



Staff Report PC19-012-DP

Koto Japanese Steakhouse - Development Plan

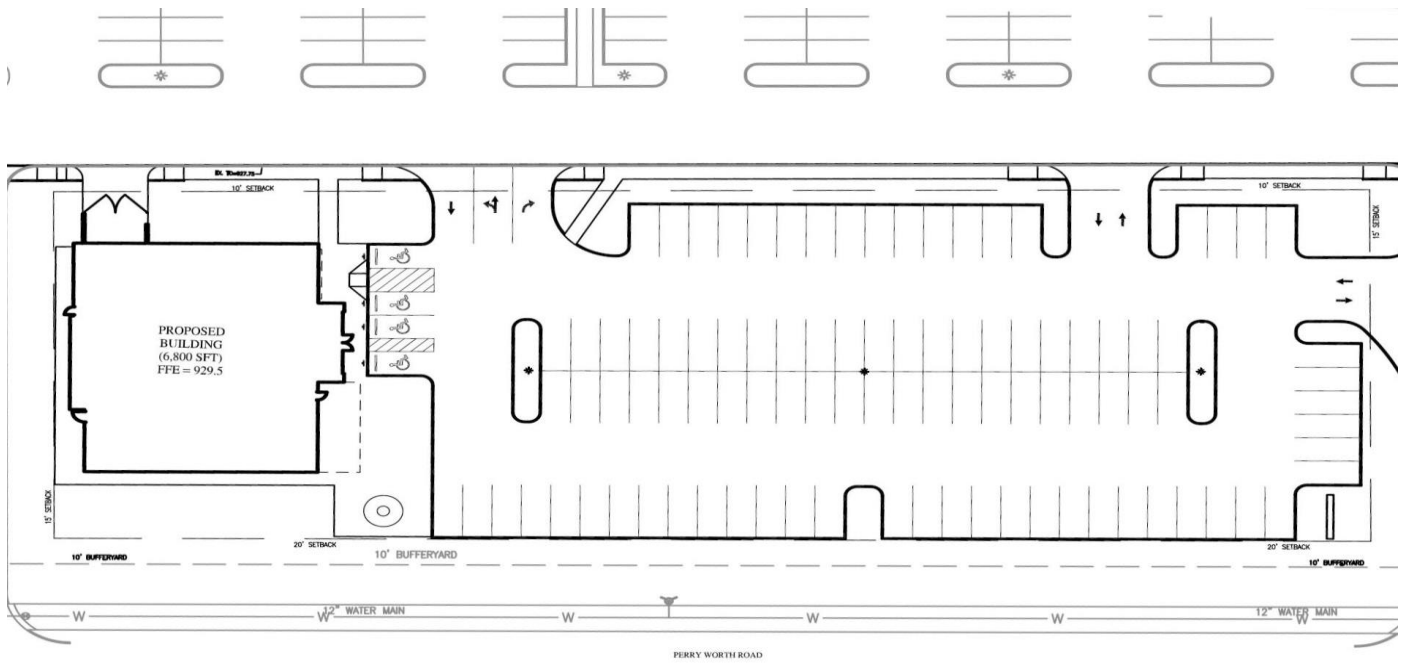
Docket PC19-012-DP Koto Japanese Steakhouse - The petitioner is requesting approval of a Development Plan to be known as Koto Japanese Steakhouse. The subject property is a 1.64-acre parcel, that is proposing one (1) restaurant building with 6,800 +/- square feet. The property is currently zoned PUD and is part of the overall Anson Development. The location is on Parcel E-1 Lot 2, located at Perry Worth Road and Mills Drive. The petitioner and the property owner are IN Whitestown Parkway LLC.



Proposed Development

Koto is a 1.64-acre parcel that is proposing on (1) restaurant building with 6.800 +/- square feet. The project will be located on Parcel E-1 of the Anson Development- Phase 1 South- Revision 10 plat document, Lot 2. Previous construction on the parcel has been limited to work by the master developer, Duke Realty, which included mass grading of the area and the construction of utilities such as sanitary sewer, water, electric, etc. to service areas to the north. Utility lines recently constructed for the Shoppes at Whitestown will provide sanitary sewer, water main and storm sewer service to this parcel, as well as “dry” utilities such as electric, cable, phone and gas. The parcel is part of the overall Shoppes at Whitestown (Reality Link) Development, currently zoned as a PUD.

Proposed site plan is below:



Below are the proposed elevation drawings for the proposed 6,800 +/- square foot restaurant building.





Compliance

The proposed development plan is in compliance with the standards of the Whitestown Zoning Ordinance (UDO) and the zoning commitments. Landscaping and lighting plans have been submitted and revised for compliance.

Technical Advisory Committee Comments

TAC met on 4/16/2019. Most comments have been addressed- some outstanding comments involve:

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC19-012-DP Koto Japanese Steakhouse