



# Staff Report PC21-053-CP

## Shoppes at Whitestown Outlot 4

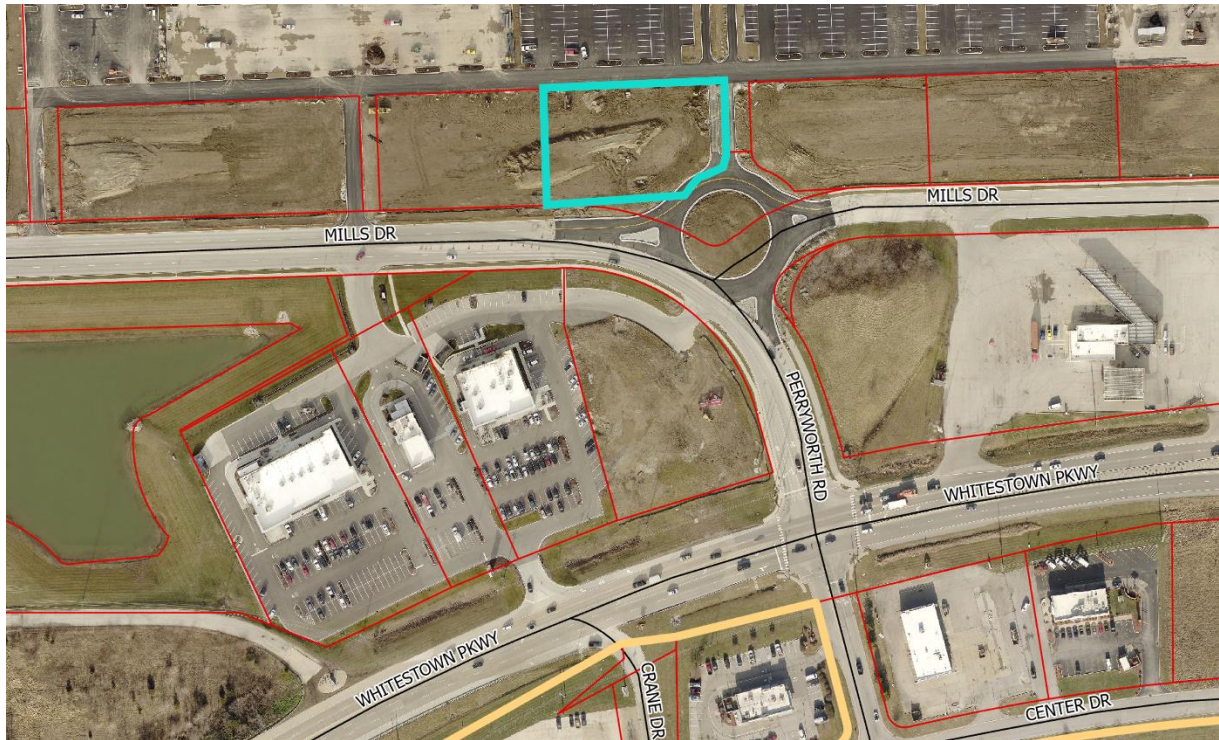
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### Docket PC21-053-CP – Concept Plan – Shoppes at Whitestown Outlot 4

The petitioner is requesting review of a Concept Plan to be known as Shoppes at Whitestown Outlot 4. The site in question is located on the northwest side 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. 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 northwest 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. 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.

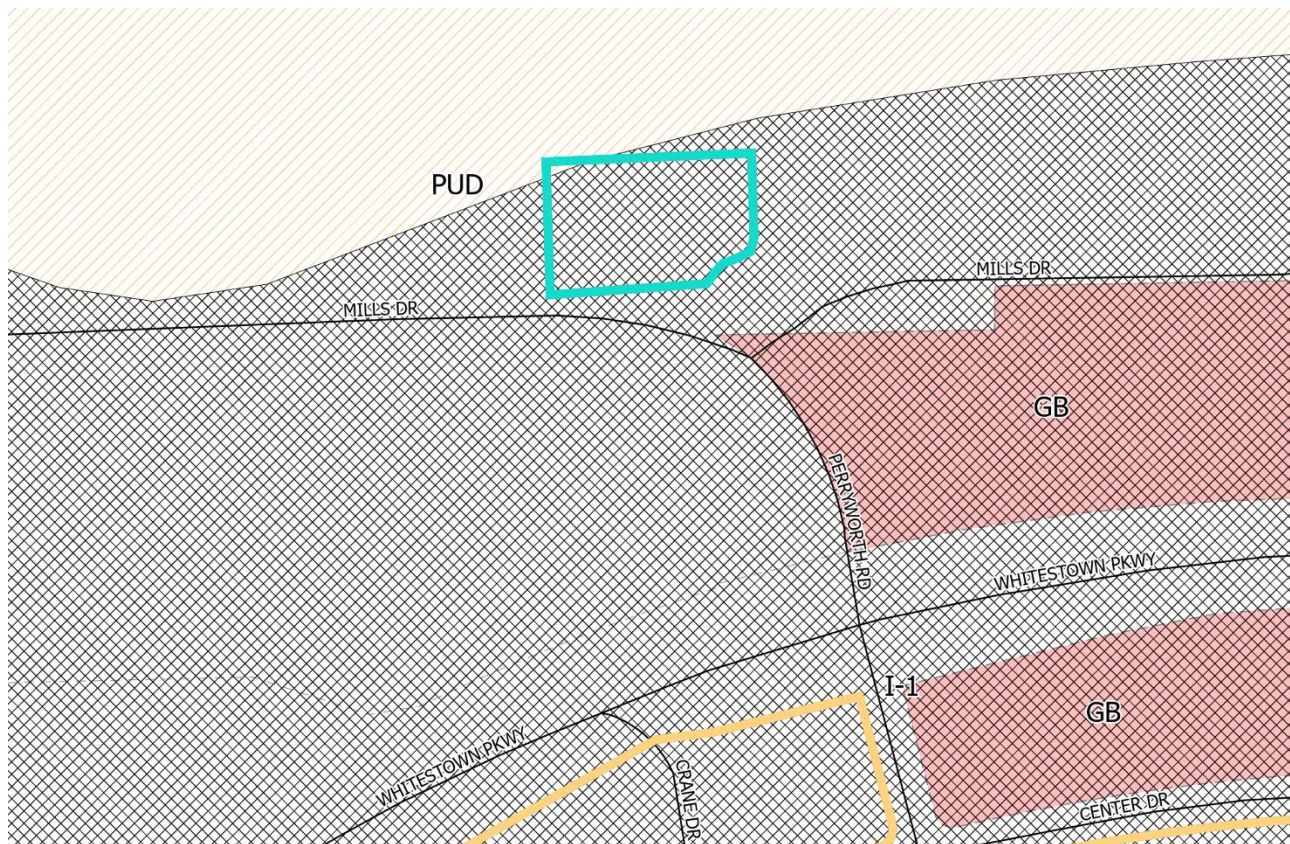
The submitted plans and materials indicate the following:

- Approximately 7,400 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:
  - 37 standard parking stalls;
  - 2 ADA parking stalls; and,
  - 1 bicycle rack on the southeast side of the site.
- Two access points on a private drive on the north side of the site;
- Cross site access to Outlot 3 adjacent to the east;
- Proposed pedestrian network along Perry Worth Road, the east, and the north side of the site;
  - Internal pedestrian network and a connection to the south side;

## 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 sections of Whitestown UDO.

## **Staff Recommendation**

Staff is providing a favorable recommendation for the Shoppes at Whitestown Outlot 4 Concept Plan Docket PC21-053-CP. The applicant is proposing to develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 acres.

