



# Staff Report PC22-078-DP

## Gateway Dental Office Development Plan

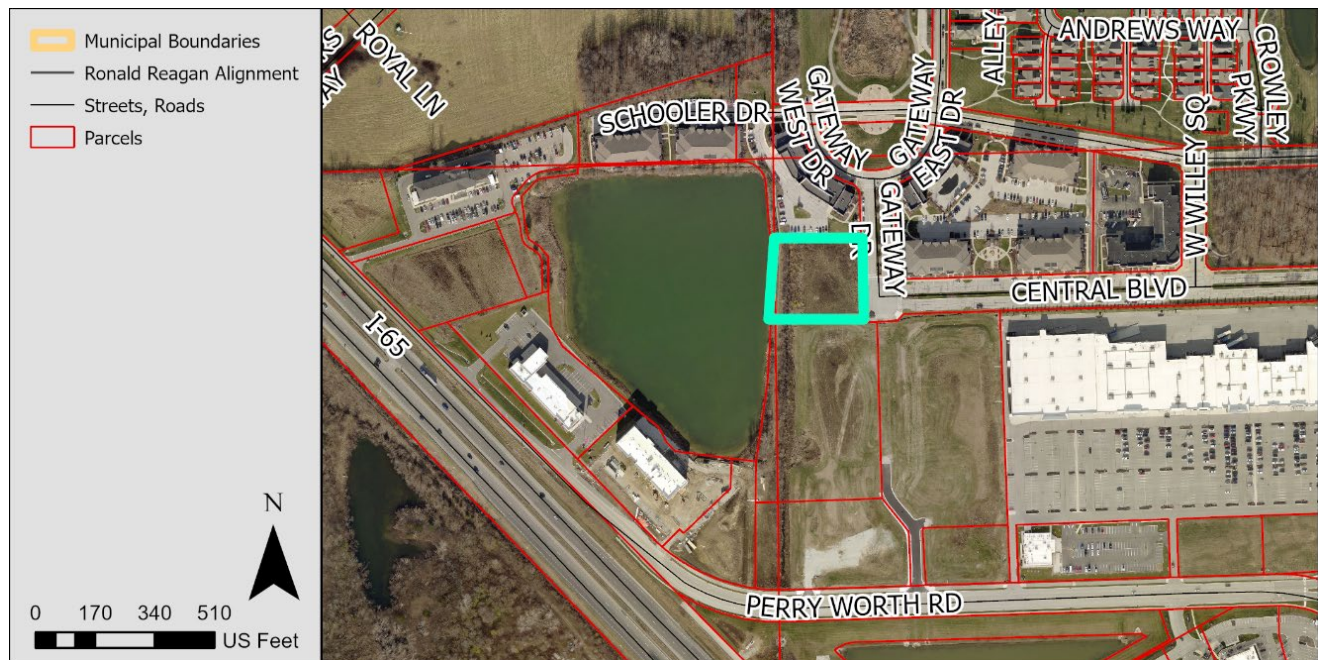
Meeting Date: February 13, 2023

### Docket PC22-078-DP – Development Plan – Gateway Dental Office

The petitioner is requesting a review of a Development Plan to be known as Gateway Dental Office. The site in question is located west of the intersection of Gateway Drive and Central Boulevard. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to build a 9,672-square-foot Dental approximately 1.21 acres. The applicant is Bordenet Civil Engineering and the owners are Vishal & Priti Mahajan.

### Location

1. Located at the intersection of Gateway Drive and Central Boulevard, the surrounding area is characterized by multi-family residential and other commercial uses. The Anson Apartments residential development is located to the north and east of the site in question and Fairfield Suites is located to the south of the site. The site in question is currently vacant.



### History

1. This property is part of the overall Anson PUD development.

### Proposed Development

The proposed development is located on approximately 1.21 acres and is currently vacant.

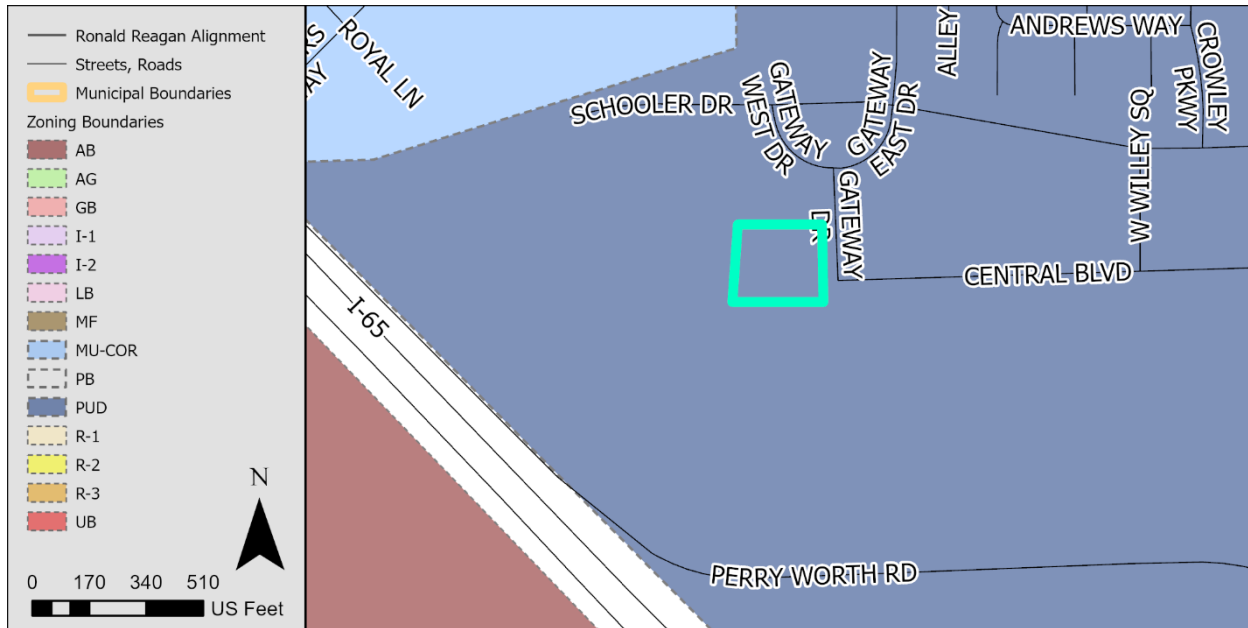
The submitted plans and materials indicate the following:

- Proposed 9,674 square-foot building;
- Proposed on-site parking;
  - o 31 existing standard parking stalls proposed;
  - o 2 ADA parking stalls;
- Enclosed dumpster
- Sidewalk connection.
- Photometric plan that meets the requirements of the PUD and UDO;
- Landscaping plan that meets the requirements of the PUD and UDO;
- Elevations that meet the requirements of the PUD;

- Two drives onto the property.

## 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."



## Staff Recommendation

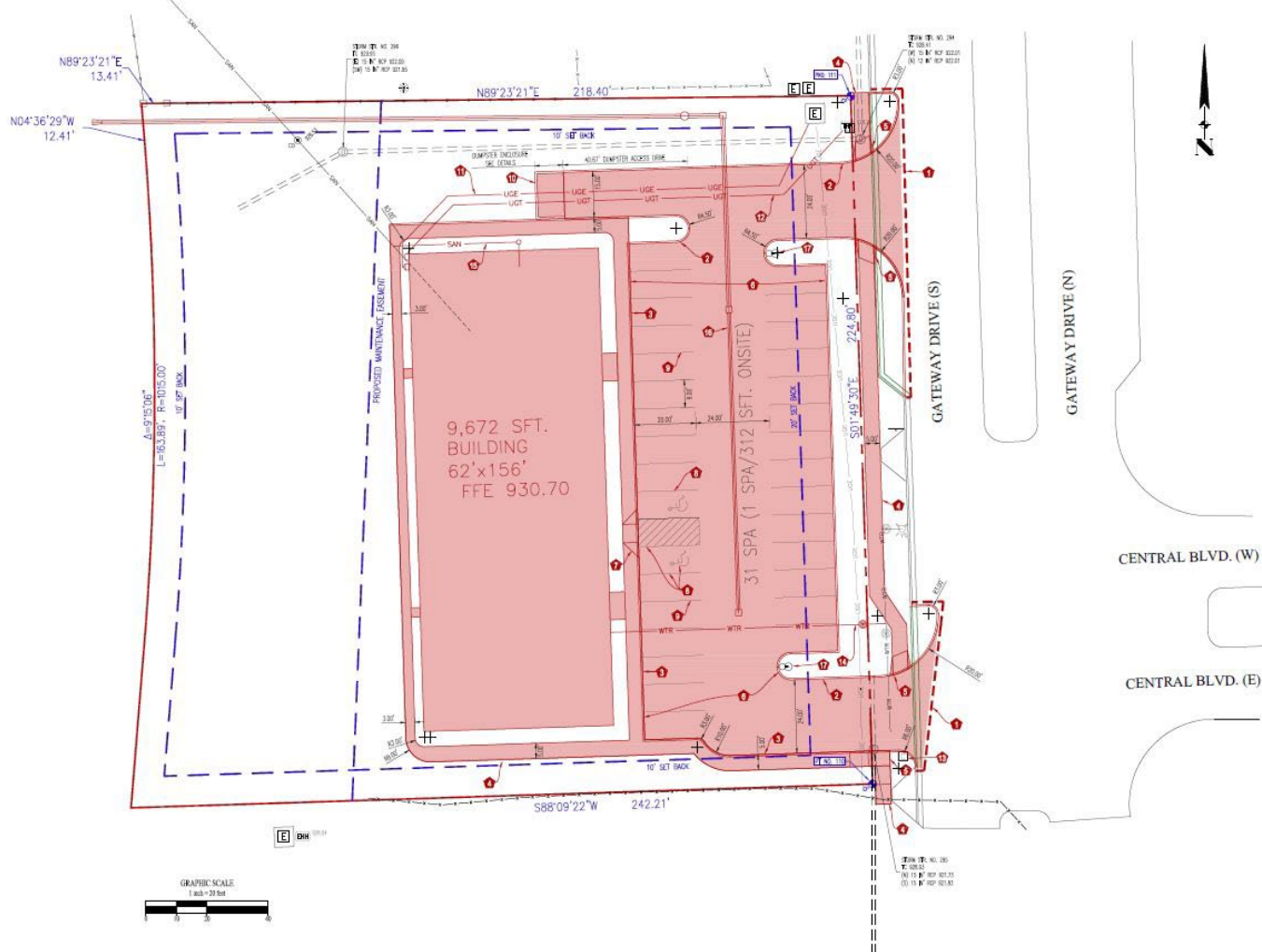
Staff is providing a favorable recommendation for the Gateway Dental Office Development Plan Docket PC22-078-DP. The applicant is proposing to build a 9,674 sq. ft. Dental office and parking on approximately 1.21 acres.

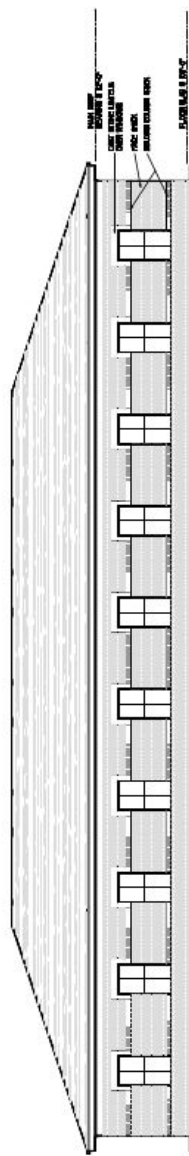
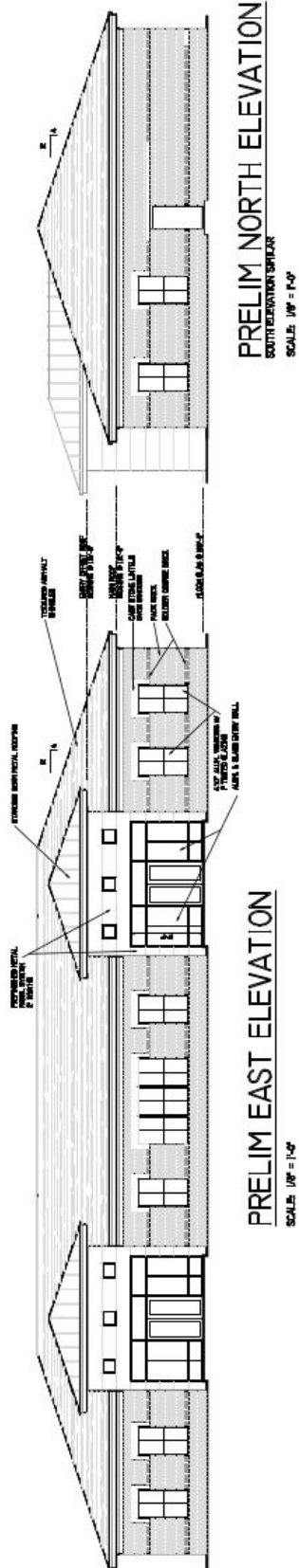
Staff is recommending the condition that the petitioner submits a compliant building materials list and colored rendering prior to the issuance of a building permit.


*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.

## Materials Submitted by the Applicant







## **Bordenet Civil Engineering & Lands Surveying, LLC**

8902 Alibeck Ct.  
Indianapolis, IN 46256  
317-840-6532

Dear Lori

### **Project Narrative**

This project proposes to construct a dental office building with speculative office space on the east side of the intersection of Gateway Drive and Central Boulevard in the Town of Whitestown, Indiana. Improvements include a new building, parking lot, public and private sidewalks, dumpster enclosure, storm sewers, sanitary lateral, power, and data utility connections

**D. Scott Bordenet, PE, LS**