



Staff Report PC20-037-PP

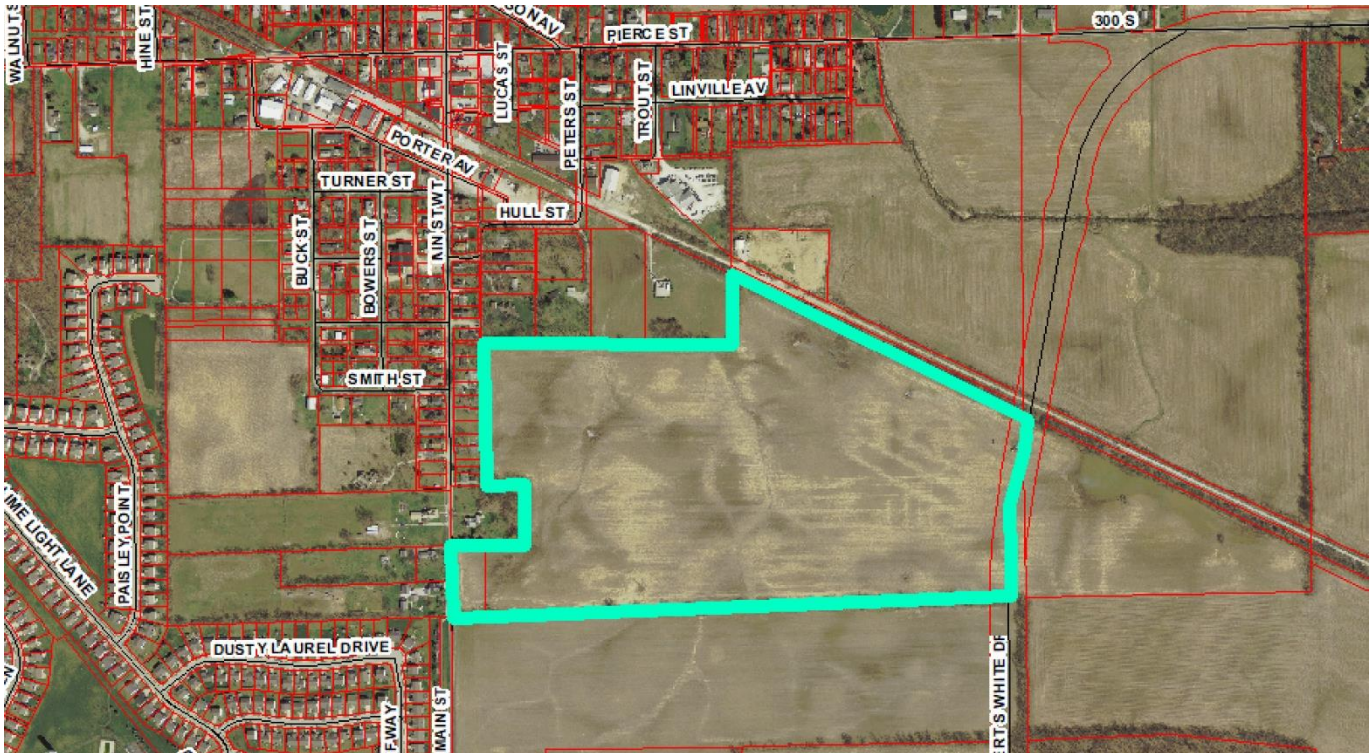
Bridle Oaks Residential

Docket PC20-037-PP – Primary Plat – Bridle Oaks Residential

The petitioner is requesting review of a Primary Plat to be known as Bridle Oaks Residential at 701 South Main Street, Whitestown. The site is zoned PUD, planned unit development. The petitioner is proposing 209 single-family homes and open space on approximately 67.44 acres. The applicant is Pulte Homes of Indiana, LLC on behalf of owner PNG Real Estate, LLC.

Location

The site in question is located on the west side of Main Street, the east side of Albert S White Drive, and borders the Farm Heritage Trail on the north side of the site. The site in question is located in close proximity to the Downtown Legacy Core, approximately 1,437 feet southwest of the intersection of Main Street and Pierce Street. The surrounding area is characterized by suburban residential development and agriculture.



History

1. In March 2020, the Whitestown Plan Commission approved the Zone Amendment for the site in question from R-2 and I-1 to PUD-Bridle Oaks (PC19-026-ZA).
2. In May 2020, the Town Council heard the Bridle Oaks Planned Unit Development (ORD 2020-12).

Proposed Development

The proposed project is located on approximately 67.44 acres and is part of a larger planned unit development. The site is zoned PUD, planned unit development of Bridle Oaks. The applicant is proposing 209 single-family lots at a density of 3.10 dwelling units per net acre.

The submitted plans and materials indicate the following:

- 209 single family lots;
- Development Standards:
 - o Maximum dwelling units: 220 dwelling units
 - o Minimum Lot Area: 6,000 square feet
 - o Minimum Lot Width: 50 feet
 - o Minimum Lot Depth: 120 feet
 - o Minimum Living Area: 1,200 square feet
 - o Maximum Building Height: 35 feet
 - o Minimum Front Setback: 25 feet
 - o Minimum Side Setback: 5 feet
 - o Minimum Rear Setback: 20 feet
 - o Minimum Distance Between Buildings: 10 feet
- Access onto South Main Street and Albert S White Drive;
- One stub street to the south;
- Approximately 17.31 acres dedicated to open space;
 - o Open space accounts for 25.67% of the total site whereas the minimum required is 15%.
- Two lakes for water retention and one existing wetland to remain;
- Internal sidewalks and trail system that connect to the Farm Heritage Trail;
- Trees along all internal streets and vegetated buffers along Main Street and Albert S White Drive.

Zoning

The approved Bridle Oaks Planned Unit Development ordinance (2012-20) states “the project includes a mix of residential types, including detached single-family home sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes. This variety of housing types will provide options which cater to young professionals and those seeking a more urban lifestyle. In this regard, the project accommodates a mix of densities with connectivity to the Farm Heritage Trail, as well as the Legacy Core.”

Compliance

The proposed project is zoned PUD, planned unit development- Bridle Oaks, and is compliance with the Whitestown Unified Development Ordinance and the approved Planned Unit Development ordinance.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Primary Plat located at 701 South Main Street in Whitestown to construct 209 single-family lots with open space.

Although staff is recommending favorable, there are concerns about traffic on Main Street and access onto Albert S White Drive.

