



Staff Report PC19-018-CP

Little League Regional Headquarters- Concept Plan

Docket PC19-018-CP Little League Regional Headquarters - The petitioner is requesting approval of a Concept Plan to be known as Little League Headquarters. The project site is currently zoned General Business (GB). The project site is approximately 15.7 acres, and the site is located along the northeast side of Indianapolis Boulevard just west of County Road 650 East. The petitioner is Odle McGuire and Shook Corporation, and property owner is Town of Whitestown.



History

- The site received approval at the April 4, 2019, BZA Meeting. They were approved for a Special Exception to allow the proposed park activities along with the regional office buildings to be Constructed in the GB Zoning. The Docket number was BZA19-001-SE.

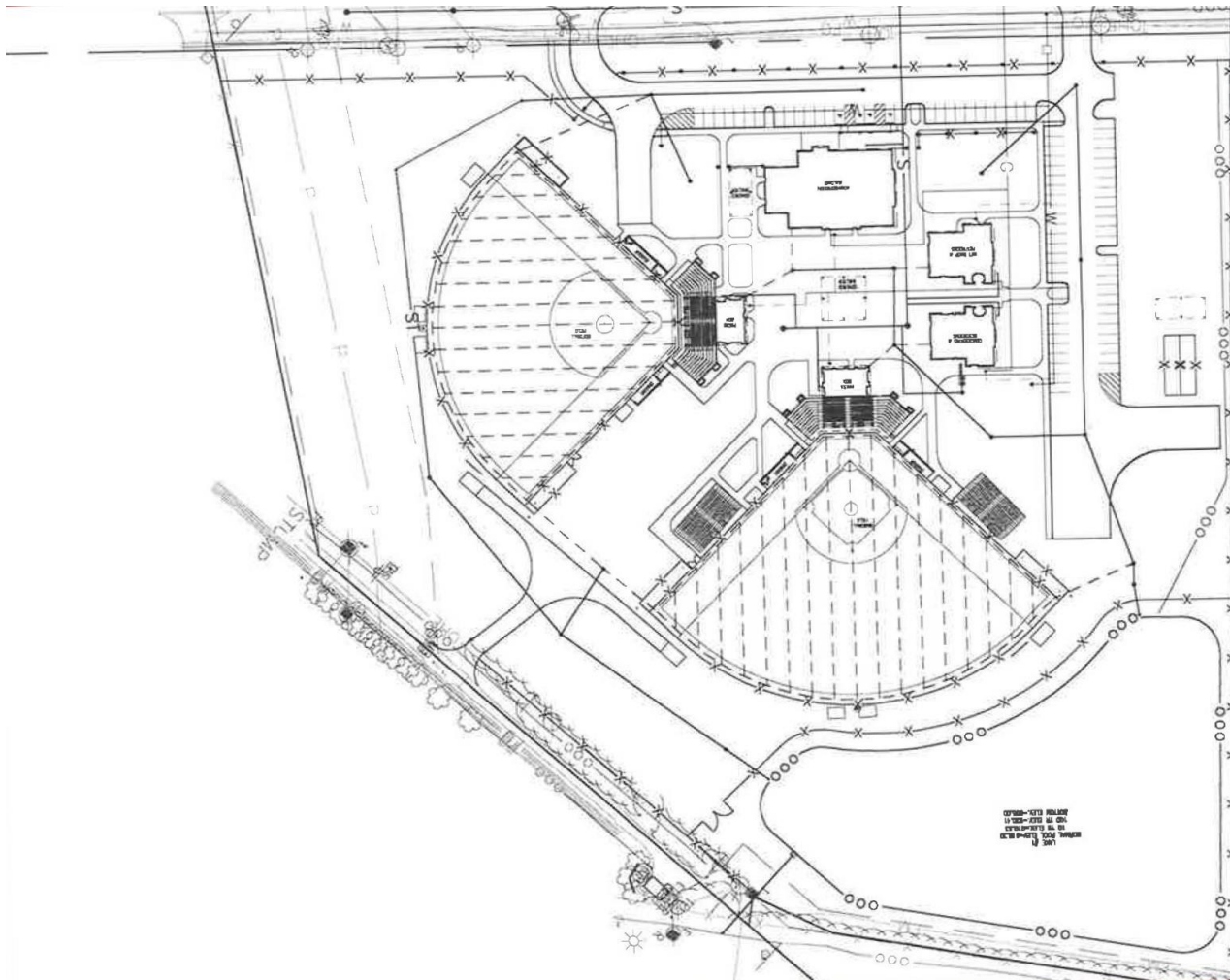
Proposed Development

The new Little League Regional Headquarters is proposed in Whitestown and will include both baseball and softball fields. The site is located along the northeast side of Indianapolis Boulevard just west of County Road 650 East.

There will be 4 buildings constructed on the site that will include concessions, office buildings, and press boxes for the playing fields. The site will be designed for national broadcasting with area's for broadcast trucks to park and monitor the fields. The fields will require portable lights to be brought in for night games and these accesses the site from County Road 650 East.

The project site is approximately 15.7 acres and will include a new wet detention pond to provide the required stormwater detention, and the storm sewer will outlet to the INDOT right of way along interstate 65. Utilities will need to be extended for the Sanitary connection, there is an existing watermain along with other dry utilities along Indianapolis Boulevard that will provide the necessary service for the site.

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 PC19-018-CP, known as Little League Regional Headquarters.