

Agenda
GOSHEN PLAN COMMISSION
Tuesday, January 21, 2025, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I. Roll Call
- II. 2025 Plan Commission Appointments
- III. Election of 2025 Officers
 - *President*
 - *Vice President*
 - *Secretary*
- IV. Approval of Minutes from 12/17/24
- V. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- VI. Postponements/Withdrawals
- VII. **Rezoning** (public hearing)
25-01R – City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request the rezoning of Lots 2 and 3 of Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, to create a single zoning district, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, to allow for multi-unit residential development.
- VIII. **Partial Plat Vacation** (public hearing)
25-01V – City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request a partial plat vacation for Lot 3 of Lincoln Avenue Subdivision, to reduce the 35’ platted front building/parking/driving aisle setback along Lincoln Avenue to 9 feet. The reduced setback is requested to facilitate development outside the floodplain. A rezoning from Residential R-1 to Residential R-3 is pending.
- IX. Audience Items
- X. Staff/Board Items
 - *Staff Review - Report*
- XI. Adjournment

Minutes - Goshen Plan Commission
Tuesday, December 17, 2024 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Hesston Lauver, Tom Holtzinger, Doug Nisley, Caleb Morris, James Wellington, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Aracelia Manriquez

II. Approval of Minutes from 10/15/24 – Holtzinger/Lauver 7-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Wellington 7-0

IV. Postponements/Withdrawals - None

V. Minor Subdivision (public hearing)

24-06SUB – River Art, LLC, City of Goshen Redevelopment, and Abonmarche Consultants request approval of a two-lot minor subdivision, Replat of Lot A in Hawks Building Minor Subdivision, to separate the building from the undeveloped land, with the undeveloped land to be transferred to the City of Goshen for public green space and possible underground stormwater management area. The subject property is Lot A of Hawks Building Minor Subdivision, generally located at 303 River Race Drive, zoned Commercial B-2PUD.

Staff Report:

Ms. Yoder explained this is Lot A of Hawks Building Minor Subdivision. The subdivision had two lots, A & B, which split the existing building on the property. Lot A has the north portion of the Hawks building which is mixed use residential and commercial. It has pedestrian access to the Millrace Canal and an undeveloped area north of the pedestrian access. The purpose of the subdivision is to separate the building from the undeveloped land, with the undeveloped land to be transferred to the City of Goshen for public green space and possibly an underground stormwater management area. She advised that the B-2 and Hawks Building PUD requirements are met, but referred to a list of technical corrections for the plat which have been listed in the Staff Report. She explained that because conditions and corrections are required, the minor subdivision can't be approved in one phase. Corrections will need to be submitted for review by staff, then the plat will be accepted by the Board of Works, followed by approval and signing by staff on behalf of the Plan Commission.

Staff recommends the Plan Commission grant conditional approval with the listed conditions.

Petitioner Presentation:

Brad Mosness, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. He stated they will address the City's comments and resubmit for review.

Mr. Lauver questioned how the underground water containment would work.

Mr. Mosness stated it is his understanding the green area being split off will be used for a future drainage system for the property directly east of it.

Ms. Yoder added there is a vacant lot on the east side of River Race Drive. At one time, it was proposed for River Art Apartments and part of their stormwater detention was underground storage on this lot. The design isn't done, but it's preparing for that possibility. There would be no surface storage; it would all be underground with greenspace above.

Mr. Wellington asked who will manage the greenspace.

Ms. Yoder responded it will belong to the City of Goshen. She stated she doesn't know if anything has been decided, but it could become a park.

Mr. Wellington asked how water is stored underground.

Dustin Sailor, Director of Public Works, responded the intent is for the runoff from the roof and hard surface area across the street to drain through pipes under the road, go through an infiltration chamber, and eventually discharge into the Millrace.

Audience Comments:

J.C. Schrock, 1516 S Indiana Avenue, spoke to the petition. He stated he and his wife own 315 S 3rd Street and asked if the City owns this property, including the Hawks Building.

Ms. Yoder replied the property is owned by River Art, LLC.

Mr. Schrock asked if River Art also owns the property across the street.

Ms. Yoder responded she did not know who owns that property.

Mr. Schrock stated he has no concerns with subdividing the parcel and asked if River Art will still own both parcels.

Ms. Yoder replied that River Art would own Lot 2 which is the north end of the Hawks Building and Lot 1 would be transferred to the City of Goshen. Ms. Yoder went on to say the north section (Lot 1) was always intended for greenspace and underground storage; it is just happening now so the City can own the property.

Close Public Hearing

Staff Discussion:

There was no discussion amongst Staff members.

Action:

A motion was made and seconded, Wellington/Holtzinger, to grant conditional approval for 24-06SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VI. Audience Items
None

VII. Staff/Board Items

- *2025 Plan Commission & Board of Zoning Appeals Schedule – Approval*

Ms. Yoder noted for the record that the 2025 Plan Commission and BZA calendar with meeting dates and filing deadlines is included in the packets and a motion and vote is required by the Plan Commission.

Action:

A motion was made and seconded, Lauver/Wellington, to approve the 2025 Plan Commission and Board of Zoning Appeals schedule. The motion passed unanimously by a vote of 7-0.

- *Report of the Goshen Economic Development Commission Concerning the Proposed Project to Serve an Economic Development Facility for Cherry Creek, LLC*

Ms. Yoder explained this report is required to be presented to the Plan Commission and noted in the minutes that it was presented. The action occurs at the time it is received, with the chair of the Plan Commission signing to acknowledge the report has been received, and Richard has already done that. It is on the agenda now because there was no meeting in November. No further action is required and it will be noted in the minutes that the report was presented to the Plan Commission.

VIII: Adjournment – 4:14 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission/Goshen Common Council
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 25-01R – Rezoning, Lincoln Avenue Subdivision
Lot 2, Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1
Lot 3, Residential R-1 to Residential R-3
Date: January 21, 2025

ANALYSIS

City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request the rezoning of Lots 2 and 3 of Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, to create a single zoning district, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, to allow for multi-unit residential development.

The subject property is Lots 2 and 3 of Lincoln Avenue Subdivision, with a mix of existing zoning. The Lincoln Avenue Subdivision is a three-lot subdivision created from approximately 18 tax parcels, many of which were unplatted. Prior uses included approximately 12 residential dwellings, a salvage yard, and a grocery store that remains on Lot 1. At the time the subdivision was created, it was recognized that a rezoning would occur at some point, but a rezoning did not proceed then because no specific use was proposed for Lot 3, and Lots 2 and 1 did not require a rezoning.

Lot 2 is currently developed with a City of Goshen stormwater detention basin and includes regulatory Floodway to the south and west of Lot 3. Lot 3 is proposed for multi-unit residential development.

Lot 2: Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1

The purpose of the Lot 2 rezoning is to create a single zoning district following the consolidation of multiple parcels with different zoning districts as part of the subdivision process. M-1 is the adjacent zoning to the south, east and north, and the single district M-1 zoning will not impact any of the adjacent properties. It is anticipated that Lot 2 will remain under City of Goshen ownership, and because of the existing stormwater detention basin and regulatory Floodway further development is unlikely. Lot 2 meets the M-1 District requirements for minimum frontage and lot area.

Lot 3: Residential R-1 to Residential R-3

The purpose of the Lot 3 rezoning is to allow for multi-unit residential development. Although there is not adjacent R-3 zoning, there is R-2 zoning on the north side of Lincoln Avenue, and the existing Lincoln Avenue corridor zoning is a mix of many districts. Lot 3 meets the R-3 District requirements for minimum frontage and lot area.

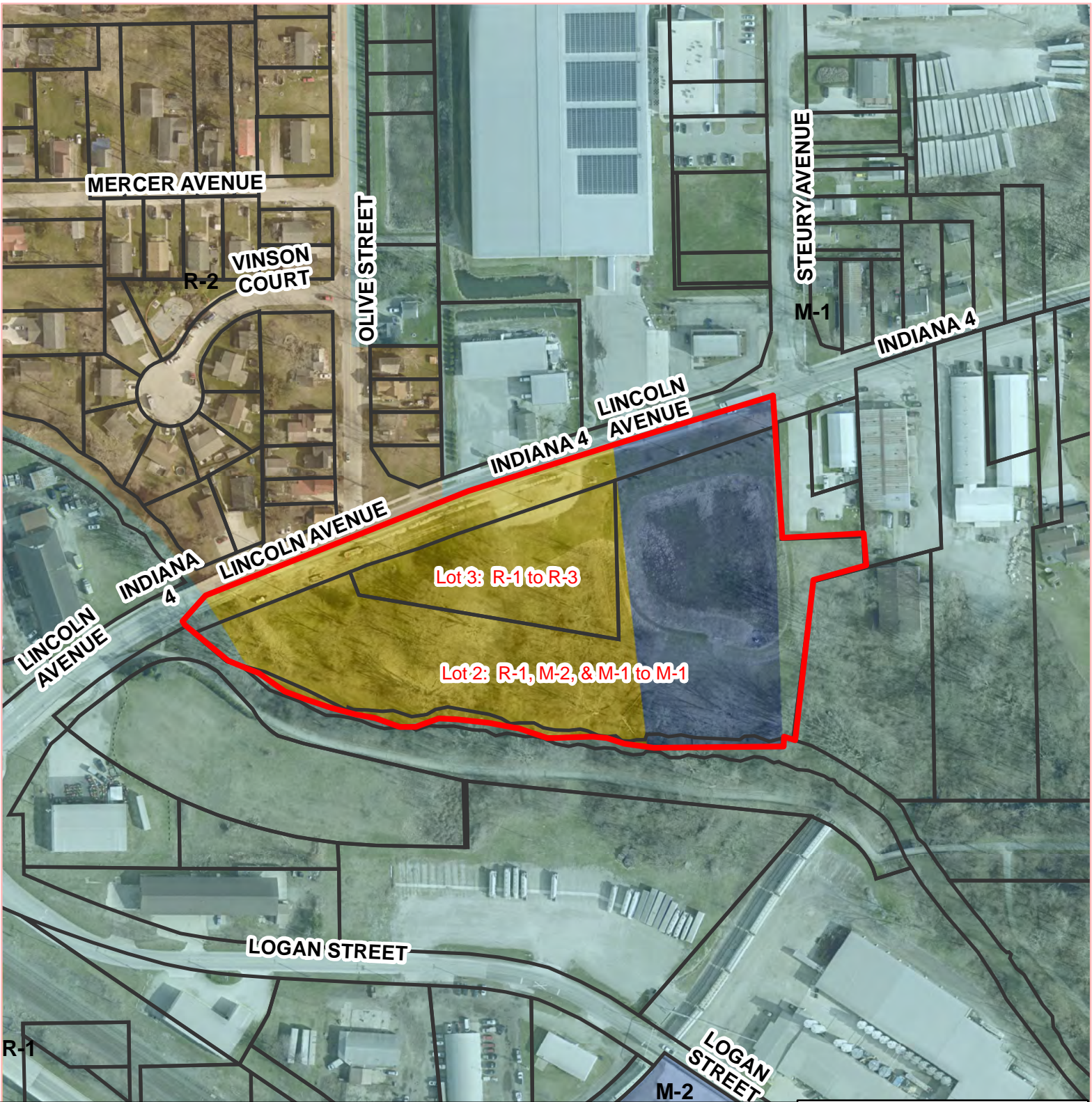
The rezoning petition is not subject to site plan review, but a preliminary site plan has been provided and is included for informational purposes. Site plan review will occur through the City's Technical Review process. Based on the preliminary site plan, R-3 developmental requirements are able to be met, except for the front setback along Lincoln Avenue. The setback is being addressed through a concurrent partial plat vacation request.

The proposed rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor, and the requirements of the M-1 and R-3 Districts are able to be met, except as addressed through a partial plat vacation request to relax the platted front setback of Lot 3.

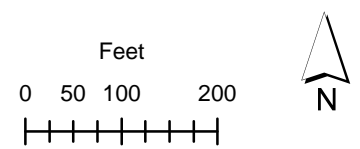
RECOMMENDATION

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the rezoning of Lots 2 and 3 of Lincoln Avenue Subdivision, with Lot 2 to be rezoned from Residential R-1, Industrial M-2 and Industrial M-1 to Industrial M-1, and with Lot 3 to be rezoned from Residential R-1 to Residential R-3, based upon the following:

1. The rezonings are consistent with the existing zoning and mixed land use in the Lincoln Avenue corridor.
2. The requirements of the M-1 and R-3 Districts are able to be met, except as addressed through a partial plat vacation request to relax the platted front setback of Lot 3.



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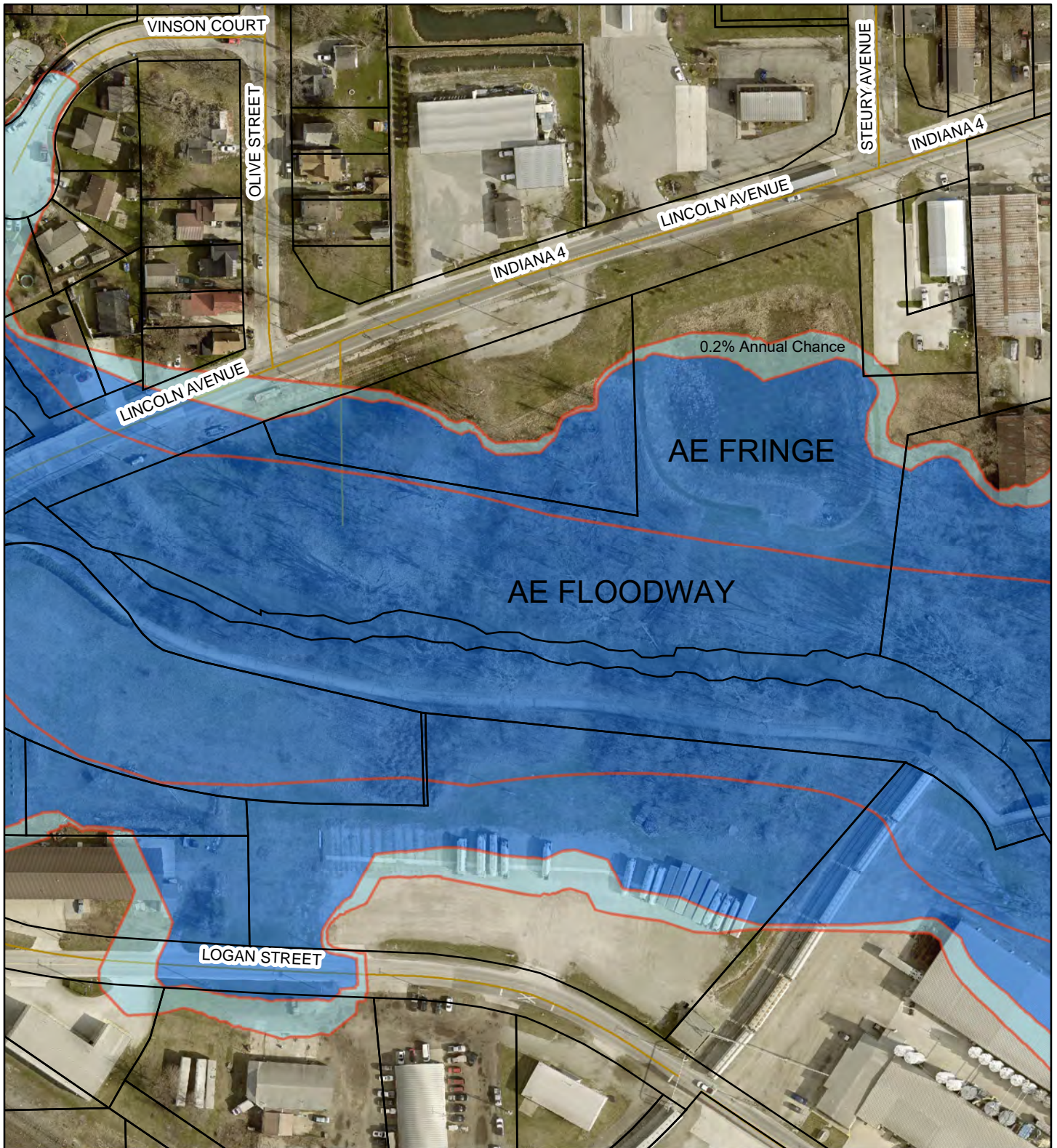


1 inch = 200 feet

Rezone - Lots 2 & 3 Lincoln Avenue Subdivision

2023 Aerial
Printed January 2, 2025

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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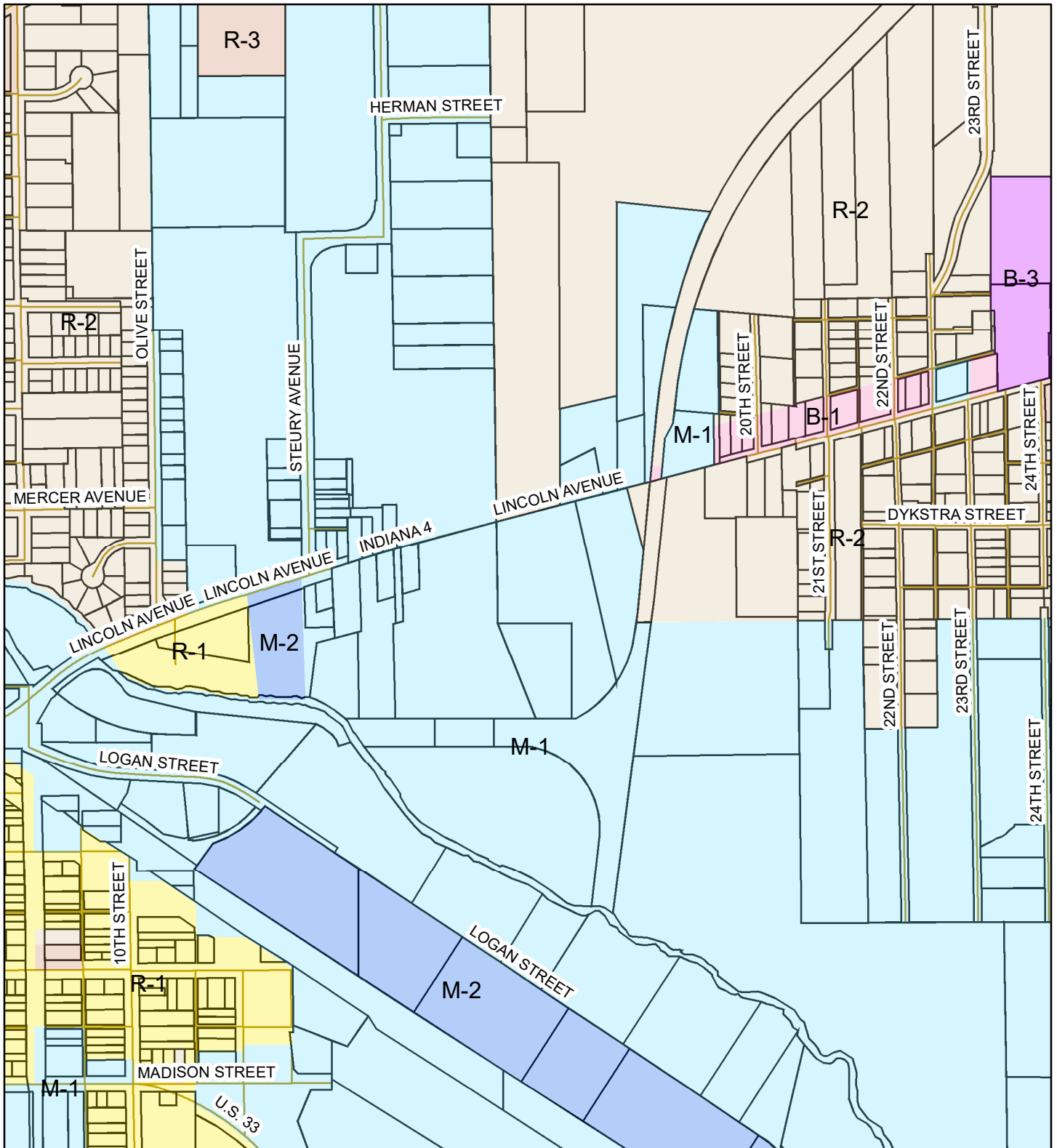


1 inch = 150 feet

Lincoln Avenue Subdivision

2023 Aerial & Floodplain Boundaries
 Printed January 2, 2025

The City of Goshen
 Department of
 Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626



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1 inch = 600 feet

Lincoln Avenue Zoning

Goshen Zoning Map
 Printed January 3, 2025

The City of Goshen
 Department of
 Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626

LINCOLN AVENUE SUBDIVISION

A PART OF LOT NUMBER ONE (1) THROUGH LOT NUMBER SIX (6), INCLUSIVE, IN MERCER'S FOURTH ADDITION (DEED REC. 81, PAGE 443) AND A PART OF THE WEST HALF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR CURVE AND LINE DATA

LEGEND

- - SET MAG NAIL & WASHER "ABONMARCHÉ FIRM #50"
- - SET 5/8" REBAR, 24" LONG WITH ID CAP "ABONMARCHÉ FIRM #50"
- Ⓧ - LOT #2 RESERVED FOR STORM WATER DRAINAGE RETENTION/DETENTION
- Ⓢ - CITY OF GOSHEN STORM SEWER EASEMENT
- Ⓟ - 35' MINIMUM BUILDING, PARKING & DRIVING AISLE SETBACK
- Ⓝ - 5' NON ACCESS EASEMENT
- ⓃB - NO BUILD EASEMENT (WITHOUT FURTHER APPROVALS FROM THE CITY OF GOSHEN)

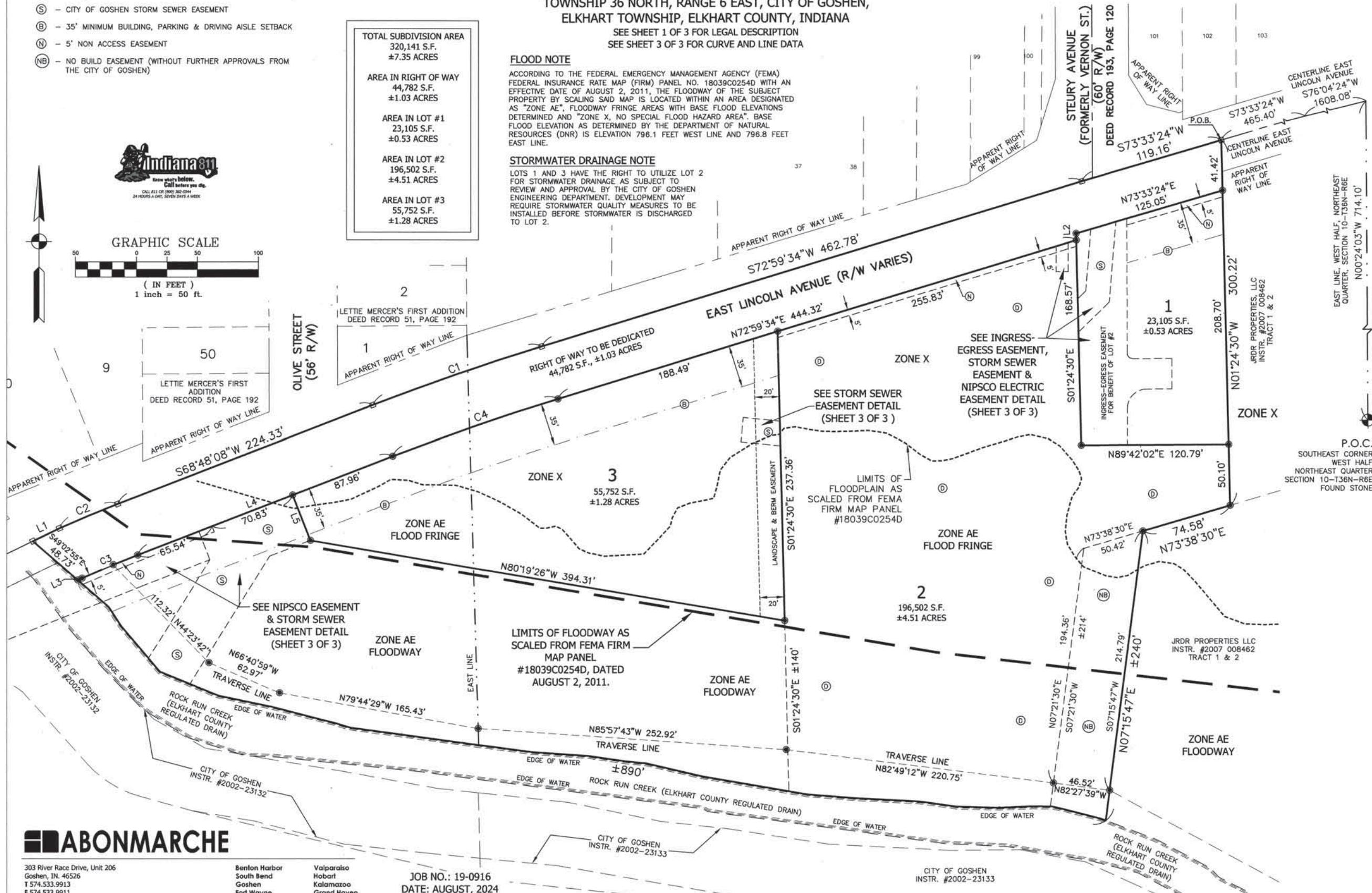
TOTAL SUBDIVISION AREA	320,141 S.F.	±7.35 ACRES
AREA IN RIGHT OF WAY	44,782 S.F.	±1.03 ACRES
AREA IN LOT #1	23,105 S.F.	±0.53 ACRES
AREA IN LOT #2	196,502 S.F.	±4.51 ACRES
AREA IN LOT #3	55,752 S.F.	±1.28 ACRES

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, THE FLOODWAY OF THE SUBJECT PROPERTY BY SCALING SAID MAP IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE AE", FLOODWAY FRINGE AREAS WITH BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X, NO SPECIAL FLOOD HAZARD AREA". BASE FLOOD ELEVATION AS DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) IS ELEVATION 796.1 FEET WEST LINE AND 796.8 FEET EAST LINE.

STORMWATER DRAINAGE NOTE

LOTS 1 AND 3 HAVE THE RIGHT TO UTILIZE LOT 2 FOR STORMWATER DRAINAGE AS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF GOSHEN ENGINEERING DEPARTMENT. DEVELOPMENT MAY REQUIRE STORMWATER QUALITY MEASURES TO BE INSTALLED BEFORE STORMWATER IS DISCHARGED TO LOT 2.



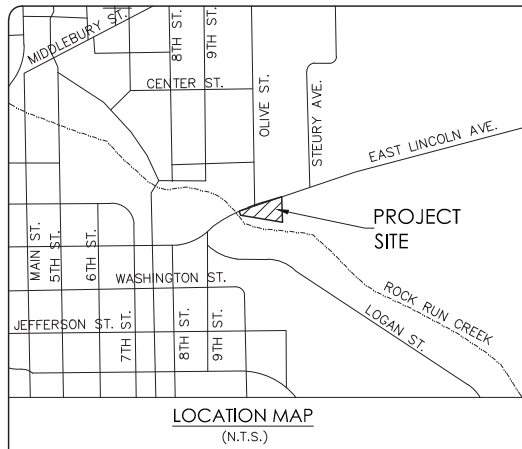
ABONMARCHÉ

303 River Race Drive, Unit 206
Goshen, IN. 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

Benton Harbor
South Bend
Goshen
Fort Wayne
Lafayette
Engineering • Architecture • Land Surveying

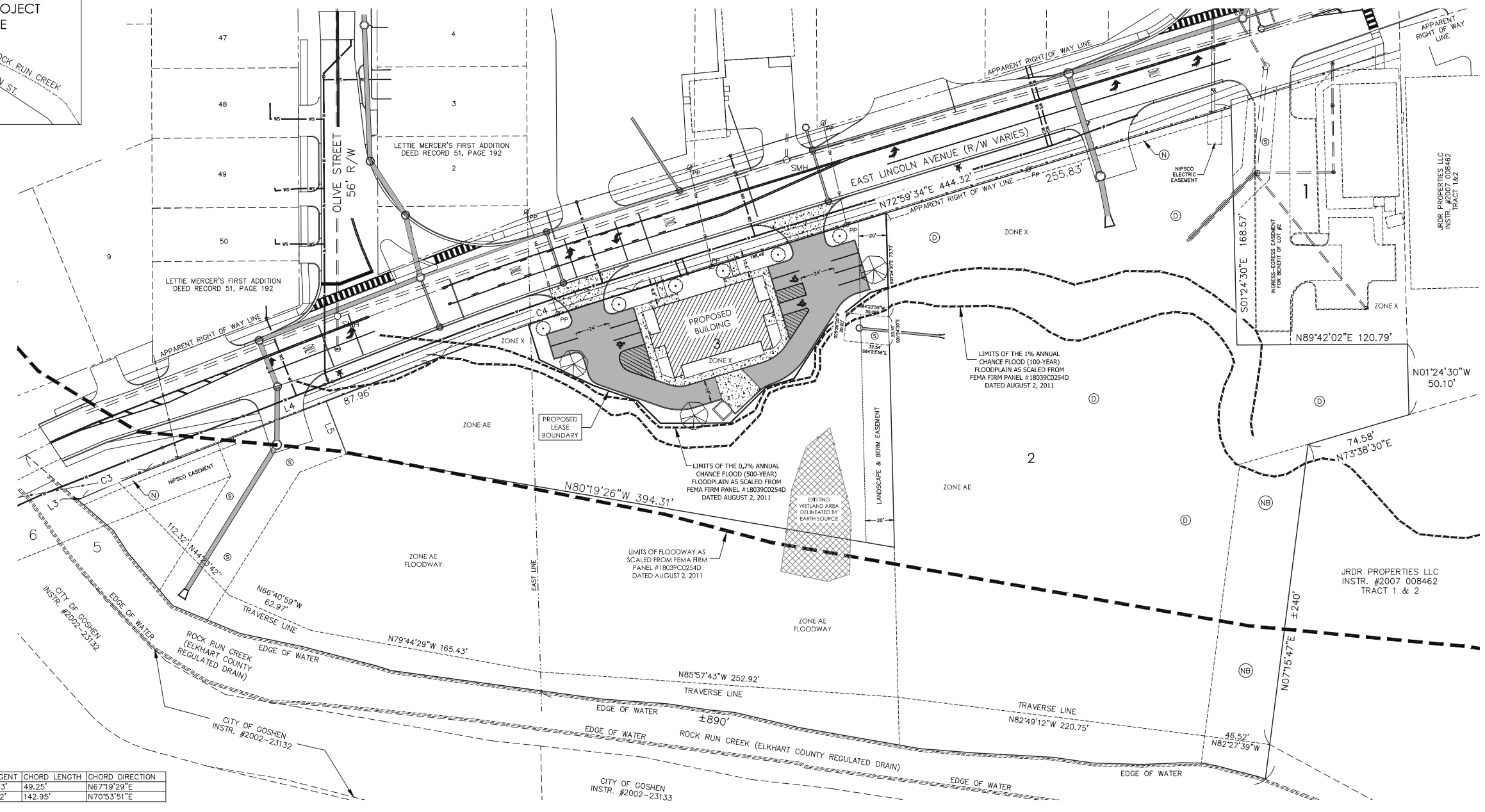
JOB NO.: 19-0916
DATE: AUGUST, 2024

SHEET 2 OF 3



PRELIMINARY SITE PLAN

LOTS 2 & 3 OF LINCOLN AVENUE SUBDIVISION (PLAT BOOK 44, PAGE 5)
AND A PART OF THE WEST HALF SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN,
ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA



BOUNDARY & LOT LINE DATA

NUMBER	DIRECTION	DISTANCE
L3	N65°50'49"E	3.81'
L4	N68°48'08"E	224.33'
L5	S21°11'52"E	40.00'

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C3	955.00'	49.26'	02°57'19"	24.63'	49.25'	N67°19'29"E
C4	1955.00'	142.98'	04°11'26"	71.52'	142.95'	N70°53'51"E

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, LOTS 2 AND 3 OF THE LINCOLN AVENUE SUBDIVISION BY SCALING SAID MAP ARE LOCATED WITHIN AREAS DESIGNATED AS FOLLOWS:

"ZONE X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR).

"ZONE AE"
SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR) ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN BY SCALING SAID MAP.

FLOODWAY AREAS IN "ZONE AE"
THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS AS SHOWN BY SCALING SAID MAP.

LEGAL DESCRIPTION

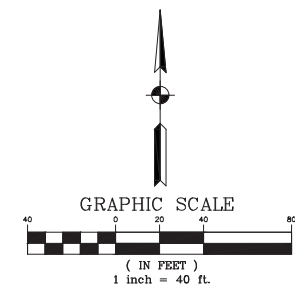
LOT NUMBER TWO (2) & LOT NUMBER THREE (3) AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE PLAT OF LINCOLN AVENUE SUBDIVISION; SAID PLAT BEING RECORDED IN PLAT BOOK 44, PAGE 5 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

NOTES

- LOT 2 IS CURRENTLY ZONED "R-1", "M-2" & "M-1" TO BE REZONED TO "M-1".
- LOT 3 IS CURRENTLY ZONE "R-1" TO BE REZONED TO "R-3".
- PROPOSED ROADWAY IMPROVEMENTS TO LINCOLN AVENUE ARE SHOWN AND REFERENCED FROM CONSTRUCTION PLANS ON FILE WITH THE CITY OF GOSHEN ENGINEERING DEPARTMENT. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN 2025.

LEGEND

- PROPOSED SMALL TREES
- PROPOSED LARGE TREES
- LOT 2 RESERVED FOR STORM WATER DRAINAGE RETENTION/DETENTION
- CITY OF GOSHEN STORM SEWER EASEMENT
- 5' NON ACCESS EASEMENT
- NO BUILD EASEMENT (WITHOUT FURTHER APPROVALS FROM THE CITY OF GOSHEN)



ABONMARCHE
Valparaiso
Hobart
Bluffton
Fort Wayne
Lafayette
Benton Harbor
South Bend
Goshen, IN 46526
Bluffton, IN 46714
Fort Wayne, IN 46825
Lafayette, IN 47901
abonmarche.com
303 River Race Drive, Unit 206
Goshen, IN 46526
Phone: 765.233.9313
Fax: 765.233.9311

LACASA
MULTI-FAMILY PROJECT
EAST LINCOLN AVENUE, GOSHEN, INDIANA

PRELIMINARY SITE PLAN

SHEET TITLE:
DRAWN BY: **TRM/MBM**
DESIGNED BY:
PM REVIEW: **BEM**
QA/QC REVIEW: **CMWE**
DATE: **01-02-2025**
SEAL:

SIGNATURE:
DATE:
SCALE: **1" = 40'**
ACT JOB # **24-1999**
SHEET NO. **1 OF 1**

To: Goshen City Plan Commission
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 25-01V – Partial Plat Vacation
Lot 3, Lincoln Avenue Subdivision
Date: January 21, 2025

ANALYSIS

City of Goshen, Indiana, Lacasa Inc, and Abonmarche Consultants request a partial plat vacation for Lot 3 of Lincoln Avenue Subdivision, to reduce the 35' platted front building/parking/driving aisle setback along Lincoln Avenue to 9 feet. The reduced setback is requested to facilitate development outside the floodplain. A rezoning from Residential R-1 to Residential R-3 is pending.

Per Indiana Code 36-7-4-711, an application by an individual property owner for a reduction/removal of a portion of a recorded plat can only be granted by the Plan Commission, through an application to vacate a portion of the plat, which is a public hearing that requires notification to all owners within the subdivision and recording of the decision.

The Plan Commission may approve the vacation of all or part of a recorded plat only upon a determination that:

- (1) Conditions in the platted area have changed so as to defeat the original purpose of the plat;
- (2) It is in the public interest to vacate all or part of the plat; and
- (3) The value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation.

The Lincoln Avenue Subdivision plat was recorded in August 2024, including a 35' front building/parking/driving aisle setback along Lincoln Avenue, which is the required setback for an arterial street. The plat dedicated additional right of way from the centerline south to meet the arterial street standard.

The Lincoln Avenue Subdivision is a three-lot subdivision created from approximately 18 tax parcels. Prior uses included approximately 12 residential dwellings, a salvage yard, and a grocery store that remains on Lot 1. Lot 2 is developed with a City of Goshen stormwater detention basin and includes regulatory Floodway. Lot 3 is proposed for multi-unit residential development.

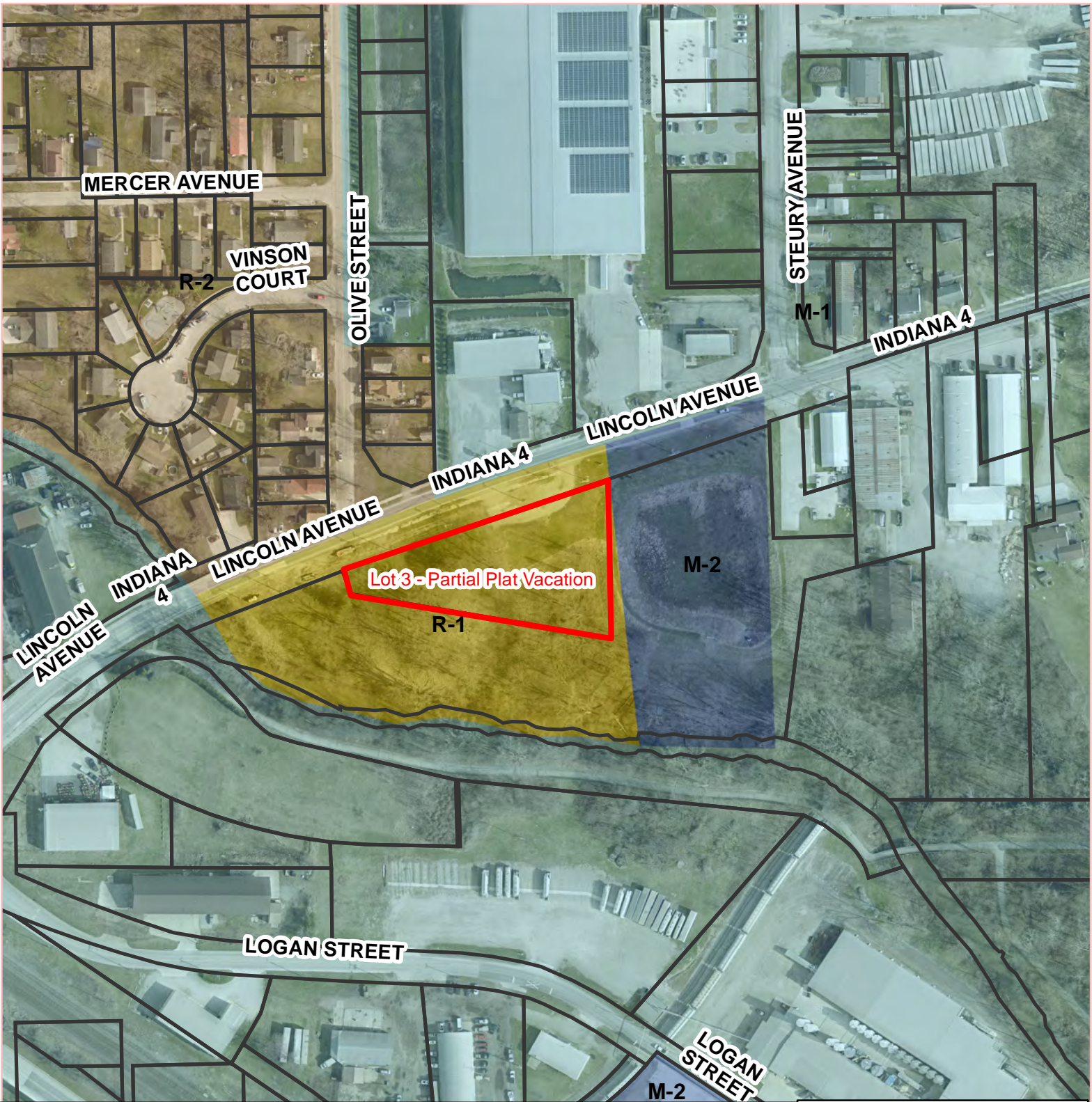
Lot 3 is owned by the City of Goshen, and on December 30, 2024, the Goshen Common Council approved a Memorandum of Intent to Execute 99 Year Lease with Lacasa of Goshen Inc., for a proposed six-unit residential dwelling on a portion of Lot 3. Lacasa intends to apply for federal funds for the project, which require the entire project area to be located outside the floodplain, including the 0.2% Annual Chance Flood. The floodplain boundaries are shown on the proposed site plan and aerial. The reduced setback is requested because of the extensive floodplain on the property which leaves a small area able to be developed based on the federal funding requirements.

RECOMMENDATIONS

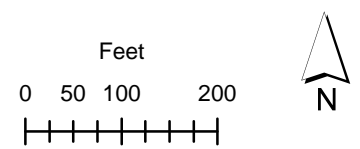
Staff recommends the Plan Commission approve the partial plat vacation to reduce the 35' platted front building/parking/driving aisle setback along Lincoln Avenue to 9 feet, for Lot 3 of Lincoln Avenue Subdivision, based upon the following and with the following conditions:

1. The original purpose of Lincoln Avenue Subdivision was primarily to consolidate parcels and create an additional lot for future development, and at the time the subdivision was created no specific use was proposed for Lot 3. The changed conditions are that this specific development cannot be located in the floodplain because of federal funding requirements, and the development cannot be located outside the floodplain without a setback reduction.

2. It is in the public interest to approve the reduced setback, as the reduced setback allows development outside the floodplain and use of the property consistent with the existing Lincoln Avenue corridor, and leaves extensive undeveloped area as greenspace.
3. The value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation, as the reduced setback is for Lot 3 only and the partial plat vacation has no other impact on the original subdivision.
4. Other than the reduced front setback, all R-3 developmental requirements will be met.
5. The partial plat vacation shall be approved contingent on the Goshen Common Council approving the requested rezoning from Residential R-1 to Residential R-3, and the partial plat vacation shall be recorded only after the rezoning is approved and the rezoning ordinance signed.
6. If the rezoning is not approved by the Goshen Common Council, the partial plat vacation will be deemed null and void.
7. If approved, the partial plat vacation drawing requires the following update:
 - Plan Commission Staff Approval shall be deleted and replaced with Plan Commission Approval, to be signed by Plan Commission president and secretary.
8. The updated partial plat vacation drawing shall be provided to the Planning office for final review and signature by the Plan Commission president and secretary.
9. After the partial plat vacation drawing is reviewed by the Planning office and signed by the Plan Commission president and secretary, it shall be recorded by the petitioner, with a clear, full-size recorded copy provided to the Planning office.
10. The recorded partial plat vacation drawing shall be provided to the Planning office before a zoning letter is issued, before a zoning clearance form is signed, before any permits are issued, and before work begins.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

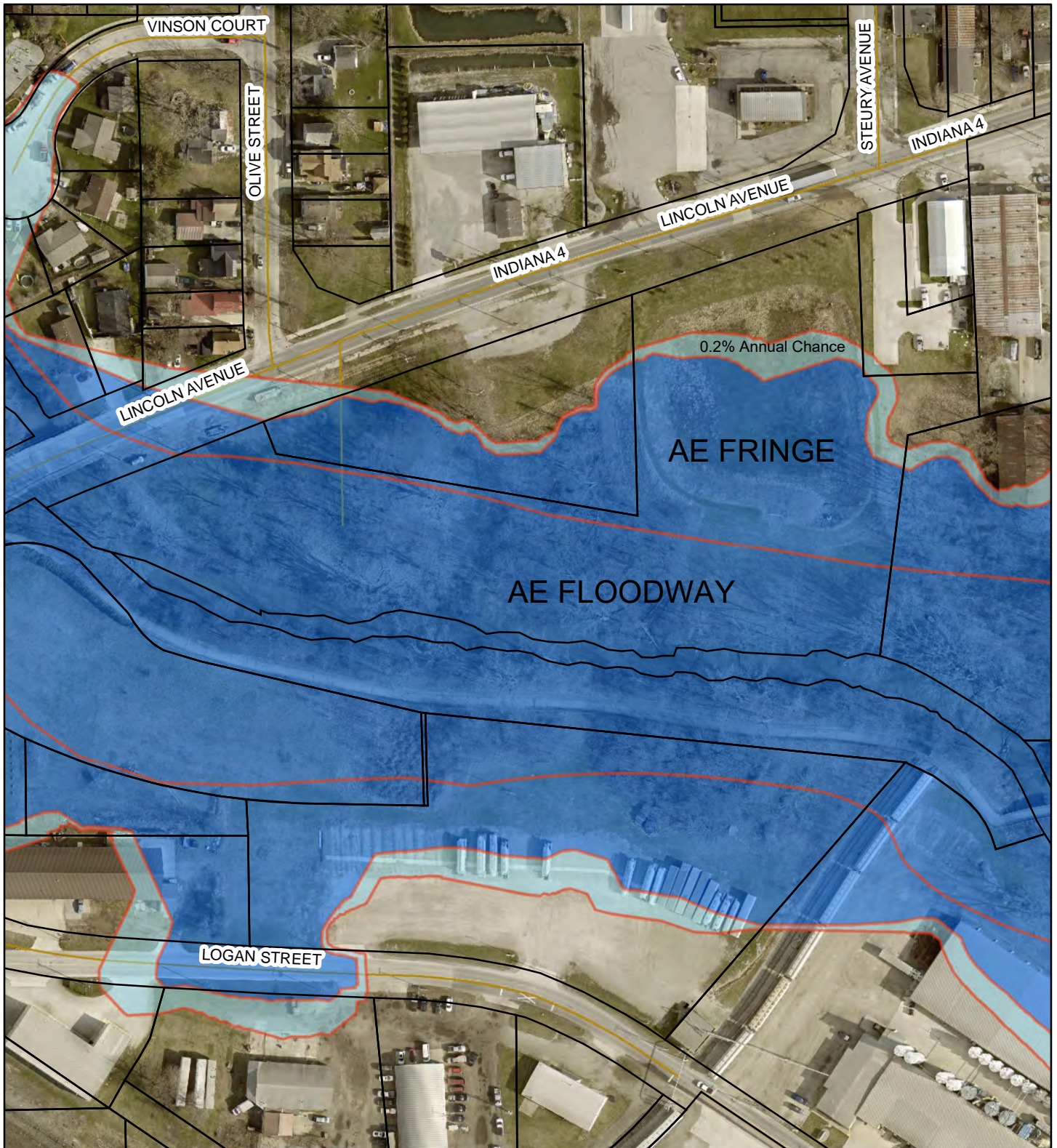


1 inch = 200 feet

Lot 3 Partial Plat Vacation - Lincoln Ave SD

2023 Aerial
Printed January 2, 2025

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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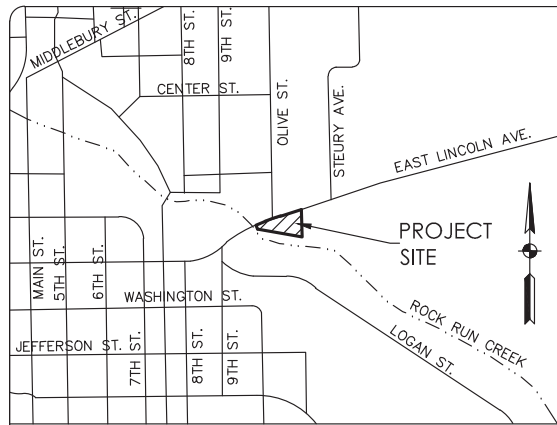


1 inch = 150 feet

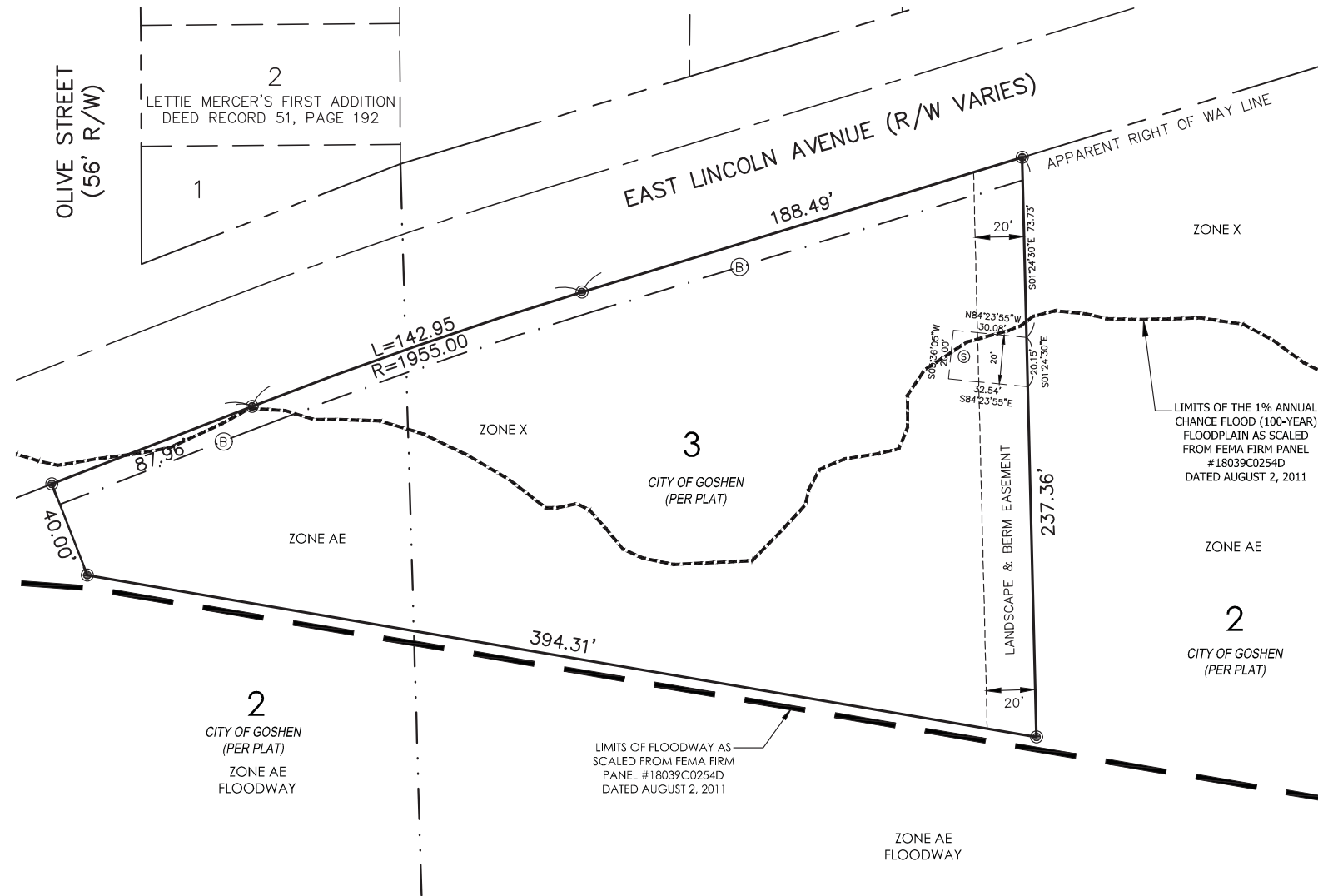
Lincoln Avenue Subdivision

2023 Aerial & Floodplain Boundaries
 Printed January 2, 2025

The City of Goshen
 Department of
 Planning & Zoning
 204 East Jefferson Street, Goshen, Indiana 46528
 Phone: 574-534-3600 Fax: 574-533-8626



LOCATION MAP
(N.T.S.)



LEGEND

- ⊙ - SET 5/8" REBAR, 24" LONG WITH ID CAP "ABONMARCHE FIRM #50"
- Ⓢ - CITY OF GOSHEN STORM SEWER EASEMENT
- Ⓟ - 9' MINIMUM BUILDING, PARKING & DRIVING AISLE SETBACK

GENERAL NOTE:

THE PURPOSE OF THIS PLAT IS STRICTLY FOR THE PURPOSE OF RECORDING A SETBACK CHANGE FROM 35 FEET TO 9 FEET FOR LOT NUMBER 3 AS INDICATED ON THIS PLAT. THIS PLAT IS FOR NO OTHER REASON AND DOES NOT CHANGE ANY CONDITIONS OTHERWISE ON THE PLAT OF LINCOLN AVENUE SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 5 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

FLOOD NOTE

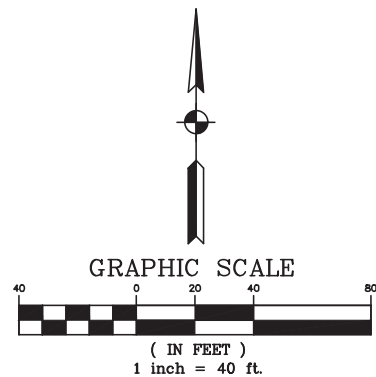
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, THE FLOODWAY OF THE SUBJECT PROPERTY BY SCALING SAID MAP IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE AE". FLOODWAY FRINGE AREAS WITH BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X, NO SPECIAL FLOOD HAZARD AREA". BASE FLOOD ELEVATION AS DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) IS ELEVATION 796.1 FEET WEST LINE AND 796.8 FEET EAST LINE, THESE ELEVATIONS WERE FIGURED OVER THE ENTIRE PLAT AREA (LOTS 1 THRU 3) OF LINCOLN AVENUE SUBDIVISION.

STORMWATER DRAINAGE NOTE

LOTS 1 AND 3 HAVE THE RIGHT TO UTILIZE LOT 2 FOR STORMWATER DRAINAGE AS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF GOSHEN ENGINEERING DEPARTMENT. DEVELOPMENT MAY REQUIRE STORMWATER QUALITY MEASURES TO BE INSTALLED BEFORE STORMWATER IS DISCHARGED TO LOT 2.

OWNER

CITY OF GOSHEN
202 S. 5TH STREET, SUITE 2
GOSHEN, IN 46528-3703



PARTIAL PLAT VACATION DRAWING

LOT 3 OF LINCOLN AVENUE SUBDIVISION (PLAT BOOK 44, PAGE 5)
AND A PART OF THE WEST HALF SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF
GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION

LOT NUMBER THREE (3) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF LINCOLN AVENUE SUBDIVISION; SAID PLAT BEING RECORDED IN PLAT BOOK 44, PAGE 5 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

CITY OF GOSHEN, INDIANA
GINA LEICHTY, MAYOR

PLAN COMMISSION STAFF APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GOSHEN, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GOSHEN, AS FOLLOWS:

APPROVED BY THE ZONING ADMINISTRATOR ON BEHALF OF THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____.

RHONDA YODER, ZONING ADMINISTRATOR

NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA)
COUNTY OF _____) SS:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GINA LEICHTY, MAYOR OF THE CITY OF GOSHEN, AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

RESIDENT OF _____ COUNTY, INDIANA

PRINTED NAME COMMISSION NUMBER

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____
20____ AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____.

FEE: _____ ELKHART COUNTY RECORDER
KAALA BAKER

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____
20____, _____ ELKHART COUNTY AUDITOR.
PATRICIA A. PICKENS

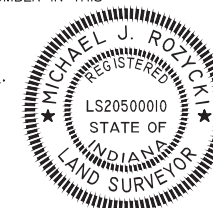
LAND SURVEYOR'S CERTIFICATE

I, MICHAEL J. ROZYCKI, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, I CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION. THIS PLAT IS MADE FOR THE PURPOSE HEREIN AND DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

I, MICHAEL J. ROZYCKI, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS 2nd DAY OF JANUARY, 20 25.

MICHAEL J. ROZYCKI, P.S. #LS20500010



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PROJECT: **LOT 3 OF LINCOLN AVENUE SUBDIVISION**
EAST LINCOLN AVENUE, GOSHEN, IN

SHEET TITLE: **PARTIAL PLAT VACATION DRAWING**

DRAWN BY: **TRM**

FIELDBOOK:

PM REVIEW: **BEM**

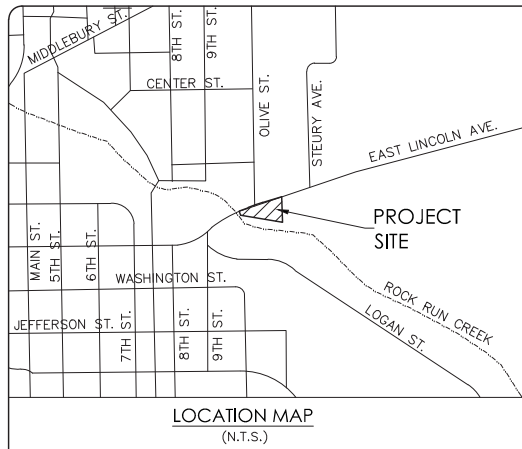
QA/QC REVIEW: **CMWE**

DATE: **01/02/2025**

SCALE: **1" = 40'**

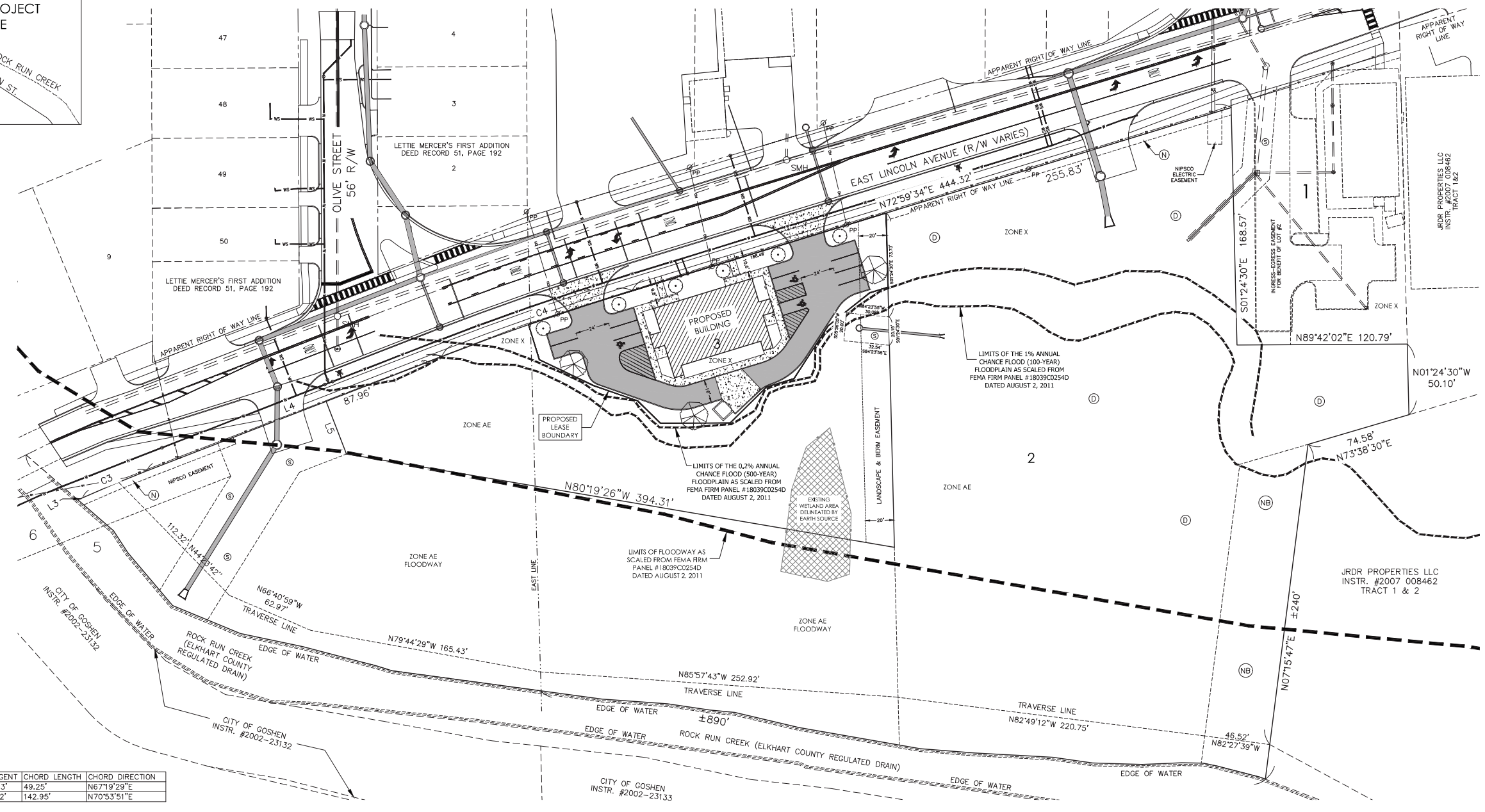
ACI JOB #: **24-1999**

SHEET NO. **1 of 1**



PRELIMINARY SITE PLAN

LOTS 2 & 3 OF LINCOLN AVENUE SUBDIVISION (PLAT BOOK 44, PAGE 5)
AND A PART OF THE WEST HALF SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN,
ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA



BOUNDARY & LOT LINE DATA

NUMBER	DIRECTION	DISTANCE
L3	N65°50'49"E	3.81'
L4	N68°48'08"E	224.33'
L5	S21°11'52"E	40.00'

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C3	955.00'	49.26'	02°57'19"	24.63'	49.25'	N67°19'29"E
C4	1955.00'	142.98'	04°11'26"	71.52'	142.95'	N70°53'51"E

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, LOTS 2 AND 3 OF THE LINCOLN AVENUE SUBDIVISION BY SCALING SAID MAP ARE LOCATED WITHIN AREAS DESIGNATED AS FOLLOWS:

"ZONE X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR).

"ZONE AE"
SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR) ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR WITH BASE FLOOD ELEVATIONS DETERMINED AS SHOWN BY SCALING SAID MAP.

FLOODWAY AREAS IN "ZONE AE"
THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS AS SHOWN BY SCALING SAID MAP.

LEGAL DESCRIPTION

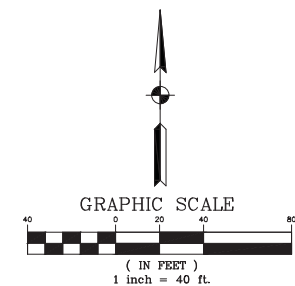
LOT NUMBER TWO (2) & LOT NUMBER THREE (3) AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE PLAT OF LINCOLN AVENUE SUBDIVISION; SAID PLAT BEING RECORDED IN PLAT BOOK 44, PAGE 5 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

NOTES

- LOT 2 IS CURRENTLY ZONED "R-1", "M-2" & "M-1" TO BE REZONED TO "M-1".
- LOT 3 IS CURRENTLY ZONE "R-1" TO BE REZONED TO "R-3".
- PROPOSED ROADWAY IMPROVEMENTS TO LINCOLN AVENUE ARE SHOWN AND REFERENCED FROM CONSTRUCTION PLANS ON FILE WITH THE CITY OF GOSHEN ENGINEERING DEPARTMENT. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN 2025.

LEGEND

- PROPOSED SMALL TREES
- PROPOSED LARGE TREES
- LOT 2 RESERVED FOR STORM WATER DRAINAGE RETENTION/DETENTION
- CITY OF GOSHEN STORM SEWER EASEMENT
- 5' NON ACCESS EASEMENT
- NO BUILD EASEMENT (WITHOUT FURTHER APPROVALS FROM THE CITY OF GOSHEN)



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Fax: 765.233.9311
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LACASA
MULTI-FAMILY PROJECT
EAST LINCOLN AVENUE, GOSHEN, INDIANA

PRELIMINARY SITE PLAN

SHEET TITLE:
DRAWN BY: **TRM/MBM**
DESIGNED BY:
PM REVIEW: **BEM**
QA/QC REVIEW: **CMWE**
DATE: **01-02-2025**
SEAL:

SIGNATURE:
DATE:
SCALE: **1" = 40'**
ACT JOB # **24-1999**
SHEET NO. **1 OF 1**

LINCOLN AVENUE SUBDIVISION

A PART OF LOT NUMBER ONE (1) THROUGH LOT NUMBER SIX (6), INCLUSIVE, IN MERCER'S FOURTH ADDITION (DEED REC. 81, PAGE 443) AND A PART OF THE WEST HALF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 6 EAST, CITY OF GOSHEN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 3 OF 3 FOR CURVE AND LINE DATA

LEGEND

- - SET MAG NAIL & WASHER "ABONMARCHÉ FIRM #50"
- - SET 5/8" REBAR, 24" LONG WITH ID CAP "ABONMARCHÉ FIRM #50"
- Ⓛ - LOT #2 RESERVED FOR STORM WATER DRAINAGE RETENTION/DETENTION
- Ⓢ - CITY OF GOSHEN STORM SEWER EASEMENT
- Ⓟ - 35' MINIMUM BUILDING, PARKING & DRIVING AISLE SETBACK
- Ⓝ - 5' NON ACCESS EASEMENT
- ⓃB - NO BUILD EASEMENT (WITHOUT FURTHER APPROVALS FROM THE CITY OF GOSHEN)

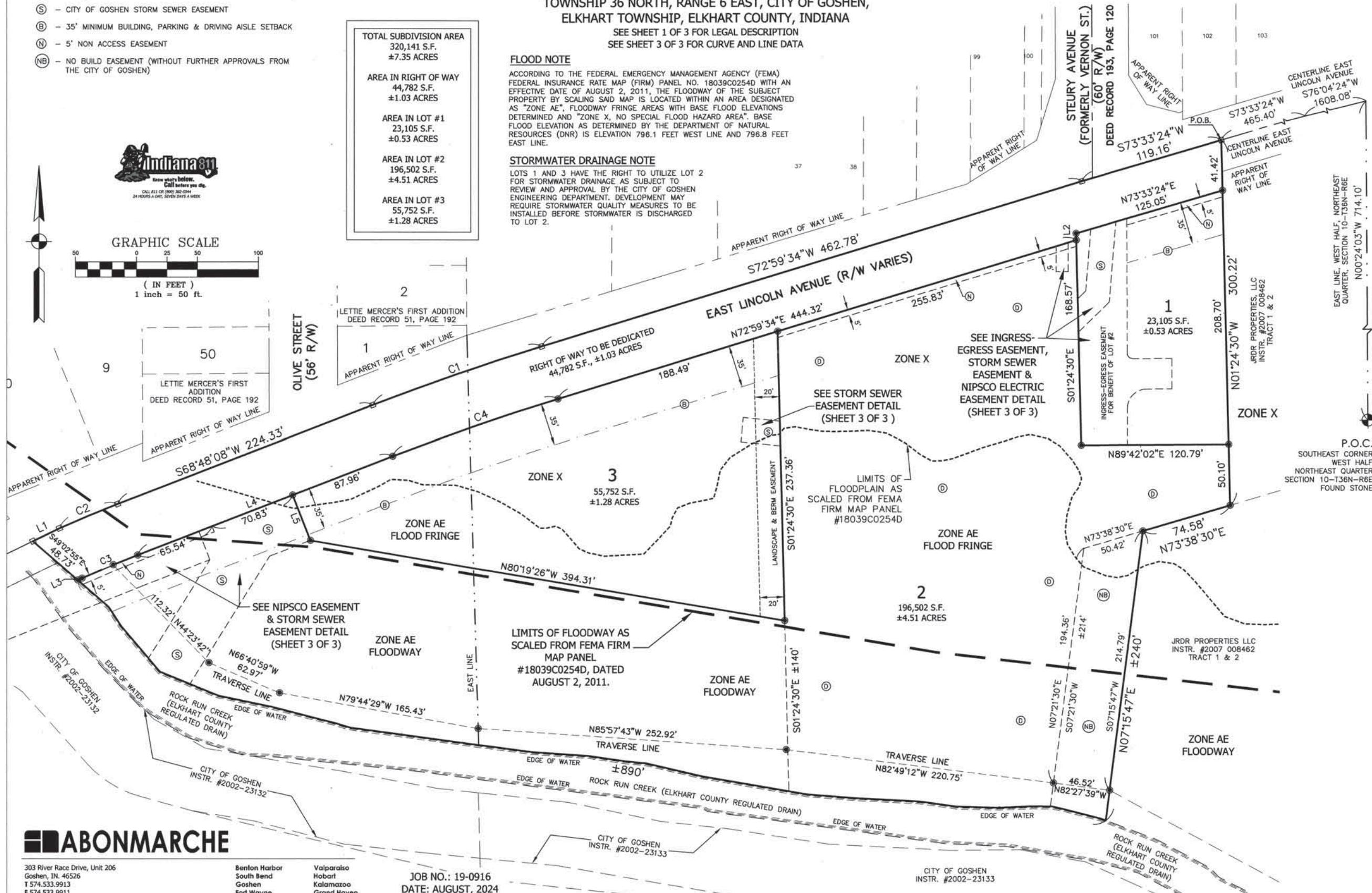
TOTAL SUBDIVISION AREA	320,141 S.F.	±7.35 ACRES
AREA IN RIGHT OF WAY	44,782 S.F.	±1.03 ACRES
AREA IN LOT #1	23,105 S.F.	±0.53 ACRES
AREA IN LOT #2	196,502 S.F.	±4.51 ACRES
AREA IN LOT #3	55,752 S.F.	±1.28 ACRES

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) PANEL NO. 18039C0254D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, THE FLOODWAY OF THE SUBJECT PROPERTY BY SCALING SAID MAP IS LOCATED WITHIN AN AREA DESIGNATED AS "ZONE AE", FLOODWAY FRINGE AREAS WITH BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X, NO SPECIAL FLOOD HAZARD AREA". BASE FLOOD ELEVATION AS DETERMINED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) IS ELEVATION 796.1 FEET WEST LINE AND 796.8 FEET EAST LINE.

STORMWATER DRAINAGE NOTE

LOTS 1 AND 3 HAVE THE RIGHT TO UTILIZE LOT 2 FOR STORMWATER DRAINAGE AS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF GOSHEN ENGINEERING DEPARTMENT. DEVELOPMENT MAY REQUIRE STORMWATER QUALITY MEASURES TO BE INSTALLED BEFORE STORMWATER IS DISCHARGED TO LOT 2.



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JOB NO.: 19-0916
DATE: AUGUST, 2024

SHEET 2 OF 3



Rhonda L. Yoder, AICP
PLANNING & ZONING DEPARTMENT, CITY OF GOSHEN
204 East Jefferson Street, Suite 4 • Goshen, IN 46528-3405

Phone (574) 537-3815 • Fax (574) 533-8626 • TDD (574) 534-3185
rhodayoder@goshencity.com • www.goshenindiana.org

MEMORANDUM

TO: Goshen Plan Commission
FROM: Rhonda Yoder, City Planner
DATE: January 21, 2025
RE: Staff Review Report

On May 17, 2016, Ordinance 4866 was adopted by City Council, amending the Zoning and Subdivision Ordinances to permit Staff to review non-public hearing items on behalf of the Plan Commission.

At the time of Staff's report to Plan Commission in November 2017, six Plan Commission meetings had been cancelled in 2017 due to lack of agenda items, with Staff reviewing 15 items on behalf of Plan Commission from January to November 2017.

In calendar year 2024, four Plan Commission meetings were cancelled due to lack of agenda items, with Staff reviewing the following 16 items on behalf of Plan Commission:

- February 2024
 - Secondary subdivision (Lincoln Avenue)
- March 2024
 - Secondary subdivision (Violet Cemetery)
- April 2024
 - Secondary subdivision (Red Oak)
 - PUD final site plan (North Meadows)
 - PUD final site plan (Lassus PUD)
 - PUD final site plan (Waterford Commons PUD)
 - PUD final site plan (Yoder-Culp PUD)
- June 2024
 - PUD final site plan (Gateway South PUD)
- July 2024
 - PUD final site plan (Market Centre PUD)
 - Secondary subdivision (Zollinger)
- August 2024
 - PUD final site plan (Waterford Commons PUD)
 - Secondary subdivision (first East College replat)
- October 2024
 - Secondary subdivision (Double Oak)
 - Special Use final site plan (Oaklawn)
 - PUD final site plan (Ariel Cycleworks PUD)
 - Secondary subdivision (second East College replat)

The list indicates the first review of each item, but many items require revisions after the first submittal so there are typically several follow up reviews for each item.

Staff review typically occurs concurrently with Technical Review (the City's administrative plan review process), which keeps items moving through the review process at the same pace for all departments on a three-week cycle. Revisions are also reviewed concurrently with other City departments.