



Staff Report PC21-024-DP

The E Multi-Family

Docket PC21-024-DP – Development Plan – The E Multi-Family

The petitioner is requesting review of a Development Plan to be known as The E 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/Juniors Way 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).
3. In May 2021, the Whitestown Plan Commission approved the Concept Plan for the site in question (PC21-015-CP).

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.

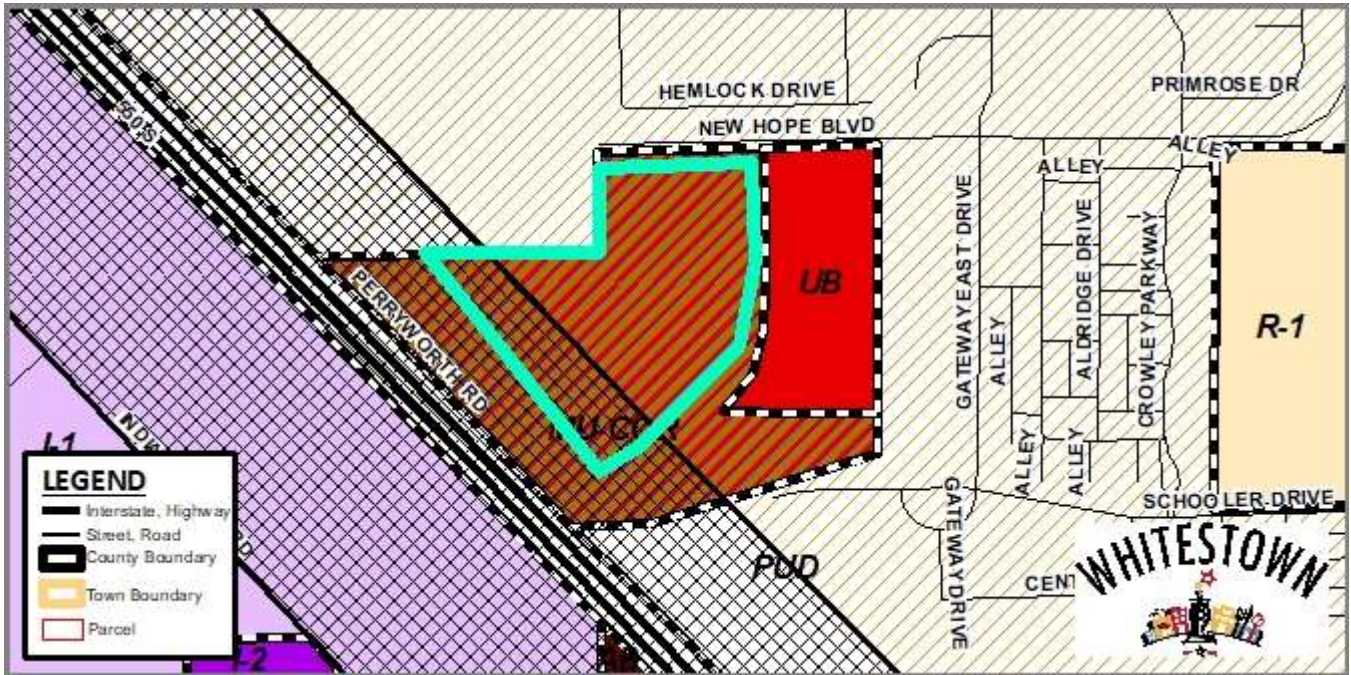
The submitted plans and materials indicate the following:

- 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.
- Proposed structure height of 44' 5" where the maximum permitted height is 45';
- Proposed building materials and elevations that conform with the UDO;
- Approximately 48% open space (13.10 acres);
- Proposed landscaping plan that conform with the UDO;
- Proposed photometric plan that conform with the UDO;
- Proposed onsite parking including 700 standard stalls;
 - The minimum parking permitted is 510 stalls and the maximum parking allowed is 816 stalls;
 - Proposed 104 bicycle parking spaces where 82 spaces are required.
- One main proposed access point and one emergency access point onto Juniors Way;
- One proposed monument sign and one guard house at the north main access point;
- Proposed internal sidewalks and a sidewalk 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 Development Plan is compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff recommends WPC approve the proposed Development Plan known as PC21-024-DP located on the south side of New Hope Boulevard and on the northwest side of the proposed Hemlock Drive/Juniors Way extension to Perry Worth Road where 408 dwelling units, amenities, and associated parking are proposed on approximately 27.4 acres.



FRONT AND REAR ELEVATION

Scale: 1/8" = 1'-0" (2000/100)



SIDE ELEVATION

Scale: 1/8" = 1'-0" (2000/100)



ARCHITECTURAL PERSPECTIVE

Scale: 1/8" = 1'-0"