



Staff Report PC23-012-PP

Prairie Chase Section 2 Primary Plat

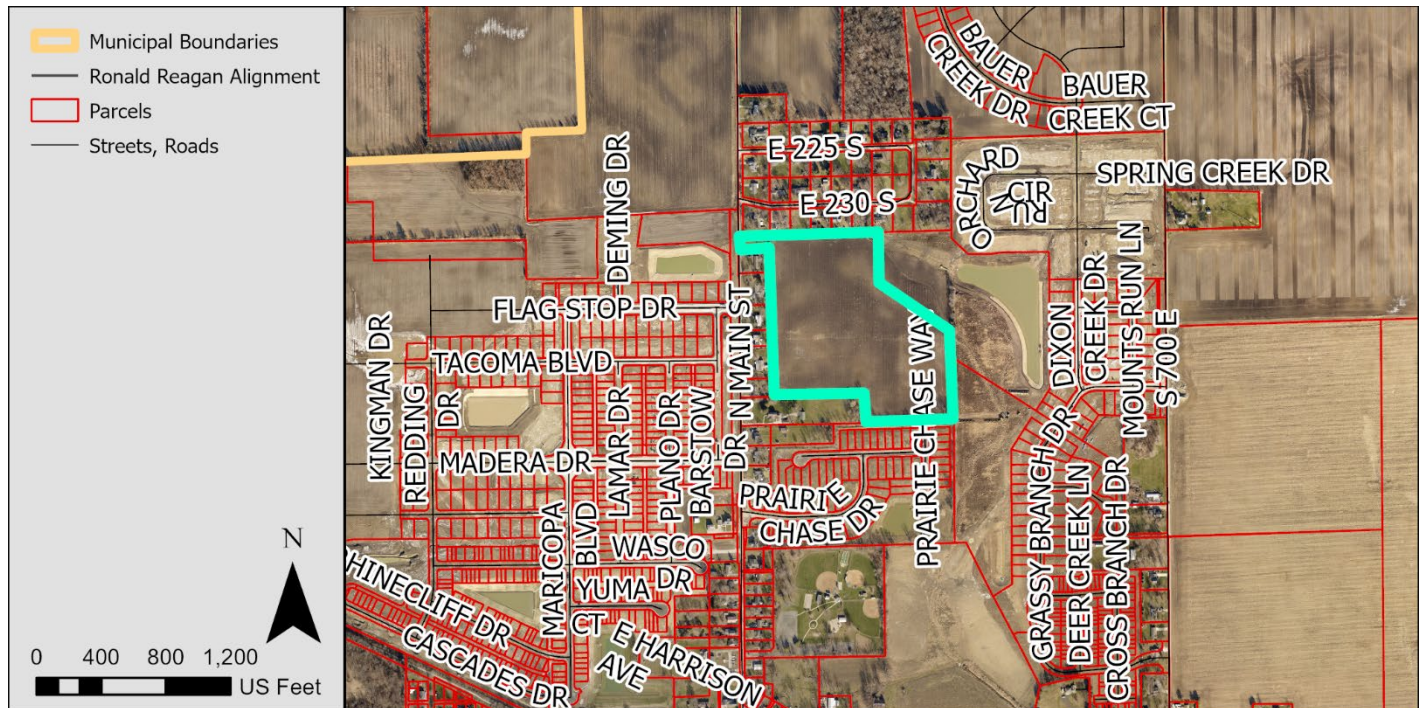
Meeting Date: April 10, 2023

Docket PC23-012-PP – Primary Plat – Prairie Chase Section 2

The petitioner is requesting a review of a Primary Plat known as the Prairie Chase Section 2. The site in question is located on the east side of Main St in Whitestown. The applicant is proposing to construct 96 townhome units on approximately 23.75 acres. The site is zoned High-density Mixed Residential (R4). The owner and applicant is Braun Property Development, LLC.

Location

The site in question is located east of County Road 650 E. The site is located south of Allen's Acres, west of Trailside, north of Prairie Chase, and east of Jackson Run residential developments. The surrounding area is characterized by residential uses of varying densities.



History

1. In 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from General Agriculture (AG) Zoning District to the High Density Mixed Residential (R4) (PC22-070-ZA). The Town Council subsequently adopted the rezone (ORD 2023-01).

Proposed Development

The proposed plat is located on approximately 23.75 acres. The site is currently surrounded by residential uses of varying densities and contains floodplains/floodways on the southeastern side.

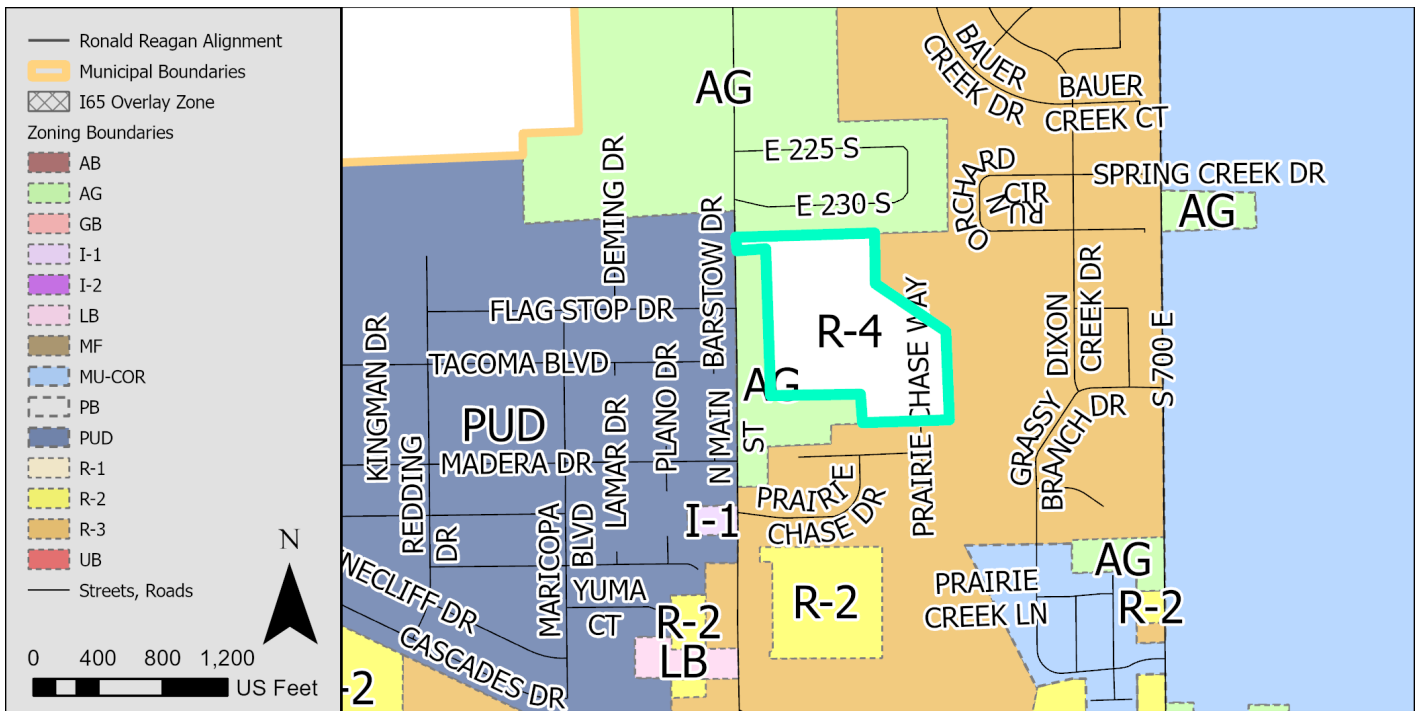
The submitted plans and materials indicate the following:

- 96 total residential parcels:
 - The townhomes are on approximately 24' wide lots
- Approximately 54.8% open space;

- Proposed pedestrian network:
 - On both sides of internal street network;
 - Along Main Street; and,
 - Path connecting from Main Street to southeastern part of property per rezone commitments.
- Proposed landscaping plan;
- Stormwater detention/retention ponds;
- Provisions for easements.

Zoning

The site in question is zoned High-Density Mixed Residential (R4). The R4 “- This is a high-density mixed district, which may include narrow-lot single-family homes, two-family dwellings, and small-scale multi-family dwellings with development plan approval. Development in this district typically ranges from 3.00 to 7.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.” Townhomes are a permitted use in the R4 zoning district.



Staff Recommendation

Staff is providing a favorable recommendation for the Prairie Chase Section 2 Primary Plat Docket PC23-012-PP. The applicant is proposing to subdivide approximately 23.57 acres into 18 townhome buildings with 96 units, trails, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance.

Landscaping will need to meet requirements of the UDO in conjunction with Secondary Plat approval.

Materials Submitted by the Applicant





Prairie Chase – Section 2 Project Narrative

Prairie Chase – Section 2 is a townhome residential subdivision project to be developed by Braun Property Development, LLC. The total site is comprised of 23.84 acres of land which lies on the east side of Main Street (C.R. 650 East) and north of the existing Prairie Chase – Section 1 duplex development. The land has been rezoned to R-4 residential.

The total project will consist of 18 townhome buildings containing 96 units with 13.07 acres, or 54.8%, of open space common area. The property will be surrounded by 30' landscape buffers that will meet or exceed the requirements of the Town of Whitestown Zoning and Subdivision Control Ordinances. The Whitestown Thoroughfare Plan calls for the eventual widening of Main Street, so a strip of land 50 ft. wide will be dedicated along the east side of CR 650 E.

Water and sanitary sewer services will be provided by the Town of Whitestown Utilities. Power will be provided by Boone REMC and Duke Energy.