

City of Angola Plan Commission Staff Report

Plan Commission Case No.: 2020-05-01: (Public Hearing Time for this petition 5:45 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/Property Owner:

Michael Romary, Strategic Growth Advisors Representing (3Rivers Federal Credit Union)

Address: 2998 Boyer Way, Angola, Indiana (new address)

Project location within the 300-400 block of East Wendall Jacob Avenue – property north of the Meijer's Store.

Project Name: Tres Rios - 3Rivers Federal Credit Union – Lot 1-Tres Rios Subdivision

Request: Development Plan to construct a future commercial and retail development and a financial credit union.

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.

Current Zoning District and Angola Municipal Code Title 18 Unified Development Code Criteria Zoning Districts: Division II. Chapters 18.92 Medium to Large General Commercial (C2) District; Chapter 18.192 Processes. Section 18.192.080 Development plan. Surrounding Zoning Districts Medium to Large General Commercial (C2) District

Summary:

The Applicant, Michael Romary, Strategic Growth Advisors for 3Rivers Federal Credit Union is requesting a development plan approval for the already platted (4.246 Acres+/-) recently approved by Plan Commission. They propose to develop a future commercial and retail development and a financial credit union building, approximately 10,000 sf. Construction and development are proposed in phases; Phase 1 involves the Credit Union with a free standing financial building approximately 2,880 sf with 3-drive-up lanes and an ATM. Phase II will involve a future retail building with up to 5 tenant spaces, also to include 2 drive-up window options. The sidewalk will be installed along Wendell Jacob Avenue approximately 5 ft. wide. City utilities (water and sanitary sewer line will be within the 25 ft. wide utility easement already reserved for public utilities) along Wendell Jacob Avenue. The utilities within the development will remain private for connection to the future commercial buildings. The ingress/egress easements (interior private) streets were recently named by Meijer development. The city departments have reviewed the plans accordingly and these appear to comply with the zoning districts development criteria. Variances were not requested for the development. The signage and landscaping plans for the interior of the property will be submitted prior to construction of the building. The exterior plantings may be shown on the plan at this time.

Plan Review Comments:

Planning Department: Viv Likes

1. The property owner/surveyor is responsible for contacting any Steuben County and out of city utility agencies prior to recording of the plat for verification of other requirements not under the City of Angola's control or jurisdiction.

COMPREHENSIVE PLAN

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.

- 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.

Findings of Fact. The Plan Commission shall make the following findings of fact. Approval of findings may be in the form of a general statement. Disapproval of findings shall specify the provision of this title or city of Angola's construction standards with which there is not compliance or the manner in which the project is not consistent with the Angola Comprehensive Plan.

1. The Development Plan is/is not consistent with the Angola Comprehensive Plan:
2. The Development Plan does/does not cause a hazard or unsafe conditions for drivers on the existing or proposed streets, or at points of access (e.g. driveways) to perimeter streets:
3. The Development Plan does/does not cause existing streets to exceed their capacity or cause traffic congestion:
4. The Development Plan does/does not dedicate the necessary right-of-way for future expansion of perimeter roads as indicated in the Thoroughfare Plan:
5. The Development Plan does/does not create a safe environment for pedestrians to safely move about the development and to connect to perimeter pedestrian facilities:
6. The Development Plan does/does not arrange buildings and structures appropriately for function and aesthetic appeal:
7. The Development Plan is/is not compatible with surrounding uses, buildings, zoning districts; or is designed to effectively and appropriately buffer or transition to uses, buildings or zoning districts to which it is in conflict:
8. The Development Plan does/does not satisfy the applicable development standards:
Zoning Districts:
9. The Development Plan does/does not satisfy the applicable development standards:
10. The Development Plan does/does not satisfy the applicable design standards: Design Standards:
11. The Development Plan does/does not satisfy all other applicable provisions of the Unified Development Ordinance:
12. The Development Plan does/does not satisfy the construction requirements of the City of Angola's Construction Standards:

Action of the Angola Plan Commission based on the Findings of Fact:

- Motion to Approve:
- Motion to Approve with Conditions: (as per the attached staff report) and any additional comments made by the Plan Commission.
- Motion to Deny: due to the following:

Roll Call Vote by Angola Plan Commission: Final Action.

Vote by Angola Plan Commission:

Name:	Approve	Deny	Abstain	Absent
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

Current GIS map (existing property)





A NEW BRANCH CREDIT UNION FOR:

3 RIVERS®

2998 BOYER WAY

ANGOLA, INDIANA 46703

