

CITY OF ANGOLA PLAN COMMISSION STAFF REPORT

Plan Commission Case No: 2020-06-02

Re-Scheduled Public Meeting Date: Monday, June 22, 2020 and time: 5:00 p.m.

This is a teleconference (dial by phone) public meeting and public hearings

+1 219-293-4381 Conference ID: 574 373 640 #

Applicant(s): 1Synergy LLC - Firas Abolgar

Property Owners: Nagle Family, LLC/Carolyn Nagle & Patchwork Hill, LLC/James Myers)

Project Name: Rezoning Request only for a proposed future project of a senior living community.

Request: Rezoning/Map Amendment - request a favorable rezoning recommendation from Plan Commission to the Angola Common Council to rezone properties from current zoning designations of Medium Density Single-Family Residential (R2) District and Agricultural (AG) District to High Density Multiple-Family Residential (R5) District.

Current Zoning: Medium Density Single-Family Residential (R2) District

3.5 acres are located within the city corporate limits and 2.17 acres are located within the Extraterritorial Jurisdictional Area.

Legal Notice was published in the Herald Republican on June 11, 2020. Notices were sent to property owners as required by Statute and City Code of Ordinances and as supplied by the Steuben County GIS information from the Auditor's office by the applicant.

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

- Chapter 18.56 High Density Multiple-Family Residential (R5) District
- Chapter 18.192 Processes. Section 18.192.120 Zoning map amendment (rezoning).

Surrounding City Zoning Districts: Medium Density Single-Family Residential (R2); Multiple-Family Residential (R4) District; High Density Single-Family Residential (R3) District; High Density Multiple-Family Residential (R5) District; and in the extra-territorial jurisdiction to the east of this property is zoned as: Agricultural (AG) District.

Summary:

The Applicant is requesting a favorable rezoning recommendation from the City of Angola Plan Commission to be forwarded onto the Angola Common Council for both properties currently owned by Nagle Family, LLC/Carolyn Nagle & Patchwork Hill, LLC/James Myers. The request is to change the City of Angola zoning maps from the zoning designations of Medium Density Single-Family Residential (R2) District and Agricultural (AG) District to High Density Multiple-Family Residential (R5) District.

The layout of the proposed development is not for public discussion; however, they provided an idea of how they foresee the potential development as a senior living community. Their desire

to construct a one-level multi-family buildings (at least three buildings) with at least 40 apartment units. They propose a private drive to connect to Meyers and Koehlinger Streets. This project would be geared towards the 55-plus senior population looking to downsize. The community would be managed by 1Synergy LLC.

This is only a rezoning recommendation and the requirements according to State Statute is that Plan Commission is required to certify only one of the following recommendations onto the Common Council with findings accordingly:

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

This recommendation (ordinance) will go to the Angola Common Council at their public meeting scheduled for Monday, July 6, 2020 for an ordinance introduction. Public is welcome to attend. Currently, we're unsure if the meeting is via teleconference or in-person public meeting. This will be publicized. Contact the City of Angola Department of Economic Development and Planning office at 260-665-7465 ext. 7265.

Note: If approved by Common Council by ordinance and the developer determines to proceed, the development will be required to return to plan commission for additional public hearings for the following: Annexation, Platting, development plan approvals; including infrastructure plans (public/private utilities) site improvement plans for drainage, etc. any easements. Building construction plans are not part of the public hearing process. The 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).

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 (must choose 1 out of the 3 recommendations as follows) based on the findings:

___ Forward a Favorable Recommendation to the Common Council with any listed conditions or commitments (if any) based on the findings:

To Rezone/Map Amendment to the City of Angola zoning maps to change from the zoning designations of Medium Density Single-Family Residential (R2) District and Agricultural (AG) District to High Density Multiple-Family Residential (R5) District.

___ Forward an Unfavorable Recommendation to the Common Council due to the findings.

___ Forward a No Recommendation to the Common Council due to the findings.

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.

Current GIS map (existing property)



Surrounding zoning districts

