



## Advisory Plan Commission Staff Report

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**Docket Number:** 2021-Z-18

**Petitioner/Property Owner:** Arbor Homes

**Public Hearing Date:** February 1<sup>st</sup>, 2022

**Property Address/Parcel:** NE intersection of 600 N and 100 E, west side of Emerson Avenue  
**Parcel#** 41-05-16-014-052.000

<b>Specific Request:</b> Consideration of rezone of 72.16 acres from AG to PUD (Planned Unit Development)				
<b>Size of Property:</b> 72.16 acres	<b>Existing Zoning:</b> AG	<b>Existing Land Use:</b> Vacant/ Agriculture		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <p><b>Project Summary:</b> Arbor Homes requests a rezone of the subject property consisting of 72.16 acres from AG to PUD. Petitioner is seeking rezone to develop a subdivision that will consist of 202 lots, with specific architectural and development standards. Underlying zoning of the property will be R-3.</p> </td> <td style="width: 50%; border: none; vertical-align: top;"> <p><b>Location Map:</b></p> </td> </tr> </table>			<p><b>Project Summary:</b> Arbor Homes requests a rezone of the subject property consisting of 72.16 acres from AG to PUD. Petitioner is seeking rezone to develop a subdivision that will consist of 202 lots, with specific architectural and development standards. Underlying zoning of the property will be R-3.</p>	<p><b>Location Map:</b></p>
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### STAFF RECOMMENDATION:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with Conditions	<input type="checkbox"/> Deny	<input type="checkbox"/> Continue
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**Attachments:**

- |   |  |
|---|--|
| <input type="checkbox"/> Submitted Plans  | <input type="checkbox"/> Legal Notice      |
| <input type="checkbox"/> Public Comments  | <input type="checkbox"/> Agency Comment    |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Legal Description |

**PETITION HISTORY:**

Subject site is located at the northeast intersection of Emerson Avenue and Tracy Road, just east of the railroad tracks. Subject property is approximately 72.16 acres and is currently zoned AG.

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**PETITION OVERVIEW:**

The petitioner is seeking a rezone of 72.16 acres located at the northeast intersection of Tracy Road and Emerson Avenue. Property is currently zoned AG. Petitioner is seeking the rezone the property from AG to PUD, with an underlying zoning of R-3, to construct a subdivision that would consist of 202 lots that would create Stillwater Glen PUD. Allowed uses would be single-family detached residential units with associated accessory uses. No doubles or duplexes would be allowed within the PUD.

As part of the rezone, the petitioner is seeking alternative exterior material requirements. Chapter 156.087(A) of the Town of Whiteland Zoning Ordinance requires that homes in the R-3 zone that all walls subtracting the windows, doors, trim be stone or brick equaling a total of 75% of the total aggregate exterior walls.

The petitioner is requesting the following in lieu of the 75% requirement:

- A minimum 50% of the front elevation area, excluding doors, windows and trim, shall have an exterior finish consisting of brick or stone.
- A minimum 36" wainscot of brick or stone shall be applied to side and rear elevations.
- Siding material shall be fiber cement, or other similar composite product. Vinyl siding, no less than 0.045 mm in thickness, may be used in lieu of fiber cement material

The lots in the proposed PUD would be a minimum of 7,500 square feet with homes ranging in size of 1,210 square feet to 3,280 square feet. The underlying R-3 zoning requires a minimum house size of 800 square feet, as such the proposed exceeds the minimum in the zoning ordinance. Homes would be offset at variable setbacks to provide a more unique streetscape.

**R-3 Development Standards:**

- Lot size: Minimum of 7,500 square feet
- Minimum Lot Width at Building Line: 70 feet
- Front Setback: 30 feet
- Side Setback: 10 feet on each side, unless a corner lot \*
- Rear Setback: 25 feet
- Minimum house size: 800 square feet\*
- Max Building Height: 35 feet or 2 ½ stories

**Stillwater Glen PUD Development Standards:**

- Lot size: Minimum of 7,500 square feet
- Minimum Lot Width at Building Line: 65 feet\*
- Front Setback: Variable (22,24,26)
- Side Setback: 7, 13 Aggregate of 20. Spacing between homes 20 feet
- Rear Setback: 25 feet
- Minimum house size: 1,210 square feet \*

**PUBLIC COMMENT:** No Public Comment has been received at this time.

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**STAFF COMMENT:**

Staff is supportive of the proposed rezone as the proposed subdivision will fit in with the surrounding area and uses, and will be complementary to the project that has been approved just north of this property in the City of Greenwood.

Petitioner is providing elevated architecture and variable setbacks that will create a nice streetscape and project.

Overall, staff believes that the proposed development will be complementary of the area and will provide additional housing that is needed in the Town of Whiteland.

Staff recommends approval and sending to Town Council with a favorable recommendation for adoption.

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**ATTACHMENTS:**

- 1. PUD Ordinance Draft**
- 2. Petitioner Application**
- 3. Proof of Noticing**

