



Staff Report PC22-018-PP

Mauer - Wrecks Primary Plat

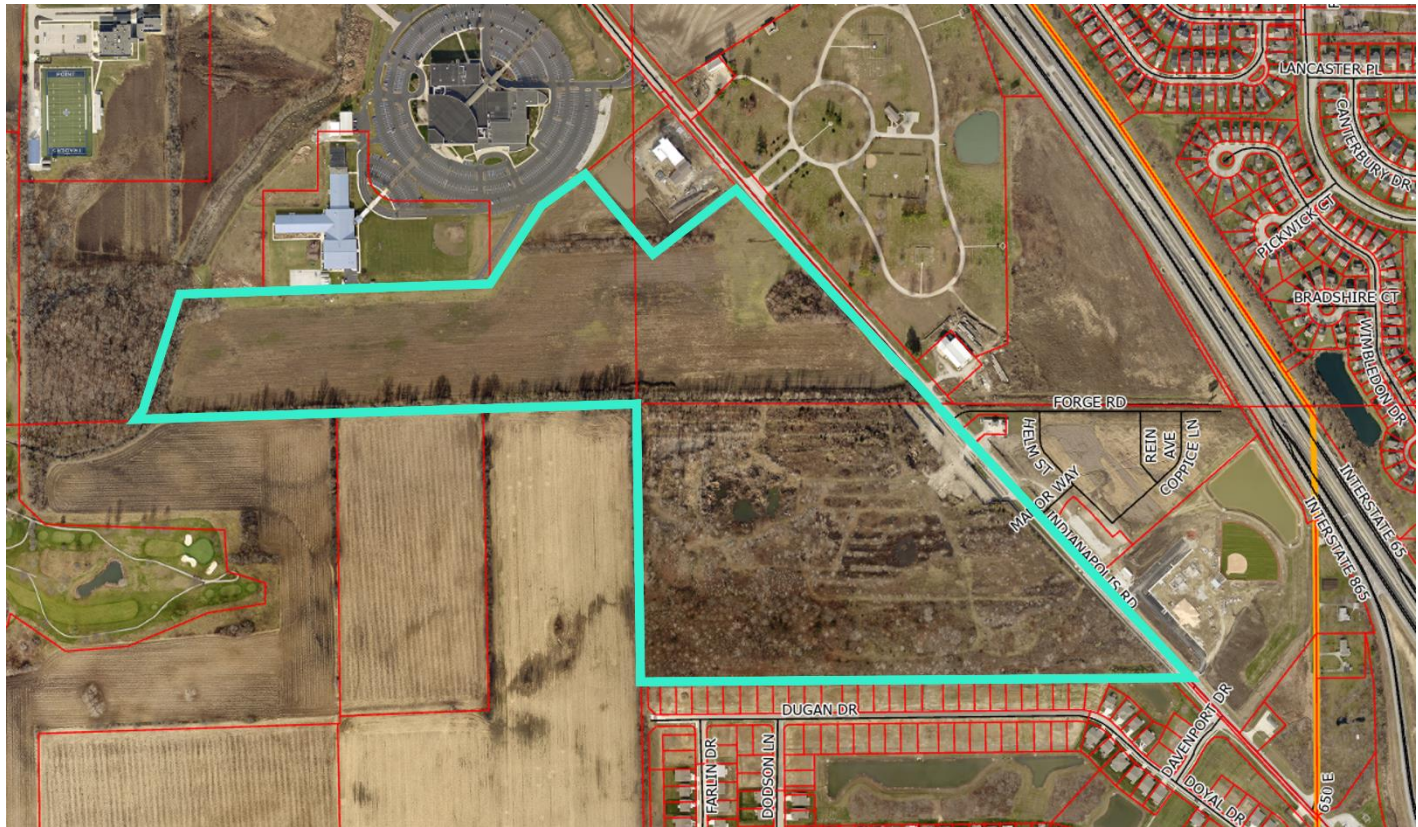
Meeting Date: March 14, 2022

Docket PC22-018-PP – Primary Plat – Mauer Wrecks

The petitioner is requesting review of a Primary Plat to be known as Mauer - Wrecks Primary Plat. The site in question is located on the southwest side of Indianapolis Road in Whitestown. The site is zoned General Business (GB). The petitioner is proposing to subdivide the property into sixteen parcel and blocks and internal right-of-way on approximately 96.02 acres. The applicant is Milhaus on behalf of owner Town of Whitestown Redevelopment per Adam Hess.

Location

1. Located on Indianapolis Road, the surrounding area is characterized by institutional, residential, and agricultural uses. A portion of the site has floodplain/floodway and a portion of the site is the former Wrecks junkyard site. Traders Point Church and School are located to the north of the site in question and Westwood Landing residential subdivision is located to the south.



History

1. In 2018, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from Light Industry (I-1) to General Business (GB) (PC18-046-ZA). The Town Council subsequently adopted the rezone (ORD 2018-30).
2. As part of this Primary Plat request, the applicant has also submitted a rezone application to change a portion of the site's zone from GB to Mixed Use – Commercial, Office, and Residential (MU-COR) and a Concept Plan (PC22-017-ZA and PC22-019-CP).

Proposed Development

The proposed plat is located on approximately 96.02 acres and is currently vacant.

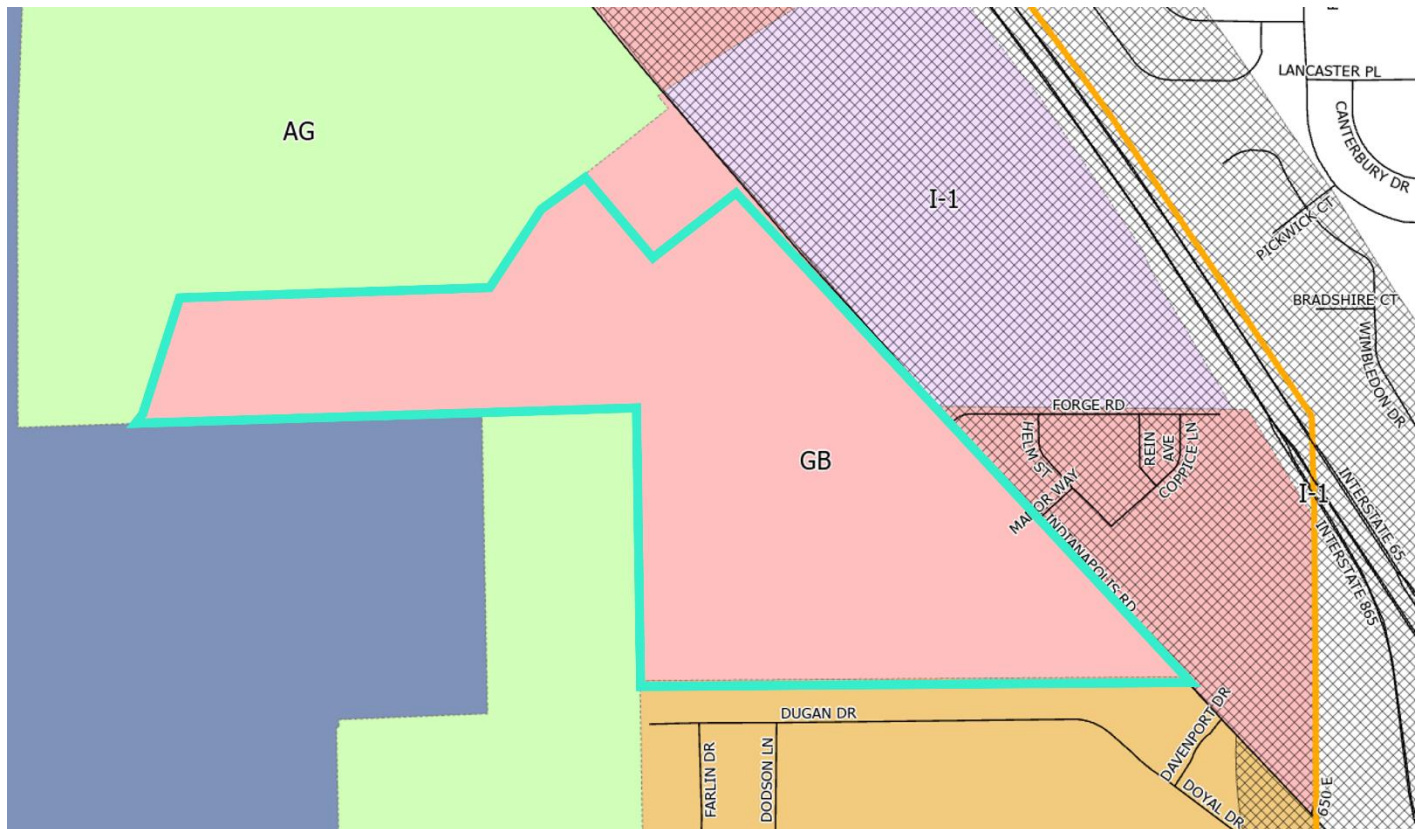
The submitted plans and materials indicate the following:

- Sixteen parcels or blocks of varying sizes:
 - Dedicated common area which includes floodplain;
 - Other areas denoted for various development as described in the Concept Plan;
- Pedestrian paths dedicated along future right of way;
- Two future right of way street intersections with Indianapolis Road and an internal street network;
- Proposed right of way dedication for future connection to CR 600 E; and,
- Provisions for easements.

Zoning

The site in question is zoned General Business (GB). The GB Zoning “district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.”

Permitted uses in the GB Zone include but are not limited to restaurants, arts recreation and entertainment, offices, and hotels, among others.



Staff Recommendation

Staff is providing a favorable recommendation for the Mauer - Wrecks Primary Plat Docket PC22-018-PP. The applicant is proposing to subdivide approximately 96.02 acres into sixteen parcels and blocks and associated right-of-way. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance.

Materials Submitted by the Applicant

