



Staff Report PC19-041-CP

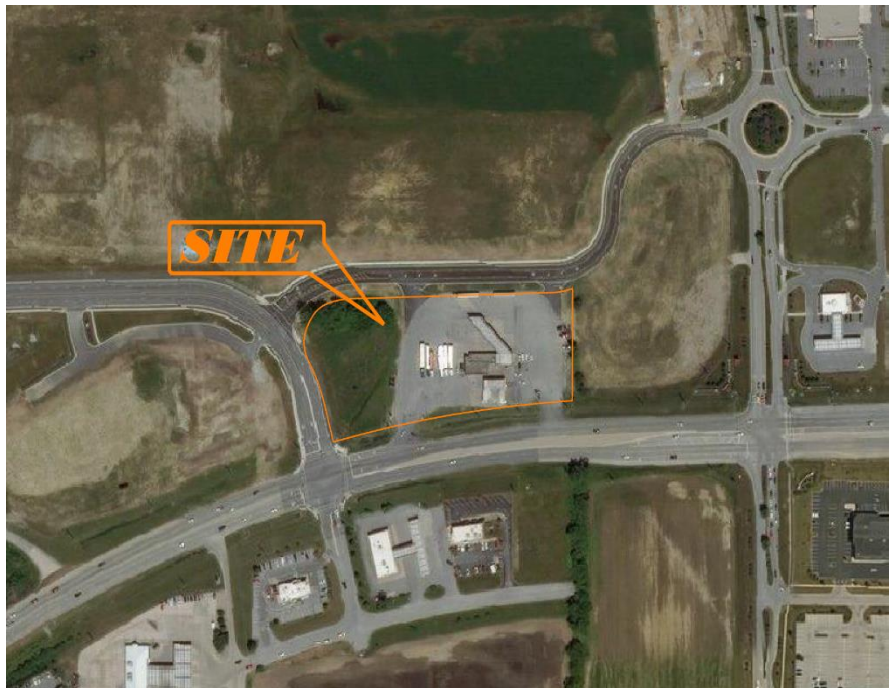
Circle K (Remodel)- Concept Plan

Docket PC19-041-CP Concept Plan. The petitioner is requesting approval of a Concept Plan to be known as Circle K (Remodel). The subject property is currently zoned GB General Business and is approximately 4.25 acres. This property is located on Whitestown Parkway and Perry Worth Rd. The petitioner is Circle K Midwest Region and the property owner is N S 334 LLC. The project engineer is Wellert Engineering.

Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.



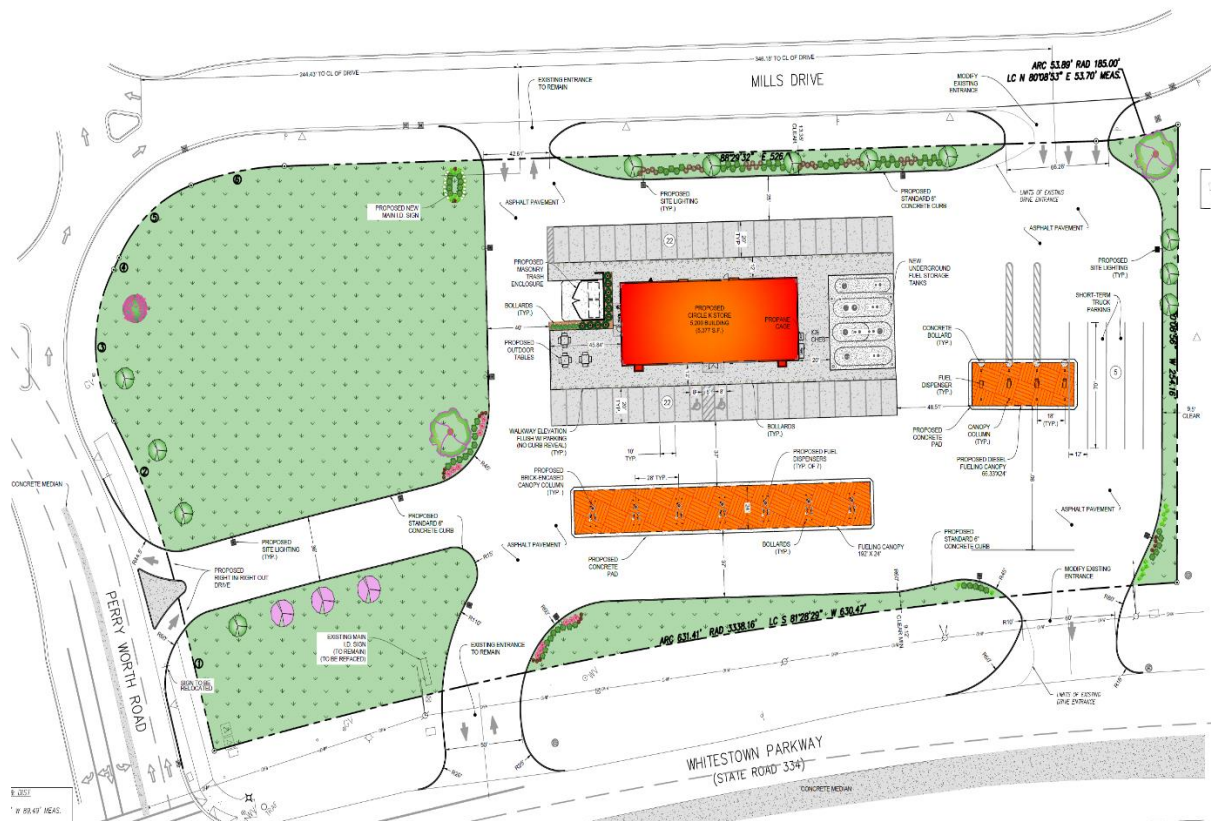
Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- Traffic and Transportation
- Tax Base
- Water and Sewer Service
- Fire, Police, and Emergency Services
- Schools
- Parks

Proposed Development

Petitioner is requesting to remodel and re-construct the existing Circle K facility in an effort to improve the aesthetic and function of the aged facility. Circle K operates a convenience store and fueling station on 4.25 acres. The current zoning classification of the property is General Business. The proposed facility will include a new 5200 sqft convenience store with automobile and truck fuel sales. The fuel sales will consist of 7 multi-product dispensers (14 fueling positions) with an overhead canopy for automobile fueling and three fueling lanes with an overhead canopy for over the road truck fueling. Four new underground storage tanks will be installed as part of the project. The proposed Circle K will incorporate extensive landscaping and will maintain undeveloped green area around the site.

The proposed concept plan for this site is shown below:



Surrounding Zoning and Context

The subject site is currently zoned GB General Business:

- NORTH- Property to the north is Anson PUD (Shoppes at Whitestown)
- SOUTH- Property to the south is GB (Taco Bell, Tire Discounter, Big O Tires)
- EAST- Property to the east is Anson PUD (Anson Villages)
- WEST- Property to the west is Anson PUD (Chick-fil-a)

Compliance

The proposed project is designated and zoned to be GB General Business. This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

Some permitted Primary Uses within the GB area include: Accounting, Auditing & Bookkeeping Service; Blueprinting & Photocopying; Bowling Alleys; Charitable Institutions; Commercial testing Laboratories; Electrical Supply Store; Engineering & Architectural Service; Farm Implements & equipment Sales; Food Processing; Newspaper Publishing; Plumbing, Heating & Air Conditioning Dealer; Professional Office; Real Estate Service; Tire, Battery & Accessory Dealers; Truck Sales, Rental, Leasing, Repair; Wholesale Business, Etc. **A complete list of permitted uses is listed in Sec 2.9 General Business**

Development Standards Requirements for non-residential “General Business”

Max Height of Buildings	75'
Min. Road Frontage	45'
Min. Front Yard	20'
Min. Side Yard	10'
Min. Rear Yard	10'

Staff Comments:

- Fuel Dealer is a special exception within GB zoning. Circle K is within compliance per zoning use.
- Remodel will bring the current building to meet the current design standards of the area.
- Circle K currently meets all development standard requirements for the current building and proposed future building.
- Staff does not support an additional access off of Perry Worth Rd.