



# Staff Report PC23-031-DP

## The Maddox

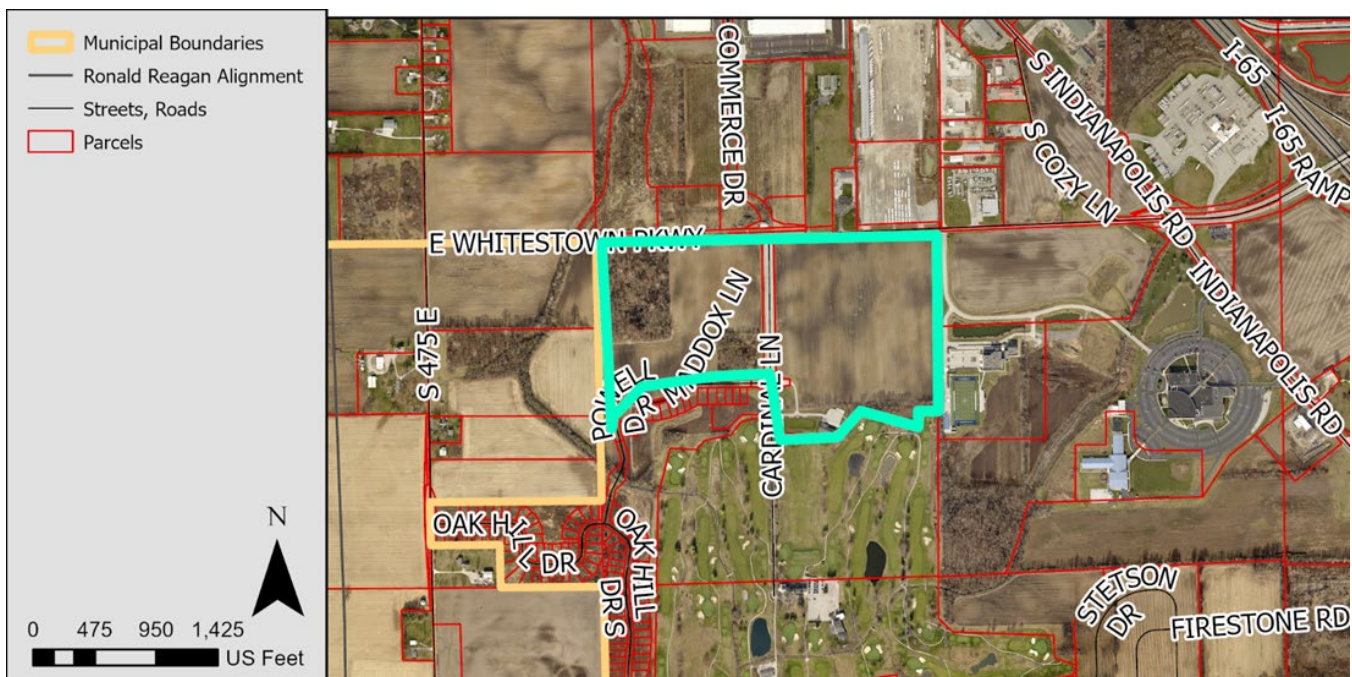
Meeting Date: August 14, 2023

### Docket PC23-031-DP – Development Plan – The Maddox

The petitioner is requesting a review of a Development Plan to be known as The Maddox. The site in question is located south of Whitestown Parkway and north of the Golf Club of Indiana. The site is zoned Planned Unit Development Golf Club of Indiana (GCI PUD). The petitioner is proposing to construct a 400-unit multi-family apartment community comprising of 11 Structures, with parking and amenities on approximately 32.82 acres. The applicant is Jeremy Keiser, and the owner is BHI Retirement Communities Inc.

### Location

Located on the east and west sides of Cardinal Lane and north of Powell Dr. The surrounding area is characterized by commercial, residential, recreation, and agricultural use. To the south of the development is the Golf Club of Indiana Golf Course and Cardinal Point residential subdivision. To the north is GCI PUD which is zoned for commercial use.



### History

1. In 1999, Boone County approved the Planned Village Development (ORD 1999-10), and the property was annexed by Whitestown on October 28<sup>th</sup>, 2008 (ORD 2008-02). In 2014, Whitestown further annexed additional land to the GCI PUD (ORD 2014-38).
2. The GCI PUD
  - a. Golf Course:
    - i. In 2012, the Whitestown Plan Commission approved a Development Plan for building a banquet facility (PC12-019-DP) (4-2).
    - ii. In 2016, the Whitestown Plan Commission approved a development Plan for a Golf Academy (PC16-007-DP) (5-0).
  - b. Cardinal Point:

- i. In 2017, the Whitestown Plan Commission approved a Primary Plat (PC17-043-PP). In 2019 this Primary Plat was amended (PC19-010-PP).
- ii. From 2018-2022, Staff has reviewed six secondary plats for a total of 516 Single family homes. (PC18-004-SP, PC19-033-SP, PC21-026-SP, PC22-013-SP, PC22-026-SP, and PC22-033-SP)

3. The Maddox:

- a. In 2014, the Whitestown Plan Commission provided a favorable recommendation (5-0) to amend the GCI PUD to allow 400 dwelling units of Multi-Family (PC14-026-ZA), the Town Council subsequently adopted the rezone (ORD 2015-02)
- b. In 2022, the Whitestown Plan Commission approved a Primary Plat PC23-006-PP (7-0) and a Concept Plan known as the Maddox, approved the concept of a 400-unit apartment complex (PC23-007-CP) (7-0)
- c. In 2023, the Maddox Secondary Plat (PC23-030-SP) was filed for and is under administrative review.

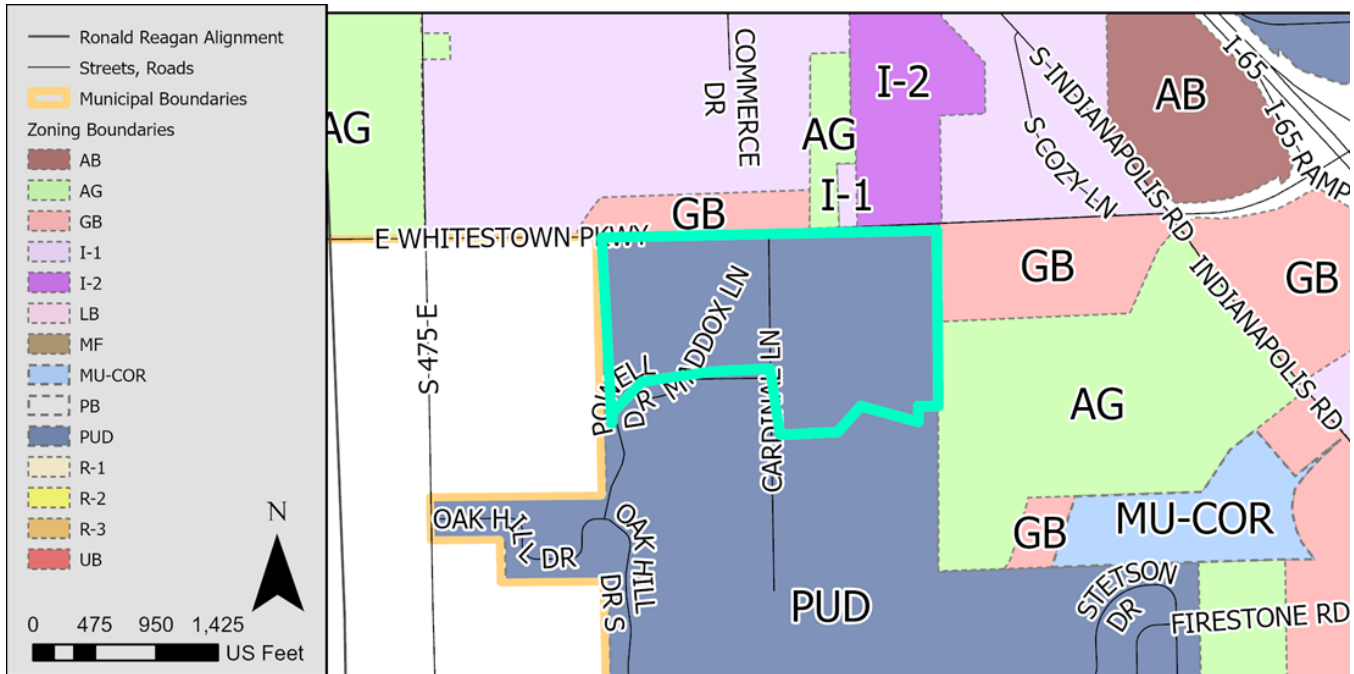
## Proposed Development

The proposed development is located on approximately 32.82 acres and is currently vacant. The submitted plans and materials indicate the following:

- Proposed 400-unit multi-family apartment complex.
  - o 11 Residential structures
  - o 13 Garages
  - o Amenities include a clubhouse, fitness center, dog park, playgrounds, and sports courts.
- The proposed on-site parking meets the requirements of the GCI PUD.
  - o Bicycle parking meets the requirement of the GCI PUD.
- Pedestrian connections.
  - o 8' Trail paths
  - o Sidewalk connections to trail connections, amenity centers, and buildings.
- Access will be off Cardinal Ln & Powell Dr.
- Building location meeting required site setbacks.
- Landscaping plan that meets the requirements of the GCI PUD.
- The detention and retention ponds meet the UDO standards.
- Wooded wetlands area to remain.
- Architectural elevations that meet the requirements of the GCI PUD.

## Zoning

The site in question is zoned Golf Club of Indiana (GCI PUD). The PUD zone is split into four sub-districts, Single-family, Multi-family, Commercial, and Open space/golf course districts. "Multi-Family Residential Sub-District. This sub-district is generally located between the neighborhood's residential sub-district and Commercial sub-district as depicted on the district map and permits high-density residential uses typically at a density of up to 20 dwellings per acre."



## Staff Recommendation

Staff is providing a favorable recommendation for the Maddox Development Plan Docket PC23-031-DP. The petitioner is in compliance with the commitments associated with the concept plan. The petitioner is proposing to construct a 400-unit multi-family complex building with associated parking, and amenities on approximately 32.82 acres.

*Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:*

1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs of the proposed development.

Should the Plan Commission approve PC23-031-DP, Staff recommends the following condition.

1. The Photometric plan be updated to meet the requirements of the PUD & UDO.

## Materials Submitted by the Applicant



June 30, 2023

**RE: The Maddox | Narrative**

Location: ~75.13 acres (Parcel Numbers 0200546000 & 0200546001) located east and west of South County Road 525 East (Cardinal Lane), and between Whitestown Parkway & Powell Drive within the Golf Club of Indiana PUD District adopted as Ordinance No. 2015-02 and recorded as Instrument No. 201500001680 in the records of Boone County, Indiana (the “PUD”).

The project site is currently zoned PUD. The existing parcels encompass portions of the following PUD Sub-Districts: Golf Course Open Space, Multi-Family Residential, and Commercial. In accordance with the PUD, the approved primary plat and concept plan (PC23-006-PP, PC23-007-CP), the secondary plat included with this submission proposes to, by default, subdivide the existing two parcels into 5 smaller parcels: two (2) Commercial Sub-District tracts and three (3) Multi-family Residential Sub-District lots.

The proposed development plan included with this application is for The Maddox; a proposed 400-unit multi-family rental apartment community comprised of 11 residential structures with ancillary amenity facilities located on lots 1 & 2 within the Multi-family Residential Sub-District. Ancillary facilities include a clubhouse, parking lots (minimum 1.80X parking ratio), detached garages, outdoor amenity spaces, utility service extensions, stormwater management infrastructure, and all other necessary infrastructure required to serve the development which shall meet the requirements of the Whitestown UDO. The Maddox project will be phased with development beginning on the eastern portion (i.e. Lot 1, Phase 1) which includes 296 of the 400 units proposed. Phase 2 of the development (104 units) will likely be constructed after completion of Phase 1 (2026-2030). The apartment complex will have approximately 6-8 employees on staff and on-site. The anticipated clubhouse hours will be 9:00 a.m. to 6:00 p.m. Monday through Saturday (subject to scheduling adjustments). Lot 3 of the Multi-family Residential Sub-District will remain home to the existing Golf Club of Indiana Golf Pro-Formance Academy building serving as Golf Course Open Space to the PUD. Tracts 1 & 2 located adjacent to Whitestown Parkway will remain vacant and are planned for future development under the PUD’s Commercial Sub-District.

Access to development is provided by Whitestown Pkwy, Cardinal Ln, and Powell Dr. The Commercial Sub-District is accessed from both Whitestown Pkwy (future curb cuts to be proposed by others). The Maddox will require new curb cuts made along both streets. Lot 1’s main entrance will come off the eastern roundabout exit which intersects Cardinal Ln. and Powell Dr. An additional limited access curb cut will be placed to the north. Lot 2’s access drives will align with those already in place for Maddox Ln. along Powell Dr. Finally, access to Lot 3 is provided by an existing drive connected to Cardinal Ln. located south of the existing roundabout. The secondary (construction access drive) connected to the roundabout at Cardinal Ln and Powell Dr will be terminated and demolished with the construction of Lot 1, Phase 1.

The construction for this project is scheduled to start in 1Q 2024 with an anticipated first occupancy in the 3<sup>rd</sup> quarter of 2025.

Sincerely,

**V3 Companies**

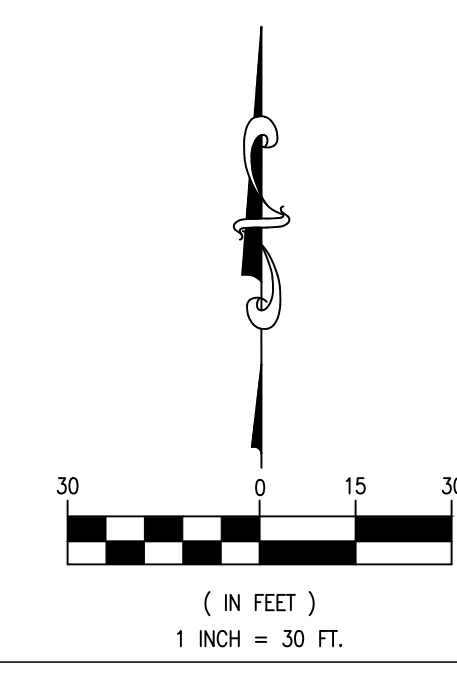
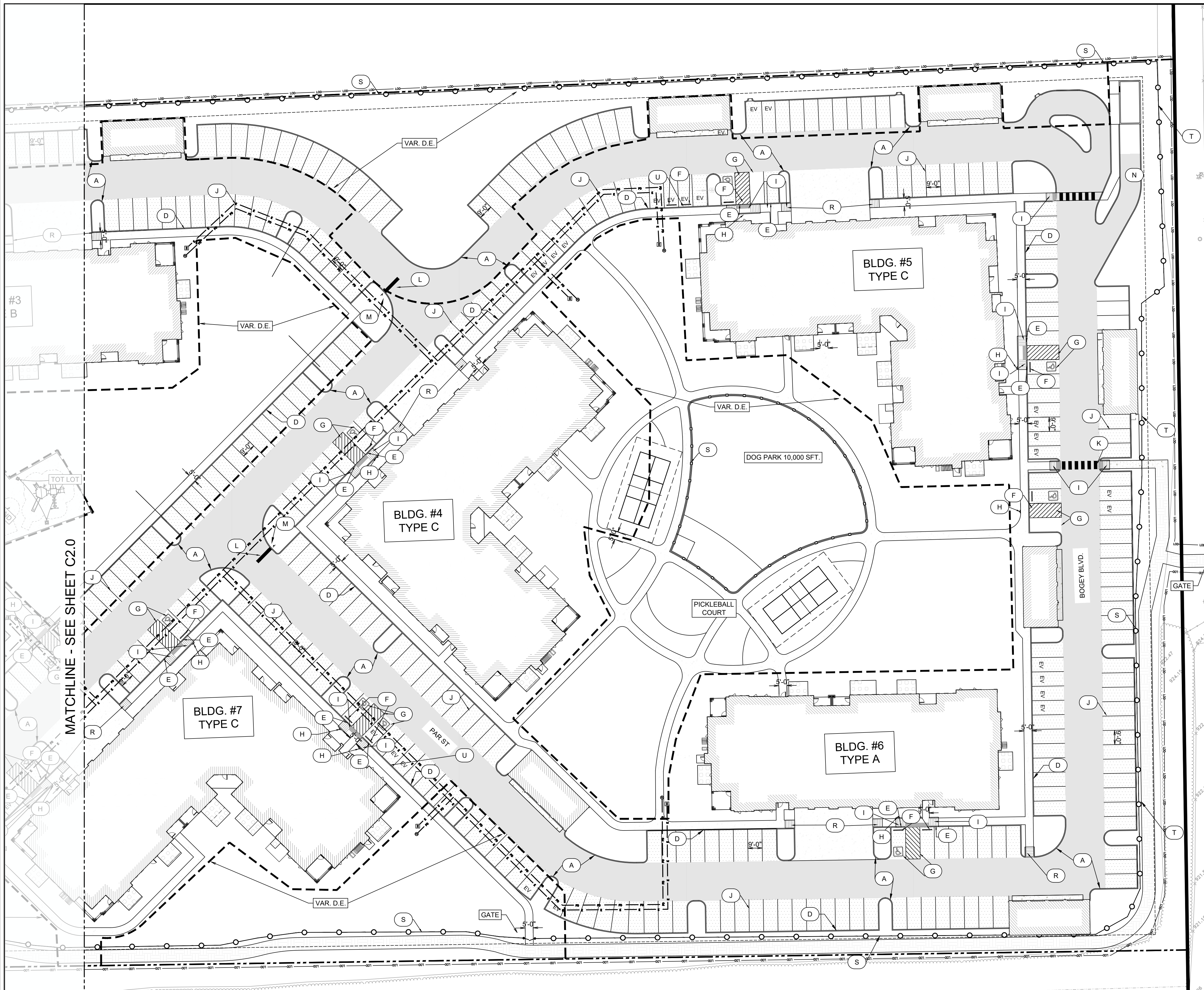
Jeremy Keiser

Project Manager; Land Development





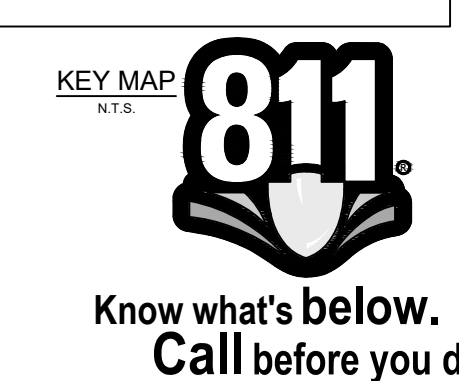
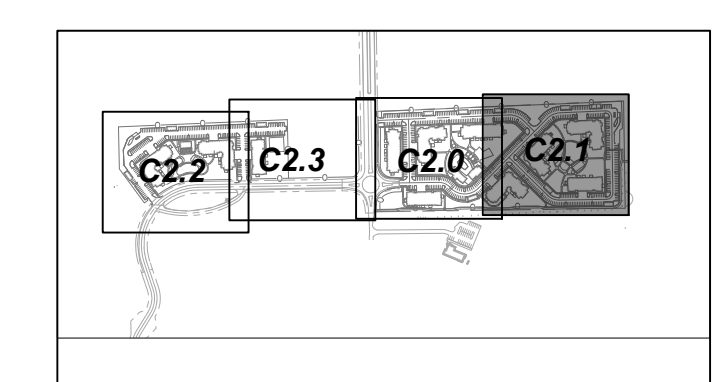




**LEGEND**

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT SEE DETAIL 3.0/C8.0
	LIGHT DUTY ASPHALT SEE DETAIL 4.0/C8.0
	CONCRETE PAVEMENT SEE DETAIL 5.0/C8.0
	8' TRAIL SEE DETAIL 9.0/C8.0

SYMBOL	LAYOUT DESCRIPTION
(A)	CONCRETE CURB
(D)	CONCRETE CURB AND WALK
(E)	ZERO CURB TRANSITION
(F)	CONCRETE PARKING BUMPER
(G)	ACCESSIBLE PAVEMENT MARKINGS
(H)	ACCESSIBLE PARKING SIGN
(I)	ACCESSIBLE RAMP WITH TACTICAL WARNING STRIP
(J)	4" WIDE WHITE SOLID LINE
(K)	CROSSWALK STRIPING
(L)	24" WIDE STOP BAR
(M)	STOP SIGN
(N)	DUMPSTER ENCLOSURE
(O)	MONUMENT SIGN
(P)	LIGHT POLES
(Q)	DEPRESSED CURB
(R)	ACCESSIBLE RAMP
(S)	FENCE
(T)	FENCE WITH COLUMNS
(U)	EV CHARGER



NO.	DATE	DESCRIPTION

**SITE PLAN**  
**THE MADDOX**

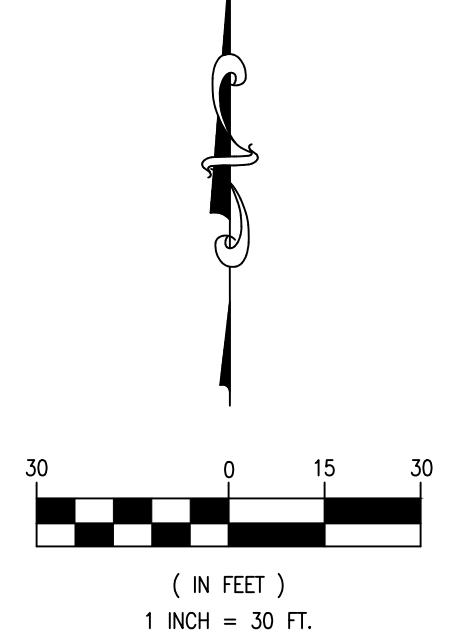
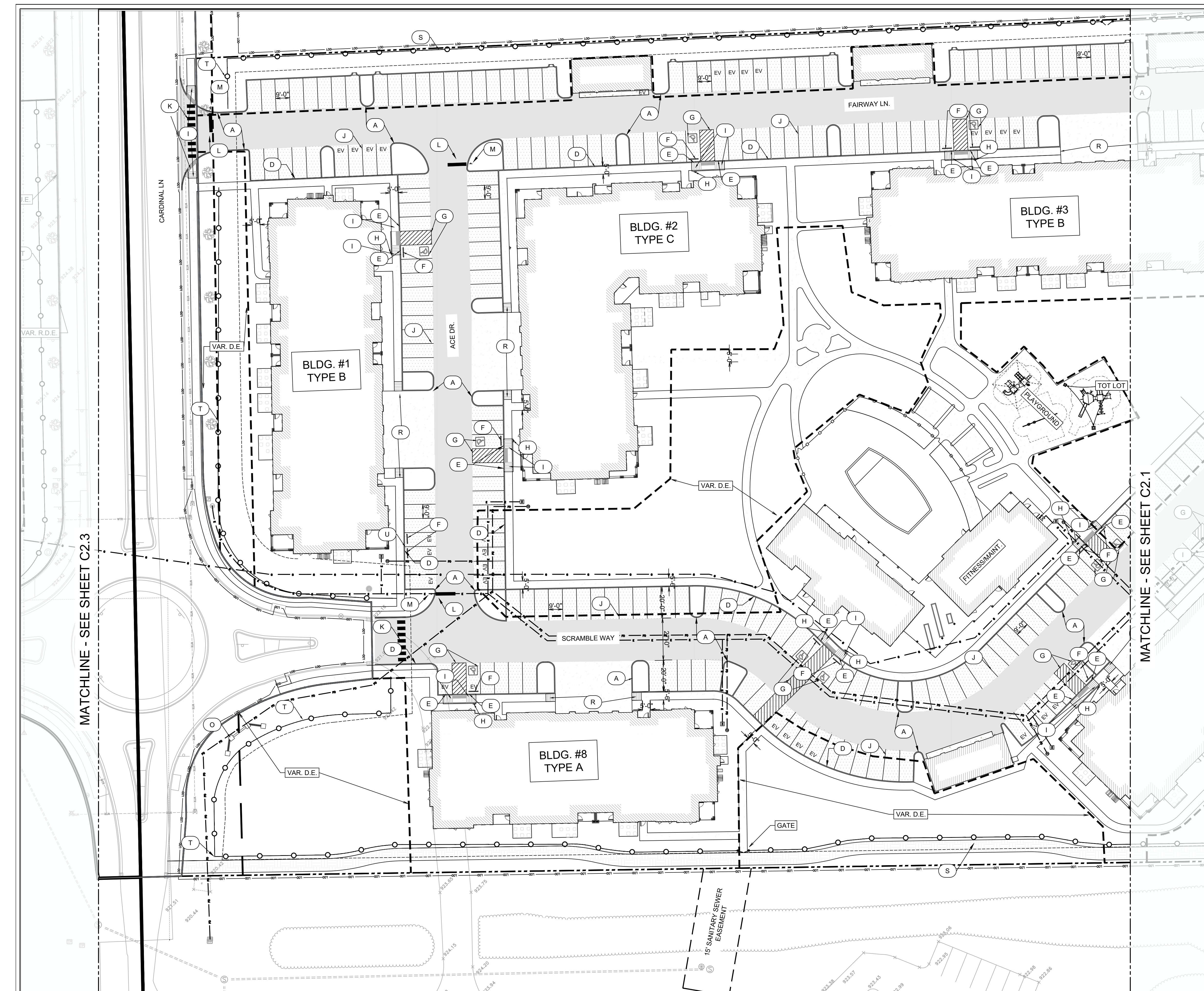
INDIANA  
WHITESTOWN

PROJECT NO.: 221340  
 PROJECT MANAGER: DAM  
 DESIGNED BY: DAM, JK, GB  
 DRAWN BY: JK, GB, AO, BA

619 N Pennsylvania Street  
 Indianapolis, IN 46204  
 317.423.0690 phone  
 www.v3cco.com

DRAWING NO.  
**C2.1**



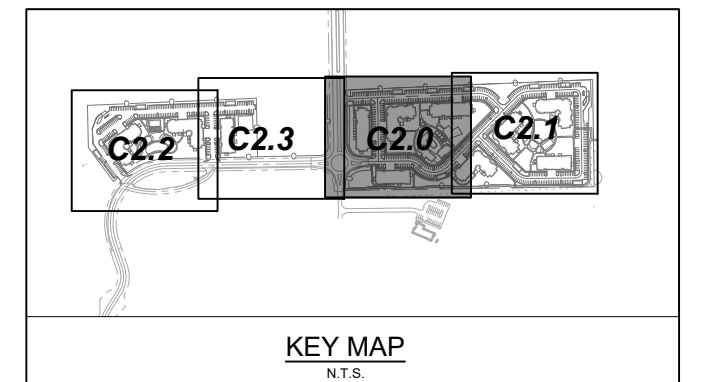


**LEGEND**

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT SEE DETAIL 3.0/C8.0
	LIGHT DUTY ASPHALT SEE DETAIL 4.0/C8.0
	CONCRETE PAVEMENT SEE DETAIL 5.0/C8.0
	8' TRAIL SEE DETAIL 9.0/C8.0

**SYMBOL**

SYMBOL	LAYOUT DESCRIPTION
(A)	CONCRETE CURB
(D)	CONCRETE CURB AND WALK
(E)	ZERO CURB TRANSITION
(F)	CONCRETE PARKING BUMPER
(G)	ACCESSIBLE PAVEMENT MARKINGS
(H)	ACCESSIBLE PARKING SIGN
(I)	ACCESSIBLE RAMP WITH TACTICAL WARNING STRIP
(J)	4" WIDE WHITE SOLID LINE
(K)	CROSSWALK STRIPING
(L)	24" WIDE STOP BAR
(M)	STOP SIGN
(N)	DUMPSTER ENCLOSURE
(O)	MONUMENT SIGN
(P)	LIGHT POLES
(Q)	DEPRESSED CURB
(R)	ACCESSIBLE RAMP
(S)	FENCE
(T)	FENCE WITH COLUMNS
(U)	EV CHARGER



**REVISIONS**

NO.	DATE	DESCRIPTION

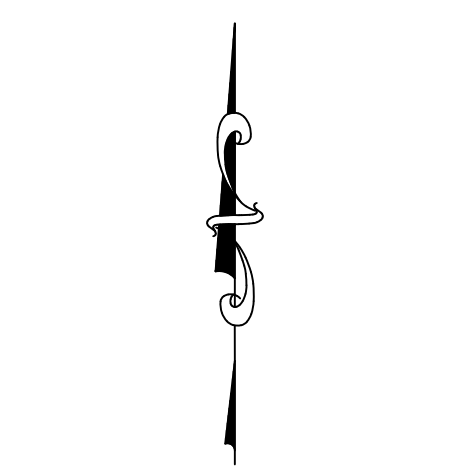
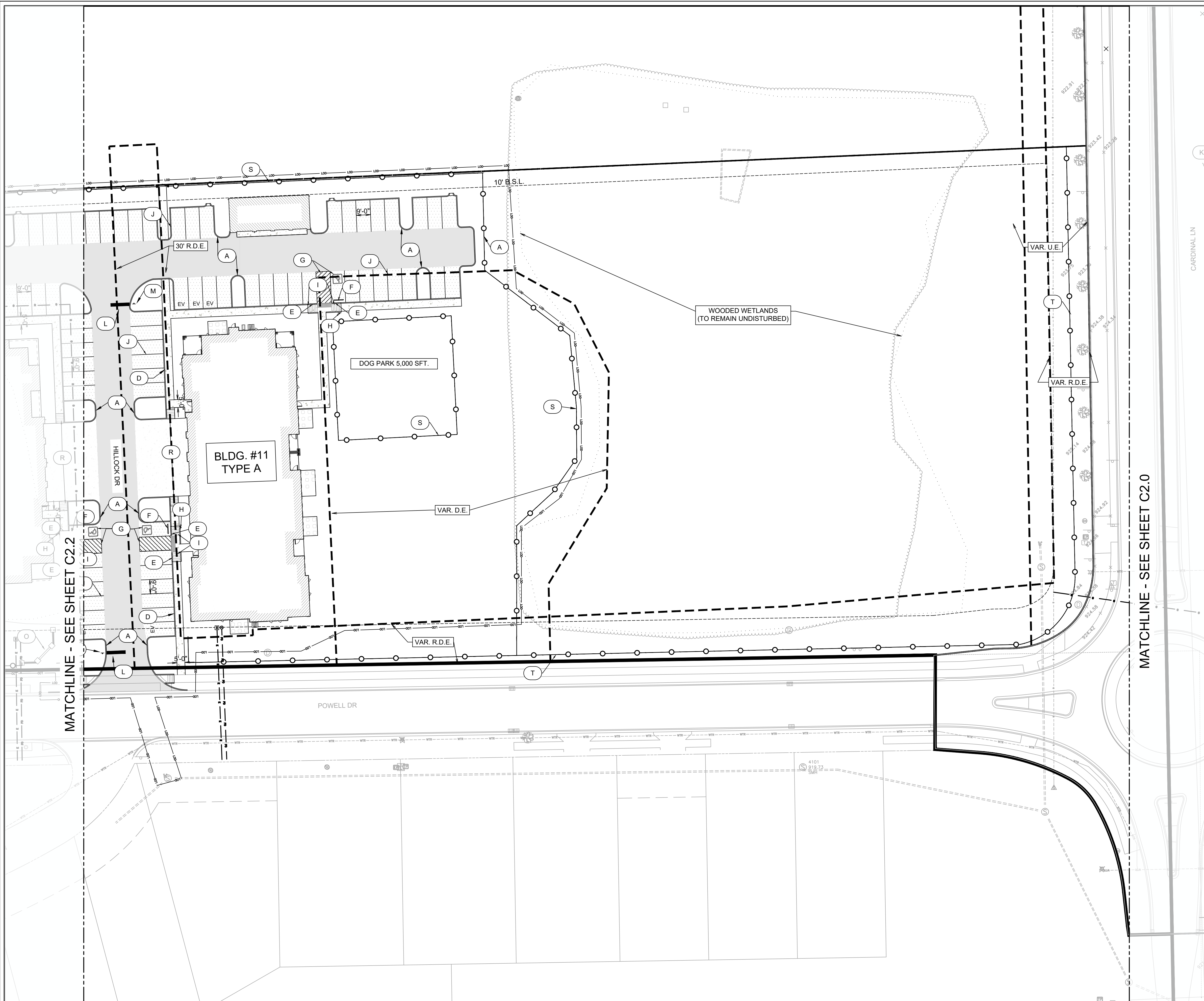
PROJECT NO.: 221340  
 ORIGINAL ISSUE DATE: 6/20/2023  
 PROJECT MANAGER: DAM  
 DESIGNED BY: DAM, JK, GB  
 DRAWN BY: JK, GB, AO, BA

**SITE PLAN**  
**THE MADDOX**  
 INDIANA  
 WHITESTOWN

619 N Pennsylvania Street  
 Indianapolis, IN 46204  
 317.423.0690 phone  
 www.v3cco.com

DRAWING NO.  
**C2.0**

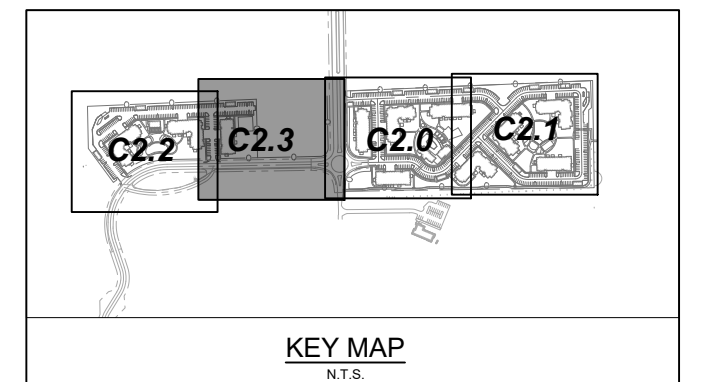




**LEGEND**

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT SEE DETAIL 3.0/C8.0
	LIGHT DUTY ASPHALT SEE DETAIL 4.0/C8.0
	CONCRETE PAVEMENT SEE DETAIL 5.0/C8.0
	8' TRAIL SEE DETAIL 9.0/C8.0

SYMBOL	LAYOUT DESCRIPTION
A	CONCRETE CURB
D	CONCRETE CURB AND WALK
E	ZERO CURB TRANSITION
F	CONCRETE PARKING BUMPER
G	ACCESSIBLE PAVEMENT MARKINGS
H	ACCESSIBLE PARKING SIGN
I	ACCESSIBLE RAMP WITH TACTICAL WARNING STRIP
J	4" WIDE WHITE SOLID LINE
K	CROSSWALK STRIPING
L	24" WIDE STOP BAR
M	STOP SIGN
N	DUMPSTER ENCLOSURE
O	MONUMENT SIGN
P	LIGHT POLES
Q	DEPRESSED CURB
R	ACCESSIBLE RAMP
S	FENCE
T	FENCE WITH COLUMNS
U	EV CHARGER



REVISIONS	
NO.	DATE

PROJECT NO.: 221340  
 ORIGINAL ISSUE DATE: 6/30/2023  
 PROJECT MANAGER: DAM  
 DESIGNED BY: DAM, JK, GB  
 DRAWN BY: JK, GB, AO, BA

**SITE PLAN**  
**THE MADDOX**

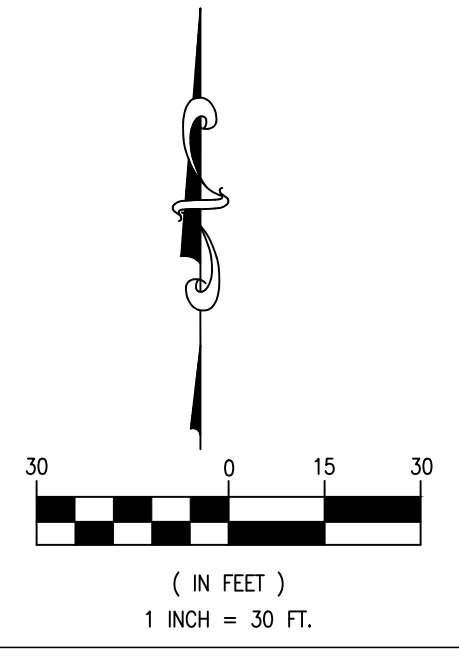
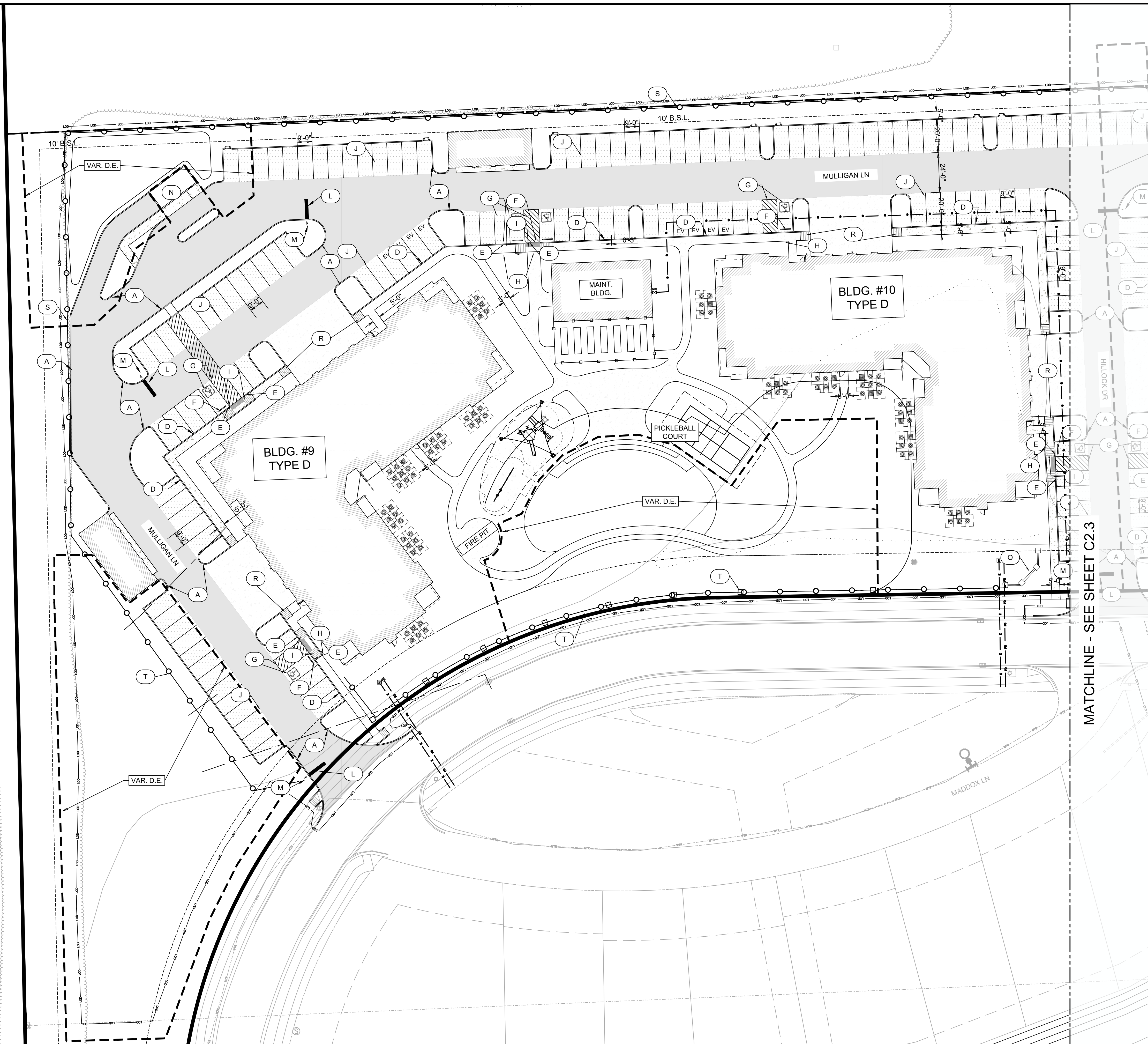
INDIANA  
 WHITESTOWN

619 N Pennsylvania Street  
 Indianapolis, IN 46204  
 317.423.0690 phone  
 www.v3co.com

DRAWING NO.  
**C2.3**

Know what's below.  
 Call before you dig.

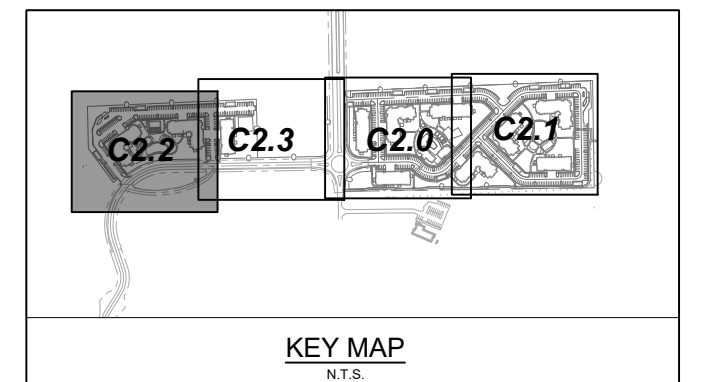




**LEGEND**

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT SEE DETAIL 3.0/C8.0
	LIGHT DUTY ASPHALT SEE DETAIL 4.0/C8.0
	CONCRETE PAVEMENT SEE DETAIL 5.0/C8.0
	8' TRAIL SEE DETAIL 9.0/C8.0

SYMBOL	LAYOUT DESCRIPTION
A	CONCRETE CURB
D	CONCRETE CURB AND WALK
E	ZERO CURB TRANSITION
F	CONCRETE PARKING BUMPER
G	ACCESSIBLE PAVEMENT MARKINGS
H	ACCESSIBLE PARKING SIGN
I	ACCESSIBLE RAMP WITH TACTICAL WARNING STRIP
J	4" WIDE WHITE SOLID LINE
K	CROSSWALK STRIPING
L	24" WIDE STOP BAR
M	STOP SIGN
N	DUMPSTER ENCLOSURE
O	MONUMENT SIGN
P	LIGHT POLES
Q	DEPRESSED CURB
R	ACCESSIBLE RAMP
S	FENCE
T	FENCE WITH COLUMNS
U	EV CHARGER

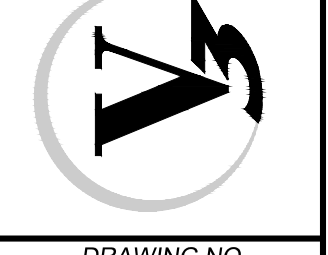


NO.	DATE	DESCRIPTION

PROJECT NO. 221340	DAM
PROJECT MANAGER DAM	JK, GB, AO, BA
DESIGNED BY: DAM, JK, GB	
DRAWN BY: JK, GB, AO, BA	

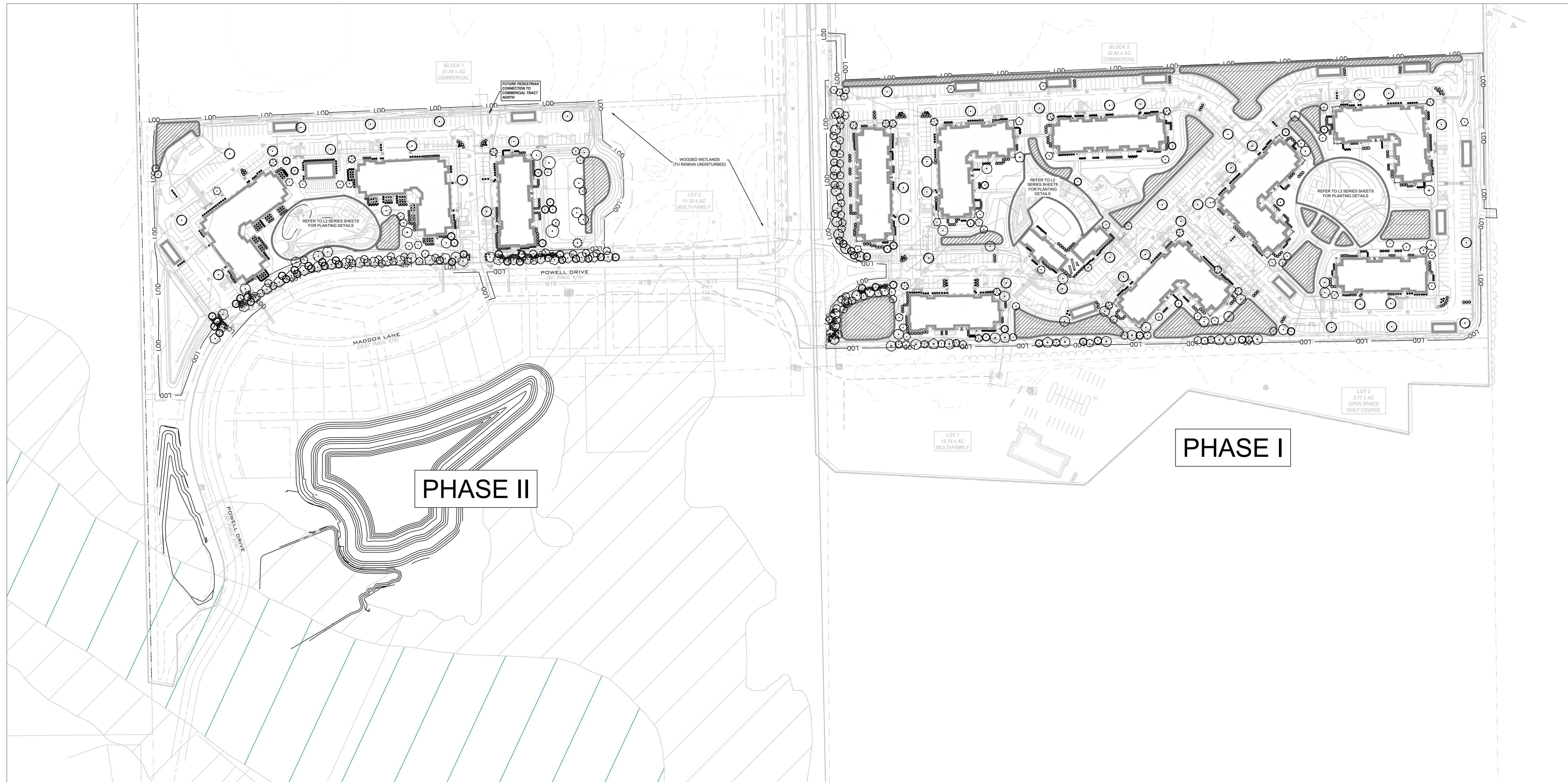
**SITE PLAN**  
**THE MADDOX**  
INDIANA  
WHITESTOWN

619 N Pennsylvania Street  
Indianapolis, IN 46204  
317.423.0690 phone  
www.v3co.com



DRAWING NO.  
**C2.2**





REVISIONS		DESCRIPTION	NO.	DATE

PROJECT NO.:	221340
PROJECT MANAGER:	DAM
DESIGNED BY:	KT
DRAWN BY:	KT

**OVERALL LANDSCAPE PLAN**  
**THE MADDOX**  
 PHASE  
 WHITESTOWN INDIANA

**P.U.D. LANDSCAPE REQUIREMENTS (WHITESTOWN, IN)**

**INTERIOR PARKING LOT LANDSCAPING (SECTION 7.11)**

MINIMUM ONE (1) CANOPY TREE AND THREE (3) SHRUBS FOR EVERY 15 PARKING SPACES.

TOTAL NUMBER OF PARKING SPACES [BLOCK 1]: 186

1 x (186 SPACES/15) = 12.4 = 13 REQUIRED TREES  
 3 x (186 SPACES/15) = 37.2 = 38 REQUIRED SHRUBS

- REQUIRED TREES: 13
- PROVIDED TREES: 13
- REQUIRED SHRUBS: 38
- PROVIDED SHRUBS: 38

TOTAL NUMBER OF PARKING SPACES [BLOCK 2]: 491

1 x (491 SPACES/15) = 32.7 = 33 REQUIRED TREES  
 3 x (491 SPACES/15) = 98.2 = 99 REQUIRED SHRUBS

- REQUIRED TREES: 33
- PROVIDED TREES: 33
- REQUIRED SHRUBS: 99
- PROVIDED SHRUBS: 99

**SUB-DISTRICT R.O.W. LANDSCAPE BUFFER (SECTION 8.5)**

BUFFER OF MINIMUM TEN FEET (10') WIDE CONTAINING FOUR (4) CANOPY TREES, EIGHT (8) UNDERSTORY TREES, AND TWELVE (12) SHRUBS PER EVERY ONE HUNDRED FEET (100') REQUIRED ALONG PERIMETER OF CR 475 EAST (POWELL DR) AND CR 750 SOUTH (CARDINAL LN) STREET RIGHTS-OF-WAY.

TOTAL DISTANCE POWELL DR: 720' LF

4 x (720LF/100LF) = 28.8 CANOPY TREES  
 8 x (720LF/100LF) = 57.6 UNDERSTORY TREES  
 12 x (720LF/100LF) = 86.4 SHRUBS

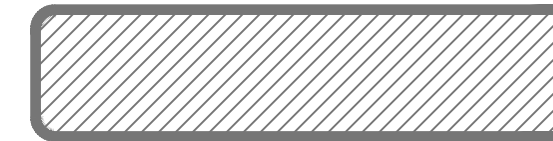
- REQUIRED CANOPY TREES: 29
- PROVIDED CANOPY TREES: 29
- REQUIRED UNDERSTORY TREES: 58
- PROVIDED UNDERSTORY TREES: 58
- REQUIRED SHRUBS: 87
- PROVIDED SHRUBS: 87

TOTAL DISTANCE CARDINAL LN: 524' LF

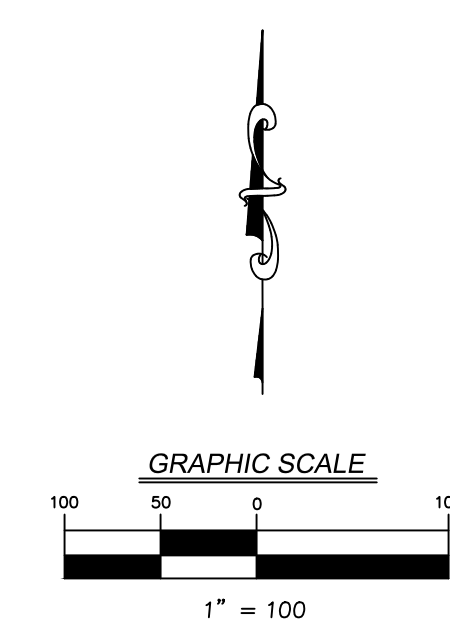
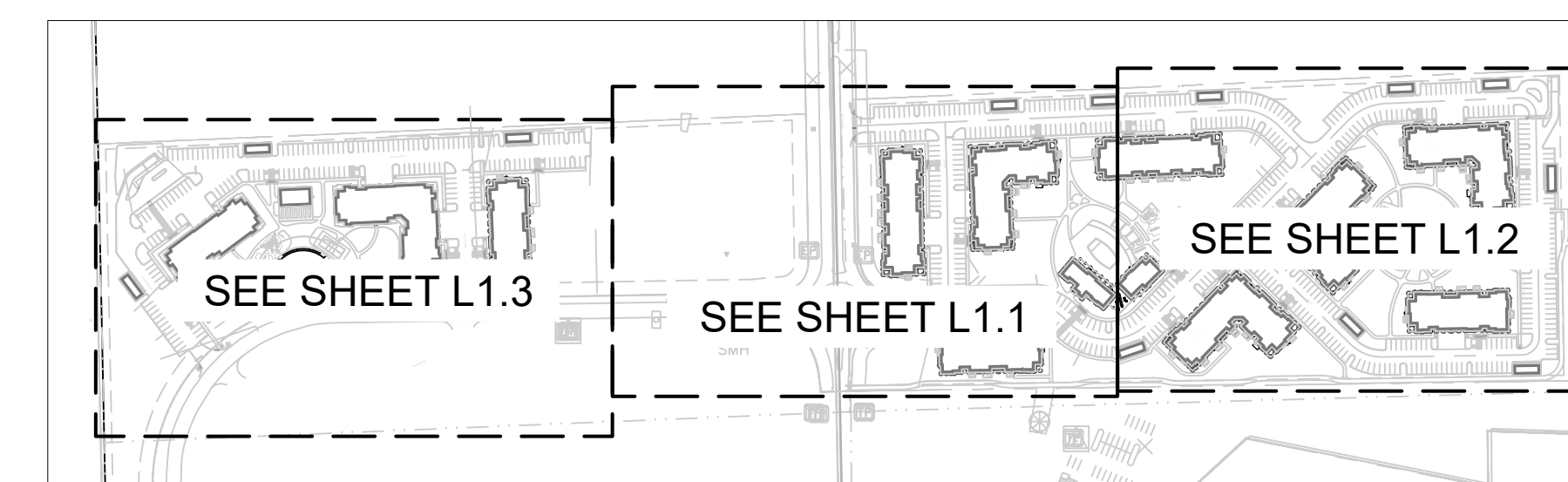
4 x (524LF/100LF) = 20.96 CANOPY TREES  
 8 x (524LF/100LF) = 41.92 UNDERSTORY TREES  
 12 x (524LF/100LF) = 62.88 SHRUBS

- REQUIRED CANOPY TREES: 21 - 6 EXISTING TREE CREDITS = 15
- PROVIDED CANOPY TREES: 15
- REQUIRED UNDERSTORY TREES: 42
- PROVIDED UNDERSTORY TREES: 42
- REQUIRED SHRUBS: 63
- PROVIDED SHRUBS: 63

**STORMWATER MANAGEMENT PLANTINGS**



**KEYMAP**

















# THE MADDOX

COVER SHEET



**MATERIAL LEGEND**

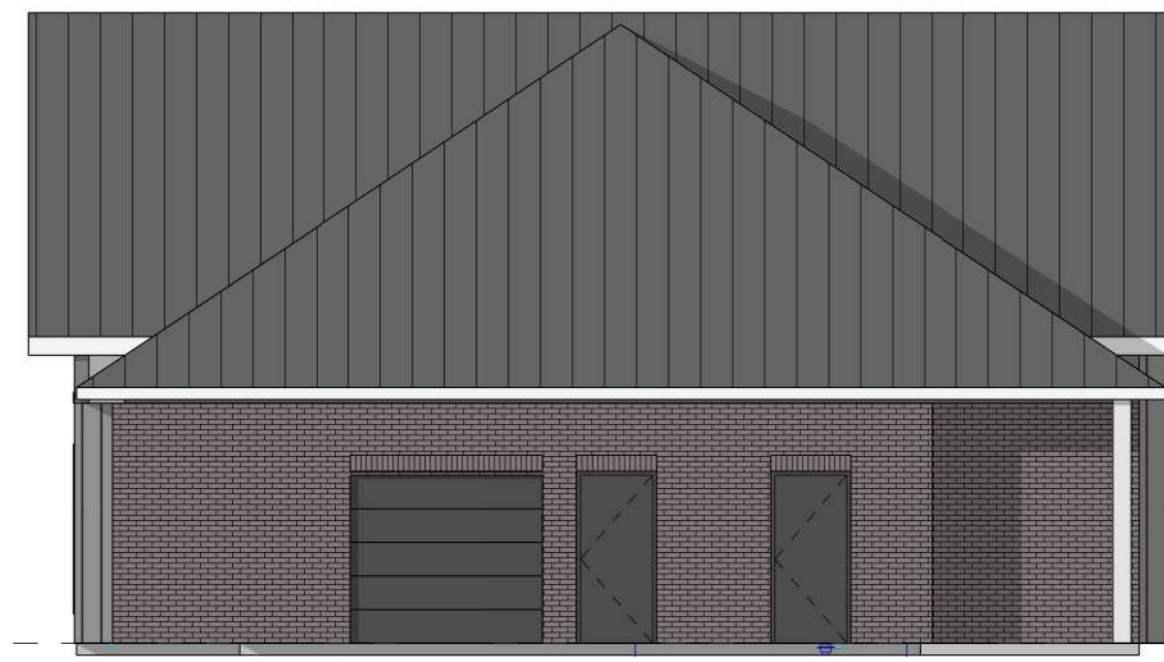
-  MASONRY VENEER - COLOR 1  
BOD: TBD
-  MASONRY VENEER - COLOR 2  
BOD: TBD
-  FIBER CEMENT LAP SIDING, GRAY  
BOD: HARDIE PLANK LAP SIDING,  
COLOR:
-  FIBER CEMENT BOARD AND BATTEN, WHITE  
BOD: HARDIE PANEL VERTICAL SIDING,  
COLOR: SW 9621
-  FIBER CEMENT SHAKE SIDING, WHITE  
BOD: HARDIE SHINGLE SIDING,  
COLOR: SW 9621
-  FIBER CEMENT SHAKE SIDING, GRAY  
BOD: HARDIE SHINGLE SIDING  
COLOR:
-  FLY-ASH 8" CHANNEL SIDING, DARK GRAY  
BOD: TRUXTERIOR CHANNEL SIDING,  
COLOR: SW 9560
-  FIBER CEMENT FINE RIDGE PROFILE PANELS, WHITE  
BOD: CERACLAD ZEN GARDEN,  
COLOR:
-  FIBER CEMENT FINE RIDGE PROFILE PANELS, GRAY  
BOD: CERACLAD ZEN GARDEN,  
COLOR: SW 9164
-  NATURAL WOOD SIDING  
BOD: DELTA MILLWORKS ACCOYA  
FINISH: BARNWOOD IVORY

- ELEVATION NOTES
1. ROOF SLOPES, PRIMARY ROOF SLOPES ARE 8/12. ACCENT GABLES ARE 12/12.
  2. TYPICAL ROOF OVER HANG IS 18"
  3. ALL WINDOWS, DOORS, AND STOREFRONT WILL HAVE 3 1/2" TRIM



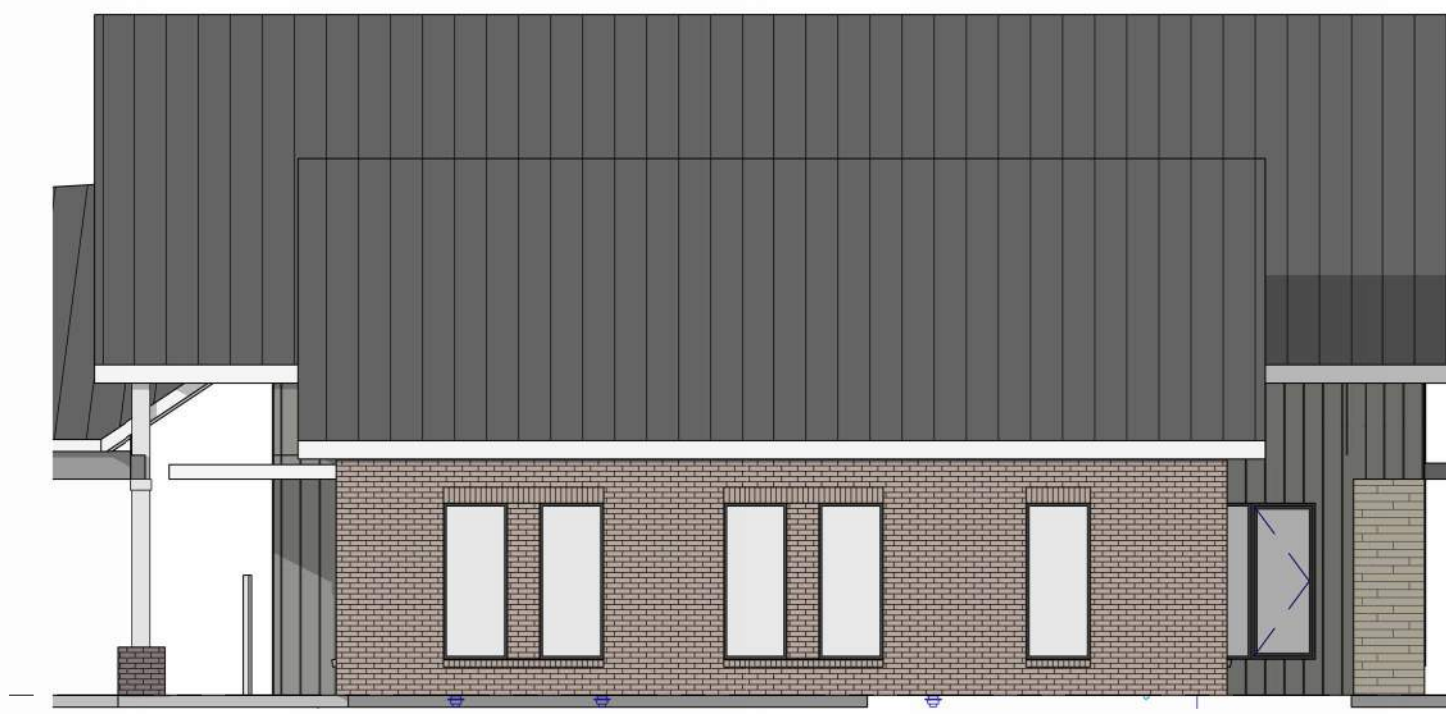
**7** CLUBHOUSE - LEASING - EAST GRAPHIC  
1/8" = 1'-0"

Masonry : 211 SF  
Non Masonry: 97 SF  
Doors and Windows: 63 SF  
Total: 308 SF  
Percent Masonry: 68%



**6** CLUBHOUSE - FITNESS - NORTH GRAPHIC  
1/8" = 1'-0"

Masonry : 324 SF  
Non Masonry: 135 SF  
Doors and Windows: 0 SF  
Total: 459 SF  
Percent Masonry: 70%



**5** CLUBHOUSE - LEASING - WEST GRAPHIC  
1/8" = 1'-0"

Masonry : 309 SF  
Non Masonry: 96 SF  
Doors and Windows: 110 SF  
Total: 365 SF  
Percent Masonry: 84%



**4** CLUBHOUSE - FITNESS - WEST GRAPHIC  
1/8" = 1'-0"

Masonry : 225 SF  
Non Masonry: 145 SF  
Doors and Windows: 401 SF  
Total: 370 SF  
Percent Masonry: 60%



**3** CLUBHOUSE - LEASING - NORTH GRAPHIC  
1/8" = 1'-0"

Masonry : 439 SF  
Non Masonry: 216 SF  
Doors and Windows: 430 SF  
Total: 655 SF  
Percent Masonry: 67%



**2** CLUBHOUSE - LEASING - SOUTH GRAPHIC  
1/8" = 1'-0"

Masonry : 420 SF  
Non Masonry: 289 SF  
Doors and Windows: 461 SF  
Total: 709 SF  
Percent Masonry: 59%



**1** CLUBHOUSE - FITNESS - EAST GRAPHIC  
1/8" = 1'-0"

Masonry : 549 SF  
Non Masonry: 175 SF  
Doors and Windows: 197 SF  
Total: 724 SF  
Percent Masonry: 76%

**THE MADDUX**  
LEASING - EXTERIOR ELEVATIONS