



# Staff Report PC23-012-PP

## Prairie Chase Section 2 Primary Plat

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Meeting Date: May 8, 2023

### Waiver Request

The Plan Commission, in its discretion, may grant a waiver from standards required by Article 9.5-9.18 of this Ordinance.

**Ordinance Section:** Petitioner requests a waiver of Section 9.12.C

**Ordinance Language to be waived:** Section 9.12. Pedestrian Network Standards C. Internal Pedestrian Network Standards 2. "Sidewalks are required on both sides of internal streets in all developments." The petitioner requests a waiver to only have a sidewalk on one side of Good Drive.

1. *The proposed development will enhance the use or value of area properties.*

The removal of the sidewalk on the west end of Good Drive would discourage trespassing to neighboring homes, resulting in an increase in the value of the properties in the area. The waiver of the sidewalk requirement would make the development more desirable and enhance the use and value of the surrounding properties.

2. *The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.*

The proposed development would not be injurious to the public health, safety, morals, or general welfare of the community, as there are no homes on the western side of Good Drive, the removal of the sidewalk would not negatively impact the community's safety or welfare. The waiver of the sidewalk would benefit the area by discouraging trespassing and increase in property values.

3. *The strict application of the Ordinance standard will result in a development that is undesirable when compared with the proposed development.*

The strict application of the ordinance standard would lead to an undesirable development as compared to the proposed development, as it would encourage trespass and negatively impact the site layout.

4. *The proposed development is consistent and compatible with other developments located in the area.*

The proposed development is consistent and compatible with other developments in the area. The Habitat for Humanity residential neighborhood located east of the development was recently approved for a similar waiver. The proposed sidewalk is still connecting to the initial Prairie Chase development to the south.

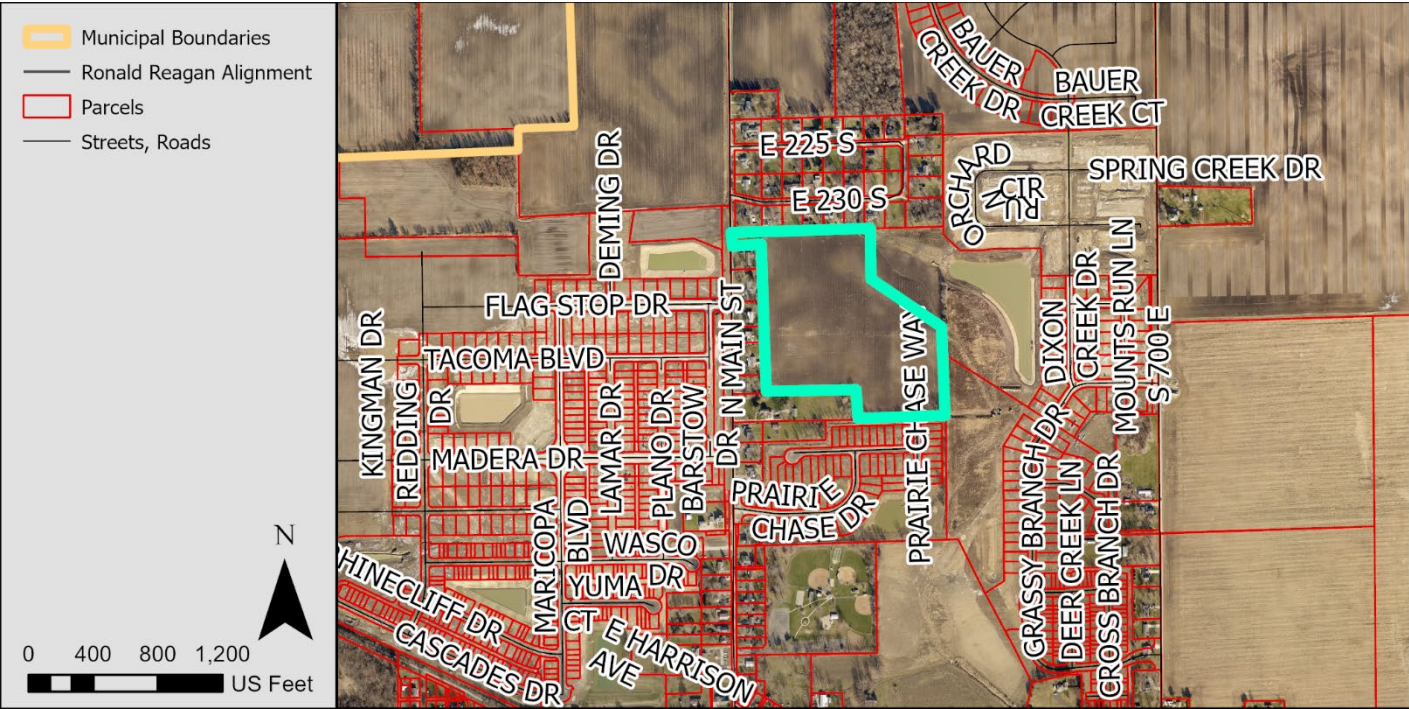
5. *The proposed development is consistent with the intent and purpose of the Comprehensive Plan.*

The proposed development is consistent with the intent and purpose of the Comprehensive Plan because the area is zoned for residential development, and the proposed development meets the zoning standards. The proposed development does not negatively impact site circulation or pedestrian connectivity. As a result, the proposed development aligns with the goals and objectives of the Comprehensive Plan.

### 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.



**Staff Recommendation**

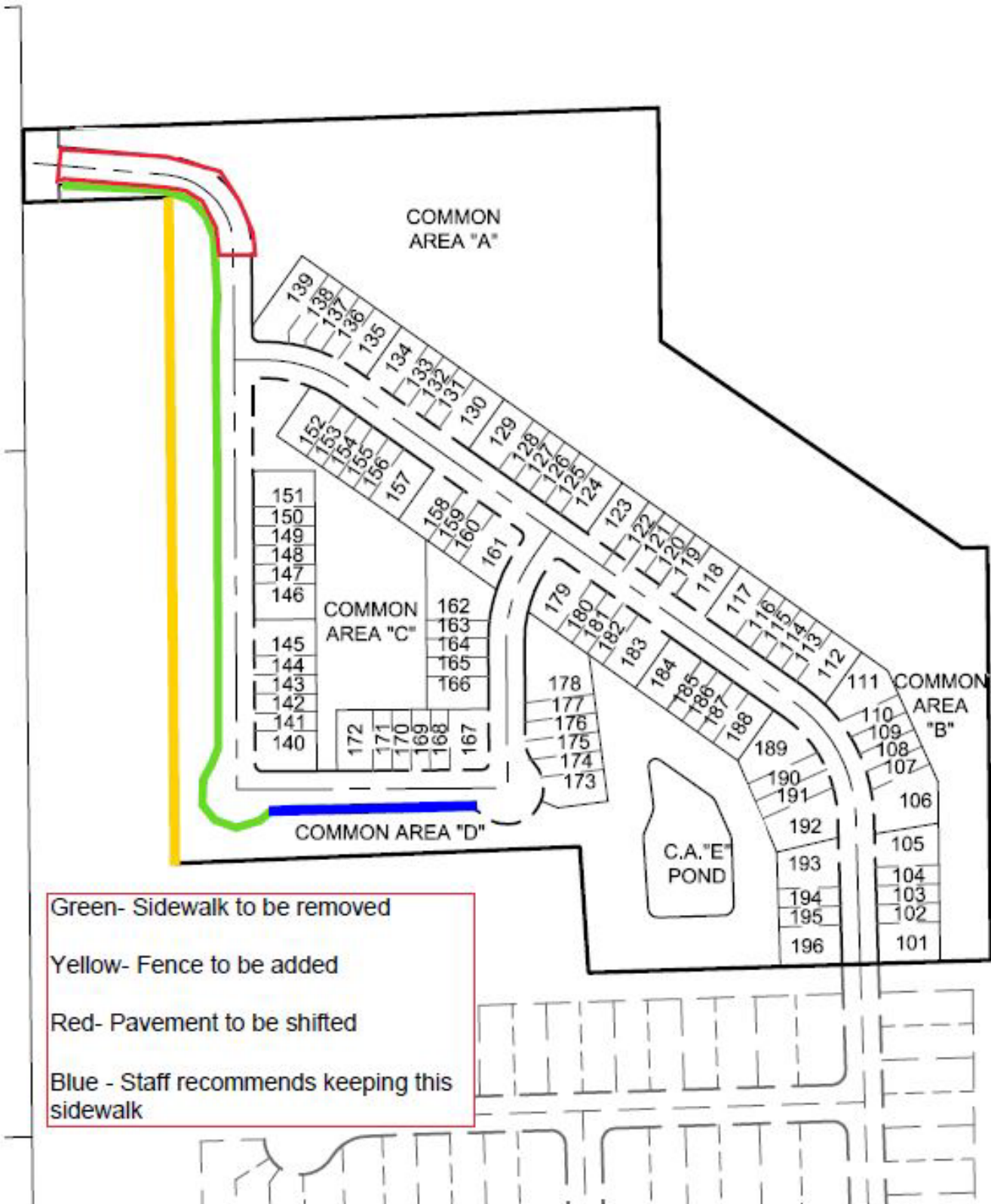
Staff is providing a favorable recommendation for the Prairie Chase Section 2 Primary Plat Docket PC23-012-PP Sidewalk Waiver. The applicant is requesting the removal of the sidewalk on the west side of Good Drive. If Plan Commission approves the Waiver request, staff recommends the following conditions:

- 1. The gang box be moved to the corner of Alder Lane and Good Drive
- 2. Sidewalks still be provided on the southern end of Good Drive to include the on-street parking spaces.

## Materials Submitted by the Applicant

<b>Ordinance Section:</b> Local Street Standard Detail - Town of Whitestown Standard Details Sheet No. 56
<b>Ordinance Language to be waived:</b> The local street standard detail requires two 13'-8" travel lanes with 5' concrete sidewalks on both sides of centerline and a 50' right-of-way.
<b>Alternative/Substitute to be offered:</b> 1) Two 11'-0" travel lanes with a 10' path along one side of the road and a 42.5' right-of-way. 2) Two 11'-0" travel lanes with a 5' concrete sidewalk along one side of the road and a 37.5' right-of-way.
<b>1. The proposed development will enhance the use or value of the area properties because...</b> The current use of the property is agricultural row crops, and the existing floodplain encompasses much of the property. The proposed development will add 96 townhomes to the property and reduce the floodplain to be contained within the proposed two-stage channel, increasing the value of the property. The development also adds an entrance/exit to the existing Prairie Chase subdivision to the south of the property.
<b>2. The proposed development will not be injurious to the public health, safety, morals, or general welfare because...</b> Adequate vehicular and pedestrian access will still be provided to the development and the surrounding properties with the proposed street cross-section changes.
<b>3. The strict application of the Ordinance standard will result in a development that is undesirable when compared with the proposed development because...</b> If the full local street cross-section were to be provided for the northern entrance, there will be limited room between the proposed right-of-way and the neighboring property lines. By reducing the right-of-way width, room for a privacy fence and a landscape buffer is provided.
<b>4. The proposed development is consistent and compatible with other development located in the area because...</b> The properties to the west, south, north, and east are all residential developments.
<b>5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan because...</b> The zoning for this development has been changed to R4 to permit the use of townhomes.





PRAIRIE CHASE - SECTION 2

2350 S MAIN STREET (CR 650 E)

SITE PLAN

WHITESTOWN, IN 46075

