



Staff Report PC21-008-DP

SCP Multi-Family

Docket PC21-008-DP – Development Plan – SCP Multi-Family

The petitioner is requesting review of a Development 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 216 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 high density residential development 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 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).
3. In December 2020, the Whitestown Plan Commission approved the Concept Plan for the SCP Multi-Family site (PC20-052-CP).

Zoning

The site in question is zoned Urban Business (UB). “This district is designed to address the needs of existing and future downtown development. This district carries virtually all the characteristics of the GB district but without commercial setbacks, bufferyards, or other design requirements common to suburban development.”

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.

The submitted plans and materials indicate the following:

- 216 dwelling units;
 - o Density of 20.37 dwelling units per net acre.
- Provided building height of 47' 7" where the maximum allowed is 50'.
- An amenity building and retention pond on site;
- 379 parking spaces including 9 ADA dedicated stalls;
 - o The minimum required number of stalls is 270 and the maximum is 432.
 - o 45 bicycle parking spaces provided where 44 is required.
- Internal sidewalks and a sidewalk along Hemlock Drive;
- Three dumpster enclosures;
- Common Area 1 located directly to the south for water retention;
- One monument sign to be located at the entrance along Hemlock Drive.
- Photometric plan;
- Elevations and material list;
- Retention landscaping, street frontage landscaping, interior landscaping, and landscape buffer areas;
 - o Plantings provided from the approved planting list.
 - o Existing tree line to remain adjacent to Gateway Park.

Compliance

The proposed project is zoned UB, Urban Business, and is compliance with the Whitestown Unified Development Ordinance. The proposed project is in compliance with the approved Use Variance conditions.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Development Plan Docket PC21-008-DP.

Although staff is providing a favorable recommendation, if the Whitestown Plan Commission recommends approval, the following condition should be placed on the motion:

- A motion of approval needs to be contingent upon the SCP Emmis Site Primary Plat and Secondary Plat approval.

4850 LEBRON AVENUE, SUITE 200, CLEVELAND, OH 44124

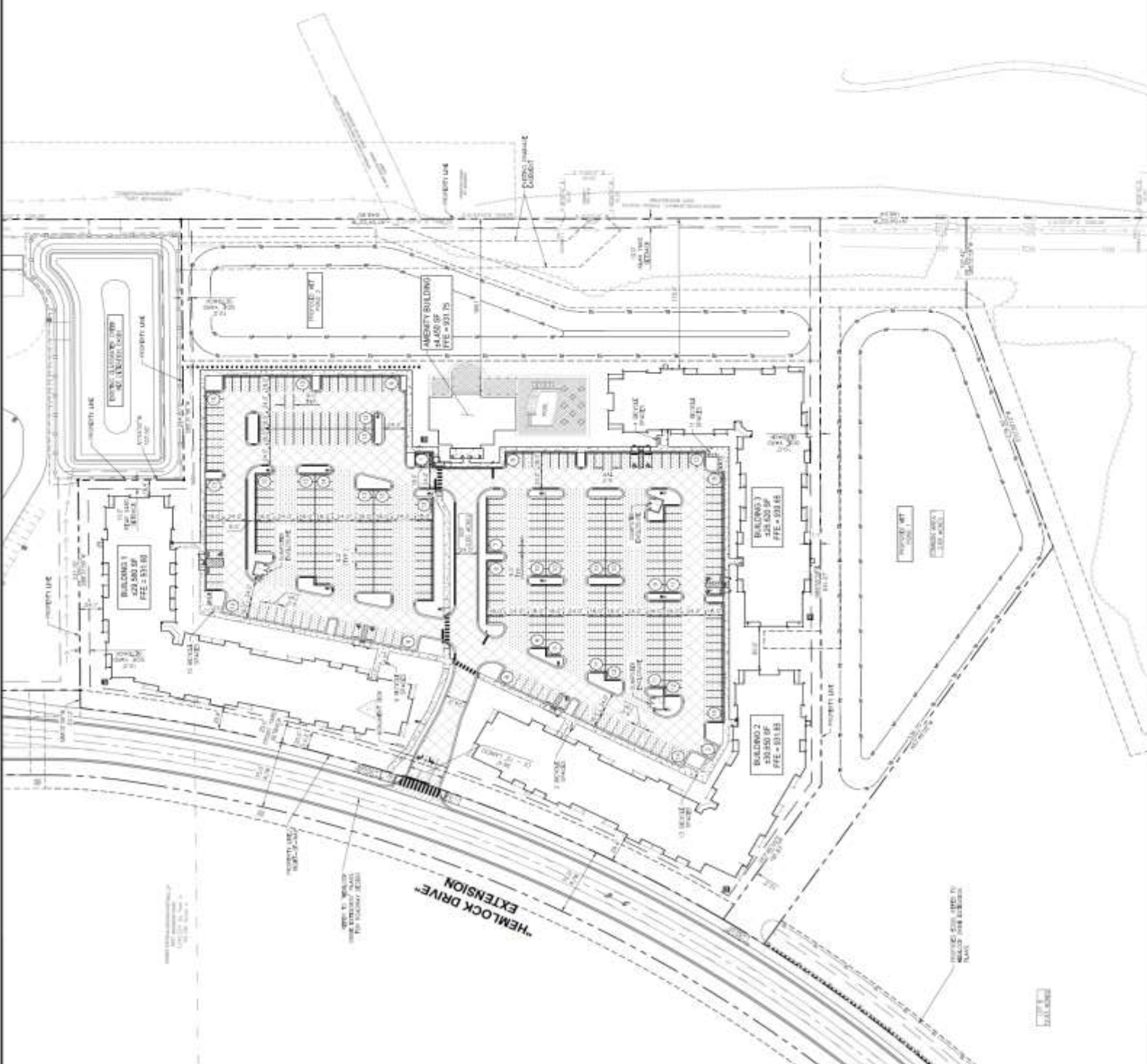


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PROJECT NAME	SCP EMMIS MULTIFAMILY
PROJECT NO.	11202024
DATE	07/29/2024
DRAWN BY	...
CHECKED BY	...
SCALE	AS SHOWN
DATE	07/29/2024

SITE NOTES

- ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- ALL DIMENSIONS ARE TO THE FACE OF UNLESS OTHERWISE SPECIFIED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



DATE	07/29/2024
BY	...
CHECKED BY	...
SCALE	AS SHOWN
DATE	07/29/2024

Kimley-Horn
INCORPORATED
3000 EAST AVENUE
COLUMBUS, OH 43260
614.881.1000
WWW.KIMLEY-HORN.COM

Strategic Capital Partners

OVERALL SITE PLAN

SCP EMMIS MULTIFAMILY

ORIGINAL SCALE: 07/29/2024
SHEET NO.: 11202024
SHEET NAME: OVERALL SITE PLAN
C3.0

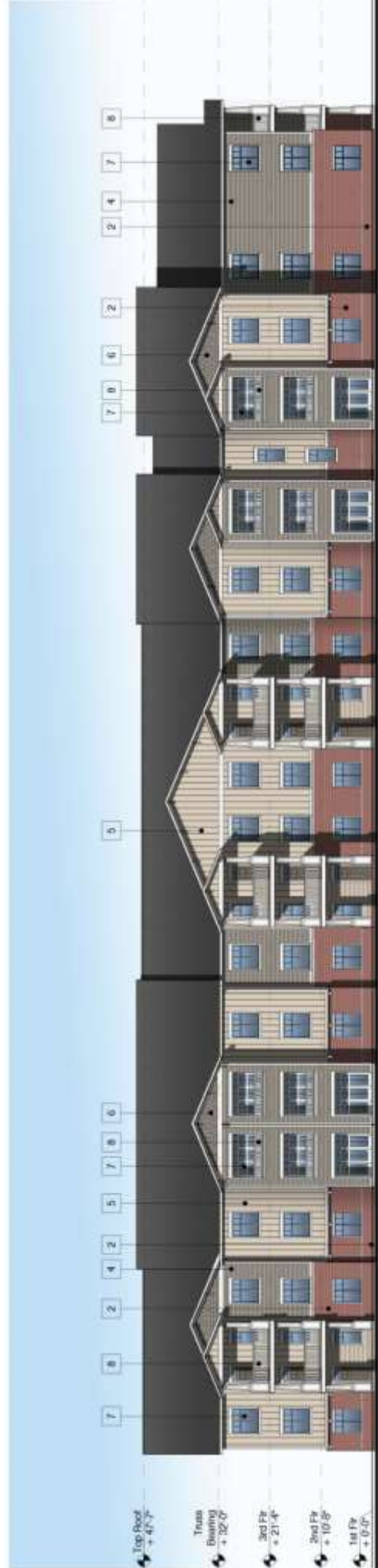
MATERIALS KEY:

- 1 Masonry Glass
- 2 Brick Masonry Veneer
- 3 Stone Veneer
- 4 Horizontal Fiber Cement
- 5 Fiber Cement Siding
- 6 Fiber Cement Shale Siding
- 7 Vinyl Windows & Patio Doors (w/ Glass to be recessed)
- 8 Aluminum #1
- 9 Siding



Option A - North Elevation

Top Roof + 47'-0"
 Truss Bearing + 32'-0"
 2nd Flr + 21'-4"
 2nd Flr + 10'-8"
 1st Flr + 0'-0"



Option A - West Elevation

Top Roof + 47'-0"
 Truss Bearing + 32'-0"
 2nd Flr + 21'-4"
 2nd Flr + 10'-8"
 1st Flr + 0'-0"



Apartment 1 Multi-Family Development
 Whitestown, IN | 28 January 2021

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