



# Staff Report PC22-022-PP

Leo Brown Group | Bridle Oaks Farms Primary Plat

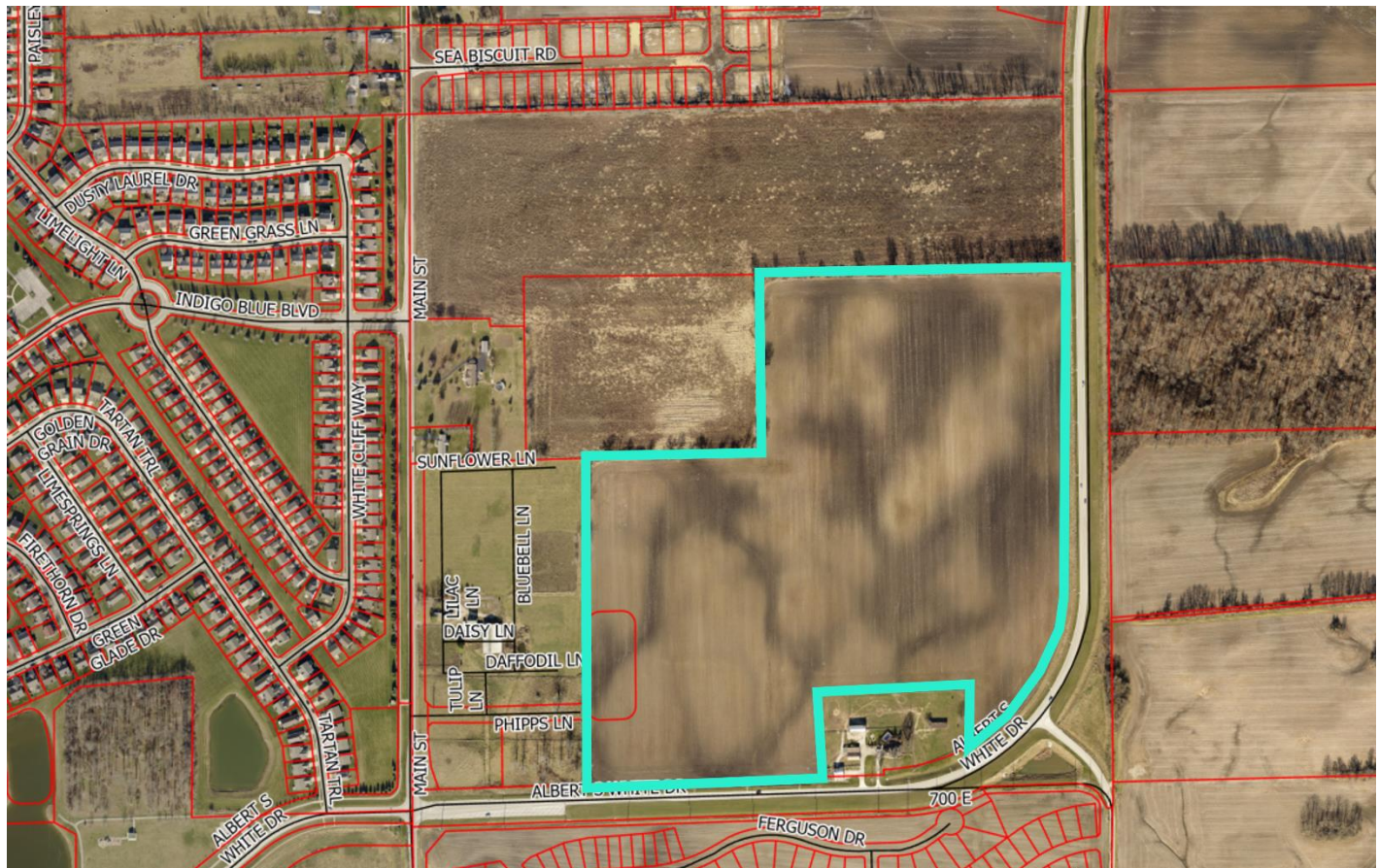
Meeting Date: March 14, 2022

## Docket PC22-022-PP – Primary Plat – Leo Brown Group | Bridle Oaks Farms Phase 2

The petitioner is requesting review of a Primary Plat to be known as the Leo Brown Group and Bridle Oaks Farms Phase 2 Primary Plat. The site in question is located along the northwest side of Albert S White Drive in Whitestown. The site is zoned Bridle Oaks Planned Unit Development (PUD). The petitioner is proposing to subdivide the property into 7 blocks and parcels and internal right-of-way on approximately 75.15 acres. The applicant is Leo Brown Group, LLC. on behalf of owner PNG Real Estate, LLC.

## Location

1. Located along Albert S White Drive, the site in question is approximately 665 feet east of the intersection of Main Street and Albert S White Drive. The site in question is a part of the Bridle Oaks development and directly east of the future Meadows on Main apartment complex. The surrounding area is characterized by high-density and medium-density residential and agricultural uses.



## History

1. In 2020, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from the Low-density Single-family and Two-family (R-2) Zoning District to the Bridle Oaks PUD (PC19-026-ZA). The Town Council subsequently adopted the rezone (ORD 2020-12).
2. The applicant has also submitted for a Concept Plan on a portion of the site in question (PC22-023-CP).

## Proposed Development

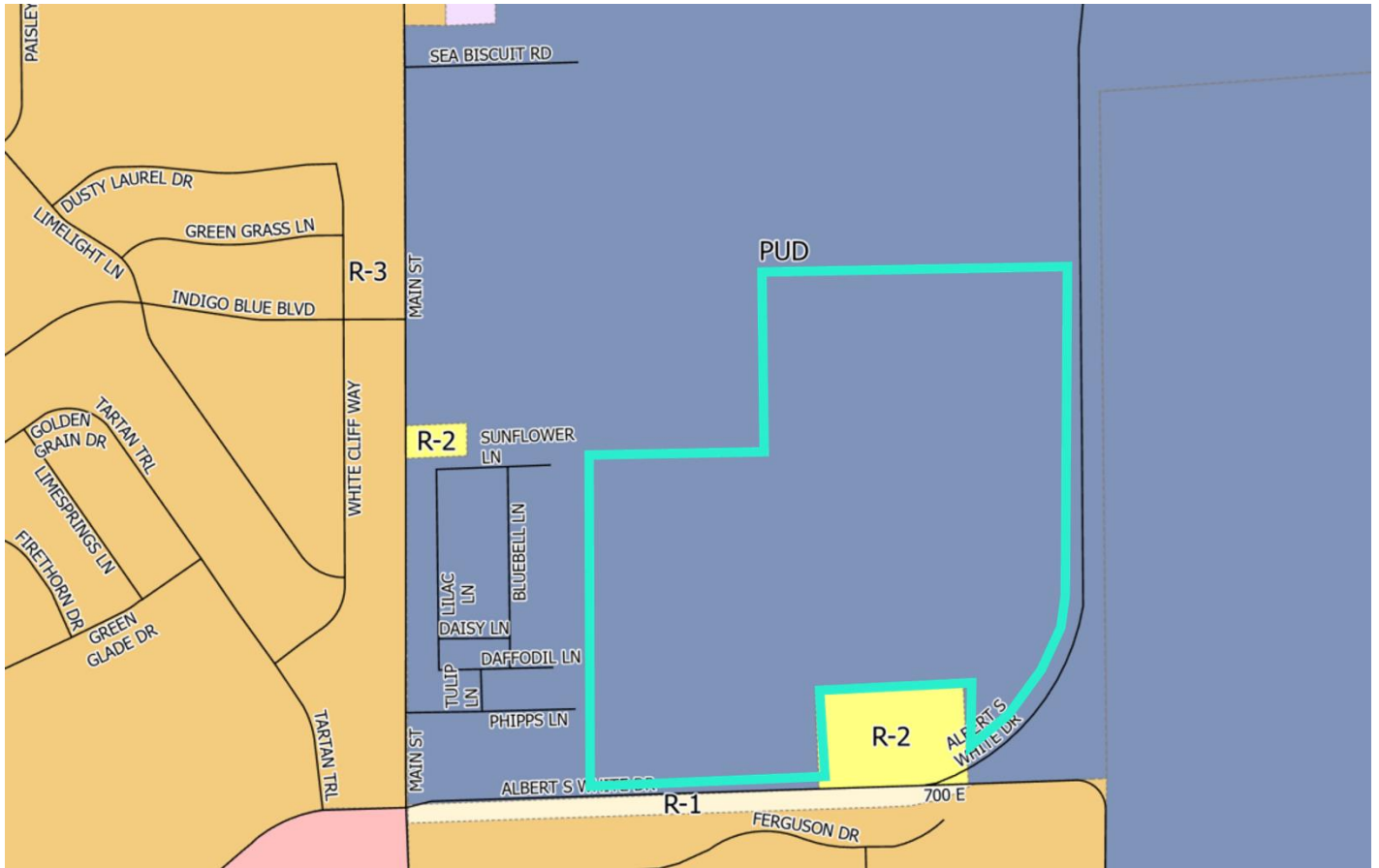
The proposed plat is located on approximately 75.15 acres. The site is currently being used for agriculture uses and bounded by Albert S White Drive on two sides.

The submitted plans and materials indicate the following:

- Seven blocks or parcels:
  - Lot 4 – 1.69 acres – currently used as retention pond
  - Lot 5 – 1.68 acres
  - Lot 6 – 3.97 acres
  - Lot 7 – 1.07 acres
  - Lot 8 – 21.79 acres
  - Common Area 1 – 2.64 acres
  - Block A – 26.94 acres – will be subdivided to a maximum of 7 parcels and Phipps Lane extension
- Proposed pedestrian network along all public right-of-way;
- Proposed right of way dedication for Phipps Lane running parallel with Albert S White Drive;
- Proposed right-of-way connection near the previous approved Hoosier-to-go Gas Station and with CR 700 E; and,
- Provisions for easements.

## Zoning

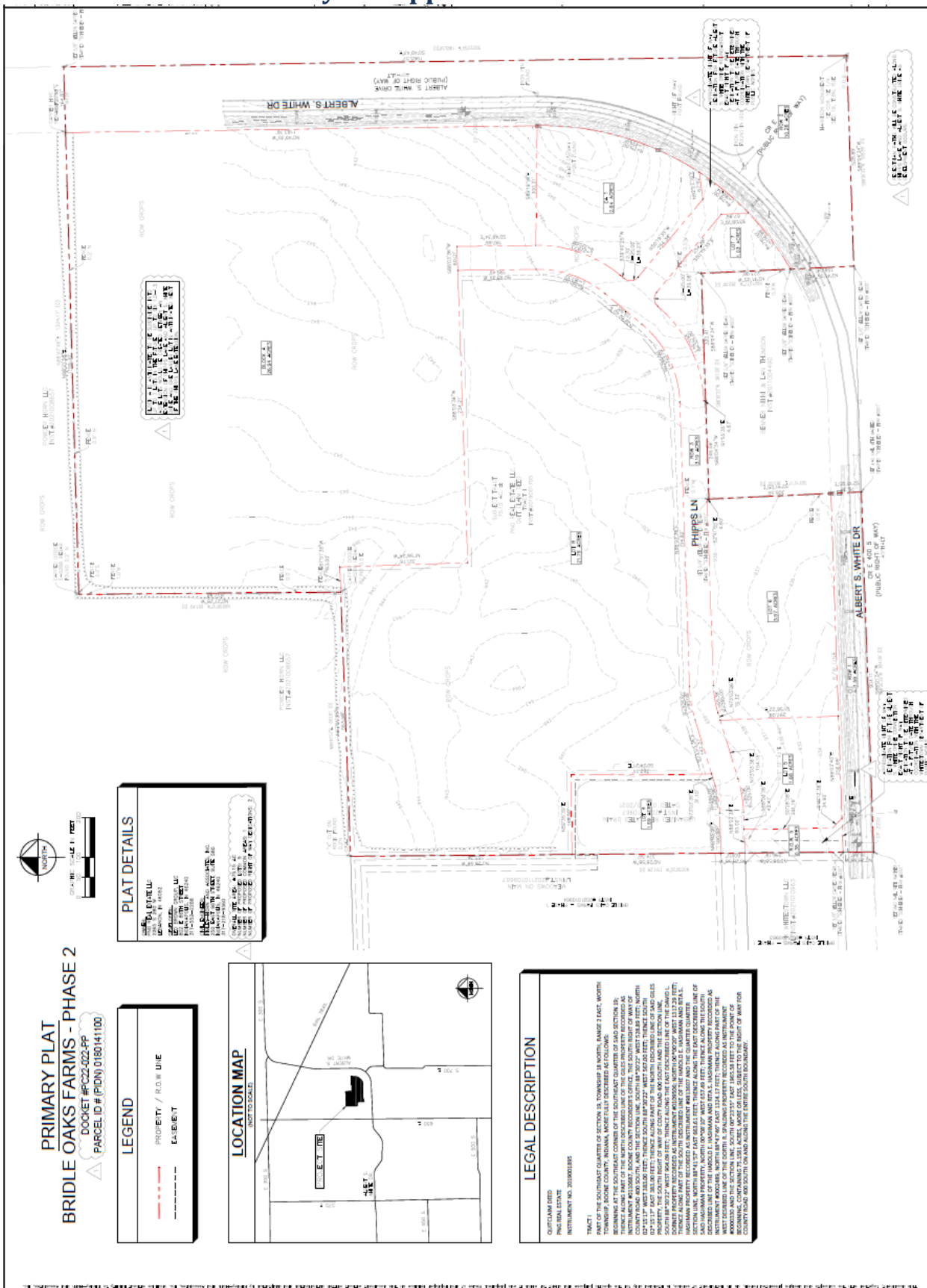
The site in question is zoned Bridle Oaks PUD and is part of the Mixed Use and Residential Area. The Bridle Oaks PUD “includes a mix of residential types, including detached single-family home sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes... In this manner, the project will present opportunities for a live-work-play environment nestled in proximity to the downtown.” The area permits uses in the Multi-Family district as well as assisted living facilities, attached senior living garden homes, duplexes, and townhomes.



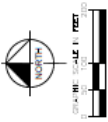
**Staff Recommendation**

Staff is providing a favorable recommendation for the Leo Brown Group and Bridle Oaks Phase 2 Primary Plat Docket PC22-022-PP. The applicant is proposing to subdivide approximately 75.15 acres into seven blocks and parcels and internal right-of-way. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

# Materials Submitted by the Applicant



**PRIMARY PLAT**  
**BRIDLE OAKS FARMS - PHASE 2**  
 DOCKET #FC22-022-PP  
 PARCEL ID # (PIDN) 0180141100



**PLAT DETAILS**

PREPARED BY:  
 NICHOLE M. HANCOCK, LIC. 17045  
 LAND SURVEYOR  
 1125 S. HAYWARD AVE., SUITE 200  
 FARGO, ND 58103

DATE OF FIELD WORK:  
 12/12/2022

COUNTY REC. NO. 22-10-150  
 TOWNSHIP 141N, RANGE 121E, NORTH  
 SECTION 35, COUNTY OF BURNING WATERS, ND

LEGEND	
	PROPERTY / R.O.W. LINE
	EXISTENCE



**LEGAL DESCRIPTION**

OUTSTANDING DEED RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF BURNING WATERS, ND, INSTRUMENT NO. 201908385

TRACT 1:  
 PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 12 EAST, NORTH  
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;  
 THENCE ALONG PART OF THE NORTH DESCRIBED LINE OF THE CALLES PROPERTY RECORDED AS  
 INSTRUMENT NO. 201908385, NORTH 89°57'57" WEST 133.88 FEET TO THE NORTH  
 COUNTY ROAD AND SOUTH; AND THE SECTION LINE, SOUTH 88°02'27" WEST 133.88 FEET NORTH  
 82°12'17" EAST 25.00 FEET; THENCE ALONG PART OF AN UNDEVELOPED LINE OF SAID CALLES  
 PROPERTY, THE SOUTH RIGHT OF WAY OF COUNTY ROAD 600 SOUTH AND THE SECTION LINE,  
 SOUTH 89°07'30" WEST 133.23 FEET; THENCE ALONG THE EAST DESCRIBED LINE OF  
 SAID SECTION 35, NORTH 89°15'57" EAST 36.55 FEET; THENCE ALONG THE EAST DESCRIBED LINE OF  
 SAID SECTION 35, NORTH 89°15'57" EAST 36.55 FEET; THENCE ALONG PART OF THE  
 INSTRUMENT NO. 201908385, NORTH 89°15'57" EAST 133.23 FEET; THENCE ALONG PART OF THE  
 INSTRUMENT NO. 201908385, SOUTH 89°23'57" EAST 166.58 FEET TO THE POINT OF  
 BEGINNING; ORIGINALLY DESCRIBED AS INSTRUMENT NO. 201908385, SAID PART OF THE  
 COUNTY ROAD AND SOUTH; ON AND ALONG THE ENTIRE SOUTH BOUNDARY.