



Staff Report PC21-052-DP

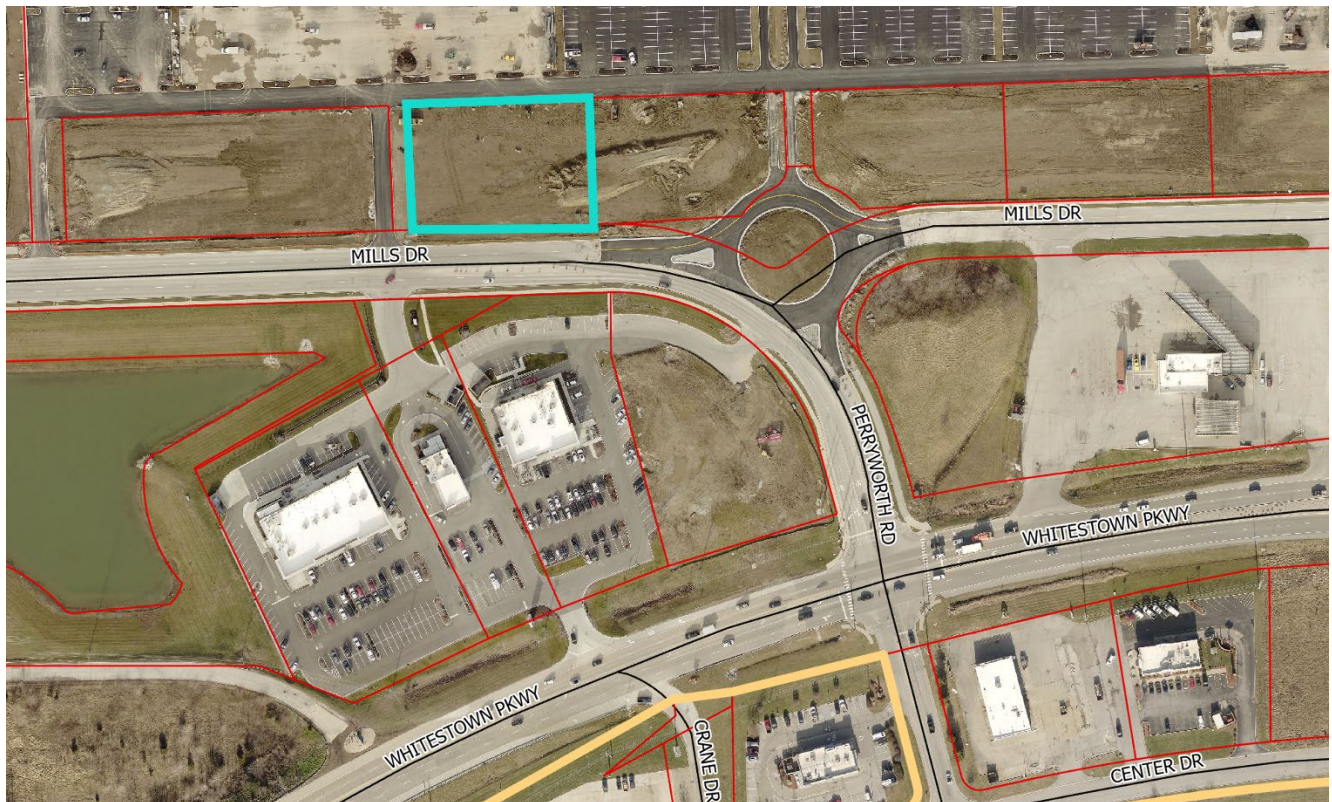
Shoppes at Whitestown Outlot 3

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.

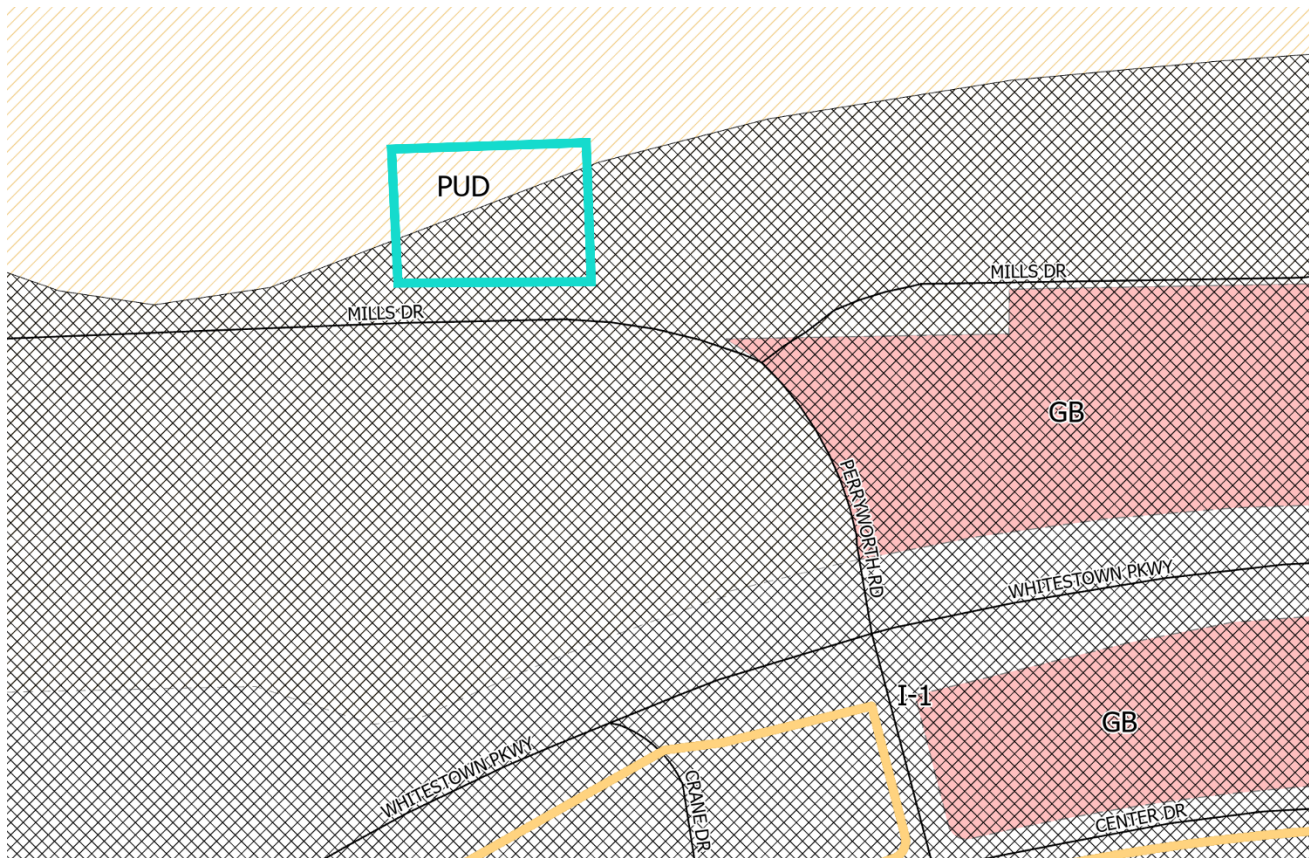
The submitted plans and materials indicate the following:

- 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 the north side of the site and one access point on the west side of the site;
- Cross access to Outlot 4 adjacent to the east;
- Proposed pedestrian network along the north, east, and south sides 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.”



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.

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***
- 3. 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.***

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GRAPHIC SCALE



(IN FEET)

LEGEND:

[illegible]

SITE IMPROVEMENT KEYNOTES:

- [illegible]

