



Staff Report PC20-021-CP Tractor Supply – Concept Plan

Docket PC20-021-CP Tractor Supply Concept Plan. The petitioner is requesting approval of a Concept Plan to be known as Tractor Supply. The subject property is currently zoned GB General Business and is approximately 2.75 acres. This property is located on Lot 14 of the Whitestown Crossing Development at SR 267. The petitioner is STNL Whitestown, property owner is Whitestown Crossing LLC. The project engineer is Innovative Engineering.

History

- Whitestown Crossing Phase II received Primary Plat approval as PC11-008-PP and Secondary Plat approval PC-17-035-SP.
- Access to the site through Private Drive was approved in 2017 as PC17-036-DP.

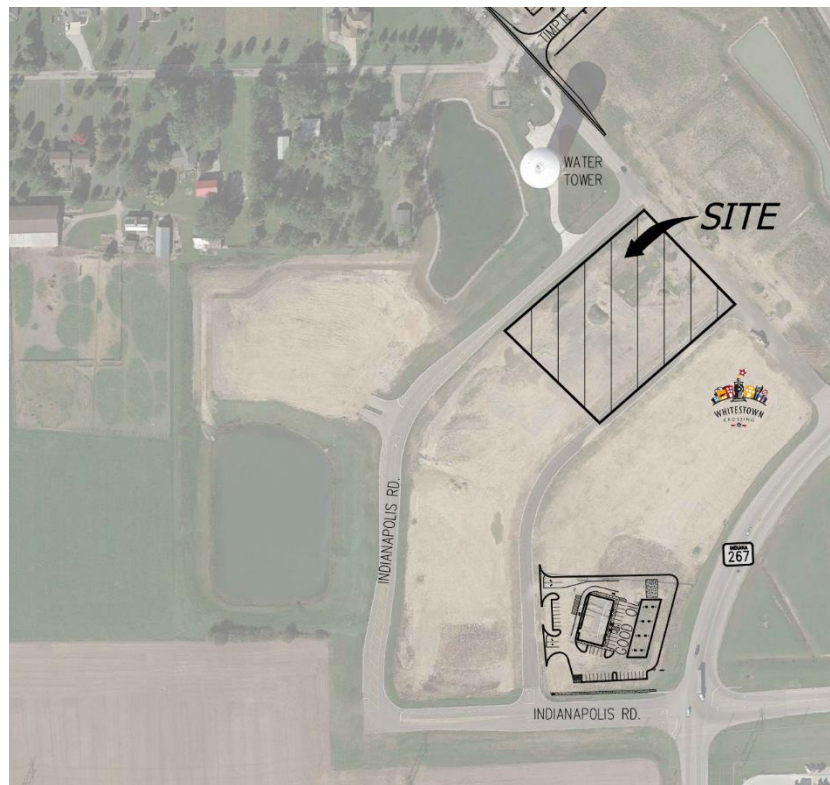
Concept Plan Process

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



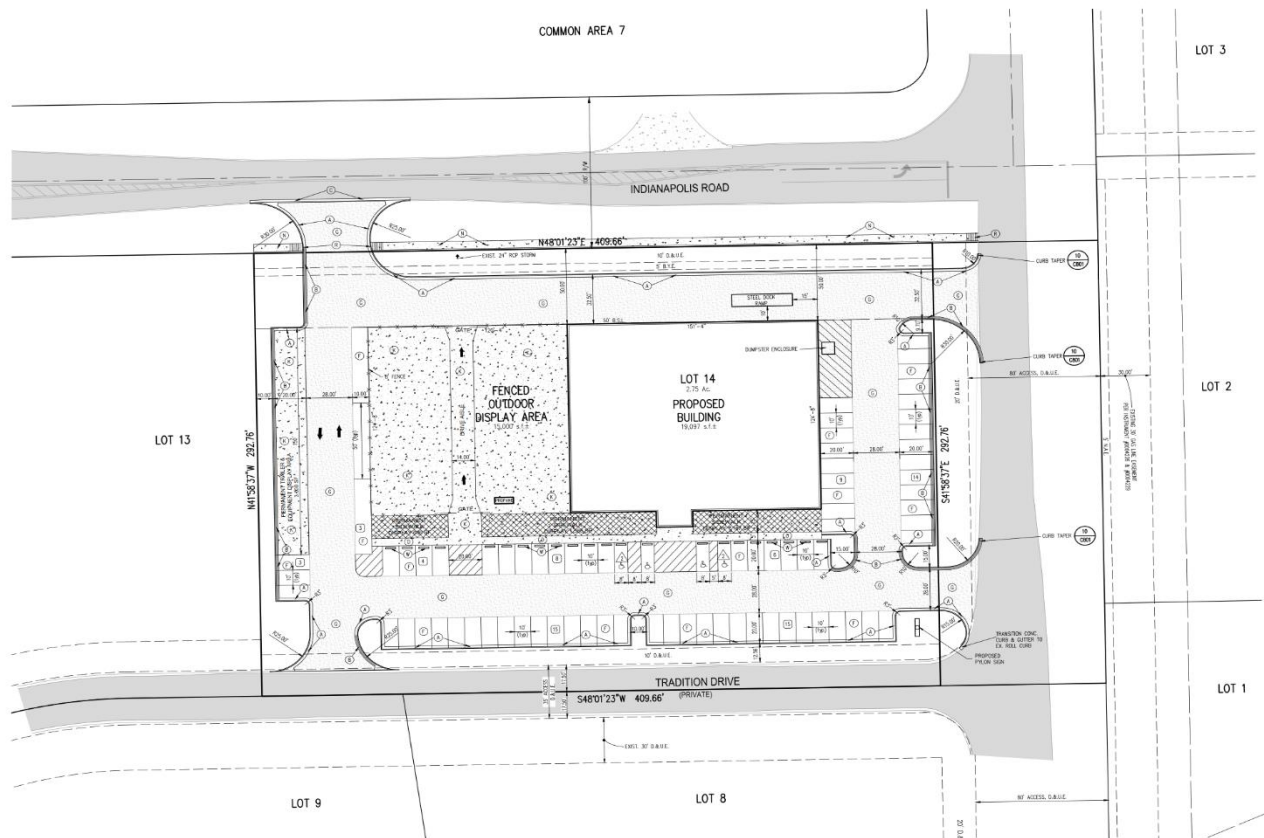
WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

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

Proposed Development

Petitioner is requesting to prepare 2.75 acres for the construction of a 19,000 sq ft building in order to build a Tractor Supply Store. The site will feature the retail store, associated parking, and display area. The site will be accessed from Tradition Dr as well as Indianapolis Rd.

The proposed concept plan for this site is shown below:



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

Tractor Supply went to BZA on 5/7/2020 under docket PC20-001-VA requesting the following variances for this site:

1. A variance from the GB bufferyard requirements removing the bufferyard along the north property line.
2. A variance request is for the GB parking requirement. The requested variance is to reduce the required parking by 15 spaces to allow for trailer display and sales area.
3. A variance request is for the GB sign height requirement. The requested variance is to increase the maximum sign height from 12 feet to 30 feet and combined area from 80 square feet to 216 square feet.