



Staff Report PC23-029-ZA

Windswept Farms Rezone

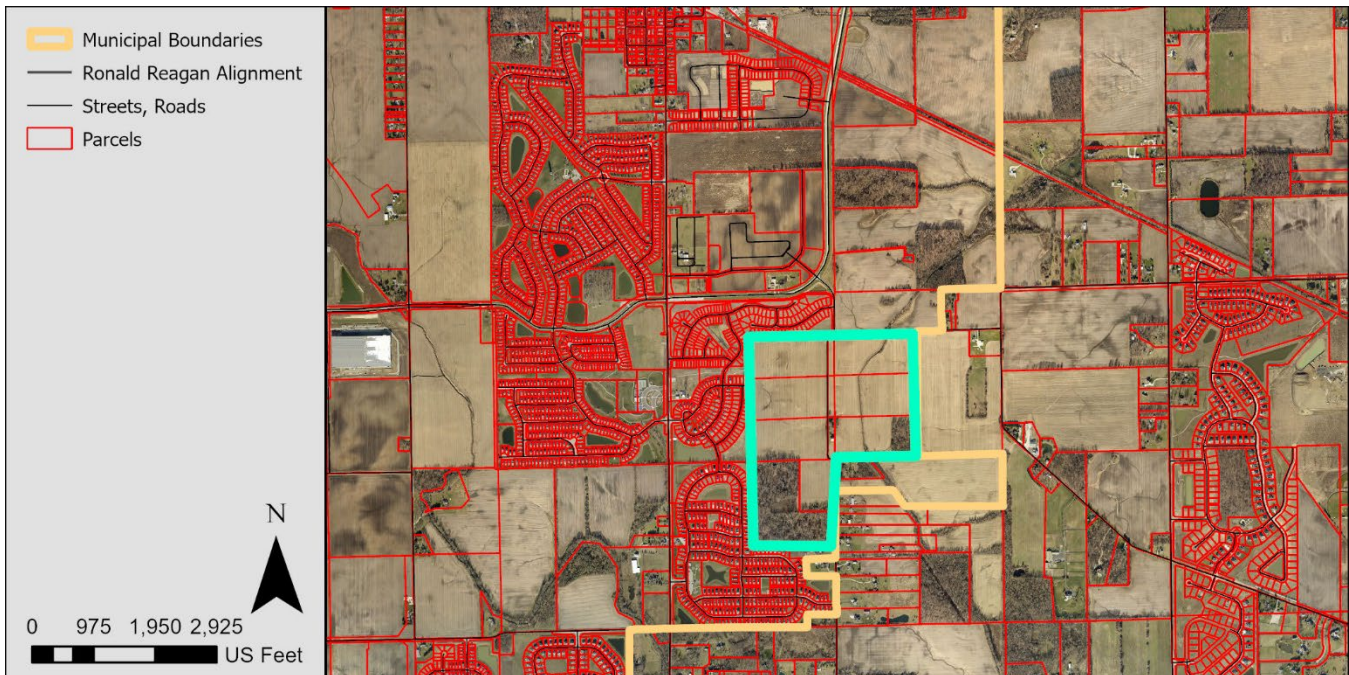
Meeting Date: August 14, 2023

Docket PC23-029-ZA – Zone Amendment – Windswept Farms Rezone

The petitioner is requesting a review of a Zoning Map Amendment to rezone the described area from the Low-Density Single-Family Residential (R1) Zone and Low-Density Single-Family and Two-Family Residential (R2) to the Medium Density Single-Family and Two-Family Residential (R3) Zone. The site in question is approximately 160.0 acres. The intent of the rezone is to allow the development of 294 residential dwellings. The site in question is located on either side of County Road 700 East and the south side of County Road 425 South in Whitestown. The applicant is Gradison Land Development, Inc. on behalf of owners Candace McCormick & Mary Nell Weaver, Bryce & Patricia Pennington Trust.

Location

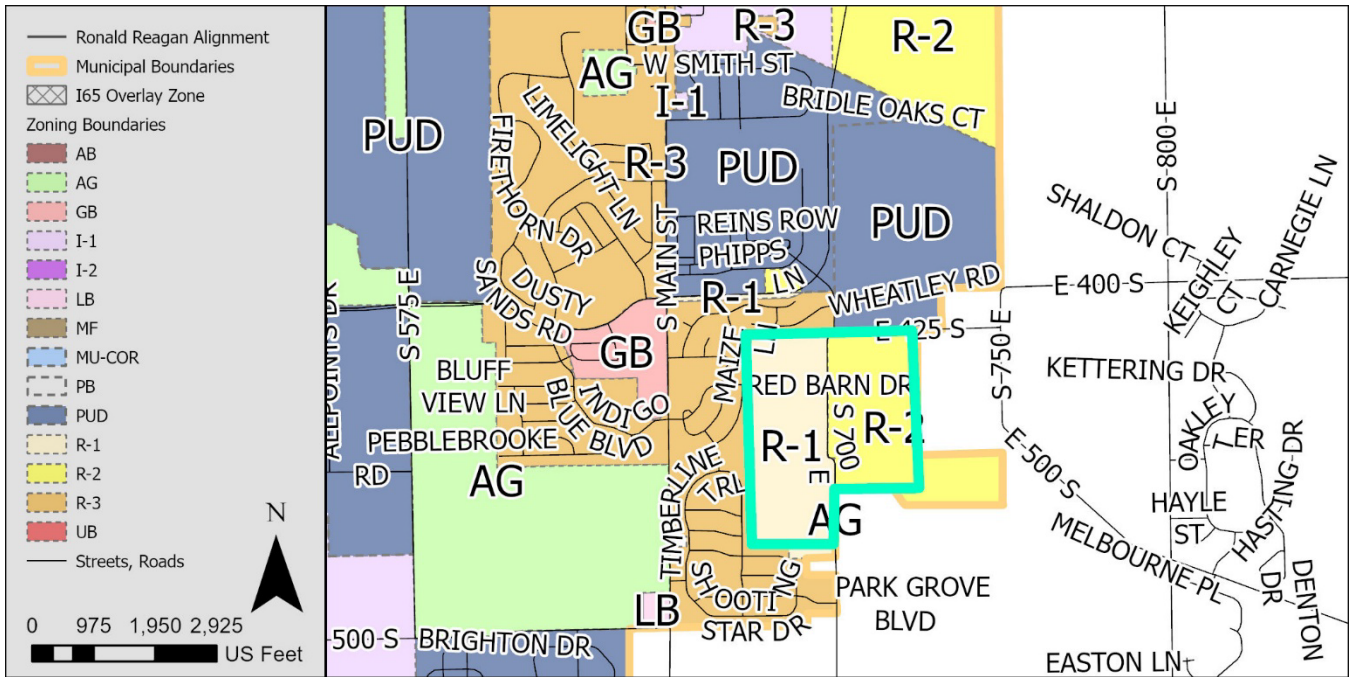
The site in question is located on either side of County Road 700 East and the south side of County Road 425 South. The surrounding area is characterized by medium density residential and agricultural uses. The southwestern area of the site is wooded with wetlands, and there is an existing dwelling and barn on site. Harvest Park and the Heritage residential subdivisions are located to the north, west, and south of the site.



Zoning

The map below shows the subject site with existing and surrounding zoning.

- **North:** Whitestown R3 and Spalding PUD
- **East:** Whitestown R2 and Zionsville R2
- **South:** Whitestown R 2 and R3
- **West:** Whitestown R3



The site in question is currently zoned Low-Density Single-Family Residential (R1) Zone and Low-Density Single-Family and Two-Family Residential (R2). The area west of Co. Rd. 700 E is zoned R1. "This is a low-density suburban residential district. The lot area and minimum floor area requirements are larger than the other residential districts. Development in this district is typically at a density of less than 1 dwelling unit per 2 acres."

The area east of Co. Rd. 700 E is zoned R2. "This is a low-density single-family district, which could include two-family dwellings with development plan approval. This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the town. Development in this district typically ranges from 0.50 dwelling units per acre (without public water and public sewer) to 1.75 dwelling units per acre (with public water and public sewer)."

The applicant is proposing to rezone the site in question to Medium-density Single-family and Two-Family Residential (R3) Zone. The R3 "This is a medium-density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities."

Development Standards

Zone	Minimum Lot Size	Maximum Density	Minimum Lot Coverage
R-1	12,000 sqft	1 per acre	50%
R-2	9,000 sqft	1.75 per acre	50%
R-3	6,000 sqft	3 per acre	60%

Proposed Development

The proposed development will be for a 294-dwelling-unit residential development if the rezoning is approved. The site will have access to County Road 700 E. The applicant will need to go through the platting process if approved. The applicant has submitted a conceptual layout.

	ZONING	MIN LOT WIDTH	MIN LOT AREA	LOTS	DENSITY
<i>Current</i>	R-1	90'	12,000	95	1
	R-2	70'	9,000	114	1.75
<i>Proposed</i>	R-3	61'	7,930	294	1.85
	DIFFERENCE	9'	1,070	85	.85/.10

Surrounding Development

This analysis contrasts the established neighboring subdivision development with the upcoming Windswept Farms Subdivision:

To the north and east is the Spaulding PUD, the property is zoned PUD.

Rezone History: PC16-019-ZA to rezone 185.3 acres to Plan Commission forwarded a favorable recommendation 6-0. Town Council Certified the rezone 2016 in Ordinance 2016-47

The minimum lot area is 5,000 sqft.

To the south and west is the Harvest Park Subdivision.

Rezone History: PC14-001-ZA to rezone 108 acres from R-1 to R-3 to build a 295-lot subdivision. Plan Commission forwarded a favorable recommendation 5-2. The Town Council Certified its favorable recommendation on March 24, 2014, Ordinance 2014-12.

The minimum lot is 54 feet, and the minimum lot area is 6,500 sqft.

To the north and west is the Heritage Subdivision.

Rezone History: PC18-012-ZA to rezone 96.03 acres from R-1 to R-3 to build a 260-lot subdivision. Plan Commission forwarded a favorable recommendation 6-0. Town Council certified the rezone in 2018, Ordinance 2018-14.

The minimum lot is 54 feet, and the minimum lot area is 6,500 sqft.

Windswept Farms

The Windswept Farms subdivision exhibits a lower overall density and a higher average lot area than existing subdivisions in the area. Furthermore, while the neighboring subdivisions generally adhere to a minimum lot widths of 50 to 54 feet, Windswept Farms offers a mix of wider lots, with 14% of lots width minimums at 61 feet and the remaining lot width minimums starting at 70 feet. The proposed development emphasizes larger lots compared to its neighboring counterparts. Each lot within the proposed development surpasses the minimum lot width and minimum lot area requirements of the R-3 zoning district.

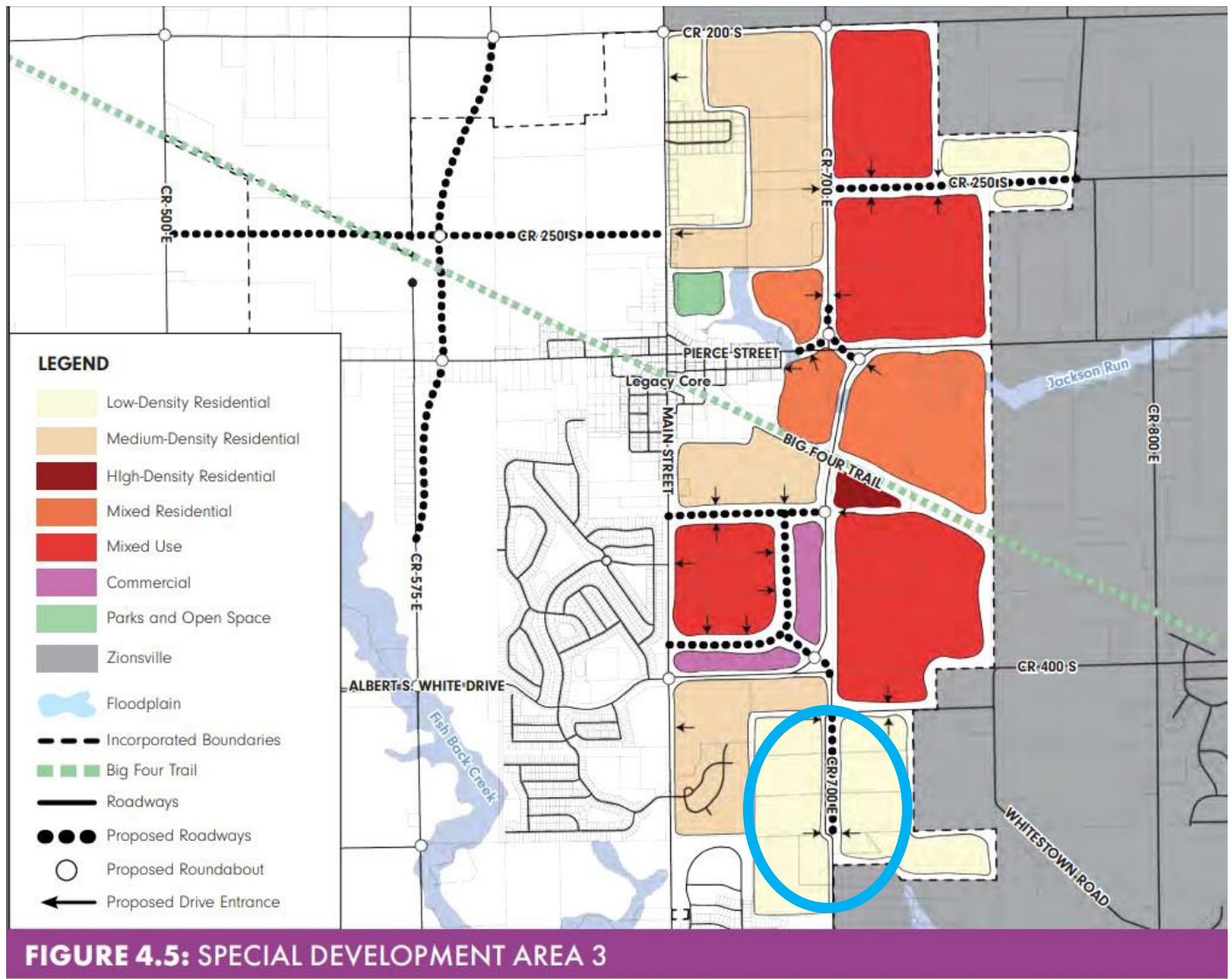
SUBDIVISION	REZONE	MIN LOT WIDTH	MIN LOT AREA	LOTS	DENSITY	AREA
<i>SPAULDING</i>	R-2 to PUD	50'	5,000	N/A	N/A	185
<i>HARVEST PARK</i>	R-1 to R-3	54'	6,500	295	2.73	108
<i>HERITAGE</i>	R-1 to R-3	54'	6,500	260	2.71	96
<i>WINDSWEPT</i>	R-1& R-2 to R-3	61'	7,930	294	1.84	160

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as a Special Development Area 3 use classification. This designation is "...With the connectivity of this area with the Big Four Trail and the proximity to the Legacy Core, residential uses will be an important component of the development within and around this area. It is likely that there will be a mix of residential use types within this area including traditional detached single-family homes, attached single-family homes, condominiums, townhomes, and multi-family homes. It is anticipated that these

uses will be market driven but should address the need to cater to young professionals and those seeking a more urban living atmosphere. This means that this area will need to accommodate a mix of densities, including levels that are usually not permitted in most suburban communities.”

The land use plan proposes this area for Low-Density Residential “Includes single-family residential development of less than 1.75 units per acre. These areas are intended for medium to small-sized lot subdivisions with single-family detached houses. These areas are located primarily in the northeast and southern parts of the Town.”



The proposed zone amendment is in agreement with the following components of the Whitestown Comprehensive Plan:

Overarching Goals:

4. Continue and enhance focus on the development of a sustainable quality of place in Whitestown to serve all people.

Guiding Policies

1. Plan and promote pedestrian circulation (walking, cycling, etc.)
2. Develop and link pedestrian networks (sidewalks and trails) within new developments.
3. To help develop the community spirit and identity desired by the residents of the community, Whitestown needs to grow as a collection of connected and integrated neighborhoods, not subdivisions.

Land Use Goals

Sub-goal 1: Manage community growth and mitigate conflicting land uses.

Sub-goal 1.c: Facilitate coordination efforts with adjacent municipalities on land use and utilities planning.

Sub-goal 1.d: Minimize conflicts between development and the natural environment through the use of buffer areas and other methods.

Sub-goal 2.c: Promote adequate access within and to surrounding neighborhoods, parks, and natural areas.

Sub-goal 4: Encourage density in appropriate areas and manage transition between land uses.

- A. In new development or redevelopment projects, appropriate amenities to transition/ connect to adjacent land uses.

Sub-goal 6: Promote the use of quality materials and aesthetic standards.

Sub-goal 7: Coordinate future land use with transportation, utilities, and facilities.

Transportation and Circulation

Sub-goal 1.a: Implement recommendations outlined in Whitestown Thoroughfare Plan.

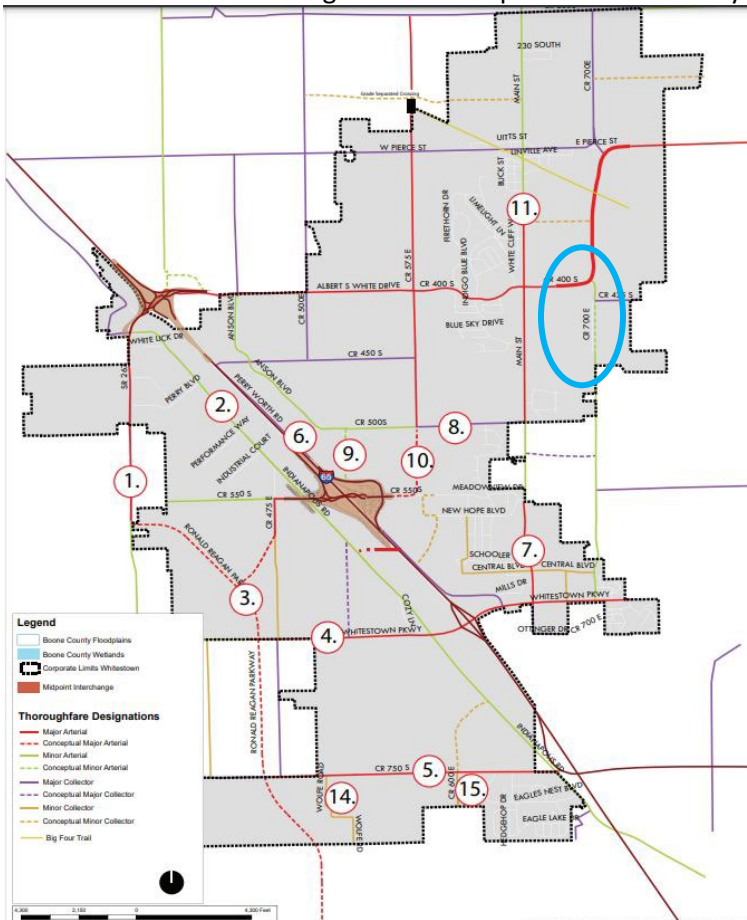
Sub-goal 2.b: Continue to participate in the development and design of the Big Four Trail and seek funding for continued development of regional trail connections.

Sub-goal 3.c: Minimize and work to appropriately align curb cuts.

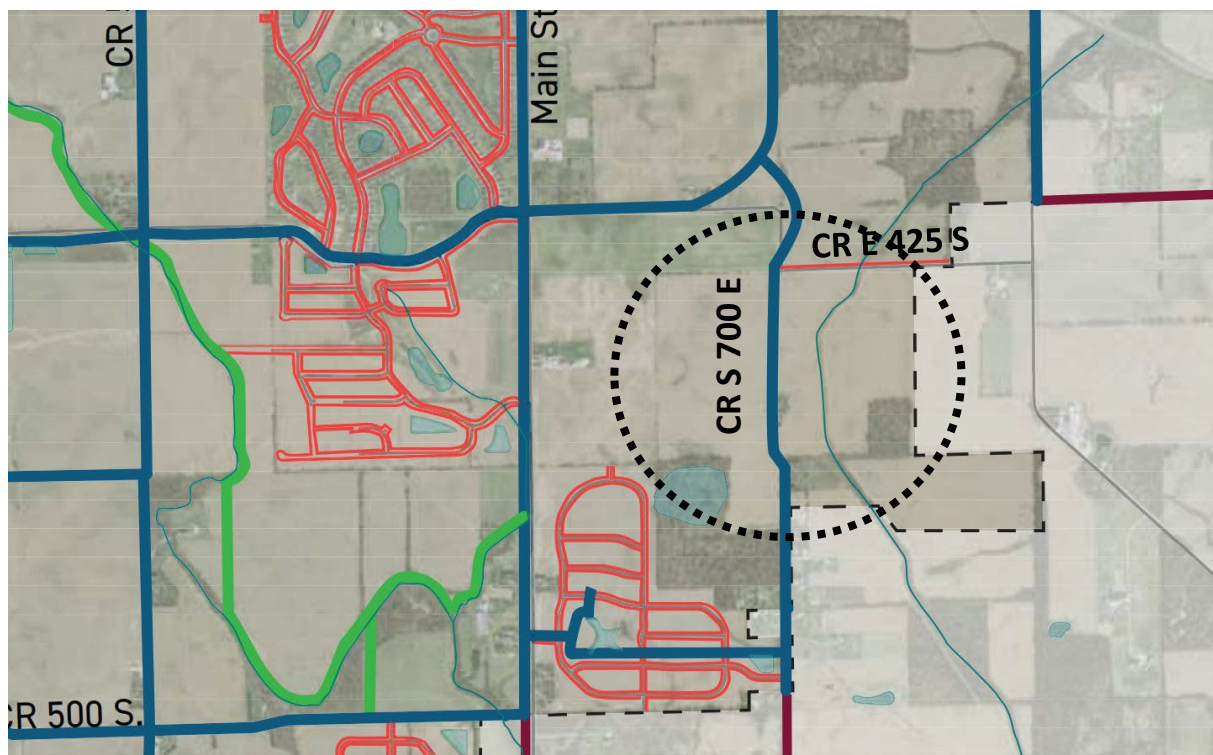
Sub-goal 4.a: Where appropriate, select transportation solutions that reduce emissions produced by motor vehicles, such as roundabouts.

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies this portion of County Road 700 E as a Minor Arterial roadway. Minor Arterials “are similar to principal arterials but are spaced more frequently and serve trips of moderate length. Spacing of minor arterials is one to three miles in suburban areas and further apart in rural areas. Minor arterials connect most cities and larger towns and provide connectivity between principal arterials.”



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. The proposed plan recommends a Shared Use Trail along County Road S 700 E and a Sidewalk along County Road E 425 S.



Staff Recommendation

Staff is providing a favorable recommendation for the Windswept Farms Rezone Docket PC23-029-ZA. The applicant is proposing to rezone the described area from the Residential (R-1) Zone & Residential (R-2) Zone to the Medium-density Single-family and Two-Family Residential (R-3) Zone

The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when taking action on all rezoning acts. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Rezone action. Staff's recommendation to the Plan Commission finds the Rezone complies with the following requirements in accordance with UDO Section 11.16 I.

1. **The proposed rezone is in compliance** with the Comprehensive Plan;
2. **The proposed rezone is appropriate** given the current conditions and the character of current structures and uses in each district;
3. **The proposed rezone proposes** the most desirable use(s) for which the land in each district is adapted;
4. **The proposed rezone conserves** property values throughout the Jurisdictional Area; and,
5. **The proposed rezone demonstrates** responsible development and growth.

Although the proposed rezone is not in compliance with the Land Use Map, staff finds the proposed rezone is in compliance with Special Development Area 3 in the Comprehensive Plan with the mix of densities. The proposed rezone meets other goals and objectives of the Comprehensive Plan including managing community growth and mitigating conflicting land uses. Although the Land Use Map designates this area as low density, the development aligns with the existing higher density of R-3 and provides a transition neighborhood that bridges the gap between R-3 Medium-density standards to R-2 Low-density standards.

This proposal meets the transportation and circulation objectives laid out in the comprehensive plan, with a network of trails, both internally and externally, by connecting to the existing trail network leading to Main Street

Park and in the future the Big 4 Trail to the east. This plan promotes alternative modes of transportation such as biking and walking. The pedestrian trails connect with the neighboring subdivision while leaving trail stubs for future connections.

By Commitments proposed by staff and approved by the applicant, the proposed development has a higher architectural standard than the surrounding subdivision.

By implementing buffering and limiting development in wetlands, this proposal exhibits a commitment to environment preservation. These measures serve to both enhance the aesthetic appeal of the area and contribute to the protection of the region's natural resources.

Overall, the proposed rezone provides responsible growth and development, while conserving property values.

If Plan Commission provides a favorable recommendation, staff recommends adding the following conditions:

1. As depicted in Attachment X, the round-about will be shown in the Primary Plat
2. Resurface/ full depth repair where required /2'strip/gravel shoulders for Co. Rd. 700E and Co. Rd. 425 S
3. The developer shall be responsible for all costs associated with extending sewer and water facilities for the development to and on the property, including any oversizing of facilities requested by Public Works.
 - a. This commitment #3 may be modified by the time of the Plan Commission hearing given ongoing staff conversion at the time of the staff report publication.
4. The developer shall smoothen or straighten the road section as illustrated in Exhibit A.
5. The developer shall work with Planning Staff to provide a pedestrian trail similar or equivalent to what is shown in the concept exhibit.
6. The eastern side of Co. Rd. S 700 E shall adhere to R-2 lot requirements, with the exception of 41 lots. The 41 lots shall have minimum dimensions of 61' x130' and 61' x 140'.
7. All lots within the development shall adhere to the residential standards outlined in UDO Section 9.5.A.3.
8. Vinyl siding materials are not permitted.
9. The number of Dwelling Units shall not exceed 294 lots or a development density of 2.38 du/acre, whichever is less.
10. All homes shall have 30-year dimensional shingles.
11. The wooded areas depicted in Exhibit A shall be preserved as Common areas.
12. The following uses shall be prohibited on the site: Manufactured Homes, Group Residential, Colleges and Universities, Churches, Elementary & Secondary Schools, and Group Residential Facilities.

Materials Submitted by the Applicant



Windswept Farms

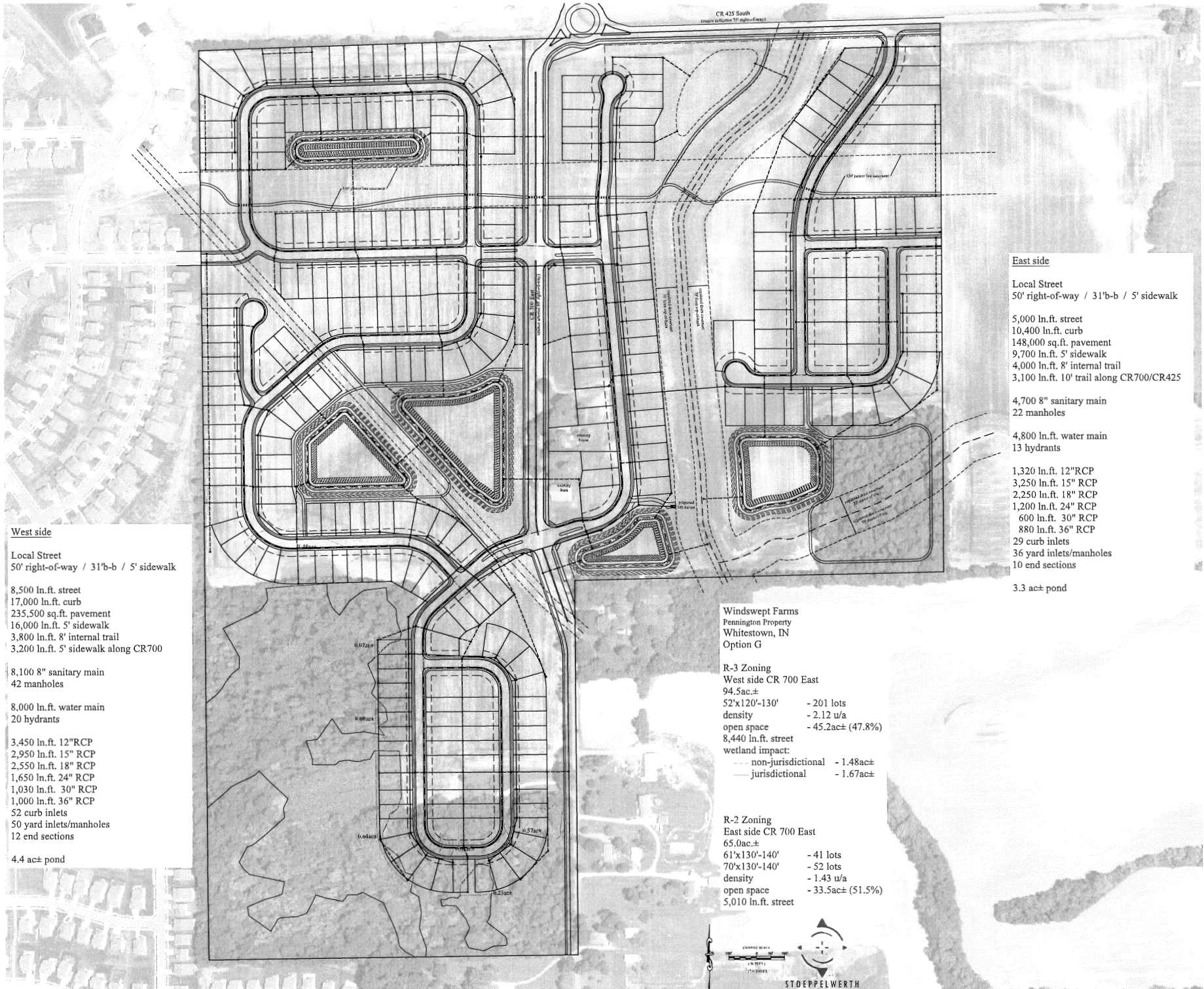
Gradison Land Development, Inc. is pleased to propose its newest Whitestown residential community, Windswept Farms. Windswept Farms is planned for the 160 +/- acres currently owned by the Bryce & Patricia Pennington Trust, Candace McCormick and Mary Nell Weaver. The property is located on either side of CR700E just south of CR425S. Ryan Homes plans to offer two home types within Windswept Farms, including traditional single-family homes and single-family villa style homes. Windswept Farms will include a total of 241 homes, which equals 1.5+/- units per acre.

The traditional single-family homes will range in size from around 1,560 to 3,010 square feet. The single-family villa style homes are expected to range in size from 1,150 square feet to approximately 1,700 square feet. The HOA will provide some exterior maintenance of the Villa grounds and provide lawn care and snow removal.

A central feature of Windswept Farms will be its nearly 78+ acres of open space, which is approximately 50 percent of the total site. The community will incorporate nearly 8,000 linear feet of internal trails and an additional 3,000+ linear feet on CR700E and CR425S.

If approved, development activity of the first phase is expected to begin in the spring of 2024.

Thank you for your consideration.



West side

Local Street
 50' right-of-way / 31'b-b / 5' sidewalk

8,500 ln.ft. street
 17,000 ln.ft. curb
 235,500 sq.ft. pavement
 16,000 ln.ft. 5' sidewalk
 3,800 ln.ft. 8' internal trail
 3,200 ln.ft. 5' sidewalk along CR700

8,100 8" sanitary main
 42 manholes

8,000 ln.ft. water main
 20 hydrants

3,450 ln.ft. 12" RCP
 2,950 ln.ft. 15" RCP
 2,550 ln.ft. 18" RCP
 1,650 ln.ft. 24" RCP
 1,030 ln.ft. 30" RCP
 1,000 ln.ft. 36" RCP
 52 curb inlets
 50 yard inlets/manholes
 12 end sections

4.4 ac± pond

East side

Local Street
 50' right-of-way / 31'b-b / 5' sidewalk

5,000 ln.ft. street
 10,400 ln.ft. curb
 148,000 sq.ft. pavement
 9,700 ln.ft. 5' sidewalk
 4,000 ln.ft. 8' internal trail
 3,100 ln.ft. 10' trail along CR700/CR425

4,700 8" sanitary main
 22 manholes

4,800 ln.ft. water main
 13 hydrants

1,320 ln.ft. 12" RCP
 3,250 ln.ft. 15" RCP
 2,250 ln.ft. 18" RCP
 1,200 ln.ft. 24" RCP
 600 ln.ft. 30" RCP
 880 ln.ft. 36" RCP
 29 curb inlets
 36 yard inlets/manholes
 10 end sections

3.3 ac± pond

Windswept Farms
 Pennington Property
 Whitestown, IN
 Option G

R-3 Zoning
 West side CR 700 East
 94.5ac±
 52'x120'-130' - 201 lots
 density - 2.12 u/a
 open space - 45.2ac± (47.8%)
 8,440 ln.ft. street

wetland impact:
 --- non-jurisdictional - 1.48ac±
 --- jurisdictional - 1.67ac±

R-2 Zoning
 East side CR 700 East
 65.0ac±
 61'x130'-140' - 41 lots
 70'x130'-140' - 52 lots
 density - 1.43 u/a
 open space - 33.5ac± (51.5%)
 5,010 ln.ft. street

