



# Staff Report PC21-009-PP

## SCP Emmis Property

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### Docket PC21-009-PP – Primary Plat – SCP Emmis Property

The petitioner is requesting review of a Primary Plat to be known as SCP Emmis Property is located between New Hope Boulevard and Perry Worth Road and includes the proposed Hemlock Drive in Whitestown. The site is partially zoned UB, Urban Business, and a portion of the site is undergoing a rezone to MU-COR, Mixed Use Commercial Office Residential. The petitioner is proposing subdividing the property into the SCP Multi-Family site, a common area, and the right-of-way for Hemlock Drive on approximately 17.02 acres. The applicant is Strategic Capital Partners on behalf of owner Emmis Communications Corporation.

### Location

1. The site in question is located on the east side of Hemlock Drive. Hemlock Drive is proposed to connect New Hope Boulevard Perry Worth Road. The site in question is located to the west of Gateway Park. The surrounding area is characterized by higher density residential development and agriculture.



### History

1. In July 2018, the Whitestown Plan Commission approved the Zone Amendment for the site in question from PUD to UB (PC18-015-ZA).
2. In December 2020, the Whitestown Plan Commission approved a portion of the site for the SCP Multi-Family Concept Plan (PC20-052-CP).
3. In February 2021, the Whitestown Plan Commission approved the Zone Amendment for a portion of the site in question from UB to MU-COR (PC20-058-ZA). This is set to go before the Town Council for approval.
4. The Whitestown Plan Commission is scheduled to hold a public hearing on the SCP Multi-Family Development Plan at this same meeting the Primary Plat is to be heard (PC21-008-DP).

## Proposed Development

The proposed project is located on approximately 17.02 acres and is part of a larger parcel to be developed. The site is zoned UB, Urban Business, with a portion of the site undergoing a rezone request to MU-COR, Mixed Use Commercial Office Residential.

The submitted plans and materials indicate the following:

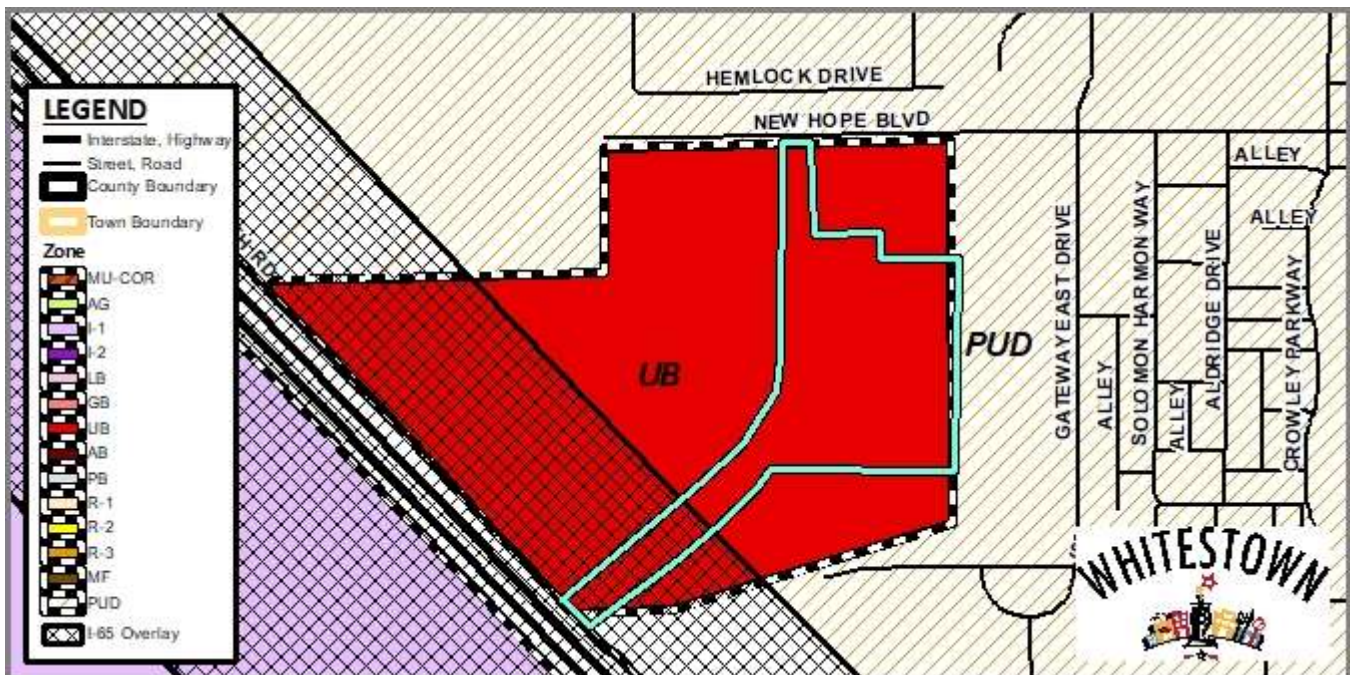
- Lot 1 (approximately 10.59 acres) to be used for SCP multi-family residential;
- Common Area (approximately 2.68 acres) to be used for open space and water retention;
- Hemlock Drive right-of-way (approximately 3.75 acres) to be used for street infrastructure;

The remaining portion of the Emmis Site parent parcel will be subdivided and developed in the future. The applicant and owner understand future Primary and Secondary Plat and Concept and Development Plan processes will need to be undergone.

## 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."

A portion of the site in question is undergoing a request to be rezoned to Mixed Use Commercial Office Residential (MU-COR) Zoning district. "This district is established to accommodate development containing a variety of commercial, office, and residential uses."



## Compliance

The proposed Primary Plat is compliance with the Whitestown Unified Development Ordinance. The site in question will need to submit a Secondary Plat for review and recording before development of the SCP Multi-Family can occur.

## **Staff Recommendation**

Staff is providing a favorable recommendation for the proposed Primary Plat located between New Hope Boulevard and Perry Worth Road and includes the proposed Hemlock Drive in Whitestown for the SCP Multi-Family site, Common Area 1, and Hemlock Drive right-of-way.

