



Staff Report PC20-041-CP

Milhaus Multi-Family

Docket PC20-041-CP – Concept Plan – Milhaus Multi-Family

The petitioner is requesting review of a Concept Plan to be known as Milhaus Multi-Family at 7279 S Indianapolis Road, Whitestown. The site is zoned GB, a general business zone, with the I-65 South Corridor Overlay. The petitioner is proposing to construct approximately 240 apartment dwelling units with a clubhouse and parking on an approximate 13.23 acres. A portion of the total acreage will be dedicated for future retail development. The petitioner is Milhaus and owner is Kite-Harris Property Group, LLC.

Location

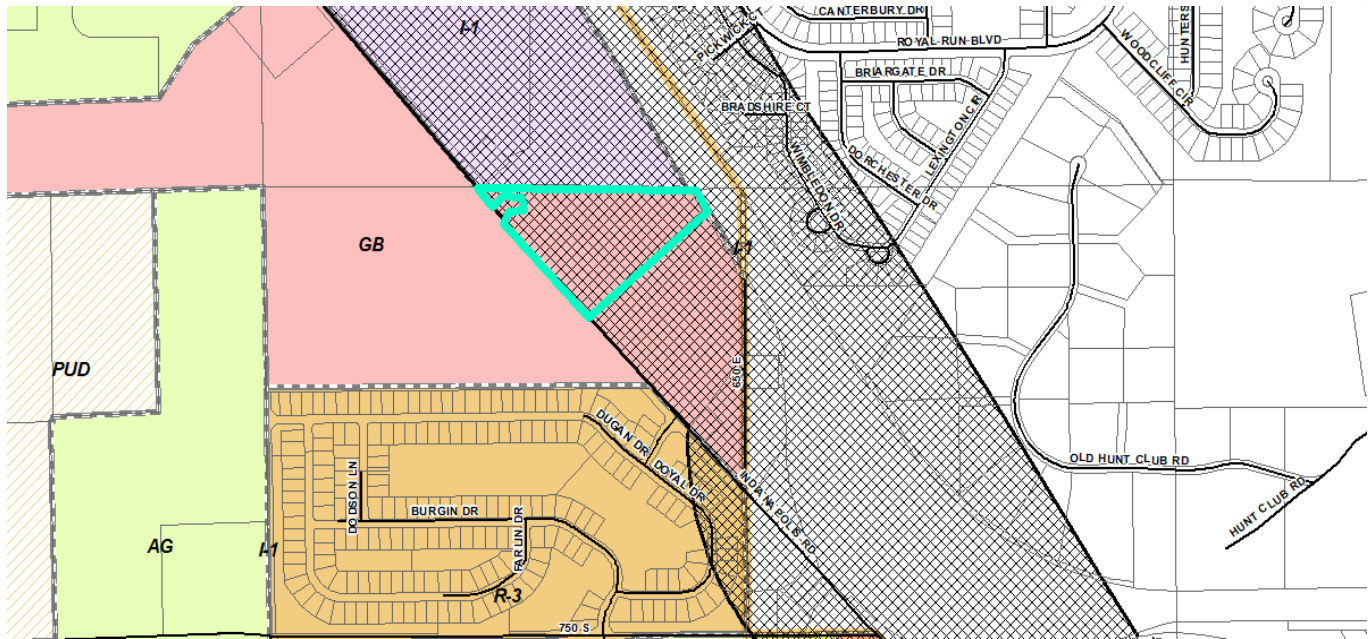
1. The site in question is located on the northeast side of Indianapolis Road, approximately 3,359 feet south of the intersection of Whitestown Parkway and Indianapolis Road. The east side of the site is adjacent to Interstate-65 and the south side is adjacent to the future Little League Headquarters facility. The surrounding area is characterized by residential and vacant uses.



History

1. In November 2018, the Whitestown Town Council approved the Zone Amendment request to change the site and the surrounding area from I-1 to GB (PC18-046-ZA).

Zoning



Proposed Development

The proposed project is located on approximately 13.23 acres. The site is zoned GB, a general business zone with the I-65 South Corridor Overlay. The applicant is proposing 10 multi-family buildings with access on Indianapolis Road. Multi-Family is a permitted use within the General Business Zone of the Whitestown UDO dated February 2017.

The submitted plans and materials indicate the following:

- 12.23 acres of the total site acreage dedicated to multi-family housing;
 - o Density of 19.62 dwelling units per net acre.
- A clubhouse, mailbox, and trash/compactor on site;
- 480 parking spaces including open stalls and garages;
- Internal sidewalks and a walking path along Indianapolis Road.

Compliance

The proposed project is zoned GB, General Business, and I-65 South Corridor Overlay and is compliance with the Whitestown Unified Development Ordinance.

Staff Comments

The applicant should ensure the walking path on Indianapolis Road extends to the north property line after the proposed fire access.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan Docket PC20-041-CP.

