



Staff Report PC22-029-PP

Peabody Primary Plat

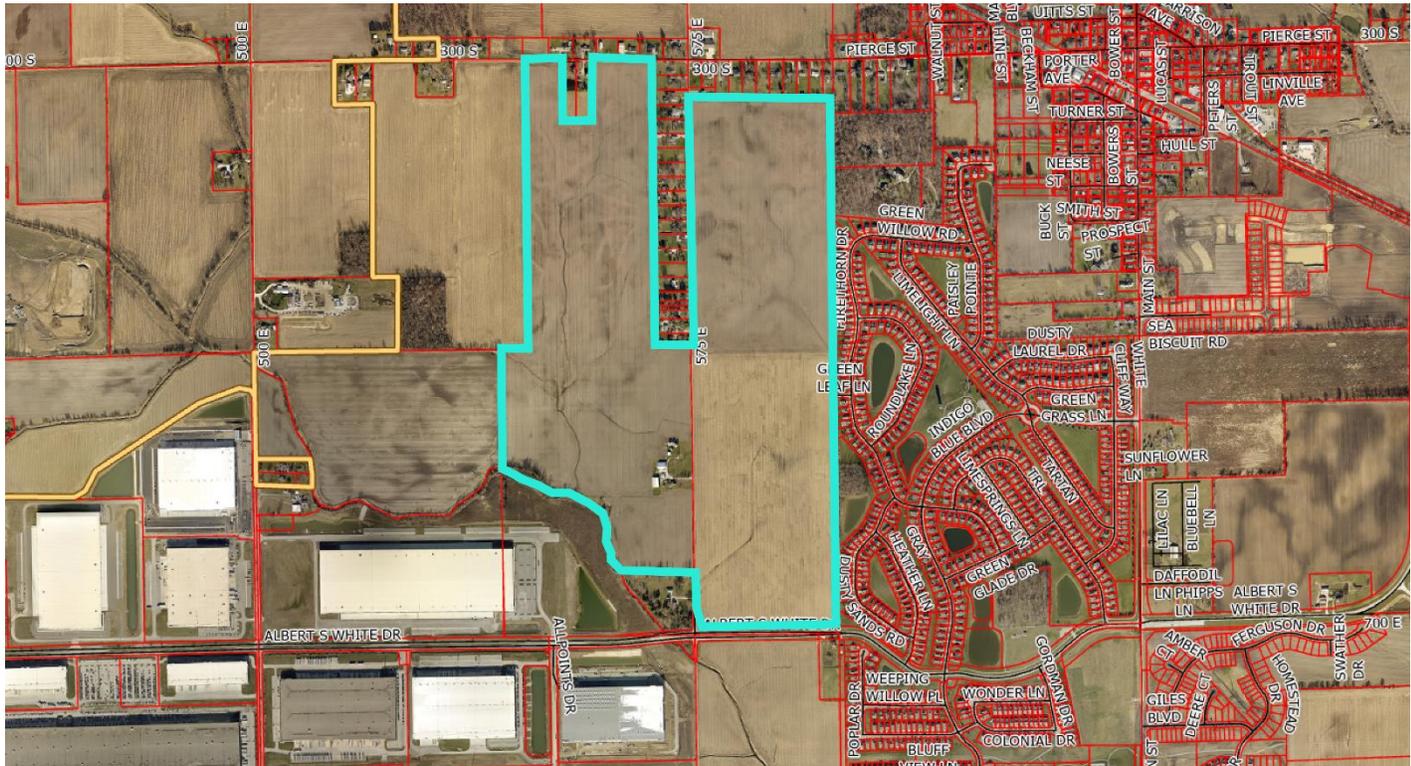
Meeting Date: May 9, 2022

Docket PC22-029-PP – Primary Plat – Peabody

The petitioner is requesting review of a Primary Plat to be known as the Peabody Primary Plat. The site in question is located on the east and west sides of CR 575 E in Whitestown. The site is zoned Peabody Planned Unit Development (PUD). The petitioner is proposing to subdivide the property into 506 detached single-family parcels, 98 attached duplex units, approximately 9 acres for commercial, and internal street network on approximately 283.32 acres. The applicant is Pulte Homes of Indiana, LLC. on behalf of owner Peabody Family Farm, LLC.

Location

1. The site in question is located on the east and west sides of CR 575 E, between CR 300 S to the north and Albert S White to the south. The surrounding area is characterized by industrial, agricultural, and residential uses. Walker Farms subdivision is located to the east of the site and Fishback Creek industrial development to the southwest of the site in question.



History

1. In 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from the General Agriculture (AG) Zoning District to the Peabody PUD (PC21-029-ZA). The Town Council subsequently adopted the rezone (ORD 2022-04).

Proposed Development

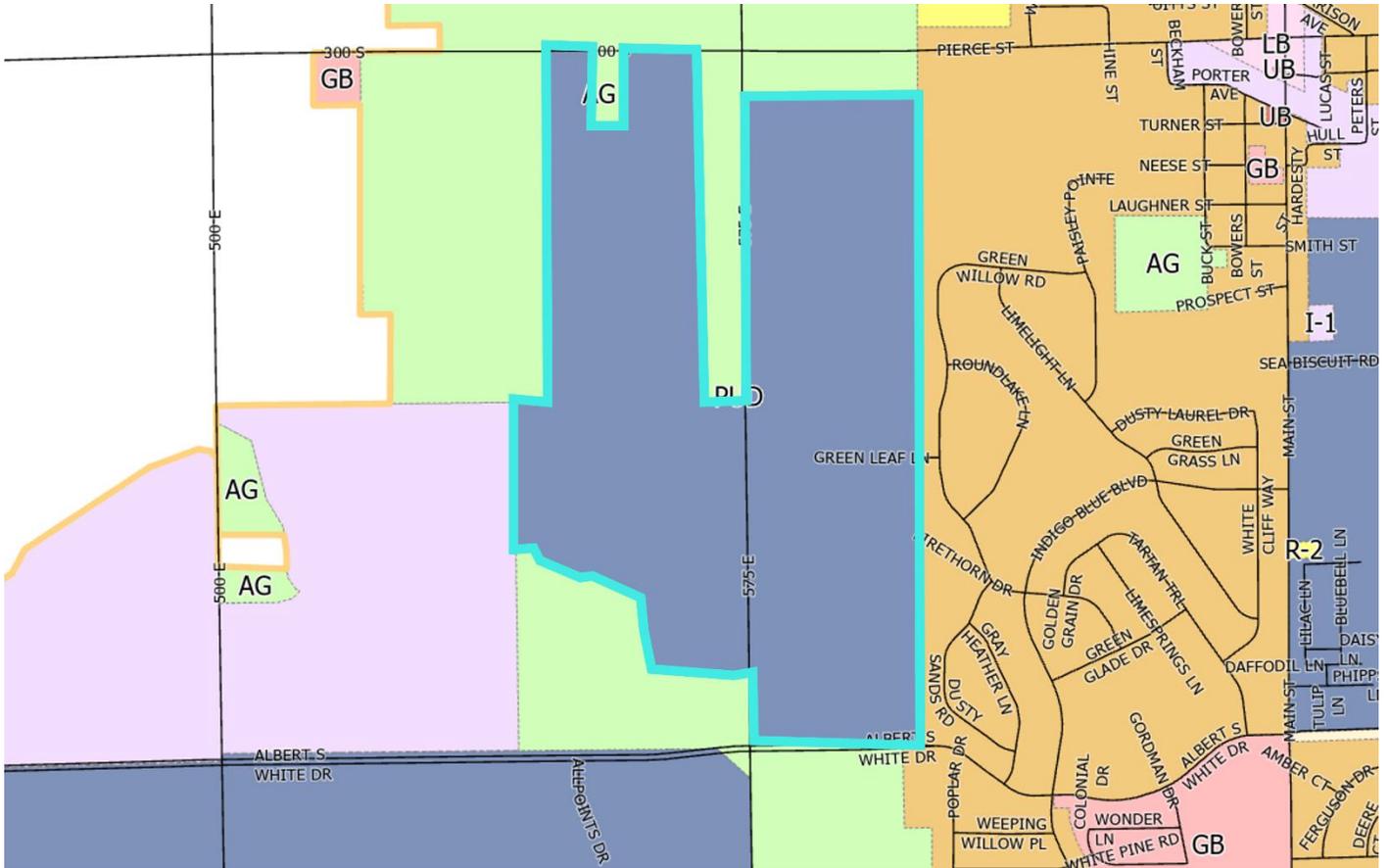
The proposed plat is located on approximately 283 acres. The site is currently being used for agriculture uses and is comprised of floodplain/floodway on the southwestern side.

The submitted plans and materials indicate the following:

- 604 total residential parcels:
 - 506 single-family detached parcels of varying lot sizes; and,
 - 98 single-family attached parcels.
- Approximately 9 acres for commercial use with frontage on CR 575 E and Albert S White Drive;
- Approximately 43.16% open space;
- Proposed pedestrian network along all internal public right-of-way;
 - 10' asphalt path along Albert S White Drive;
 - 10' asphalt path along the east side of CR 575 E;
 - 10' asphalt path along CR 300 S; and,
 - 8' asphalt path from CR 575 E through the potential park/open space stubbed to an adjacent parcel.
- Proposed right of way for CR 575 E improvements;
- Proposed internal street network with access points on CR 575 E, Albert S White Drive, and CR 300 S;
- Proposed stub street to the western undeveloped lot;
- Connection to existing stub street to the eastern Walker Farms subdivision;
- Proposed landscaping plan;
- Stormwater detention/retention ponds;
- Amenity area and open space; and,
- Provisions for easements.

Zoning

The site in question is zoned Peabody PUD. The Peabody PUD “envisions a combination of single-family homes, together with duplexes, to provide new housing opportunities at varying densities within the community. In addition, the Project will include neighborhood retail offerings comprised of smaller-scale retailers for providing convenient and enjoyable services to nearby residents and visitors to the area.” The area permits uses in the Mixed-Use Commercial, Office, and Residential district including single-family, two-family, and commercial uses.



Staff Recommendation

Staff is providing a favorable recommendation for the Peabody Primary Plat Docket PC22-029-PP. The applicant is proposing to subdivide approximately 283.32 acres into 604 single-family attached and detached lots, approximately 9 acres for commercial use, and internal right-of-way. The proposed Primary Plat is in compliance with the Peabody PUD, Concept Plan, and applicable chapters of the Whitestown Unified Development Ordinance.

