



Staff Report BZA24-001-VA

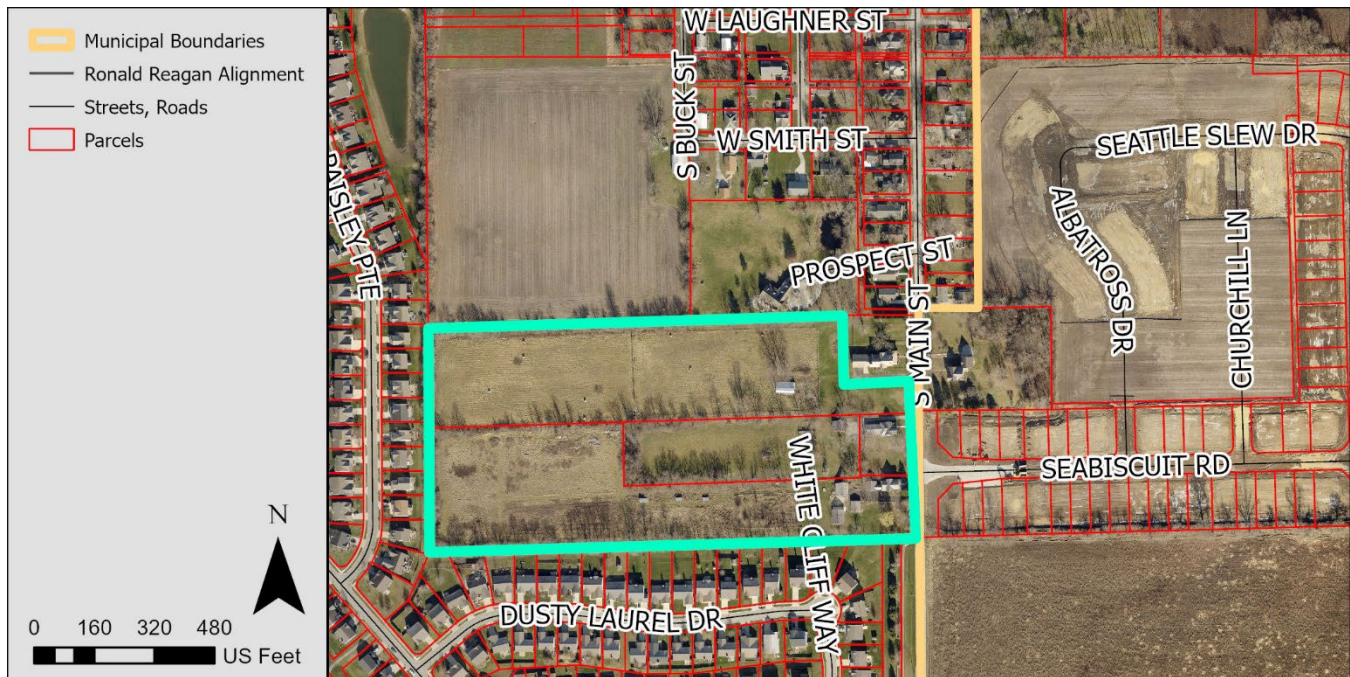
The Enclave at Whitestown | Density

Meeting Date: March 7, 2024

Docket BZA24-001-VA The Enclave at Whitestown Variance. The applicant is requesting one variance to construct approximately 54 single-family dwelling units, the project also includes 2 existing dwelling units. The applicant is proposing to increase the density from the allowed 3.0 units/acre to 3.32 units/acre. The applicant is Davis Homes on behalf of the various owners.

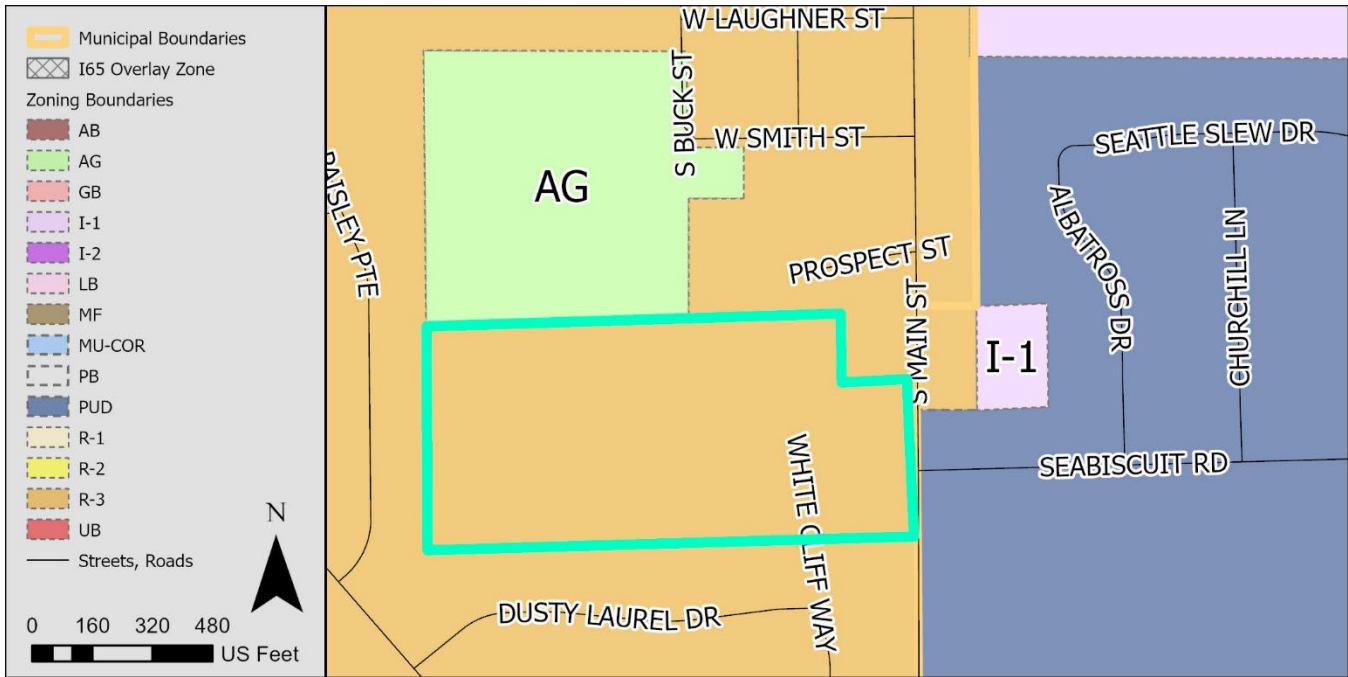
Site Location

The site is located at approximately 608, 706, 802 S. Main Street. The property is comprised of four parcels consisting of approximately 17 acres. The area is surrounded by residential uses with Walker Farms Subdivision (R-3) to the south, and west, and Bridle Oaks Subdivision (PUD) to the east. The site is 1,700 feet from the Legacy Core and is adjacent to Hattie's Coffee.



Zoning

The site in question is zoned Medium-density Single-family and Two-Family Residential (R-3). The R-3 “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.”



Unified Development Ordinance

Variance Request.

Under UDO Section 2.3 (B) Lot Requirements, the variance sought to increase the subdivision's maximum density from 3.00 units per acre to 3.32 units per acre for the Enclave at Whitestown.

	R1	R2	R3	R4	MF
B. Lot Requirements					
Maximum Density (units/acre)	1.0	1.75	3.0	7.0	22.0
Minimum Lot Size (s.f.)					
Single-Family Dwelling	12,000	9,000	6,000	2,000	N/A
Multi-Family Dwelling (s.f. per dwelling unit)	N/A	4,500	3,000	2,100	1,800
Minimum Lot Width	90'	70'	50'	24'	100'
Minimum Lot Frontage/Street Frontage (1)	50'	50'	40'	24'	80'

The maximum number of dwelling units permissible based on the site is 50 dwelling units or 3.00 units per acre. The applicant is proposing a total of 56 dwelling units, comprising 54 new dwelling units and incorporating 2 existing units. This results in a calculated density of 3.32 units per acre.

Proposed Development

History

- No prior Whitestown Plan Commission Docket.
- No prior Whitestown Board of Zoning Appeals Docket.

The submitted materials and staff review indicate the following:

CRITERIA	W/O VARIANCE	WITH VARIANCE
Max Dwelling Units	50 Units	56 units
Max Density (Units/Acre)	3.00	3.329
Min Lot Size (Sqft)	6,000	6,000
Min Lot Width (Feet)	50	50
Open Space	10%	21.5%

Trail Connection	Not Required	Provided
Vinyl Siding	Allowed	Not Allowed
Enhanced Architectural Standards	Not Required	Provided
Main St. Streetscape	Not Required	Provided
Historic Homes	Not Required	Provided

- A total of 56 Single-family dwelling units.
- Enhanced architectural standards commitments.
- Four dwelling units proposed to face Main Street, maintaining a historic streetscape aesthetics ordination towards Main Street.
- Proposed internal pedestrian trail.
- Incorporation of firetruck turning facilities at the northwest stub street.
- Proposed pedestrian sidewalks along Main Street and internal to the site.
- Inclusion of a Stub Street to the north to facilitate future connectivity.

Staff Recommendation

The Staff is providing a favorable recommendation for The Enclave at Whitestown Density Variance (BZA24-001-VA) to the Board of Zoning Appeals, finding the variance complies with the following requirements in accordance with UDO Section 11.14 F. 2. And is consistent with Indiana Code IC36-7-4-918.5 and approval be granted upon:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:
Approval of the variance will not adversely impact public health, safety, morals, and the general welfare. By decreasing the number of curb cuts along Mian Street and improving the street alignment onto Bridle Oak Subdivision's Seabiscuit road, the development enhances traffic flow and accessibility.
2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
The variance will not substantially affect the use or value of adjacent properties. The surrounding subdivisions adhere to similar development standards, including the lot size, setbacks, open space, and building size. Moreover, while improving architectural standards, and trail connections. The adjacent property located in Walker Farms, and Bridle Oaks have a similar density at a max of the R-3 district. The proposed increase in density only results in an increase of 6 homes, 2 of which already exist (net of 4 homes).
3. The strict application of the terms of the Ordinance will result in practical difficulties as applied to the property for which the variance is sought because:
The strict application of the ordinance would result in practical difficulties for the property. The need for the internal street alignment with Seabiscuit Road and the preservation of the historic homes along Main Street necessitated additional homes in the development.

If the Board of Zoning Appeals approves Variance Request, staff recommends the following conditions:

1. Ensure that the northwest stub street complies with fire truck turning Standards, as outlined in Exhibit A.
2. The pedestrian trail and the northwest sidewalk should be no less than 8 feet wide to facilitate future connection to Panther Park.
3. The subdivision provides landscaping around the buffer areas to the south and north, following the guidelines outlined in Whitestown UDO Section 5.6(D) regarding Commercial abutting Residential areas.

Materials Submitted by the Applicant

Attachment D: Standards for Evaluating a Variance

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

The proposed use of the property will be for a single-family residential subdivision of 54 lots. The property also includes one (1) existing and one (1) relocated residence along South Main Street.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

This variance will not be injurious to the public health, safety and morals and welfare of the community. The surrounding properties are developed in similar patterns and share a similar density. The proposed development preserves the historic development pattern, as well as existing homes along Main Street, while providing a new high quality neighborhood with enhanced architecture and building materials.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner. The development includes high quality new housing options which meet or exceed the Town's existing standards. The project has been designed to preserve the existing homes and historic streetscape along Main Street, thereby protecting the use and value of adjacent properties. Lastly, the neighborhood incorporates lot sizes which are compliant with the minimum lot width and area requirements under the UDO, with the average lot size exceeding the minimum lot size requirement. These lots permit allow the lots to match-up with lot lines on adjoining developed parcels, making the project harmonious with the prevailing development pattern.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

Strict application of the Ordinance would prevent a typical single-family residential subdivision from preserving and incorporating the historic streetscape along Main Street. This is a unique proposal because it preserves and incorporates existing historic residences as part of the subdivision which were constructed in the early 1900s. The layout of the site is geared to enhance and build upon existing conditions, with residences fronting along Main Street. It is evident that the Town is committed to preserving historic

buildings as evidenced by previously approved developments such as Windswept Farms and Harvest Park.

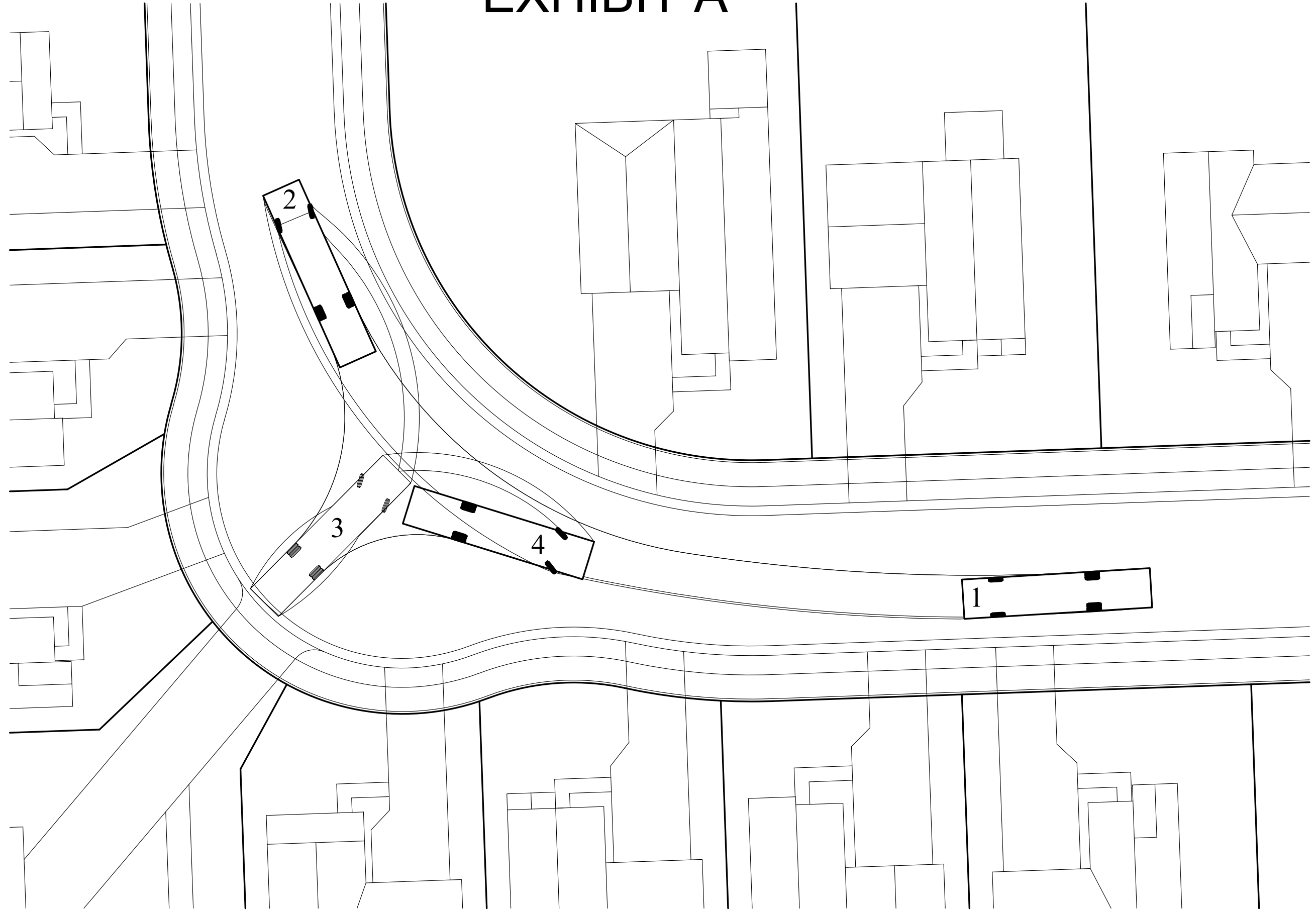
Also, due to the development of Bridle Oaks to the east and the established Seabiscuit Road, further dictate where the opposing streets must align in accordance with requirements imposed by the Town of Whitestown which ensures public safety. The subject property already has limited frontage along Main Street, in addition to the requirement to align with the existing roadway across the street, and these physical attributes of the property and requirements work in tandem to place unnecessary hardship on the property.

By allowing for a total of only four (4) additional lots, two (2) of which are the existing historic properties, to the R-3 Zoning District the subdivision is provided limited additional flexibility enabling a well-planned neighborhood incorporating historic homes and furthering important community objectives geared towards preservation, notwithstanding the hardships noted above.



single family lots	- 54
50'x120'	
min. lot size	- 6,000 sq.ft.
avg. lot size	- 7,590 sq.ft.
existing home	- 2 (0.74 ac±)
site	- 16.86 ac±
density	- 3.32 u/a
street length	- 2,120 ln. ft.
open space	- 3.6 ac± (21.5%)

EXHIBIT A



<p align="center">Whitestown UDO Residential Architectural Standards Chapter 9.4</p>	<p align="center">The Enclave at Whitestown Architectural Commitments <i>This will give the homes a neo-traditional type look.</i></p>
<p>Vinyl siding is a permitted exterior material.</p>	<p>All siding will be L.P. Smart siding or fiber cement siding – and no vinyl except in the soffits. L.P. Smart siding or fiber cement offers more durability, resistance to environmental wear and tear over time and is typically more energy efficient than traditional vinyl siding.</p>
<p>11" Overhang is the minimum, given a point within Category #2.</p>	<p>12" Overhang standard.</p>
<p>No restriction on garage locations.</p>	<p>Garages will be recessed from front home plan. This enhances the focal point of the residence to be the front of the residence which could include a front porch or stoop and better discouraging the focus on the garage.</p>
<p>Window trim must be at least 5 ½ inches wide around all windows, a point in Category #5.</p>	<p>6" exterior trim around all windows.</p>
<p>Masonry wainscot from the first floor windowsills and continuing down to the foundation, a point within Category #3.</p>	<p>Brick wainscot provided around the perimeter of home.</p>



1,613-2,018 SQ FT



2-5 BEDROOMS



2.5-3 BATHROOMS



2 CAR GARAGE

ELEVATION C
(with optional finished space above garage)



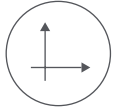
ELEVATION B
(with optional finished space above garage)



ELEVATION A
(with optional finished space above garage)



ELEVATION A



1,648-2,030 SQ FT



3-5 BEDROOMS



2.5-3.5 BATHROOMS



2 CAR GARAGE

ELEVATION C
(with optional finished space above garage)



ELEVATION B
(with optional finished space above garage)



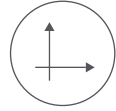
ELEVATION A
(with optional finished space above garage)



ELEVATION A



ELEVATION D
(with optional finished space above garage)



1,997-2,368 SQ FT



3-4 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE



ELEVATION C
(with optional finished space above garage)



ELEVATION B
(with optional finished space above garage)



ELEVATION A
(with optional finished space above garage)



ELEVATION A