



Staff Report PC20-052-DP

Milhaus Multi-Family

Docket PC20-052-DP – Development Plan and Waiver – Milhaus Multi-Family

The petitioner is requesting review of a Development Plan and Waiver to be known as Milhaus Multi-Family located at 7279 South Indianapolis Road in Whitestown, Indiana. The site is zoned GB, a general business zone, with the I-65 South Corridor Overlay. The petitioner is proposing to construct approximately 240 apartment dwelling units with a clubhouse and parking on an approximate 13.23 acres. A portion of the total acreage will be dedicated for future retail development. The petitioner is Milhaus on behalf of owner Kite-Harris Property Group, LLC.



Location

1. The site in question is located on the northeast side of Indianapolis Road, approximately 3,359 feet south of the intersection of Whitestown Parkway and Indianapolis Road. The east side of the site is adjacent to Interstate-65 and the south side is adjacent to the future Little League Headquarters facility. The surrounding area is characterized by residential and vacant uses.

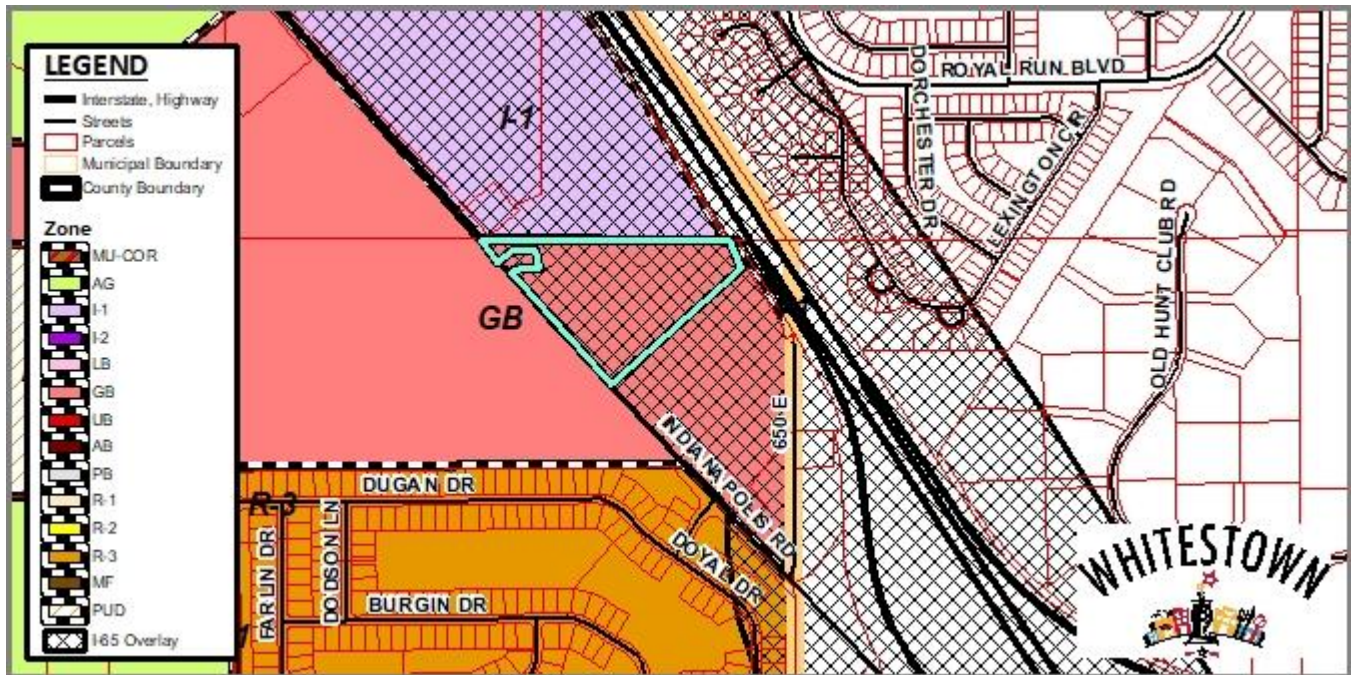
History

1. In November 2018, the Whitestown Plan Commission provided a favorable recommendation for the Zone Amendment request to change the site and the surrounding area from I-1 to GB (PC18-046-ZA).
2. In November 2020, the Whitestown Plan Commission approved the Milhaus Multi-Family Concept Plan (PC20-041-CP).

Zoning

The site in question is zoned General Business (GB). Multi-family is a permitted use within the zone of the Whitestown UDO dated February 2017. The purpose of the GB Zone is “to include central business districts in established urban places. This district would be used for most types of business and service uses.”

The site in question is also zoned I-65 South Corridor Overlay. “The purpose of the I-65 South Corridor Overlay District is to promote the public health, safety, comfort, convenience, and general welfare by providing for consistent and coordinated treatment of the properties bordering I-65 within the jurisdiction of Whitestown... This Ordinance further seeks to foster development that will provide this district with a special sense of place that will increase property values, protect real estate investment, spur commercial activity, and attract new businesses.”



Proposed Development

The proposed project is located on an approximately 13.23 acre parcel. The applicant is proposing 10 multi-family buildings with access on Indianapolis Road.

The submitted plans and materials indicate the following:

- 12.23 acres of the total site acreage dedicated to multi-family housing;
 - o Proposed 240 dwelling units;
 - o Density of 19.62 dwelling units per net acre.
- Maximum building height of 45 feet;
- A clubhouse, mailbox, and trash/recycling on site;
- 480 parking spaces including open stalls and garages;
- Internal sidewalks and a walking path along Indianapolis Road;
- Photometric plan that meets the requirements of the UDO;
- Elevations and material list;
- Internal landscaping and buffer landscaping;
 - o 33.4% open space on site.

Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of the regulations.

Ordinance Section: Petitioner requests a waiver of Section 3.1 D. Architectural Standards of the I-65 South Corridor Overlay.

Ordinance Language to be waived: Section 3.1 D. 12. H. states as follows:

“Suitability of exterior building materials: Unless otherwise approved by the WPC, exterior building materials shall be as follows:

i) Exposed foundation shall be constructed of one (1) or more of the following:

- a) Red brick;
- b) Stone (limestone, granite, fieldstone, etc.);
- c) Split-face block or architectural pre-cast concrete, if surface looks like brick or stone.

ii) Façade walls of buildings (other than industrial buildings and warehouse facilities, including self-storage and mini-warehouse uses) shall be constructed of one (1) or more of the following materials

- a) Red brick or stone;
- b) Smooth cut cedar shingles;
- c) Wood clapboard siding;
- d) Wood beaded siding;
- e) Stucco with smooth finish, or dryvit (or equivalent), not to exceed twenty percent (20%) of the overall non-window façade area;
- f) architectural metal panels;
- g) Glass (up to seventy-five percent (75%) of the façade area); and
- h) ornamental metal.”

Based on the architectural standards of the I-65 South Corridor Overlay, the ordinance requires brick used to be a red color. The petitioner requests a waiver to use a red brick that is painted a steel color.

Alternative/Substitute to be offered: Petitioner proposes to utilize a red brick painted a steel color.

1. The requested waiver would not substantially affect the integrity of the development plan for the site because...

The Development Plan elevations propose approximately 50% of the exterior building to be covered in brick. Changing or maintain the brick color will not affect the integrity of the Development Plan. The brick color will not affect the use of the site.

2. The requested waiver is not appropriate for the site and the surrounding area because...

The proposed building material is not appropriate for the surrounding area. The adjacent Little League Headquarters facility is using red brick consistent with the requirements of the I-65 South Corridor Overlay. A brick color other than red, would be out of character with the surrounding area and not appropriate for the site.

3. The requested waiver is not compatible and consistent with the intent of the stated standards or development plan because...

Section 3.1 A. of the UDO states the “purpose of the I-65 South Corridor Overlay District to preserve the aesthetic qualities of those bordering properties through: 1. The promotion of coordinated development in the I-65 South Corridor Overlay District; 2. The establishment of high standards for buildings, landscaping, and other improvements constructed on the properties within the I-65 South Corridor Overlay District which permit innovate site designs and at the same time encourage efficient land usage; and 3. The establishment of development requirements will encourage substantial capital investments for the development of those properties and promote the quality, scale, and character of development consistent with the I-65 Corridor’s existing and planned uses.” The requested waiver is in contradiction with the intent of the I-65 Corridor Overlay and will not promote a coordinate development by electing to use a different exterior building material than otherwise listed.

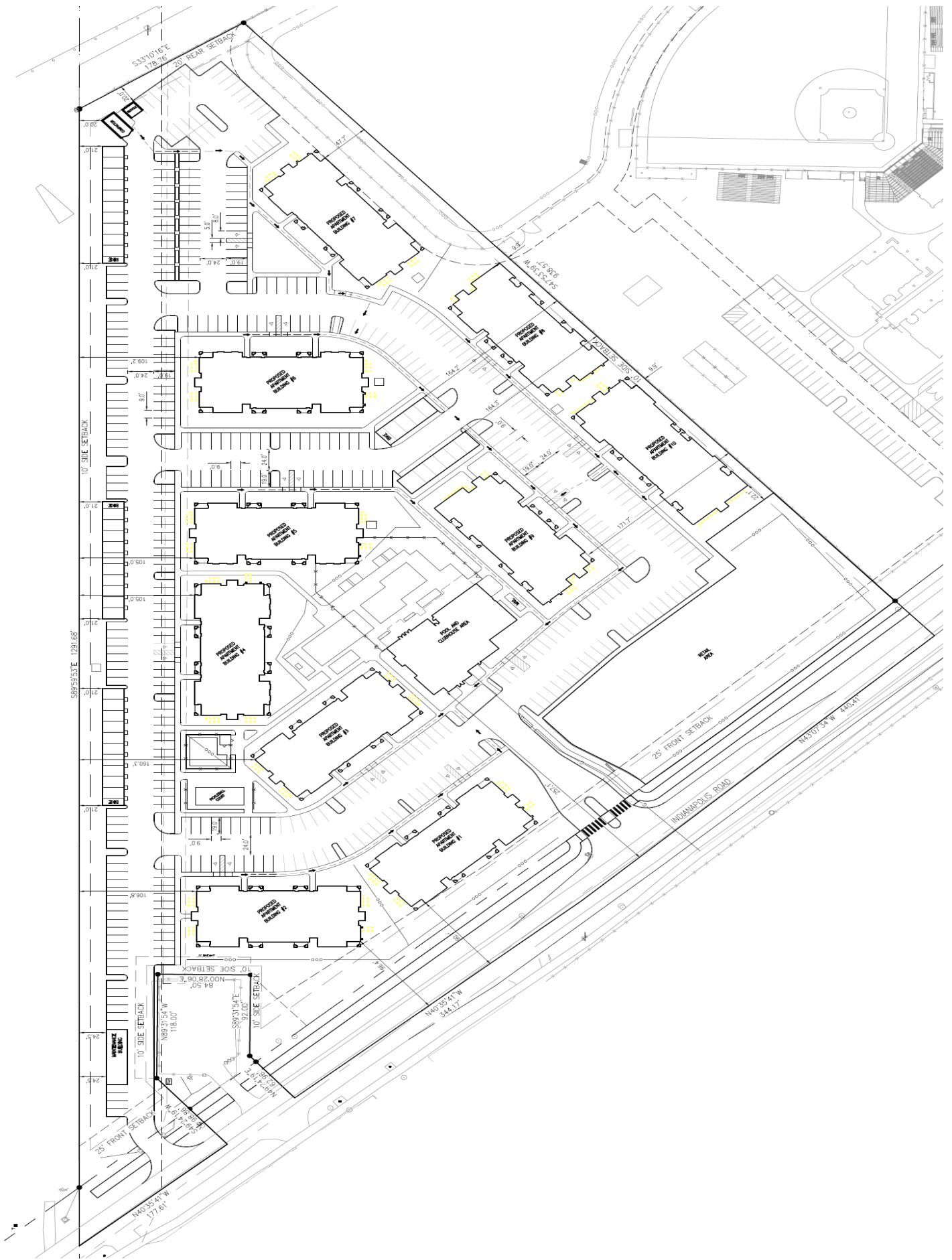
Compliance

The proposed project is zoned GB, General Business, and I-65 South Corridor Overlay. The proposed development plan is in compliance with the Whitestown Unified Development Ordinance with the exception of the exterior brick material.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Development Plan located at 7279 South Indianapolis Road to construct approximately 240 apartment dwelling units with a clubhouse and parking on an approximate 13.23 acres under Docket PC20-052-DP.

Staff is providing an unfavorable recommendation for the proposed Wavier. Staff finds by differing from the permitted list of materials, the development will be out of character with the surrounding area and will have a negative effect on creating the intended aesthetic or character of the area as intended by the I-65 South Corridor Overlay.





meridianbrick.com

**MERIDIAN[®]
BRICK**

This product is made in a
MERIDIAN[®] BRICK
facility that is
LEED GOLD CERTIFIED
by the USGBC.

STEEL Modular
Terre Haute Architectural Series

Surprisingly Affordable. This brick is _____ per M. That's only _____ per Sq.Ft.
*This brick conforms to applicable ASTM specifications and wall coverage may vary based on ASTM allowances, construction practices and specific application.

BE BOLD. BE BRICK.

