



# Staff Report PC22-064-PP

## Jackson Run Southeast

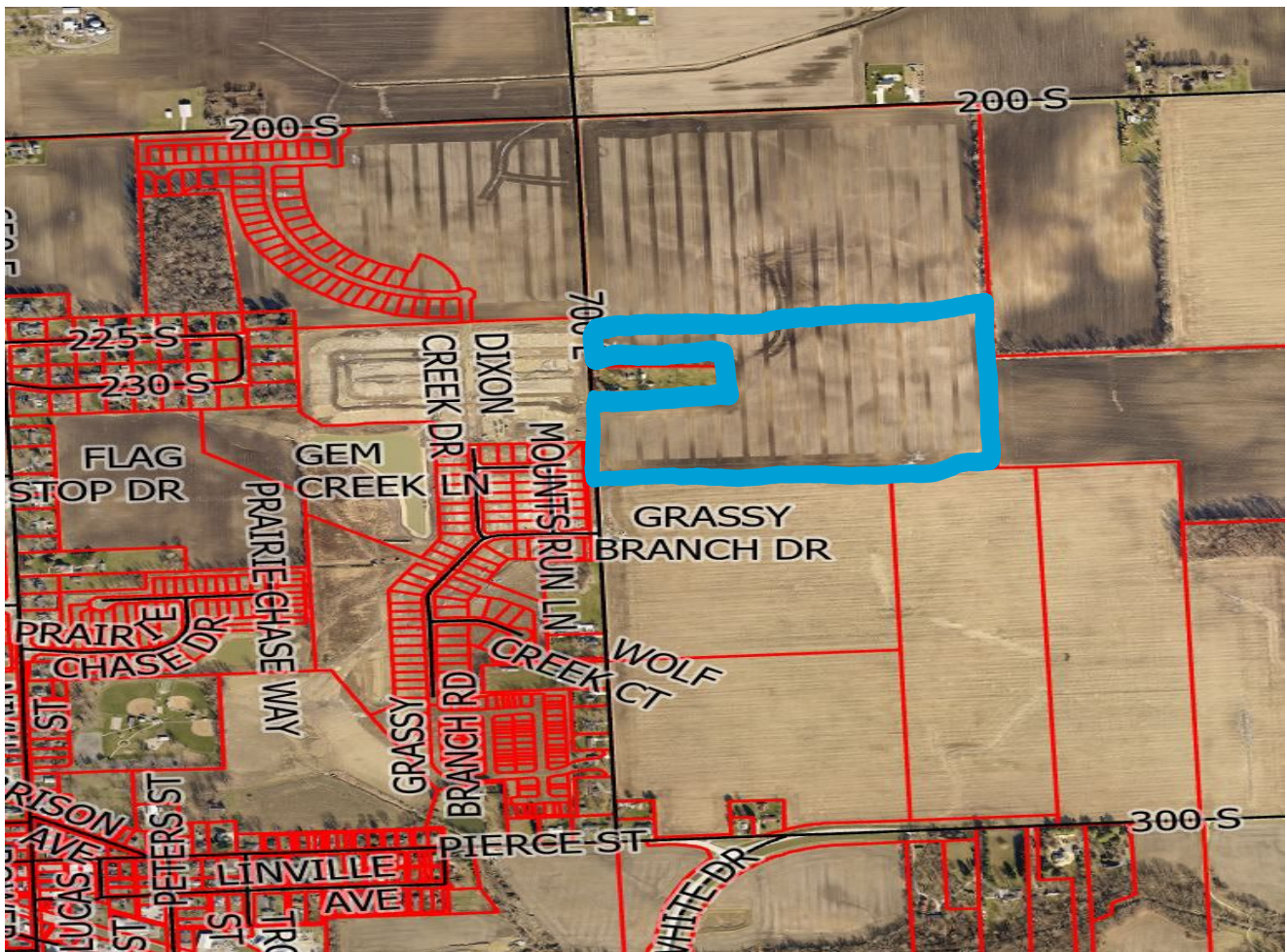
Meeting Date: October 10, 2022

### Docket PC22-064-PP – Primary Plat – Jackson Run Southeast

The petitioner is requesting a review of a Primary Plat to be known as Jackson Run Southeast located near the southeast corner of CR 200 S and CR 700 E in Whitestown. The site is zoned Mixed-Use Commercial, Office, and Residential (MU-COR). The petitioner is proposing approximately 113 lots for single-family detached residential use on approximately 31.6 acres. The applicant and owner is Braun Property Development, LLC.

### Location

1. The site in question is located on the east side of CR 700 E, approximately 2,000 feet south of CR 200 S. CR 200 S is the northernmost border of the Town of Whitestown. The site is predominately flat. The surrounding area is characterized by residential development and agriculture. To the west is the existing Jackson Run residential development that is under construction.



### History

1. In 2019, the Whitestown Plan Commission approved the Zone Amendment for the site in question from AG to R-3 (PC19-043-ZA)
2. The Jackson Run development has seen growth from 2020-present time.

## Proposed Development

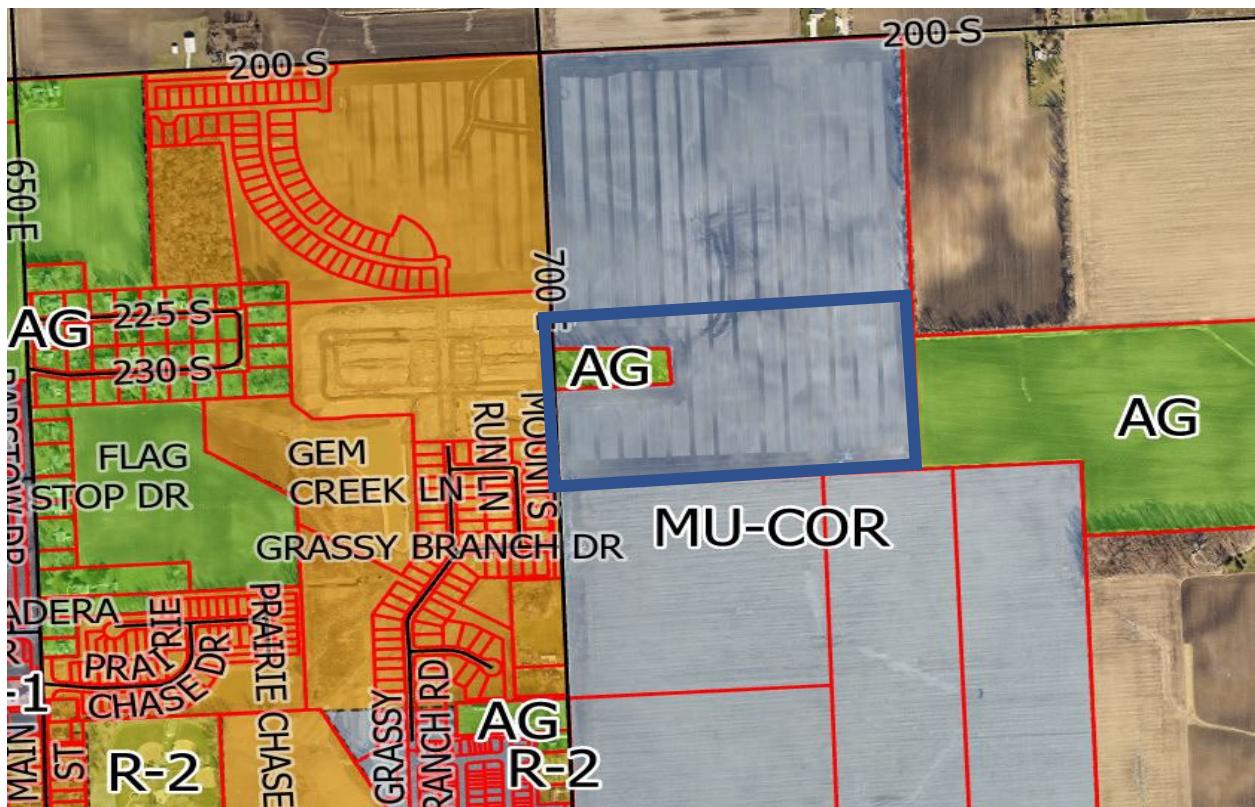
The applicant is proposing 113 single-family residential units on approximately 31.6 acres. The submitted plans and materials indicate the following:

- 113 single-family lots;
  - Proposed density of 3.57 du/na where the maximum is 15 du/na.
- One proposed entrance to the subdivision from CR 700 E;
  - Two connecting streets are located to the north of the site into the Jackson Run East subdivision
  - One stub street going south.
- Internal sidewalks (5 ft wide) on both sides of the street
- 10-foot multi-use path going south between lots 48 and 49
- 10-foot multi-use path CR 700 E;
- Multiple Common Areas (approximately 8.18 acres) to be used for open space and water retention;

## Zoning

The site in question is zoned Mixed-Use- Commercial, Office, Residential (MU-COR). “This district is established to accommodate developments containing a variety of commercial, office, and residential uses. Development in this district requires connection to public water and public sewers and development plan approval.”

Permitted uses in the MU-COR Zone include single-family, two-family, and multi-family residential, group living, municipal buildings, hospitals, libraries, museums, education, offices, eating and drinking establishments, and lodging accommodations.



## Staff Recommendation

Staff is providing a favorable recommendation for the proposed primary plat located near the southeast corner of CR 200 S and CR 700 E in Whitestown for the Jackson Run Southeast development.





JACKSON RUN SOUTHEAST  
NARRATIVE STATEMENT

Jackson Run Southeast will be an extension of the Jackson Run single-family residential subdivision which is zoned MU-COR. Jackson Run Southeast will consist of 31.6 acres and will have 113 single-family homes. This site will be serviced by the Town of Whitestown for Water and Sanitary service. Storm sewers will be regulated by Boone County Surveyor's Office. This site is owned and being developed by Braun Property Development, LLC.

Contacts:

Braun Property Development, LLC

Adam Braun

Phone: 317-658-4788

Email: [abraun@braunpd.com](mailto:abraun@braunpd.com)