



Staff Report PC21-049-CP

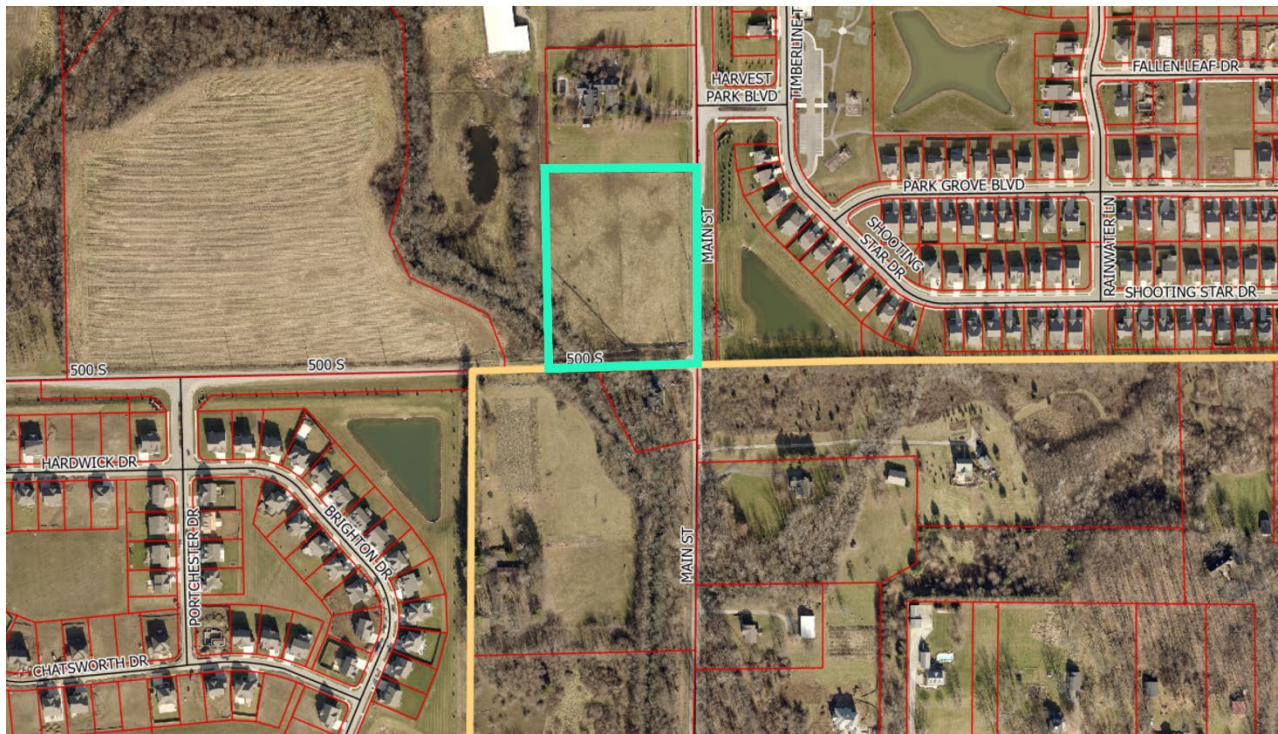
Poplar Pediatric Dentistry

Docket PC21-049-CP – Concept Plan – Poplar Pediatric Dentistry

The petitioner is requesting review of a Concept Plan to be known as Poplar Pediatric Dentistry. The site in question is located at the northwest corner of Main Street and County Road 500 S in Whitestown, Indiana. The site is zoned Local Business. The petitioner is proposing to develop a dentist office and associated parking on approximately 5.47 acres. The applicant is Civil and Environmental Consultants, Inc on behalf of owner Christopher Brauer.

Location

1. The site in question is located at the northwest corner of Main Street and County Road 500 S. The site in question is adjacent north to Zionsville's jurisdictional boundary. The surrounding area is characterized by residential and agriculture uses.



History

1. In 2020, the Whitestown Plan Commission provided an unfavorable recommendation to rezone the site in question from AG to GB (PC20-026-ZA).
2. In 2021, the Whitestown Plan Commission provided a favorable recommendation to rezone the site in question from AG to LB (PC21-002-ZA).
3. In 2021, the Whitestown Town Council approved the rezone of the site in question from AG to LB (ORD2021-17).

Proposed Development

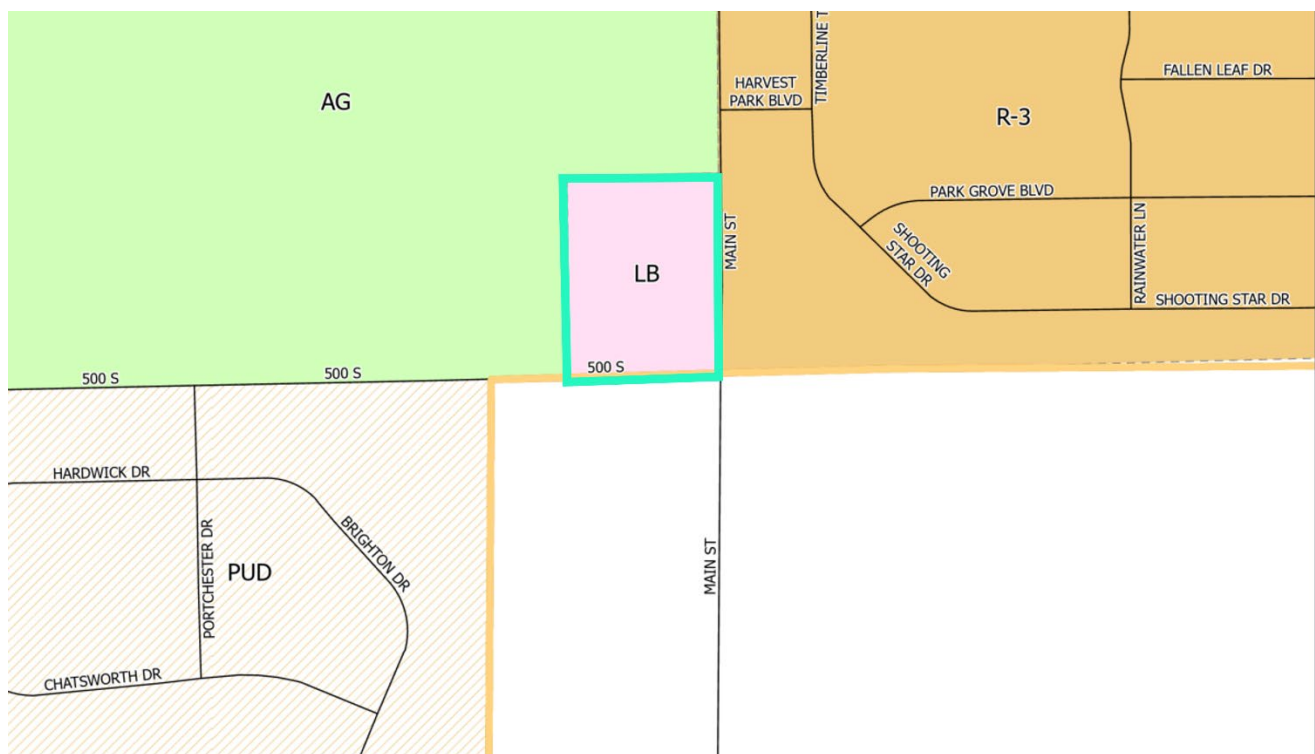
The proposed development is located on approximately 5.47 acres. The site is zoned Local Business. The western portion of the site has floodway and floodplain present.

The submitted plans and materials indicate the following:

- Approximately 5,259 square foot building footprint for a dentist office;
 - A second story with approximately 1,996 square feet.
- Proposed onsite parking including approximately:
 - 29 standard parking stalls;
 - 2 ADA parking stalls; and,
 - 1 bicycle rack.
- One access point on Main Street;
- Two retention/detention ponds on site;
- Proposed pedestrian network along Main Street;
 - Internal pedestrian network and a connection to the network along Main Street.

Zoning

The site in question is zoned Local Business (LB). The Local Business district “is designed and located in neighborhoods to accommodate the primary needs of the area. This district locates convenience and necessity facilities close to consumers in limited areas near residences.” Permitted uses in the LB Zone include but are not limited to, assisted living, government buildings, and offices.



Compliance

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

Staff Recommendation

Staff is providing a favorable recommendation for the Poplar Pediatric Dentistry Concept Plan Docket PC21-049-CP. The applicant is proposing to develop a dentist office and associated parking on approximately 5.47 acres.

