

**ORDINANCE NO. 2024-02
AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT ORDINANCE FOR
EAST AUBURN ESTATES SUBDIVISION AND TO AMEND THE ZONING MAP OF
THE CITY OF AUBURN, INDIANA**

SUMMARY

An Ordinance adopting a Planned Development (PD) Ordinance for the East Auburn Estates Subdivision and amending the Zoning Map for the City of Auburn, Indiana by reclassifying the zoning of the 29.445 acre property on the south side of Auburn Drive, west of County Road 46A from AG (Agricultural District) to PD (Planned Development District).

- | | | | |
|-------------------------------------|---|--------------------------|----------------------------|
| <input type="checkbox"/> | Recorder’s Office | <input type="checkbox"/> | Publish Public Hearing |
| <input type="checkbox"/> | Auditor’s Office | <input type="checkbox"/> | |
| <input type="checkbox"/> | Clerk’s Office | <input type="checkbox"/> | Publish O/R after Adoption |
| <input type="checkbox"/> | Other | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | Building Department | | |
| <input type="checkbox"/> | Engineering Department | | |
| <input type="checkbox"/> | DeKalb County Plan Commission | | |
| <input checked="" type="checkbox"/> | Internet Code Site – Council Ordinances | | |

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THE CITY OF AUBURN, INDIANA

WHEREAS, Ordinance No. 2018-24, as amended, adopted an Official Zoning Map for the City of Auburn, Indiana; and

WHEREAS, Indiana Code section §36-7-4-600 et. seq provides for amendments to the zoning map of a municipality by ordinance of the municipality; and

WHEREAS, Indiana Code section §36-7-4-1500 et. Seq provides for the adoption of Planned Development (PD) ordinances and districts; and

WHEREAS, the City of Auburn Plan Commission at its January 9, 2024 meeting held a legally advertised Public Hearing regarding a request for a Planned Development (PD) Ordinance for the East Auburn Estates subdivision and to amend the Zoning Map of the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission, on January 9, 2024, heard input from the public and ultimately forwarded a *favorable recommendation* to the Auburn Common Council, with 7 votes in favor of the favorable recommendation and 0 votes against the favorable recommendation concerning the adoption of the Planned Development (PD) Ordinance and the rezoning of said real estate.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA, THAT:

The Planned Development (PD) Ordinance for East Auburn Estates subdivision, attached hereto as Exhibit A shall be adopted; and

The Zoning Map of the City of Auburn shall be amended in the following manner:


That the 29.445 acres of land, known as the East Auburn Estates Subdivision, as illustrated in Exhibit B and legally described in Exhibit C, be reclassified from the AG (Agricultural District) to the PD (Planned Development District).

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

PASSED AND ADOPTED by the Common Council of the City of Auburn,
Indiana, this 20 day of February, 2024.


James Finchum, Councilmember


ATTEST:


Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 20th day of February, 2024.


LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this ___ day of _____, 2024.


DAVID E. CLARK, JR. Mayor

VOTING:

AYE

NAY

Natalie DeWitt, President

Rod Williams

James Finchum

Dan Braun

David Bundy

Kevin Webb

Emily Prosser








	
	
	
	

Exhibit A

CITY OF AUBURN, INDIANA EAST AUBURN ESTATES SUBDIVISION PLANNED DEVELOPMENT DISTRICT ORDINANCE

ARTICLE I – Declaration

The official Zoning Map of the City of Auburn, Indiana, is hereby amended as follows:

The 29.445-acre tract of land, located on the south side of Auburn Drive, west of County Road 46A, as illustrated in Exhibit B and legally described in Exhibit C, shall be designated as PD (Planned Development District).

ARTICLE II – Purpose and Intent

The purpose and intent of this Planned Development District is to establish a mixed-use Development with high-density residential, commercial and industrial land uses with common areas and a subdivision stormwater detention basin as illustrated in Exhibit D. The district will have development standards and design standards to provide a unique mixed-use development that is cohesive in design with abundant open spaces.

ARTICLE III – Uses

For the apartment community designated area, the permitted and special exception uses listed for the M3 (Apartment Community District) in Unified Development Ordinance (UDO) Section 2.23 are allowed.

For the neighborhood commercial designated area, the permitted and special exception uses listed for the C1 (Neighborhood Commercial District) in UDO Section 2.31 are allowed.

For the general commercial designated area, the permitted and special exception uses listed for the C2 (General Commercial District) in UDO Section 2.33 are allowed.

For the storage units designated area, a warehouse storage facility, as defined by the UDO, is allowed.

Received electronically 01/18/24

For the light industrial designated area, the permitted and special exception uses listed for the I1 (Light Industrial/High Tech District) in UDO Section 2.35 are allowed.

ARTICLE IV – Development Standards

The bulk and dimensional standards for the East Auburn Estates PD District are as follows:

EAST AUBURN ESTATES PLANNED DEVELOPMENT DISTRICT STANDARDS					
	<i>Apartment Standards</i>	<i>Neighborhood Commercial Standards</i>	<i>General Commercial Standards</i>	<i>Self-Storage Standards</i>	<i>Light Industrial Standards</i>
Minimum Lot Area	25,000 square feet	5,000 square feet	15,000 square feet	1 acre	2 acres
Minimum Lot Width	100 feet	55 feet	100 feet	100 feet	250 feet
Setbacks					
Front	30 feet	30 feet	50 feet	50 feet	50 feet
Rear	20 feet	30 feet	30 feet	25 feet	25 feet
Side	25 feet	10 feet; 20 feet if adjacent to residential uses or residential zoning	20 feet	25 feet	25 feet
Maximum Building Height	50 feet; 4 stories	35 feet	50 feet	50 feet	70 feet
Minimum Dwelling Unit Size	500 square feet per dwelling unit				
Maximum Density	25 du/acre in a multiple lot development				
Minimum Accessory Building Setback	30 feet front; 25 feet side; 15 feet rear		50 feet front; 10 feet side; 10 feet rear	50 feet front; 25 feet side; 25 feet rear	50 feet front; 25 feet side; 25 feet rear
Parking Requirement	2 spaces per dwelling unit; plus 1 space per every two dwelling units for visitors	per UDO Section 5.57	per UDO Section 5.57	per UDO Section 5.57	per UDO Section 5.57
Minimum Building Separation	20 feet				
Maximum Lot Coverage	50%	65%	80%	75%	75%

ARTICLE V – Design Standards

The design standards for the East Auburn Estates PD District are as follows:

- a. Commercial uses in the general commercial area must comply with the architectural standards in UDO Section 5.18.
- b. Mechanical equipment and trash enclosures shall be screened in accordance with UDO Section 3.07.

ARTICLE VI – Amendments

The procedure for amending the East Auburn Estates Planned Development District shall be as set forth in Section 9.07G of the Auburn Unified Development Ordinance.

EXHIBIT B

East Auburn Estates Location Map



EXHIBIT C

East Auburn Estates Legal Description

Legal Description per Document Number 202108570:

That part of the North half of the Northwest Quarter of Section Four (4), Township Thirty-three (33) North, Range Thirteen (13) East lying West of the center line of the Auburn and St. Joe Road running through said quarter section, and containing 30.13 acres more or less, in DeKalb County, Indiana.

EXCEPTING THEREFROM, the following described real estate, to-wit:

A part of the North Half of the Northwest Quarter of Section 4, Township 33 North, Range 13 East, DeKalb County, Indiana described as follows: Commencing at Northwest Corner of the Northwest Quarter of said section, said point being the point of beginning of this description; thence north 89 degrees 49 minutes 28 seconds east (all bearings based on bearing system for Project No. STP-J070(5) for City of Auburn) 6.096 meters (20.00 feet) along the north line of said quarter section to a point on existing right of way of County Road 31; thence continuing north 89 degrees 49 minutes 28 seconds east, 184.625 meters (605.72 feet) along the north line of said quarter section to a point on existing right of way of County Road 46A; thence continuing north 89 degrees 49 minutes 28 seconds east, 7.377 meters (24.20 feet) along the north line of said quarter section to the centerline of County Road No. 46A; thence south 34 degrees 26 minutes 51 seconds east, 102.164 meters (335.18 feet) along said centerline; thence south 55 degrees 33 minutes 09 seconds west, 6.096 meters (20.00 feet) to a point on existing right of way; thence continuing south 55 degrees 33 minutes 09 seconds west, 7.904 meters (25.93 feet) to a point on proposed right of way; thence the following six courses along proposed right of way; north 35 degrees 35 minutes 36 seconds west, 100.020 meters (328.15 feet); north 82 degrees 42 minutes 40 seconds west, 42.813 meters (140.46 feet); south 89 degrees 51 minutes 22 seconds west, 120.000 meters (393.70 feet); south 18 degrees 57 minutes 24 seconds west, 21.084 meters (69.17 feet); south 05 degrees 18 minutes 32 seconds west, 60.299 meters (197.83 feet); south 25 degrees 31 minutes 03 seconds west, 11.118 meters (36.48 feet) to a point on existing right of way of County Road 31; thence south 89 degrees 35 minutes 54 seconds west, 6.096 meters (20.00 feet) to a point on the west line of said quarter section; thence along said west line north 00 degrees 12 minutes 30 seconds west, 95.156 meters (312.19 feet) to the point of beginning of this description, containing 0.3986 hectares (0.985 acres) more or less, inclusive of the

presently existing right of way which contains 0.1215 hectares (0.300 acres) more or less, for a net additional taking of 0.2771 hectares (0.685 acres), more or less.

EXHIBIT D
East Auburn Estates Establishment Plan

