



## **Planning Commission**

### **City of Crawfordsville, Indiana**

City Building  
300 E. Pike Street, 2nd Floor  
Crawfordsville, IN 47933

### **November 14, 2023 at 5:00 PM**

#### **Meeting Minutes**

The Crawfordsville Plan Commission met in regular session on November 14, 2023 at 5:00 p.m. Members present for the meeting were Troy Swan, Joyce Burnette, Jared McMurry, Andy Biddle, and Gerry Turner. Members Karen Crawford and Kitty Haffner were not present. Others in attendance were: Megan Huckstep, Director of Planning & Building Services; Tyler Nichols, City Attorney of Taylor, Minnette, Schneider & Clutter; and Kathryn Vice, Executive Assistant, Planning & Building Services.

Plan Commission President Joyce Burnette called the meeting to order at 5:03 p.m. and the roll was called.

Meeting minutes from October 17, 2023 were presented. Andy Biddle moved to approve the minutes as presented. Jared McMurry seconded. Motion passed 5-0.

With no items of old business, the Commission proceeded with items of new business. Director Megan Huckstep presented the staff report for petition RZ 0021 submitted by Global Development who was requesting to rezone 30.208 acres of a 57.808 acre parcel from R-1 to R-3 for future multi-family residential development located on vacant land northeast of Purple Heart Parkway and US 231 South, south of County Road 150 South. She explained the property had been used for agricultural purposes and was zoned R-1, residential when recently annexed into the City (Ord. 12-2022). Ms. Huckstep explained the property is surrounded by B-3, business and R-1, residential to the west and south and R-1, residential to the north. She stated property to the north and east is currently located outside of the city limits; property along 150 South is used for residential while most of the land to the east continues to be used for agricultural farming purposes. Ms. Huckstep reported that property to the east is currently being annexed into the City and would have R-1, residential zoning designation. Ms. Huckstep explained that the property had been used for agricultural farming purposes for many years. She stated the property had been located in the two-mile jurisdiction in which the City had land use regulations over until June 2019 when Montgomery County adopted zoning. The property was then annexed into the City by the City Council on July 12, 2022. Ms. Huckstep explained that the property is adjacent to and would be accessed from the Purple Heart Parkway extension project that will be bid soon and is planned for construction in 2024. She reported that Purple Heart Parkway will be a City road and will connect US Highway 231 South to Ladoga Road, helping to provide a loop around the center of downtown Crawfordsville, while also opening up more potential development in that area. Ms. Huckstep reported no known environmental, fire, police, or emergency issues anticipated. She explained the parcel had been divided by survey, but not recorded according to Engineer Roger Azar. Should the rezone be approved, the property owner plans to record the survey splitting the parcel. Ms. Huckstep reported that infrastructure such as water, sewer, and electric is planned as part of the road extension project, which is scheduled to begin in 2024. Ms. Huckstep reiterated that the Plan Commission's role today is to make a recommendation to the City



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Council concerning the rezoning request. The City Council will have final approval over the rezone. Ms. Huckstep stated that as such time that the ordinance is approved to amend the zoning map, the Petitioner could then proceed with development plans for their multi-family residential development, which would require site, utility, and drainage review by the Technical Advisory Committee, as well as adhere to all state and local building and fire codes. The findings of fact are as follows:

**1. *Whether the rezoning will fulfill a public need for that type of land use;***

There is a need for residential development in the community. The city has access to a few housing studies that support this finding. The city is in desperate need of professional apartments to capture new employees. The numbers are crucial to keep people living and working in our community in order to attract the retail development that we also need.

**2. *Whether the rezoning is appropriate in the area requested or if the public interest would be better served by rezoning another area of the jurisdiction;***

This area is surrounded by single family residential properties as well as retail to the west along US Highway 231. The property has historically been used for agricultural farming related use in the past. With the extension of Purple Heart Parkway underway from US Highway 231 South to Ladoga Road, additional residential and commercial development is likely in the near future.

**3. *Whether the rezoning conforms to the future land use map in the Comprehensive Plan;***

This property is identified as Agricultural Preservation on the Future Land Use Map. The property was located in the two-mile area outside of the city limits that the city had jurisdiction over for many years until Montgomery County adopted zoning. The property was recently annexed into the city in July 2022 by the City Council and at that time it was given the R-1, residential zoning classification.

**4. *Whether the new land use will complement the present and future traffic flows or would the rezoning cause an adverse impact;***

The Purple Heart Parkway extension has been bid and construction is scheduled for 2024. It is anticipated that the road extension will relieve some traffic flow on CR 150 South but it will also benefit by adding a loop around the downtown. Currently, the rezone with the proposed multi-family development is the only planned new development with access from Purple Heart Parkway. Future growth and development both commercial and residential is anticipated. In addition, a traffic improvement study has recently been completed on CR 150 South and those findings will help lay out a plan for future improvements to CR 150 South to further help traffic flow.



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**5. *Whether adequate off street parking will be provided if the rezoning request is granted;***

Off street parking should not be an issue if the rezoning request is granted. Each dwelling unit constructed will require off-street parking.

**6. *Whether potential inconveniences and nuisances (such as noise, lights, odors, etc.) of the rezoning request on adjacent landowners have been adequately considered;***

The residential zoning district will not be more of an inconvenience or nuisance to the adjoining properties than the business zoning district.

**7. *Whether there are adequate public utilities and services available to the land if rezoned, and whether the local government will have to pay the cost of any such installation, and;***

The City is already in the process of expanding some of its utilities to the area with plans of extending Purple Heart Parkway. There are also already permits to extend the sanitary sewer, water and electric along Purple Heart Parkway as part of the infrastructure extension Project. The Petitioner will be responsible for some infrastructure installation and costs.

**8. *Whether it is assured that the rezoning request is not spot zoning, a violation of precedents, or arbitrary and capricious.***

No, this area is currently a mix of residential, commercial and agricultural uses.

Ms. Huckstep stated based on the findings of fact, Staff would recommend forwarding the request to rezone 30.208 acres located northeast of Purple Heart Parkway extension from R-1, residential to R-3, residential with a favorable recommendation.

At this time, Plan Commission President Joyce Burnette reviewed the Rules of Procedure.

Roger Azar, DES Engineering, came forward representing the petition. Mr. Azar explained that the community needs housing and this proposal would provide that opportunity. He stated that 8,000 square feet would be used for the apartment buildings and another 3,000 square feet would be used for green space. He stated there would be numerous sidewalks connecting the site to adjacent Purple Heart Parkway and shopping areas. Mr. Azar stated the design is intended to be friendly, including dog parks, a couple of ponds, a grilling area, and ample parking with over 800 parking spaces.

Andy Biddle asked for clarification on the layout of the 30.208 acres with respect to the property lines. Mr. Azar confirmed that the proposed development would be the setback requirements. Troy Swan asked whether the retention ponds had outlets identified at this time. Mr. Azar stated the northern retention pond would go north to the highway ditch, discharging at



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no greater rate than presently and the southern pond would go to into the outlet designed by RKW that goes under Purple Heart Parkway.

At this time the meeting opened for public comment. Lee Eggleston, 321 E 150 S, came forward in opposition. Mr. Eggleston stated concerns in regards to property value, drainage, traffic, and crime.

Kris Brock, 363/373 E 150 S, came forward in opposition. Ms. Brock felt that the proposed northern retention pond would discharge into the pond on her property at 373 E 150 S, which presently has issues with flooding. She stated concern for the wildlife in the area that could be disturbed by development, specifically light pollution, as well as concern for property values and access to groceries with increased population.

Courtney Cotten, 511 E 150 S, came forward in opposition, urging the Commission to carefully consider what type of housing would be appropriate for the community, specifically with regard to individuals the proposed development would attract, tax base, and the codes or standards of the development itself.

Cliff Brock, 363/373 E 150 S, came forward in opposition. Mr. Brock stated concern about the proximity of the proposed development to his property, light pollution, drainage, crime, and the wildlife in the area. Mr. Brock provided a picture of a rental unit in Brazil, Indiana that he claimed is owned by the Petitioner.

Wendy Eggleston, 321 E 150 S, came forward in opposition, demanding a plan for the proposed development in writing should she feel compelled to take legal action.

Judy Abney, 975 E 150 S, came forward in opposition. Ms. Abney expressed concern for the farm land and the wildlife in the area.

Tristen Chapman, 245 E 150 S, came forward in opposition. Mr. Chapman had concern about the individuals who may be attracted to the proposed development, the safety of his family, and for the wildlife in the area.

At this time the meeting closed for public comment.

Mr. Azar came forward to address the public comments. Mr. Azar stated in regards to drainage, the design would be created to decrease the flow rather than increase. He stated the design would have to meet drainage code without any leeway given and be reviewed by professional contracted licensed engineers and the City who would ensure that it does so. Mr. Azar was sympathetic to concern for wildlife, but had no further comment. Mr. Azar clarified that the proposed development would be for market rate apartments, not subsidized apartments. Mr. Azar addressed the need for groceries, stating that to his understanding the community must increase the population to attract chain grocery stores. Mr. Azar referred to the City's Comprehensive Plan, as well as the County's Comprehensive Plan, both identifying



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a need for housing. Mr. Azar clarified that the majority of the traffic for this proposed development would be directed to and from Purple Heart Parkway, with minimal impact to 150 South. Ms. Burnette requested the number of units proposed. Mr. Azar stated the proposed development entailed 404, 1-3 bedroom units, with slight room for fluctuation.

Ms. Burnette reported that twelve adjoining property owner notices had been mailed out, nine had been returned as received, and the Commission received one public comment letter. She reiterated Mr. Azar's notion that in order to attract better grocery options, the community needs a higher population. Ms. Burnette echoed that drainage will have to meet code. She stated she felt that market rate apartments are a need in the community and the proposed location would be an appropriate place near retail and grocery. She reminded the Commission that the intent of Purple Heart Parkway is to open up and develop that section of the City. Ms. Burnette stated concern that many of the public comments seemed to be based on the assumption that some people are good enough and some people are not.

Mr. Biddle commented that growth is never popular, but stated that housing is a need in the community. He agreed with the idea that to acquire more grocery and retail options, the population must grow. Mr. Biddle felt that it would be a tough decision, but is a necessary part of the growth process.

Jared McMurry stated that market rate apartments are a need in the community. He felt that not everyone may be able to take on a mortgage and market rate apartment options are lacking in the community to fill the gap between subsidized housing and home ownership.

Troy Swan addressed the drainage concerns. He stated that serving as City Engineer, the drainage review process is substantial and is taken very seriously. Mr. Swan stated that the drainage review process will continue to be done in a way that does not negatively impact downstream entities. He commented that the proposed parcel is currently an open agricultural field, but the only place for development to happen is an empty or open field. Mr. Swan felt that the Petitioner was willing to invest and be a partner in the community and that the rezone request must be reviewed independently of the Petitioner's finances.

Troy Swan made a motion to forward the rezone request from R-1, residential to R-3, residential to the City Council with a favorable recommendation. Andy Biddle seconded. Motion passed 5-0.

Ms. Huckstep reminded Commission members that the City is working on the Unified Development Ordinance with HWC Engineering.

With no further business, the meeting adjourned at 6:07 p.m.

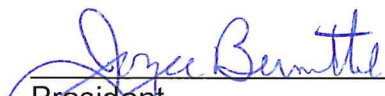
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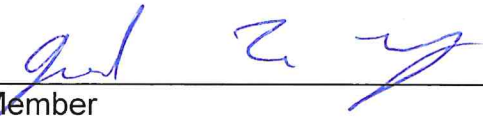


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