



# Staff Report PC18-053-DP

## ELHH Senior Living – Development Plan

---

**Docket PC18-053-DP – Development Plan – ELHH Senior Living.** The petitioner is requesting approval of a Development Plan for ELHH Senior Living. The subject property is 16 acres located at the existing vacant property at 5990 S. 700 East. The property is zoned MF Multi-Family. The petitioner is Euson Lindsay Health Holdings LLC, and the owner is MS Whitestown, LLC.

### History

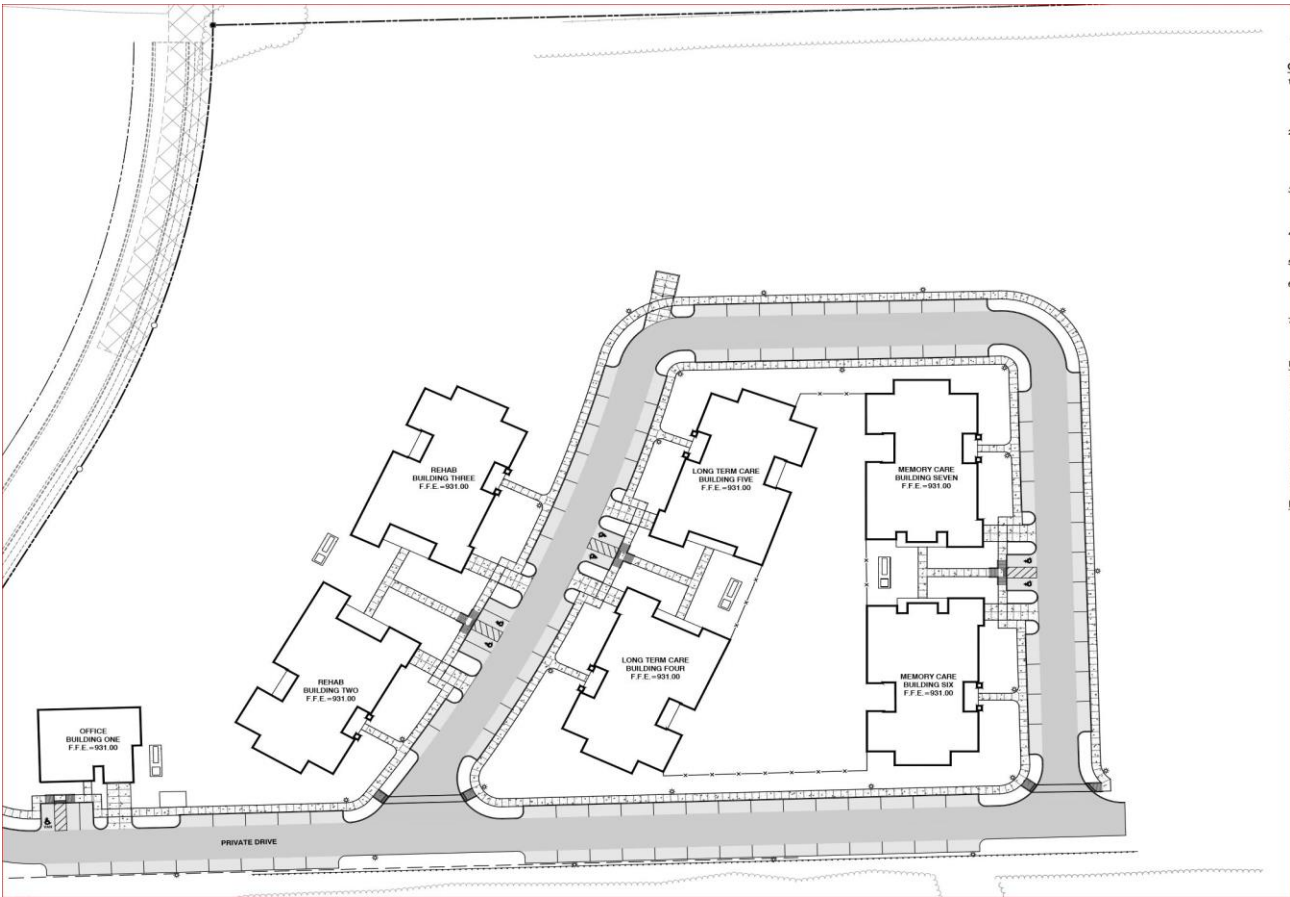
- The property owner, Eagle Alliance Church, Inc. originally purchased 94 acres in 1998. Eagle 2000, 15 acres were sold to Zionsville Community Schools. 10-acre drainage ponds to cover the remaining 79 acres were developed with Duke Realty for future development. The current 16-acre property is part of the remaining 69 acres owned by Eagle Alliance.
- The subject property received rezoning recommendation to Council at the Plan Commission regular meeting May 9<sup>th</sup> 2016 (Docket PC16-009-ZA). The Town of Whitestown Town Council voted to rezone this property from R-1 to MF zoning at their June 15<sup>th</sup>, 2016 meeting.
- Section 1 of this property had received Plan Commission approval 6/13/2016. (Docket PC16-013-DP) Section two was to add an additional four buildings reflective of section 1, with lift station and utilities connected. (Docket PC16-022-DP)
- The developer and property owner changed overall layout that warranted new development plan approval through WPC. (Docket PC17-030-DP)
- This Petition was not able to get funding for this project. It is now being petitioned by ELHH, with a new Engineer, Civil & Environmental Consultants, Inc. Docket PC18-053-DP)



### Proposed Development:

Euson Lindsay Heath Holdings, LLC is seeking development Plan approval on 16.00 acres located at the existing vacant property located at 5990 S. 700 East. The property is currently zoned Agricultural. Euson Lindsay Health Holdings, LLC is proposing to construct six (6) senior housing buildings (rehabilitation, memory care and long-term care) containing 12 units each for a total of 72 units plus an office building. The proposed project will be high quality and provide a needed service with the Whitestown Community. The Owner would like to start construction in spring 2019 and be complete with 18 months.

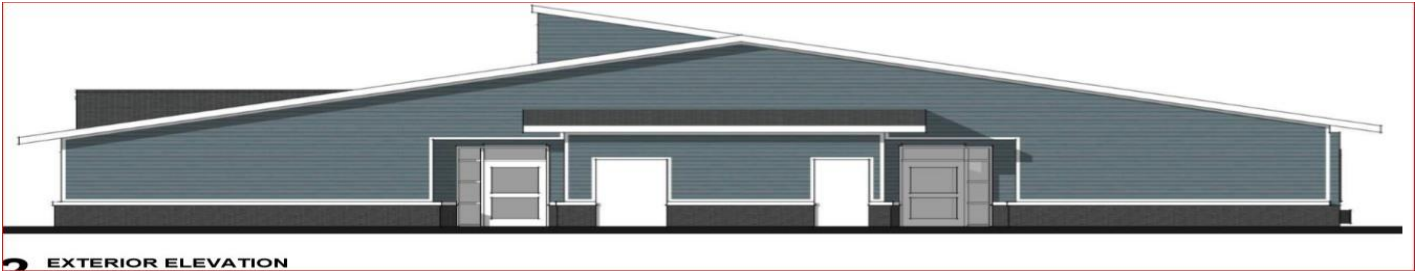
Below is the proposed Plan:



Below are the proposed elevation drawings:







EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION

## Compliance

The proposed Development Plan is in compliance with the standards outlined in the Whitestown Unified Development Ordinance.

## Technical Advisory Committee Comments

TAC met on 11/20/2018. Most comments have been addressed.

## Staff Recommendation

Staff recommends that the WPC approve the Development Plan, ELHH, LLC. Docket PC-18-053-DP