinances for development for which a waiver is not specifically granted,

16. That all aspects of this project development be compliant with all applicable Building Codes adopted by the State of Indiana for construction and all developmental requirements of the Edinburgh Zoning Ordinances,

17. That prior to commencement of any site development on the subject parcel, the Developer shall submit all required construction plans to the Town of Edinburgh Planning Department for plan review, approval and issuance of a local improvement permit by the Edinburgh Building & Zoning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Overton", with a stylized, flowing script.

Robert Overton

Town of Edinburgh

File Number: PC-2023-06