



## Advisory Plan Commission Staff Report

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**Docket Number:** 2022-Z-01

**Petitioner/Property Owner:** Patch Development, LLC

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

**Property Address/Parcel:** Southwest corner of Whiteland Road and Graham Road  
**Parcel#(s):** 41-05-27-011-001.000-048, 41-05-26-022-010.000-048, 41-05-27-014-002.000-048, 41-05-26-023-010.001-048

**Specific Request:** Consideration of rezone of 158.95 acres from AG to PUD (Planned Unit Development)

**Size of Property:** 158.95 acres

**Existing Zoning:** AG

**Existing Land Use:** Vacant/ Agriculture

**Project Summary:** Patch Development, LLC requests a rezone of the subject property consisting of 158.95 acres and four (4) parcels from AG to PUD. Petitioner is seeking rezone to develop a mixed-use development that would consist of multi-family residential, retail, light industrial, and commercial.

**Location Map:**



### 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 on the southside of Whiteland Road, West of Graham Road directly adjacent to the Saddlebrook Farms subdivision, directly southwest of Cooper Tire. Subject property is approximately 158.95 acres and consists of four (4) parcels and is currently zoned AG.

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**PETITION OVERVIEW:**

The petitioner is seeking a rezone of 158.95 acres located on the southside of Whiteland Road, West of Graham Road directly adjacent to the Saddlebrook Farms subdivision, directly southwest of Cooper Tire with the Parcel#(s) 41-05-27-011-001.000-048, 41-05-26-022-010.000-048, 41-05-27-014-002.000-048, 41-05-26-023-010.001-048. Property is commonly referred to the Horsely Property. Petitioner is seeking the rezone of the subject property from AG to PUD (Planned Unit Development) to develop a mixed-use development consisting of multi-family residential, retail, light industrial, and commercial.

As part of the petition, the petitioner has broken the property up into districts. Each district has specific allowed uses, and specific architectural standards that serve as a baseline for the buildings that will be constructed in the future. The architectural character of the buildings can be no less than what has been provided as an example.

The petitioner will be setting aside part of the land as open space that can be activated as a park, and will also be planting street trees throughout the development to create a tree boulevard effect.

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**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 will provide a variety of uses that are needed in the Town of Whiteland, as well as provide product types that are a need in Johnson County as a result of continued growth. In addition, the petitioner will be providing open space that can be utilized as a park that will provide an amenity for the development and surrounding residential.

Intended property use and characteristics will provide a nice transition from the industrial to the single-family into downtown. Overall, staff believes that the proposed development will be complementary of the area and will lead to greater investment 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