



# Staff Report PC21-052-DP

## Shoppes at Whitestown Outlot 3

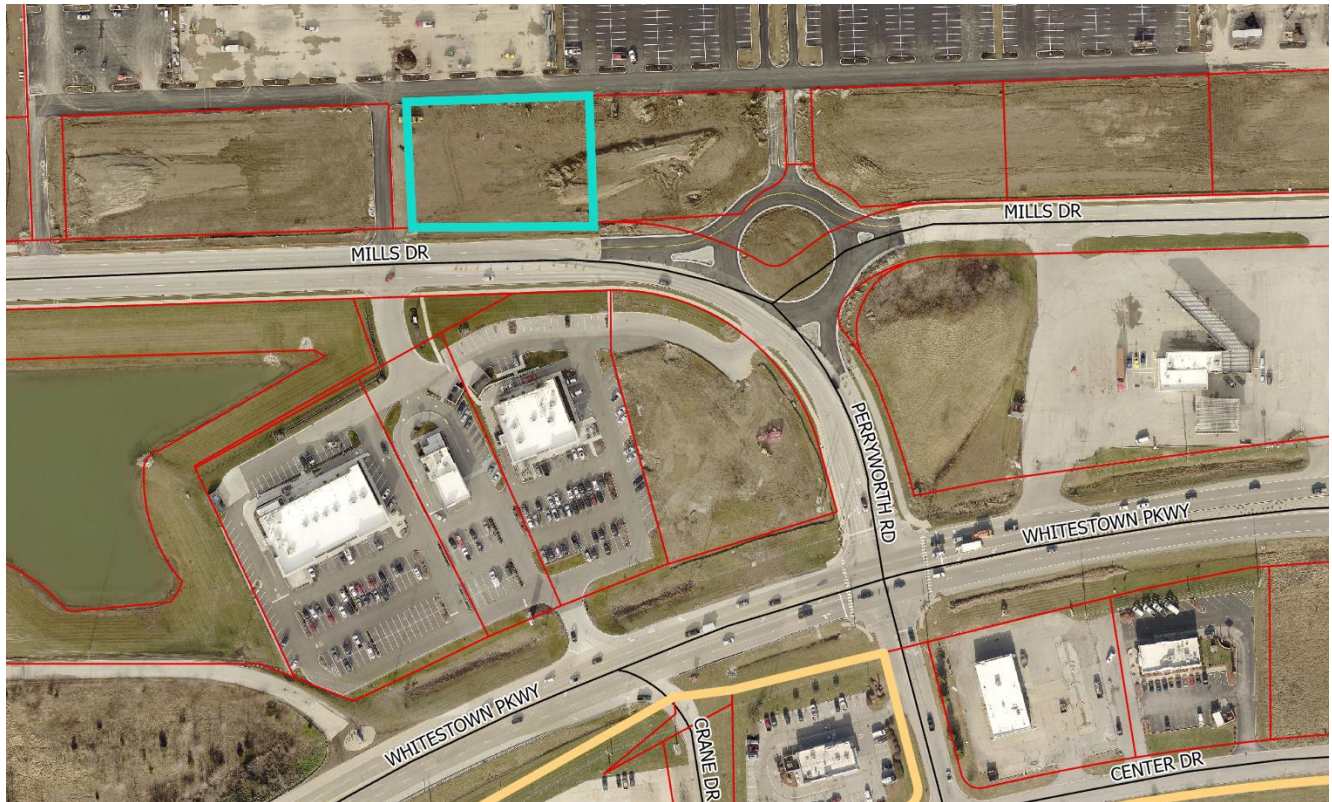
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### Docket PC21-052-DP – Development Plan – Shoppes at Whitestown Outlot 3

The petitioner is requesting review of a Development 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:

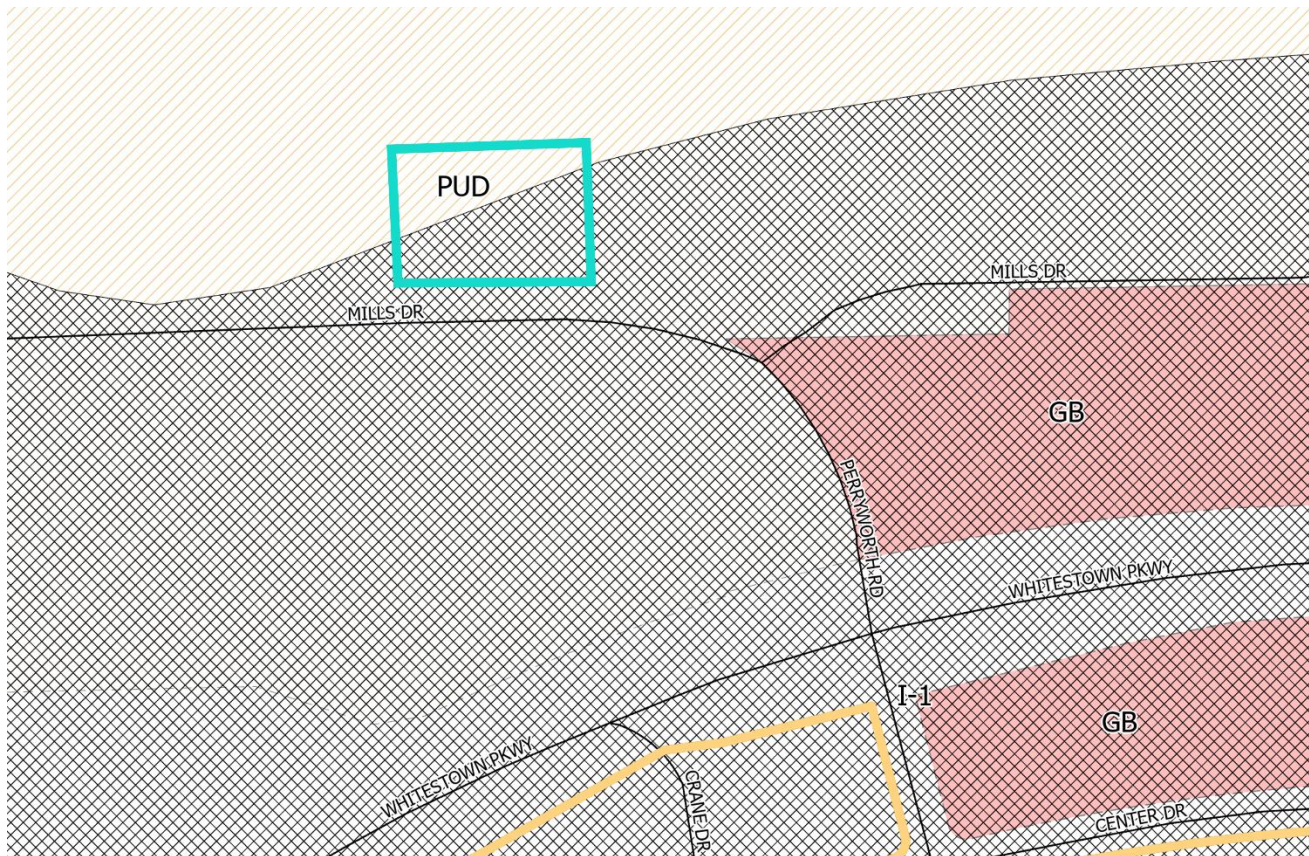
- Approximately 5,000 square foot building footprint for a retail and restaurant use;
- A drive-thru on the rear and west side of the site;
- Proposed onsite parking including approximately:
  - 36 standard parking stalls;
  - 2 ADA parking stalls; and,
  - 1 bicycle rack.
- One access point on Mills 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 west, and the north side of the site;
  - Internal pedestrian network and connection to the path on the south side of the site.
- Proposed dumpster enclosure on site;
- Proposed monument sign on site;
- Photometric plan in compliance with the Anson-PUD;
- Landscaping plan in compliance with the Anson-PUD;
- Architectural and elevations are in compliance with the Anson-PUD and I-65 Corridor Overlay.

## **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 Development 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 Development Plan Docket PC21-052-DP. 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:

[illegible]

### SITE IMPROVEMENT KEYNOTES:

1. PROPOSED STUDY CDR
2. PROPOSED REGULAR DUTY ASSIGNMENT
3. PROPOSED CONCRETE BARRIERS
4. PROPOSED PARKING MARKINGS
5. PROPOSED GAS TAMP
6. PROPOSED ACCESSIBLE PARKING SIGN (BLACK ROUND PLATE)
7. PROPOSED NEW DUTY ASSIGNMENT
8. LANDSCAPING / GRASS (SEE SHEET L3-4-L2)
9. LANDSCAPING / GRASS (SEE SHEET L3-4-L2)
10. PROPOSED INTERIOR CURB AND RAMP
11. PROPOSED INTERIOR CURB AND RAMP
12. PROPOSED HEAVY DUTY CONCRETE CURB/RETAIN WALL
13. PROPOSED ASPHALT PAVER-SEE PLAN FOR SPECIFICATION DETAILS
14. PROPOSED SIGNAGE (SEE LAYOUT IN THE MIDDLE OF THE SHEET) (REF TO ARCHITECTURAL PLANS FOR DUTY LOCATION)
15. PROPOSED PILE BOLLARD
16. PROPOSED BIKE RACK
17. PROPOSED CONCRETE BOLLARD
18. NEW BOLLARD (REF TO ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT PILE (REF TO ARCHITECTURAL PLANS FOR DETAILS)

