



Staff Report PC21-023-CP

Schumacher Homes

Docket PC21-023-CP – Concept Plat – Schumacher Homes

The petitioner is requesting review of a Concept Plat to be known as Schumacher Homes. The site in question is located on the northeast side of Perry Worth Road in Whitestown, Indiana. The site is zoned MU-COR and I-65 Overlay. The petitioner is proposing to construct an office and two show room houses on approximately 2.5 acres. The applicant is Schumacher Homes of Indianapolis, Inc on behalf of owner Emmis Communication Corporation.

Location

1. The site in question is located on the northeast side of Perry Worth Road, approximately 2,630 feet northwest of the intersection of Perry Worth Road and Whitestown Parkway. The site in question is located on the larger development site known as the Emmis Property. The surrounding area is characterized by agricultural uses.



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 2.5 acres. The site is zoned Mixed Use- Commercial, Office, and Residential with the I-65 Overlay.

The submitted plans and materials indicate the following:

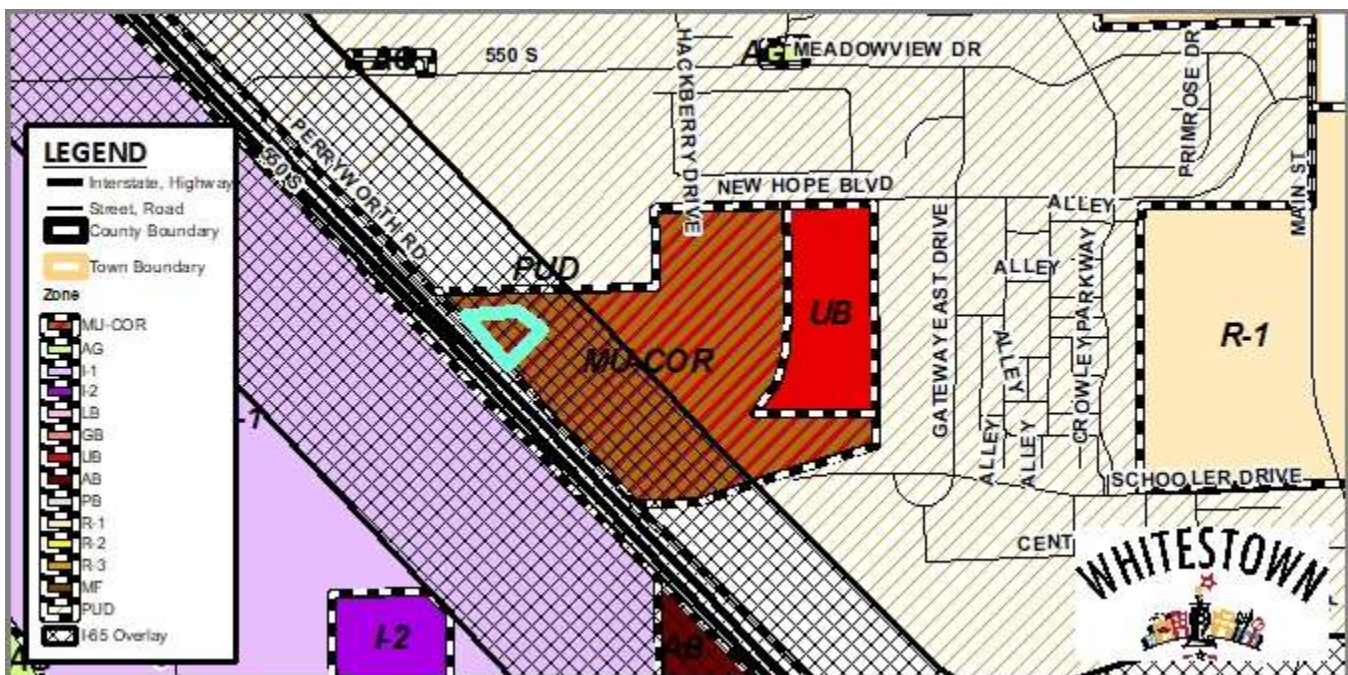
- Approximately 4,702 square foot show room/office and two model homes approximately 3,990 and 3,319 square feet;

- Approximately 76% (1.91 acres) open space;
- Proposed onsite parking including approximately:
 - 31 standard vehicle parking stalls;
 - 2 ADA accessible stalls;
 - 1 bicycle parking space.
- One proposed access point on Perry Worth Road;
- Internal pedestrian network between parking and building structures;
 - No pedestrian network is shown on Perry Worth Road because a multi-use path will be constructed as part of the Perry Worth Road reconstruction.

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 site in question is also zoned I-65 Corridor Overlay Zone. The Overlay 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.”



Compliance

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

Staff Recommendation

Staff recommends WPC approve the proposed Concept Plan known as PC21-023-CP located on the northeast side of Perry Worth Road where a show room/office and two models homes are proposed on approximately 2.5 acres.

