



Staff Report PC23-027-PP

Ellis Acres Primary Plat

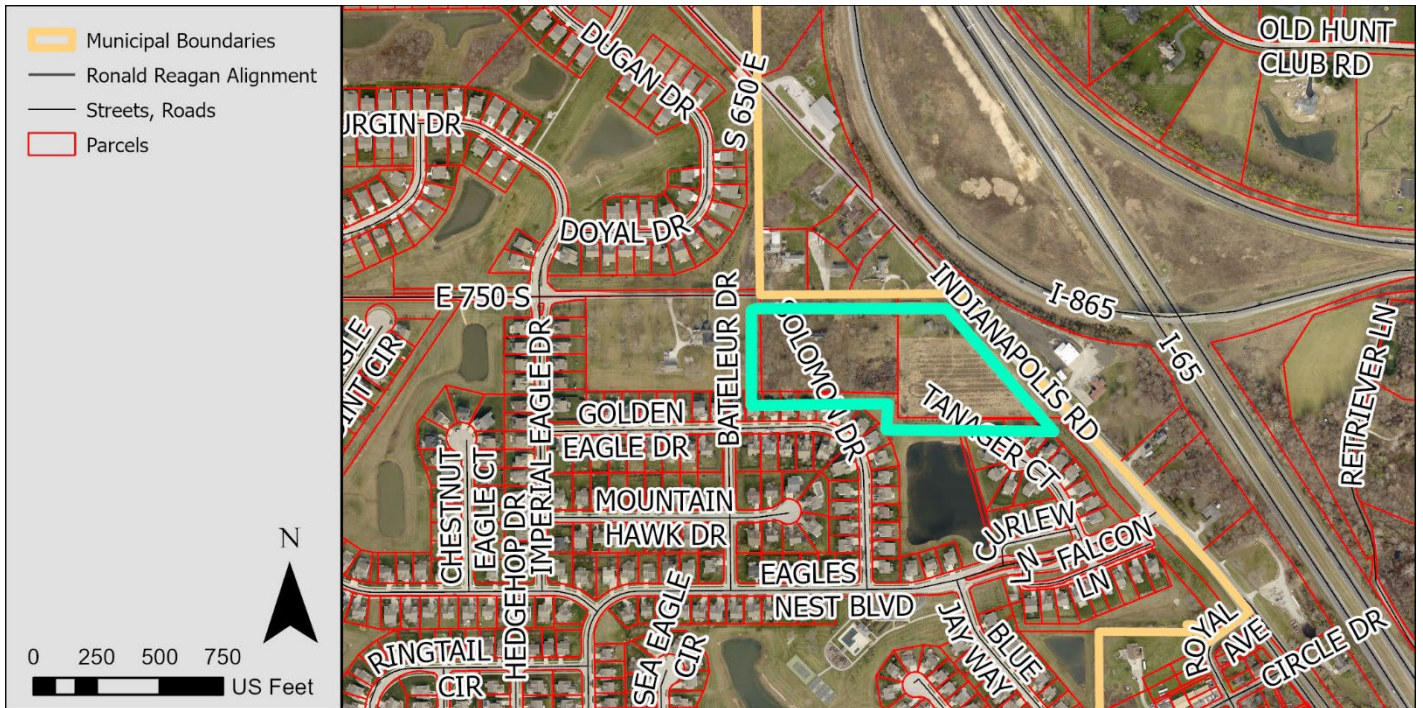
Meeting Date: July 10, 2023

Docket PC23-027-PP – Primary Plat – Ellis Acres

The petitioner is requesting a review of a Primary Plat known as the Ellis Acres. The applicant is proposing to construct 65 townhomes. The site in question is approximately 9.97 acres, composed of two parcels, and zoned with the I-65 Overlay Zoning district. The site in question is located on the southwest corner of the intersection of Indianapolis Road and CR 750 S in Whitestown. The applicant is Lennar Homes of Indiana, and the owner is Ellis Acres, LLC.

Location

The site in question is located on the west side of Indianapolis Road and Zionsville Rural jurisdiction is located north and east of the site. The Eagles Nest subdivision is located south of the site and Westwood Landing subdivision is located northwest of the site. The surrounding area is characterized by low-density and medium-density residential uses. There are existing structures on site that will be removed, and the western portion of the site is wooded.



History

1. In 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from General Agriculture (AG) and General Business (GB) zones to the Planned Unit Development Zone (Ellis Acres PUD) (PC22-031-ZA). The Town Council subsequently adopted the rezone (Ord 2022-28).

Proposed Development

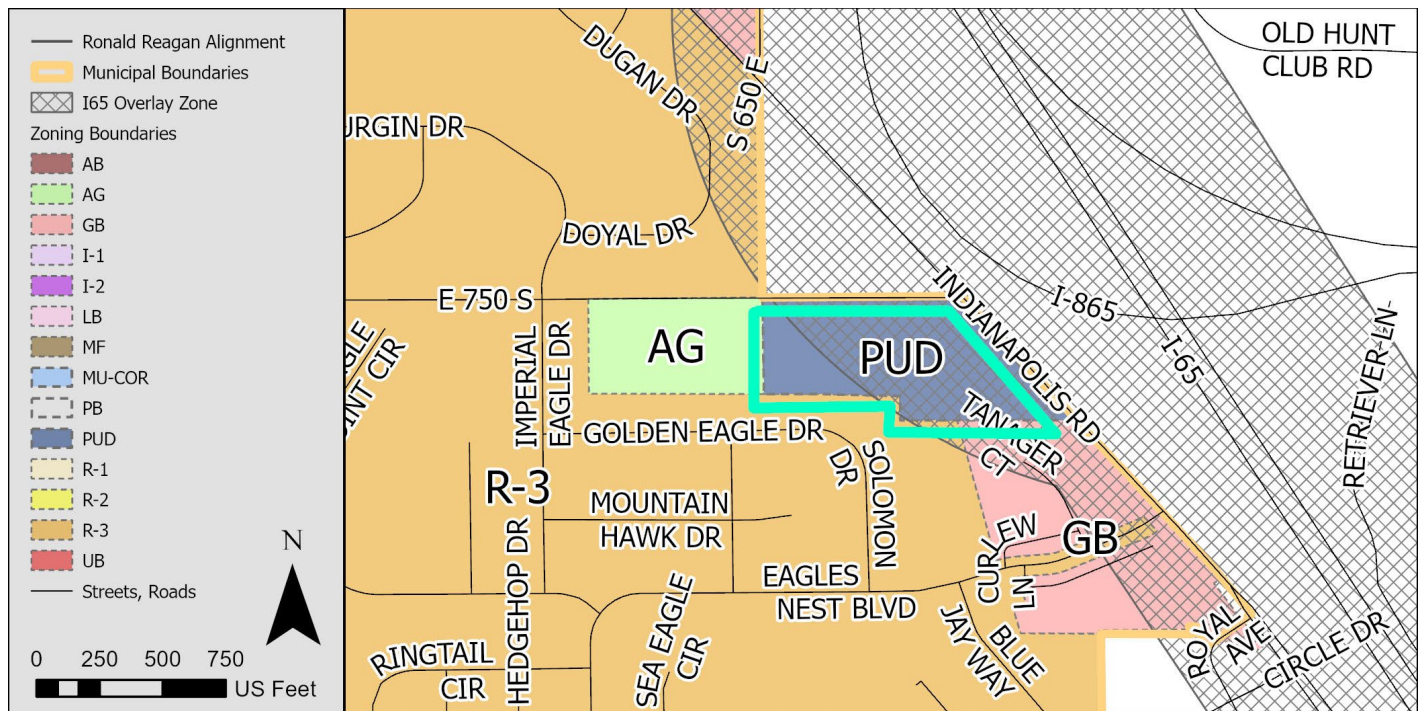
The proposed plat is located on approximately 9.97 acres. The site is currently surrounded by residential uses under R3 Zoning.

The submitted plans and materials indicate the following:

- 65 total residential parcels:
 - 14 townhome building structures
 - The townhomes are on approximately 20' wide lots.
- Proposed pedestrian network:
 - On both sides of the internal street network.
 - 10' Asphalt Path on CR E 750
 - Connection with an existing path along Indianapolis Road
- The proposed landscaping plan meets the UDO requirements.
- Stormwater detention/retention ponds.
- Provisions for easements.

Zoning

The site in question is zoned Ellis Acres PUD (PUD). The PUD “- The Project proposes to build 65 townhomes on approximately 10 acres of land located at the southwest quadrant of the intersection of East 750 South and Indianapolis Road.” Townhomes are a permitted use in the PUD zoning district.



Staff Recommendation

Staff is providing a favorable recommendation for the Ellis Acres Primary Plat Docket PC23-027-PP. The applicant is proposing to subdivide approximately 9.97 acres into 14 townhome buildings with 65 units, sidewalks, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance.

If the Plan Commission approves the proposed Primary Plat, staff recommends adding the following conditions:

1. Architectural elevations will need to meet the requirements of the Ellis Acres PUD prior to the issuance of a building permit.

Materials Submitted by the Applicant



ELLIS ACRES
NARRATIVE STATEMENT

Ellis Acres will be single-family attached residential (townhomes) subdivision which is zoned PUD. Ellis Acres will consist of 10.15 acres and will have 64 single-family townhomes. 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 Lennar Homes of Indiana, LLC.

Contacts:

Lennar Homes of Indiana, LLC

Tony Bagato

Phone: 317-527-0589

Email: tony.bagato@lennar.com

Engineering Firm

Kimley-Horn and Associates, Inc.

Brett Huff

Phone: 317-903-7787

Email: brett.huff@kimley-horn.com

Drawing name: K:\IND_DEV\170134043_Ellis_Acres_PP_Whitestown_INV\Design\GD\ParSheets\COVER SHEET.dwg C100 Jun 22, 2023 11:00am by: Grant.Shortridge
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEVELOPMENT STANDARDS

ELLIS ACRES	
ZONING: ELLIS ACRES PLANNED UNIT DEVELOPMENT (PUD)	
LOTS:	64
MIN. SQUARE FEET	1,000 SF
BUILDING SETBACK	
FRONT YARD SETBACK	5 FEET
GARAGE ALONG STREET	20 FEET
REAR YARD SETBACK	5 FEET
SIDE YARD SETBACK	
SHARING A COMMON WALL WITH ANOTHER BUILDING	0 FEET
THE END OF A UNIT	5 FEET
MIN. DISTANCE BETWEEN BUILDINGS	10 FEET
MAX. LOT COVERAGE	90%
MIN. LOT WIDTH	20 FEET
MAX. ATTACHED DWELLING UNITS PER BUILDING	6
MAX. BUILDING HEIGHT	3 STORIES
LANDSCAPE STANDARDS:	

1. A TREE PRESERVATION EASEMENT SHALL BE ESTABLISHED BETWEEN THE PROPOSED TOWNHOMES AND THE COMMON BOUNDARY WITH EAGLES NEST SUBDIVISION AS GENERALLY DEPICTED IN EXHIBIT 5A. THE LENGTH OF THE EASEMENT RUNNING WEST TO EAST MAY VARY TO ACCOMMODATE STORMWATER, SANITARY, AND/OR OTHER UTILITIES THAT MAY BE REQUIRED TO MEET DESIGN STANDARDS.

2. MOUNDING HAVING A MINIMUM HEIGHT OF FOUR FEET (4') AND ACCOMPANYING EVERGREEN TREES HAVING A MINIMUM INSTALLATION HEIGHT OF SIX FEET (6') SHALL BE ESTABLISHED IN THE COMMON AREA SOUTH OF THE INDIANAPOLIS ROAD ENTRANCE AS GENERALLY DEPICTED IN EXHIBIT 5B. THE MINIMUM TOTAL OF PLANTED EVERGREEN TREES SHALL BE THIRTY-FIVE (35). THE CONFIGURATION OF MOUNDINGS AND TREES MAY VARY TO ACCOMMODATE STORMWATER, SANITARY, AND/OR OTHER UTILITIES THAT MAY BE REQUIRED TO MEET DESIGN STANDARDS.

3. MOUNDING HAVING A MINIMUM HEIGHT OF FOUR FEET (4') AND ACCOMPANYING EVERGREEN TREES HAVING A MINIMUM HEIGHT OF SIX FEET (6') SHALL BE ESTABLISHED IN THE COMMON AREA NORTH OF THE INDIANAPOLIS ROAD ENTRANCE AS GENERALLY DEPICTED IN EXHIBIT 5B. THE MINIMUM TOTAL OF PLANTED EVERGREEN TREES SHALL BE THIRTY-FIVE (35). THE CONFIGURATION OF MOUNDINGS AND TREES MAY VARY TO ACCOMMODATE STORMWATER, SANITARY, AND/OR OTHER UTILITIES THAT MAY BE REQUIRED TO MEET DESIGN STANDARDS.

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

ANTICIPATED START OF CONSTRUCTION DATE: OCTOBER 2023
 ANTICIPATED COMPLETION OF CONSTRUCTION DATE: OCTOBER 2024

UTILITY AND GOVERNING AGENCY CONTACTS

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	TOWN OF WHITESTOWN	MUNICIPAL COMPLEX, ROOM 600 6210 VETERANS DR. WHITESTOWN, IN 46075	317-733-8584	DANNY POWERS
WATER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202	317-927-4351	BRAD HOSTETLER
STREETS	TOWN OF WHITESTOWN	MUNICIPAL COMPLEX, ROOM 600 6210 VETERANS DR. WHITESTOWN, IN 46075	317-733-8584	DANNY POWERS
DRAINAGE	BOONE COUNTY SURVEYOR'S OFFICE	116 W. WASHINGTON ST. LEBANON, IN 46052	765-483-4444	KENNETH HEDGE
ELECTRICITY	AES INDIANA	1 MONUMENT CIRCLE INDIANAPOLIS, IN 46206	317-696-0226	DAN FLECK
NATURAL GAS	VECTREN GAS	1800 W. 26TH ST. MUNCIE, IN 47305	317-718-3604	GERRY JONES
TELEPHONE / COMMUNICATIONS	TDS TELECOM	1 N. MAIN ST. WHITESTOWN, IN 46075	765-222-0113	JEFF STANLEY
PLANNING & ZONING	WHITESTOWN PLANNING DEPARTMENT	MUNICIPAL COMPLEX, ROOM 600 6210 VETERANS DR. WHITESTOWN, IN 46075	317-732-4535	TODD BARKER

SHEET LIST INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	PRIMARY PLAT
C102	PRIMARY PLAT
C200	DEVELOPMENT PLAN
C201	DEVELOPMENT PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L104	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 537.25 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 224.20 FEET TO THE CENTER OF U.S. HIGHWAY #52 AS EXISTING IN 1943; THENCE SOUTH 41 DEGREES 42 MINUTES EAST 657.75 FEET TO A POINT IN THE CENTER OF U.S. HIGHWAY #52 AS EXISTING IN 1943; THENCE WEST 670 FEET TO AN EXISTING FENCE; THENCE NORTH 490 FEET FOLLOWING SAID FENCE TO THE PLACE OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, AND RUN THENCE EAST 537.05 FEET; THENCE SOUTH 1306.5 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST 538 FEET; THENCE NORTH 1304 FEET TO THE PLACE OF BEGINNING CONTAINING 16.12 ACRES MORE OR LESS.

EXCEPT FOR THE FOLLOWING DESCRIBED TRACT:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 385 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 2 EAST AND RUN THENCE SOUTH 919 FEET; THENCE EAST 538 FEET; THENCE NORTH 921.50 FEET; THENCE WEST 538.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.36 ACRES, MORE OR LESS.

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
 250 EAST 96TH STREET, SUITE 580
 INDIANAPOLIS, IN 46240
 CONTACT: BRETT HUFF
 PHONE: (317) 912-4129
 EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:

LENNAR HOMES OF INDIANA, LLC
 11555 N MERIDIAN STREET, SUITE 400
 CARMEL, IN 46032
 CONTACT: TONY BAGATO
 PHONE: (317) 523-0589
 EMAIL: TONY.BAGATO@LENNAR.COM

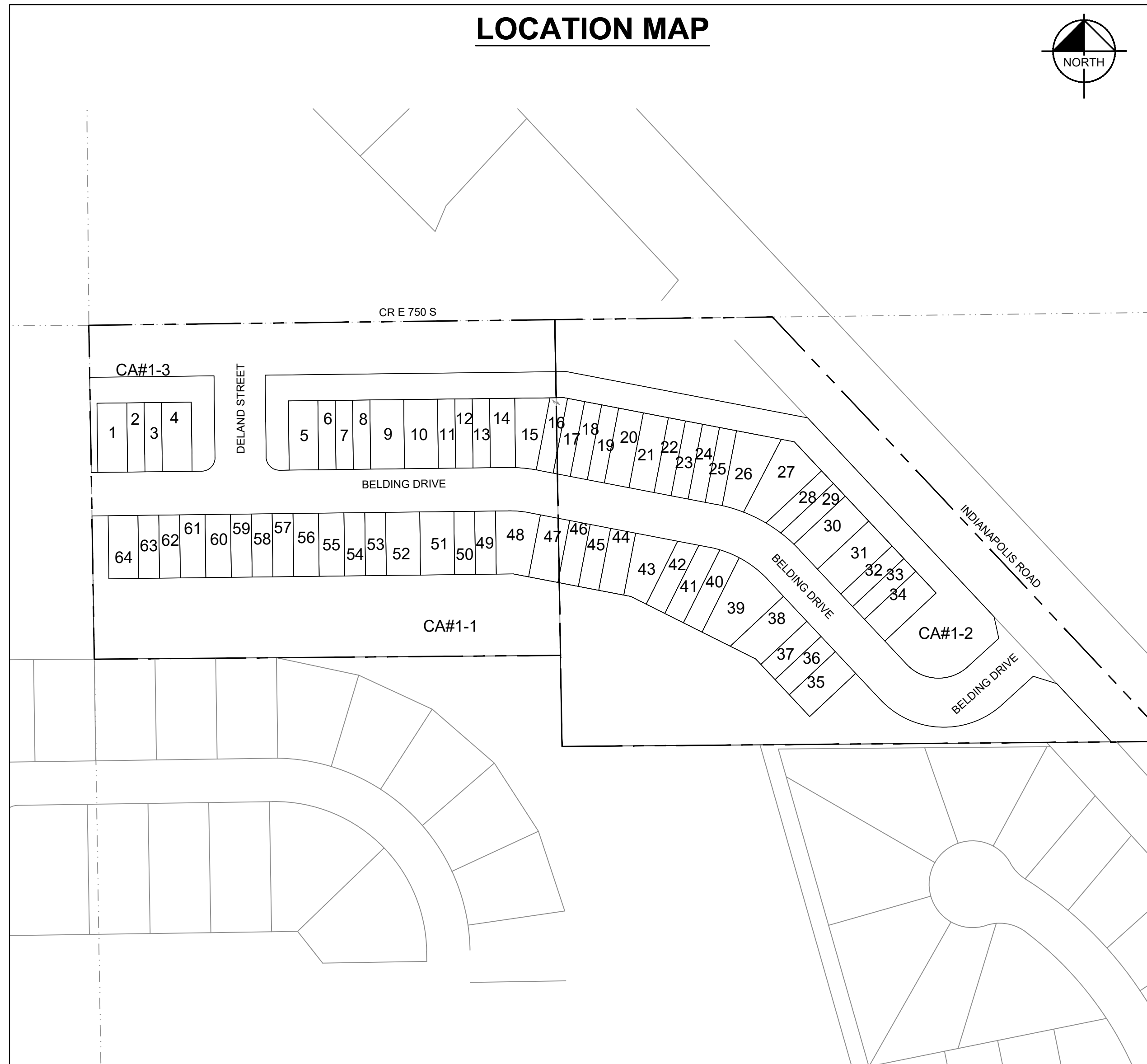
ELLIS ACRES

PRIMARY PLAT/DEVELOPMENT PLAN LENNAR HOMES OF INDIANA, LLC

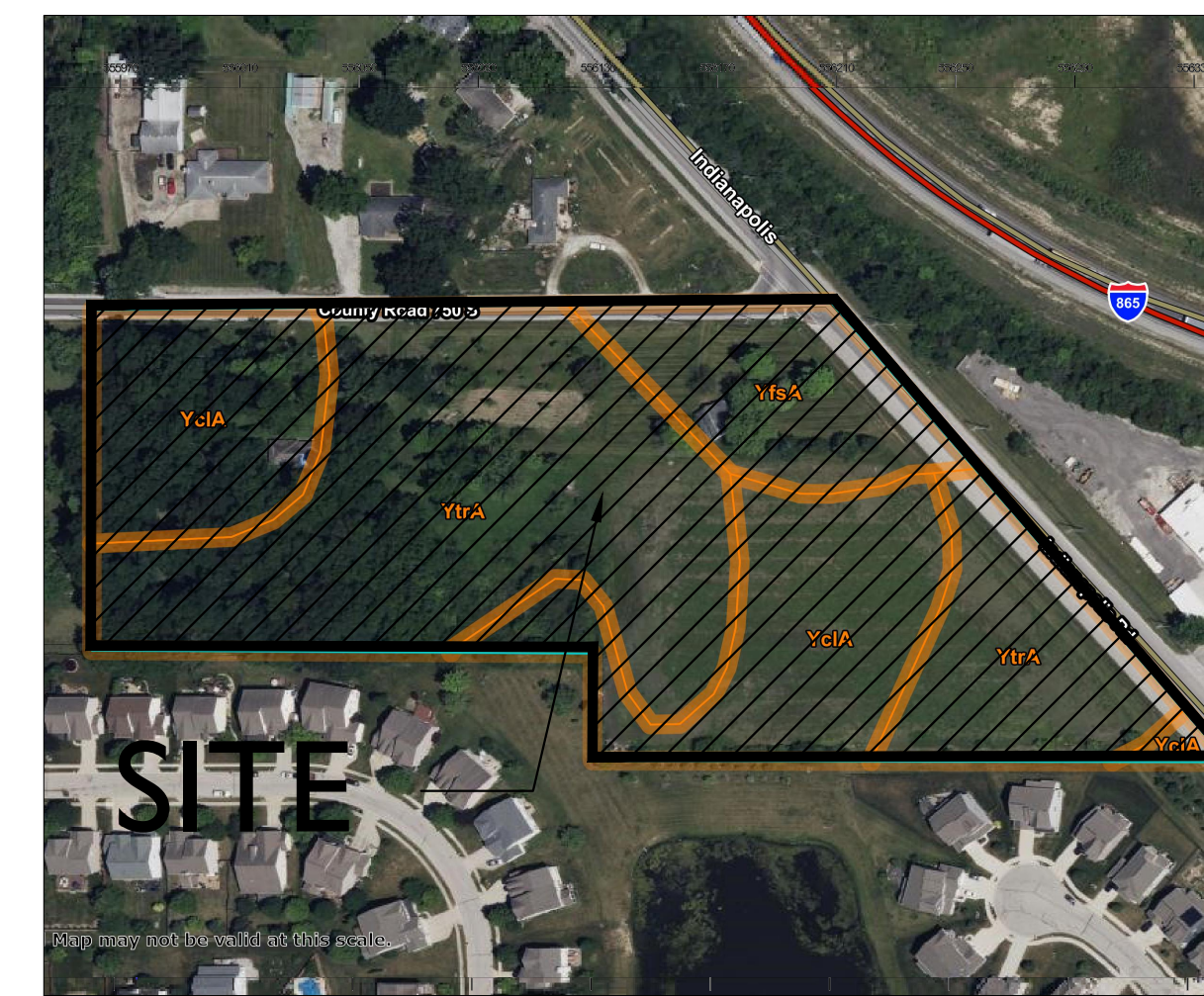
7502 S INDIANAPOLIS ROAD, WHITESTOWN, INDIANA 46075

DOCKET #PC23-027-PP

LOCATION MAP



VICINITY MAP
(N.T.S.)



SOILS MAP
N.T.S.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Yc1A	Crospy silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	3.4	32.9%
YbA	Fine sandy silt loam-Urban land complex, 0 to 2 percent slopes	1.3	12.4%
YsA	Treaty silty clay loam-Urban land complex, 0 to 1 percent slopes	5.7	54.7%
Totals for Area of Interest		10.4	100.0%

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	30.24'	S84°54'49"E	30.19'	11°33'05"	15.17'
C2	150.00'	94.18'	S61°09'00"E	92.64'	35°58'32"	48.70'
C3	75.00'	116.77'	S87°45'55"E	105.33'	89°12'22"	73.97'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	15.50'	24.35'	S44°18'38"W	21.92'	90°00'00"	15.50'
C5	15.50'	23.60'	S45°07'08"E	21.39'	87°13'59"	14.77'
C6	50.00'	77.85'	S87°45'58"E	70.22'	89°12'16"	49.31'
C7	99.97'	155.64'	N87°44'53"W	140.39'	89°12'22"	98.59'

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	LENNAR HOMES OF INDIANA, LLC	11555 N MERIDIAN ST., STE 400 CARMEL, IN 46032	317-523-0589	Tony.Bagato@Lennar.com	TONY BAGATO
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	317-912-4129	Brett.Huff@kimley-horn.com	BRETT HUFF
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	463-235-7416	Matt.Luce@kimley-horn.com	MATT LUCE, PLA

STREETS

NAME	LENGTH (LF)
DELAND STREET	195
BELDIGN DRIVE	1,217

ALL CONTRACTORS SHALL REVIEW THE BOONE COUNTY SURVEYOR'S OFFICE, THE TOWN OF WHITESTOWN STANDARDS AND THE TOWN OF WHITESTOWN ZONING ORDINANCE PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED. <https://whitestown.in.gov/government>

THE PRESENCE OF A TOWN OF WHITESTOWN REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "TOWN OF WHITESTOWN, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED TOWN OF WHITESTOWN SPECIFICATIONS.

Kimley-Horn

DESIGNED BY: GMS
 DRAWN BY: GMS
 CHECKED BY: BAH

AS NOTED
 APPROVAL PENDING
 NOT FOR CONSTRUCTION

LENNAR

COVER SHEET

ELLIS ACRES WHITESTOWN, IN

ORIGINAL ISSUE:
06/21/2023

KHA PROJECT NO.
170134043

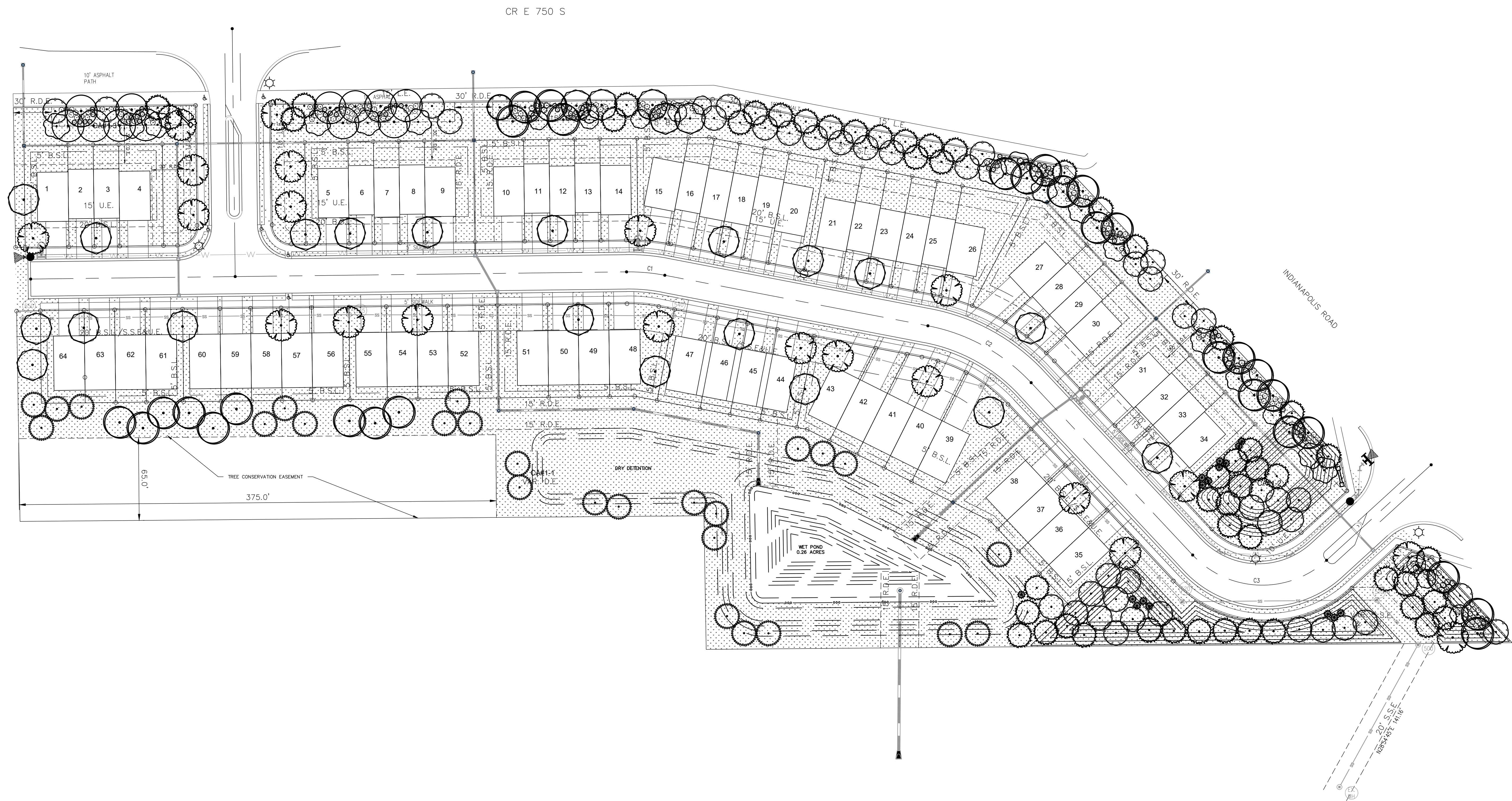
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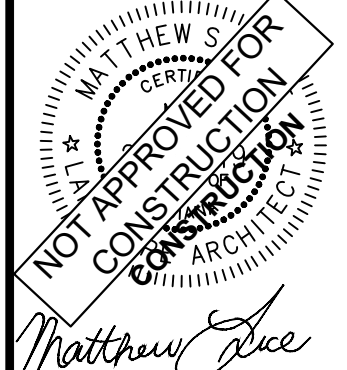
C100



before you dig

Drawing name: K:\IND\170134043_Ellis_Acres_PP_Whitestown_IN\Design\CADD\PlanSheets\LANDSCAPE - 60ft ROW.dwg L100 Jul 05, 2023 8:32am by Grant.Shortridge
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 GRAPHIC SCALE IN FEET 0 20 40 80	
SCALE: AS NOTED DESIGNED BY: GMS DRAWN BY: GMS CHECKED BY: BAH	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 550, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Hurd@kimley-horn.com WWW.KIMLEY-HORN.COM
 NOT APPROVED FOR CONSTRUCTION MATTHEW LEE ARCHITECT	LENNAR
ELLIS ACRES WHITESTOWN, IN	LANDSCAPE SITE PLAN
ORIGINAL ISSUE: 07/05/2023 KHA PROJECT NO. 170134043 SHEET NUMBER L100	REVISIONS No. DATE BY