



# Staff Report PC21-044-DP

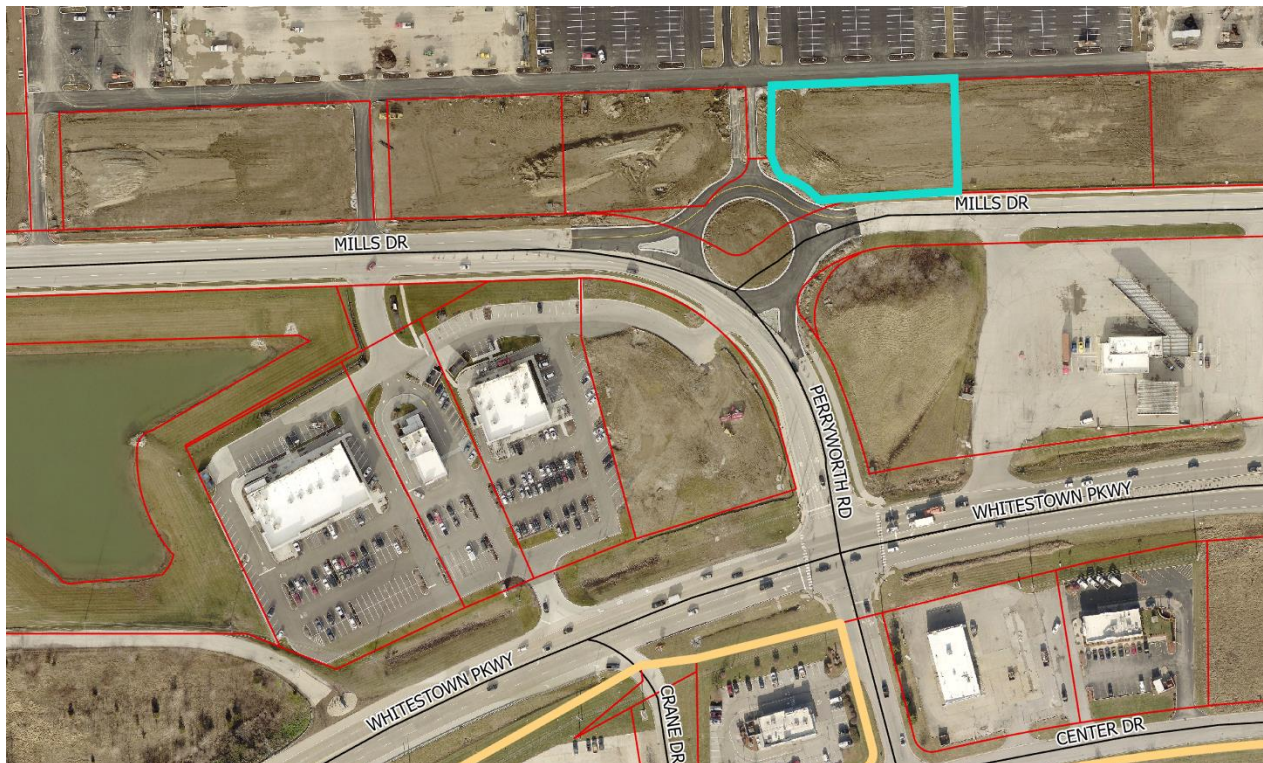
## Culvers Restaurant

### Docket PC21-044-DP – Development Plan – Culvers Restaurant

The petitioner is requesting review of a Development Plan to be known as Culvers Restaurant. The site in question is located on the northeast side of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Overlay. The petitioner is proposing to develop a restaurant use with a drive-thru and associated parking on approximately 1.27 acres. The applicant is Russell Spiars on behalf of owner Jeff Meyer.

### Location

1. The site in question is located on the northeast side of the intersection of Mills Drive and Perry Worth Road. The site in question is a part of the Shoppes at Whitestown development north of Whitestown Parkway. The surrounding area is characterized by commercial uses.



### History

1. The applicant is in the process of subdividing a portion of the east adjacent lot to increase the lot size of the site in question. The subdivision and lot combination process is taking place through Boone County.

### Proposed Development

The proposed development is located on approximately 1.27 acres. The site is zoned Anson PUD with I-65 Overlay.

The submitted plans and materials indicate the following:

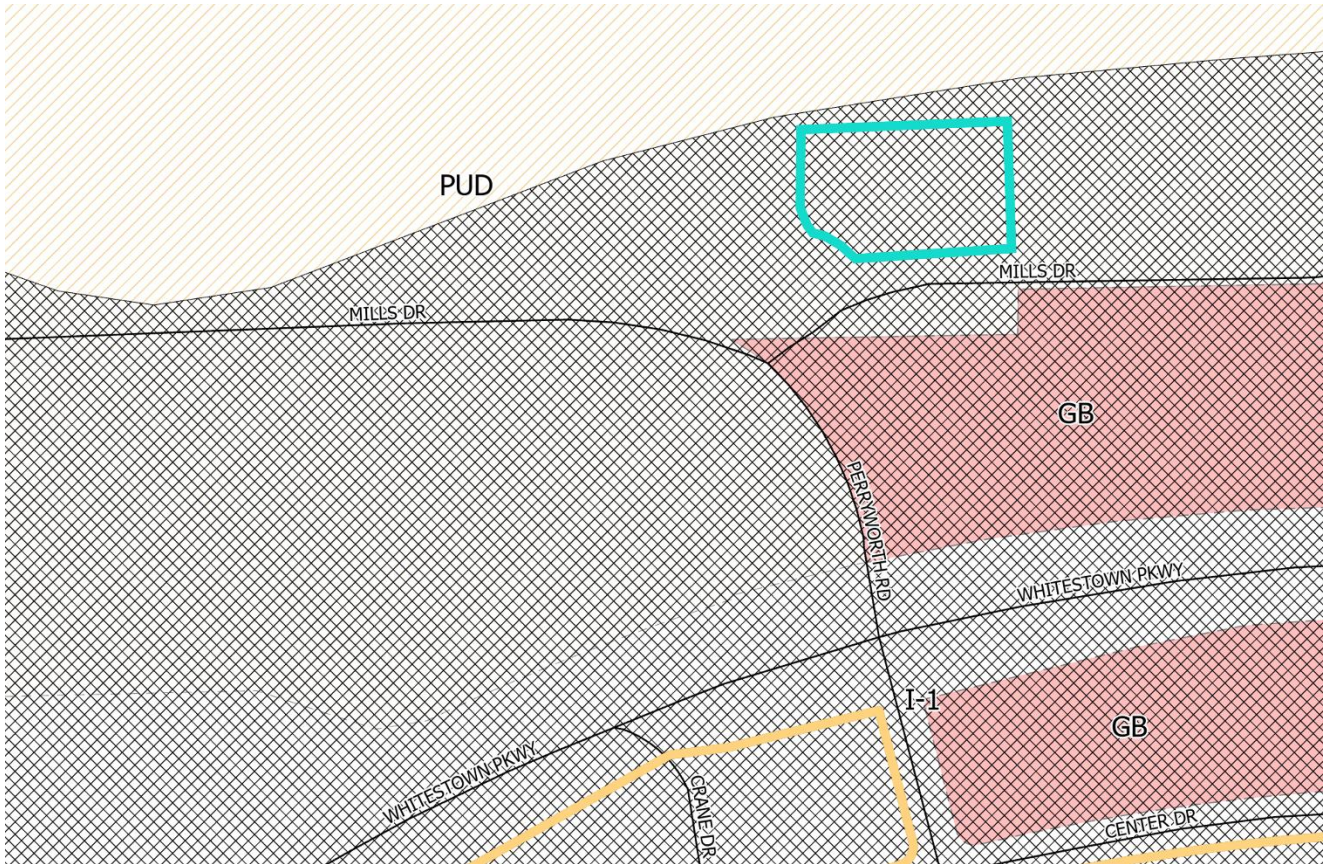
- Approximately 4,600 square foot building footprint for a restaurant use;

- A drive-thru on the rear and east side of the site;
- Proposed onsite parking including approximately:
  - 57 standard parking stalls;
  - 3 ADA parking stalls; and,
  - 3 bicycle racks.
- Two access points on the north side of the site;
- Proposed pedestrian network along Mills Drive, the west side, and north side of the site;
  - Internal pedestrian network and a connection to the west side sidewalk;
- Proposed dumpster enclosure on site;
- Proposed monument sign on the south side of the site;
- Landscape plan that meets the requirements of the Anson PUD;
- Photometric plan that meets the requirements of the Anson PUD;
- Architectural elevations that meet the requirements of the Anson PUD and corridor overlay;
  - The proposed height is approximately 18' where the minimum height required in the Corridor is 20'.

## **Zoning**

The site in question is zoned Anson PUD and is part of the Business District. "The Business District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted within the Business District shall be limited to Two-Family Residential Areas, Multi-Family Residential Areas, Professional Office Areas, and Retail Areas."

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**

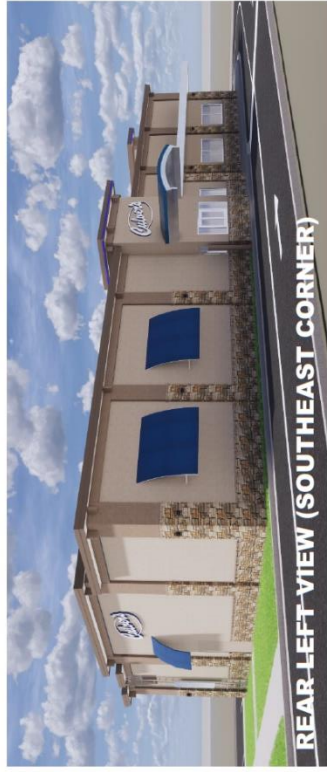
The proposed Development Plan is in compliance with the Anson PUD and the Whitestown UDO, with the exception of the building height.

### **Staff Recommendation**

Staff is providing a favorable recommendation for the Culvers Restaurant Development Plan Docket PC21-044-DP. The applicant is proposing to develop a restaurant use with a drive-thru and associated parking on approximately 1.27 acres.

If Plan Commission approves PC21-044-DP, the approval should be conditioned that the height of the building meets the requirements of the Anson PUD and I-65 Corridor Overlay.





REAR-LEFT VIEW (SOUTHEAST CORNER)



FRONT RIGHT VIEW (NORTHWEST CORNER)



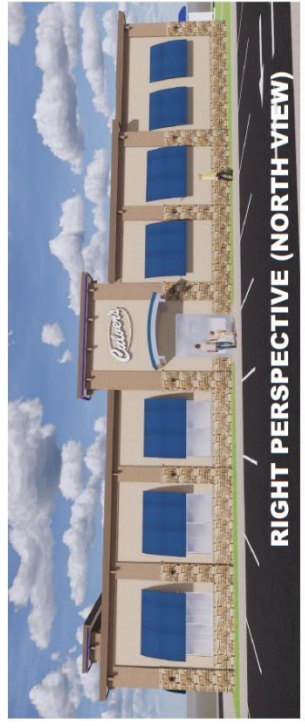
REAR RIGHT VIEW (NORTHEAST CORNER)



FRONT LEFT (SOUTHWEST CORNER)



LEFT PERSPECTIVE (SOUTH VIEW)



RIGHT PERSPECTIVE (NORTH VIEW)