

WHITELAND PLANNING COMMISSION
October 4, 2022

Commission Members

Other Town Officials Present

Tim Brown, Member	<u> X </u>	Melissa Fraser, Deputy Clerk, Secretary	<u> X </u>
Eric Funkhouser, Member	<u> </u>	Jim Lowhorn, Town Manager	<u> X </u>
Gary Howard, President	<u> X </u>	Carmen Young, Community Development Director	<u> </u>
Justin Lien, Member	<u> X </u>	Stephen Watson, Town Attorney	<u> X </u>
William A Marker, Member	<u> X </u>	Angie Petrow, Admin Asst	<u> X </u>
Byron Temple, Vice President	<u> X </u>		
Shaun Young, Member	<u> </u>		

Call to Order:

- G. Howard called the meeting to order at 7:00pm

Pledge to the Flag

Roll Call & Determination of Quorum:

- Absent – Shaun Young, Carmen Young
- Quorum requirements reached

Approval of Minutes:

- A. Marker made a motion to approve the August 2, 2022, minutes as presented. G. Howard seconded the motion.
Passed 5 – 0

Swearing in for Public Hearing

- Completed at 7:02 pm by S. Watson

Communications / Reports of Committee:

- None

Old Business:

- None

New Business:

- **Case 2022-Z-15 – Redwood PUD** – Rezone 40.45 acres from C2 to PUD.
 - J. Lowhorn – per staff report from C. Young
 - This petitioner is requesting a Planned Unit Development to allow single story multi-family development of approximately 34 acres and commercial of approximately 6.16 acres. The subject property is generally located south of Whiteland Road and between US 31 and Maple Street in Whiteland, Indiana

- 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.
- The PUD is being proposed to achieve two goals. 1. To allow for the creation of Redwood Apartment Neighborhood, a unique, high quality, single-story multi-family development, and 2. To allow for future commercial development adjacent to the Redwood Apartment Neighborhood, allowing for continued commercial development at the Whiteland Road and US 31 node.
- The proposed project does follow the Town's Comprehensive Plan Future Land Use Plan of Mixed PUD although the original intent of this land was to have more commercial property than residential. In 2006, when the initial 100 acres of Dahlia property was rezoned, there were 16+/- acres conceptually proposed for residential and 86+/- acres for retail/commercial. Over the past few years, the desire for big box retail has subsided and the need for residential inventory has risen. The Town's comprehensive plan describes a typical neighborhood shopping center having a gross leasable area of approximately 50,000 square feet and would occupy three to ten acres of land which would support the remaining acreage of the Dahlia property for commercial development.
- The Town Administration initially met with the developers in May of 2022 to discuss a conceptual plan. After reviewing the petitioner's PUD the Town feels that this development would allow for transitional zoning from the US 31 corridor towards the west into the existing and future R-1 and R-3 residential developments but feels that the developer needs to make additional commitments to ensure that the property is developed to fit the Town's future direction and needs.
- Transportation - With the main access to this site being identified from Whiteland Road, we would like the developer to make a commitment to a traffic study along Whiteland Road and commit to making the improvements that are identified in the study. Pedestrian paths would be required along Whiteland Road as well, per the Town's Comprehensive Plan it is noted that an 8' paved path should be added to the south side of Whiteland Road. A connector street from this development into the proposed development to the west should be requested. Per the Town of Whiteland Code local residential street systems shall be designed to mitigate through-traffic movement. Street connections into and from adjacent areas may be required in order to promote connectivity with the overall thoroughfare system.
- Lighting - in addition to the lights on the building structures, the Town would like for the developer to consider a street lighting plan.
- Staff recommends that a **FAVORABLE** recommendation be forwarded to the Town Council for the rezoning of 40.45 acres of Dahlia Properties from C-2 to PUD with the following commitments: traffic study along Whiteland Road, installation of pedestrian path along Whiteland Road, connector road into the Briar Creek subdivision, and consideration of additional street lighting along roadways within the development.
 - Petitioner – Russell Brown, attorney with Clark, Quinn, Moses, Scott & Grahn, and Greg Thurman, VP of Acquisitions for Redwood.
 - R. Brown briefly discussed Redwood and staff comments. This property is a portion of a variety of parcels owned by same seller. Redwood is proposed developer for multi-family, but the commercial development is being done speculatively as there is no end user on the hook for that site. Upon full development of this Redwood community would have no more than 165 single story units. Conceptual plan shows 158 units. Redwood is a long term owner that does 1 thing – Single story multi-family. Redwood has never sold a development and is in 7 states. 16 neighborhoods in Indiana. If approved, this would be the 2nd in Johnson County, with hopes of a 3rd. Not an age restricted community but target markets are young professionals and empty nesters. Provided documents and photos showing materials used – units are 2 bed/2bath with 2 car garage using high quality materials and finishes to minimize repairs. Redwood communities have more than 14,000 units that are 95% occupied with average of 7 school age children per community. Average age 51 yrs. old. Average residency is 3yrs in fully completed units. Units range 1300-1700 sq ft of living space and rent range is \$1600-\$2100.
 - He has reviewed staff report and discussed with Carmen last week.
 - Committed to work with staff on secondary access point for public safety purposes to community. Redwood typically has private streets in their development and desire NOT to

have non-Redwood residents on streets driving through communities. Request instead would be for Redwood to commit to finding 2nd access point to property for emergency access.

- Commitment regarding traffic study. No objection.
 - Commitment regarding additional street lighting. Each unit has garage mounted dawn-to-dusk lighting and feel that generally provides adequate lighting but happy to work with staff to see if there are other areas in the community, after full design, that need additional street lighting.
- A. Marker – As far as 2nd entrance – sticking point for this town that we have that. Why are we unable to get entrance onto 31, just south bound only?
 - R. Brown – not sure INDOT would grant us one. Their desire is to limit access points along US31. The other thing is that we would like to insulate the community from that traffic activity and control that access in/out. Ultimately Carmen and I talked about other limited access points – cross access easements along some of the commercial properties, limited access along 31 or through adjacent neighborhood, but not a logical point in community to make that happen. Prefer one primary access point and one open to public safety access only.
 - T. Brown – 2 access points in community off Smokey Row was allowed through Kroger? If this is private roads – will there be a water vault out front with fire protection off that?
 - R. Brown – we have done that before and would be happy to discuss with Town if that is the request.
 - T. Brown - we are creating a lot of traffic on Whiteland Rd. Will there be a passing blister and turn lane on south side?
 - R. Brown – we anticipate the traffic study and turn lanes and passing blisters are standard.
 - T. Brown – another concern is sewer plant? J. Lowhorn – we are in the works with engineers currently looking at expansion of the sewer plant.
 - T. Brown – Another concern is school overrun with kids with these new communities. J. Lowhorn – Carmen has talked with school superintendent, Dr. Spray, about this development and he is not concerned.
 - T. Brown – concerned about getting 2nd entrance. A. Marker asked Jim's opinion J. Lowhorn – I think some things will be answered with the traffic study.
 - G. Howard – Why PUD? R. Brown – PUD concept was to preserve some of the commercial development and this PUD concept was discussed with the Town.
 - J. Lien – streetlights are a concern. I highly disagree that garage lights are adequate. R. Brown – we will work with staff on placement of potential additional streetlights after full design.
 - G. Howard – all we are doing tonight is changing zoning.
 - T. Brown – but with conditions being added - that's the concern
 - S. Watson – confirms similar neighborhood on Smokey Row. Understand there are questions regarding boundary issues with Briar Creek.
 - G. Thurman - willing to work with boundaries after survey is completed. Our plan can be adjusted.
 - A. Mears – Gradison Development – talked with Stephen regarding map and boundary issue. Agrees – can be worked out with seller and developer once survey is completed.
 - Public Hearing opened at 7:42pm by G. Howard.
 - Adam Mears – Gradison Development – Briar Creek – request continuance to discuss more with Redwood. Concerns are buffering/setbacks between communities, connecting road or emergency access on Briar Creek's side, location of ponds right next to each other. Just looking for opportunity to discuss with Petitioner and Town staff on how this PUD will affect already approved (Briar Creek) PUD.
 - G. Howard – can approve PUD with disputed land area? S. Watson – you could but conditioned upon petitioner determining legal description prior to council taking final action.
 - Richard Gary Miller – Owner of Brewhouse Liquors – asking if his property will change zoning. Will remain C2

- Rebuttal – R. Brown – Considering contracts and obligations, we request to move forward and wants a vote. Willing to have discussions regarding landscape plans.
- Public hearing closed at 7:56pm.
- G. Howard – I think it's difficult when you have 2 developers that have a problem to continue. What does everyone else think?
- T. Brown – I agree. I would give unfavorable without 2nd entrance. J. Lien – also unfavorable.
- G. Brown made a motion for a continuance. J. Lien seconded the motion. **Passed 4-1**

Other Business:

- None


Adjournment:

- G. Howard made a motion to adjourn. A. Marker seconded. Meeting adjourned at 8:03 pm

Passed by the Whiteland Plan Commission on this day 11th of NOV., 2022

Aye

Nay



Tim Brown

Tim Brown



Eric Funkhouser

Eric Funkhouser



Justin Lien

Justin Lien

William A. Marker

William A. Marker



Byron Temple, Vice President

Byron Temple, Vice President

Shaun Young

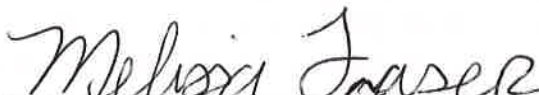
Shaun Young



Gary Howard, President

Gary Howard, President

Attest:



Melissa Fraser, Deputy Clerk, Secretary