



Staff Report PC20-051-CP

SCP Multi-Family

Docket PC20-051-CP – Concept Plan – SCP Multi-Family

The petitioner is requesting review of a Concept Plan to be known as SCP Multi-Family at 5875 Perry Worth Road (est) in Whitestown, Indiana. The site is zoned UB, an urban business zone. The petitioner is proposing to construct approximately 222 apartment dwelling units with an amenity building and parking on an approximate 10.6 acres. The petitioner is Strategic Capital Partners on behalf of owner Emmis Communications Corporation.



Location

1. The site in question is located approximately 348 feet south of New Hope Boulevard and approximately 885 feet north of Schooler Drive. The east side of the site is adjacent to Gateway Park. The surrounding area is characterized by residential and recreation uses.

History

1. In July 2018, the Whitestown Plan Commission provided a favorable recommendation for the Zone Amendment request to change the site and the surrounding area from PUD to UB (PC18-015-ZA).
2. In June 2020, the Whitestown Plan Commission approved the Development Plan for the Glasswater Creek facility located north of the site in question (PC20-009-DP).
3. In December 2020, the Whitestown Board of Zoning Appeals approved the Use Variance for the site in question to permit a multi-family use within the Urban Business Zone (BZA20-004-UV).

Zoning

The site in question is zoned Urban Business (UB). Permitted uses include government buildings, hotels, offices, and restaurants. Multi-family housing is not a permitted use, however, the applicant was approved for a Use Variance to permit multi-family on the site in question. Terms of the approved Use Variance include a maximum density of 217 dwelling units and development standards must comply with the Multi Family (MF) Zone District.



Proposed Development

The proposed project is located on approximately 10.6 acres. The applicant is proposing 3 multi-family buildings with access on Hemlock Drive. As part of the project Hemlock Drive will be extended south to connect to Perry Worth Road for access.

The submitted plans and materials indicate the following:

- 222 dwelling units;
 - o Density of 20.94 dwelling units per net acre.
- An amenity building and retention pond on site;
- 414 parking spaces including 9 ADA dedicated stalls;
- Internal sidewalks and a sidewalk along Hemlock Drive.

Compliance

The proposed project is zoned UB, Urban Business, and is compliance with the Whitestown Unified Development Ordinance. At this time, the proposed project is not in compliance with the approved Use Variance conditions.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan Docket PC20-051-CP.

Although staff is providing a favorable recommendation while the Concept Plan does not meet the requirements of the Use Variance, due to the timing of the Whitestown Plan Commission hearing and Whitestown Board of Zoning Appeals, the applicant is required to meet the requirements of the Use Variance when applying for the Development Plan.

