



Staff Report PC21-051-CP

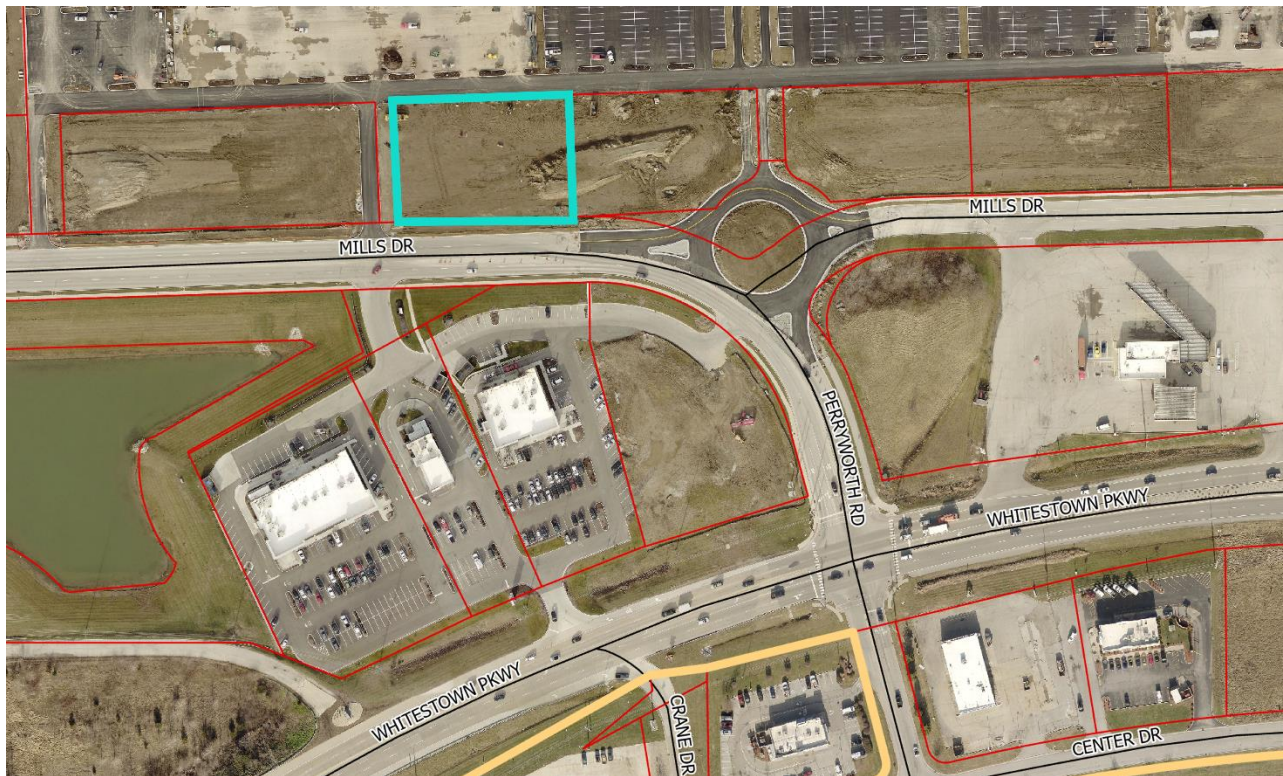
Shoppes at Whitestown Outlot 3

Docket PC21-051-CP – Concept Plan – Shoppes at Whitestown Outlot 3

The petitioner is requesting review of a Concept Plan to be known as Shoppes at Whitestown Outlot 3. The site in question is located on the north side of Mills Drive approximately 206 feet west of the intersection of Mills Drive and Perry Worth Road in Whitestown, Indiana. The site is zoned Anson PUD with the I-65 Corridor Overlay on a portion of the site. The petitioner is proposing develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres. The applicant is IN Whitestown Perry Worth, LLC on behalf of owner Coffin Richard H & Mary E Trustees C/O Coffin Family Trust UAD 2/04/99.

Location

1. The site in question is located on the north side of Mills Drive approximately 206 feet west 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. There is no relevant history for the site in question.

Proposed Development

The proposed development is located on approximately 0.93 acres. The site is zoned Anson PUD with I-65 Corridor Overlay.

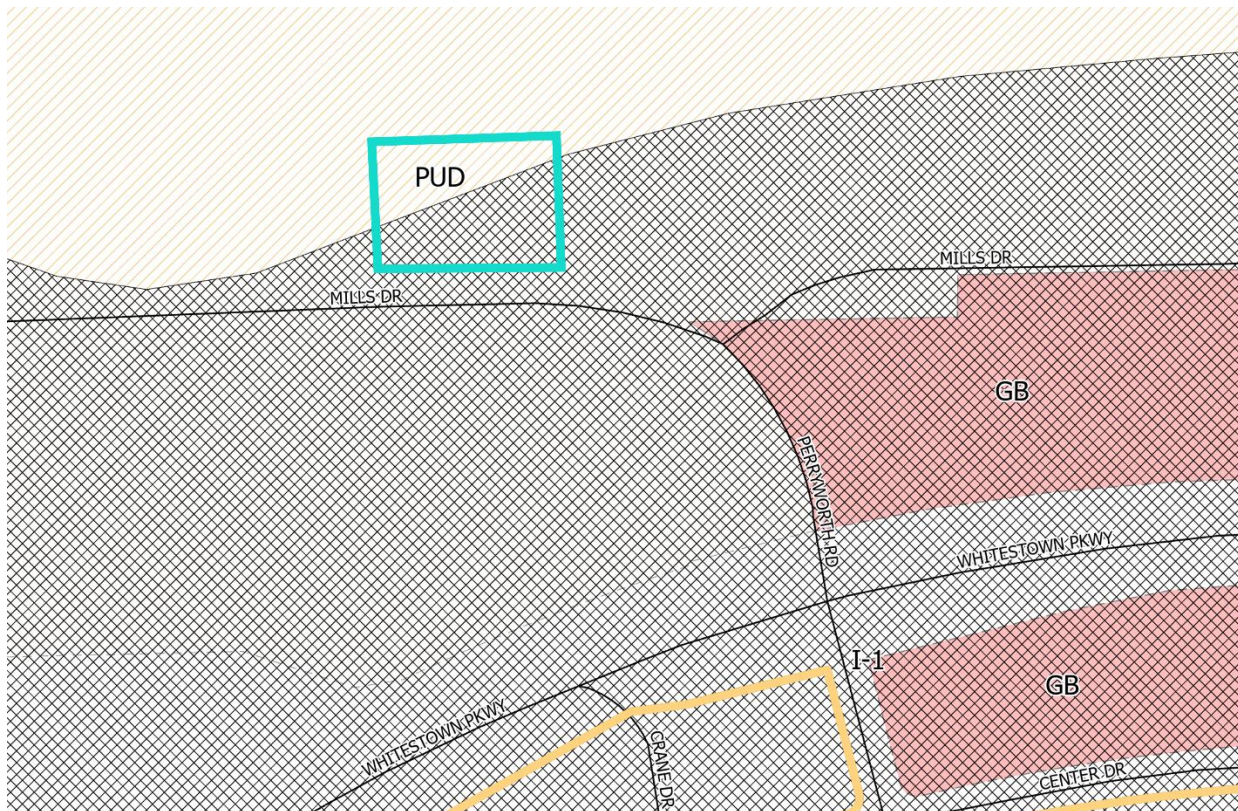
The submitted plans and materials indicate the following:

- Approximately 5,000 square foot building footprint for a retail and restaurant use;
- A drive-thru on the rear and west side of the site;
- Proposed onsite parking including approximately:
 - 36 standard parking stalls;
 - 2 ADA parking stalls; and,
 - 1 bicycle rack.
- One access point on Mills Drive and one access point on the west side of the site;
- Cross access to Outlot 4 adjacent to the east;
- Proposed pedestrian network along Perry Worth Road, the east, and the north side of the site;
 - Internal pedestrian network and connection to the path on the south side of the site.

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 partially 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 Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters.

Staff Recommendation

Staff is providing a favorable recommendation for the Shoppes at Whitestown Outlot 3 Concept Plan Docket PC21-051-CP. The applicant is proposing to develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres.

































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GRAPHIC SCALE

(IN FEET)

LEGEND

EMITTING	PROCESSED
 RIGHT-OF-WAY LINE	 PROPOSED
 EXISTING DUE	 PROPOSED DUE
 SETBACK LINE	 PROPOSED SETBACK LINE
 CENTERLINE	 PROPOSED CENTERLINE
 FENCE	 PROPOSED FENCE
 EXISTING SIDEWALK	 PROPOSED SIDEWALK
 EXISTING PAVE	 PROPOSED PAVE
 EXISTING SIDEWALK	 PROPOSED SIDEWALK
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SITE IMPROVEMENT KEYNOTE

1. PROPOSED TYPICAL CORER
2. PROPOSED RELAY DUTY ASPHALT PAVEMENT
3. PROPOSED CONCRETE NUMBER
4. PROPOSED PARABENT SHAPES
5. PROPOSED AREA MAP
6. PROPOSED ACCESSIBLE PARKING SIGN (BLACK ROUND PIELD)
7. PROPOSED NEW DUTY ASPHALT PAVEMENT
8. LANDSCAPING / GRASS (SEE SHEET 14-1,2)
9. PROPOSED ENLARGED, ENHANCED SAILING WALKWAY OF BULLDOGSHOUL
MAJOR PART OF THE PROPOSED SAILING (SEE ADJUTMENTAL PLANS)
10. PROPOSED INTERIOR CORNER AND MAP
11. PROPOSED TYPICAL MOVEMENT SIGN FOR REFERENCE ONLY, PROPOSED SIGN WILL
BE PROVIDED SEPARATELY
12. PROPOSED NEW DUTY CONCRETE DRAINAGE PAD
13. PROPOSED NEW DUTY CONCRETE DRAINAGE PAD (NEW ADJUTMENTAL DETAILS)
14. PROPOSED INTERIOR MULTILINE SIGN (SEE ADJUTMENTAL DETAILS)
15. PROPOSED NEW DUTY CONCRETE DRAINAGE PAD (NEW ADJUTMENTAL DETAILS)
16. PROPOSED THE SAILING
17. PROPOSED THE SIGN
18. PROPOSED THE SIGN
19. NEW SIGN (SEE ADJUTMENTAL PLANS FOR DETAILS)
20. LIGHT PILE (SEE ADJUTMENTAL PLANS FOR DETAILS)

