



# Staff Report PC21-054-DP

## Shoppes at Whitestown Outlot 4

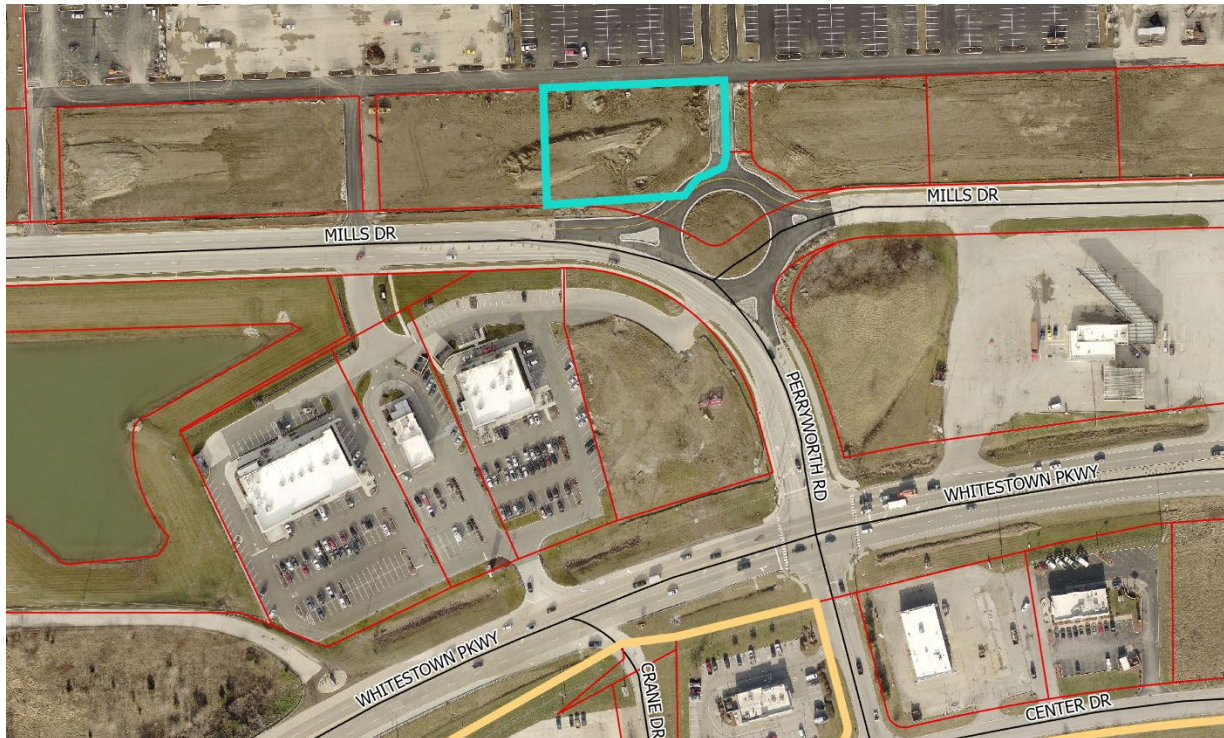
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### Docket PC21-054-DP – Development Plan – Shoppes at Whitestown Outlot 4

The petitioner is requesting review of a Development 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:

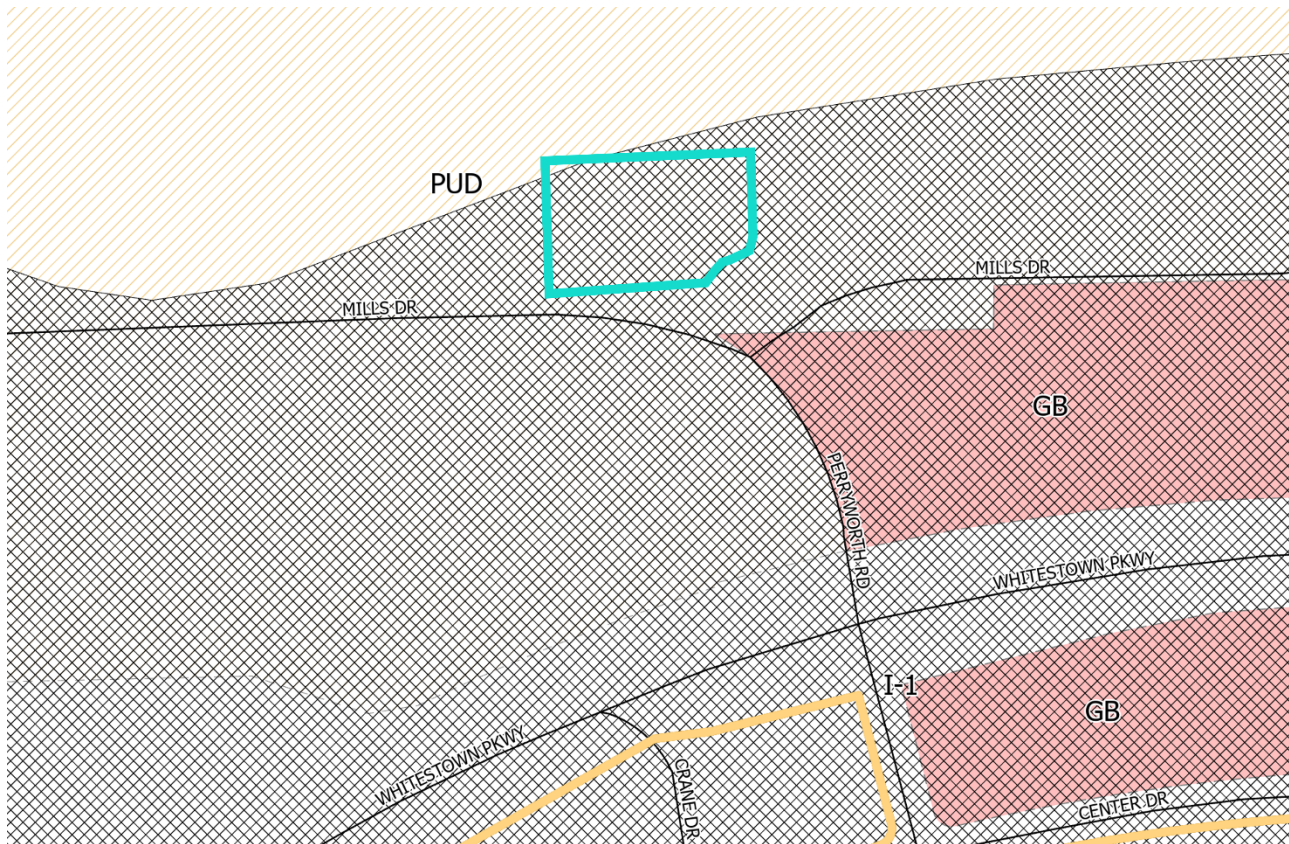
- Approximately 7,400 square foot building footprint for a retail and restaurant use;
- A drive-thru on the rear and west side of the site;
- Proposed onsite parking including approximately:
  - 37 standard parking stalls;
  - 2 ADA parking stalls; and,
  - 1 bicycle rack on the southeast side of the 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;
- Proposed dumpster enclosure on site;
- Photometric plan that meets the requirements of the Anson PUD;
- Landscaping plan that meets the requirements of the Anson PUD;
- Architectural and elevations that meet the requirements of the Anson PUD and I-65 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 4 Development Plan Docket PC21-054-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.



GRAPHIC SCALE  
20' 40'  
(IN FEET)

[illegible]

### SITE IMPROVEMENT KEYNOTES:

1. PROVIDED TRIMMED CORN
2. PROVIDED REGULAR CITY-APPROVED TRIMMED CORN
3. PROVIDED CONCRETE FARMING BUNDLES
4. PROVIDED FARMING BUNDLES
5. PROVIDED CONCRETE VIA RAMP
6. PROVIDED ACCESSIBLE FARMING SIGN (BLACK, ROUND RULES)
7. PROVIDED HEAVY DUTY FARMING TRIMMER
8. UNLOCATED / MISSING THE WEEDS 1.0-2.2.
9. PROVIDED TRIMMED CORN AND BUNDLES
10. PROVIDED TRIMMED CORN AND BUNDLES
11. PROVIDED TRIMMED CORN (FOR REFERENCE ONLY)
12. PROVIDED HEAVY DUTY CONCRETE TRIMMER AND BUNDLES
13. PROVIDED FARMING BUNDLES (FOR REFERENCE ONLY)
14. UNLOCATED TRIMMED CORN
15. PROVIDED TRIMMED CORN TO BE LOCATED IN THE CENTER OF THE BUILDING SITES FOR AGRICULTURAL FARM (FOR FARMING BUNDLES)
16. PROVIDED TRIMMED CORN
17. PROVIDED TRIMMED CORN (FOR REFERENCE ONLY)

**BENCHMARK INFORMATION:**

**ORIGINATING BENCHMARK:** SPON CONTROL ORIGINATING OBSERVATION DATA IS BASED ON THE NATIONAL COORDINATIONS PREPARED FOR THE NATAL COAST GUARD VESSEL TRACKING SYSTEM (NCGVTS) ONLINE POSITIONING USER SERVICE (OPUS), AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TEMPORARY BENCHMARK (TBM) MONUMENT #1 THROUGH 2, LISTED BELOW, WERE ESTABLISHED WITH ON-SITE BASE GPS/GNSS OBSERVATION AND CONVENTIONAL MEASURES.

TBM #1  
 NORTH 81M OF SANITARY MANHOLE SITUATE ±128 FEET  
 WEST AND ±12 FEET NORTH OF THE NORTHEAST CORNER  
 OF LOT 3 IN BLOCK E-1 ANSON DEVELOPMENT PHASE 1  
 SOUTH  
 ELEVATION= 928.03 (NAVD88)

ITEM #2  
 ARROW BOLT ON NORTH SIDE OF FIRE HYDRANT SITUATE  $\pm 3$   
 FEET SOUTH AND  $\pm 27$  FEET WEST OF THE SOUTHEAST  
 CORNER OF LOT 3 IN BLOCK E-1 ANSON DEVELOPMENT  
 PHASE 1 SOUTH.  
 ELEVATION= 932.18 (NAVD83)

