



Staff Report PC22-004-CP

Christian Brothers Automotive

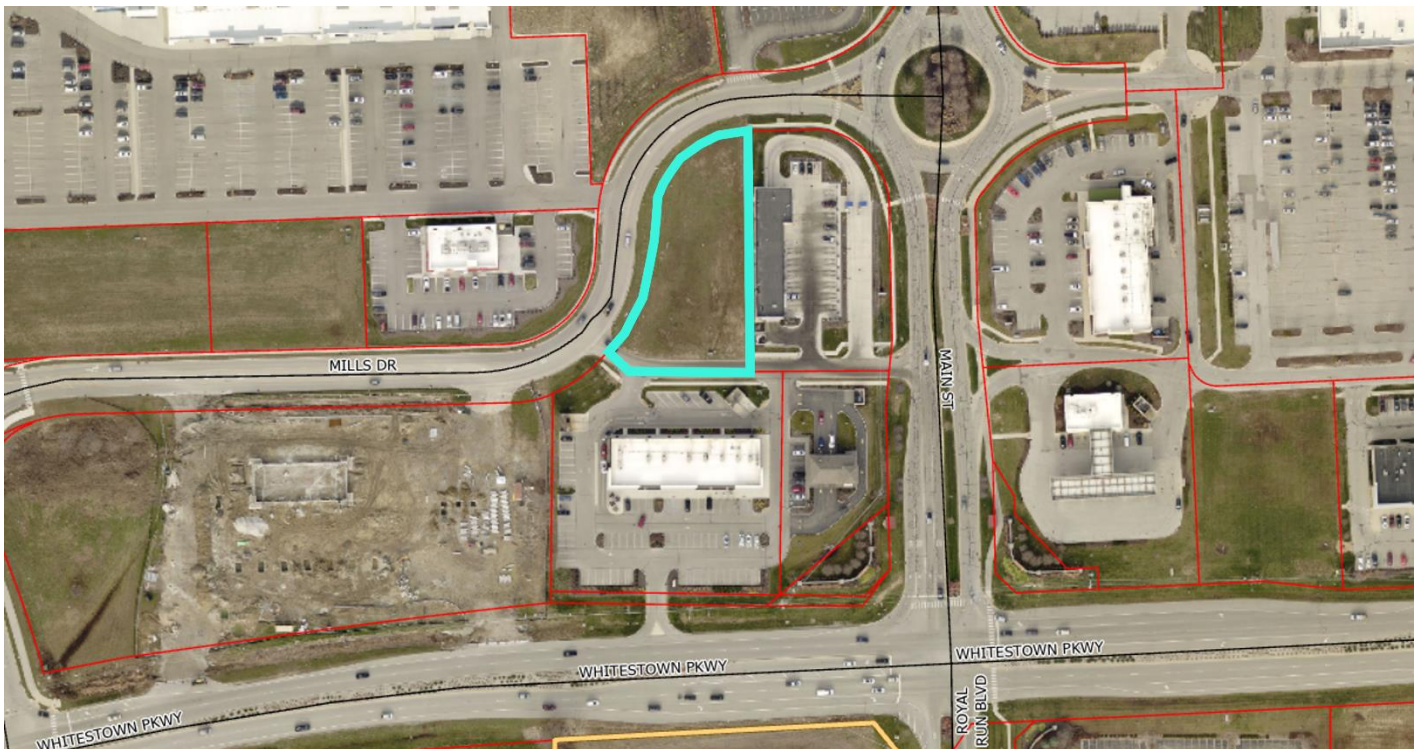
Meeting Date: February 14, 2022

Docket PC22-004-CP – Concept Plan – Christian Brothers Automotive

The petitioner is requesting review of a Concept Plan to be known as Christian Brothers Automotive. The site in question is located on the southeast side of Mills Drive approximately 240 feet west of the intersection of Mills Drive and Main Street in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop an automotive shop with associated parking on approximately 0.80 acres. The applicant is Christian Brothers Automotive Corporation on behalf of owner C3 Partners Anson, LLC.

Location

1. The site in question is located on the southeast side of Mills Drive approximately 240 feet west of the intersection of Mills Drive and Main Street. 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 0.80 acres. The site is zoned Anson PUD with I-65 Corridor Overlay.

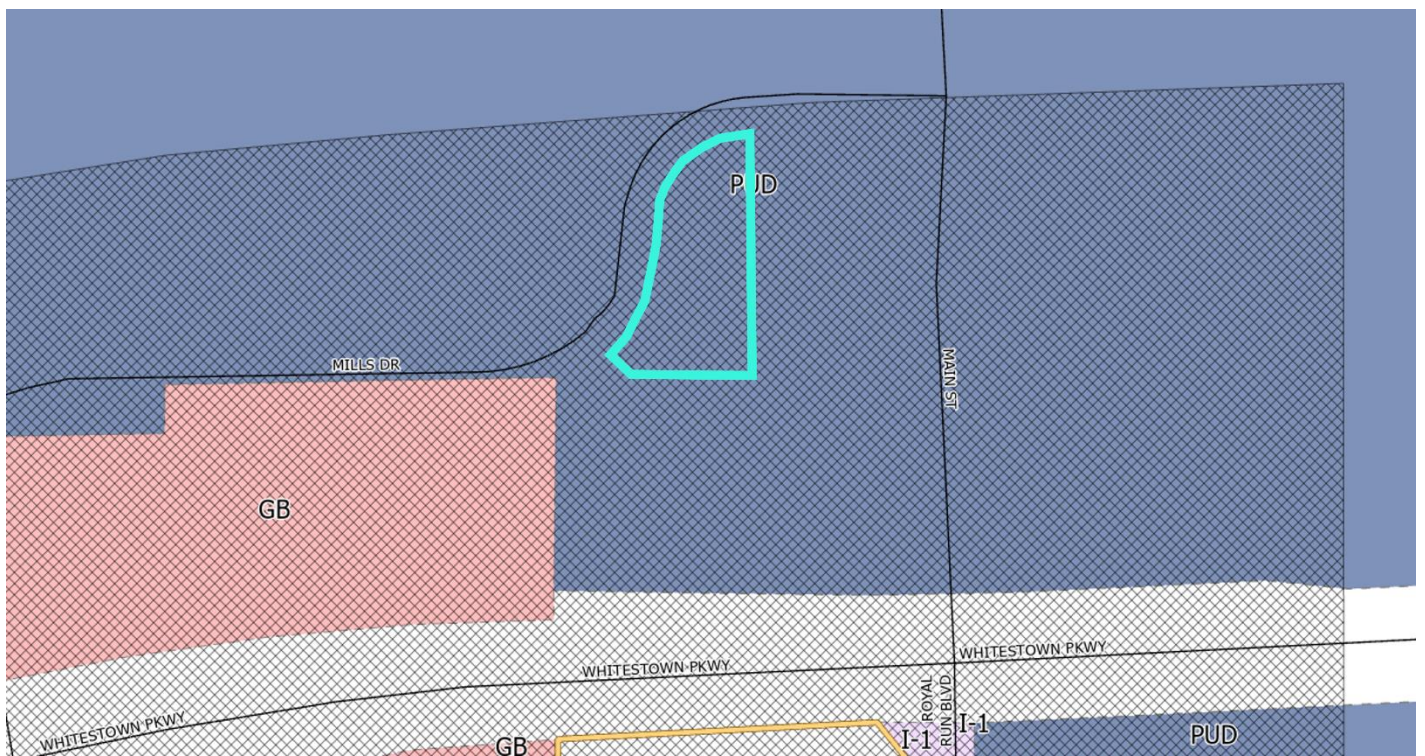
The submitted plans and materials indicate the following:

- Approximately 5,600 square foot building footprint for an automotive use;
- Proposed onsite parking including approximately:
 - 29 standard parking stalls; and,
 - 2 ADA parking stalls.
- One access point on the south side of the site;
- Proposed pedestrian network along Mills Drive and the private drive 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.”

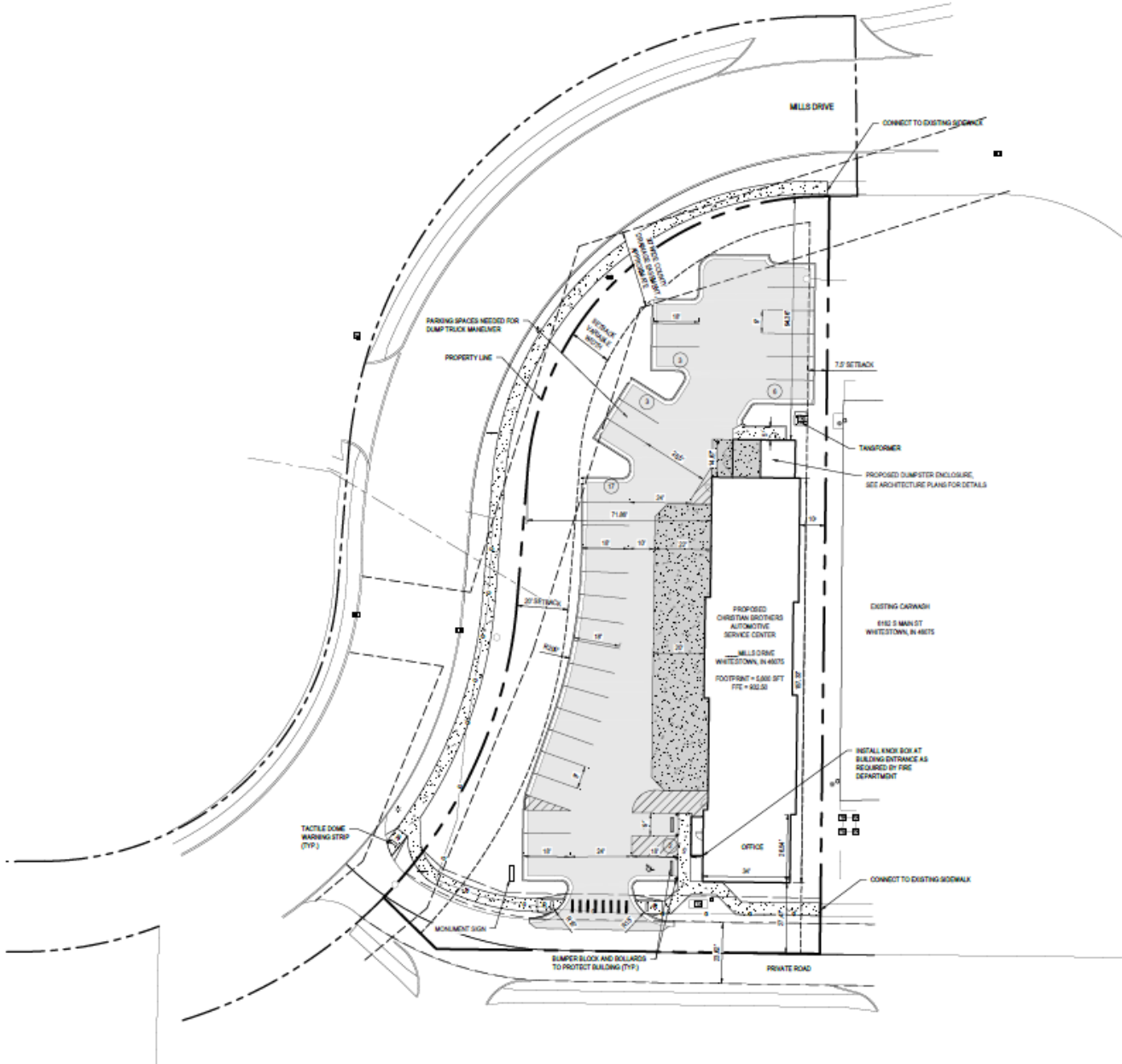
The site in question is also zoned I-65 Corridor Overlay Zone. The Overlay is “established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, 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 Christian Brothers Automotive Concept Plan Docket PC22-004-CP. The applicant is proposing to develop an automotive use with associated parking on approximately 0.80 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters.

Materials Submitted by the Applicant



SITE LAYOUT PLAN
1" = 20'
0 10 20
SCALE