



Staff Report PC18-055-CP

Staybridge Suites - Concept Plan

Docket PC18-055-CP Staybridge Suites Concept Plan - The petitioner is requesting approval of a Concept Plan to be known as Staybridge Suites with Old Chicago pizza and taproom. The subject property is currently zoned PUD and is approximately 2.281-acre parcel. This property is located at 6003 Perry Worth Road. The scope of the project is to develop a 74,430 SF 6 story hotel, along with a 4,900 SF, single story restaurant, Old Chicago. The petitioner is Perry Worth Road Hotel Group LLC, and the property owner is the same, as above.

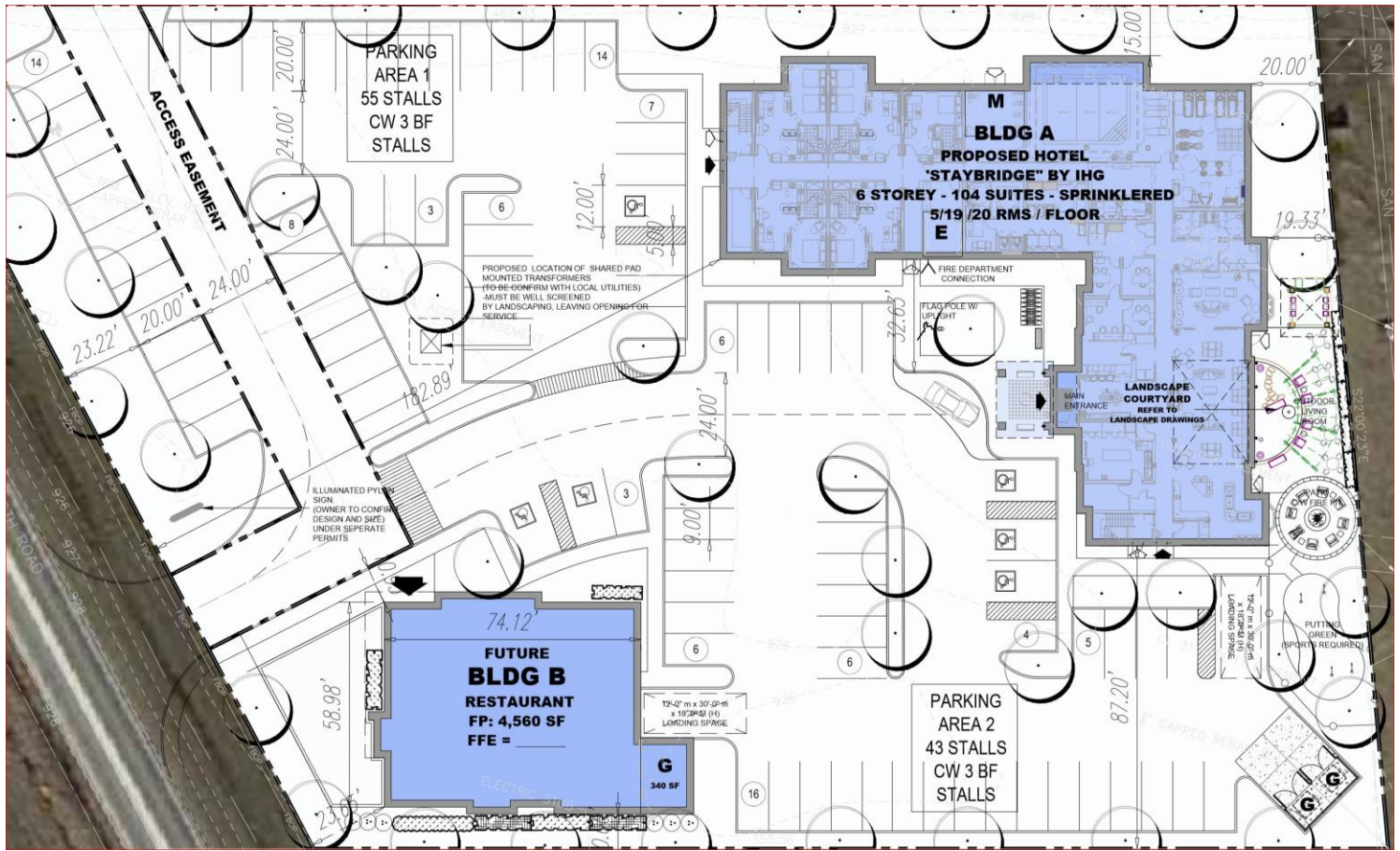


Proposed Development

A concept Plan showing a proposed hotel and restaurant, has been submitted for approval to the Whitestown Plan Commission. The site is located at 6003 Perry Worth Road and is a 2.281-acre site. The hotel will have 104 long term stay units, and the lot will have 98 parking spaces to serve both facilities. The hotel amenities include a pool, fitness & various outdoor areas The Old Chicago restaurant seat occupancy will be 150. It will have a full Kitchen & brewery/Pub.

The hotel will operate 24/7 and will employ 12 people during daily operations. The restaurant will operate from 11:00 am until legal closing for a licensed establishment in Boone County. There will 10 full time staff and 8 part time servers employed (at a minimum) at the establishment. This development is for new buildings on vacant land. No previous history is available.

Below is the proposed Concept Plan:



Compliance

The proposed concept plan is in compliance with the standards of the I-65 PUD and Whitestown Zoning Ordinance.

Technical Advisory Committee Comments

TAC met on 1/15/2019. Most comments have been addressed.

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the Concept Plan known as Docket PC18-055-CP Staybridge Suites