

# Town of Whitestown Plan Commission



Meeting Date: May 13<sup>th</sup>, 2024

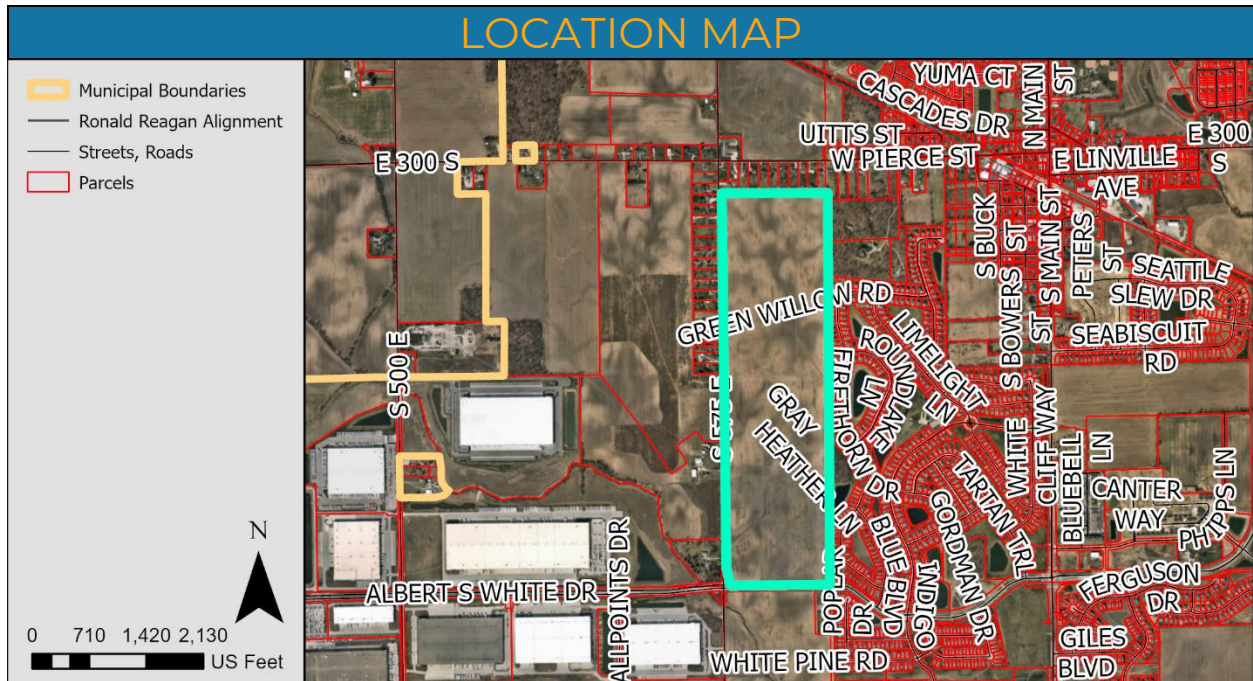
(317) 769-6557 

6210 Veterans Drive 

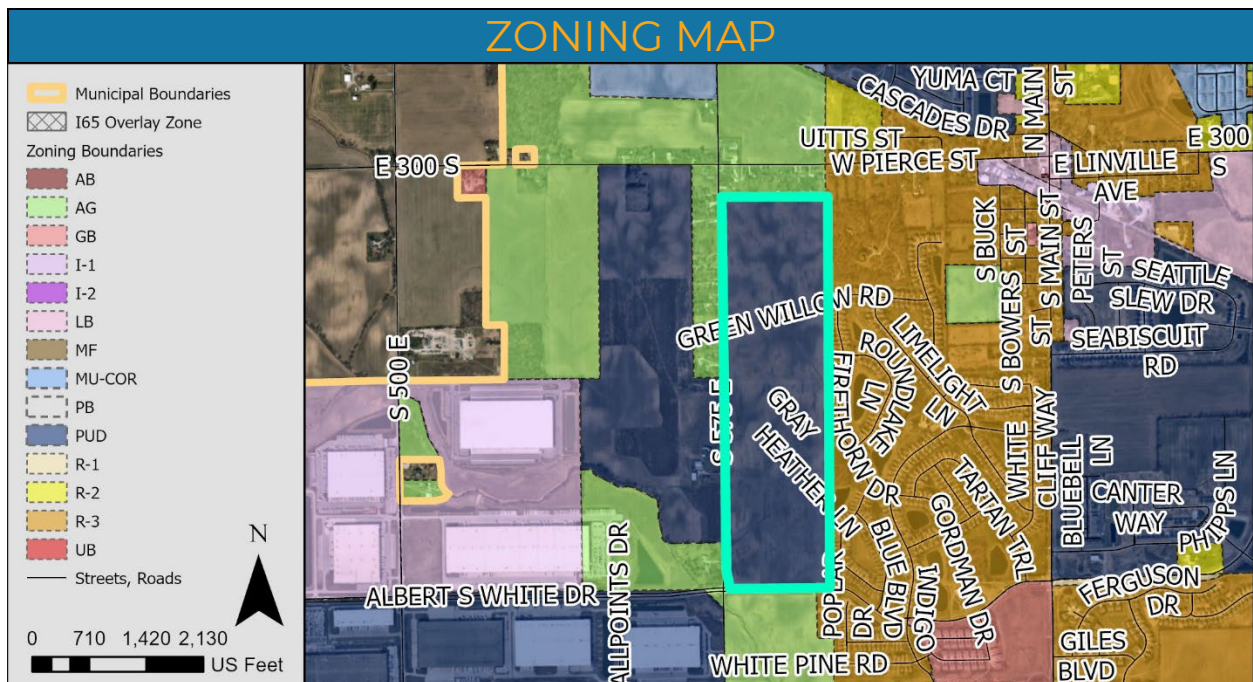
Whitestown, IN 46075 

## PC24-008-PP- PRIMARY PLAT

|                      |   |             |        |             |
|----------------------|---|-------------|--------|-------------|
| Request              | The applicant is requesting to plat 149 acres into 433 single-family dwelling units.      |             |        |             |
| Location             | 3744 S 575 E, Whitestown, IN, 46075   |             |        |             |
| Applicant            | Pulte Homes of Indiana, LLC   |             |        |             |
| Property Owner(s)    | Peabody Family Farms LLC<br>Traci Saunders  |             |        |             |
| Land Area (Size)     | 149 Acres   |             |        |             |
| Applicable Ordinance | Whitestown Unified Development Ordinance<br>Peabody Planned Unit Development              |             |        |             |
| Property Zoning      | PUD   | Peabody PUD |        |             |
| Adjacent Zoning      | North   | East        | South  | West        |
|                      | AG  | R3          | AG     | PUD         |
| Adjacent Land Use    | Residential   | Residential | Vacant | Residential |
| Staff Reviewer       | Desire Irakoze <a href="mailto:Dirakoze@whitestown.in.gov">Dirakoze@whitestown.in.gov</a> |             |        |             |
| Staff Recommendation | Staff recommends <b>APPROVAL</b> of this request.   |             |        |             |



The site is located at approximately 3744 S 575 E, Whitestown, IN, 46075. The property is comprised one parcel consisting of approximately 149 acres. The area is surrounded by Residential uses with Walker Addition to the North, Walker Farms residential subdivision to the East, and Peabody Farms West residential subdivision to the west.



The site in question is zoned PUD- Peabody PUD. The district “Envisions a combination of single-family homes, to provide new housing opportunities at varying

densities within the community. In addition, the Project will include neighborhood retail offerings comprised of smaller-scale retailers for providing convenient and enjoyable services to nearby residents and visitors to the area.” The area permits uses in the Mixed-Use Commercial, Office, and Residential district including single-family, and commercial uses.

## SITE HISTORY

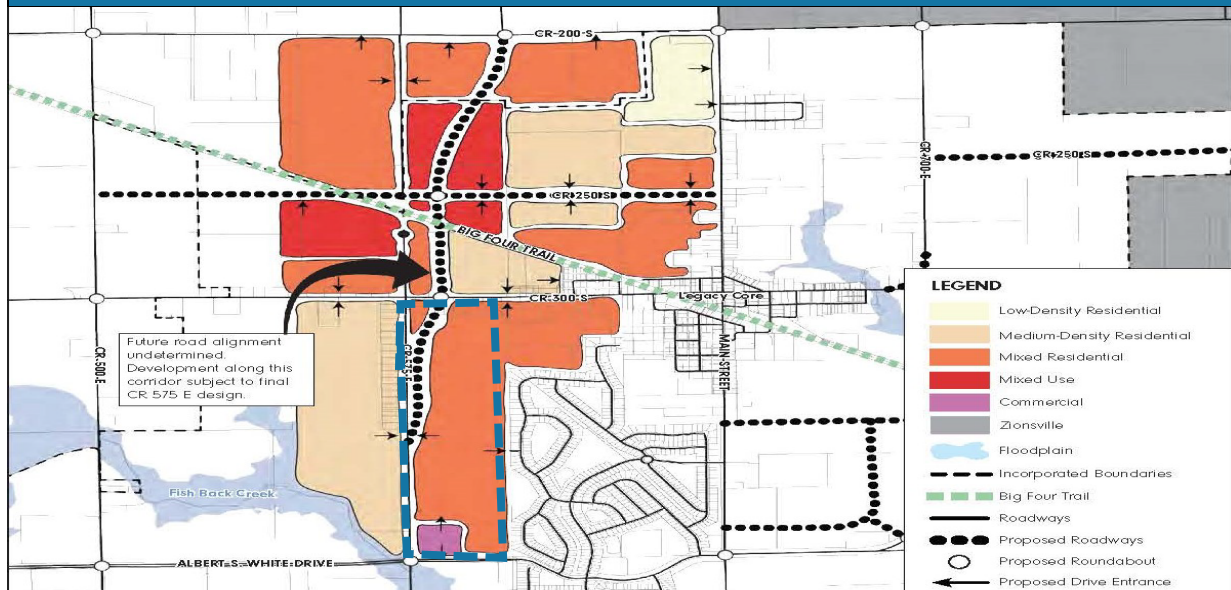
There have been 8 WPC petitions regarding the property.

| Docket      | Name                     | Request            | Status            |
|-------------|--------------------------|--------------------|-------------------|
| PC20-042-ZA | Peabody-Hockett          | AG-11              |                   |
| PC21-020-ZA | Peabody Property         | AG-11              | Unfavorable (4-0) |
| PC21-029-ZA | Peabody PUD              | Ordinance 2022-04  | Approved          |
| PC22-029-PP | Peabody Primary Plat     | 604 Dwelling Units | Approved          |
| PC22-034-SP | Peabody Farms Sec 1 & 2  | 77 Dwelling Units  | Not Recorded      |
| PC22-063-ZA | Peabody PUD              | Ordinance 2022-039 | Approved          |
| PC23-001-PP | Peabody Farms West       | 312 Dwelling Units | Approved          |
| PC23-028-SP | Peabody Farms West Sec 1 | 99 Dwelling Units  | Under Review      |
| PC24-014-SP | Peabody Farms East Sec 1 | 19 Dwelling Units  | Under Review      |
| PC24-015-SP | Peabody Farms East Sec 2 | 67 Dwelling Units  | Under Review      |

## NEIGHBORHOOD MEETING

Meeting Date: No neighborhood meeting is required for Primary Plats.

## COMPREHENSIVE PLAN



**FIGURE 4.3: SPECIAL DEVELOPMENT AREA 2**

The 2022 Whitestown Comprehensive Plan identifies this property as Mixed Residential. The Special Development Area 2 “is important because it serves as a transition between the more intense industrial uses currently planned to the west

and the existing and planned single-family areas in northeastern Whitestown. This area will likely need to include some mixed residential, mixed-use, and low-density residential areas as the Albert S. White Drive transitions from industrial uses to the Legacy Core.”

The proposed Primary Plat is in agreement with the following Components of the Whitestown Comprehensive Plan:

### Vision & Goals

6. There is a lack of connectivity within the community

The Peabody Farms East subdivision provides 12,435 linear feet of paths, an Amenity Center, and a neighborhood park. The subdivision provides connections points to Walker Farms to the East and Peabody Farms West to the West.

### Overarching Goals

1. To achieve the vision for the community, Whitestown must promote unique designs, appropriately placed residential densities, and appropriate transitions between adjacent densities that provide market-driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families

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

4. To grow and retain the desired local labor force, the community needs to support housing options with amenities that serve both an urban and suburban lifestyle.

9. Future land use and density decisions need to be coordinated with the needs and availability of transportation, utilities, and other infrastructure facilities

10. Larger planned unit developments are encouraged and should include flexible integration of a true mix of uses and unique design standards.

### Land Use Guiding Policies

2. Site access and signage must be carefully planned to orient drivers to a safe and efficient travel pattern.

7. Site layouts and design standards should be focused on creating active spaces that encourage energy and vitality in each Special Development Area.

### Transportation & Circulation Guiding Policies

2. Plan and promote pedestrian circulation (walking, cycling, etc.).

The paths connect to the Greenway/ Linear Park shown in Figure 5.2 of the Comprehensive Plan.

3. Continue to implement a network of community-wide paths and trail systems.

4. Develop and link pedestrian networks (sidewalks and trails) within new developments.

## THOROUGHFARE PLAN

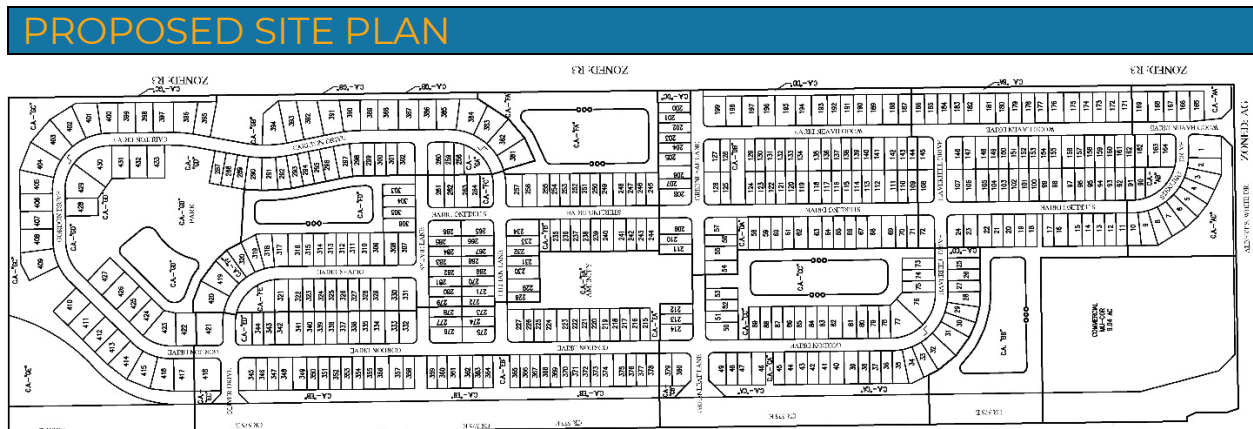
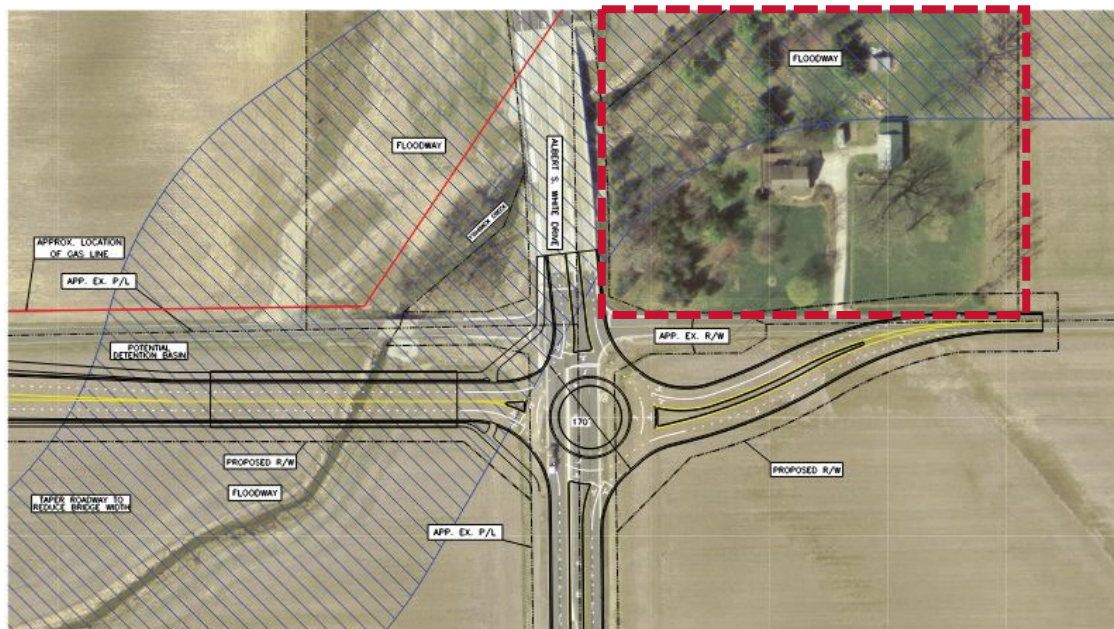
The 2020 Thoroughfare Plan shows Albert S White and CR 575 E as Major Arterials. “Major Arterials carry high volumes of regional traffic. They serve major cities from

multiple directions and provide connectivity between cities in rural areas. Major Arterials provide direct access to adjacent land but may limit the number of intersections and driveways to give higher priority to through traffic. Principal arterials are spaced at two to three miles in suburban areas and farther apart in rural areas. The Ronald Reagan Parkway and 146th Street extension are examples of major arterials within the town”.

| FUTURE THOROUGHFARE MAP RIGHT-OF-WAY STANDARDS |              |                      |
|--|--------------|----------------------|
|  | NO. of LANES | MINIMUM RIGHT-OF-WAY |
| Major Arterial                                 | 4            | 120'                 |

### ROUNDBOUT AT ALBERT S. WHITE DRIVE AND CR 575 E

The roundabout intersection improvement is expected to be needed within three to five years. Timing this project with the completion of the CR 575 E Corridor and mid-point interchange will be critically important.



See Exhibit A for an enlarged site plan.

### Project Details:

- 433 Single-family dwelling units
- 12,435 linear Feet of trails and Paths
- Amenity Center
  - Swimming Pool
  - Playground
  - Sport Court (2 Pickleball Courts)
- 6.63 Acre Neighborhood Park

## STAFF RECOMMENDATION

**Approval:** The Staff is providing a **favorable recommendation** to PC24-008-PP Peabody Farms East. Staff finds that the proposed subdivision meets the applicable standards of approval.

**Denial:** If the board is inclined to deny the requested primary plat, then the staff recommends tabling the adoption of findings until the board's next meeting with direction to staff to prepare the findings pursuant to the public hearing and Board discussion.

## RECOMMEND MOTION

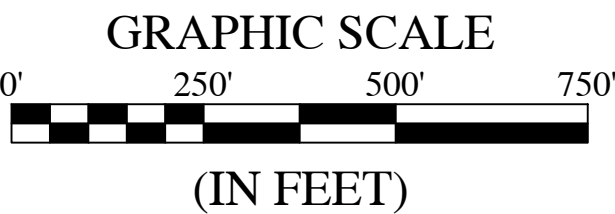
I make a motion that Docket PC24-008-PP, Primary Plat pursuant to the UDO and IC 36-7-4-02.

- ☐ Approved as presented and described based on:
  1. The Findings in the Staff report and staff recommendations
  2. Submitted findings of Fact
  3. Substantial compliance with the submitted site plan(s)
- ☐ Conditional Approved
  1. The Findings in the Staff Report and Staff Recommendations
  2. Submitted Findings of Fact
  3. Substantial compliance with the submitted site plan(s)
  4. Access Easement be provided in the Common Area for connection between the northern path to the future trail of NE CR. 575 E Road Alignment.
  5. The Driveway Access be provided to meet the standards of the FIGURE R- DRIVEWAY ACCESS PREFERRED CONDITIONS of the Bicycle and Pedestrian Master Plan
- ☐ Continued to the June 10<sup>th</sup>, 2024, WPC Meeting
- ☐ Denied as presented and described.

EXHIBIT A



**Indiana811.**  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
*Call 811 or 800-382-5544 Before you Dig!*



| PHASING LOT SCHEDULE |             |
|----------------------|-------------|
| PHASE                | No. of LOTS |
| PHASE 1              | 19          |
| PHASE 2              | 67          |
| PHASE 3              | 51          |
| PHASE 4              | 79          |
| PHASE 5              | 68          |
| PHASE 6              | 81          |
| PHASE 7              | 68          |
|                      |             |
| TOTAL                | 433         |

