

# WPC Application

This application is being submitted for (check all that apply):

- Concept Plan       Development Plan (& Amendment)
- Primary Plat       Primary Plat Amendment
- Secondary Plat       Secondary Plat Amendment
- PUD Text Amendment
- Zone Map Change     Waiver(s)

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Reviewed	<input type="checkbox"/> w/ conditions
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Recommendation

## Applicant Info

Name <b>D.R. Horton - Indiana, LLC</b>	
Street Address <b>3665 Priority Way S. Drive,</b>	
City, State, Zip <b>Indianapolis, Indiana 46240</b>	
Primary Contact Person regarding this petition <b>Mark Bridwell</b>	
Phone <b>(317) 995-8926</b>	E-Mail <b>mabridwell@drhorton.com</b>
Engineer Preparing Plans <b>Weihe Engineers</b>	E-Mail <b>ellisr@weihe.net</b>
Others to be Notified <b>Jack Donaldson</b>	E-Mail <b>jfdonaldson@drhorton.com</b>

## Property Owner

Name <b>BPD Prairie Chase, LLC (31 lots), D.R. Horton - Indiana, LLC (65 lots)</b>	
Street Address <b>BPD: 1155 Parkway Drive, Suite 300</b>	
City, State, Zip <b>Zionsville, Indiana 46077</b>	
Phone <b>(317) 268-8917</b>	E-Mail <b>abraun@braunpd.com</b>
Applicant is (circle one):    Sole owner    Joint Owner    Tenant    Agent    Other (specify)	

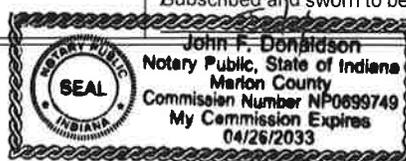
## Premises Affected

10-digit Parcel Number <b>Prairie Chase Section 2 Subdivision (Parcel #06-08-18-000-035.000-018 prior to platting)</b>				
Actual/approximate address or location from major streets <b>CR650 E and CR E230 S</b>				
Subdivision <b>Prairie Chase Section 2</b>			Lot Number(s) <b>1-96</b>	
Total Acreage <b>23.81</b>	Flood Zone on Site? <b>X</b>			
Zoning of Subject Property <b>R4</b>	Use of Subject Property <b>Townhome Subdivision</b>			
Proposed Zoning <b>R4 with modification to Commitment</b>		Proposed Land Use <b>Townhome Subdivision</b>		
Zoning of Adjacent Properties	North: <b>AG</b>	South: <b>R3</b>	East: <b>R3</b>	West: <b>PUD</b>
Land Use of Adjacent Properties	North: <b>Residential</b>	South: <b>Residential</b>	East: <b>Residential</b>	West: <b>Residential</b>

## Notarization

To the best of my knowledge the above information and attached exhibits are true and correct.

Signature of Applicant <i>Mark Brauner</i>	
Notary Public's Name (printed) <b>John Donaldson</b>	Signature of Notary <i>John Donaldson</i>
My Commission Expires State County <b>4/26/33</b>	Subscribed and sworn to before me this <b>1<sup>st</sup></b> day of <b>July</b> , 20 <b>25</b>



# Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

BPD Prairie Chase, LLC

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

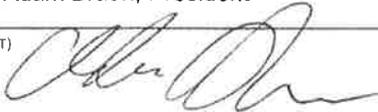
Prairie Chase Section Two Subdivision, Whitestown, Indiana

ADDRESS

- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (\_\_\_\_ is) ( is not) a condition to the sale or lease of the above referenced property.

Adam Braun, President

(AFFIANT)



STATE OF INDIANA )

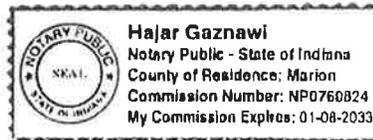
) SS:

COUNTY OF Boone )

Subscribed and sworn to before me this 30<sup>th</sup> day of June 2025.



, Notary Public



My Commission expires: 01/08/2033 County of Residence: Marion

## Narrative of Request to Modify Whitestown Zoning Ordinance No. 2023-1

**Project:** Prairie Chase North Section 2 (aka Prairie Chase North) 96 Townhome Lots

**Applicant:** D.R. Horton – Indiana, LLC

**Modification Requested:** Removal of Commitment 2(c) as listed in Exhibit B of Whitestown Zoning Ordinance No. 2023-1, which states “Each home in the SFR Community shall have an irrigated front yard.”

**Introduction:** Ordinance No. 2023-1 was adopted on December 29, 2022 rezoning the property now known as Prairie Chase Section 2 to High-Density Mixed Residential (R4 Zoning Classification). Exhibit B of the Ordinance lists certain Commitments that were made by the developer - Commitment 2 specifically addresses a single-family residential community where individual homes are (including attached townhomes) held for rent and not for sale (an “SFR Community”).

D.R. Horton is currently constructing townhomes in Prairie Chase North for the sale of all 96 townhomes to a single-entity buyer that will operate Prairie Chase North as an SFR Community. Both D.R. Horton and its potential buyer desire the removal of the requirement for irrigated front lawns provided in Section 2(c) of the Commitments.

In lieu of irrigated grass front lawns, D.R. Horton intends to install professionally landscaped front yards utilizing modern landscape design that will be professionally maintained by the buyer of the townhomes. Installation of landscaping would negate the need for irrigation.

### **Description of Proposed Modification:**

The requested modification would simply strike Commitment 2(c) in its entirety.

### **Benefits of Landscaped Lawns Over Irrigated Grass Lawns:**

#### 1. Environmental Sustainability

- **Water Conservation:** Landscaped lawns require less water than traditional turf grass, reducing overall water consumption.

#### 2. Aesthetic Appeal

- **Visual Interest:** Professionally landscaped front yards offer greater variety in color, texture, and form than uniform grass lawns, enhancing curb appeal and creating a more distinctive neighborhood character.

#### 3. Reduced Maintenance and Costs

- **Lower Maintenance:** Landscaped areas with mulch and hardy plants require less mowing, fertilizing, and chemical treatments, reducing long-term maintenance demands for both residents and property managers.

- **Cost Savings:** Reduced irrigation and maintenance translate to lower utility and landscaping costs, benefiting both residents and the community as a whole.

#### 4. Functionality

- Maintenance: Due to the small size of the front yards (less than 10' wide) it would be inefficient to install an irrigation system and professionally maintain.

**Conclusion:**

This proposed modification aligns with Whitestown's goals for sustainable development and attractive neighborhoods. We believe that landscaped front lawns will provide lasting environmental, aesthetic, and economic benefits to the community, residents, and the Town of Whitestown.

We respectfully request approval of this modification and look forward to working with the Plan Commission..

## Exhibit B

### Commitments

1. The applicant will provide a multi-use path from Main Street to the southeast portion of the property. The layout and connections are to be decided by the Whitestown Parks Department and the petitioner prior to the issuance of permits.
  
2. A SFR Community is defined as a single-family residential community where individual homes are (including attached townhomes) held for rent and not for sale. In the event the Real Estate or any portion thereof, is developed for an SFR Community, such Real Estate shall be subject to the following Commitments:
  - a) The homes shall be owned by a legal entity or partnership and not individuals (the "SFR Owner").
  - b) All lawns and mulch beds shall be maintained by the SFR Owner.
  - ~~c) Each home in the SFR Community shall have an irrigated front yard.~~
  - d) The SFR Community shall be professionally managed and maintained by the SFR Owner, and its designees and contractors, and subject to the terms of Covenants, Conditions, and Restrictions, no less stringent than those applicable to an owner-occupied single-family residential community.
  - e) If any portion of the Real Estate is developed for an SFR Community, then such an SFR Community shall be comprised of contiguous areas and lots owned by the SFR owner with no intermingling of homes, areas, or lots owned by any other person or legal entity.
  
3. The maximum density of the development cannot exceed 4.03 dwelling units per acre.

**BRAUN PROPERTY DEVELOPMENT, LLC**



By: Adam Braun, President

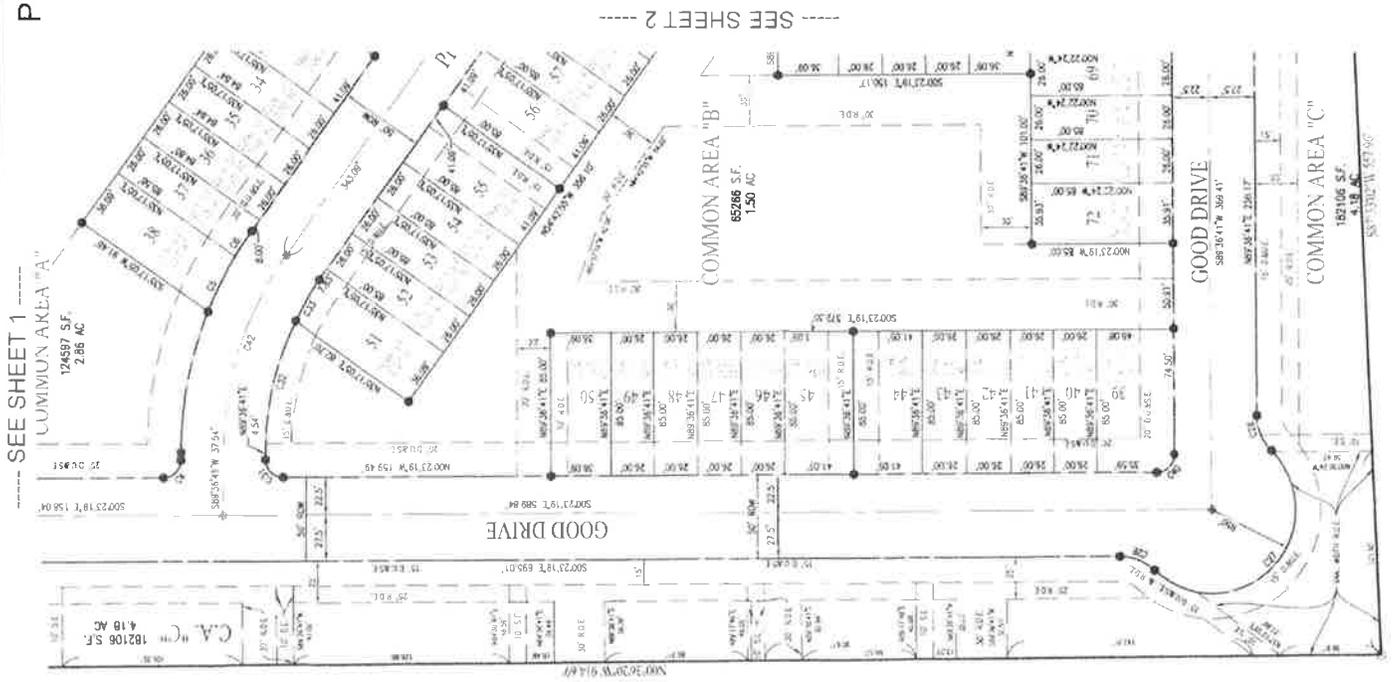
Date:

12/29/22





# PRAIRIE CHASE SECTION 2 SECONDARY PLAT



CURVE TABLE

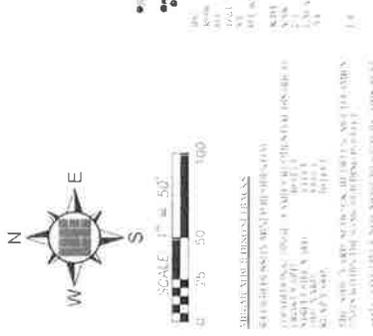
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	23.06	30.00	44°02'55"	N67°35'12"E	22.80
C29	155.47	50.00	178°05'50"	S45°23'19"E	69.99
C78	23.06	30.00	44°02'55"	S27°36'05"W	22.80
C79	170.84	75.00	84°31'35"	S47°35'07"E	100.85
C30	8.24	30.50	17°41'30"	N66°24'07"E	9.30
C31	16.49	10.50	90°00'00"	N44°38'41"E	14.85
C32	80.58	115.00	78°22'51"	S77°11'51"E	59.87
C33	28.38	175.00	9°17'20"	S35°21'41"E	28.25
C34	16.49	10.50	90°00'00"	S69°42'59"E	14.80
C35	66.48	235.00	16°55'41"	S29°46'15"W	66.23
C36	13.72	235.00	9°45'58"	S18°26'57"W	13.73
C37	36.77	225.00	9°21'00"	N69°55'59"E	36.58
C38	22.16	225.00	5°38'34"	N47°25'11"E	22.15
C39	16.49	10.50	90°00'00"	S44°38'41"W	14.85
C40	16.49	10.50	90°00'00"	N49°23'19"W	14.85
C41	147.53	100.00	84°31'35"	S47°35'07"E	134.51
C42	124.42	200.00	35°40'24"	N72°58'07"W	122.80
C43	164.66	200.00	57°54'07"	N62°15'51"W	152.17
C44	134.07	200.00	105°40'21"	S17°26'53"W	129.50

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1.86	25.50	8°36'54"	N60°25'26"W	3.65
C2	120.18	127.50	44°11'01"	N57°48'21"W	116.14
C3	64.83	125.50	30°19'27"	N15°33'00"W	64.68
C4	16.49	10.50	90°00'00"	N48°23'19"W	14.85
C5	36.50	235.00	9°19'14"	N53°57'49"W	36.58
C6	18.25	235.00	4°28'17"	N57°03'33"W	18.01
C7	74.42	145.00	9°12'49"	N45°10'30"W	12.62
C8	26.19	225.00	6°40'58"	N48°10'03"W	26.17
C9	37.47	225.00	7°00'38"	N44°17'04"W	27.86
C10	29.38	225.00	7°03'08"	N43°58'04"W	29.99
C11	26.06	225.00	6°38'08"	N26°48'56"W	25.04
C12	36.26	225.00	6°38'08"	N20°08'48"W	26.04
C13	26.42	225.00	6°43'37"	N13°27'55"W	26.40
C14	45.55	225.00	8°11'18"	N05°57'27"W	32.62
C15	39.26	175.00	19°24'09"	N11°34'52"W	56.86
C16	26.10	175.00	8°37'28"	S55°29'16"E	26.07
C17	28.10	175.00	8°12'39"	S54°11'05"E	26.07
C18	58.12	175.00	16°24'40"	S46°33'35"E	49.96
C19	16.49	10.50	90°00'00"	N80°17'06"E	14.85
C20	67.15	125.00	21°58'03"	N24°17'33"E	66.24
C21	41.91	115.00	17°41'20"	N38°27'50"E	41.71
C22	24.38	30.00	46°24'03"	N23°40'20"W	23.72
C23	17.85	50.00	20°27'11"	N38°42'45"W	17.78
C24	139.77	30.00	68°09'48"	N53°46'42"E	58.51
C25	23.06	30.00	44°02'55"	S68°27'15"E	22.80



THIS SHEET IS A PART OF A SET OF PLANS FOR THE PRAIRIE CHASE SECTION 2 SECONDARY PLAT. THE ENTIRE SET OF PLANS MUST BE REFERRED TO FOR A COMPLETE UNDERSTANDING OF THE PROJECT. THE INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION ON THIS SHEET. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND RECORDS. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING AND ARCHITECTURAL SERVICES. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL SERVICES. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL SERVICES. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER SERVICES. THE USER OF THIS SHEET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER SERVICES.



This project prepared by Joshua David Weir  
**WEIHE ENGINEERS**  
 LAND SURVEYORS  
 1111 11th Street  
 Whitestown, TN 37188  
 Phone: 615-481-1111  
 Fax: 615-481-1111

This firm is unregistered for  
**BRAUN PROPERTY DEVELOPMENT, LLC**  
 ADAM BRAUN  
 5555 HUNT CLUB ROAD  
 ZIONSVILLE, IN 46077  
 PHONE: 317-658-4788

# PRAIRIE CHASE SECTION 2 SECONDARY PLAT

SOURCE OF TITLE  
BPD PRAIRIE CHASE, LLC  
INSTRUMENT NUMBER 2024000795

### LAND DESCRIPTION

A PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, BOONE COUNTY, INDIANA, PER A DESCRIPTION PREPARED BY JOSHUA DAVID WERNER, ENGINEER, LICENSE NUMBER 020300000, SURVEY PERFORMED UNDER WEIHE ENGINEERS, INC. JOB NUMBER 20240312 SURVEY DATED 03/12/2024, INSTRUMENT NUMBER 2024000795, AS RECORDED AS INSTRUMENT NUMBER 2024000792 IN THE OFFICE OF THE BOONE COUNTY RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 04 DEGREES 33 MINUTES 55 SECONDS WEST (BEARING) 131.94 FEET TO THE NORTH-SOUTH CORNER OF THE WEST ZONE (NAD83/2011) 131.94 FEET TO THE NORTH-SOUTH CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER BEING MARKED BY AN IRON PIN; THENCE NORTH 00 DEGREES 58 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF THE NORTH-EAST QUARTER OF SAID SECTION 512.16 FEET TO A MAG NAIL WITH A WASHER STAMPED "WEIHE ENGR. 0012"; AT THE POINT OF BEGINNING THENCE CONTINUING NORTH 00 DEGREES 38 MINUTES 31 SECONDS WEST ALONG SAID WEST LINE 100.00 FEET TO A MAG NAIL WITH A WASHER STAMPED "WEIHE ENGR. 0012"; THENCE NORTH 88 DEGREES 02 MINUTES 58 SECONDS EAST 874.79 FEET TO AN IRON PIN WITH A PLASTIC CAP STAMPED "WEIHE ENGR 0012" (HEREINAFTER REFERRED AS AN IRON PIN) ON THE WEST LINE OF LAND DESCRIBED IN INSTRUMENT NUMBER 2020001238 (ALL DOCUMENTS REFERENCES ARE AS FOUND IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA), THE FOLLOWING THREE (3) CALLS BEING ALONG "THE WEST AND SOUTH LINES OF SAID PROPERTY, 1) SOUTH 00 DEGREES 33 MINUTES 25 SECONDS EAST 320.27 FEET TO AN IRON PIN, 2) SOUTH 55 DEGREES 30 MINUTES 09 SECONDS EAST 503.48 FEET TO AN IRON PIN ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SAID SECTION 18; AND 3) SOUTH 12 DEGREES 27 MINUTES 27 SECONDS EAST ALONG SAID SOUTH LINE 100.00 FEET TO AN IRON PIN; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 588.04 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 30 MINUTES 02 SECONDS EAST 588.04 FEET ALONG THE EAST LINE OF SAID WEST LINE OF LAND DESCRIBED IN INSTRUMENT NUMBER 201901131, TO AN IRON PIN WITH A PLASTIC CAP STAMPED "DODGE" ON THE NORTH LINE OF PRAIRIE CHASE AT TRAILSIDE SUBDIVISION AS RECORDED IN PLAT BOOK 29, PAGE 46; THENCE SOUTH 88 DEGREES 11 MINUTES 15 SECONDS WEST ALONG SAID NORTH LINE 555.12 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 2016000508, THE FOLLOWING TWO (2) CALLS BEING ALONG THE EAST AND NORTH LINES OF SAID LAND: 1) NORTH 02 DEGREES 57 MINUTES 25 SECONDS WEST 176.40 FEET TO AN IRON PIN; 2) SOUTH 87 DEGREES 33 MINUTES 02 SECONDS WEST 57.96 FEET TO AN IRON PIN ON THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 0316193; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 974.69 FEET TO THE NORTH-EAST CORNER OF LAND DESCRIBED IN DEED BOOK 216, PAGE 237; THENCE SOUTH 86 DEGREES 04 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY 280.06 FEET TO THE POINT OF BEGINNING, CONTAINING 23.61 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE  
CROSS REFERENCE IS HEREBY MADE TO SURVEYS OF THE LAND SHOWN HEREON AND RECORDED AS INSTRUMENT NUMBER 2024000792

I, JOSHUA DAVID WERNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT ACCURATELY REPRESENTS THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL EXIST, AND THAT ALL OTHER REQUIREMENTS IS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

WITNESS MY SIGNATURE THIS 6TH DAY OF JUNE, 2024

  
JOSHUA DAVID WERNER  
REGISTERED LAND SURVEYOR NO. LS21200020  
STATE OF INDIANA

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW - JOSHUA DAVID WERNER

### PLAN COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, BOONE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WHITESTOWN ADVISORY PLAN COMMISSION, AS FOLLOWS:

APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF WHITESTOWN, BOONE COUNTY, INDIANA, PURSUANT TO THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE, ON THE 11 DAY OF JULY, 2024.

WHITESTOWN PLAN COMMISSION

BY   
TODD BARKER, DIRECTOR OF DEVELOPMENT SERVICES

BY   
ANDREW MCCHES, PLAN COMMISSION PRESIDENT

### DEED OF DEDICATION

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBMITTED TO THE RECORDER OF BOONE COUNTY AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION MUST BE KNOWN AND DESIGNATED AS PRAIRIE CHASE SECTION 2, AN ADDITION TO WHITESTOWN, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THIS SUBDIVISION CONSISTS OF 96 LOTS, NUMBERED 1 THROUGH 96, 3 COMMON AREAS AND 15 STRIPS OF LAND AS SHOWN ON THE WITHIN PLAT. THE SIZE OF THE LOTS IS SHOWN IN FIGURES DENOTING FEET, AND DECIMAL PARTS THEREOF.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE MUST BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT RESERVED FOR THE INSTALLATION OF WATER AND SEWER MAINS, DUCTS, LINES AND WIRES" SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION MUST TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "TRAIL EASEMENT" ARE RESERVED FOR THE PUBLIC USE OF PEDESTRIAN ACCESS TO THE PATH.

THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "REGULATED DRAIN EASEMENT" ARE ALSO SHOWN TO AND ENFORCEABLE BY GOVERNMENT ENTITIES INCLUDING THE BOONE COUNTY DRAINAGE BOARD. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS OF LOTS IN THIS SUBDIVISION MUST TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY THE PROCESS OF LAW OF ANY STRUCTURE OR PART THEREOF ERRECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PRAIRIE CHASE IN WHITESTOWN, INDIANA, INSTRUMENT NUMBER 20210203445 AND ANY AMENDMENTS THERETO.

WITNESSED OUR HANDS AND SEALS THIS 01 DAY OF JUNE 2024

OWNER BPD PRAIRIE CHASE, LLC

  
ADAM BRAUN, PRESIDENT



STATE OF Indiana )  
COUNTY OF Hamilton )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ADAM BRAUN, WHO ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS 21 DAY OF JUNE, 2024

  
ASHLEY D. BROWN  
NOTARY PUBLIC

Hamilton  
April 30, 2028  
MY COMMISSION EXPIRES

BOOK 40 PAGE 11

SHEET 4 OF 4  
PROJECT NO. W220312

The instrument prepared by Joshua David Werner  
0505 N. College Avenue  
Indianapolis, Indiana 46280  
werner@weihe.com  
317.846.4611  
317.422.4008  
317.193.0560/jdw

  
WEIHE ENGINEERS  
1100 N. COLLEGE AVENUE  
INDIANAPOLIS, INDIANA 46280  
317.846.4611

The instrument prepared for  
**BRAUN PROPERTY DEVELOPMENT, LLC**  
ADAM BRAUN  
2099 JUNT CLUB ROAD  
ZIONSVILLE, INDIANA 46088  
PHONE: 317-659-4788

DOCUMENT# 4PC31933-SP  
MICHELLE STELLINGSMA  
NUMBER 2023007075  
FAX# 317-659-4788



# Attachment G: Standards for Evaluating a Zone Map Change

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The WPC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

<p><b>1. The requested zoning change is consistent with the Comprehensive Plan because...</b></p> <p>The requested change will not modify the previously-approved townhomes that demonstrate compliance with the Comprehensive Plan by meeting the mixed development, transportation and circulation goals of Special Area 3. The requested change will not negatively impact the aesthetics of the site. All landscaping will be professionally maintained. The requested modification only removes the irrigation requirement that would be rendered unnecessary on lots that will be landscaped rather than seeded with grass.</p>
<p><b>2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...</b></p> <p>The previously-approved townhomes are compatible with the surrounding mix of different types of residential uses. The current conditions and the character of current structures will not be modified and there will be no negative impact. The proposed modification only removes a requirement that will no longer be necessary.</p>
<p><b>3. The requested zoning change will result in the most desirable use for which the land is adapted because...</b></p> <p>The approved structures will not be modified and the builder will install landscaping that will be professionally maintained. A landscaped front lawn will be easier to professionally maintain and will require less maintenance and water usage without affecting the aesthetics of the community.</p>
<p><b>4. The requested zoning change will not affect the property values throughout the Town of Whitestown because...</b></p> <p>The approved structures will remain the same and this modification will not affect the value of the residences. Landscaped front yards will allow for more efficient maintenance without sacrificing the aesthetics of the site.</p>
<p><b>5. The requested zoning change promotes responsible development and growth because...</b></p> <p>The landscaped lawns will be professionally maintained and this proposed modification only removes the irrigation requirement that will not be applicable to yards that are landscaped, as opposed to grass lawns</p>