



Staff Report PC22-073-DP

New Hope Church Expansion Development Plan

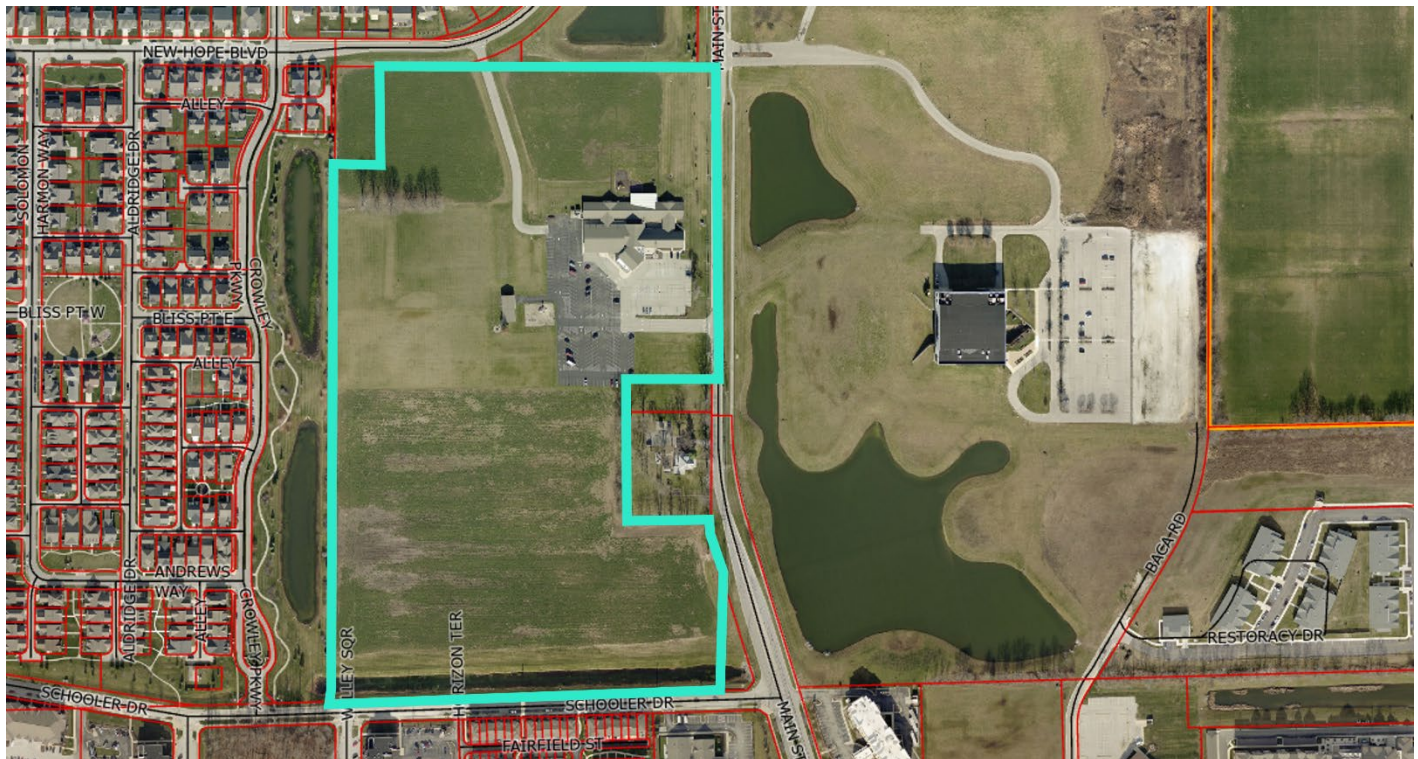
Meeting Date: November 14, 2022

Docket PC22-073-DP – Development Plan – New Hope Church Expansion

The petitioner is requesting review of a Development Plan to be known as New Hope Church Expansion. The site in question is located at 5780 Main Street in Whitestown. The site is zoned Low-density Single-family Residential (R-1). The petitioner is proposing to expand an existing religious use structure and additional parking on approximately 37.41 acres. The applicant is T&W Corporation and owner is New Hope Christian Church.

Location

1. Located at the intersection of Main Street and Schooler Drive, the surrounding area is characterized by residential and other religious uses. The Neighborhoods at Anson residential development is located to the west of the site in question and Clark Meadows residential development is located to the north of the site. There is an existing church and parking on site.



History

1. In 2016, the Whitestown Plan Commission approved a previous expansion of the church and site access improvements (PC16-002-DP).
2. In 2016, the Whitestown Board of Zoning Appeals approved a height variance for an accessory structure (BZA16-006-VA).
3. As part of this application, the petitioner is also seeking Concept Plan approval (PC22-072-CP).

Proposed Development

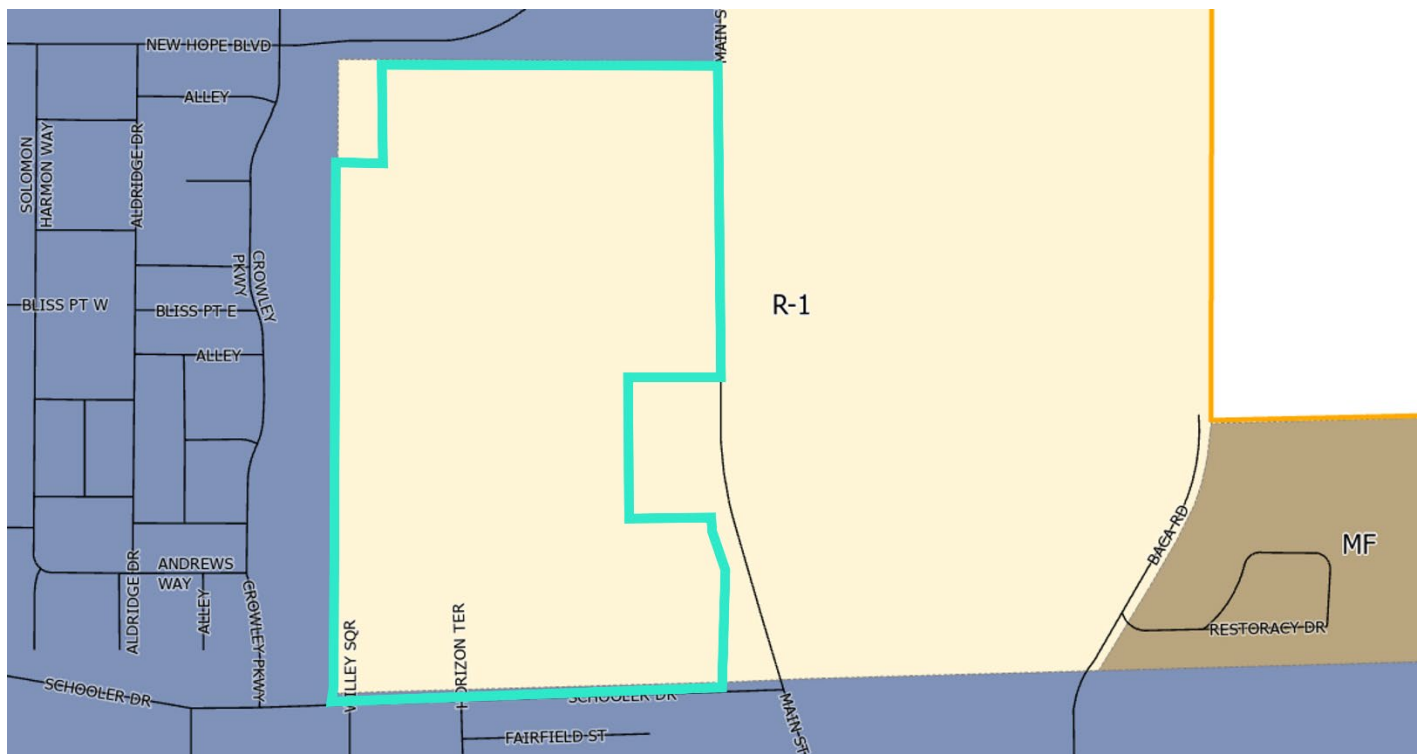
The proposed development is located on approximately 37.41 acres and is currently used for religious uses. The submitted plans and materials indicate the following:

- Proposed 19,304 square foot building expansion;

- Existing 36,000 square foot building expansion.
- Proposed on site parking;
 - 225 existing standard parking stalls;
 - 510 total standard parking stalls after construction;
 - 26 ADA parking stalls;
 - Bicycle parking on site.
- Proposed pedestrian facility along New Hope Boulevard between the driveway and Isaiah House;
- Photometric plan that meets the requirements of the UDO;
- Landscaping plan that meets the requirements of the UDO;
- Elevations that meet the requirements of the UDO;
- Existing access drives to remain.

Zoning

The site in question is zoned Low-density Single-family Residential. The R-3 zone “is a low-density suburban residential district. The lot area and minimum floor area requirements are larger than other residential districts.” Permitted uses within the R-3 Zone include but are not limited to single-family dwellings, libraries, and religious uses amongst others.



Staff Recommendation

Staff is providing a favorable recommendation for the New Hope Church Expansion Development Plan Docket PC22-073-DP. The applicant is proposing to expand an existing religious use structure and additional parking on approximately 37.41 acres.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

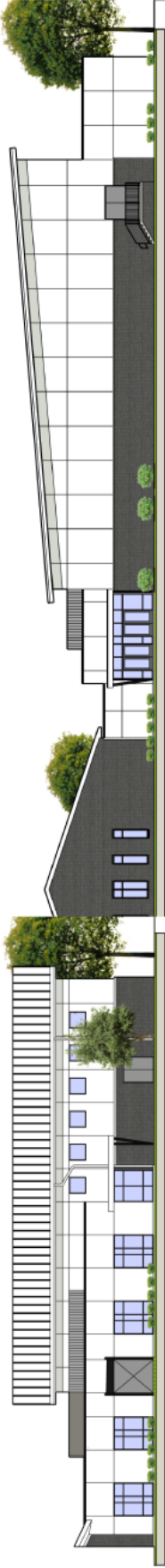
1. **The proposed Development Plan is in compliance** with all applicable development and design standards of the zoning district where the real estate is located.

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.

If Plan Commission approves the Development Plan, staff recommends adding the following conditions:

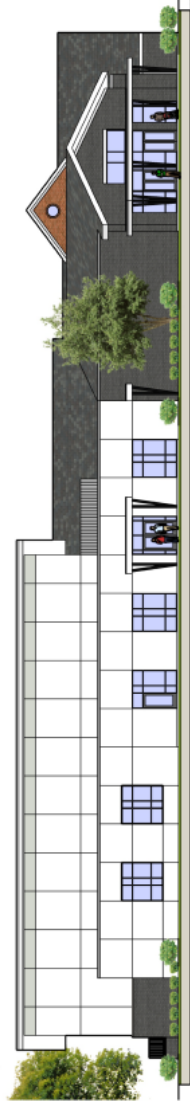
1. Any additional TAC Comments discussed with the Public Works Department will need to be met.
2. The applicant will go through the Quitclaim deed process to consolidate the various deed descriptions. The applicant will submit proof once recorded. Additionally, the applicant will submit the legal description and exhibit dedicating the half right-of-way along Main Street.
3. A temporary gravel parking lot is permitted from the date of the Development Plan approval to the time the Certificate of Occupancy is granted. Due to the church expansion taking place over existing parking areas the temporary parking is permitted during construction.

[illegible]



NORTH EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

WEST EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



October 6, 2022

Jill Conniff
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *New Hope Christian Church Expansion - Concept Plan & Development Plan*

Project Narrative

Location: 5780 S Main Street, Whitestown, IN 46075

The project site is currently zoned R-1. The scope of this project is to construct an approximate 19,300 square foot, 700 seat worship auditorium expansion to the south side of the existing New Hope Christian Church with associated expanded parking lot and utilities to serve the facility. Stormwater runoff from the project will be routed to the north around the east and west sides of the building to an existing extended dry detention basin which discharges to an existing offsite wet detention pond north of the project site. The offsite surrounding interconnected pond network was previously master planned for additional impervious cover on the project site. The improvements planned for the site will result in a total of 536 parking spaces (510 standard spaces & 26 accessible spaces). In the design team's experience, religious facility parking ratios typically fall between 1.0 to 2.5 seats per parking space and facilities that offer multiple services and education programs (i.e. Sunday school) trend toward 1.0 seat per parking space. The proposed expansion has a parking ratio of 1.3 seats per parking space.

The site preparation will include onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. No additional curb cuts are proposed with this project.

Please contact me at (317) 218-9560 or bryan.sheward@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Sheward".

Bryan A. Sheward, P.E.
Project Manager