

**WHITELAND TOWN COUNCIL
ORDINANCE NO. 2024-05**

**AN ORDINANCE APPROVING THE MODIFICATION OF THE PUD
DEVELOPMENT STANDARDS AND ELEVATIONS FOR THE STILLWATER GLEN
PUD DISTRICT**

WHEREAS, the Whiteland Advisory Plan Commission (“Commission”) conducted a public hearing on the petition for the modification of the PUD Ordinance for the Stillwater Glen PUD District originally approved by Ordinance 2022-04 (the “PUD Ordinance”) adopted on March 8, 2022, providing for the construction of a residential development for detached single family homes with customized development standards, and being approximately 72.16 acres located generally on the west side of Emerson Avenue, north of Tracy Road, having County Parcel No. 41-05-16-014-052.000-056 (the “Property”), within the Town of Whiteland (“Town”);

WHEREAS, Stillwater Development, LLC (“Developer”), the Developer of “Stillwater Glen”, petitioned to allow additional home elevations and for other modifications to the PUD Ordinance, as described within this Ordinance;

WHEREAS, the Commission, after paying reasonable regard to: 1) the Whiteland Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, has made **an unfavorable recommendation by a vote of 5 to 1** regarding the requested modifications to the PUD Ordinance and has certified the same to the Whiteland Town Council (“Council”);

WHEREAS, the Council has considered the recommendation of the Commission and paid reasonable regard to items 1 thru 5 referred to above;

WHEREAS, the modifications to the PUD Ordinance provided herein are consistent with the following purposes, as required under I.C. 36-7-4-601(c):

- a. Securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- b. Lessening or avoiding congestion in public ways;
- c. Promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- d. Otherwise accomplishing the purposes of I.C. 36-7-4;

WHEREAS, the Council has given notice under I.C. 5-14-1.5-5 (the Open Door Law) of its intention to consider this zoning ordinance; and

WHEREAS, the Council desires to approve the modifications to the PUD Ordinance.

[The new provisions are shown in **blue and underlined**, deleted provisions in **~~red strikethrough~~**.]

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHITELAND, INDIANA, AS FOLLOWS:

Section 1. The Stillwater Glen Development Standards provided within Section 7 of the PUD Ordinance 2022-04 shall be modified and restated to instead read as follows:

Stillwater Glen Development Standards. The detached single-family homes shall have a minimum lot size of 7,500 Square Feet and a minimum lot width of 65 feet. The number of individual residential platted Lots shall not exceed 202, which represents an overall maximum density of approximately 2.81 units per acre.

- a. Exterior Materials: A minimum 50% of the front elevation area, excluding doors, windows, and trim, shall have an exterior finish consisting of brick, ~~or stone, or~~ Fiber Cement Lap Siding. ~~No vinyl shall be allowed.~~ ~~A minimum 36" wainscot of brick or stone shall be applied to the front side and rear elevations up to the bottom of the front windowsill or 36", whichever is less.~~
- b. Siding: Siding material shall be fiber cement, or other similar masonry or composite product. ~~Vinyl siding, no less than 0.045 mm in thickness, may be used in lieu of fiber cement material.~~
- c. Minimum Lot Width: The minimum lot width at the building line shall be sixty-five (65') feet.
- d. Front Setback: R-3 District standards of the Town of Whiteland Zoning Ordinance shall apply to the minimum Front Yard Building Setback requirement (generally 30'). ~~The minimum Front Yard Building Setback shall be randomly set and vary by four (4') feet in two (2') increments (22', 24', and 26' setbacks) along all street segments of the District so that adjacent lots do not have the same front yard setback. The random Front Yard Building Setbacks shall be shown on the Primary and Secondary Plat.~~
- e. Side Setback: The minimum Side Yard Building Setback shall be seven (7') feet with a minimum aggregate distance of fifteen (15') ~~twenty (20')~~ feet between structures.
- f. Rear Setback: The minimum Rear Yard Building Setback shall be twenty-five (25') feet.
- g. Minimum House Size: The minimum house size shall be 1,210 square feet.
- h. Floor Plans and Elevations: Character exhibits, attached hereto as Exhibit C, Elevations and Exhibit C-1 Additional Elevations, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles to those shown in Exhibit C and Exhibit C-1, but to encourage diversity in architectural styles of Dwellings within the District.
- i. Playground: The District shall include a playground Amenity Area consistent with Amenity Area depicted on the PUD Concept Plan.

[The new provisions are shown in blue and underlined, deleted provisions in ~~red strikethrough~~.]

Section 2. Exhibit B of PUD Ordinance 2022-04 shall be replaced with Exhibit B-1 attached hereto and incorporated herein.

~~Section 2.~~Section 3. All provisions of Ordinance 2022-04, the Zoning Ordinance, and the Subdivision Control Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Property and shall be superseded by the terms of this Ordinance. In the event of a conflict between Exhibit B-1, Exhibit C and Exhibit C-1 and the text of this Ordinance, the text of this Ordinance shall control.

~~Section 3.~~Section 4. Definitions. Terms not otherwise defined in this Ordinance or the PUD Ordinance shall have the meanings ascribed to them in the Zoning Ordinance and Subdivision Control Ordinance.

~~Section 4.~~Section 5. The Whiteland Plan Commission is hereby authorized and directed to change the official Zone Map of the Town of Whiteland consistent with this Ordinance.

~~Section 5.~~Section 6. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Ordinance other than the amendment of the official Zone Map.


~~Section 6.~~Section 7. This Ordinance shall be in full force and effect retroactive to the date of adoption of Ordinance 2022-04.

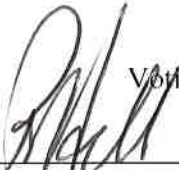
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[The new provisions are shown in blue and underlined, deleted provisions in ~~red strikethrough~~.]

DULY PASSED AND FINALLY ADOPTED on the 12 day of March, 2023, by a vote of 4 in favor and 1 against.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL


Richard Hill, President


Richard Hill

Matthew Tim Brown


Joseph Saylor

Brad Goedeker


Debra L. Hendrickson

Attest:


Melissa A. Fraser, Clerk-Treasurer

Voting Opposed

Richard Hill


Matthew Tim Brown

Joseph Saylor

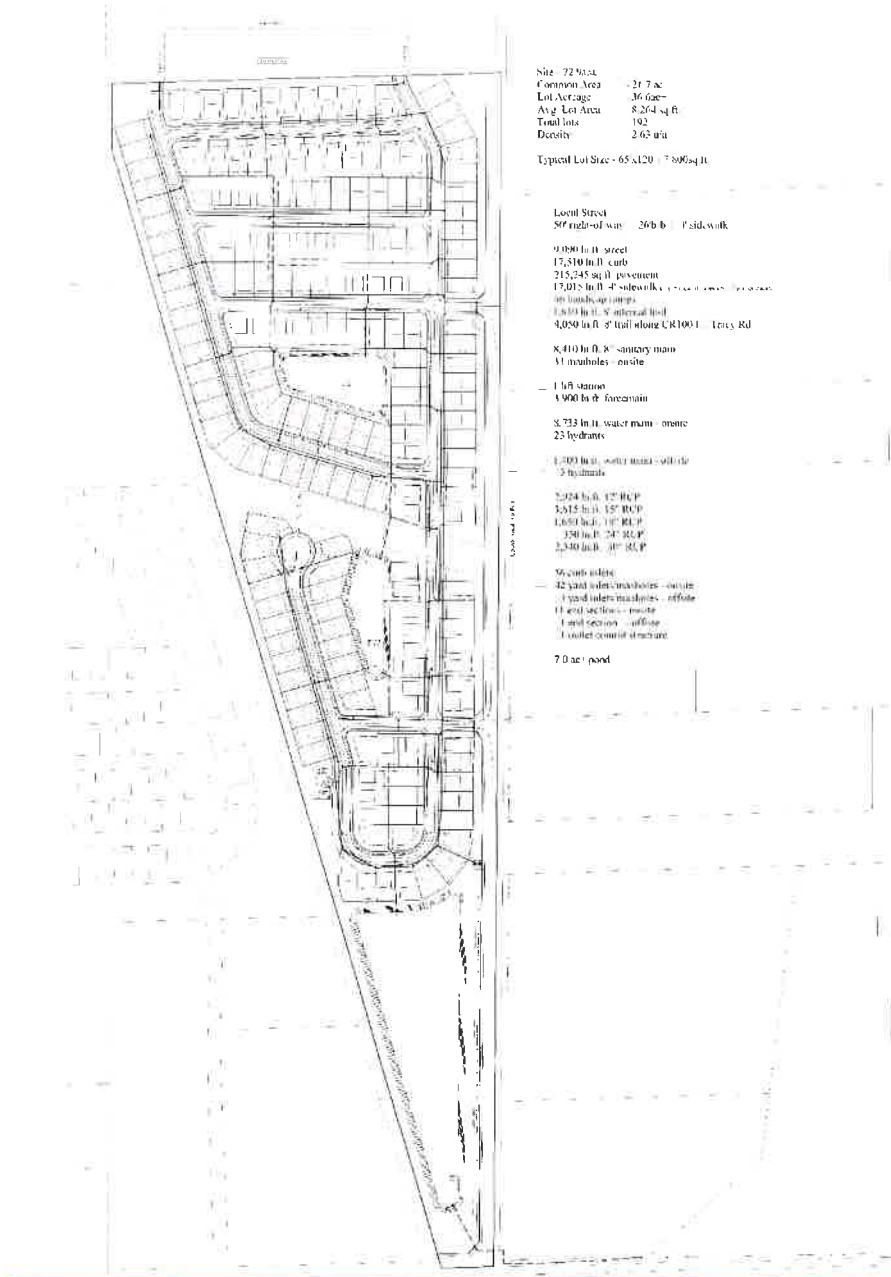
Brad Goedeker

Debra L. Hendrickson

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EXHIBIT B-1

Revised PUD Concept Plan



[The new provisions are shown in blue and underlined, deleted provisions in ~~red strikethrough~~.]

EXHIBIT C

Elevations



The Ashton
1,356 - 1,578 square feet
3 Beds, 2 Baths



The Mulberry
1,967 - 2,524 square feet
3 - 4 Beds, 2.5 - 3 Baths



The Norway
2,961 - 3,280 square feet
3 - 5 Beds, 2 - 4 Baths



The Bradford
1,611 - 1,864 square feet
3 - 4 Beds, 2 Baths



The Aspen
2,128 - 2,411 square feet
3 - 5 Beds, 2.5 Baths



The Spruce
2,343 - 2,652 square feet
3 - 5 Beds, 2.5 - 3 Baths



The Chestnut
1,801 - 2,605 square feet
3 - 4 Beds, 2 - 3 Baths



The Cooper
2,800 - 3,220 square feet
4 - 6 Beds, 2 - 3 Baths



The Empress
3,200 square feet
4 - 6 Beds, 2.5 - 4 Baths

EXHIBIT C-1

Additional Elevations



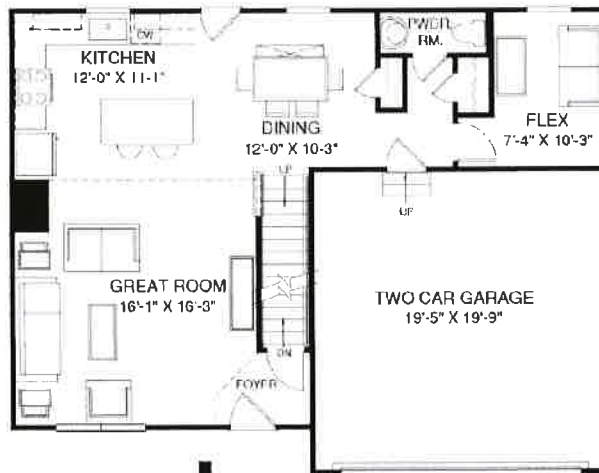
All finished basements included. Please see brochure or online marketing material for details.

3000 WILLOW CREEK DRIVE





UPPER LEVEL



MAIN LEVEL

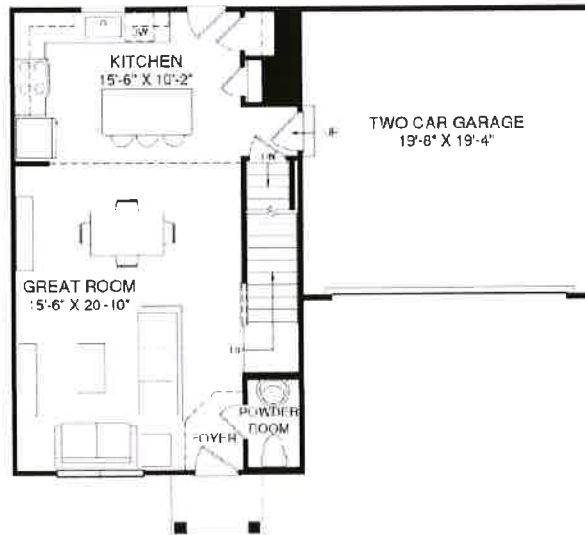
An unfinished basement is included. Please see brochure or online marketing material for details.



11/21/2024 (REV. 12/21/23)



UPPER LEVEL

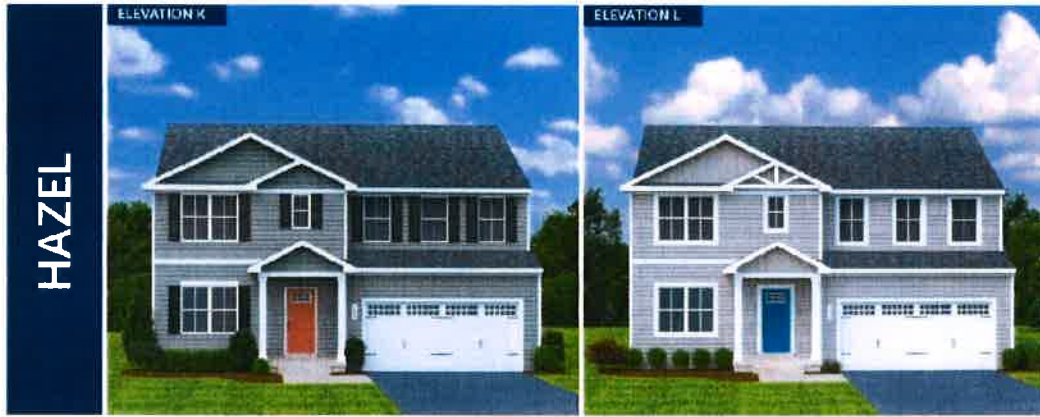


MAIN LEVEL

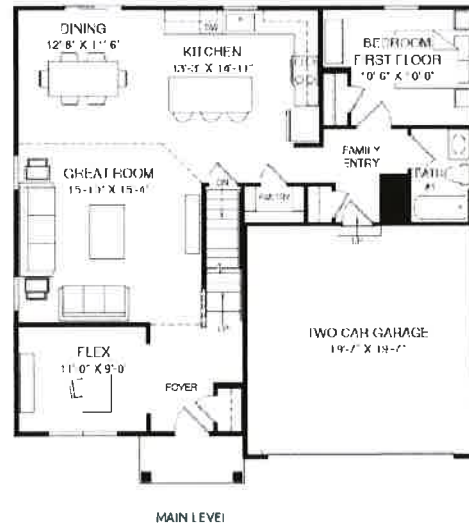


An unfinished basement is included. Please see a picture or on line marketing material for details.





HAZEL



An unfinished basement is included. Please see brochure or on line marketing material for details.



Model: 1918H-0401/02/03