



Staff Report PC23-025-DP

Schumacher Homes

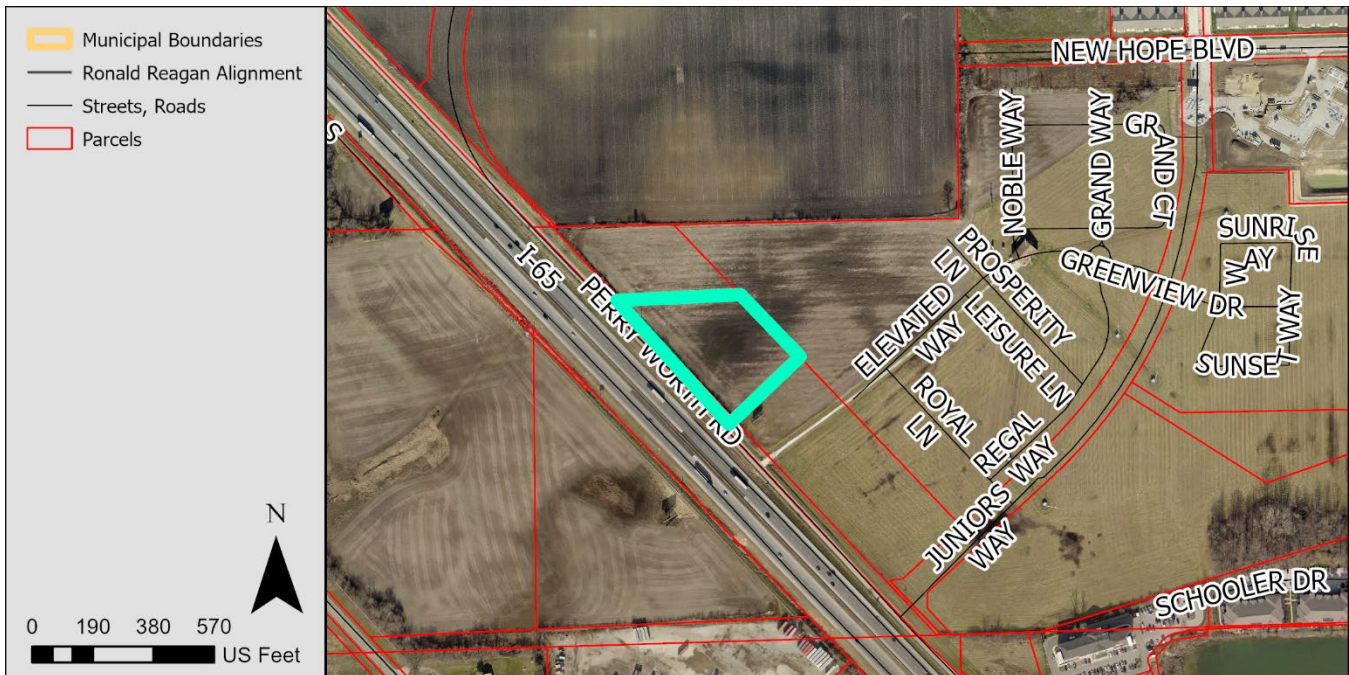
Meeting Date: August 14, 2023

Docket PC23-025-DP – Development Plan – Schumacher Homes

The petitioner is requesting review of a Development Plan to be known as Schumacher Homes. The site in question is located along Perry Worth Road near the future Juniors Way intersection. The site is zoned Mixed Use – Commercial, Office, and Retail (MU-COR) with the I-65 Corridor Overlay. The petitioner is proposing to construct an office design showroom and two model homes on approximately 2.5 acres. The applicant and owner is Schumacher Homes of Indianapolis, Inc.

Location

Located on the northeast side of Perry Worth Road, the surrounding area is characterized by commercial and high-density residential uses. The site in question is located on what is commonly referred to as the Emmis Broadcasting site. There are approved multi-family projects under construction located to the northeast of the site in question. Interstate 65 is located on the opposite side of Perry Worth Road.



History

1. In 2018, the Whitestown Plan Commission recommended approval to rezone the site and surrounding area from Light Industrial (I-1) to the Urban Business (UB) Zoning District (PC18-015-ZA). The Town Council subsequently approved the rezone (ORD 2018-22).
2. In 2020, the Whitestown Plan Commission recommended approval to rezone the site in question from UB to the Mixed Use – Commercial, Office, and Residential (MU-COR) Zoning District (PC20-058-ZA). The Town Council subsequently approved the rezone in 2021 (ORD 2021-10).
3. In 2021, the Whitestown Plan Commission approved a Concept Plan for the Schumacher Homes site (PC21-023-CP).

Proposed Development

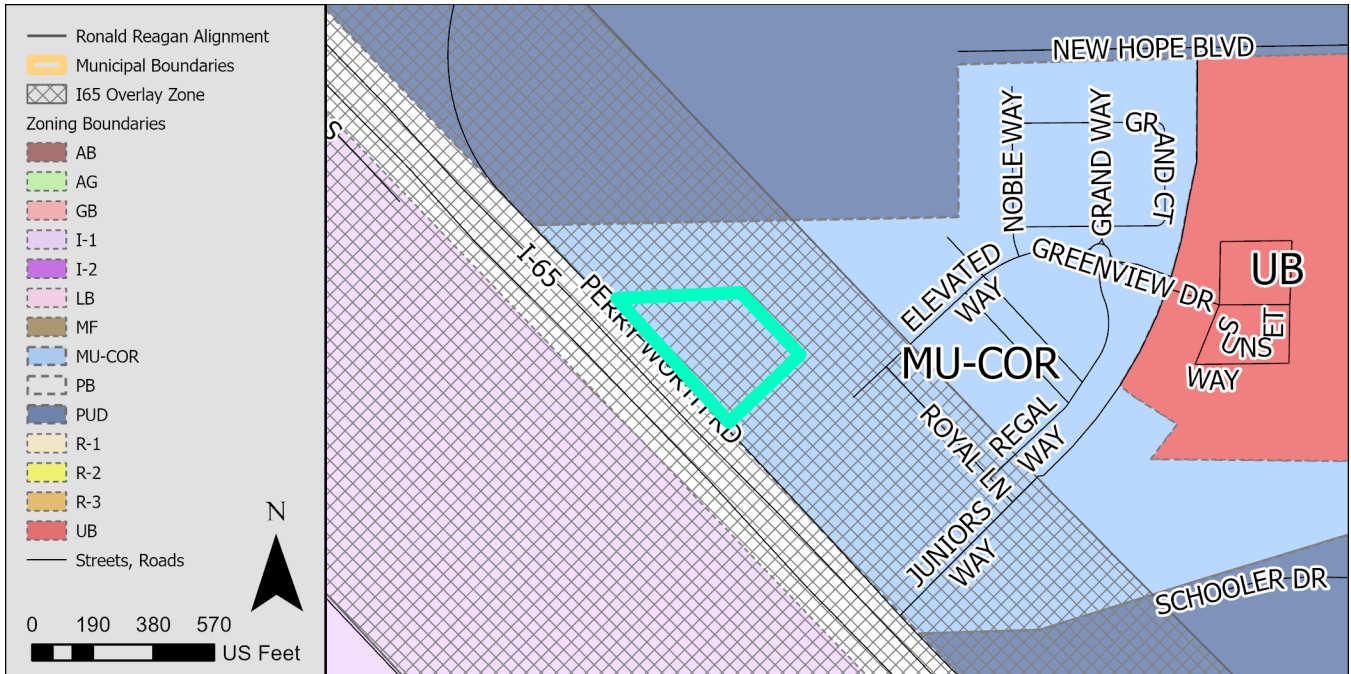
The proposed development is located on approximately 2.5 acres and is currently vacant. The submitted plans and materials indicate the following:

- Three proposed structures;
 - o Office/ design showroom 4,702 square feet;
 - o Model home one 3,990 square feet; and,
 - o Model home two 3,319 square feet.
- Proposed building locations meet zoning setbacks;
- Proposed on site parking;
 - o 19 standard parking stalls;
 - o 2 ADA parking stall;
 - o Bicycle parking on site.
- Sidewalk connection from the Perry Worth pedestrian path to the site;
 - o Sidewalk from the front of the buildings to the parking lot.
- One proposed access curb cut on Perry Worth Road;
- Retention pond for stormwater located adjacent to the site;
- Proposed 20.46% impervious surface;
- Easements on the north and east sides of the site;
- Dumpster enclosure and ground monument sign on site;
- Architectural elevations that meet the requirements of the UDO;
- Landscaping plan that meets the requirements of the UDO; and,
- Photometric plan that meets the requirements of the UDO.

Zoning

The site in question is zoned Mixed Use – Commercial, Office and Retail (MU-COR). The MU-COR zone “is established to accommodate developments containing a variety of commercial, office, and residential uses.” Permitted uses within the MU-COR Zone include but are not limited to multi-family dwellings, assisted living facilities, restaurants, and offices.

The site is also zoned I-65 Corridor Overlay. The Overlay “is established to provide consistent and coordinated treatment of the properties along 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 Schumacher Homes Development Plan Docket PC23-025-DP. The petitioner is proposing to construct an office design showroom and two model homes on approximately 2.5 acres. The proposed Development Plan is in compliance with the approved Concept Plan for the site.

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. The Secondary Plat for the site will need to be finalized and recorded prior to applying for building permits.



June 1, 2023

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

RE: *Schumacher Homes Design Studio Whitestown, Indiana*

Location: 5875 Perry Worth Road, Whitestown, IN – Schumacher Homes Property (formally known as a portion of the Emmis Communications Parcel) Located along Perry Worth Road to the west of The E – Elevated Living at Whitestown Development and to the north of the future Warhorse Emmis Storage Project.

The project site is currently zoned MU-COR and resides within the I-65 Overlay Corridor. The scope of the project is to develop a 3 building Design Studio and Model Home development on 2.5 acres with associated access drives, parking areas and utilities to serve the buildings. The proposed project was accounted for in the master drainage plan for the stormwater detention pond proposed for the E – Elevated Living project. Sanitary sewer services to serve the development will be extended from a manhole south of the E – Elevated Living property and the public watermain along the west side of Hemlock Drive will be extended across the Emmis property to the north to the proposed property site and will extend to Perry Worth Road. The development of the site will include approximately 21 parking spaces. The site preparation will include onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. One curb cut is proposed off Perry Worth Road.

Please contact me at (317) 405-7121 or Chad.Mayes@Kimley-Horn.com should you have any question.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Mayes".

Chad Mayes, P.E.
Project Manager

Drawing name: K:\IND\DEV\170261000_schumacher_emmis_whitestown_in\2 Design\CADD\plan\sheet\C3.0-SITE-PLAN.dwg C3.0 Jul 13, 2023 8:02pm by ChadMoyes
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Indiana Utilities Protection Service

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GRAPHIC SCALE IN FEET

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	==	MU-COR
SITE ACREAGE	==	2.50 AC.±
SHOWROOM (BUILDING A) AREA	==	4,702 SF
SHOWROOM (BUILDING A) HEIGHT	==	25'-5" TYP
CHARLESTON (BUILDING B) AREA	==	3,990 SF
CHARLESTON (BUILDING B) HEIGHT	==	29 FT
OLIVIA (BUILDING C) AREA	==	3,319 SF
OLIVIA (BUILDING C) HEIGHT	==	31' - 6"
PARKING SPACES (STANDARD) REQUIRED	==	12 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	==	1 SPACES
PARKING SPACES (STANDARD) PROVIDED	==	19 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	==	2 SPACES
TOTAL PARKING SPACES PROVIDED	==	21 SPACES
LOT COVERAGE PERCENTAGE	==	20.46 %

BENCHMARKS

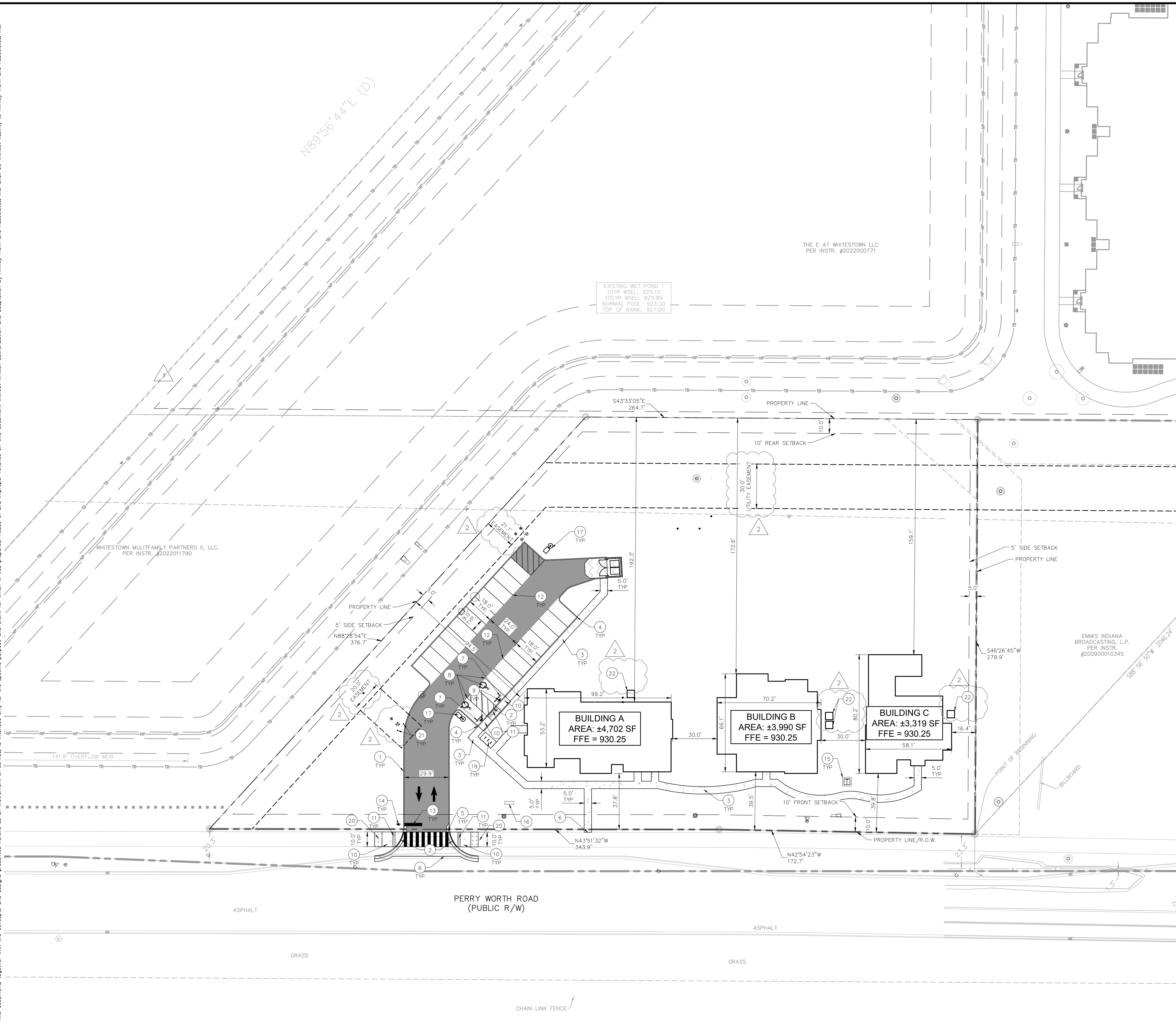
SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP 6 MAG NAIL	N 1715069.82
E 3154818.87	ELEVATION=929.15
CP 7 MAG NAIL	N 1714634.96
E 3155222.03	ELEVATION=929.27

- ### KEY NOTES
1. CONCRETE CURB, TYP. (SEE DETAILS)
 2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
 3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 4. COMBINED CURB AND WALK (SEE DETAIL)
 5. CONCRETE CURB AND GUTTER (SEE DETAILS)
 6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
 8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
 10. ACCESSIBLE RAMP (SEE DETAILS)
 11. 2" WIDE TACTILE WARNING STRIP
 12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
 13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 15. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
 16. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 17. LIGHTING POLES FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
 18. 3-FT TRANSITION CURB (SEE DETAILS)
 19. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
 20. MIXED USE TRAIL (REFER TO TOWN STD DETAILS)
 21. BOLLARD, TYP.
 22. A/C CONDENSER (REFER TO ARCHITECTURAL PLANS)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)



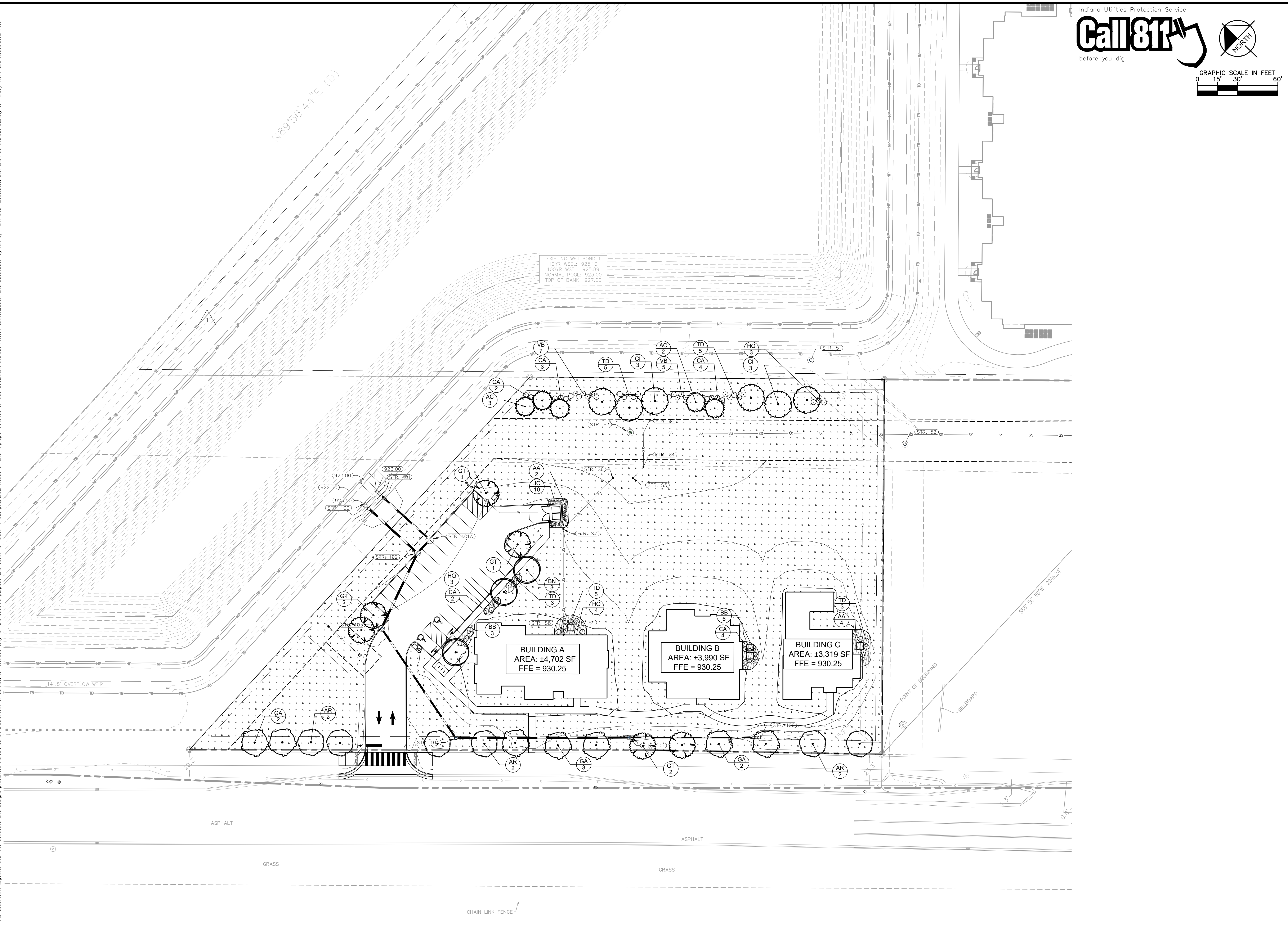
 00233 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	AS NOTED DESIGNED BY: CSM DRAWN BY: LDS CHECKED BY: CSM	REVISIONS NO. DATE COMMENTS 07/13/23 CSM 06/20/23 AS	BY
	 SCHUMACHER HOMES		
<h2>SITE PLAN</h2>			
SCHUMACHER HOMES DESIGN STUDIO 5875 PERRY WORTH ROAD WHITESTOWN, IN 46075			
ORIGINAL ISSUE: 06/08/2023 KHA PROJECT NO. 170261000 SHEET NUMBER C3.0			

Drawing name: K:\IND_DEV\170261000_schumacher_emms_whtstwn_l10_LANDSCAPE PLAN.dwg L1.0 Jul 13, 2023 8:07pm by ChadMoyses
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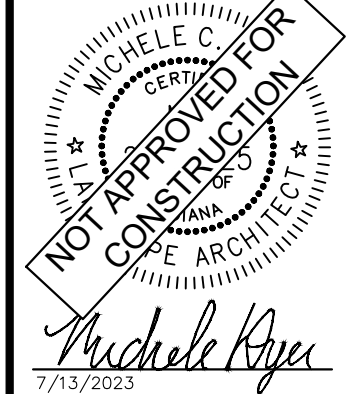
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0 15' 30' 60'



NO.	DATE	BY	REVISIONS
1	06/20/23	AS	REVISED PER TAC COMMENTS
2	07/13/23	CSM	REVISED PER TAC COMMENTS

Kimley-Horn
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 500 EAST 96TH STREET, SUITE 300,
 INDIANAPOLIS, IN 46240
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SCALE: AS NOTED
 DESIGNED BY: CSM
 DRAWN BY: LDS
 CHECKED BY: CSM



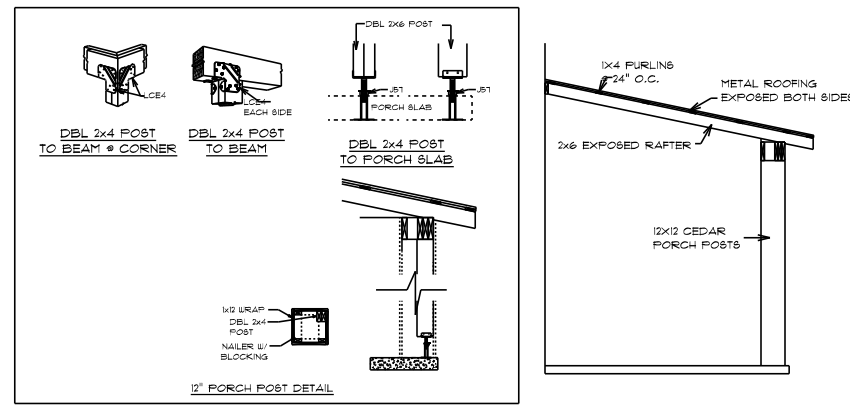
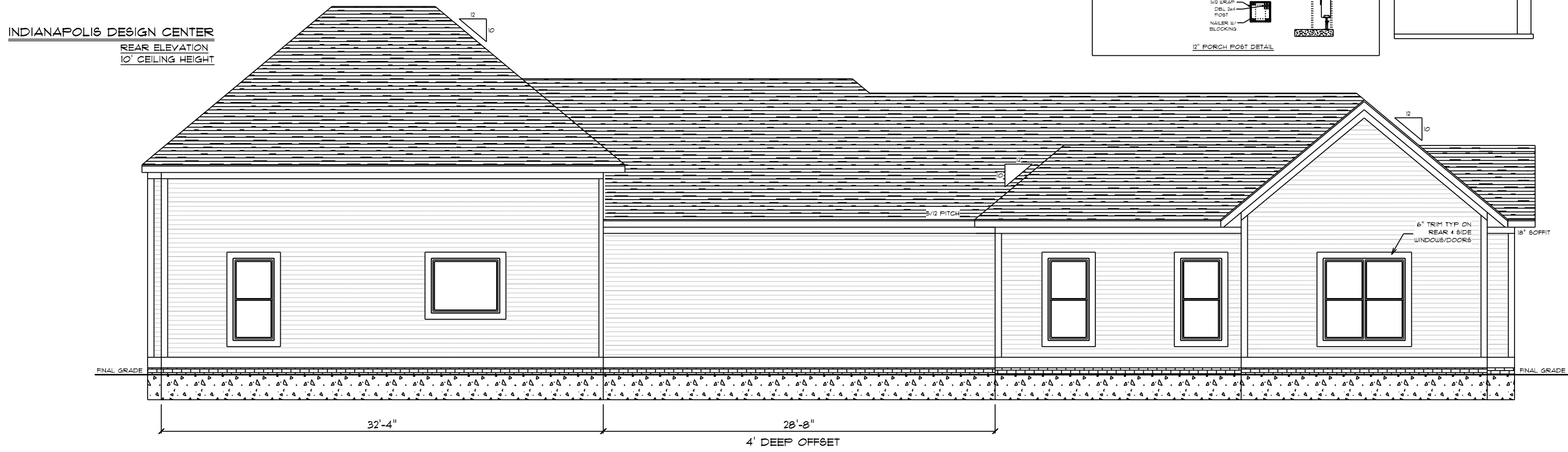
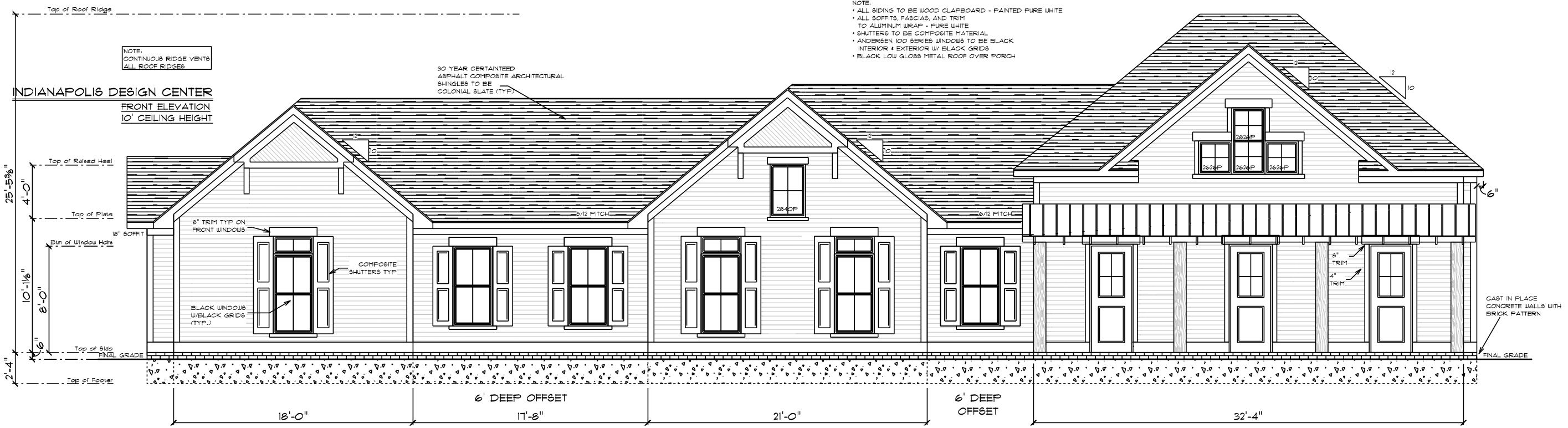
Paul Schumacher
 SCHUMACHER HOMES

LANDSCAPE PLAN

SCHUMACHER HOMES
 DESIGN STUDIO
 5875 PERRY WORTH ROAD
 WHITESTOWN, IN 46075

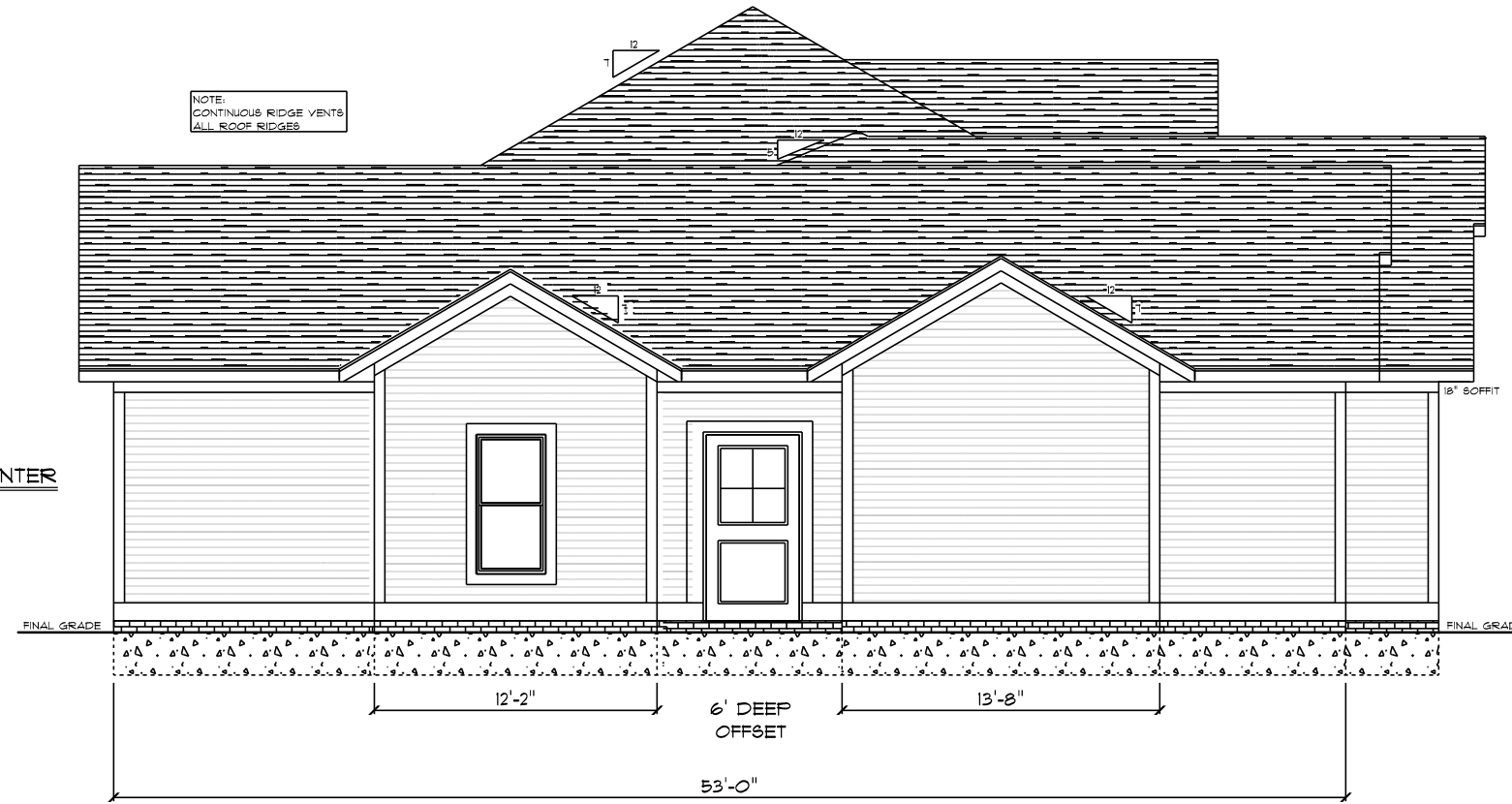
ORIGINAL ISSUE:
 06/08/2023
 KHA PROJECT NO.
 170261000
 SHEET NUMBER

L1.0



DATE: 1/26/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: [Redacted]
SQUARE FOOTAGES: MAIN FLOOR: 4330 PORCHES: 350
CUSTOM BUILT FOR: INDY NORTH DESIGN CENTER
JOB #: [Redacted]
LOCATION: FERRY WORTH ROAD WHITESTOWN, IN.
Schumacher Operations, INC. (MIDWEST/MIDCENTRAL) 2715 Wise Avenue NW Canton, OH 44708 (877) 267-3482 www.schumacherhomes.com
Schumacher HOMES

RALEIGH DESIGN CENTER
LEFT ELEVATION
10' CEILING HEIGHT



RALEIGH DESIGN CENTER
RIGHT ELEVATION
10' CEILING HEIGHT



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CUSTOM BUILT FOR:
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LOCATION: PERRY WORTH ROAD
WHITESTOWN, IN.

SQUARE FOOTAGES
MAIN FLOOR: 4330
PORCHES: 350

DRAWN BY:
DATE: 7/26/2023
SCALE: 1/8" = 1'-0"

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