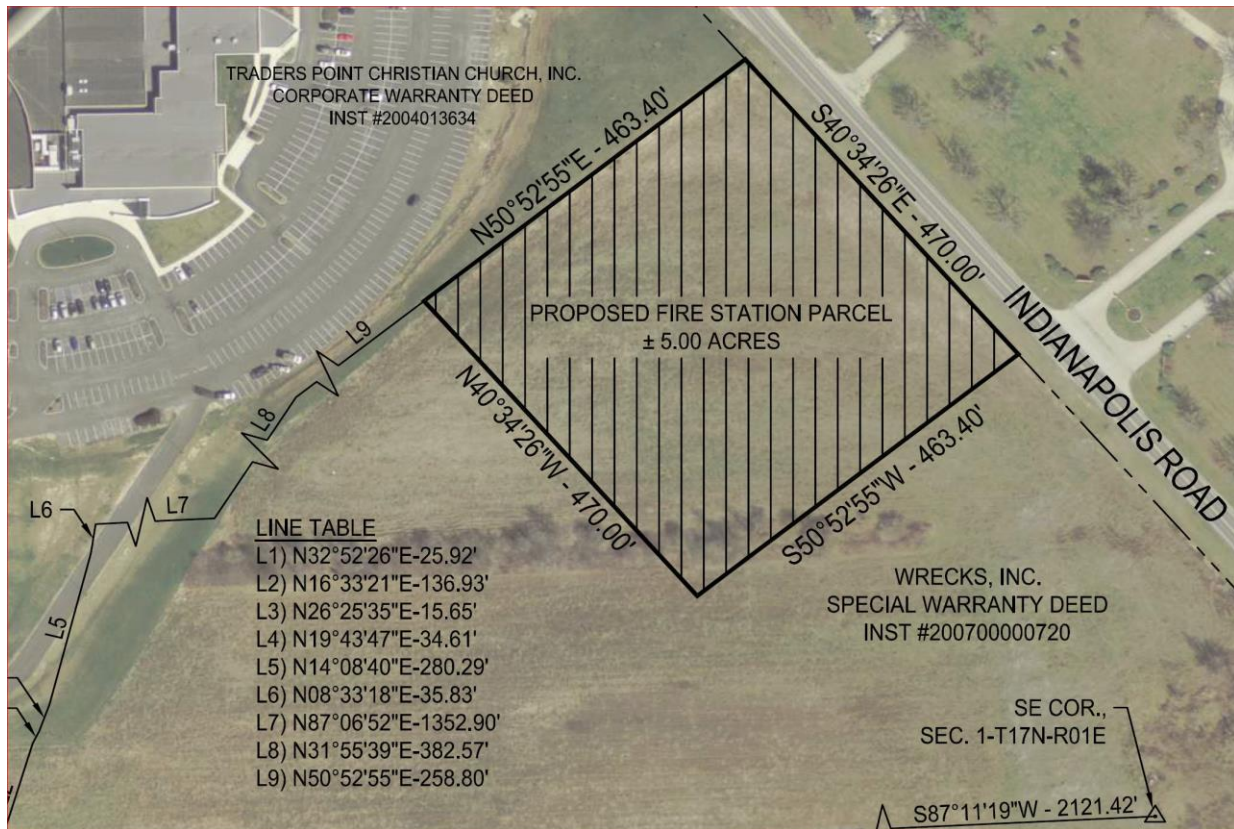




# Staff Report PC19-013-CP

## Whitestown Fire Station- Concept Plan

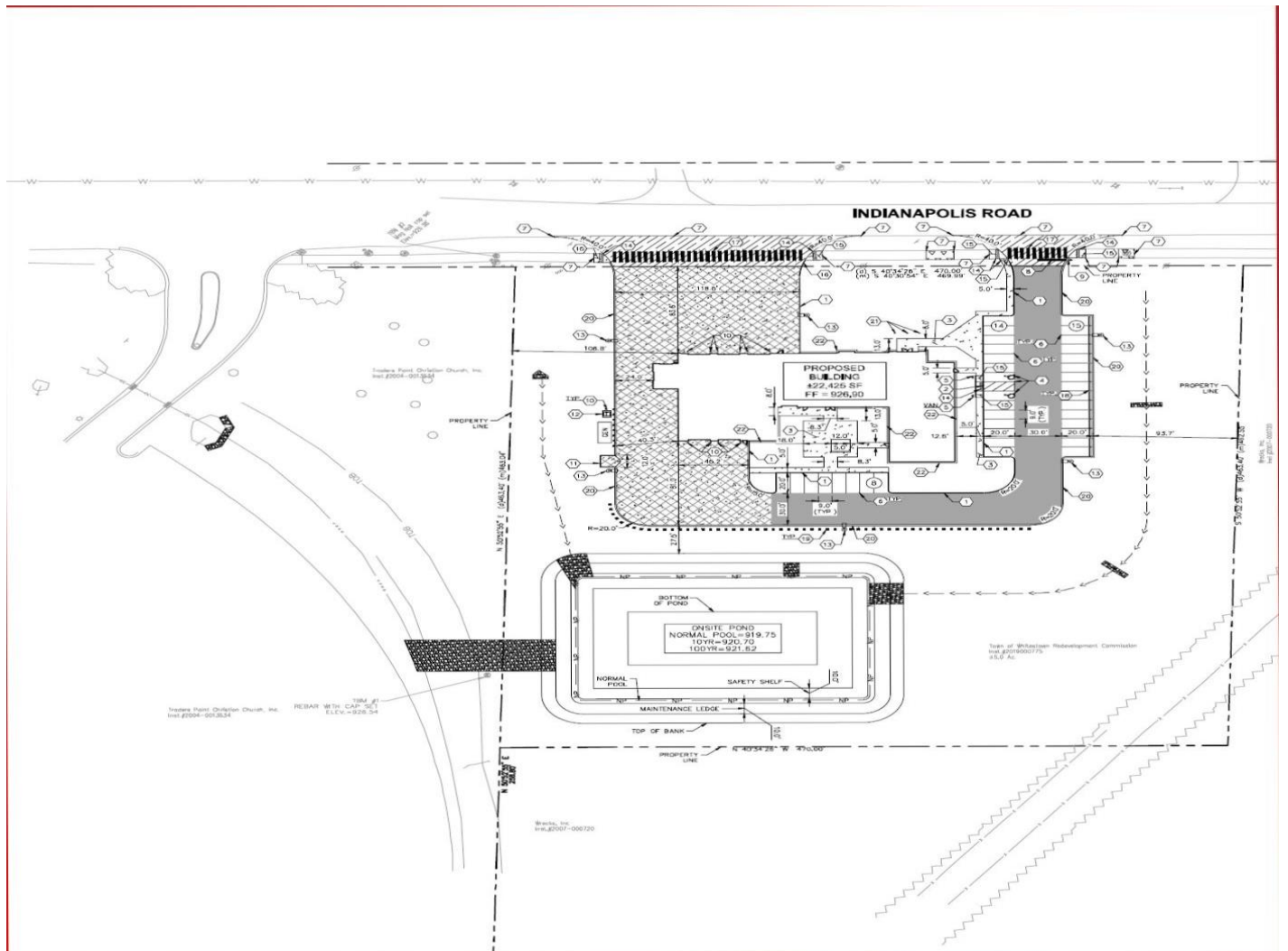
**Docket PC19-013-CP Whitestown Fire Station** - The petitioner is requesting approval of a Concept Plan to be known as Whitestown Fire Station. The project site is currently zoned General Business (GB). This will be a 22,425 square foot fire station and headquarter, for the Whitestown Fire Department. The subject property will be located immediately south of Traders Point Christian Church on the west side of Indianapolis Road. The petitioner is Whitestown Fire Station and property owner is Town of Whitestown.



### Proposed Development

The project site is currently zoned General Business (GB). The scope of the project is to develop a 22,425 SF fire station and headquarters for the Whitestown Fire Department with associated access drives, parking areas and utilities to serve the building. Public utilities to serve the building are readily available along Indianapolis Road. The development of the site will include 37 parking spaces on the south and west sides of the building. The site preparation will include grading the existing ground surface to meet layout and drainage needs per local ordinances. Two curb cuts are proposed off of Indianapolis Road to provide ingress/egress to the site for employees, visitors and fire apparatus circulation.

Below is the proposed plan:



## Compliance

The proposed concept plan is in compliance with the standards of the Whitestown Zoning Ordinance. Landscaping and lighting plans have been submitted and revised for compliance.

## Technical Advisory Committee Comments

TAC met on 04/16/2019. Most comments have been addressed- some outstanding comments involve:

## Staff Comments

Staff has checked the landscaping/buffering requirements, lighting standards, and overall compliance with the Whitestown Zoning Ordinance.

## Staff Recommendation

Staff recommends that the WPC approve the concept plan for Docket PC19-013-CP, known as Whitestown Fire Station