

CITY OF AUBURN
PLAN COMMISSION STAFF REPORT
Date of Public Meeting: February 12, 2013

Permit Type: Parking Lot Petition

Permit No.: PC-Parking Lot 2013-00000001

Request: Approval for a Parking Lot Expansion Plan
Project Name: JR Watson Elementary School
Applicant(s): Brett Miller – Miller Land Surveying
Property Owner(s): DeKalb Central United School Corporation
Project Location: 901 North Eckhart Avenue
Legal Notice: Not Applicable for this type of application.
Current Zoning OS/Open Space District. (§150.238)
Relevant Codes: §150.350 Off Street Parking & §150.351 Off Street Loading and Unloading
(G) REVIEW OF PLANS. All access drives and parking areas shall be approved by the Plan Commission except for R-1 and R-2 developments. The plans and specifications shall show the location, basis of capacity calculation, size, site design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, and any other detailed features essential to the complete design and construction of the parking area and be approved by the City Engineer. All properties subject to this subsection shall be limited to one access drive.
Floodplain Status: This tract of land is not located within a Special Flood Hazard Area according to the Community Panel No. 18033C0231E of the Flood Insurance Rate Maps of the City of Auburn, Indiana dated Sept. 26, 2006 as noted on the Primary Plat and certified by the project engineer.

Summary:

The DeKalb County United School District proposes to enlarge the parking lot at J. R. Watson Elementary School to improve the safety for the students during the morning when students are being dropped off by both buses and parents and again in the afternoon during the pickup of students, again, by both buses and parents. The construction of the parking lot expansion will include new storm sewer line and detention areas for drainage purposes.

Surrounding land uses and zoning designations:

- North of the property: The Village of Duesenberg Section I Subdivision: Zoned R-1/Single-Family Rural/Low Density Residential District with single-family residential structures.
- East of the property:
 - Zoned R-1/Single-Family Rural/Low Density Residential District with single-family residential structures
 - Zoned R-2/Single-Family Residential District with single-family residential structures.
 - Zoned R-3/Multi-Family Residential District with a small apartment complex.
- South of the property: Ford Place Subdivision: Zoned R-2/Single-Family Residential District with single-family residential structures.
- West of the property: Country Manor, Greenbriar Addition, & Greenbriar Addition Second Plat: Zoned R-1/Single-Family Rural/Low Density Residential District with single-family residential structures.

A. Plan Review/ Routing comments from Departments:

Original Routing Comments as of 01.25.2013:

- Engineering: Revise & Resubmit
Submit Sheet 2
 1. Show Elevations (Proposed of drainage, parking lots, detention ponds, curbs, sidewalks, directional flow arrows.)
 2. Erosion Control Plan Required & MS-4 Permit is Required.
- Fire Dept.: Approved.
- Water Dept.: Approved.
- WPC Dept.: Revise & Resubmit
 1. MS4 Permit is Required.
- Planning & Zoning Dept.: Comments: Revise & Resubmit
 1. Copy of Deeds still needed.
 2. Legal Descriptions needed.
 3. Need site lighting plan and photometrics.
 4. Need Plans/Profiles for Storm Sewer/Drainage.
 5. Plans/Cross Sections for Parking Lot
 6. Need Screening for South edge of Front Parking Lot.
 7. Need dimension of drive leading to rear parking lot.
 8. Tell how many acres will be disturbed for MS4 Permitting.
 9. Show Cross sections for sidewalks for ADA compliance.
 10. Show existing number of parking spaces and number of ADA parking spaces.
 11. Show proposed number of ADA parking spaces.
 12. Show traffic flow: Bus & Parent Drop off/Pick up.
 13. Need Floodplain certification and Plan Commission Signature & Certification Area

B. Project Advisory Committee:

Reviewed and briefly discussed this project on February 7, 2013 and was in favor of the project.

C. Planning Staff Recommendation:

Staff recommends approval of the Parking Lot Plan based on the Off-Street Requirements of the City of Auburn Zoning Code of Ordinances with the condition that all of the Routing Comments made by the City of Auburn Departments must be satisfied and that staff will verify satisfaction of the Routing Comments.

The site is compatible with the surrounding land uses and is in conformance with the City of Auburn’s 1987 Comprehensive Master Plan as amended in 2005 and 2009 and Zoning Code Chapter 150 amended in 2008 and the City of Auburn Updated Zoning Map including ETJ jurisdiction dated December, 2011.

D. FINDINGS:

1. Legal notice for this application has been published and notices were provided to adjoining landowners in accordance with the Indiana Codes and City of Auburn Zoning Code and Subdivision Control Ordinances; and, as per the City of Auburn Rules and Procedures. YES/NO

2. The proposal is consistent with the Comprehensive Plan of the City of Auburn. YES/NO

3. The petitioner has satisfied all standards and conditions prescribed for approval under the City of Auburn Zoning Code and Subdivision Control Ordinances. YES/NO

4. The plan commission declares that this petition, if approved, will be subject to either:

- A. All ordinances of the City of Auburn; or
- B. All ordinances of the City of Auburn with the following exceptions:
 - 1. _____
 - 2. _____

5. The proposal is consistent with other uses in the area, provides for coordination with existing and proposed developments, and will not be injurious to the public’s health, safety and morals. YES/NO

6. The proposed development is not in a floodplain, and provides for adequate drainage. YES / NO

7. The proposed development has access to all city utilities and thoroughfares. YES / NO

8. The petitioner has made adjustments to the plan to satisfy the plan review/routing comments made by the city of Auburn Departments. YES/NO

9. The plan commission is required to monitor the project/development and imposes the following time limitation: (Renewable up to three years in compliance with Senate Enrolled Act No. 35)

ACTION OF THE COMMISSION.

Permit Type: Parking Lot Plan (Public Meeting)

Permit No.: PC-Parking Lot 2013-00000001

MOTION TO:

 Approve Deny Withdraw Continue/Table (date) _____

This application, if approved, will be subject to compliance with the following conditions:
(which will/will not be recorded against the deed for this property)

- 1. _____
- 2. _____
- 3. _____

Vote:

Members	Yes	No	Abstain	Absent
Mike Boger	_____	_____	_____	_____
Steve Bruns	_____	_____	_____	_____
Marilyn Gearhart	_____	_____	_____	_____
Herb Horrom	_____	_____	_____	_____
Joe Kobiela	_____	_____	_____	_____
Lou Metelko	_____	_____	_____	_____
Jerry Muzzillo	_____	_____	_____	_____
Don Myers	_____	_____	_____	_____
Ellen Stahly	_____	_____	_____	_____

Mike Watson
Al Wleklinski

Date

Date