

July 25, 2023

Lori McKeever  
Planner / Town of Whitestown  
6210 Veteran's Drive  
Whitestown, IN 46075

Re: **Commitment Modification to Docket PC21-046-DP**  
Request for Modified Zoning Commitments  
Hoosier-To-Go Store at Bridle Oaks Phase 1

Hi Lori,

The existing commitments for this project state that the building permit for the store cannot be issued by the Town until the construction of Phipps Road and Spur Street has been completed. This letter is a request to amend the commitments to allow the building permit to be released right away, since the site development and building plans have already been approved, but withhold the certificate of occupancy until these two roadways are complete. We would like this request to be placed on the docket for the August 14 meeting of the Plan Commission.

Thank you for your assistance with this request.

Cordially,

A handwritten signature in black ink that reads "Harjinderpaul Singh". The signature is written in a cursive, flowing style.

Harjinderpaul Singh  
Indy Holdings, LLC



# Staff Report PC21-046-DP

## Hoosier to Go Gas Station

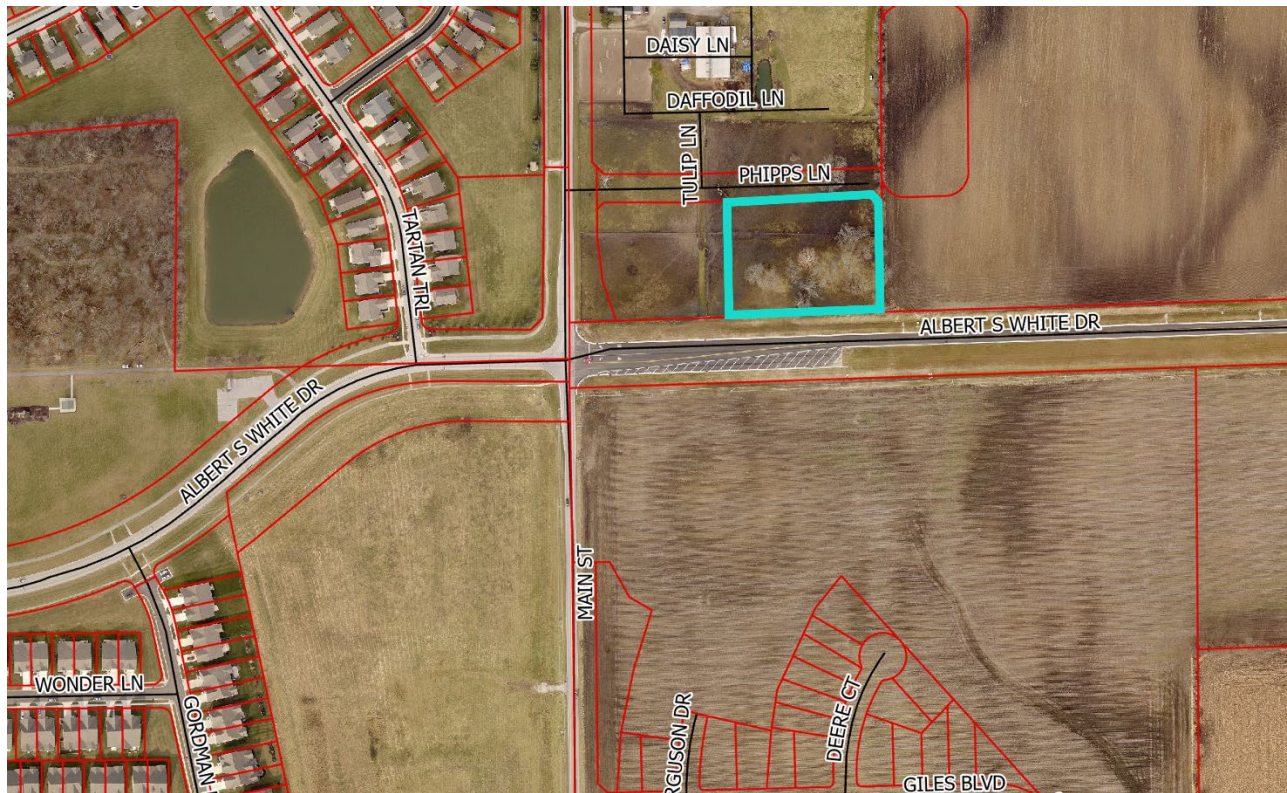
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### Docket PC21-046-DP – Development Plan – Hoosier to Go Gas Station

The petitioner is requesting review of a Development Plan to be known as Hoosier to Go Gas Station. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street in Whitestown, Indiana. The site is zoned Bridle Oaks PUD. The petitioner is proposing to develop a gas station and convenience store on approximately 2.64 acres. The applicant is Harjinderpal Singh on behalf of owner PK Whitestown, LLC per Jerry Williams.

### Location

1. The site in question is located on the north side of Albert S White Drive approximately 347 feet to the east of the intersection of Albert S White Drive and Main Street. The site in question is a part of the Bridle Oaks mixed-use development. The surrounding area is characterized by single family and multifamily residential, and agriculture uses.



### History

1. In 2019, the Whitestown Plan Commission provided a favorable recommendation to rezone the site in question from R2 to PUD (PC19-026-ZA).
2. In 2020, the Whitestown Town Council approved the rezone of the site in question from R2 to PUD (ORD2020-12).
3. In 2020, the Whitestown Plan Commission approved a Primary Plat for the area in question (PC20-035-PP).
4. In 2020, the Whitestown Plan Commission approved a revised Primary Plat for the area in question (PC20-045-

PP). The area has since been subdivided according to the approved Primary and Secondary Plats.

## **Proposed Development**

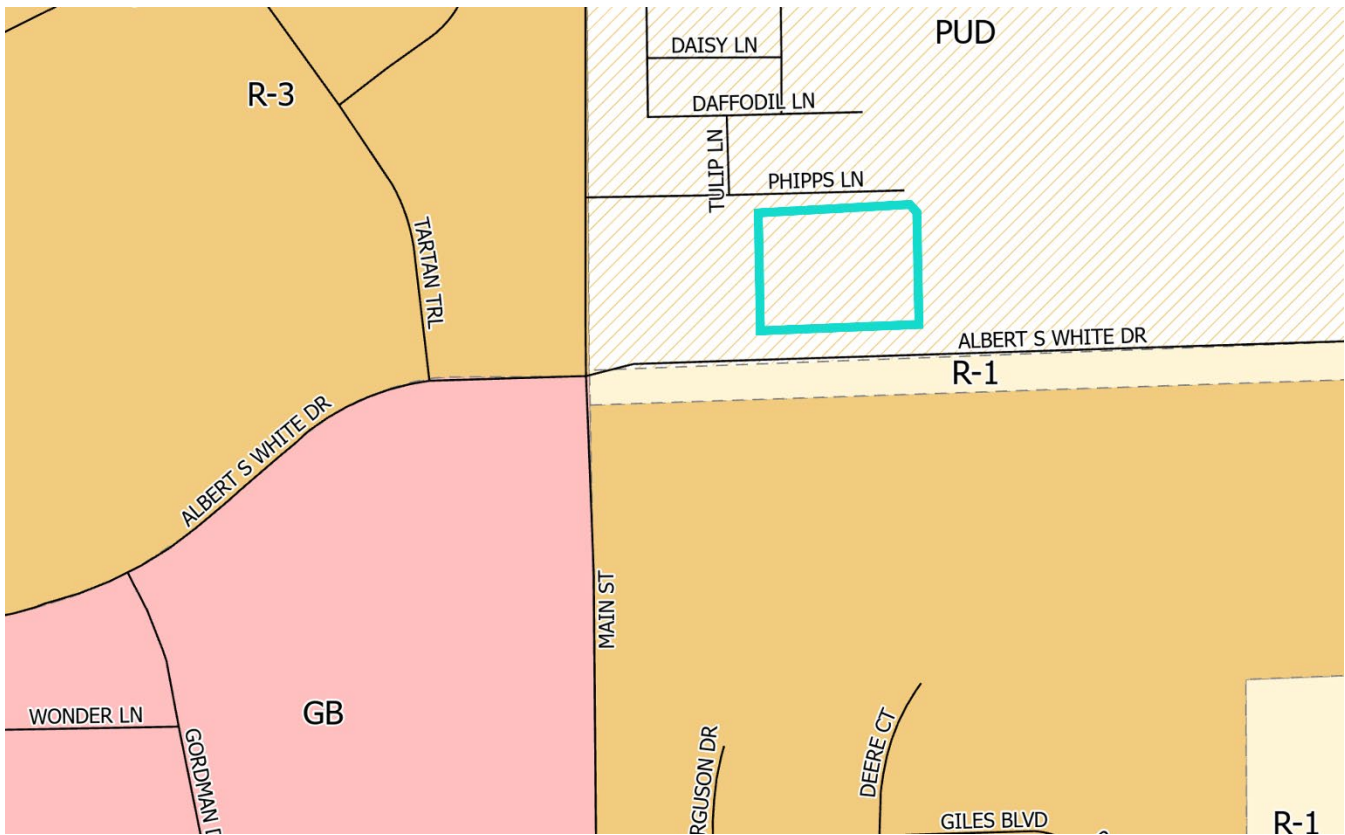
The proposed development is located on approximately 2.64 acres. The site is zoned Bridle Oaks PUD.

The submitted plans and materials indicate the following:

- Approximately 4,300 square foot building footprint for a convenience store use;
- A fuel canopy with pump stations;
- Proposed detention basin on the west side of the site;
- Proposed onsite parking including approximately:
  - 12 standard parking stalls;
  - 1 ADA parking stalls; and,
  - 1 bicycle rack.
- Two access points to Phipps Lane to the north and one access entrance to an unnamed street to the east;
- Proposed pedestrian network along Phipps Lane, Albert S White Drive, and the unnamed street;
  - Internal pedestrian network and a connection to the east side sidewalk.
- Proposed dumpster enclosure on site;
- Proposed monument sign on site;
- Landscaping plan that is in compliance with the UDO;
- Photometric plan that is in compliance with the UDO;
- Architectural elevations that are in compliance with the Bridle Oaks PUD Ordinance;

## **Zoning**

The site in question is zoned Bridle Oaks PUD and is part of the Mixed Use and Residential Area. The Bridle Oaks PUD “includes a mix of residential types, including detached single-family home sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes... In this manner, the project will present opportunities for a live-work-play environment nestled in proximity to the downtown.” The area permits uses in the General Business district as well as gasoline/fuel service stations, a hospital complex or hospital campus, restaurants, and other uses explicitly listed in the Bridle Oaks PUD Ordinance.



**Staff Recommendation**

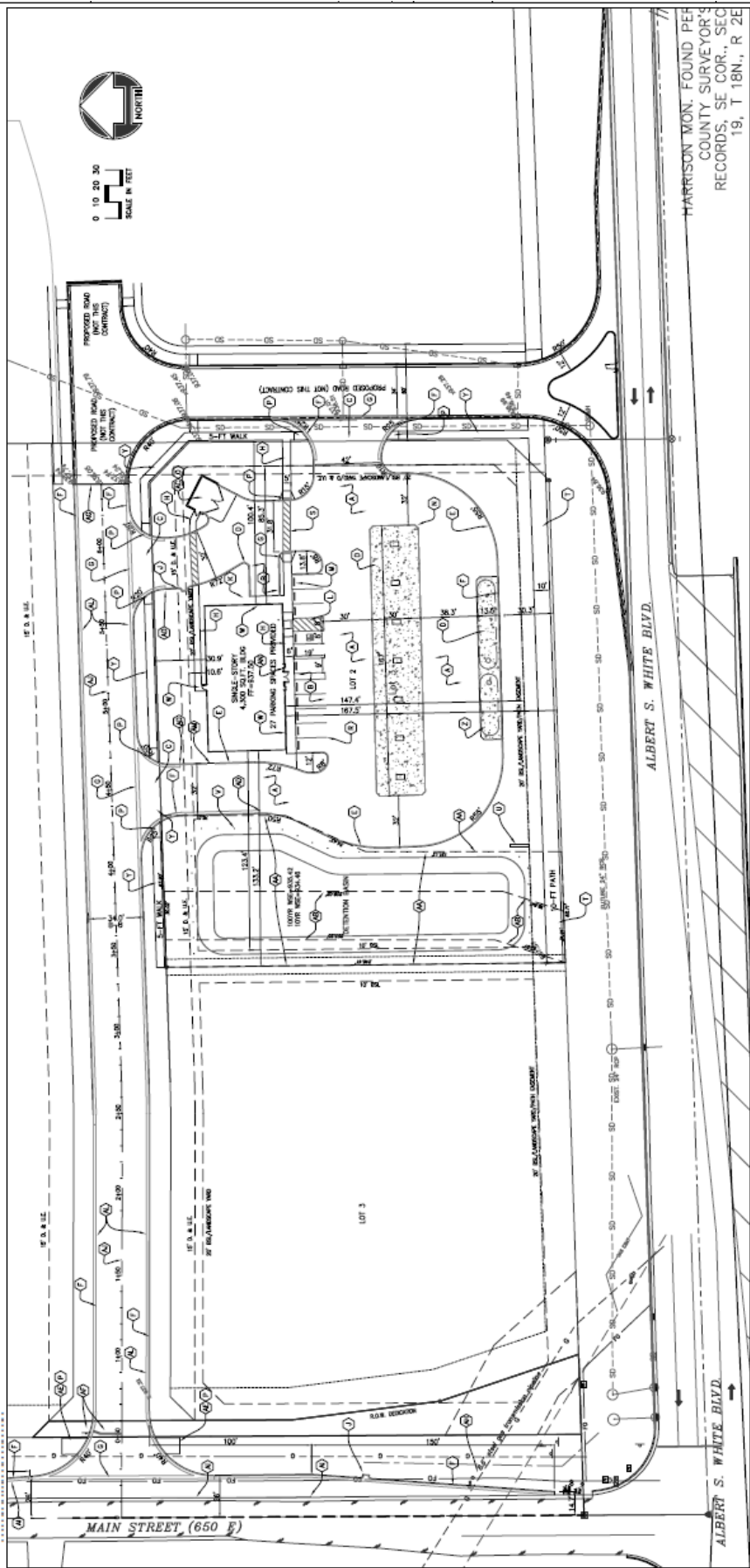
Staff is providing a favorable recommendation for the Hoosier to Go Gas Station Development Plan Docket PC21-046-DP. The applicant is proposing to develop a gas station and convenience store on approximately 2.64 acres.

*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
2. **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.

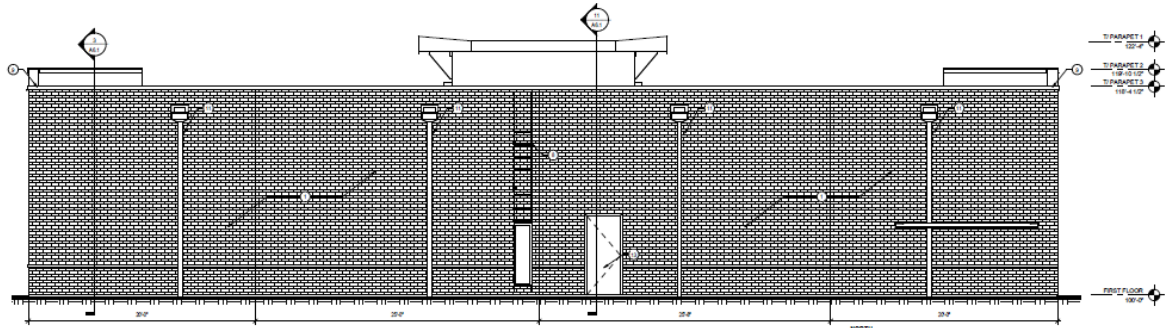
If Plan Commission makes a motion to approve Docket PC21-046-DP, staff recommends making the approval contingent upon the eastern road being constructed before building permits are approved.

Materials Submitted by the Applicant



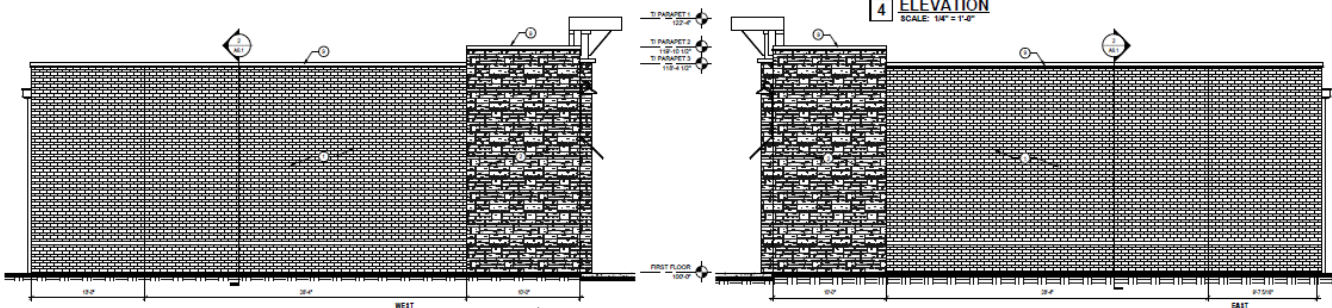
HARRISON MON. FOUND PER  
COUNTY SURVEYOR'S  
RECORDS, SE COR., SEC.  
19, T 18N., R 2E

ALBERT S. WHITE BLVD.

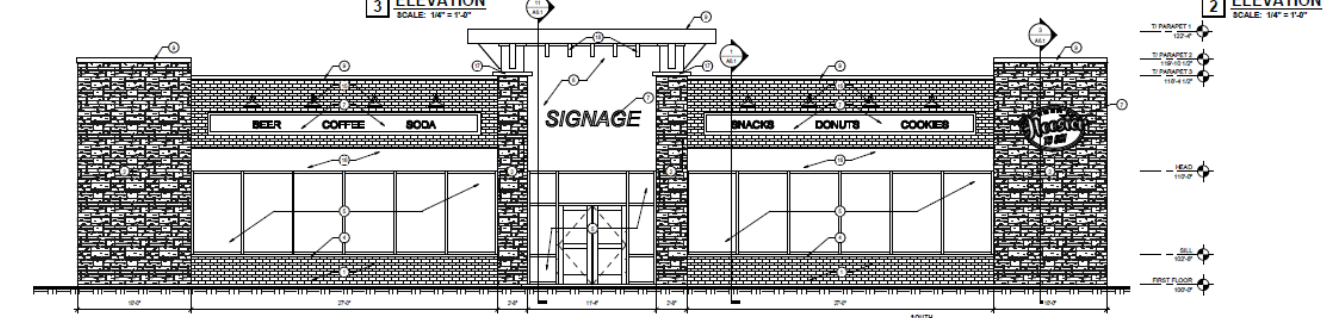


- ELEVATION KEYNOTES:**
- 1 BRICK VENEER
  - 2 STONE VENEER
  - 3 BRICK VENEER (UPPER COURSE)
  - 4 BRICK VENEER (LOWER COURSE)
  - 5 BRICK VENEER (CORNER)
  - 6 BRICK VENEER (CORNER)
  - 7 BRICK VENEER (CORNER)
  - 8 BRICK VENEER (CORNER)
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  - 20 BRICK VENEER (CORNER)

**4 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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Meeting Minutes

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*Whitestown Plan Commission*

**Date:** 12/13/21

**Time:** 6:30 pm

**Location:** Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, IN 46075, (317) 769-6557

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**Call to Order**

6:30 pm

**Pledge of Allegiance**

**Roll Call**

- Danny Powers
- Dave Taylor
- Steve Milstead
- Andrew McGee
- Matt Doublestein
- Lauren Foley
- Sarah Ford
- Staff:
  - o Brittany Garriott, Director
  - o Jonathan Hughes, WPC/WBZA Attorney

**Approval of the Agenda**

*Motion to approve the 11/08/21 meeting minutes by Ford, second by Taylor. Motion passes 7-0.*

*Motion to approve agenda and combine items a. and b., c. and d., and h. and i. by Ford. Second by McGee. Motion passes 7-0.*

**Public Comments for Items Not on Agenda N/A**

**Not on the Agenda N/A**

## Presentations N/A

## Unfinished Business N/A

## New Business (Public Hearing)

### a. and b. PC21-043-CP and PC21-044-DP Culvers

- i. **Rusty Spiars** – 275 Medical Drive Carmel, IN representing Culvers, happy to answer any questions.
- ii. **Brittany Garriott – Staff Report** – Staff is providing a favorable recommendation for the Culvers Restaurant Development Plan Docket PC21-044-DP. The applicant is proposing to develop a restaurant use with a drive-thru and associated parking on approximately 1.27 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.
- iii. **Bob Goins** – Construction director for Culvers.
- iv. **Sarah Ford** – How do you go through the drive-thru off round about? Looks like you will not have to stop in the roundabout, which is good.

*Motion to approve by McGee. Second by Powers. Motion passes 7-0.*

### c. and d. PC21-045-CP and PC21-046-DP Hoosier To-Go Gas Station

- i. **Rusty Spiars** – 275 Medical Drive Carmel, IN representing Hoosier To-Go in Bridle Oaks Phase One. This will be for a full-service convenience store and gas station open 24 hours, will be a nice clean facility.
- ii. **Brittany Garriott – Staff Report** – Staff is providing a favorable recommendation for the Hoosier to Go Gas Station Development Plan Docket PC21- 046-DP. The applicant is proposing to develop a gas station and convenience store on approximately 2.64 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 2. 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 makes a motion to approve Docket PC21-046-DP, staff recommends making the approval contingent upon the eastern road being constructed before building permits are approved.



- iii. **Craig Arthur** – 6671 Keepsake Drive Whitestown, IN – Had a question about landscape buffering and which sides would have landscaping. Asked if the developer would be willing to convert the property back to undeveloped land if they go out of business. Asked if there was down-lit lighting in the PUD.
- iv. **Brittany Garriott** – They will be providing landscape on the North, South, East, and West sides. If it is not in their PUD, it would refer to our UDO and would be required to be down-lit.
- v. **Sarah Ford** – Understands where Craig is coming from with his question, if they went out of business what would happen to the property, it would be hard to find another use. Can we make is open land again?
- vi. **Matt Doublestein** – Would the petitioner be willing to return it to developmental land?
- vii. **Rusty Spiars** – I cannot commit to that for the owner, seems like quite a commitment.
- viii. **Jon Hughes** – Have seen parties present a bond on larger projects, you could put a condition on it if you wanted to.
- ix. **Matt Doublestein** – I cannot imagine that this will not be successful.
- x. **Andrew McGee** – When is the North Road being developed?
- xi. **Danny Powers** – The North/South Road was a commitment to the petitioner; the gas station will construct.
- xii. **Sarah Ford** – It will be a busy gas station.

*Motion to approve by Ford with condition that the East Road must be constructed before building permits are approved. Second by McGee. Motion passes 7-0.*

#### e. PC21-050-DP Poplar Pediatric Dentistry

- i. **Jonathan Pasyk** – Civil and Environmental consultants, inc. for Poplar Pediatric going to be located at 4736 S Main Street. Going to be a 7,200 Square foot building on 5.4 acres for a pediatric dentist office. It has been rezoned to Local Business. The owners are here to answer any questions.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for the Poplar Pediatric Dentistry Development Plan Docket PC21- 050-DP. The applicant is proposing to develop a dentist office and associated parking on approximately 5.47 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.
- iii. **Craig Arthur** – 6671 Keepsake Drive Whitestown, IN – Is in favor of the proposal and thinks the building looks beautiful. Not concerned with traffic and would appreciate approval.
- iv. **Joseph Lese** – 1103 E 10<sup>th</sup> Street addressed that the Knox box comment had been resolved.
- v. **Danny Powers** – We have been working with the petitioner on the right-of way.
- vi. **Sarah Ford** – What is a Knox box?

- vii. **Matt Doublestein** – A box with fire department keys.
- viii. **Sarah Ford** – This proposal is excellent and will look nice.

*Motion to approve McGee. Second by Foley. Motion passes 7-0.*

**f. PC21-052-DP Shoppes at Anson Outlot 3**

- i. **Chad James** - HWC Engineering – 135 W Pennsylvania St – Proposing 5,000 square foot retail on Outlot 3 East of Koto.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for the Shoppes at Whitestown Outlot 3 Development Plan Docket PC21-052-DP. The applicant is proposing to develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 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.
- iii. **Matt Doublestein** – Question about traffic management. Will this tighter traffic pattern be a concern?
- iv. **Danny Powers** – The adjoining lot will provide motion.

*Motion to approve by Powers. Second by Taylor. Motion passes 7-0.*

**g. PC21-054-DP Shoppes at Anson Outlot 4**

- i. **Chad James** – Presenting for Outlot 4 which is East of Outlot 3 for 7,400 square feet of retail.
- ii. **Brittany Garriott** – Staff Report – Staff is providing a favorable recommendation for the Shoppes at Whitestown Outlot 4 Development Plan Docket PC21-054-DP. The applicant is proposing to develop a retail and restaurant use with a drive-thru and associated parking on approximately 0.93 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.
- iii. **Matt Doublestein** – Do you know of potential tenants?
- iv. **Chad James** – No.

*Motion to approve by McGee. Second by Powers. Motion passes 7-0.*

**h. PC21-056-CP and i. PC21-057-DP Shoppes at Whitestown Outlot 6**

- i. **Chad James** - HWC Engineering – 135 W Pennsylvania – 6338 Mills Drive West of Denny’s. 0.70 acres will have three tenants and complies with the Anson PUD.
- ii. **Brittany Garriott – Staff Report** - Staff is providing a favorable recommendation for the Shoppes at Whitestown Outlot 6 Development Plan Docket PC21-057-DP. The applicant is proposing to develop a retail use with associated parking on approximately 0.70 acres. The proposed Development Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters. 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.
- iii. **Matt Doublestein – No drive-thru? Question about road entry.**
- iv. **Danny Powers** – I feel comfortable with the access.
- v. **Sarah Ford** – will there be an uptick of accidents?
- vi. **Danny Powers** – We have had no complaints to DPW.
- vii. **Sarah Ford** – This is what this was designed for years ago.

*Motion for approval by Powers. Second by Taylor. Motion passes 7-0.*

**Other Business**

**Announcements**

**Jon Hughes** – We held an executive session prior to this meeting for a pending litigation

**Brittany Garriott** – Staff reports are longer now as we have added the list of three topics to assure they are compliant.

**Adjourn**

*Unanimous vote to adjourn.*

7:11 pm

\_\_\_\_\_  
Matt Doublestein, President

\_\_\_\_\_  
Brittany Garriott, Staff