



**ADVISORY PLAN COMMISSION  
STAFF REPORT**

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| Petition No:             | 2026-APC-10                                                                                                                                                                                                                            |
| Location:                | 1809 S. Main Street, Upland, IN 46989                                                                                                                                                                                                  |
| Project Name:            | Main Street Hospitality PUD                                                                                                                                                                                                            |
| Petitioner/Owner:        | Taylor University/1846 Enterprises, Inc.                                                                                                                                                                                               |
| Representative           | Andrea Masavero, 1846 Enterprises                                                                                                                                                                                                      |
| Request:                 | Consideration of a Secondary PUD of approximately 31 acres                                                                                                                                                                             |
| Current Land Use:        | Agriculture and Nonprofit                                                                                                                                                                                                              |
| Approximate Parcel Size: | 31.6 ± acres                                                                                                                                                                                                                           |
| Related Petitions:       | None                                                                                                                                                                                                                                   |
| Existing Zoning:         | PUD                                                                                                                                                                                                                                    |
| Exhibits                 | <ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. TRC Report</li><li>4. Construction Documents Phase 1 (revised)</li><li>5. PUD Ordinance</li><li>6. PUD Concept Plan/Preliminary PUD</li></ol> |
| Prepared By:             | Rose Scovel, AICP<br>rscovel@reasite.com                                                                                                                                                                                               |

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## Exhibit 1: Staff Report

### 1. Procedure

The purpose of the Planned Unit Development (PUD) District is to provide a means of achieving innovative and creative design and flexibility of development through an alternative zoning procedure. Planned Unit Developments are intended to encourage a higher quality of design and more than would typically be developed according to conventional zoning districts. A PUD may be developed with a variety of residential types and nonresidential uses. A PUD may contain both individual building sites and common property which are planned and developed as a unit. A Planned Unit Development may be granted as a rezone in any zoning district by the Town Council, should it determine that the Planned Unit Development is in the best interest of the Town, and complies with all the standards established in the PUD Amendment to the Zoning Ordinance. The Plan Commission and Town Council may require conditions of approval or design considerations that will promote proper development or benefit to the community.

The primary plan is submitted to the Town for review before consideration by the Plan Commission. Amendments to the primary plan may include whatever conditions or limitations, including recorded standards, necessary to ensure that the development will conform to the purposes of the PUD Amendment. Standards, to be enforceable, should be made a part of the primary plan and the detailed site plan. Primary PUD consideration is the rezoning of the land, adoption of the PUD District Ordinance that will provide the standards for review of development on the site, and the primary plat for the development.

The Plan Commission may forward an unfavorable, favorable, or favorable with conditions recommendation to the Town Council. The Town Council will consider the application the same as a rezoning. If the primary PUD is approved, the petitioner may file for secondary PUD for all or a portion of the development. The standards of the PUD District Ordinance, along with the conditions (if any) will be used in reviewing the secondary PUD petition. The Plan Commission may approve a secondary plan only if it is significantly consistent with the approved primary PUD.

### 2. Petition History

Parcel 27-09-10-400-015.005-013 is approximately 25.86 acres and was purchased by Taylor University in June 2023. It is classified as Exempt, Private College or University for assessment. Parcel 27-09-10-400-014.003-19 is approximately 1.25 acres and was purchased by Taylor University in June 2023. It is classified as Exempt, Private Academy or College for assessment. Parcel 27-09-10-400-015.013-013 is approximately 3.85 acres and was purchased by Upland Health Diagnostic Center LLC in 2021. Taylor University has a controlling interest in Upland Health Diagnostic Center, LLC. The parcel is classified as Residential Condominiums for assessment. Parcel 27-09-10-400-015.004-013 is approximately 1.4 acres and was purchased by Upland Health Diagnostic Center LLC in 2021. It is classified as Exempt, Other for assessment.

1846 Development began planning for this development in 2023 and has grant support from Lilly Endowment for the development of the hospitality node. The applicant filed the primary PUD application on February 25, 2026. Notice of the public hearing was published in The Chronical Tribune on March 3, 2026. and mailed to nearby property owners on March 3, 2026. The petitioner provided updated documents on March 4, 2026. The Plan Commission held a public hearing on March 16, 2026 and recommended approval to the Upland Town Council. The Town Council approved the rezoning and PUD ordinance on March 17, 2026.

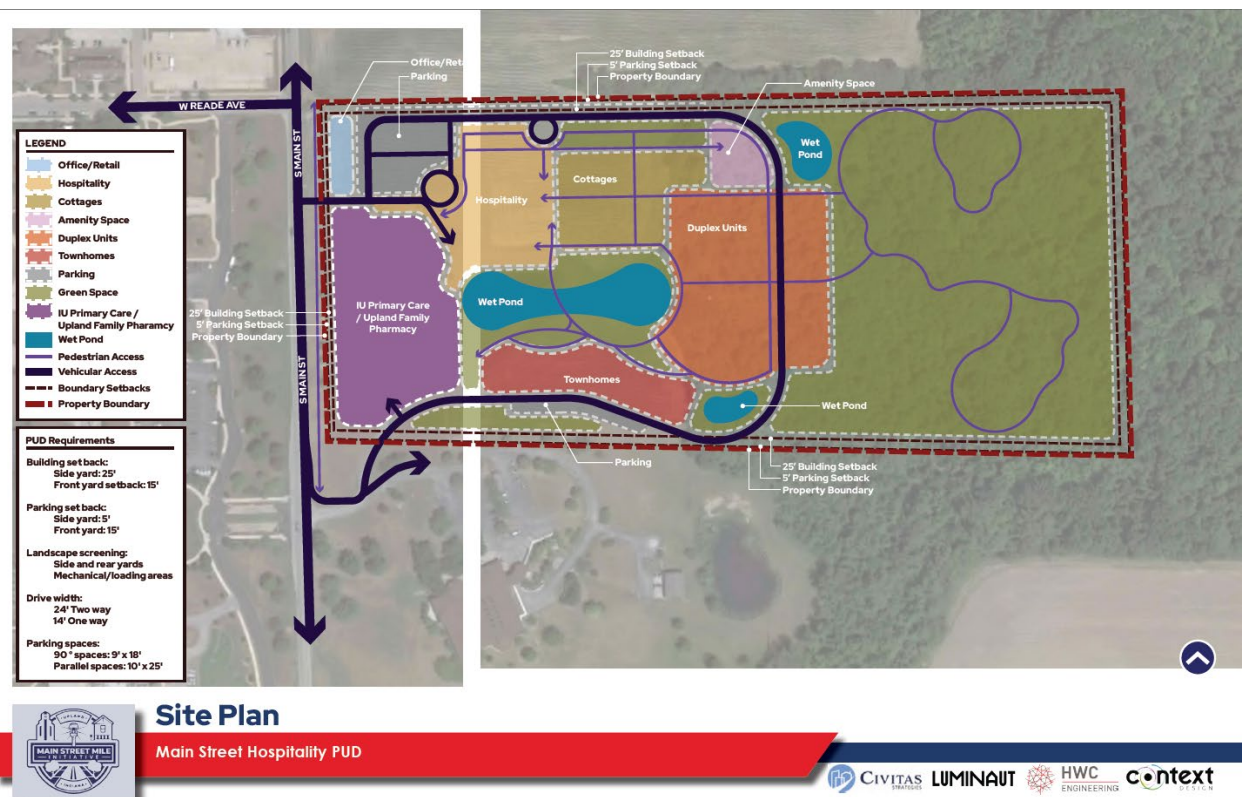
### 3. Project Location and Current Zoning

The subject property (including all four parcels) is approximately 31.6 acres in size and is located at 1809 S. Main Street, Upland. The property is zoned Planned Unit Development (Hospitality Node Preliminary PUD 2026-APC-04).

### 4. Concept Plan

The PUD concept plan shows the future development of the land. The phasing plan was submitted by the applicant within 30 days of preliminary approval as required as a condition of that approval. Phase 1 includes the parking areas and infrastructure.

**Figure 1: Hospitality Node Concept Plan**



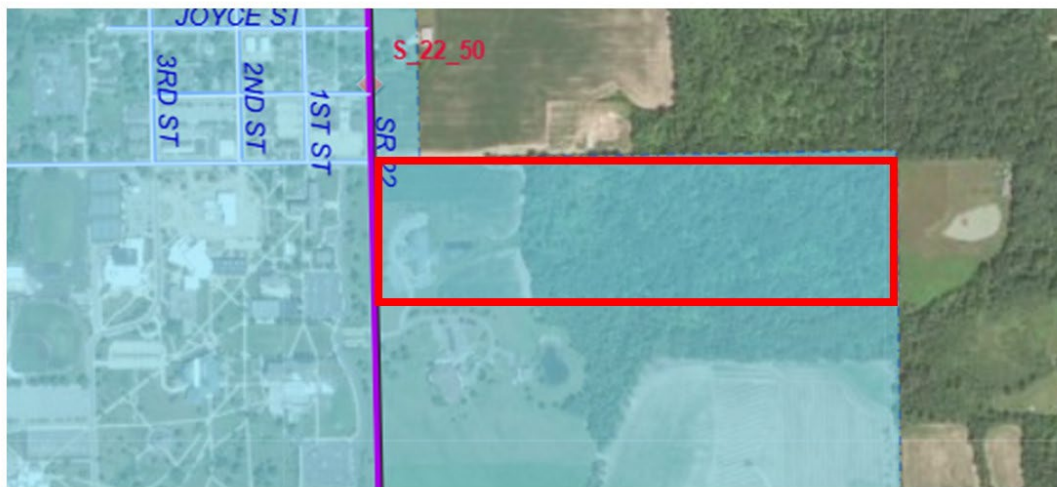
The current secondary PUD application is for the construction of the roads, sidewalks, water, sewer, and stormwater infrastructure.

## E. Thoroughfare Plan

The petitioner is proposing a mixed-use development that does not change the existing thoroughfare system. The primary street is SR 22/Main Street which is under the jurisdiction of the Indiana Department of Transportation (INDOT) and is classified as a Major Collector.

Proposed internal roads will be private streets owned and maintained by 1846 Enterprises. They will be constructed to public standards and meet Americans with Disabilities Act (ADA) and Public Right-of-Way Accessibility Guidelines (PROWAG).

**Figure 2: Thoroughfare Plan Map (subject parcel outlined in red)**



## E. Summary & Recommendation

The petitioner's PUD District is the zoning standard for the development. When the District Ordinance is silent on a land use or development standard then the standards of the PB District in the Grant County Zoning Ordinance (as adopted and amended by the Town of Upland) apply.

See the TRC report for comments. The following comments have not been addressed:

- Labeling to include Secondary PUD, Phase 1
- Pump station table details were not completed (being finalized).
- Proposed addresses have not been submitted, including street names. PC (or staff) can propose numbering and must approve addresses. Needs to be addressed prior to recording.
- The petitioner has proposed submitting a sign package at a later time, prior to any sign permits.
- A copy of the geotechnical report that is referred to in the plans. Sent 7/13. Not reviewed by consulting engineer at the time of the staff report.
- Technical specifications that are referred to in the plans.

- Explanation or documentation of wetland mitigation referred to in plans.

The Plan Commission has sole discretion over platting, including secondary plat/secondary PUD approval. The Plan Commission may continue the petition until everything from the TRC report has been addressed or may make a recommendation to approve with a condition that the outstanding items be addressed prior to an approval letter and signing the plat.

Options:

1. I move that the Hospitality Node Secondary PUD Phase 1 be continued to the August 17<sup>th</sup>, 2026 meeting for the petitioner to submit documents required by the Technical Review Committee and for review by the town planner and consulting engineer.
2. I move that the Hospitality Node Secondary PUD Phase 1 be approved with the condition that comments from the Technical Review Committee be addressed to the satisfaction of town departments, the town planner, and the town consulting engineer prior to signing the secondary plat and issuance of a zoning compliance/approval letter.

State and county approvals as required apply prior to construction beginning. After IDEM approval of the mass grading, the applicant may file a Notice of Intent (NOI) with IDEM and begin construction 48 hours after submission. Improvement Location Permits/Building Permits will be required as applicable. No Improvement Location Permit will be issued until the improvements are completed. Bonds are not required for private infrastructure.