



Staff Report PC21-015-CP

David Hood Multi-Family

Docket PC21-015-CP – Concept Plat – David Hood Multi-Family

The petitioner is requesting review of a Concept Plat to be known as David Hood Multi-Family. The site in question is located on the south side of New Hope Boulevard and on the northwest side of the proposed Hemlock Drive extension to Perry Worth Road in Whitestown, Indiana. The site is zoned MU-COR and the most southern portion of the site is zoned I-65 Overlay. The petitioner is proposing approximately 408 residential units within 10 buildings, with an amenity center, and parking on approximately 27.4 acres. The applicant is Tippecanoe Acquisitions, LLC on behalf of owner Emmis Communication Corporation.

Location

1. The site in question is located on the south side of New Hope Boulevard and approximately 320 feet north of Perry Worth Road. The Hemlock Drive extension is proposed to connect New Hope Boulevard and Perry Worth Road, which the site in question will have proposed access on. The surrounding area is characterized by high density residential and agricultural uses.
2. There are two existing wetlands on site that will be affected by the development. The applicant is taking steps to alleviate the environmental impacts.



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 February 2021, the Whitestown Plan Commission approved the Zone Amendment for the site in question from UB to MU-COR (PC20-058-ZA).

Proposed Development

The proposed project is located on approximately 27.4 acres. The site is zoned Mixed Use- Commercial, Office, and Residential (MU-COR) and the most south west portion of the site is zoned I-65 Overlay.

The submitted plans and materials indicate the following:

- Approximately 408 units on 27.4 acres for a density of 14.89 du/na;
 - The maximum density of the MU-COR Zone is 15.0 du/na.
- Approximately 48% open space;
- Proposed onsite parking including 699 standard stalls;
 - The minimum parking permitted is 510 stalls and the maximum parking allowed is 816 stalls;
 - Proposed 82 bicycle parking spaces where 82 spaces are required.
- One proposed site access point on Hemlock Drive.
- Proposed internal sidewalks and a sidewalks along Hemlock Drive.
- Proposed amenity center, dog park, and dumpster enclosures.

Zoning

The site in question is zoned Mixed Use-Commercial, Office, and Residential, and a portion of the site is zoned I-65 Overlay. The Mixed Use “district is established to accommodate developments containing a variety of commercial, office, and residential uses.” Permitted uses within the zone include multifamily dwellings, assisted living facilities, restaurants, hotels, and government buildings.

The I-65 Corridor Overlay Zone is “established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.” Any portion of the site in question that lies within the Overlay Zone will need to comply with the standards of the zoning district and underlying MU-COR district.



Compliance

The proposed Concept Plan is compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan located between on the south side of New Hope Boulevard and on the northwest side of the proposed Hemlock Drive extension to Perry Worth Road where 408 dwelling units, amenities, and associated parking are proposed on approximately 27.4 acres.

