



Staff Report PC21-040-DP

Hussey Mayfield Public Library

Docket PC21-040-DP – Development Plan – Hussey Mayfield Public Library

The petitioner is requesting review of a Development Plan to be known as Hussey Mayfield Public Library. The site in question is located on the north side of Albert S White Drive in Whitestown, Indiana. The site is zoned R-3. The petitioner is proposing to construct a public library with parking on approximately 10.71 acres. The applicant is Hussey Mayfield Memorial Library on behalf of owner, Town of Whitestown.

Location

1. The site in question is located on the north side of Albert S White Drive, approximately 1,632 feet west of the intersection of Albert S White Drive and Main Street. The site in question is currently being used as Town owned and maintained park. The surrounding area is characterized by residential uses.



History

1. In May 2021, The Whitestown Town Council approved a resolution concerning the transfer of real estate to the Hussey-Mayfield Library (RES 2021-20).
2. In October 2021, the Whitestown Plan Commission approved the Concept Plan for the site in question (PC21-039-CP).

Proposed Development

The proposed project is located on approximately 10.71 acres. The site is zoned R-3, Medium density single family and two family residential. The north section of the site is used as wooded trails and will continue to be used as such. The southern portion of the site is where the proposed development is to be constructed. The existing parking and playground equipment will be removed.

The submitted plans and materials indicate the following:

- Approximately 23,669 square foot building footprint;
- Proposed onsite parking including approximately:
 - 96 standard vehicle parking stalls;
 - 4 ADA accessible stalls;
 - 7 bicycle parking spaces.
- One proposed access point on Albert S White Drive;
- Book drop off drive through on the west side of the parking lot;
- Dumpster enclosure on the west side of the building;
- New retention/detention pond on the west side of the site;
- Internal pedestrian network between proposed building, existing path on Albert S White Drive, and neighborhood path;
- Architectural and elevations that meet the requirements of the UDO;
- Photometric plan that meets the requirements of the UDO;
- Landscape plan that meets the requirements of the UDO.

Zoning

The site in question is zoned R-3, a medium density single-family and two-family residential zone. The R-3 "is a medium-density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre." Permitted uses include single- and two-family residences, government buildings, libraries, and farms amongst others.



Compliance

The proposed Development Plan is in compliance with the proposed Concept Plan. The proposed Development Plan is not in compliance with the Whitestown Unified Development Ordinance, however the applicant is taking

steps to remedy the parking concerns. The applicant is proposing more parking stalls than permitted and has applied to the Board of Zoning Appeals for a Variance from the parking standards.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Development Plan known as Hussey Mayfield Public Library and Docket PC21-039-CP located on the north side of Albert S White Drive where a library is proposed on approximately 10.71 acres.

If the Board of Zoning Appeals does not approve a variance from the parking standards, the applicant will need to revise the plans to meet the UDO requirements prior to building permits.



