



WHITELAND, IN

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STAFF REPORT

Town of Whiteland Advisory Plan Commission
June 7, 2022

PETITIONER:

Patch Development

REQUEST:

Case 2022-P-05 – Gateway at Whiteland Primary Plat

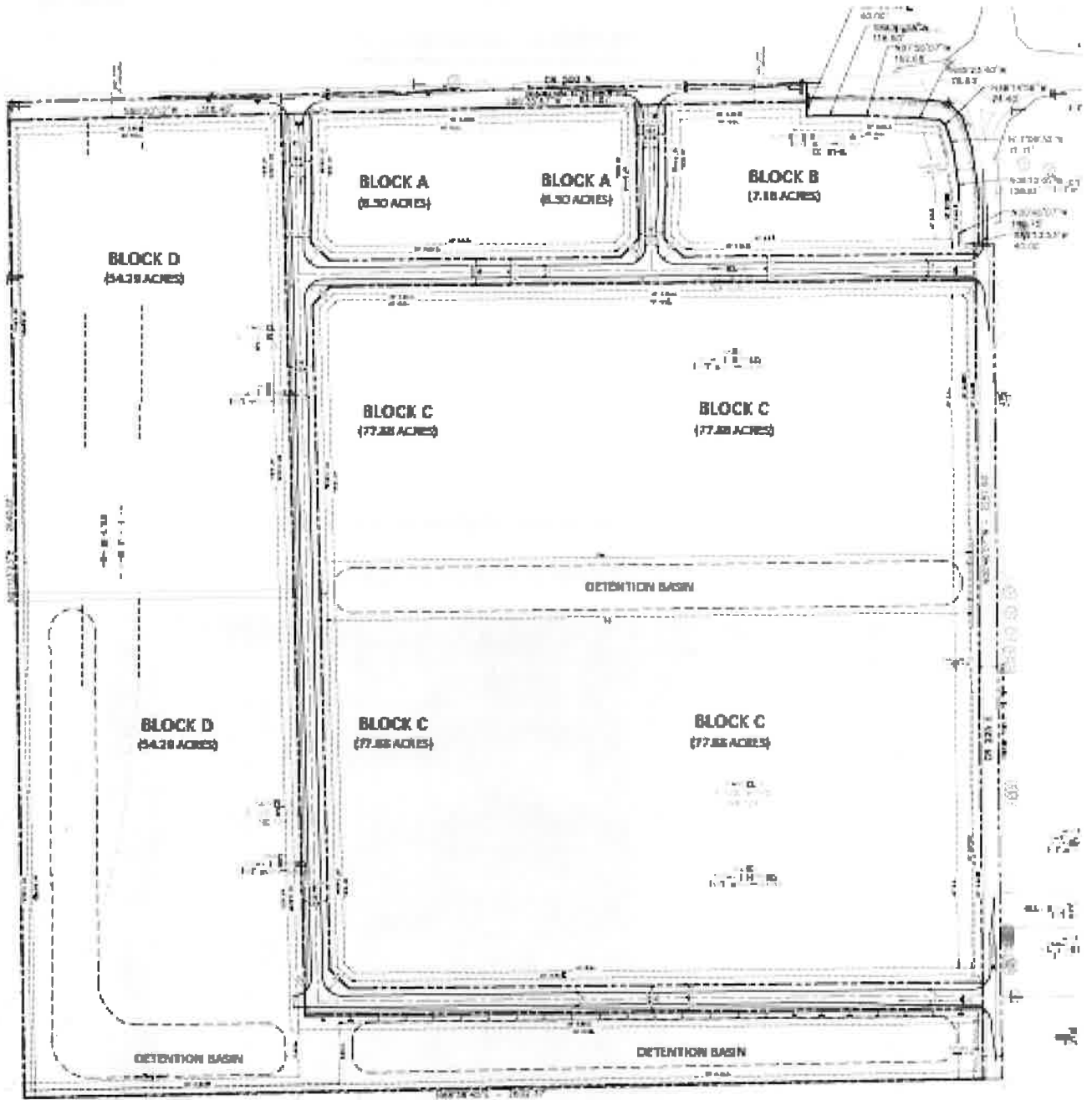
PROPOSAL:

This petitioner is requesting Primary Plat Approval for 163.93 acres which will include 15 preliminary lots

SITE: The subject property is located at the southwest corner of Whiteland and Graham Road



Gateway at Whiteland Primary Plat



HISTORY:

On February 1, 2022, the Town of Whiteland Advisory Plan Commission made a favorable recommendation to the Whiteland Town Council to rezone 4 parcels consisting of 163.93 acres formerly known as the Horsley property. On February 8, 2022, the Whiteland Town Council approved (Vote 3-0) Ordinance 2022-05, rezoning these parcels from AG (Agriculture) to PUD (Planned Unit Development). The petitioner provided a conceptual plan for this mixed-use development that would consist of multi-family residential, retail, light industrial and commercial.

PETITION OVERVIEW:

The petitioner is requesting approval of the primary plat that indicates appropriate right of ways and easements.

COMMENTS AND FINDINGS:

A Technical Review Committee meeting was held on May 17, 2022. Comments from Town Staff and outside engineer review were provided and responded to accordingly.

PUBLIC HEARING:

The petition for primary plat approval does require a public hearing. The petitioner has provided public notice in accordance with Municipal Code and Indiana State Code, including mailings to adjoining property owners, advertisement in the Johnson County Daily Journal, and a "Public Notice" sign placed at the property site.

REVIEW STANDARDS:

When considering a petition for Primary Plat Review, the Plan Commission shall consider:

- *Subdivision Control Ordinance:* Does the petition meet the minimum requirements as specified in the Subdivision Control Ordinance.
- *Zoning Ordinance:* Does the petition meet the minimum requirements as specified in the Zoning Ordinance for each applicable zoning district.
- *Other Regulations:* Any other applicable regulations for land development approved and adopted by the Town.

Plat review by the Plan Commission is non-discretionary in nature.

PLAN COMMISSION ACTION:

The Town of Whiteland Advisory Plan Commission, when considering a primary plat, will grant approval, with or without conditions, or deny the primary plat.

NEXT STEPS:

If the Plan Commission approves the primary plat, the petitioner will proceed with submittal of construction plans, bonding and secondary platting.

STAFF'S RECOMMENDED MOTION:

Staff recommends that the Advisory Plan Commission APPROVE the preliminary plat application for the approximate 163.93 acres for the Gateway at Whiteland Planned Unit Development.

