



Staff Report PC20-020-DP

Circle K (Remodel)– Development Plan

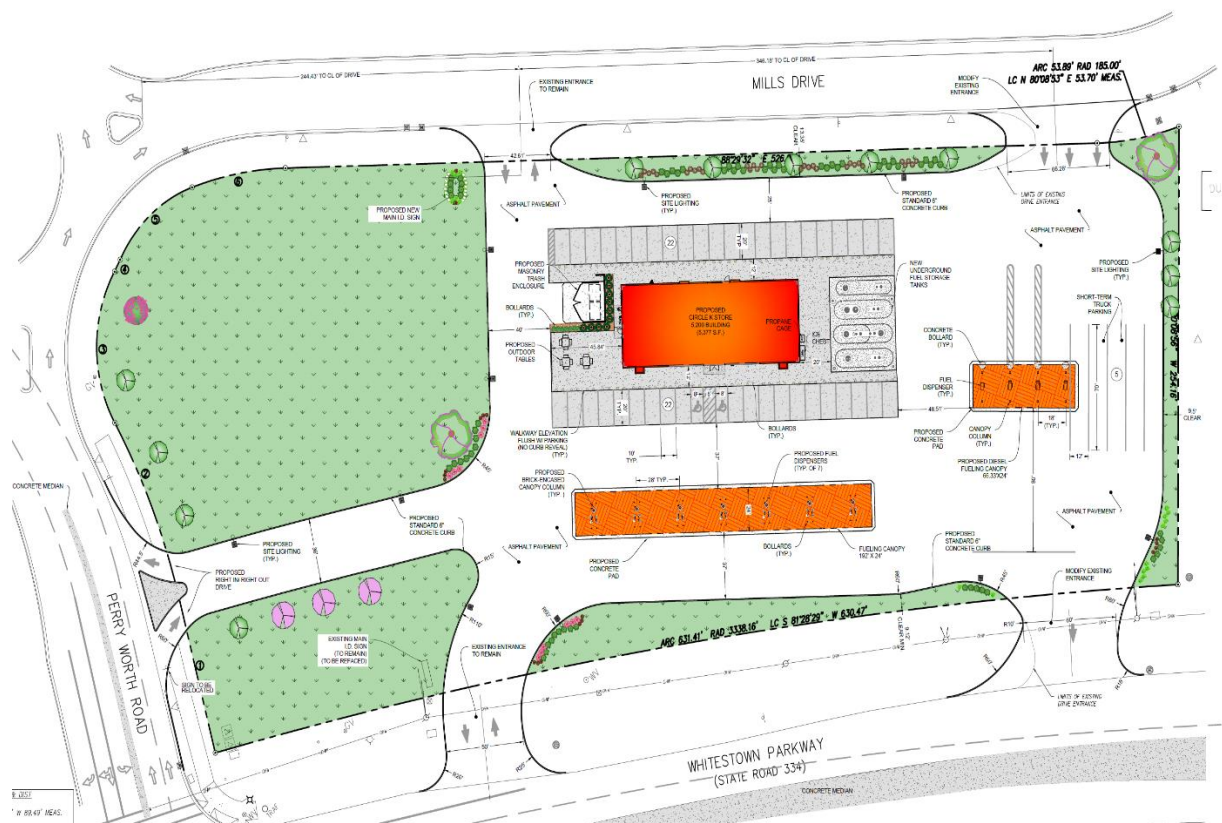
Docket PC20-020-DP Development Plan. The petitioner is requesting approval of a Development Plan to be known as Circle K (Remodel). The subject property is currently zoned GB General Business and is approximately 4.25 acres. This property is located on Whitestown Parkway and Perry Worth Rd. The petitioner is Circle K Midwest Region and the property owner is N S 334 LLC. The project engineer is Wellert Engineering.



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 consists 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 site plan is shown below:



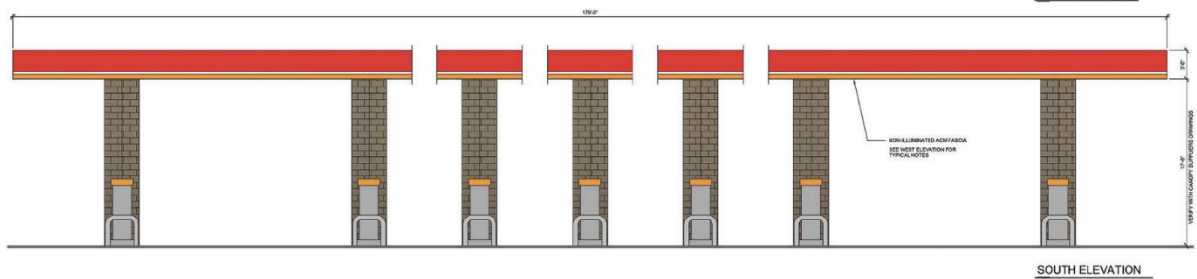
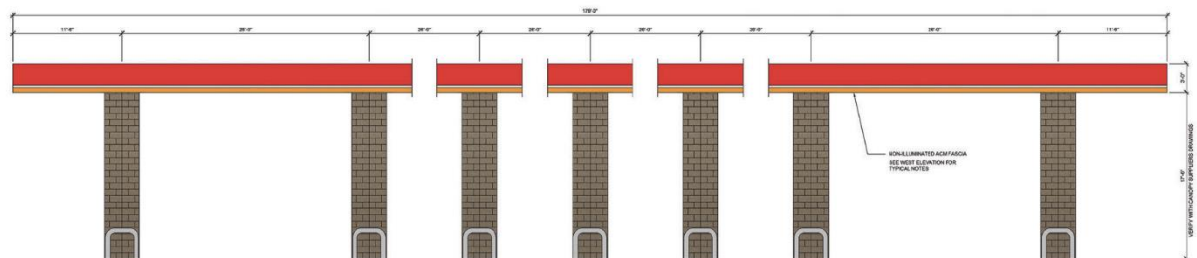
Below are the proposed building elevations:





56 Sq. Ft.

36" TALL PANEL



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.

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.