



Staff Report PC21-046-DP

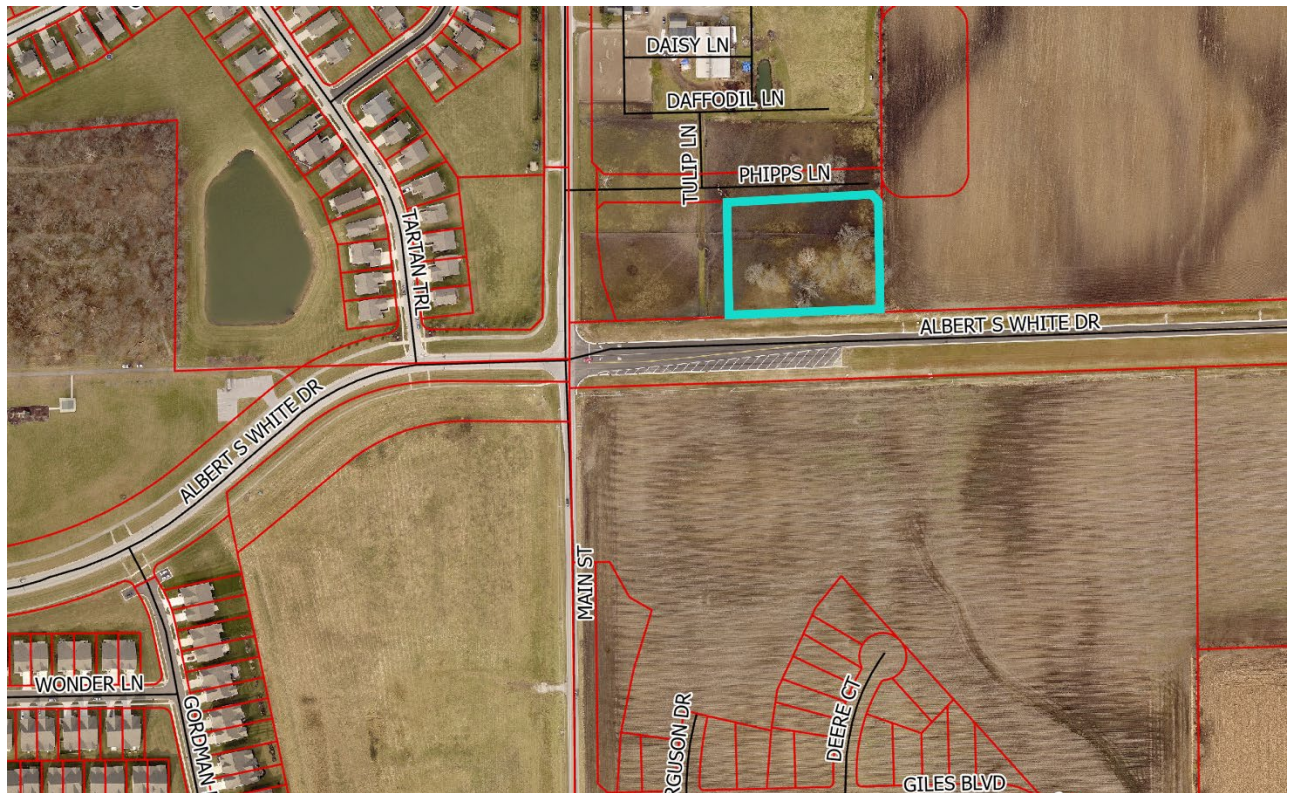
Hoosier to Go Gas Station

Docket PC21-046-DP – Development Plan – Hoosier to Go Gas Station

The petitioner is requesting review of a Development Plan to be known as Hoosier to Go Gas Station. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned Bridle Oaks PUD. The petitioner is proposing to develop a gas station and convenience store on approximately 2.64 acres. The applicant is Harjinderpal Singh on behalf of owner PK Whitestown, LLC per Jerry Williams.

Location

1. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street. The site in question is a part of the Bridle Oaks mixed-use development. The surrounding area is characterized by single family and multifamily residential, and agriculture uses.



History

1. In 2019, the Whitestown Plan Commission provided a favorable recommendation to rezone the site in question from R2 to PUD (PC19-026-ZA).
2. In 2020, the Whitestown Town Council approved the rezone of the site in question from R2 to PUD (ORD2020-12).
3. In 2020, the Whitestown Plan Commission approved a Primary Plat for the area in question (PC20-035-PP).
4. In 2020, the Whitestown Plan Commission approved a revised Primary Plat for the area in question (PC20-045-

PP). The area has since been subdivided according to the approved Primary and Secondary Plats.

Proposed Development

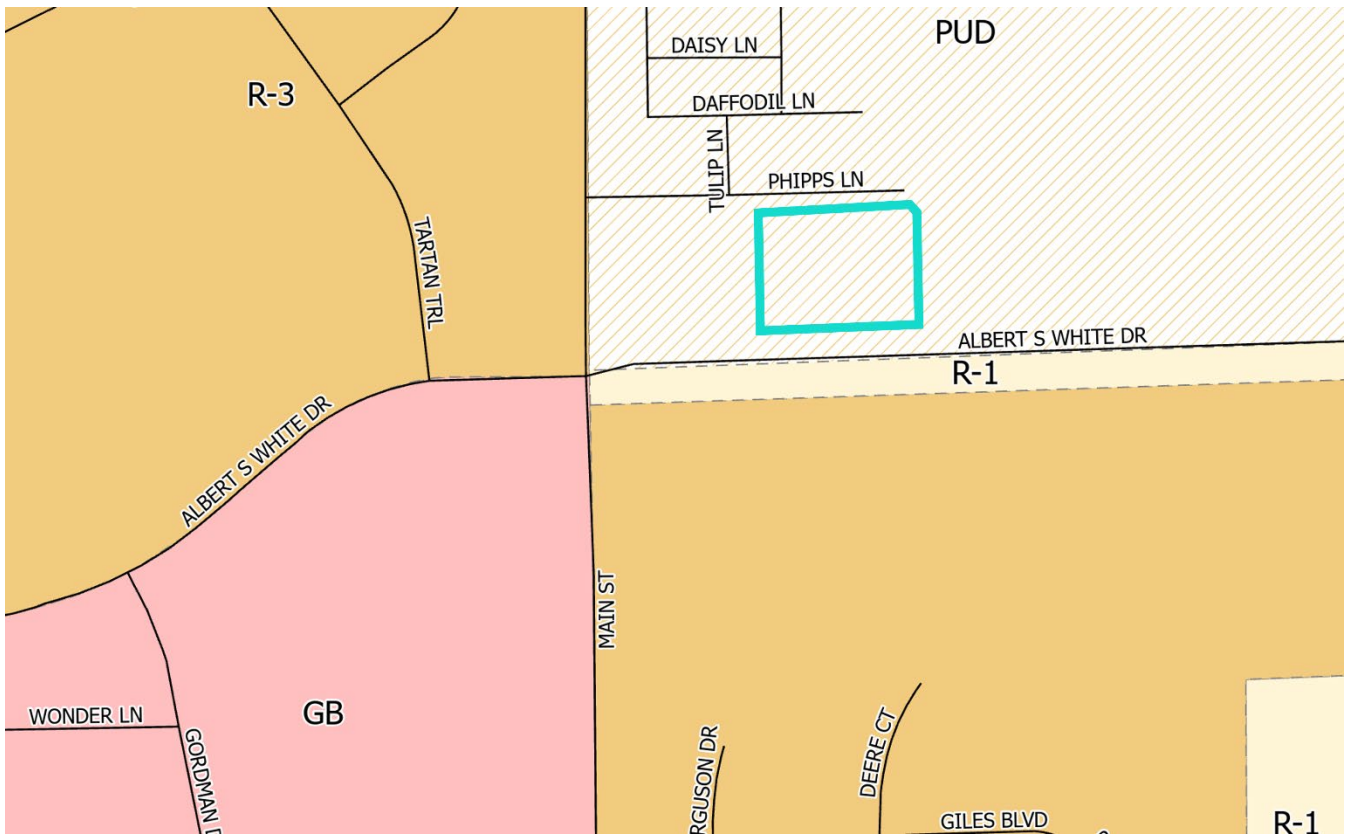
The proposed development is located on approximately 2.64 acres. The site is zoned Bridle Oaks PUD.

The submitted plans and materials indicate the following:

- Approximately 4,300 square foot building footprint for a convenience store use;
- A fuel canopy with pump stations;
- Proposed detention basin on the west side of the site;
- Proposed onsite parking including approximately:
 - 12 standard parking stalls;
 - 1 ADA parking stalls; and,
 - 1 bicycle rack.
- Two access points to Phipps Lane to the north and one access entrance to an unnamed street to the east;
- Proposed pedestrian network along Phipps Lane, Albert S White Drive, and the unnamed street;
 - Internal pedestrian network and a connection to the east side sidewalk.
- Proposed dumpster enclosure on site;
- Proposed monument sign on site;
- Landscaping plan that is in compliance with the UDO;
- Photometric plan that is in compliance with the UDO;
- Architectural elevations that are in compliance with the Bridle Oaks PUD Ordinance;

Zoning

The site in question is zoned Bridle Oaks PUD and is part of the Mixed Use and Residential Area. The Bridle Oaks PUD “includes a mix of residential types, including detached single-family home sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes... In this manner, the project will present opportunities for a live-work-play environment nestled in proximity to the downtown.” The area permits uses in the General Business district as well as gasoline/fuel service stations, a hospital complex or hospital campus, restaurants, and other uses explicitly listed in the Bridle Oaks PUD Ordinance.



Staff Recommendation

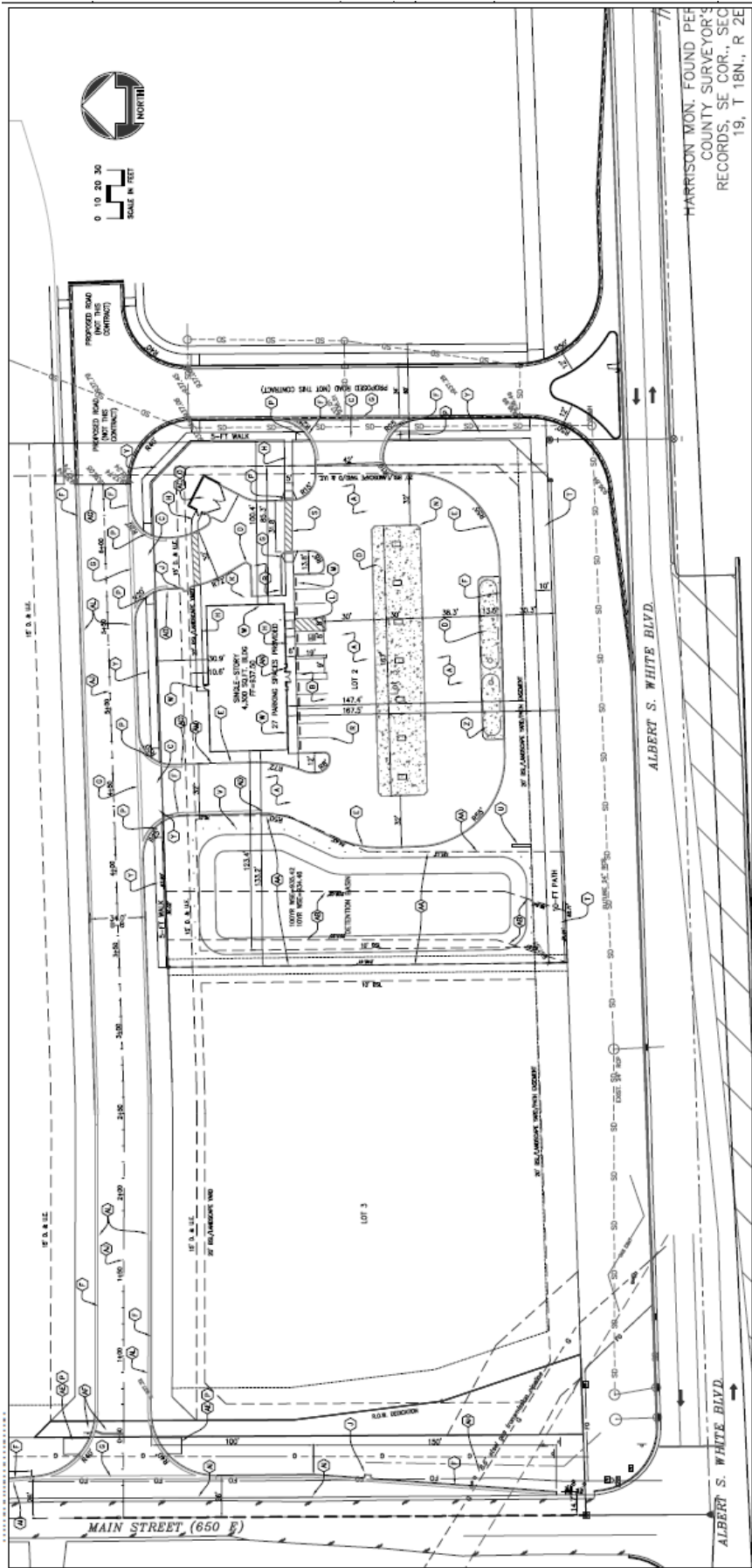
Staff is providing a favorable recommendation for the Hoosier to Go Gas Station Development Plan Docket PC21-046-DP. The applicant is proposing to develop a gas station and convenience store on approximately 2.64 acres.

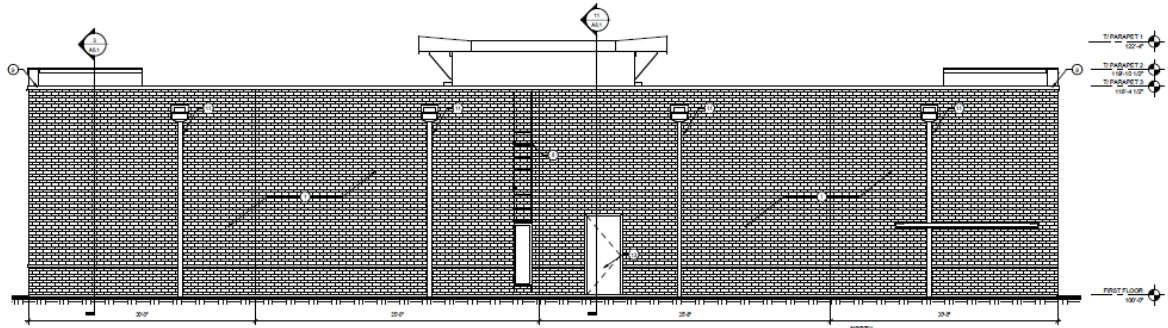
Staff’s recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon:

1. **The proposed Development Plan is in compliance** with all applicable development and design standards of the zoning district where the real estate is located.
2. **The proposed Development Plan manages traffic** in a manner that promotes health, safety, convenience, and the harmonious development of the community
2. **The applicable utilities have enough capacity** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

If Plan Commission makes a motion to approve Docket PC21-046-DP, staff recommends making the approval contingent upon the eastern road being constructed before building permits are approved.

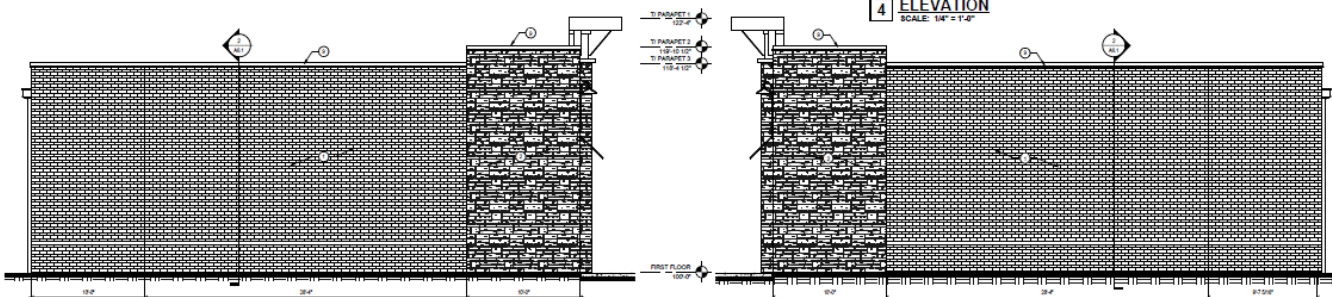
Materials Submitted by the Applicant



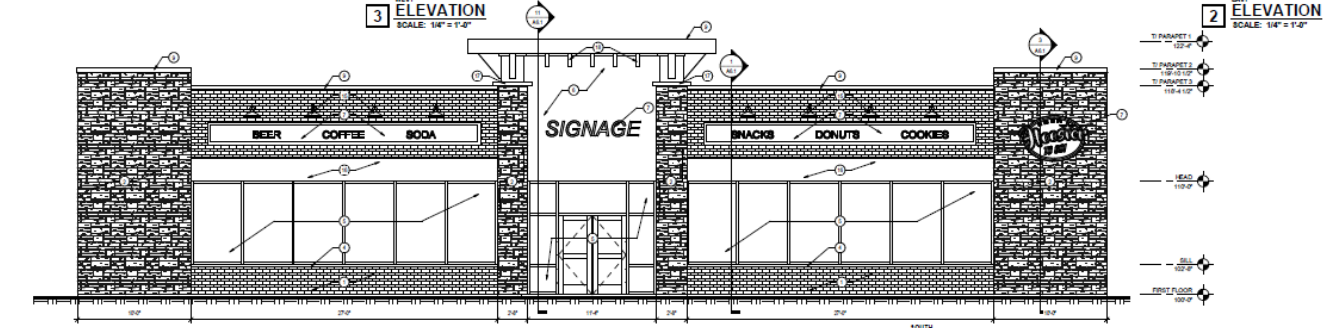


- ELEVATION KEYNOTE:**
- 1 BRICK VENEER
 - 2 STONE VENEER
 - 3 BRICK VENEER (UPPER COURSE)
 - 4 BRICK VENEER (LOWER COURSE)
 - 5 BRICK VENEER (MIDDLE COURSE)
 - 6 BRICK VENEER (LOWER COURSE)
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 - 100 BRICK VENEER (UPPER COURSE)

4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BEER COFFEE SOBA
SIGNAGE
SNACKS DONUTS COOKIES