

CITY OF ANGOLA PLAN COMMISSION STAFF REPORT

Plan Commission Case #: 2020-04-03: (Public Hearing Time for this petition 4:00 p.m.)

Re-Scheduled Public Meeting Date: Monday, May 11, 2020

Via teleconference (dial by phone) via Microsoft Teams Meeting

dial 1-219-293-4381 Conference ID#: 470 289 350 #

Applicant/Developer: Rick Gates (Senior Complex)

Property Owner: Dan VanGordon, Doug Wilson

Address: 941 E Maumee Street, Angola, Indiana (north of US 20 across the city's trail system)

Project Name: Rezoning Request only for (Senior Living Complex) proposed future project

Request: Rezoning/Map Amendment to the City of Angola zoning maps to change the zoning from Small to Medium General Commercial (C1) District to Institutional (IS) District – requesting a favorable recommendation from Plan Commission to the Angola Common Council to rezone properties.

Current Zoning: Small to Medium General Commercial (C1) District

- Located in the Extraterritorial Jurisdictional Area.

Legal Notice published in the Herald Republican on April 30, 2020. Notices sent to property owners as required by Statute and City Code of Ordinances.

Angola Municipal Code Title 18 Unified Development Code Criteria applies currently and proposed:

- Chapter 18.88 Small to Medium General Commercial (C1) District
- Chapter 18.76 Institutional (IS) District
- Chapter 18.192 Processes. Section 18.192.120 Zoning map amendment (rezoning).

Surrounding City Zoning Districts and ETA area: West, North and South is zoned as residential district (older section of city zoning has commercial areas in vicinity). East area is zoned as Ag.

Summary:

The Applicant, Rick Gates, is requesting a favorable rezoning recommendation from the City of Angola Plan Commission to be forwarded onto Angola Common Council for both properties. To change the City of Angola zoning maps from Small to Medium General Commercial (C1) District to Institutional (IS) District (4.313 acres). The properties can be served by City of Angola utilities in the future. Properties would be accessed from US 20 and must be approved by INDOT, as this is under their jurisdiction and permitting criteria. At this time, the developer is not required to submit a development plan proposal; although it is documented in their application to potentially develop the property as senior living complexes with onsite nursing care.

As reviewed by City Attorney Kim Shoup, the requirements according to State Statute is that Plan Commission is required to certify only one of the following recommendations onto the Common Council and with findings accordingly:

- A favorable recommendation
- An unfavorable recommendation, or
- No recommendation

Note: If approved by Common Council by ordinance in the future, the development will be required to return to plan commission for approvals for the following:

- Annexation, Platting, development plan approvals; including infrastructure plans with drainage and MS4 plans, easements, construction plans and flood zones.

All plans will require a complete review by all city departments and other agencies. The developer has been made fully aware of this in several conversations over the phone and in person meeting.

Comprehensive Plan and Angola Municipal Code:

The request is compatible with the surrounding land uses and in conformance with Angola's Comprehensive Plan dated October 15, 2012. The Angola Municipal Code is current through Ordinance 1629-2020, passed April 8, 2020.

Comprehensive Plan Part 2: Community Profile, Community Values: To Community Values Identified:

- Be a city that protects its high quality of life,
 - Objective 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots.
 - Objective 1.6: Require new development within the corporate limits to connect to public sanitary sewers and water utility. Also, require connection to sewer and water utilities when within reasonable proximity to a sewer or water main.
 - Objective 1.8: Allow residential subdivisions in areas outside the corporate limits when it is contiguous, desires voluntary annexation, is of a density that is sustainable, and can be serviced by the City's sanitary sewers and water utility
 - Objective 1.10: Encourage more diversity in housing types to better meet the needs of older residents and to appeal to younger and more diverse employees working in Angola.

FINDINGS OF FACTS – Angola Municipal Code Title 18 UDO criteria: 18.192.120 Zoning map Amendments (rezoning).

Date of Public Meeting and Public Hearing: May 11, 2020 – via teleconference

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The Plan Commission shall pay reasonable regard to the following factors:

- (i) The request is/is not consistent with the City of Angola Comprehensive Plan:
- (ii) The request is/is not consistent with the current conditions and the character of structures and uses in each zoning district:
- (iii) The request is/is not consistent with the most desirable use for which the land in each district is adapted:
- (iv) The request is/is not consistent with the conservation of property values throughout the jurisdiction:
- (v) The request is/is not consistent with responsible growth and development:

Final Action and Motion of the Angola Plan Commission based on the Findings of Fact to certify the following recommendation:

- Rezone/Map Amendment to the City of Angola zoning maps to change the zoning from Small to Medium General Commercial (C1) District to Institutional (IS) District and to:

Forward a Favorable Recommendation to the Common Council with any listed conditions or commitments (if any)

Forward an Unfavorable Recommendation to the Common Council

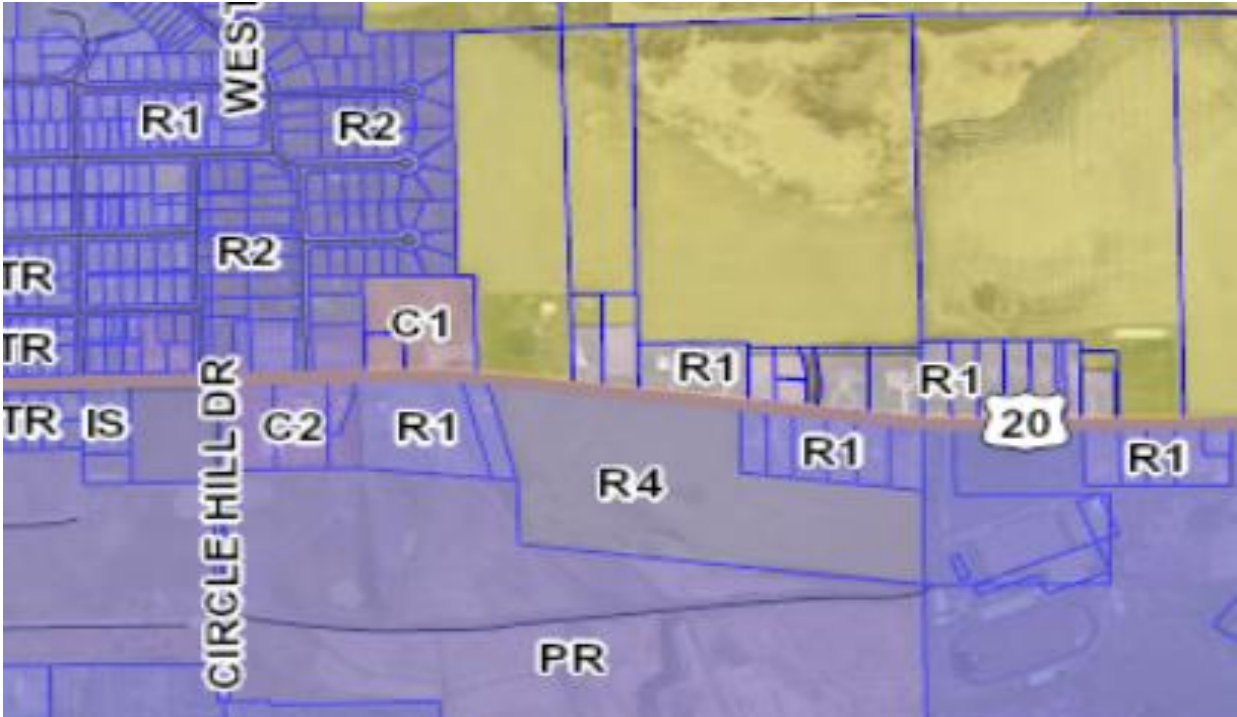
Forward a No Recommendation to the Common Council

Roll Call Vote by Angola Plan Commission:

<u>Name:</u>	<u>Approve</u>	<u>Deny</u>	<u>Abstain</u>	<u>Absent</u>
Gene Burd	Approve	Deny	Abstain	Absent
Veryl Carpenter	Approve	Deny	Abstain	Absent
Amanda Cope	Approve	Deny	Abstain	Absent
Josh Fletcher	Approve	Deny	Abstain	Absent
Tina King	Approve	Deny	Abstain	Absent
Jeff Martin	Approve	Deny	Abstain	Absent
Jerry McDermid	Approve	Deny	Abstain	Absent
Jeff Peters	Approve	Deny	Abstain	Absent
Charles Sheets	Approve	Deny	Abstain	Absent
Anne Watkins	Approve	Deny	Abstain	Absent
Craig Williams	Approve	Deny	Abstain	Absent

The Plan Commission Staff report was prepared and submitted by Director Vivian Likes and attachments will be submitted into record and minutes at the public hearing.

Surrounding zoning districts: Agricultural



Current GIS map (existing property)

