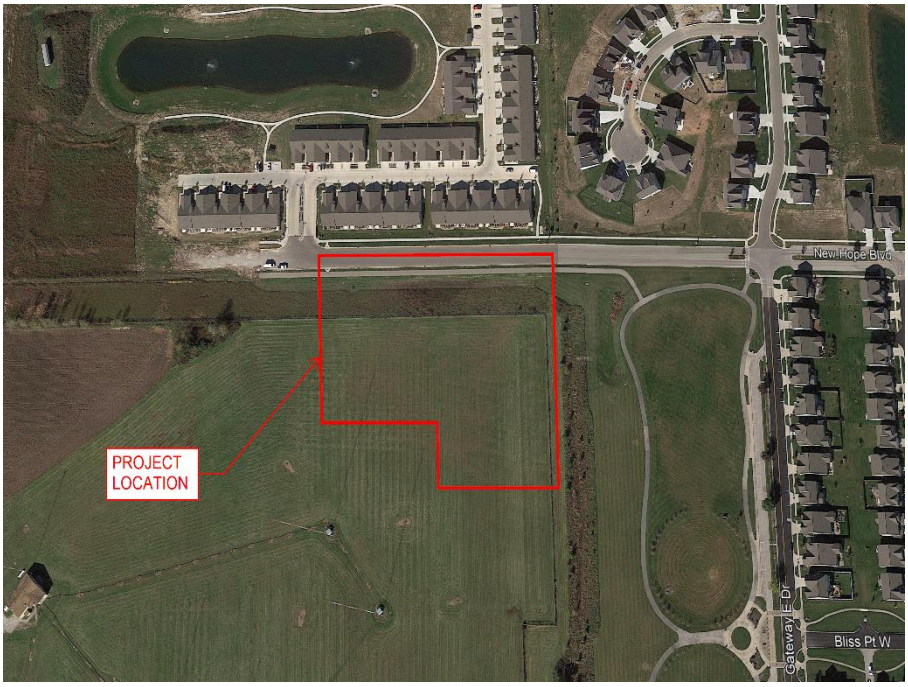
Staff Report PC20-009-DP
Glasswater Creek- Developmnent Plan

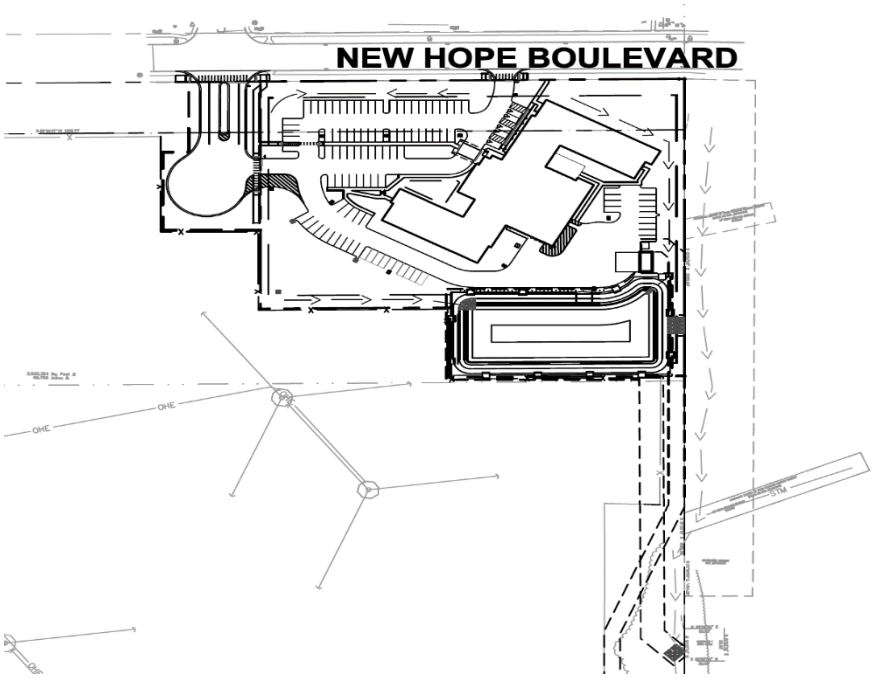
Docket PC20-009-DP Glasswater Creek - The petitioner is requesting approval of a Development Plan to be known as Glasswater Creek. The subject property is currently zoned UB and is approximately 5 acres. This property is located South of New Hope Blvd and North of the Emmis towers and Perry Worth Rd. The petitioner is Community Reinvestment Foundation and property owner is Emmis Communications Corporation.



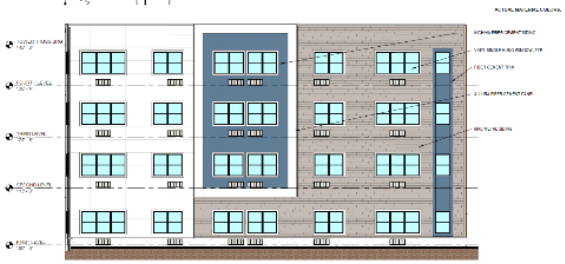
Proposed Development

The project site is currently zoned U-B, Urban Business. The scope of the project is to develop an 32,988 square foot assisted living facility on a 5.0-acre property with associated access drives, parking areas and utilities to serve the building. As a part of the project, an offsite entrance drive will be constructed directly south of Hemlock Drive. The geometry of the proposed offsite entrance drive matches Hemlock Drive. Water, gas, electric, and telecom to serve the building will be extended across New Hope Boulevard. A proposed private sanitary sewer lift system will route south to connect to an existing sanitary sewer system. The development of the site will include 96 parking spaces. The site preparation will include construction of a wet detention pond and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. Two curb cuts are proposed off New Hope Boulevard to provide ingress/egress to the site for employees, visitors, and trucks.

Below is the proposed plan and building elevations:



SOUTH WING ELEVATION



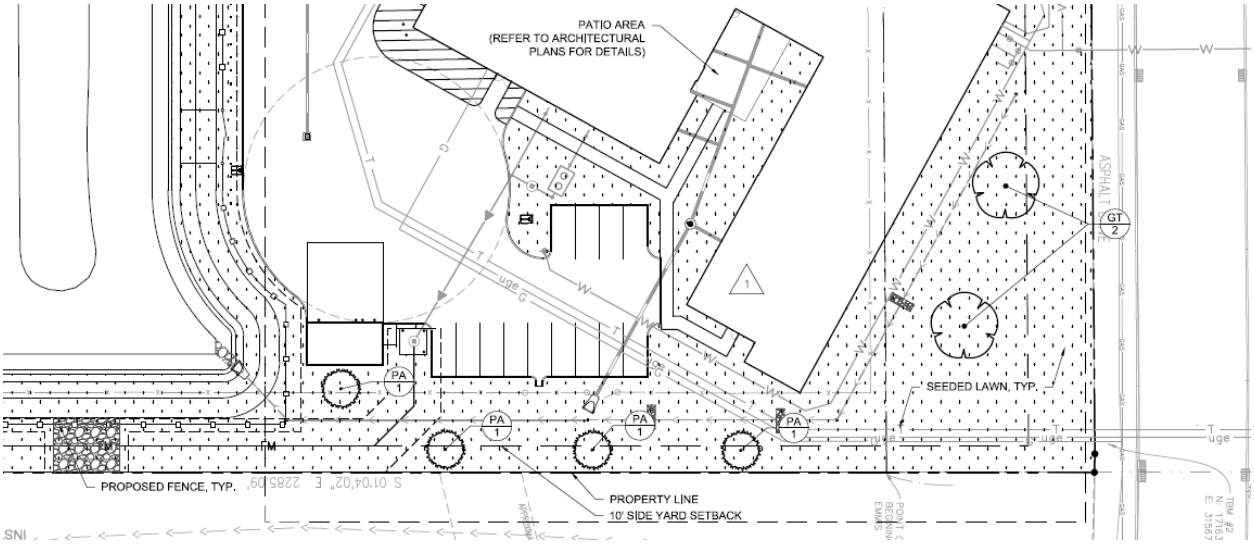
NORTH WING ELEVATION

OVERALL EAST ELEVATION 1

OVERALL WEST ELEVATION 1

Compliance

The proposed development plan is in compliance with the standards of the Whitestown Unified Development Ordinance.

Staff Comments

Concept Plan was approved at the April 27th WPC Meeting. In light of the concerns raised by the community at the concept plan hearing, developer added an additional 4 evergreen trees to the east of the proposed building. Additionally, moved previously proposed deciduous tree farther east as well. (See Below)