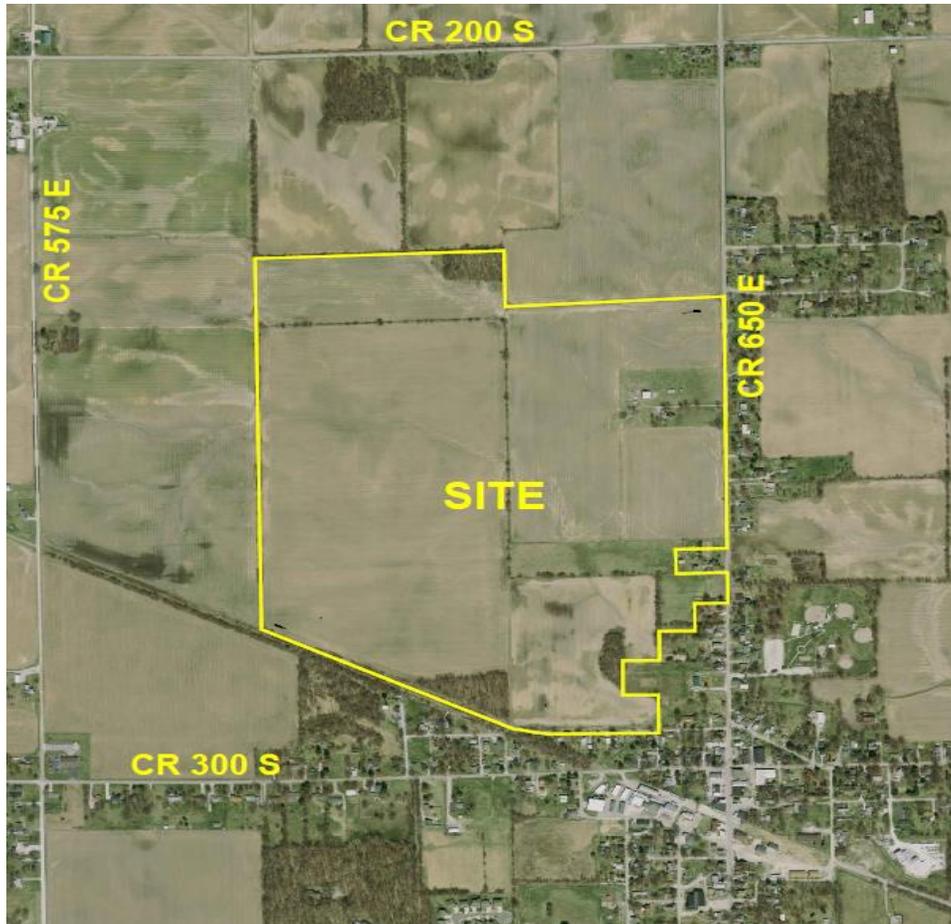




Staff Report PC19-003-CP

Trailside- Concept Plan

Docket PC19-003-CP- Trailside Concept Plan: The petitioner is requesting approval of a Concept Plan to be known as Trailside. The subject property contains 189+/- acres and is located north of Legacy core on the west side of Main St. The property is zoned PUD. The petitioner is D.R Horton/Westport Homes, the property owner is Brent and Patricia Smith and the project engineer is Weihe engineers. No waivers are being requested.



History

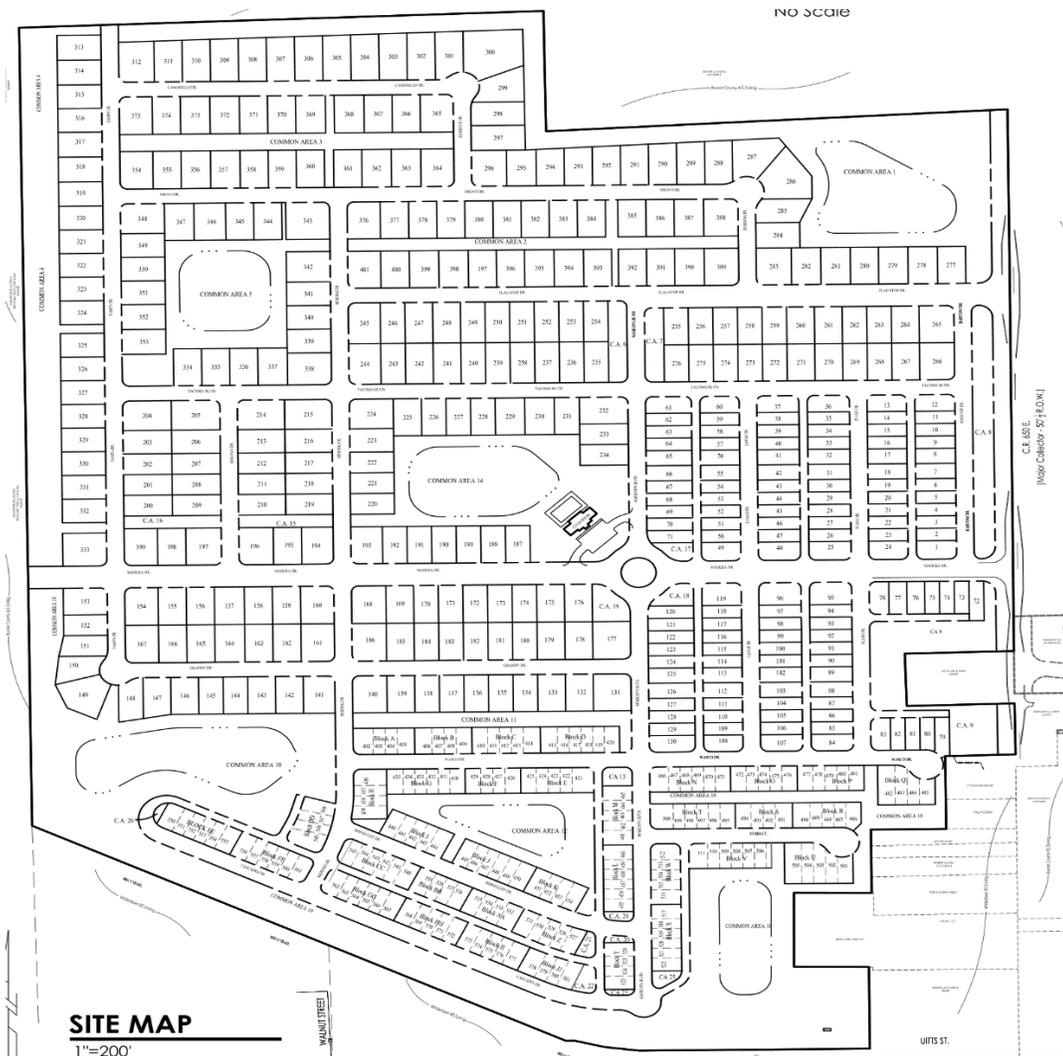
- The subject property is owned by the Brent and Patricia Smith. It was part of the 2013 annexation to be incorporated within the Town of Whitestown's jurisdictional limits (Ord. # 2012-021). This annexation is currently in effect.
- The property was zoned AG and R-2 under the Boone County jurisdiction and therefore enters the Town's jurisdiction under the same or comparable zoning district under the Town's UDO zoning districts.
- Whitestown Town Council approved to rezone the property to PUD on January 23, 2019 with a 5-0 vote.

Proposed Development

The 189 +/- acre proposed development is for a new residential neighborhood to be known as Trailside. Trailside is a single family and townhome residential subdivision project developed by D.R. Horton. The total project will consist of 413 single family lots and 36 townhome buildings containing 175 units with open space of 52.6 Acres or 27.7%. The property will be surrounded by a landscape buffer area that will be constructed along with the construction of the project; landscaping within the buffer will meet or exceed the requirements of the Town of Whitestown Zoning and Subdivision Control Ordinances. The Whitestown Thoroughfare Plan called for the eventual widening of Main Street, so a strip of land 50 ft. wide will be dedicated along the west side of CR 650 E.

Water and sanitary sewer services will be provided by the Town of Whitestown Utilities. Power will be provided by both Boone REMC and Duke Energy.

The proposed primary plat for this site is shown below:



Compliance

The proposed Concept Plan is in compliance with the standards of the Trailside PUD.

Staff Comments

Westport homes met with staff on 3/20/19 regarding staff's concerns on the following:

- On Street Parking
- Landscape and buffering on the southeast side
- Connectivity throughout the neighborhood
- Greenspace
- Cottage home lot sizes
- Density

Westport homes made the following changes and met with staff again on 3/29 addressing staff's concerns:

- Added 50 parking spaces on the south side and expanded the road 4ft.
- Removed homes on the east cul-de-sac to add screening and buffering to adjacent property owners
- Added connectivity on north end of development connecting green spaces
- Added more common area
- Cottage style lots are now 42 wide with 12' separation
- Added greenspace and removed lots to contribute to density.

Staff Recommendation

Staff recommends that the WPC approve the Concept Plan known as PC19-003-CP Trailside.