



# Staff Report PC23-057-PP

## Windswept Farms Primary Plat

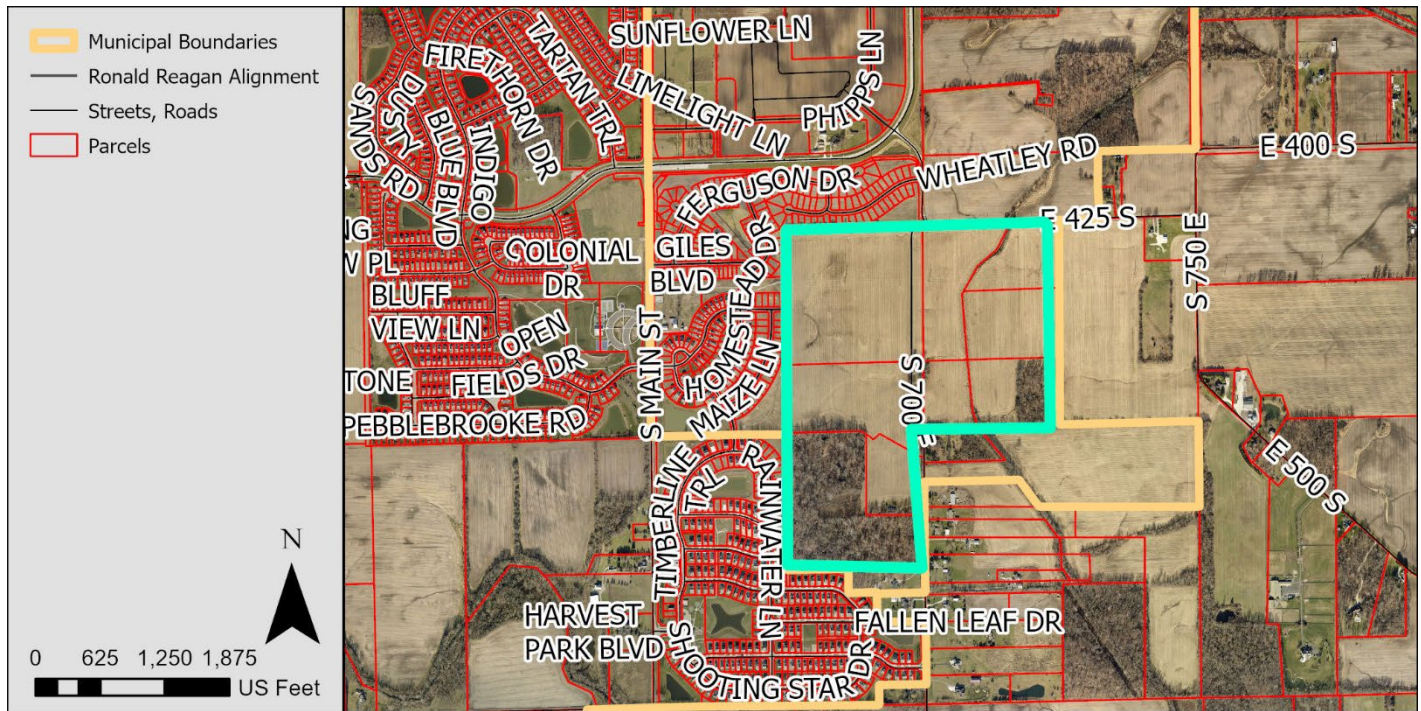
Meeting Date: February 12, 2024

### Docket PC23-057-PP – Primary Plat – Windswept Farms

The petitioner is requesting a review of a Primary Plat known as Windswept Farms. They are also seeking an amenity standards substitution. The site in question is located on the east and west sides of County Road 700 East and south of County Road 425 South in Whitestown. The applicant is proposing to construct 283 single-family homes on approximately 159.50 acres. The site is zoned Medium-density Single-Family and Two-Family Residential (R3). The owner’s representative and applicant is Windswept Farms Development, LLC.

### 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.



### History

1. In 2023, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from a Low-density Single-family Residential (R-1) and Low-density Single-family and Two-family Residential (R-2) Zoning District to a Medium-density Single-Family and Two-Family Residential (R3) (PC23-029-ZA). The Town Council subsequently adopted the rezone and commitments (ORD 2023-19).

### Proposed Development

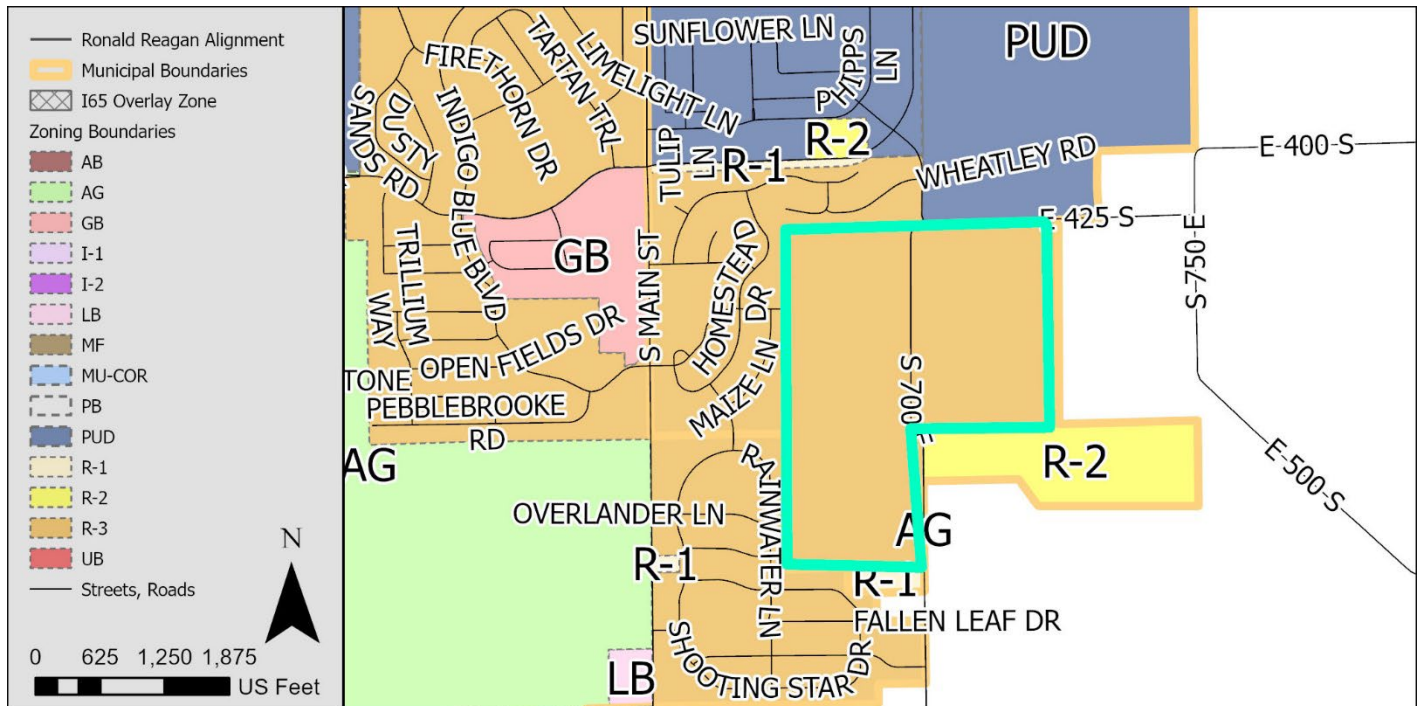
The proposed plat is located on approximately 159.50 acres. The site is currently surrounded by residential uses of varying densities and contains floodplains/floodways on site.

The submitted plans and materials indicate the following:

- 283 total residential dwellings:
  - o 135 lots at 51'x120'-130'
  - o 96 lots at 61'x 130'-140'
  - o 52 lots at 70' x 130'-140'
- Approximately 77.83 acres of open space;
- Proposed pedestrian network:
  - On both sides of the internal street network.
  - 10' multi-use path along the westside of C.R. 700 East; and,
  - 10' multi-use path along the south side of C.R. 425 South
  - 8' multi-use path network throughout the development approximately 7,800' in length.
- Right-of-way for a future roundabout at the intersection of C.R. 700 East and C.R. 425 South;
- Proposed landscaping plan;
- Stormwater detention/retention ponds;
- Provisions for easements.

## 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.” Single-family residential dwellings are permitted use in the R-3 zoning district.



## Substitution Request

The Plan Commission, in its discretion, may accept an equivalent or greater Amenity Center.

**Ordinance Section:** Article 9.11 (P)

**Ordinance Language:** Plan Commission Authority to substitute. “The Plan Commission has the authority to accept

a clearly equivalent or greater amenity center in lieu of what is required. The developer must provide plan view drawings, elevation drawings, supportive illustrations, and a description of the facility and products proposed to be used for the Plan Commission to determine equivalency. Further, a developer can locate multiple required amenity centers together in a single area, if the intent of this ordinance is clearly met.

**Petitioner Substitution Request:** To substitute the historic barn, existing house, parking, trail system, and 50 acres of tree preservation areas as the amenity center requirement of UDO Article 9.11 (H)(2).

**Staff Recommendation:** Staff is in support of the amenity substitution request according to the petitioner’s request as outlined in “Exhibit C” dated “2/2/24” in addition to the clubhouse standards outlined in Article 9.11 (K) of the Whitestown UDO.

Should the Plan Commission deny the amenity substitution request, staff recommends continuing this petition to allow the petitioner and staff to work on a compliant amenity center addition.

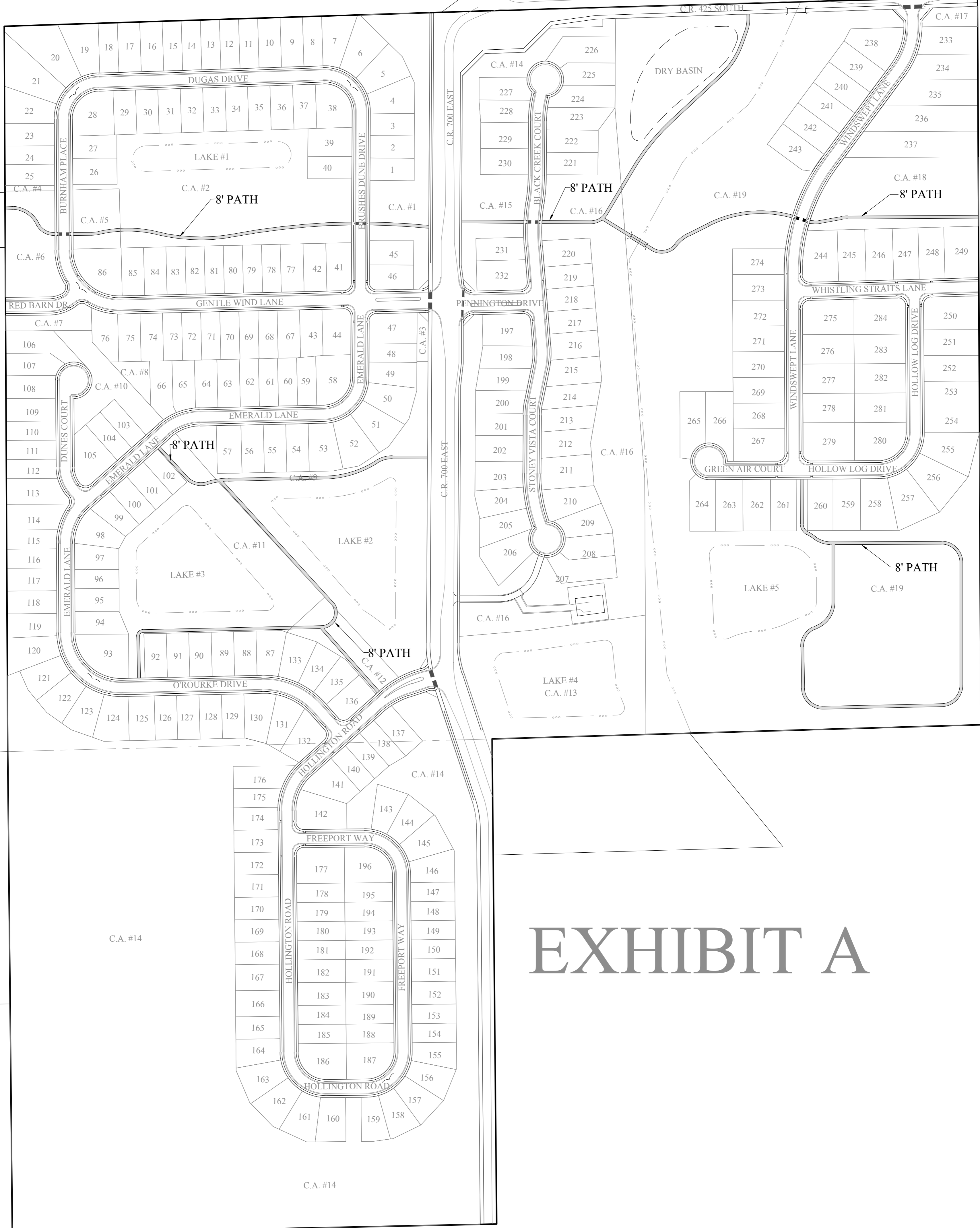
### **Staff Recommendation**

Should the Plan Commission approve the amenity substitution request, Staff is providing a favorable recommendation for the Windswept Farms Primary Plat Docket PC23-057-PP. The petitioner is proposing to subdivide approximately 159.50 acres into 283 Single-family dwelling units, trails, and internal right-of-way. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance and the associated Commitments.

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

1. Provide a rapid flashing signal (RRFB) at the northern trail intersection of C.R. 700 East.
2. Provide a rapid flashing signal (RRFB) at the southern trail intersection of C.R. 700 East.
3. Trail connection resembling the example shown in Article 9.4(D)(2) connecting the 5’ sidewalk to the 8’ path on the east side of CR 700 E.

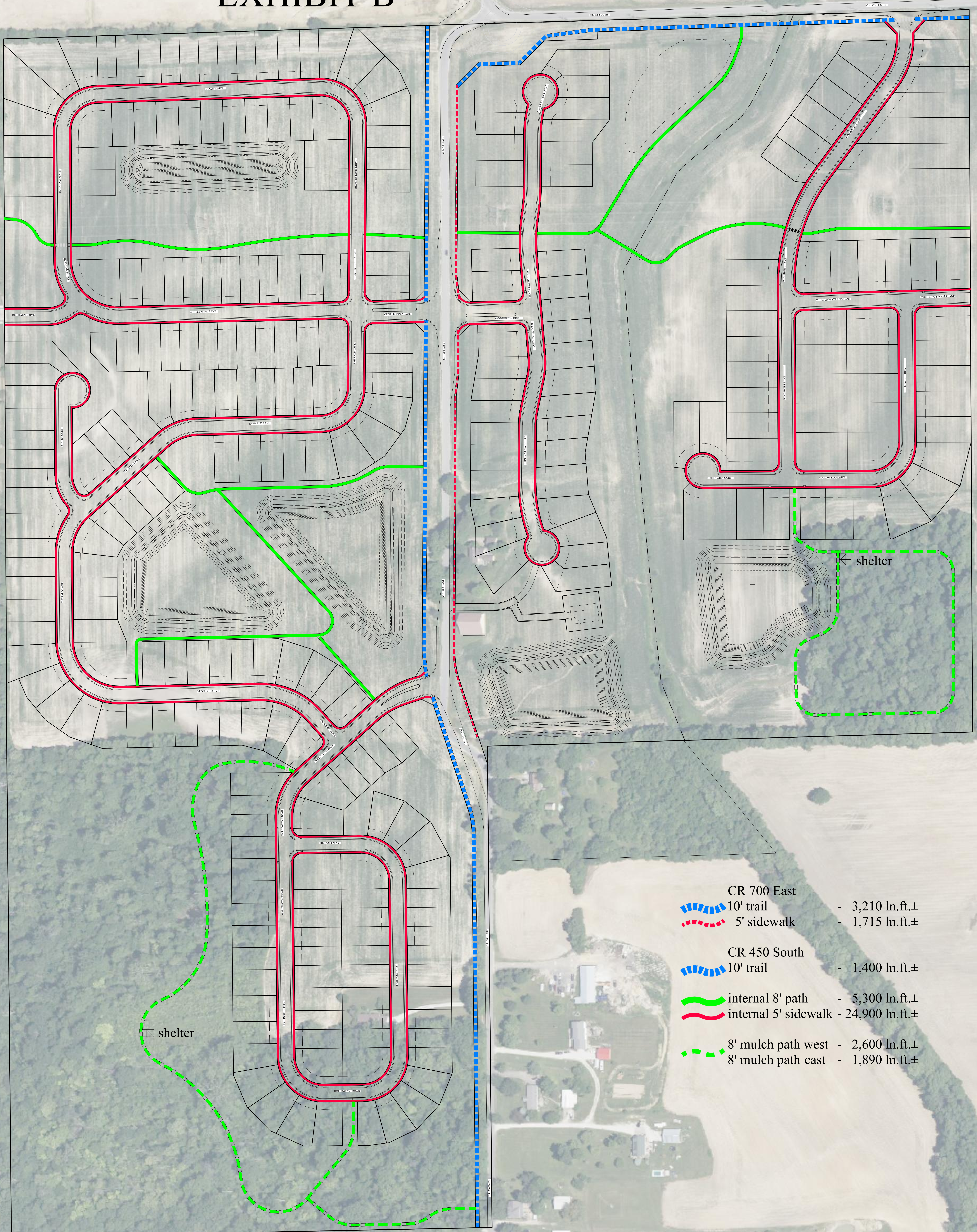






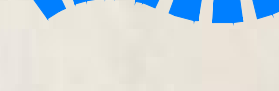






# EXHIBIT A



# EXHIBIT B



	CR 700 East	
	10' trail	- 3,210 ln.ft.±
	5' sidewalk	- 1,715 ln.ft.±
	CR 450 South	
	10' trail	- 1,400 ln.ft.±
	internal 8' path	- 5,300 ln.ft.±
	internal 5' sidewalk	- 24,900 ln.ft.±
	8' mulch path west	- 2,600 ln.ft.±
	8' mulch path east	- 1,890 ln.ft.±

shelter

shelter



# EXHIBIT C

