



# Staff Report PC22-005-DP

## Christian Brothers Automotive

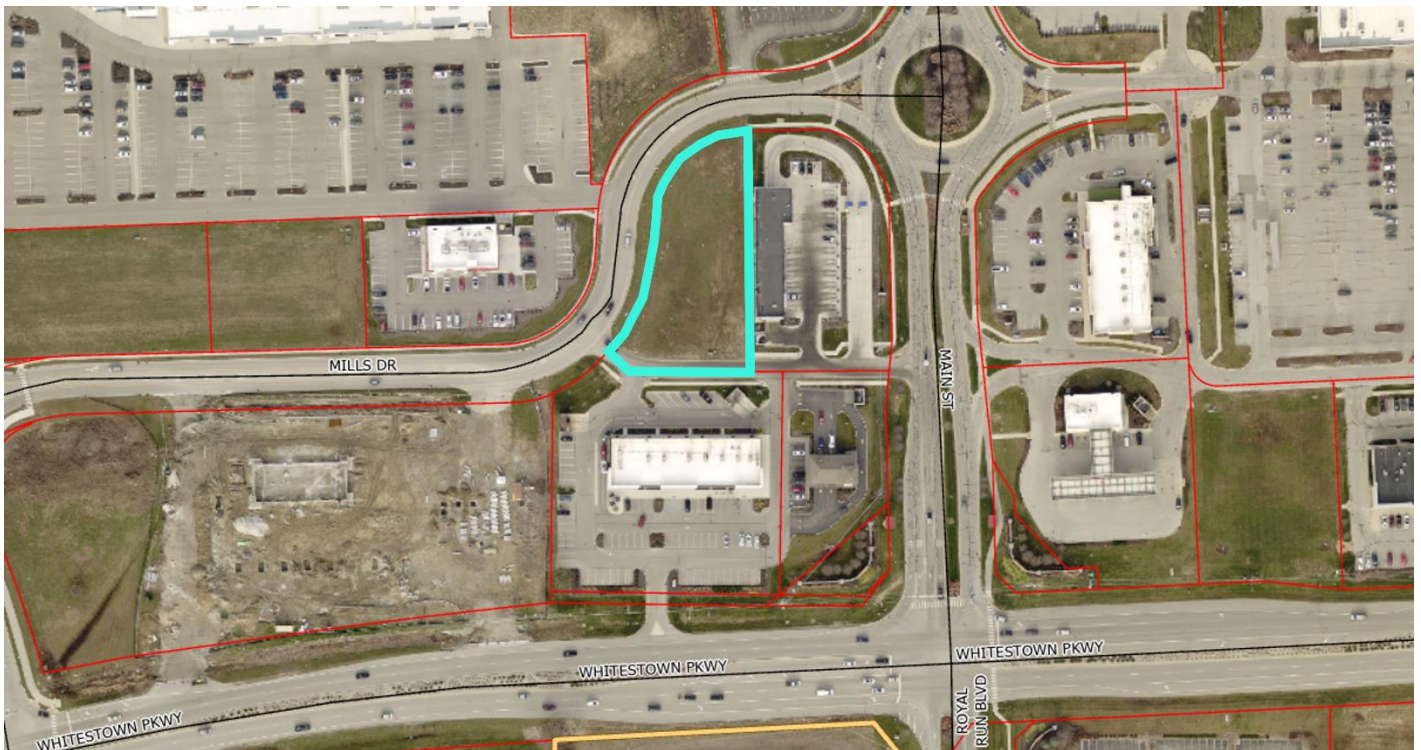
Meeting Date: February 14, 2022

### Docket PC22-005-DP – Development Plan – Christian Brothers Automotive

The petitioner is requesting review of a Development 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. The applicant has submitted for a Concept Plan in conjunction with this Development Plan review.

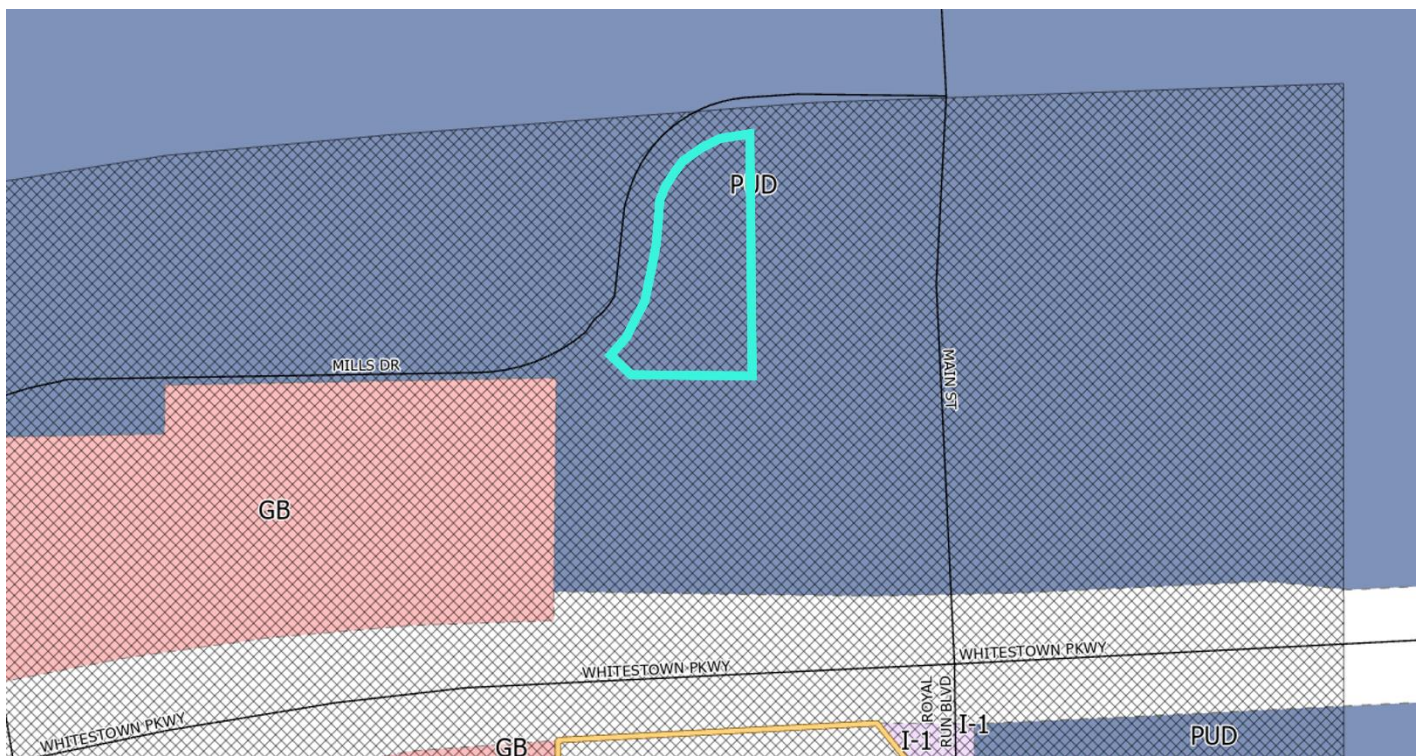
### Proposed Development

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:

- ## Zoning

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 Development Plan Docket PC22-005-DP. The applicant is proposing to develop an approximate 5,600 square foot building footprint for

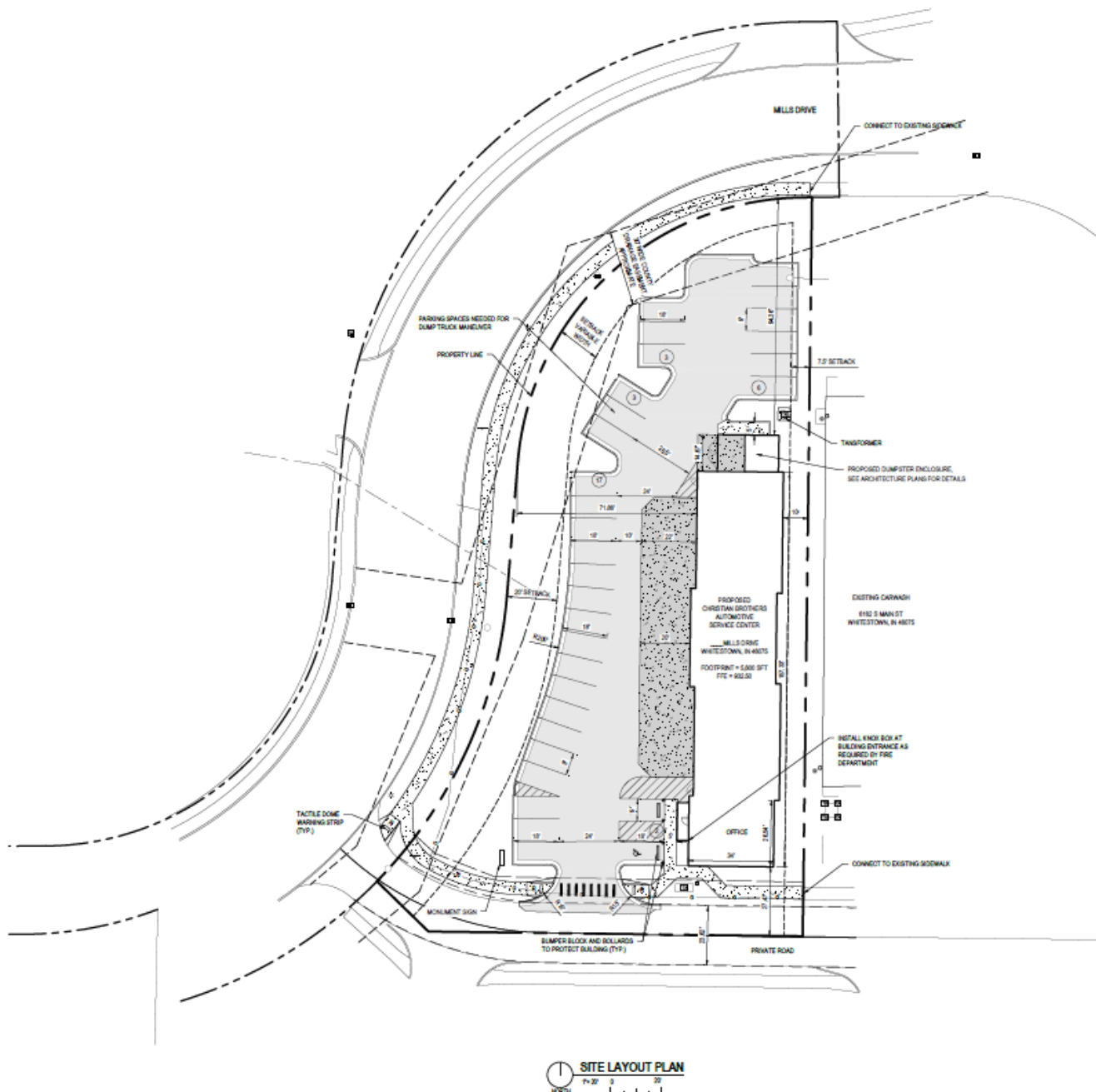
automotive repair use and associated parking on approximately 0.8 acres.

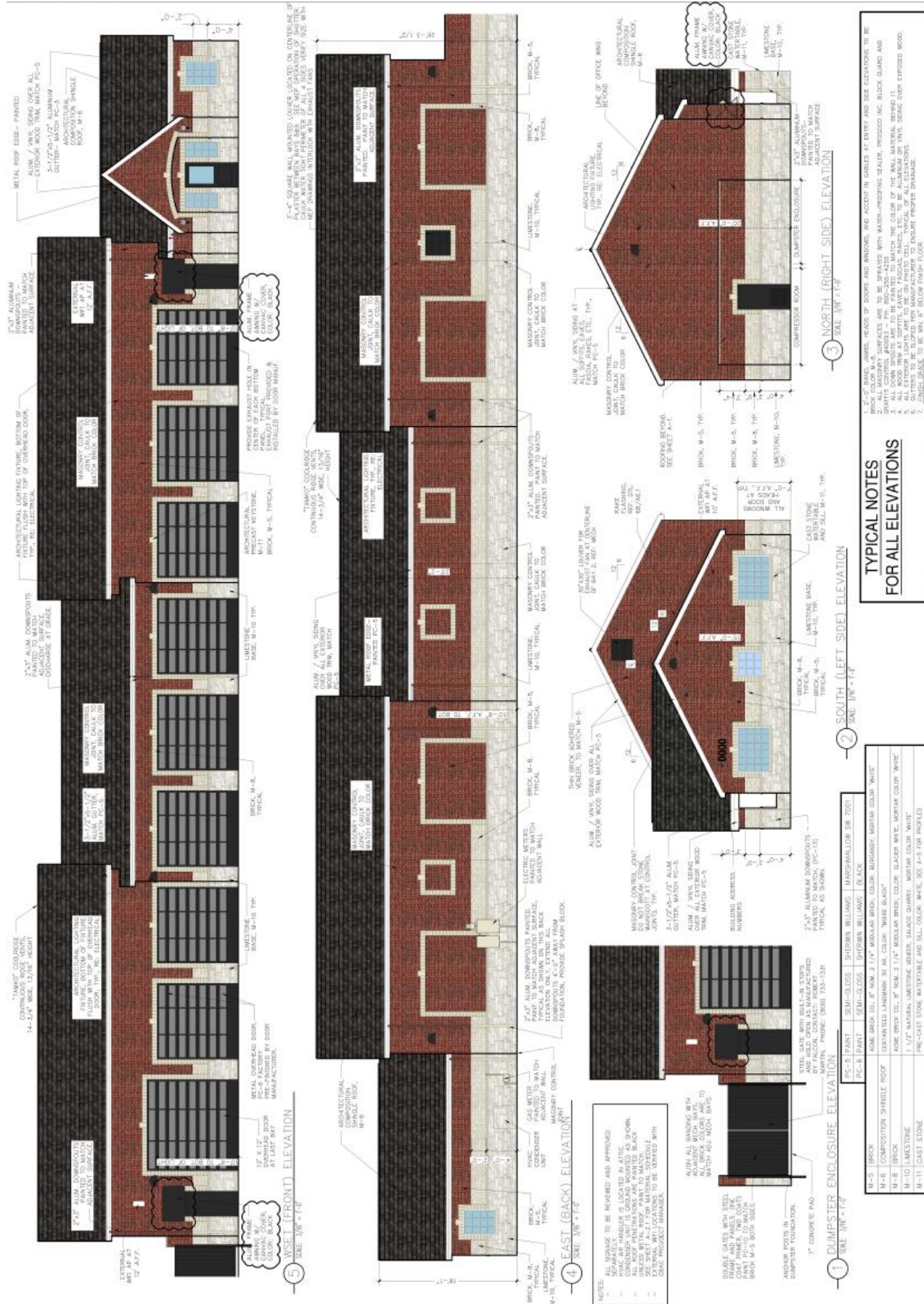
*Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon:*

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.



## Materials Submitted by the Applicant





### TYPICAL NOTES FOR ALL ELEVATIONS

M-5	BRICK
M-8	COMPOSITION SHINGLE ROOF
M-9	BRICK
M-10	LIMESTONE
M-11	CAST STONE

PC-5	PAINT
PC-6	PAINT
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