

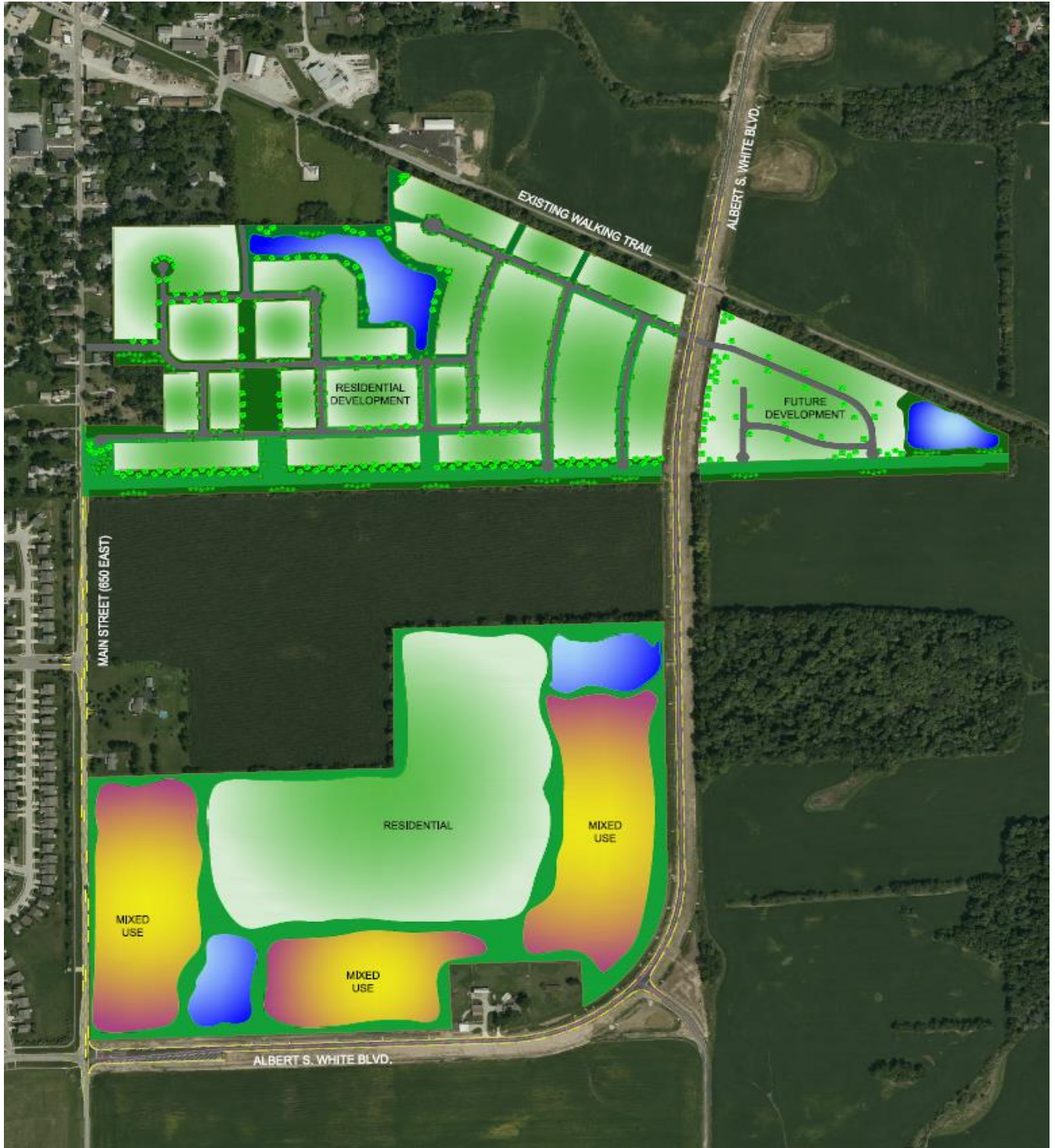


# Staff Report PC19-026-ZA

## Bridle Oaks PUD- Rezoning Amendment

---

**Docket PC19-026-ZA- Zoning Amendment- Bridle Oaks PUD.** The petitioner is requesting approval for a Zoning Amendment from R-2 Low Density Single Family Residential and I-1 Light Industry, to Bridle Oaks PUD. The subject property contains about 164 +/- acres and is located at 3863 S Main St (corner of Albert S Whites and Main St). The petitioner is Kite Harris Property Group and property owner is David Dorner.



## Project Overview

The nature of the property and location are such that future development would implement the goals contained in the Town's Comprehensive Plan and, in particular, the land use objectives set forth for Special Development Area 6 which encompasses the property.

Specifically, the project includes a mix of residential types, including detached single-family home sites, Townhomes and multifamily dwellings. 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. As anticipated for Special Development Area 6, the project includes a collection of office and commercial retail uses at its southernmost perimeter. It is anticipated, for example, that these office uses could include areas for a small business technology incubator or other like uses with the ability to expand into larger locations elsewhere in the Town. In this manner, the project will present opportunities for a live-work-play environment nestled in proximity to the downtown.

With access to the trail system and the Legacy Core, this project will help support redevelopment opportunities in the nearby Legacy Core by providing a population base to drive business there. For these reasons, this project represents one of the most ambitious and significant mixed-use projects in the Town's history and will serve as the eastern gateway into the Town

## Zoning and Context

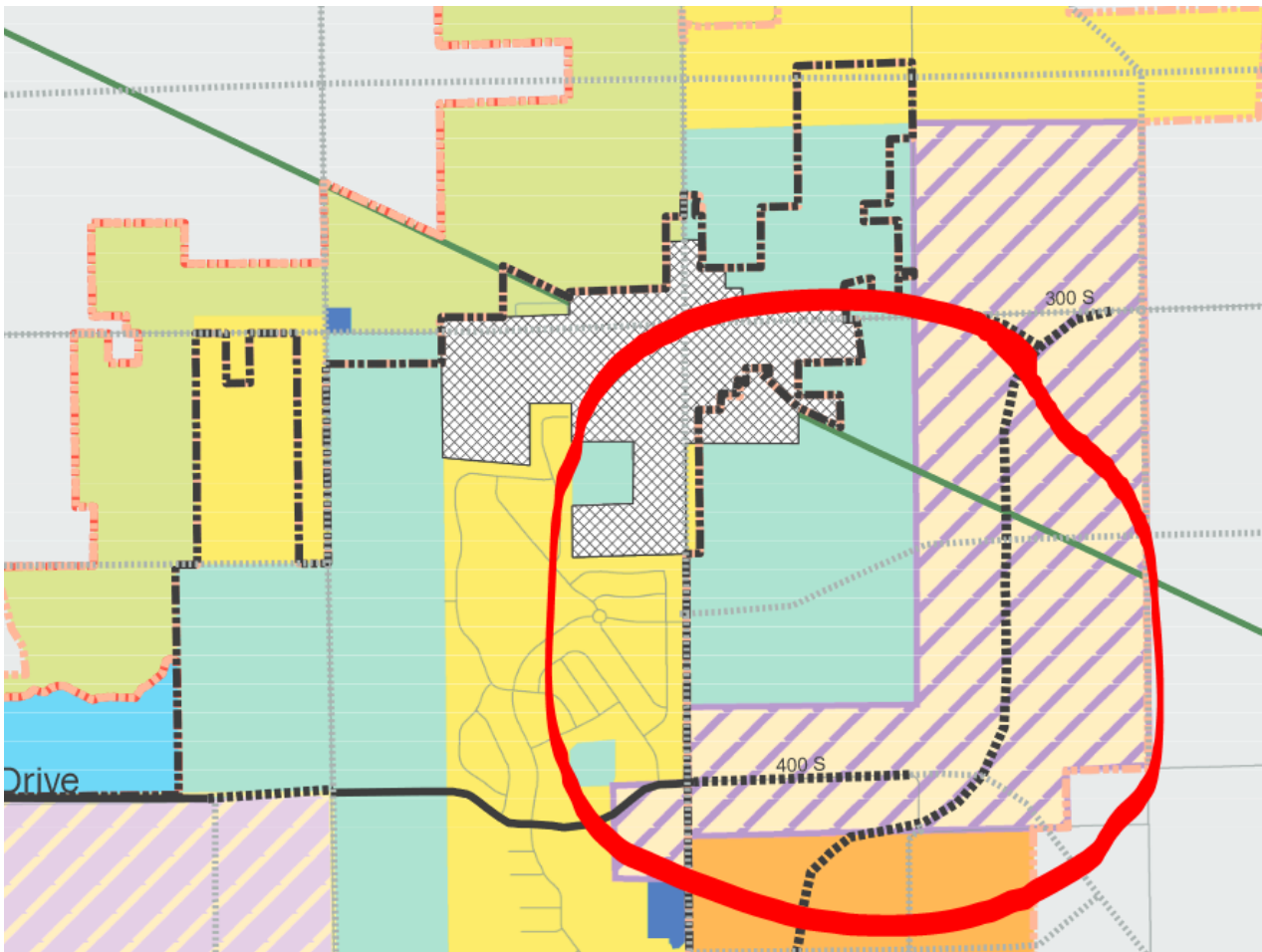
The map below shows the highlighted lot with existing zoning and surrounding zoning.

- North: R-2
- East: R-2
- South: R-3
- West: R-3

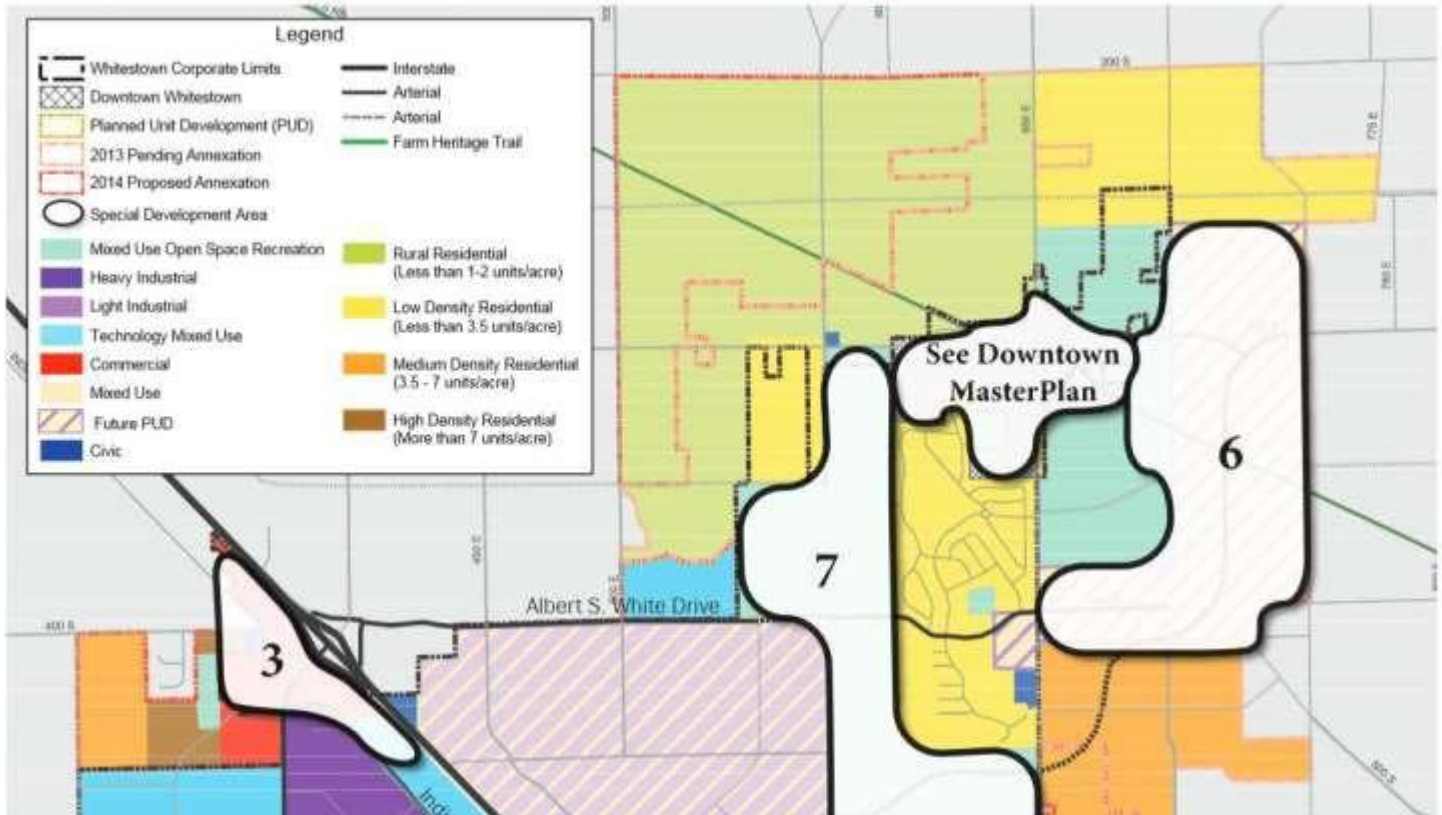
## Comprehensive Plan

### *Land Use Plan*

The 2015 Comprehensive Plan identifies this property as Future PUD and Special Development Area 6 (Eastern Gateway Mixed Use) designed for mixed used development such as: townhomes, single family homes, service retail, office retail, general business, mixed density residential. Part of this development as well falls within Mixed Use Open Space Recreation.



## Special Development Areas (with 2014 proposed annexation)



## ***Goals and Objectives***

The relevant Implementation steps contained in the Goals and Objectives of the Comprehensive Plan that apply to this site are as follows:

- ☐ Goal: Land Use
  - ☐ 4.1: To achieve the vision for the community, Whitestown much promote unique designed and residential densities that provide market driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
  - ☐ 4.2: For long term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial and residential uses.
  - ☐ 4.4: To grow and retain the desired local labor force the community needs to develop with amenities that serve both an urban and suburban lifestyle.
  - ☐ 4.6: Future development should be encourages to provide a superior and creative product design and mix of uses.
  - ☐ 4.9: Future land use and density decision need to be coordinated with the needs and availability of transportation, utilities and other infrastructure facilities.
  - ☐ 4.10: Larger planned unit developments are encouraged and should include flexible integration of a true mix of uses and unique design standards.
- ☐ Goal: Transportation & Circulation
  - ☐ 5.2: Plan and promote pedestrian circulation (walking, cycling, etc.)
  - ☐ 5.4: Develop and link pedestrian networks (sidewalks and trails) within new developments.
  - ☐ 5.7: Control access, entrances and curb cuts of major arterials or near intersections per the Whitestown Transportation Plan.

## **Zoning Ordinance**

### ***Existing Zoning***

R2 Low Density Single Family and Two- Family Residential: This is a low-density single-family district, which could include two-family dwellings by Development Plan Approval. This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the County. Development in this district typically ranges from .50 homes per acre (without public water and public sewer) to 1.75 homes per acre (with public water and public sewer).

I-1 Light Industry: This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehouse operations. Development in this district requires connection to public water and public sewers and Development Plan Approval.

### ***Proposed Zoning***

PUD: This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land area so planned, located or situation as to merit and justify consideration as a PUD district

**Development Standards Table – Future Development Area (If Townhomes)**

Maximum Dwelling Units	50
Minimum Lot Area for all Lots except Corner Lots	2,833 sq. ft.
Minimum Lot Area for Corner Lots	3,541 sq. ft.
Minimum Lot Width	20'
Minimum Lot Depth	85'
Minimum Living Area	1,050 sq. ft.
Maximum Lot Coverage	65%
Maximum Building Height	40'
Minimum Front Yard Building Setback	15'
Minimum Distance Between Buildings	20'
Minimum Side Yard Setback	n/a
Minimum Rear Yard Setback	n/a

**Development Standards Table – Single-Family Residential**

Maximum Dwelling Units (Single-Family Residential Area)	220
Minimum Lot Area	6,000 sq. ft.
Minimum Lot Width	50'
Minimum Lot Depth	120'
Minimum Living Area	1,200 sq. ft.
Maximum Lot Coverage	60%
Maximum Building Height	35'
Minimum Front Yard Building Setback	25'
Minimum Distance Between Buildings	10'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'

**Decision Guidelines**

Per the Whitestown Unified Development Ordinance, the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- Responsible development and growth.

## Staff Comments

2. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
3. Before being developed, any project within the subject property will require Subdivision approval and/or Development Plan approval by the Plan Commission.
4. This development fits into the goals and vision for the area as Whitestown continues to grow and develop.
5. Staff believes that proposed PUD Residential area to the North is a better fitting zoning to the surrounding area compared to its current I-1 zoning classification which would allow for warehouse and light distribution in the legacy core.
6. Ensure that future trail/pathway connections are made to foster connectivity between future developments.
7. This area has the potential to be a gateway to the north legacy core area and can help grow the community in a positive manner.