



# Staff Report PC21-056-CP

## Shoppes at Whitestown Outlot 6

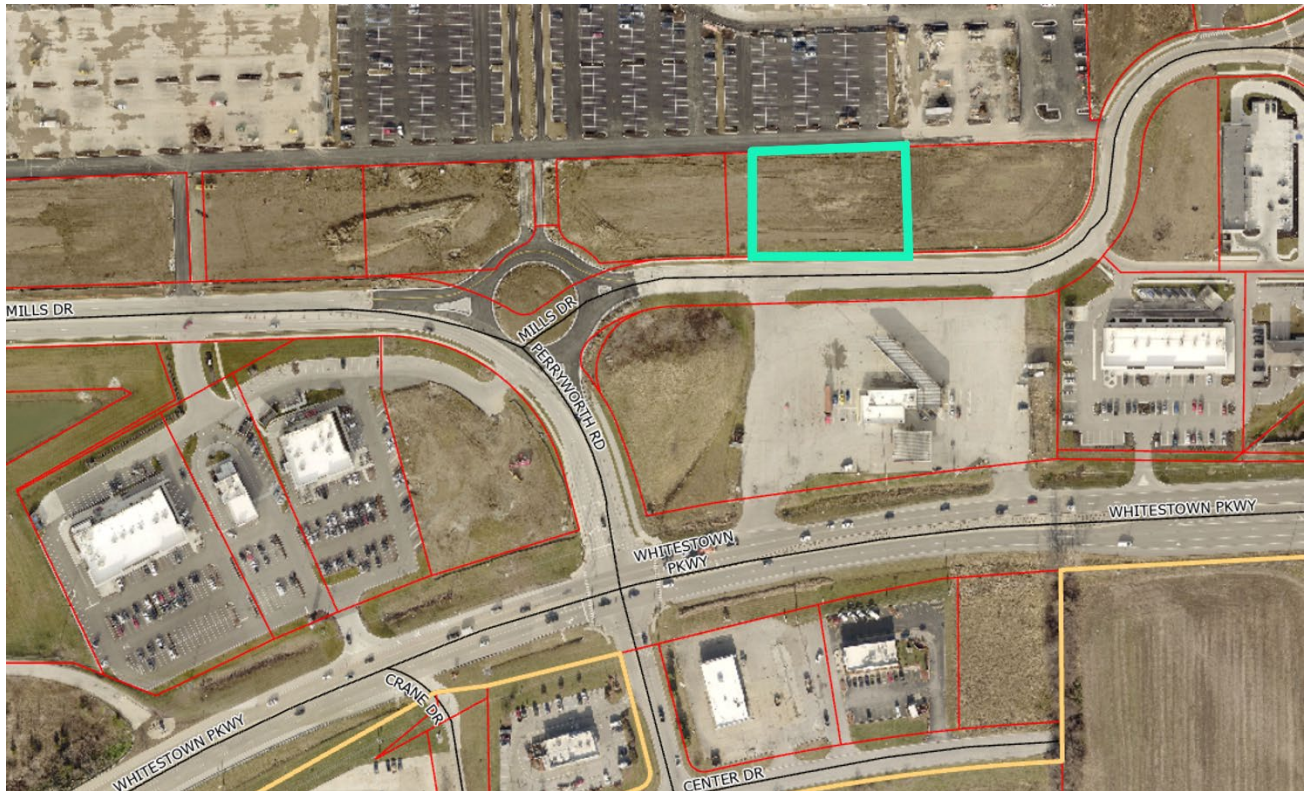
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### Docket PC21-056-CP – Concept Plan – Shoppes at Whitestown Outlot 6

The petitioner is requesting review of a Concept Plan to be known as Shoppes at Whitestown Outlot 6. The site in question is located on the north side of Mills Drive approximately 245 feet east of the intersection of Mills Drive and Perry Worth Road in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a retail use with associated parking on approximately 0.70 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 245 feet east 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 0.70 acres. The site is zoned Anson PUD with I-65 Corridor Overlay.

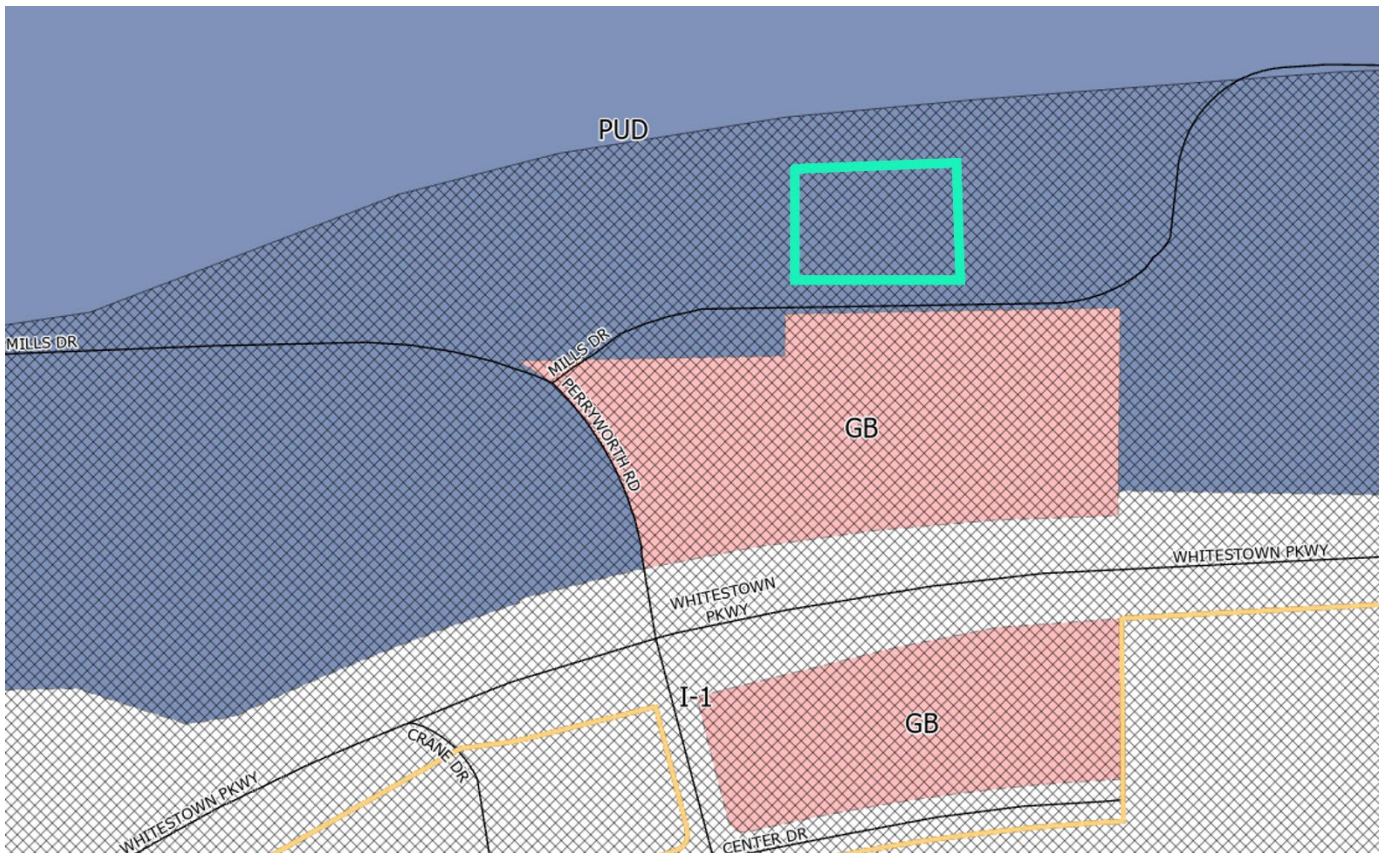
The submitted plans and materials indicate the following:

- Approximately 6,000 square foot building footprint for a retail use;
- Proposed onsite parking including approximately:
  - 22 standard parking stalls;
  - 2 ADA parking stalls; and,
  - 1 bicycle rack.
- One access point on the north side of the site;
- Proposed pedestrian network along the north side of the site;
  - An existing pedestrian path along Mills Drive;
  - Internal pedestrian network and connection to the path on the south side of the site.

## 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 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 6 Concept Plan Docket PC21-056-CP. The applicant is proposing to develop a retail use with associated parking on approximately 0.70 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters.

