



TAC Responses

Date: December 20, 2022

To: Oksana Polhuy, Town of Thorntown, Planning Administrator

From: Julie Smith, Arbor Homes, Land Entitlement Manager

Charles Russell, Arbor Homes, Land Entitlement Manager

Project: Westfall Place Rezone Petition, PUD-01-2002

Arbor Homes has reviewed the TAC comments, dated as specified under each department and as discussed at the TAC Meeting on November 16, 2022, and have provided responses below.

DEPARTMENT OF PLANNING

TAC comments dated November 2, 2022

1. Vicinity Map: Surrounding zoning marked as “AG Zoning” to the north, west and south of the site to be changed to “AG use”. There is technically no zoning for these territories by Thorntown or Boone County, so let’s keep it accurate for the record purposes
This has been updated and a revised Vicinity Map has been provided.
2. Concept Plan: Per Thorntown Zoning Ordinance regulations of PUD zoning districts, 152.27.A.8.b. Landscape Buffer Yard, a minimum 25-ft-wide landscape buffer is required between the residential and non-residential uses in a PUD zoning district. Please, add such landscape buffer areas to the concept plan along the borders of the real estate where it borders the areas used for agricultural purposes (northern portion along SR 47, west and south sides of the project) and commercial/industrial purposes (eastern portion of the project site along Oak Street). These areas are meant to be “common areas” in the future and not parts of the easements on private residential lots. Please call these areas out specifically as “landscape buffers” on top of the “green space”
Per 11/14/22 discussion with Thorntown Planning Administrator, the PUD ordinance has been updated to modify the required 25’ buffer. A 25’ landscape buffer yard has been added along SR 47 and Oak Street. In the remaining locations, a 25’ buffer will not be added as site restrictions do not allow for a feasible site plan with an additional 5 acres, or 10% of the site, being utilized as common area.
3. PUD Ordinance: Frontage Question for Area B - Per Thorntown’s zoning ordinance, a lot fronting upon an alley doesn’t have frontage. Here is a definition of Frontage, “Property connected directly with a street or highway. For the purpose of determining frontage, an alley is not considered to be street or highway.” Per design standards for lots, 152.72.B.5, “All lots shall abut on a street.” So, lots in Area B cannot be created if they front on the alley. A solution to this is the following: add a regulation to the PUD ordinance that says something like this, “In Area B, lots abutting on the alley have frontage along the alley. A lot line along the alley right-of-way is a front property line. A yard between the alley right-of-way and the front building line of the lot is considered to be the front yard”.
This has been revised.



4. PUD Ordinance: Section 5.1 (2) Lot Widths: Remove "Street" in front of Right-Of-Way here and throughout the PUD Ordinance
This has been revised.
5. PUD Ordinance: Section 5.1 (5) Rear Yard Setback: Change rear yard setback from 15' to 20'
Per 11/14/22 discussion with the Thorntown Planning Administrator, the rear yard setback will remain at 15' and allow for overlap with utility easements to allow flexibility for homebuyers to add rear home extensions and maximize usable back yard space.
6. PUD Ordinance: Section 5.1 (6) Maximum Lot Coverage: Remove "including impervious surface"
This will remain for ease of use by Arbor Homes staff.
7. PUD Ordinance: Section 5.2 (6) Maximum Lot Coverage: Remove "including impervious surface"
This will remain for ease of use by Arbor Homes staff.
8. PUD Ordinance: Section 5.4 (1) Architectural Anti-Monotony: Could you change this to "no two dwellings with the same elevation and exterior color package shall be permitted adjacent to, diagonally, or across from each other."
This has been revised.
9. PUD Ordinance: Section 5.4 (2) Avoiding Monotonous Block Anti-Monotony: Remove "or easement"
Per 11/14/22 discussion with the Thorntown Planning Administrator, lots on one side of the street that extend more than 800' are required to have either a 30' min break with a few shade trees or a variable front setback.
10. PUD Ordinance: Section 5.4 (7) Overhangs: Add the language "on all sides of the house"
This has been revised.
11. PUD Ordinance: Section 5.4 (9) Siding: Adjust siding thickness from mm to inches
This has been revised.

SITE DESIGN ENGINEERING

TAC comments dated November 10, 2022

1. No regulatory floodway or flood hazards on site.
Noted
2. There is a low point in the center of the development that will collect drainage and may be a wetland according to the National Wetlands Inventory. Additional jurisdictional determination may be required.
The preliminary wetland report has determined that this are is a wetland. The site plan has been revised to allow the wetland to remain and will utilize it as a natural feature. A jurisdictional determination will be pursued after zoning is completed.
3. The majority of the site is in the Wolf Creek watershed, except for a portion of the northeast corner.
Noted
4. No legal drains are located on site.
Noted



5. There is offsite drainage flowing into site from the south.
Noted
6. Zoning Ordinance Chapter 152.70, General Regulations
 - a. Design shall meet provisions of IDEM waterway / wetland permits, if required.
Noted
 - b. Design shall meet provisions of INDOT permit for entrance off SR 47, if required.
Noted
 - c. Design shall meet requirements of the Boone County Thoroughfare Plan
Noted
 - d. Design shall meet requirements of the Boone County Stormwater Management Ordinance and Stormwater Technical Standards
Noted
7. Zoning Ordinance Chapter 152.73, Transportation System
 - a. Concept meets minimum right-of-way requirement of 50 feet.
Noted
 - b. Please note that chapter 152.73.A.3.k of the ordinance states: "Street jogs with centerline offsets of less than 125 feet shall not be permitted".
All streets meet this requirement.
 - c. SR 47 has an existing and proposed INDOT Functional Classification of "Major Collector". According to the Boone County Thoroughfare Plan, the right-of-way requirements Major Collector roadways is 90 feet. Please note that chapter 152.73.A.3.p of the ordinance states: "In subdivisions that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established by the thoroughfare plan, the subdivider shall dedicate additional width along either one or both sides, of such streets or inadequate width so as to bring them up to standards, provided, the area to be used for widening is owned by the subdivider or under his or her control".
Noted
 - d. Please note that chapter 152.73.A.x of the ordinance states: "At the intersection of any proposed local street and arterial or collector streets, acceleration and deceleration lanes shall be provided in accordance with the specifications of the State Highway Commission".
Noted
8. Zoning Ordinance Chapter 152.74, Drainage, Erosion and Sediment Control
 - a. Due to the planned disturbance of more than one (1) acre, a IDEM Construction Stormwater General Permit will be required.
Noted
 - b. Design of erosion and sediment control BMP's and required drainage facilities for stormwater quantity and quality management and erosion and sediment control shall be in accordance with the Boone County Stormwater Management Ordinance and the Boone County Stormwater Technical Standards Manual.
Noted



- c. Please note that chapter 152.74.E.6 of the ordinance states that each applicant who makes any surface changes shall be required to: "Handle existing and potential off-site runoff through the development by designing to adequately handle storm runoff from a fully developed area upstream".

Noted

9. Zoning Ordinance Chapter 152.81, Easements

- a. Please ensure that utility easements have minimum widths of 15 feet.

Noted

UTILITY COMPANIES

TAC comments dated November 2, 2022

1. Gas - CenterPoint Energy: Our gas facilities stop right about where this site would start. We currently have a 2" Gas main that stops on the south side of the road at 8151 W Main St. If they go forward with this development we would have to make updates to our system to accommodate.
2. Electricity – Thorntown Local Utility: The majority of the project site is located within Thorntown's local electric utility jurisdiction. It has power lines along SR 47 and Oak St..
3. Electricity – Boone REMC: Good afternoon, it looks like in the S.E corner of the site is in our territory, but it will depend on where the meter will be set on the property. More than likely Boone will not have any involvement on the portion. Once you get the site plan, we can look it over. If for some reason the meter will be in our territory, we can discuss what would need to be done at that time

Noted

Noted

Noted

UTILITY SUPERINTENDENT

TAC comments from November 16, 2022

1. Gary Poole, Utility Superintendent provided printed copies of existing utility maps including water. Oksana Polhuy will scan them and send to Arbor Homes.
2. Gary Poole, Utility Superintendent provided the Project Manual for the West Lift Station to Arbor Homes. He is looking for the construction drawings / as-builts to provide as well.

Noted

Noted

WESTERN BOONE SCHOOL SUPERINTENDENT

TAC comments from November 16, 2022

1. Rob Ramey, Western Boone Schools Superintendent, stated that schools have a declining enrollment and would welcome additional students. WBS's current enrollment is approximately 1600 students with 220 being non-residents living near or in Lebanon. There is currently capacity for 120-190 additional students, hence there are no issues with enrolling school aged children that may live in Westfall Place.

Noted



BOONE COUNTY SURVEYOR'S OFFICE

TAC comments from November 30, 2022

1. The location where they show the pipe outlet from the detention pond may need to be extended downstream further.
This will be reviewed as the plans progress.
2. Also, they are showing a drainage outlet offsite easement in the southwest area which is to a waterway and not considered an adequate outlet. All water from the site is required to be routed through the detention pond and this pipe should be directed to pond before leaving the site.
This will be revised as the plans progress.