



STAFF REPORT

Town of Whiteland Advisory Plan Commission
 August 2, 2022

PETITIONER:

Gradison Development

REQUEST:

Case 2022-Z-13– Gradison Development – Rezone 52 acres from C2 to PUD.

PROPOSAL:

This petitioner is requesting a Planned Unit Development to allow mixed density residential development on 52 acres.

SITE: The subject property is generally located south of Whiteland Road and between US 31 and Maple Street in Whiteland, Indiana



Current Zoning	
North	R-1
South	Exempt (Municipality)
West	C-2 & R-3
East	C-2

HISTORY:

In 2006, the Town of Whiteland Town Council rezoned the Dahlia Properties as C-2 with commitments for a future mixed-use development. At the time of the rezoning, this portion of the undeveloped property had an intent for carriage homes, senior housing, retail and office use. The property has remained vacant since the 2006 rezoning.

In February 2022, 73.1 acres of the Dahlia Properties with a total acreage of over 100 acres was proposed for a rezoning to PUD with the intent of the property being developed with single family homes at the November 2021 Plan Commission meeting receiving a favorable recommendation to be sent to the Town Council. The Council denied the rezoning 4-1 primarily due to the lack of green space and walkability.

PETITION OVERVIEW

The developer has proposed a continuation of their product(s) that are currently being built, west of the proposed parcel by Ryan Homes. In addition to the residential structures, the developer has committed to a significant development of a public park that would include a stocked pond, dock and additional grading for future use. While the pond will provide detention for stormwater runoff from this proposed development, the Town residents will be able to benefit from this property that is currently unused ground owned by the Town of Whiteland. The developer is committing to a financial contribution (amount to be determined) for the Town to build the park how they see fit and within a timeline that is satisfactory to the Town. The developer will also be providing a secondary access road to the Town of Whiteland Wastewater Treatment Plant from proposed development.

PROPOSED Single Family Lifestyle Villas PUD Standards	
Maximum Units	83
Minimum Lot Area	6,760 sq. ft.
Minimum Lot Width	55 feet
Minimum Lot Depth	130 feet
Minimum Living Area	1,150 sq. ft.
Maximum Lot Cover	43%
Maximum Structure Height	35 feet
Setbacks	
Minimum Front Yard Building Setback	30 feet
Minimum Distance Between Buildings	12 feet
Side	6 feet
Rear	20 feet

PROPOSED Single Family Detached Saddlebrook Farms South Residential PUD Standards	
Maximum Units	37
Minimum Lot Area	9,800 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	140 feet
Minimum Living Area	1,800 sq. ft.
Maximum Lot Cover	39%
Maximum Structure Height	35 feet
Setbacks	
Minimum Front Yard Building Setbacks	30 feet
Minimum Distance Between Buildings	15 feet
Side	7.5 feet
Rear	25 feet

COMPREHENSIVE REVIEW

The proposed project does follow the Town’s Comprehensive Plan Future Land Use Plan of Mixed PUD, creating opportunities for 2 different housing types (single family detached and single-family lifestyle villas). This project is proposed to outlet their stormwater into a detention pond that would be constructed by the developer and located on the Town of Whiteland property. This property would become a park which also fits our future land use concept plan. The park would not only include a stocked pond and fishing dock, but an additional financial commitment would be given to the Town from the developer to further develop the park area.

PLANNED UNIT DEVELOPMENT

The purpose of the Planned Unit Development regulations is to allow greater design flexibility in development of land while remaining consistent with the goals of the Comprehensive Plan. Development standards that are not specified in the PUD shall revert to the standards of the closest comparable established zoning district.

COMMENTS AND FINDINGS:

On June 28th the Town of Whiteland Administrative Staff and Gradison Development to discuss changes to the development standards. The developer and the Town Staff came to an agreement on the development standards being proposed.

PUBLIC HEARING:

The petition for a Zoning Map Amendment requires a public hearing conducted by the Plan Commission. 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.

Statutory Criteria

Plan Commission and the legislative body shall pay reasonable regard to:

- A. The comprehensive plan;
- B. Current conditions and the character of current structures and uses in each district.
- C. The most desirable use for which the land in each district is adapted;
- D. The conservation of property values throughout the jurisdiction; and
- E. Responsible development and growth.

PLAN COMMISSION ACTION

The Town of Whiteland Advisory Plan Commission, when considering a petition for a Zoning Map Amendment, acts as an advisory board to the Whiteland Town Council. In such as role the commission may (1) forward a favorable recommendation to the Town Council, (2) forward an un-favorable recommendation to the Town Council, (3) forward no recommendation to the Town Council, (4) continue the petition to the next regular meeting of the Plan Commission. The Plan Commission may attach conditions to any recommendations which are to become commitments of the application. The Whiteland Town Council make all final decisions regarding applications for zoning map amendments (re-zoning applications).

NEXT STEPS:

If the Plan Commission forwards a recommendation to the Town Council, the petition will be introduced, and appropriate approval will be at the next regularly scheduled meeting of the Council.

STAFF’S RECOMMENDED MOTION:

*Staff recommends that a **FAVORABLE** recommendation be forwarded to the Town Council for the re-zoning of 52 acres of Dahlia Properties from C-2 to PUD.*