

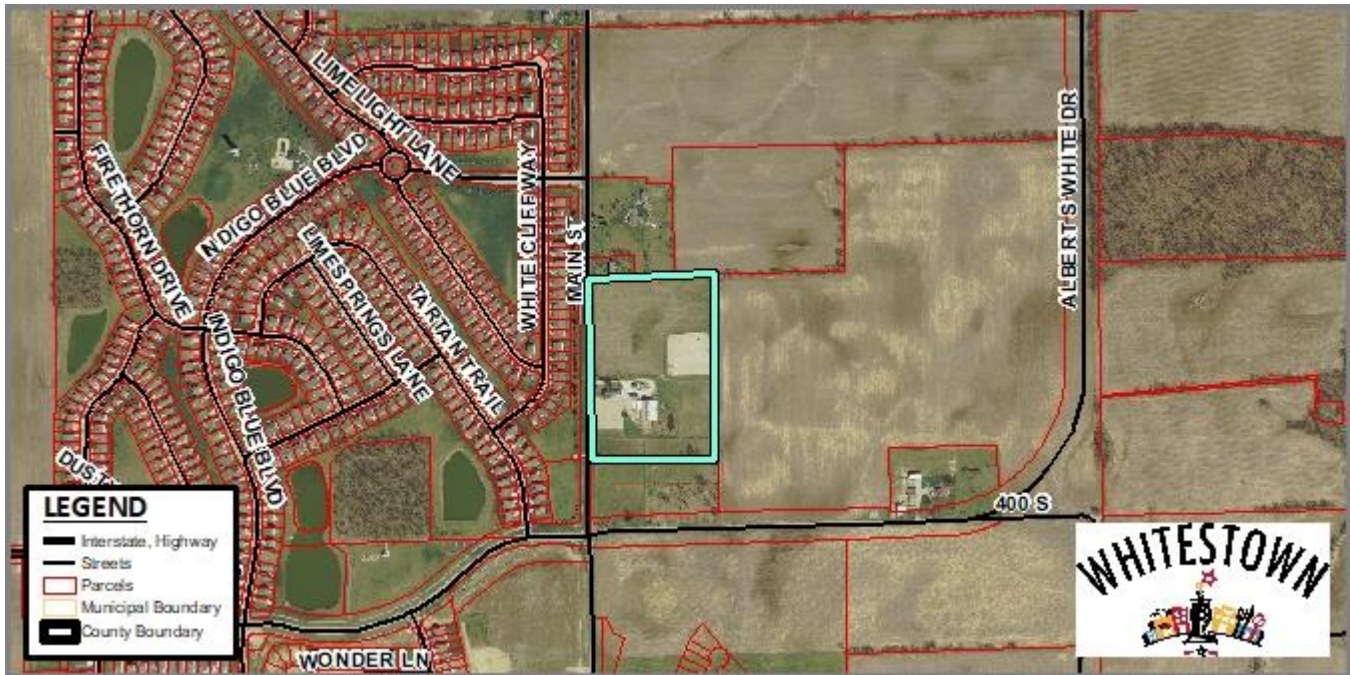


# Staff Report PC20-049-CP

## Meadows on Main Multi-Family

### Docket PC20-049-CP – Concept Plan – Meadows on Main Multi-Family

The petitioner is requesting review of a Concept Plan to be known as Meadows on Main Multi-Family located at 3863 South Main Street in Whitestown, Indiana. The site is zoned PUD, Planned Unit Development- Bridle Oaks. The petitioner is proposing to construct approximately 264 apartment dwelling units with amenities and parking on an approximate 13.16 acres. The petitioner is Herman & Kittle Properties, Inc. on behalf of David Dorner.



### Location

1. The site in question is located approximately 402 feet north of the intersection of Albert S White Drive and South Main Street. The surrounding area is characterized by residential and agricultural uses.

### History

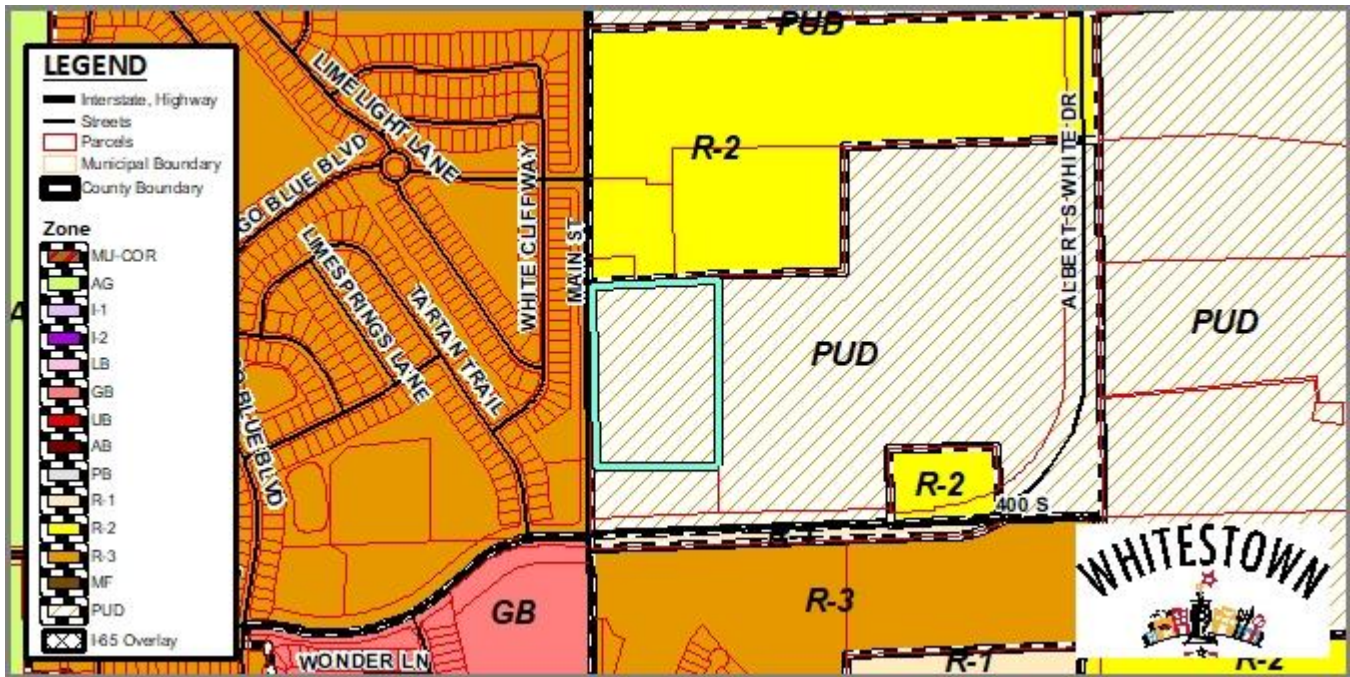
1. In March 2020, the Whitestown Plan Commission provided a favorable recommendation for the Zone Amendment request to change the site and the surrounding area from R2 to PUD (PC19-026-ZA).
2. In May 2020, the Town Council approved the Bridle Oaks Planned Unit Development (ORD 2020-12).
3. In November 2020, the Whitestown Plan Commission approved the Primary Plat for Bridle Oaks Phase 1 which includes the site in question (PC20-045-PP).

### Zoning

The site in question is zoned Planned Unit Development- Bridle Oaks (PUD). Permitted uses include uses permitted in the MF District and assisted living facilities, senior living garden homes, duplexes, and townhomes.

The approved Bridle Oaks Planned Unit Development Ordinance (ORD 2020-20) 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.”



## Proposed Development

The proposed project is located on approximately 13.16 acres. The applicant is proposing 10 multi-family buildings with access on South Main Street and a new street parallel to Albert S White Drive.

The submitted plans and materials indicate the following:

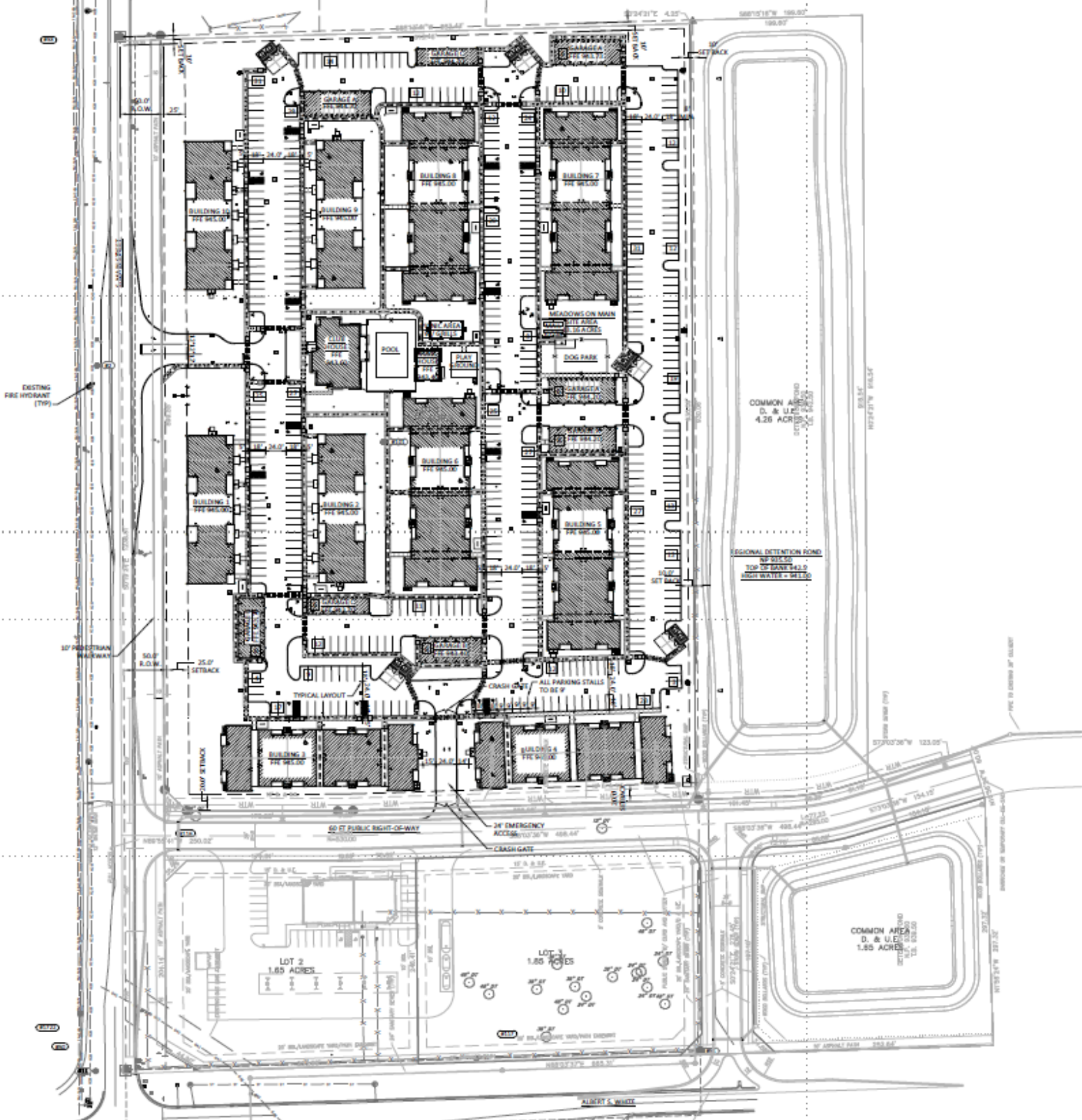
- 264 dwelling units;
  - o Density of 20.06 dwelling units per net acre.
- Amenities including a club house, pool, and dog park;
- 528 parking spaces including 18 ADA dedicated stalls;
  - o An additional 53 bicycle parking spaces.
- Internal sidewalks and a sidewalk along South Main Street and the new southern street.

## Compliance

The proposed project is zoned PUD, Planned Unit Development- Bridle Oaks, and is compliance with the Whitestown Unified Development Ordinance and the approved Ordinance (ORD 2020-12).

## Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan Docket PC20-049-CP.



ALBERT K. WHITE