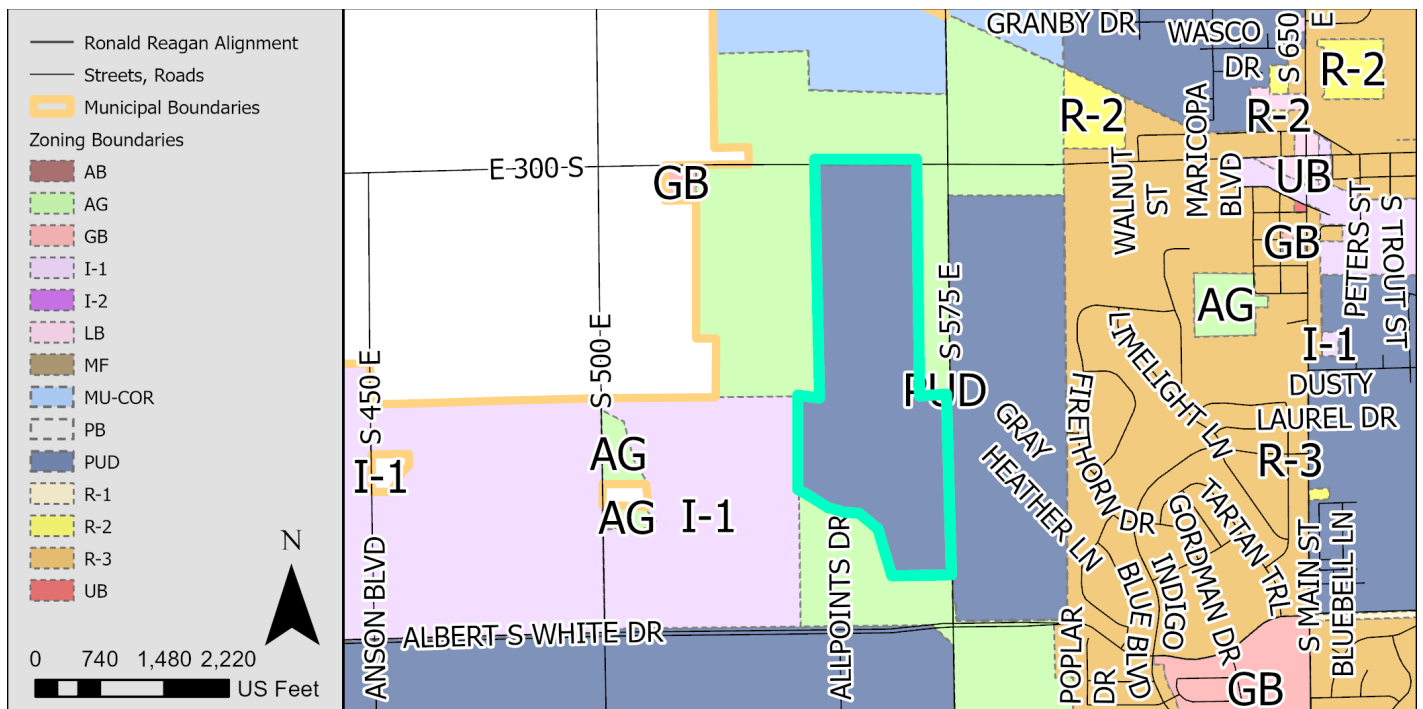


The submitted plans and materials indicate the following:

- 312 total lots with the homes are on 40', 52', and 70' wide lots.
- Approximately 58.58 % open space.
- Proposed pedestrian network along all internal public right-of-way, 10' asphalt path along CR 300 S; and 10' asphalt path with the open space area of the development.
- Proposed right of way for CR 575 E improvements.
- Proposed internal street network with access points on CR 575 E and CR 300 S.
- Proposed stub street to the western undeveloped lot.
- Proposed landscaping plan.
- Stormwater detention/retention ponds.
- Amenity area and open space; and Internal Trails.
- Two Linear Parks, Pool, and Pickleball Court.
- Provisions for easements.

Zoning

The site in question is zoned Peabody PUD. The Peabody PUD “envisions a combination of single-family homes, 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, and commercial uses.



Staff Recommendation

Staff is providing a favorable recommendation for the Peabody Primary Plat Docket PC23-001-PP. The applicant is proposing to subdivide approximately 137.57 acres into 312 single-family attached, trails, 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.

If Plan Commission approves the Primary Plat, staff recommends adding the following conditions to be completed prior to the Secondary Platting phase:

1. Any sanitary sewer that is 20' to 30' in depth will need a 30' wide easement.
2. ROW corner cut at the 575 entrance for future improvements by Whitestown. I've attached the concept (Figure R).
3. ½ ROW (60') dedication of 575 for length of Peabody West.
4. Overall exhibit showing how the future 575 road improvements detention will be handled with in the Peabody PUD.
5. Stubbing the sanitary sewer north of the entrance for Whitestown to extend in the future for service to the existing houses on CR 575.
6. Dedicating sidewalk area west of CR 575 as ROW.
7. Adding a utility easement within CA B for sanitary sewer/water for future project by Whitestown

FIGURE R - DRIVEWAY ACCESS PREFERRED CONDITIONS

