



Staff Report PC21-042-PP

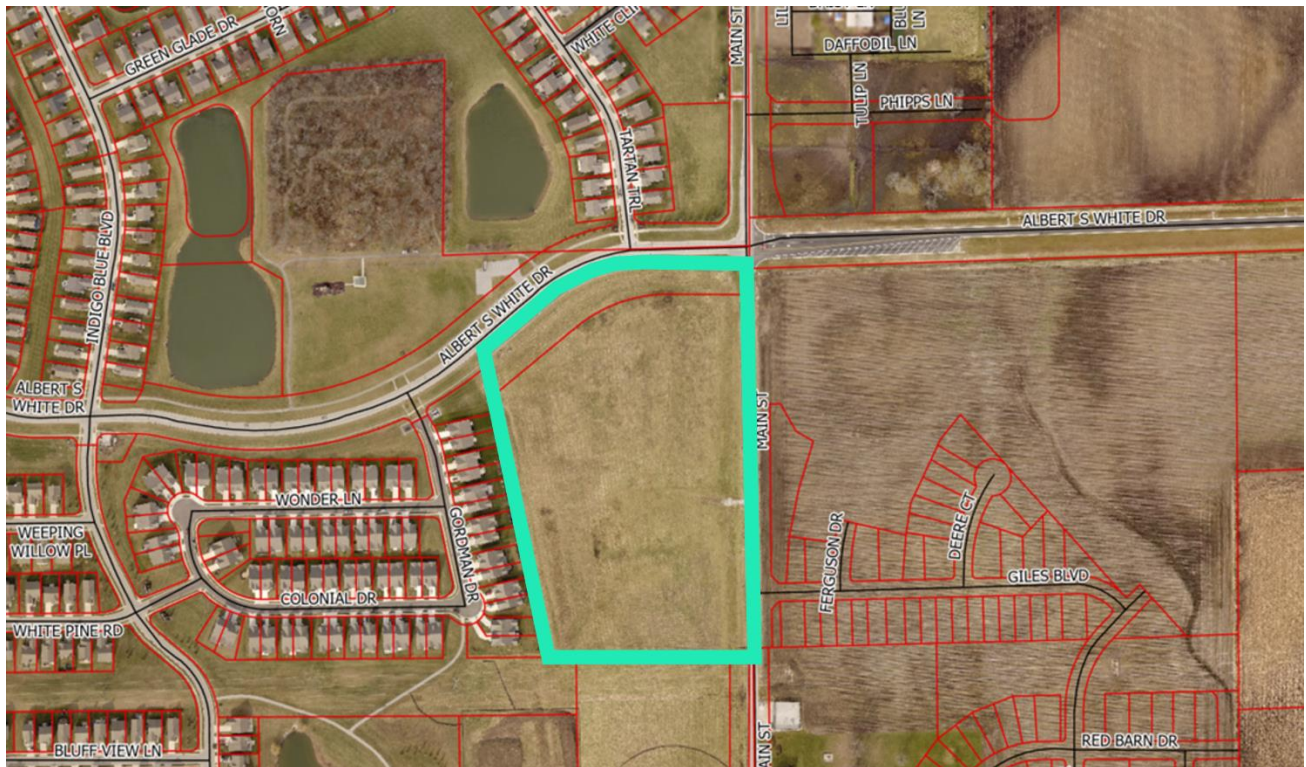
Walker Square Commercial

Docket PC21-042-PP – Primary Plat – Walker Square Commercial

The petitioner is requesting review of a Primary Plat to be known as Walker Square Commercial. The site in question is located on the southwest side of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned General Business (GB). The petitioner is proposing subdivide the property into three parcels with an internal street on approximately 15.02 acres. The applicant and owner is Walker Farms Commercial, LLC.

Location

1. The site in question is located on the southwest side of the intersection of Albert S White Drive and Main Street. The site in question is located north of Main Street Park and is part of the overall Walker Farms original subdivision. The surrounding area is characterized by residential and recreation uses.



History

1. In 2000, the Whitestown Town Council approved the rezoning of the area to General Business and placed commitments on the site including restricting uses that are permitted in the GB Zone (ORD 2000-13).
2. In 2016, an applicant submitted plans for a Rezone and Primary Plat that were not heard by Plan Commission (PC16-040-PP) and (PC16-041-ZA).

Proposed Development

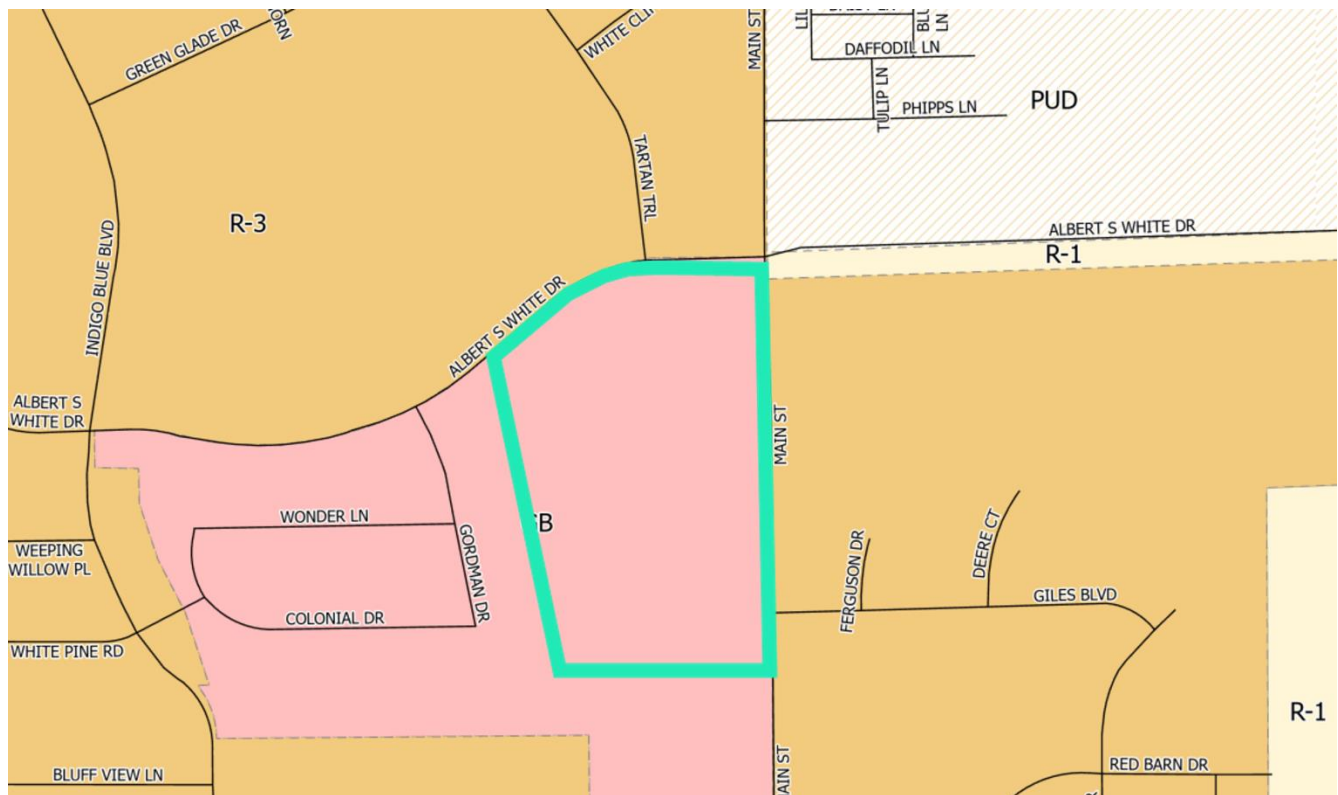
The proposed plat is located on approximately 15.02 acres. The site is zoned General Business (GB). A potential wetland is located on the north side of the property and future developments will need to account for this.

The submitted plans and materials indicate the following:

- Three parcels with minimum lot sizes:
 - Lot 1 – 3.22 acres
 - Lot 2 – 1.98 acres
 - Lot 3 – 7.88 acres
- An internal street with access on Albert S White Drive and Main Street;
- Existing pedestrian network along Albert S White Drive;
- Proposed pedestrian network along Main Street and the internal street;

Zoning

The site in question is zoned General Business (GB). The General Business “district is designed to include central business districts in established urban places. This district would be used for most types of business and services uses.” Permitted uses within the zone include government buildings, restaurants, retail, and offices among other uses. The approved ORD 2000-13 prohibits uses including fuel dealers, hotel or motel, night club, and liquor stores among other uses.



Compliance

The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff is providing a favorable recommendation for the Walker Square Commercial Primary Plat Docket PC21-042-PP. The applicant is proposing to subdivide approximately 15.02 acres into three parcels with an internal street.

If Plan Commission approves PC21-042-PP, the approval should be conditioned that the asphalt path along Main Street be 10 feet wide.

LAOS (EXPIRATION DATE SURE)