Staff Report PC22-023-CP
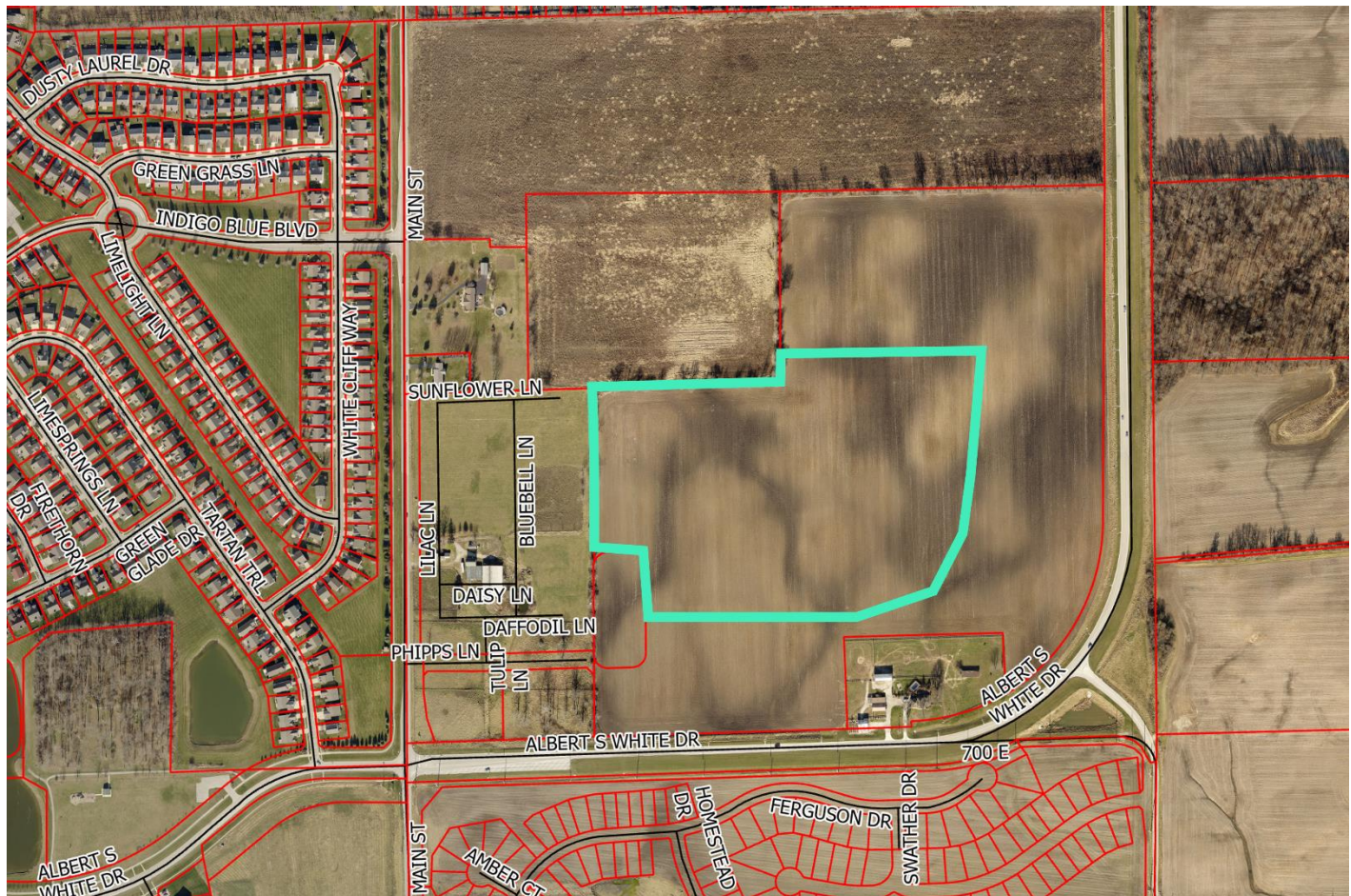## Leo Brown Group Concept Plan

Meeting Date: March 14, 2022

Docket PC22-023-CP – Concept Plan – Leo Brown Group

The petitioner is requesting review of a Concept Plan to be known as the Leo Brown Group Concept Plan. The site in question is approximately 21.79 acres and located northeast of the intersection of Albert S White and Main Street, on the north side of the future Phipps Lane and is zoned Bridle Oaks Planned Unit Development (PUD). The applicant proposes to develop a cottage home style multi-family development with associated parking and public and private street network. The applicant is Leo Brown Group, LLC on behalf of the owner PNG Real Estate, LLC.

Location

The site in question is a part of the Bridle Oaks Development and located east of Main Street behind the Meadows on Main apartment complex currently under construction. The site is located north and west of Albert S White Drive and south of the Bridle Oaks single-family residential development currently under construction. The surrounding area is characterized by residential and agriculture 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 submitted for a Primary Plat for the site in question and surrounding area (PC22-022-PP).

3. The applicant has also submitted for a Variance to the Board of Zoning Appeals to exceed the maximum number of parking stalls (BZA22-005-VA). The Board heard the request on March 3 and made a motion to table the hearing until Plan Commission has heard the Concept Plan.
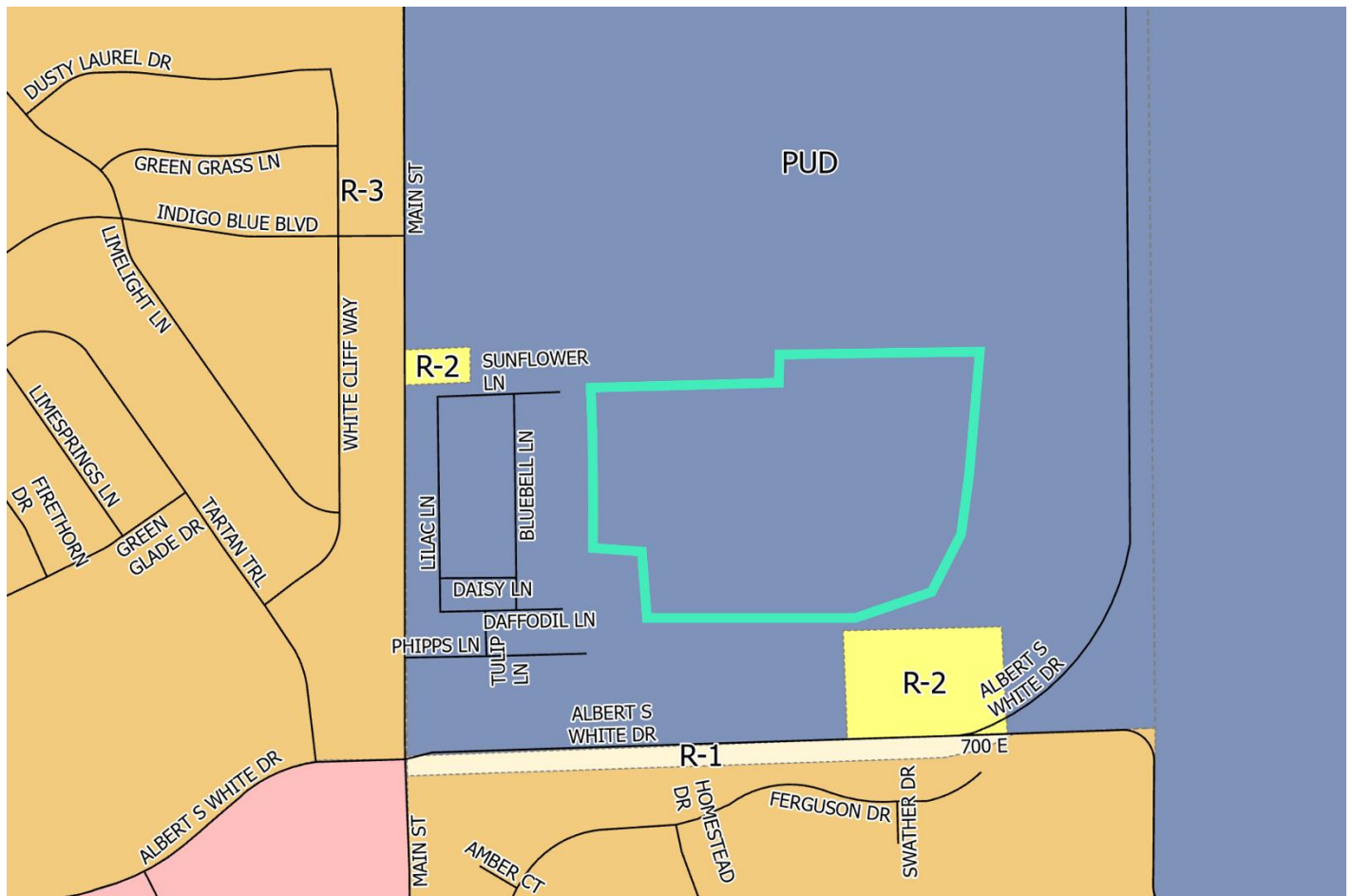
Proposed Development

The Concept Plan is located on approximately 21.79 acres and classified as a multi-family use with street network.

The submitted plans and materials indicate the following:
- Proposed 202 dwelling units, cottage style composed of 2 bedroom units, 3 bedroom units, and duplex units;
- Total proposed 463 parking stalls composed of:
    - 292 uncovered standard 9x18 stalls;
    - 75 covered parking stalls carport style; and,
    - 96 garage parking stalls.
- Proposed pedestrian network along all public right-of-way;
- Proposed right of way dedication for Phipps Lane running parallel with Albert S White Drive;
- Two proposed access points onto the future Phipps Lane; and,
- Amenity center and detention pond.

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 Concept Plan Docket PC22-023-CP. The applicant is proposing to develop a cottage home style multi-family development with associated parking and public and private street network on approximately 21.79 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance and applicable chapters of the Bridle Oaks Planned Unit Development.

Although staff is providing a favorable recommendation, there are concerns with Fire and Public Safety that will need to be addressed before moving forward to Development Plan phase. Additionally, a parking variance will need to be granted to permit the quantity of parking stalls otherwise the site plan will need to be revised to meet the parking requirements of the UDO before moving forward to Development Plan phase.

Materials Submitted by the Applicant