Docket PC18-013-CP - Concept Plan – Prairie Chase. The petitioner is requesting review of a Concept Plan to be known as Prairie Chase with 31 lots and 62 residential homes. The subject property contains 19.9 acres and is located at the proximity of 2685 S Main St, neighboring Lions Park. The property is zoned R3 - Medium-density Single-family and Two-family Residential. The petitioner is Westport Homes, the owner is Farmington Investments LLC.

Site Location
The property is located on the east side of Main St just north of Lions Park. The site will have approximately 7.0 acres of open space including a pond and common area. Access to the site will be off of Main Street.

Area History
- Boone Co Ord 96-9 rezoned the property from Ag Agriculture and R-2 Residential to Boone Co R-3 zoning.
- Primary Plat was granted to developer in 2005 by Boone Co but expired after no secondary plat was granted.
- The subject property became part of Whitestown in 2012 through annexation under Ord 2012-20.

Concept Plan Process
The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the subdivision.
The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- traffic and transportation
- tax base
- water and sewer service
- fire, police, and emergency services
- schools
- parks

**Proposed Development**

Prairie Chase is planned to be a two-family residential subdivision project developed by Westport Homes, Inc. The site is currently zoned R-3 and is approximately 19.9 acres. Petitioner seeks Concept Plan Approval and Primary Plat Approval to allow for development of the site as a residential neighborhood with paired patio homes. The proposed neighborhood will have approximately 31 lots with a total of 62 residential homes.

The density of the proposed neighborhood is approximately 3.115 units per acre. The neighborhood will have approximately 7.0 acres of open space, including a pond and common area. Proposed access to the neighborhood will be from one point along S County Road 650 East.

The proposed homes are low maintenance as yard care and snow removal will be provided by a Homeowner Association.
Concept Plan
The Concept Plan is shown below:
Surrounding Zoning and Context

- The subject site is currently zoned R3- Medium-density Single-family and Two-family Residential in Whitestown.
- NORTH - Property to the north is zoned AG-Agriculture (Residential homes)
- SOUTH - Property to the south is zoned R2- Low-density Single-family Residential (Lions Park)
- EAST – Property to the east is zoned R3- Med-density Single-family and Two-family Residential (Field)
- WEST - Property to the west is zoned AG-Agriculture (Field)

Zoning Ordinance

**R3 - Medium-density Single-family and Two-family Residential.** This is a medium-density single-family district, which may include two-family dwellings with Development Plan approval. Development in this district typically ranges from 1.75 homes per acre to 3.00 homes per acre. In this district, residential development requires connection to public water and public sewer utilities.

<table>
<thead>
<tr>
<th>Basic Development Standards for R3 Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area: 9,000sqft (0.20 acre) Single Family</td>
</tr>
<tr>
<td>Maximum density: 2.5 units per acre.</td>
</tr>
<tr>
<td>Minimum open space: 30%</td>
</tr>
<tr>
<td>Anti-monotony standards outlined in the Subdivision Control Ordinance would apply.</td>
</tr>
</tbody>
</table>

Staff Recommendation

After review of the Concept Plan, Staff recommends that the WPC allow the petitioner to proceed with primary plat submittal.