



# Staff Report PC21-045-CP

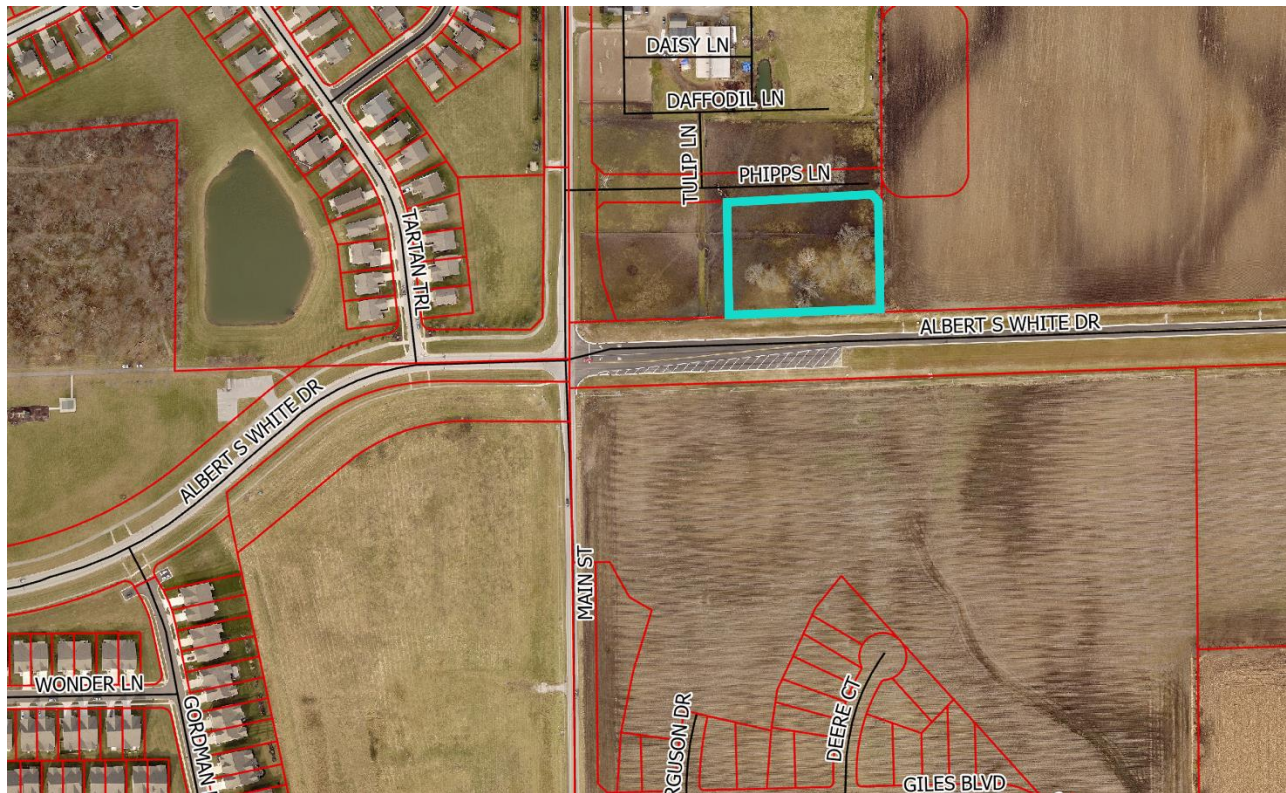
## Hoosier to Go Gas Station

### Docket PC21-045-CP – Concept Plan – Hoosier to Go Gas Station

The petitioner is requesting review of a Concept Plan to be known as Hoosier to Go Gas Station. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned Bridle Oaks PUD. The petitioner is proposing develop a gas station and convenience store on approximately 2.64 acres. The applicant is Harjinderpal Singh on behalf of owner PK Whitestown, LLC per Jerry Williams.

### Location

1. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street. The site in question is a part of the Bridle Oaks mixed-use development. The surrounding area is characterized by single family and multifamily residential, and agriculture uses.



### History

1. In 2019, the Whitestown Plan Commission provided a favorable recommendation to rezone the site in question from R2 to PUD (PC19-026-ZA).
2. In 2020, the Whitestown Town Council approved the rezone of the site in question from R2 to PUD (ORD2020-12).
3. In 2020, the Whitestown Plan Commission approved a Primary Plat for the area in question (PC20-035-PP).
4. In 2020, the Whitestown Plan Commission approved a revised Primary Plat for the area in question (PC20-045-PP). The area has since been subdivided according to the approved Primary and Secondary Plats.

## Proposed Development

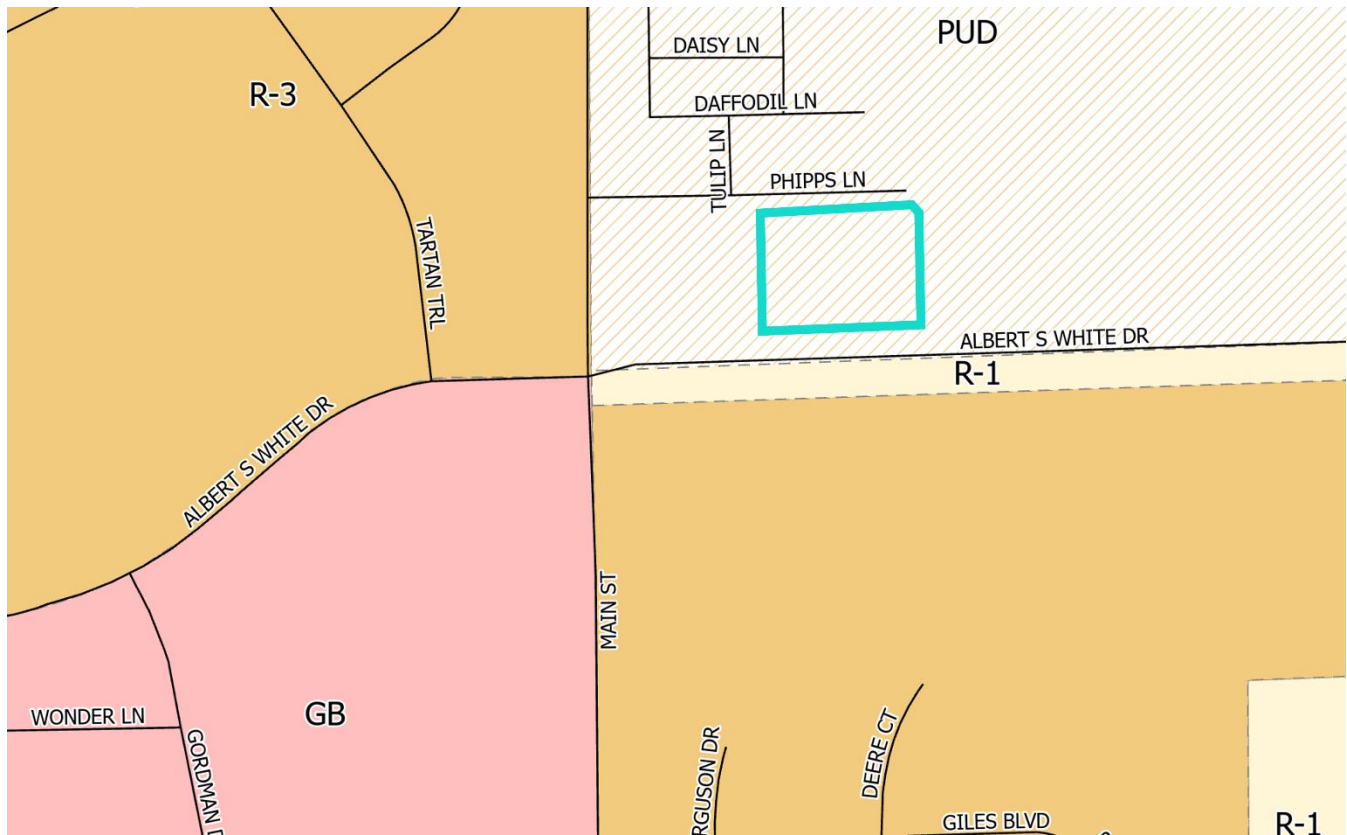
The proposed development is located on approximately 2.64 acres. The site is zoned Bridle Oaks PUD.

The submitted plans and materials indicate the following:

- Approximately 4,300 square foot building footprint for a convenience store use;
- A fuel canopy with pump stations;
- Proposed detention basin on the west side of the site;
- Proposed onsite parking including approximately:
  - 12 standard parking stalls;
  - 1 ADA parking stalls; and,
  - 1 bicycle rack.
- Two access points to Phipps Lane to the north and one access entrance to an unnamed street to the east;
- Proposed pedestrian network along Phipps Lane, Albert S White Drive, and the unnamed street;
  - Internal pedestrian network and a connection to the east side sidewalk.

## Zoning

The site in question is zoned Bridle Oaks PUD and is part of the Mixed Use and Residential Area. The Bridle Oaks PUD “includes a mix of residential types, including detached single-family home sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes... In this manner, the project will present opportunities for a live-work-play environment nestled in proximity to the downtown.” The area permits uses in the General Business district as well as gasoline/fuel service stations, a hospital complex or hospital campus, restaurants, and other uses explicitly listed in the Bridle Oaks PUD Ordinance.

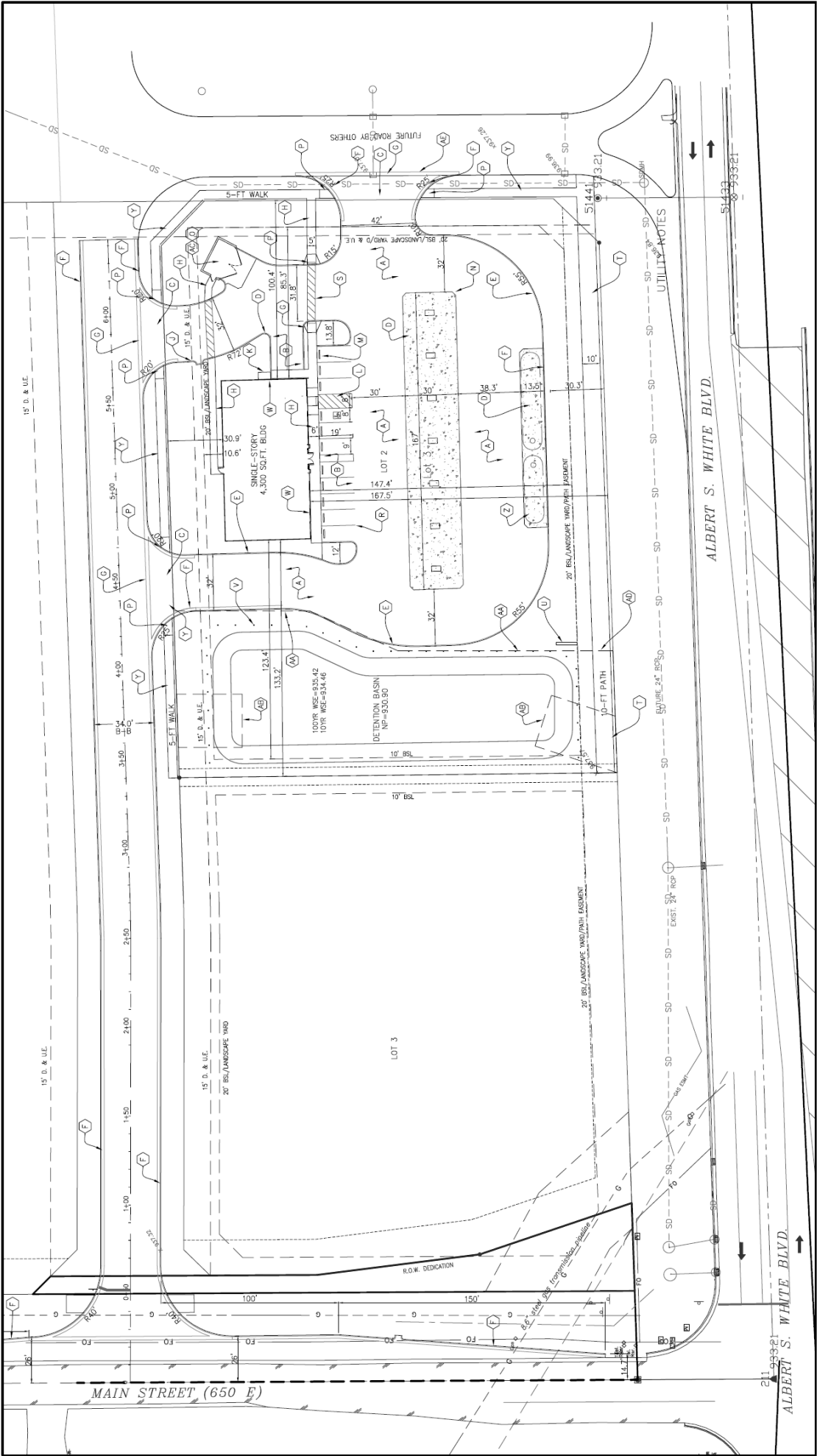


## **Compliance**

The proposed Concept Plan is in compliance with the Bridle Oaks PUD and the Whitestown Unified Development Ordinance.

## **Staff Recommendation**

Staff is providing a favorable recommendation for the Hoosier to Go Gas Station Concept Plan Docket PC21-045-CP. The applicant is proposing to develop a gas station and convenience store on approximately 2.64 acres.



ALBERT S. WHITE BLVD.

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MAIN STREET (650 E)

UTILITIES NOTES

211 53321