

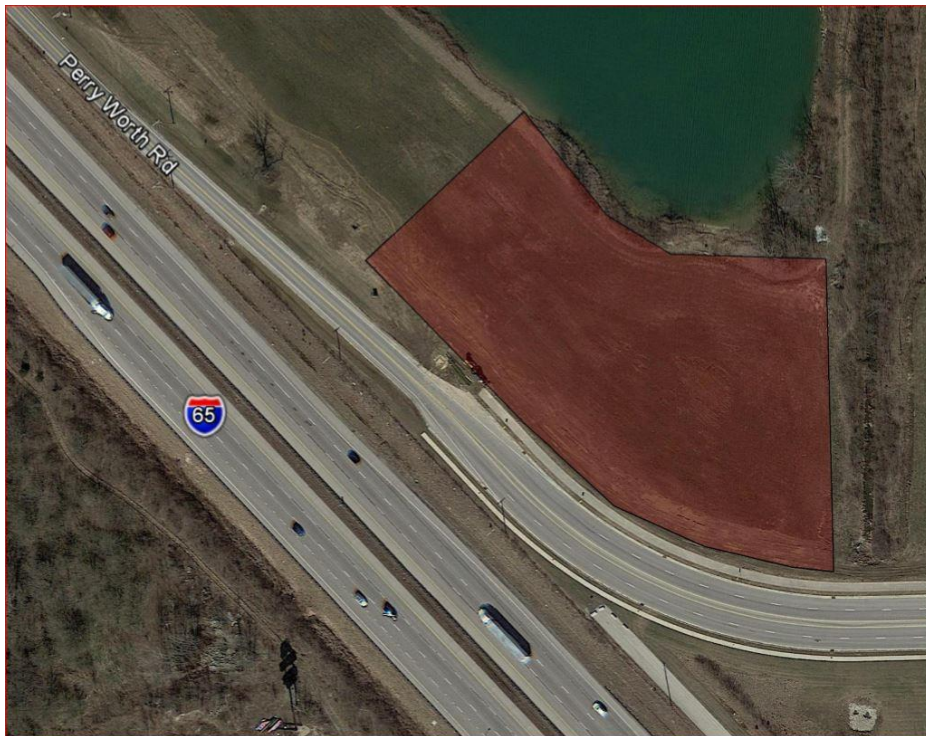


# Staff Report PC19-002-DP

## Home2 Suites Development Plan

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**Docket PC19-002-DP Home2 Suites-** The Petitioner is seeking approval of a Development Plan. The petitioner is requesting approval of a Development Plan to be known as Home2 Suites. The subject property is currently zoned PUD and is approximately 3.0-acre parcel. This property is located at 6001 Perry Worth Road. The scope of the project is to develop a 63,800 SF hotel with associated access drives, parking areas and utilities to service the building on the western 2.0 acres. The eastern 1.0 acres will be set aside for future commercial retail development. The petitioner is Shayar Patel, Eagle Hospitality, and the property owner is Eagle Hospitality LLC



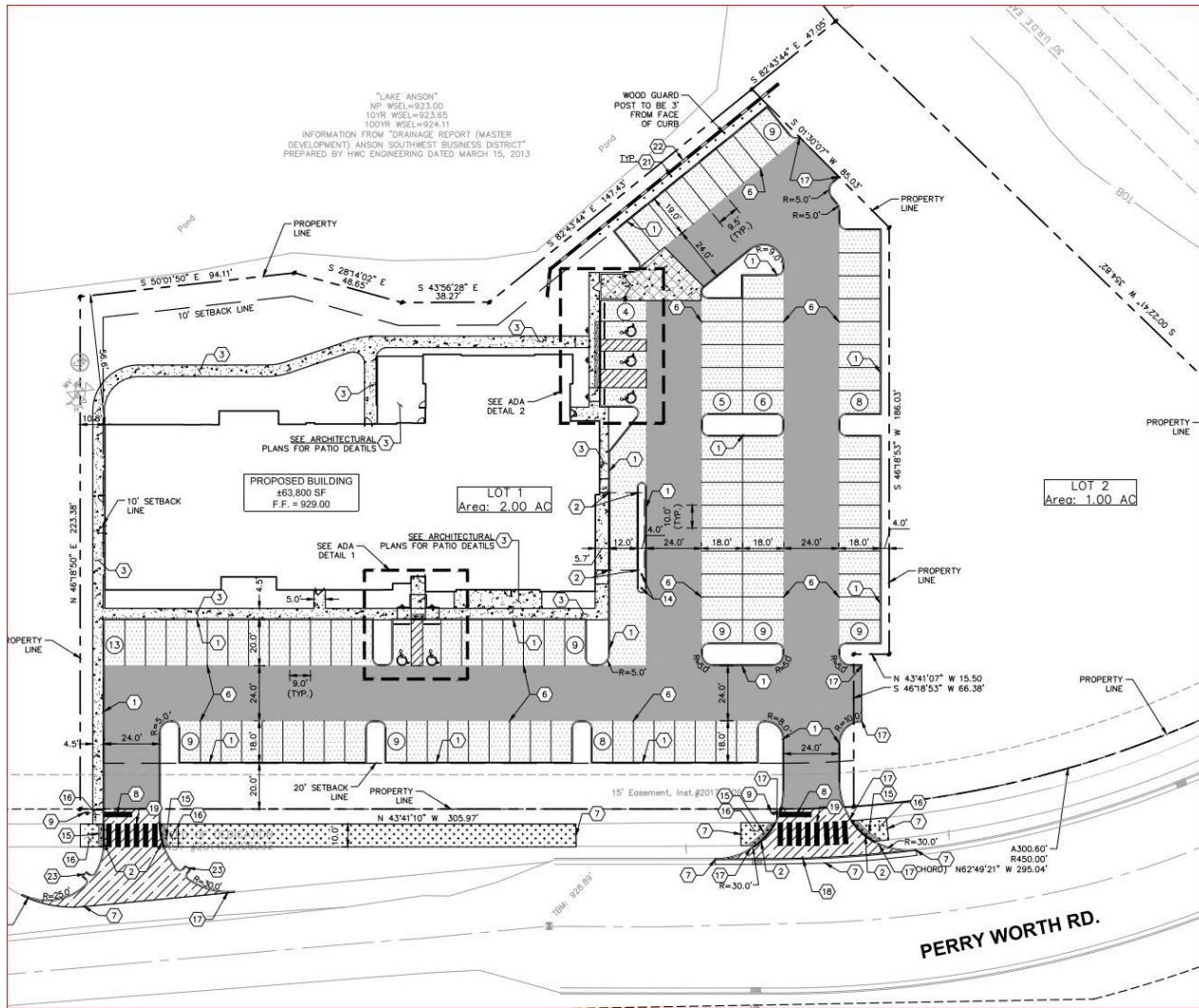
### History

- Anson Development was approved by the Boone County Commissioners on August 6, 2004 and the Boone County Area Plan Commission on July 14, 2004 to be zoned as a PUD, Ordinance # 2004-10.

### Proposed Development

A development Plan showing a proposed hotel and future commercial retail, has been submitted for approval to the Whitestown Plan Commission. The site is located at 6001 Perry Worth Road and is 3.0-acre site. The hotel will have 107 rooms and the site will have 107 parking spaces, including 5 ADA spaces. The public 12" watermain that is terminates on the northwest corner of the site will be extended across the northern edge of the site to the northeast corner. Further site preparation will include grading the existing ground surface to meet layout and drainage as needed per local ordinances. Two entrance drives are proposed along the frontage to Perry Worth.

Below is the proposed plan:



## Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of the regulations.

**Ordinance Section:** I65 PUD Ordinance 4.15a & UDO 4.1.A.7

**Ordinance Language to be waived:** A District abuts I-65 (Bufferyard D). Per UDO 4.1.A.7 Table 2- Bufferyard D Option 2 -3 required Understory Trees per 100 LF

**Alternative/Substitute to be offered:** The requirements of Bufferyard D have been met, except for 9 understory trees. There is a 15' easement (inst. # 2017-009760) present along the frontage to Perry Worth where no trees can be planted.

1. The approval of the waiver request will not be detrimental to the public safety/health/welfare or injurious to property within reasonable proximity to the subject property involved in the waiver request because...

*The lack of the required trees is not viewed as a public safety/health/welfare issue for the proposed hotel site.*

2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood because...

*The rest of landscaping proposed (as required by Bufferyard D) will provide the intent of the bufferyard requirements per the I-65 PUD.*

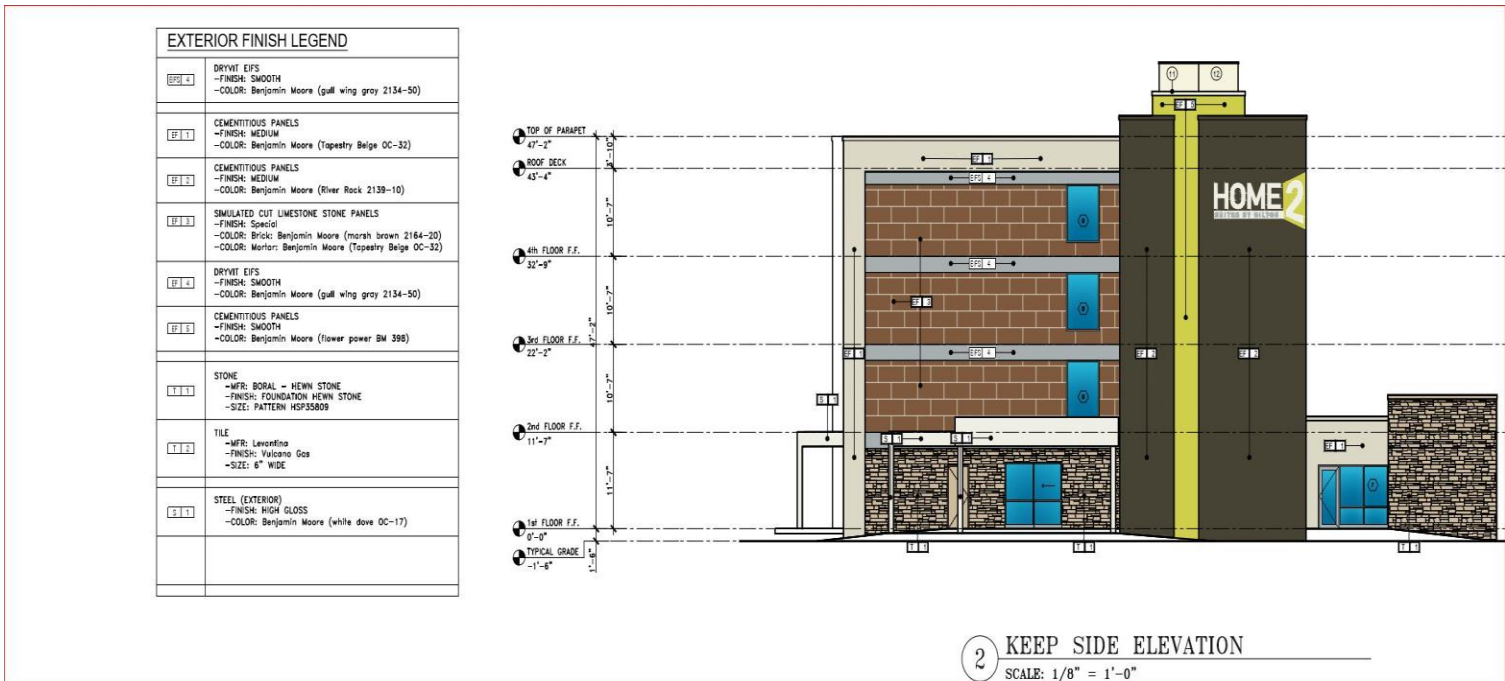
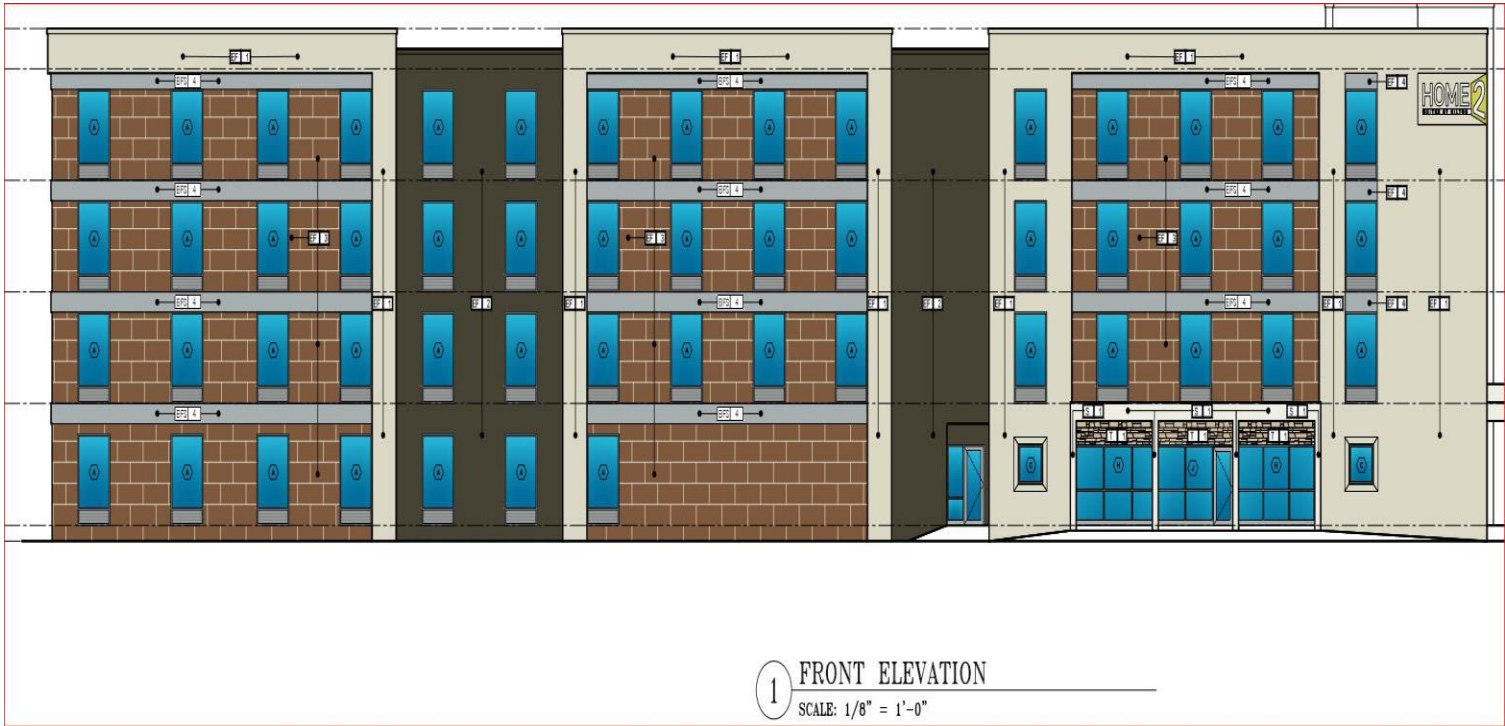
3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives because ... (Note: financial hardship does not constitute grounds for a waiver)

*Along the frontage of the property there is a 15' existing utility easement (Inst. # 2017-009760). This utility easement encumbers all but 5' of the available landscaping area in the front yard. The 5' strip that is not encumbered does not provide adequate space to plant the required 9 understory trees per the Bufferyard D standard.*

4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards because...

*Along the frontage of the property there is a 15' existing utility easement (Inst. # 2017-009760). This utility easement encumbers all but 5' of the available landscaping area in the front yard. The 5' strip that is not encumbered does not provide adequate space to plant the required 9 understory trees per the Bufferyard D standard.*

below are the proposed elevation drawings:





## **Compliance**

The proposed Development Plan, including the waiver request, is in compliance with the standards of the I-65 Anson PUD and Whitestown Zoning Ordinance. Landscaping and lighting plans have been submitted and revised for compliance.

## **Technical Advisory Committee Comments**

TAC met on 1/15/2019 comments were addressed.

## **Staff Comments**

## **Staff Recommendation**

Staff recommends that the WPC approve the Development Plan known as Docket PC19-002-DP Home2 Suites with included waiver request.