

WHITELAND PLANNING COMMISSION

May 1, 2018

Council members present

Richard Hill, President	X
Gary Howard, Vice President	X
Andy Brock, Member	X
Tim Brown, Member	X
Steve Burden, Member	
Andy Marker, Member	X
Byron Temple, Member	

Other town officials present

Julia Meece, Deputy Clerk (Secretary)	X
Joe Csikos, Planning & Zoning Director	X
Stephen Watson, Town Attorney	X
Dan Cartwright, Community Development	X

Call to order:

R. Hill called the meeting to order at 7:00 pm.

Pledge to the flag

Roll call & Determination of Quorum:

- Absent – S. Burden & B. Temple
- Quorum requirements reached

Approval of Minutes:

G. Howard made a motion to approve the minutes as is from the February 6, 2018 meeting. A. Marker seconded the motion.

Passed 4-0-1

(S. Ford abstained due to not being on the board at this meeting)

G. Howard made a motion to continue the March 6, 2018 minutes decision to the next meeting on 6/5/18 due to not enough members present to approve. R. Hill seconded the motion.

Passed to be Continued 4-0-1

(S. Ford abstained due to not being on the board at this meeting)

Swearing In:

- Done at 7:05 pm, closed at 8:10 pm

Communications/Reports of Committee:

- None

Old business:

- None

New business:

- **Case 18-Z-04: Saddlebrook Farms**
 - J. Csikos presented that the petitioner is requesting approval for Planned Unit Development (PUD), Phase 1 (concept plan) approval for a 530 unit mixed density residential development on +/- 167 acres. This would be a change from the current mix of Agricultural,

Apartment & Industrial zoning to PUD zoning classification. The property is generally located East of State St with +/- acres lying North of Whiteland Road and +/- 110.85 acres lying South of Whiteland Rd. Staff recommends the Commission certify a Favorable Recommendation to the Town Council and consideration should be given to the architectural standards as proposed.

- Petitioner presentation – Brian Tuohy, Westport Homes attorney, along with Matt Dunn, Chris McKinney, Jeff Colvin with Schneider Engineering. Petitioner presented the request for rezoning to Planned Unit Development for Saddlebrook Farms along with a slide show presentation of exterior and interior photos of the homes available and project information. This would allow there to be two kinds of house, patio homes and single-family homes. North of Whiteland Road would be about 260 paired patio homes (density of 4.56 units/acre) that are going to be rental homes. South of Whiteland Road would be about 265 single family homes (density of 2.4 lots/acre) with a base price of around \$175,000 to \$180,000, up to \$275,000 to \$280,000. Average selling price around \$250,000. The minimum lot size would be larger than the current zoning requirements for the R2 & R3 zoning. There will be a club house and pool for the patio homes, along with a couple ponds. There will be a 15.1-acre dedicated town park, along with a couple ponds. There will also be a walking path thru both areas. They will also work on the drainage issues for this area in their plans that will come in the future steps. It is understood that they Town currently has a masonry standard, they respectfully request for the board to consider a 50% masonry exterior on the paired patio homes on the front elevation and homes on “high visibility lots” would also be wrapped with a 4-foot high masonry “strip” on the side & rear elevations. For the single-family homes, to request for a 75% masonry on the front elevation and homes on “high visibility lots” would also have masonry on the first level elevation on all sides of the home for the front, rear & side elevations. It was asked to provide information on how this development would have as a tax impact on the community. The assessed of the property is about \$570,000 and once developed it would increase to about 58 million dollars. The current net property value evaluation is about 143 million dollars and with the addition of Saddlebrook farms at build out, it would add about 57 million to assessed value of the town from about 143 million to about 200 million dollars at the completion of the development. Average home price in Whiteland is about \$155,000 and they feel their average selling price will be about \$250,000, so more than the current average home price. After the meeting with the neighboring properties, there was an adjustment to the plans to move the 8-foot minimum trail path from the west side of the patio homes to the east side, along with a few other adjustments to the roads. The approval of the change of zoning to the PUD would allow for a less dense area multi-family homes to be made up of paired patio homes and single-family homes. The dedication of the park would present the Town with more recreational areas that is needed. And when finished it would significantly increase the property value of the Town. Respectfully request for a favorable approval to the Town Council.
- Board & Public had the following questions and they were answered by the Petitioner, J. Csikos & D. Cartwright.
 - Will there be guardrails before the mounds between the road and homes?
 - Could put up a wood type barricade or fencing as well
 - Lights on the trail? Park to have lighting? Power & water?
 - Possible lighting on trails, not considered at this time, but wouldn't want to intrude on neighbors. Park land would be dedicated & town could do it as needed for our purposes on the blank slate of land. Power & water would be available.
 - How many entrances?
 - One entrance on Whiteland Rd to single family homes with a connection to Pearl St for an entrance near the Fire Department. The paired patio homes

- will have one entrance on Whiteland Rd but there will be stub streets for future connections.
- Is this a gated or age-restricted addition? Market rate rentals? Northside of the plans will only be rentals?
 - It will not be restricted but is age-targeted for the patio homes. Will commit to market rate, will not be government assisted rentals. Average rental rate of \$1000 to \$1500 per month. They will be rentals, owned by one owner, not subdivided for multiple owners.
 - Who maintains streets?
 - Internal rental streets would be maintained by owner on the internal streets. External rental streets would be dedicated to town per town manager request. The single-family home section would be dedicated streets also.
 - Have there been any road studies? Or studies on school impact?
 - Acel/Decel lanes should be all that is needed. Schools being affected is not a concern, development would come out of TIF district.
 - 3 dimensional roofs would be on all homes, North & South side developments? Hardy plank & no vinyl siding?
 - Yes, 3-dimensional roofing, but some of the accent roofs could be metal type material (i.e.: porch, 3D windows, etc.). Vinyl siding is currently an available option for buyers, but it is a higher gauge vinyl. Homes would have a mixture of masonry and vinyl siding options for all the homes.
 - Board stated they are scared of 75% masonry not being enforced.
 - Can there be a guarantee that these patio homes would stay nice as when first built?
 - Ongoing maintaining would more go towards a town ordinance being enforced and violations being issued to help in maintaining appearance.
 - Concern of rental portion of plans going up too fast & getting busy and maintenance not being kept up with
 - The density is less than what was planned for the apartments that were previously approved to go there. This is a much better plan than the apartments. This stage is the general concept plan, the next steps will be very detailed & copies will be available for the public once details are finalized
 - Concern of the spacing/lot size of the patio homes & the current homes on the west line of the property, able to get a buffer zone?
 - There will be work to get more detailed on screening in the next steps. The trees there already would remain due to being on neighboring properties. There is a minimum 20-foot setback, so some sections could be deeded off to those western property owners. This will be determined in future steps.
 - How are property taxes affected to neighboring properties?
 - There was a 2009 tax cap increase of 1% established for residential areas, so it wouldn't be beyond that if any. The new homes could help in giving more comps when selling and such. We see this as helping home values in the area.
 - Who is responsible for the info-structure? Is the sewer/water able to handle it?
 - The developer would be responsible for the infrastructure. Sewer & Water Superintendents have approved that they can handle the new developments.
 - Will the water system/bills be affected?
 - No
 - Does Town staff agree with this being changed to a PUD?
 - Staff partially agrees with Petitioner and understands all of the Board's concerns. Either way this is going to be a good thing for the Town.

- Petitioner would orally add a minimum 20-foot setback & spacing on patio homes. Also making it part of the narrative of patio homes being market rate rental rate. Will send a list of subdivisions to compare these homes to the board as well.
- G. Howard made a motion to give a favorable recommendation to Town Council for 18-Z-04 on the conceptual plan & zoning map amendment of +/- 167 acres to PUD Zoning and having a minimum of 20-foot setbacks for the rear yards of the patio homes sections. A. Marker seconded the motion.

Passed 5-0

Other Business:

- None – the Update on Fire Hydrant Specifications will be at a future meeting date

R. Hill made a motion to adjourn. A. Marker seconded. Meeting adjourned at 8:41 pm.

Passed by the Whiteland Plan Commission on this day 3rd of July, 2018

Aye

Nay

Tim Brown

Tim Brown

Steve Burden

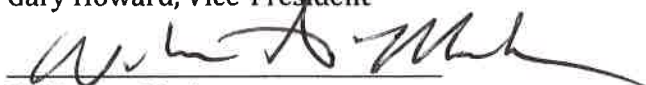


Steve Burden

Scot Ford

Scot Ford

Gary Howard, Vice-President



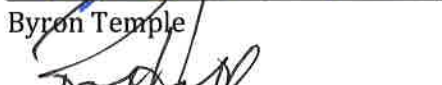
Gary Howard, Vice-President

William A. Marker



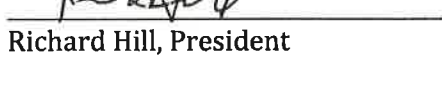
William A. Marker

Byron Temple



Byron Temple

Richard Hill, President



Richard Hill, President

Attest:



Julia Meece, Deputy Clerk, Secretary