



# Staff Report PC22-047-DP

## The Cottages Development Plan

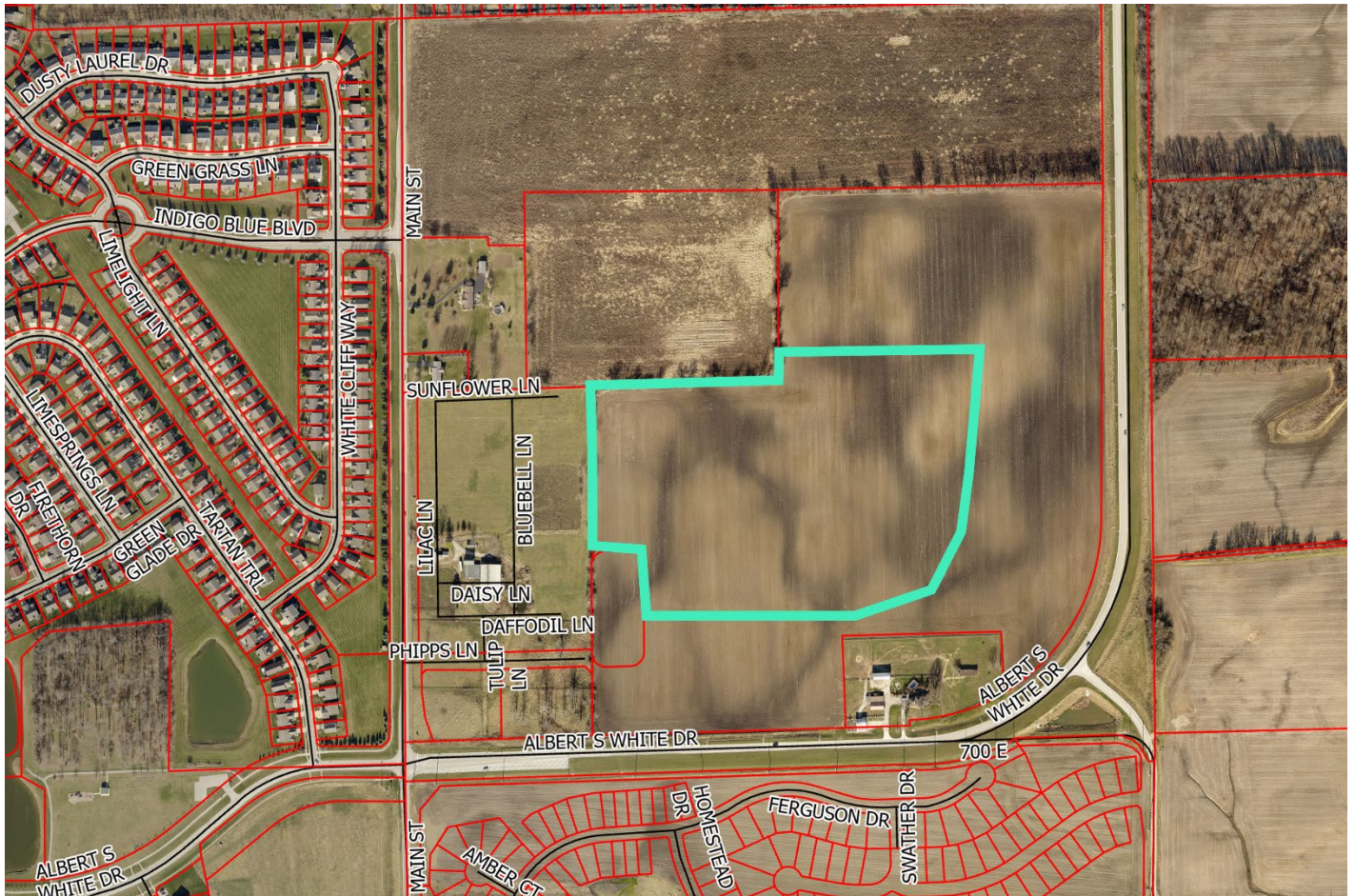
Meeting Date: July 11, 2022

### Docket PC22-047-DP – Development Plan – The Cottages at Bridle Oaks

The petitioner is requesting review of a Development Plan to be known as The Cottages Development 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 a 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 is 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 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. In March 2022, the Whitestown Plan Commission approved a favorable recommendation for a Primary Plat and Concept Plan for the site in question and surrounding area (PC22-022-PP) and (PC22-023-CP).
3. In April 2022, the Whitestown Board of Zoning appeals approved for a Variance to exceed the maximum number of parking stalls (BZA22-005-VA).
4. The applicant has submitted a Secondary Plat for the site in question (PC22-046-SP). Secondary Plats are reviewed administratively.

## **Proposed Development**

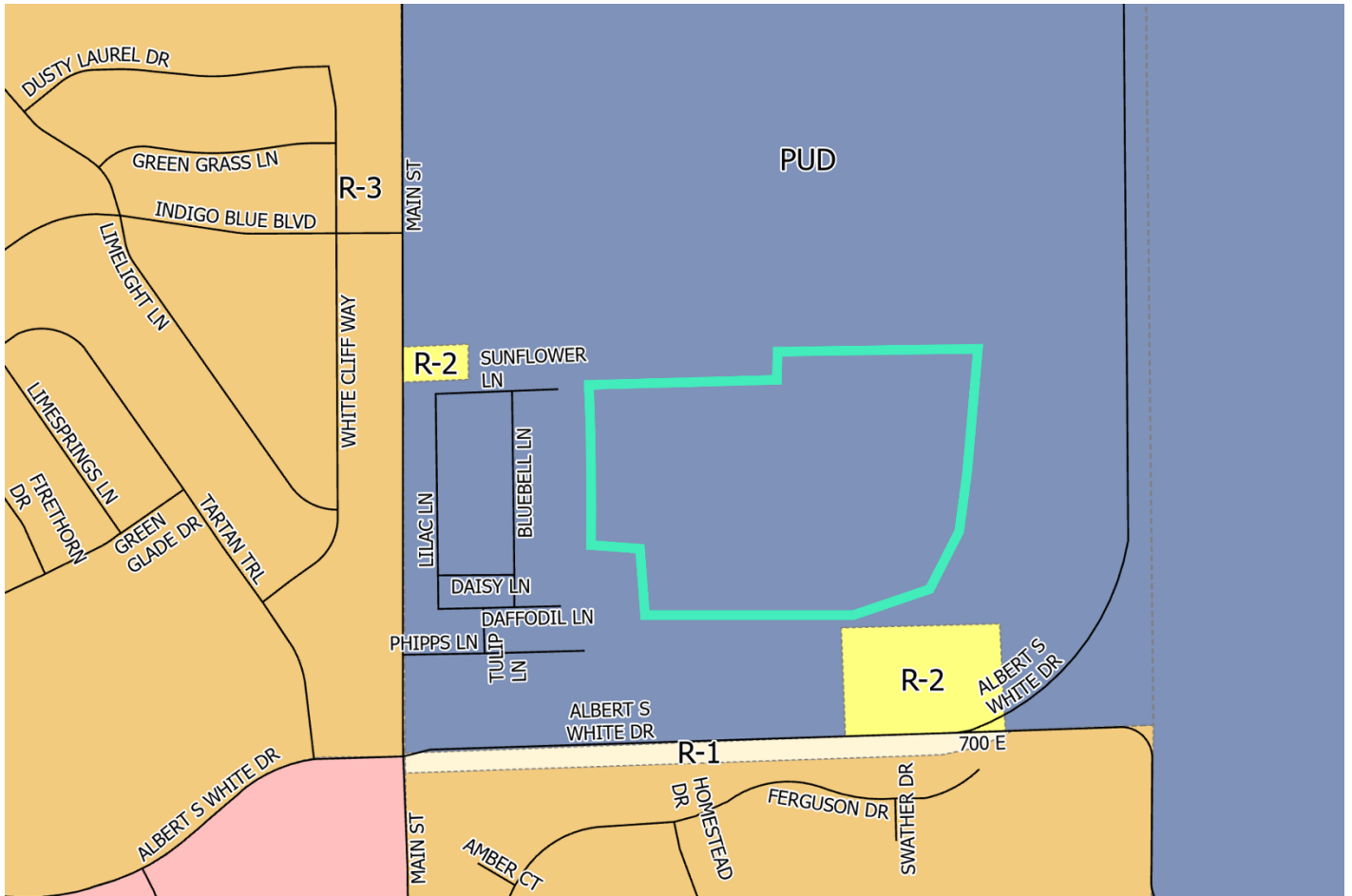
The development is located on approximately 21.79 acres and is classified as a multi-family use with an internal private street network.

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;
- Development meets setbacks and height requirements of the zone;
- Total proposed 433 parking stalls composed of:
  - 274 uncovered standard 9x18 stalls;
  - 2 ADA parking stalls;
  - 75 covered parking stalls carport style;
  - 82 garage parking stalls; and
  - Parking meets the allowances by the Board of Zoning Appeals Variance.
- Bicycle parking throughout the development;
- 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;
- Amenity center with pool and a dog park;
- Fencing that meets the requirements of the UDO;
- On-site detention pond;
- 56 percent lot coverage where the maximum is 70 percent;
- Architectural elevations that meet the requirements of the PUD; and,
  - Including additional architectural elements for facades that face Phipps Lane.
- Landscaping plan that meets the requirements of the PUD and UDO.

## **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

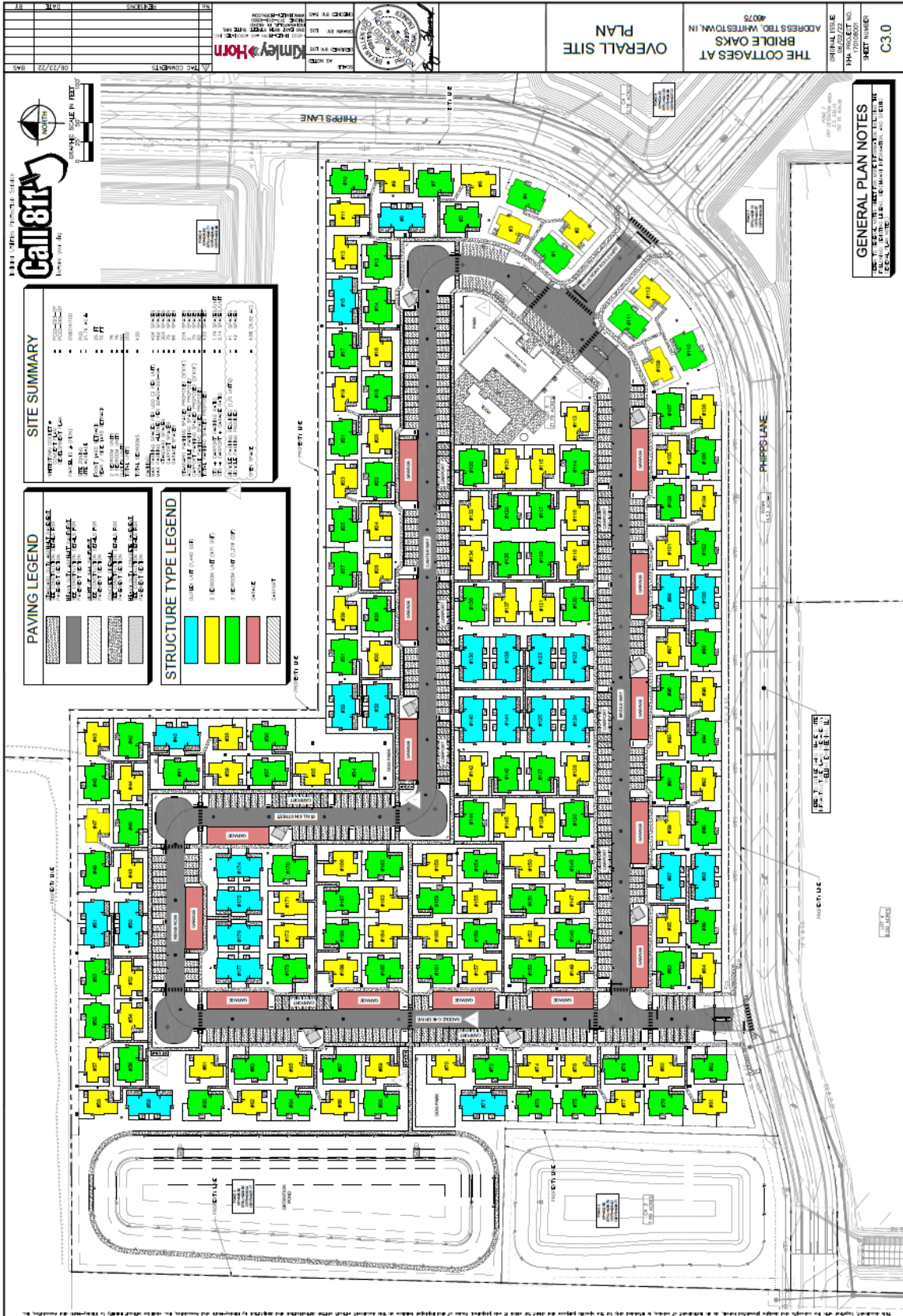
Staff is providing a favorable recommendation for The Cottages at Bridle Oaks Development Plan Docket PC22-047-DP. The applicant is proposing to develop a cottage home style multi-family development with associated parking and internal private street network on approximately 21.79 acres. The proposed Development Plan is in compliance with applicable chapters of the Bridle Oaks Planned Unit Development.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

1. **The proposed Development Plan is in compliance** with all applicable development and design standards of the zoning district where the real estate is located.
2. **The proposed Development Plan manages traffic** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
5. **The applicable utilities have enough capacity** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

If approved, the applicant will need to provide an updated photometric plan that meets the requirements of the UDO prior to building permits.

# Materials Submitted by the Applicant



G003.1

COLLEGE AVENUE, INDIANA

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"

DATE: 08/15/2023

PROJECT: LEO BROWN GROUP - REP RIVER DEVELOPMENT

LOCATION: WHITESTOWN, INDIANA

SCALE: 1/8" = 1'-0"



THE BRIDLE OAKS DEVELOPMENT COMPLEX  
 LEO BROWN GROUP - REP RIVER DEVELOPMENT  
 WHITESTOWN, INDIANA  
 50% CONSTRUCTION DOCUMENTS



1000 UNIVERSITY AVENUE, SUITE 100  
 WHITESTOWN, INDIANA 46084  
 WWW.STUDIOAARCHITECTS.COM



To: Whitestown Plan Commission – Whitestown, Indiana

Subject: Cottage Condominium Community – Project Narrative

Leo Brown Group, LLC and Red River Development are proposing a 195-unit, single story, single-family, Cottage Community located on approximately 22 acres within the Bridle Oaks PUD District near Main Street and Albert S. White Drive. The Community will serve to advance the value, beauty, walkability, and active lifestyle of Whitestown. The Community will provide amenities such as a stately clubhouse, sundeck, pool, picnic areas, playground, open green spaces, as well as jogging and walking paths to promote its residences to work and play where they live. The Community will provide quality residences for young professionals, growing families, active adults, and empty nesters.

Detached multi-family residential, or single-family rental communities, is one of the most sought-after housing types in the nation. Leo Brown Group, LLC and Red River Development are excited to introduce this popular housing type to the town of Whitestown. This housing type is a blend of single-family residential community and a single-story rental community; both types having had success in the town. This combination makes for a desirable and attractive new housing option for Whitestown. We desire to develop a best-in-class community with desirable amenities that is attractive, well maintained and professionally managed.