

Notice of Public Hearing – Primary Plat

PUBLIC HEARING NOTICE

The Town of Whiteland Advisory Plan Commission will hold a public hearing April 4, 2023 at 7:00 PM in the meeting room of the Whiteland Town Hall, 549 Main Street; Whiteland Indiana, to consider Docket Number 2023-07, a petition by Redwood USA, LLC for a 154 unit multi-family housing preliminary plat, located 930LF west of the intersection of Whiteland Road and US 31, more particularly as follows:

Part of the Northeast Quarter of Section 28, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, being that 33.695-acre tract of land shown on the ALTA/NSPS Land Title Survey dated January 18, 2023, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2022.01581, more particularly described as follows:

Commencing at a rebar at the northwest corner of the East Half of said Northeast Quarter; thence South 88 degrees 18 minutes 55 seconds West 641.53 feet along the north line of said Northeast Quarter (the basis of bearings is the Indiana Geospatial Coordinate System, Johnson Zone) to the northwest corner of the 0.682-acre parcel described in Instrument Number 2001-032816, on file in the Office of the Recorder of Johnson County, Indiana, which is the POINT OF BEGINNING, the following two (2) courses are along the west and south lines of said 0.682-acre parcel; 1)thence South 01 degree 29 minutes 29 seconds East 38.32 feet to a concrete right-of-way monument; 2)thence South 87 degrees 40 minutes 38 seconds East 127.68 feet to a 5/8-inch diameter rebar with a cap stamped “ASI FIRM #0094” set flush (hereafter referred to as “set rebar”); thence South 00 degrees 45 minutes 47 seconds East 531.60 feet to a set rebar; thence North 89 degrees 14 minutes 13 seconds East 513.42 feet to a set rebar on the west line of said East Half; thence South 00 degrees 45 minutes 31 seconds East 296.90 feet along said east line to a corner of the parcel conveyed to Dahila Properties in Instrument Number 2006-015449, on file in the Office of said Recorder (a 5/8-inch rebar was found 0.3 of a foot south); thence North 88 degrees 40 minutes 12 seconds East 327.56 feet along a north line of said Danila parcel to a set rebar on the westerly right-of-way line of State Highway 31 per State Highway Project No. 9(4) 194C Franklin-Greenwood Road, the following two (2) courses are along said right-of-way line; 1)thence South 12 degrees 48 minutes 09 seconds East 145.88 feet to set rebar; 2)thence South 17 degrees 01 minute 32 seconds East 438.09 feet to the centerline of Brewer Ditch, the next eighteen (18) calls are along the centerline of said ditch; 1) thence South 39 degrees 07 minutes 01 second West 51.48 feet; 2) thence South 39 degrees 16 minutes 10 seconds West 45.44 feet; 3) thence South 22 degrees 32 minutes 07 seconds West 26.41 feet; 4) thence South 13 degrees 51 minutes 36 seconds West 35.48 feet; 5) thence South 22 degrees 42 minutes 06 seconds West 73.06 feet; 6) thence South 35 degrees 34 minutes 01 second West 91.52 feet; 7) thence South 33 degrees 15 minutes 57 seconds West 44.28 feet; 8) thence South 29 degrees 24 minutes 54 seconds West 42.43 feet; 9) thence South 34 degrees 58 minutes 40 seconds West 41.33 feet; 10) thence South 44 degrees



WHITELAND, IN

549 E Main St - www.townofwhiteland.com - phone: 317.535.5531 - fax: 317.535.8724

STAFF REPORT

Town of Whiteland Advisory Plan Commission
April 4, 2023

PETITIONER:

Redwood Apartments at Whiteland

REQUEST:

Case 2023-P-07 – Redwood at Whiteland Primary Plat

PROPOSAL:

This petitioner is requesting Primary Plat Approval for 33.66 acres which will include 154 units.

SITE: The subject property is located at the southwest corner of Whiteland Road and US 31.



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 December 2022, the Whiteland Town Council approved (5-0) to rezone approximately 34 acres of the Dahlia Property to PUD (Planned Unit Development).

PETITION OVERVIEW:

The petitioner is requesting approval of the primary plat that indicates appropriate right of ways and easements with a single lot for the 154 units.

COMMENTS AND FINDINGS:

A Technical Review Committee meeting was held on March 21, 2023. Comments from Town Staff and outside engineer review were provided and have yet to be responded to from the Developer's engineers.

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 CONTINUE the preliminary plat and master plan application approval for Redwood at Whiteland development until the Petitioner can properly respond to the comments from Technical Review.