



Staff Report PC23-035-PP

Friendly Market Mann Brothers

Meeting Date: September 11, 2023

Docket PC23-035-PP – Primary Plat – Friendly Market Mann Brothers

The petitioner is requesting a review of a Primary Plat known as Friendly Market Subdivision. The site in question is located at the northeast corner of Albert S White Drive and CR S 450 E in Whitestown. The applicant is proposing to combine two existing parcels into one lot. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Starr Associates, LLC. and the owner is Mann Brothers Holdings, LLC.

Location

The site in question is located at 3973 and 3991 CR S 450 E, approximately 2,234 feet east of the intersection of Albert S White Road and the Interstate-65 interchange. The site is located diagonal from the Get-Go gas station at the intersection of Anson Boulevard and Albert S White Drive. The surrounding area is characterized by industrial, commercial, and agriculture uses. There is an existing structure on one of the parcels.



History

In 2021, the Plan Commission heard a request to rezone the site from General Agriculture (AG) to Light Industry (I-1) zoning district (PC21-021-ZA). The Whitestown Town Council subsequently approved the rezone (ORD 2021-23).

In 2022, the Board of Zoning Appeals approved a Development Standards Variance related to landscaping (PC22-007-VA).

This request and the associated Concept Plan were continued at the August 14th hearing (PC23-036-CP).

Proposed Development

The applicant is proposing to combine two existing parcels into one parcel for future development. Once combined the area will be approximately 1.733 acres.

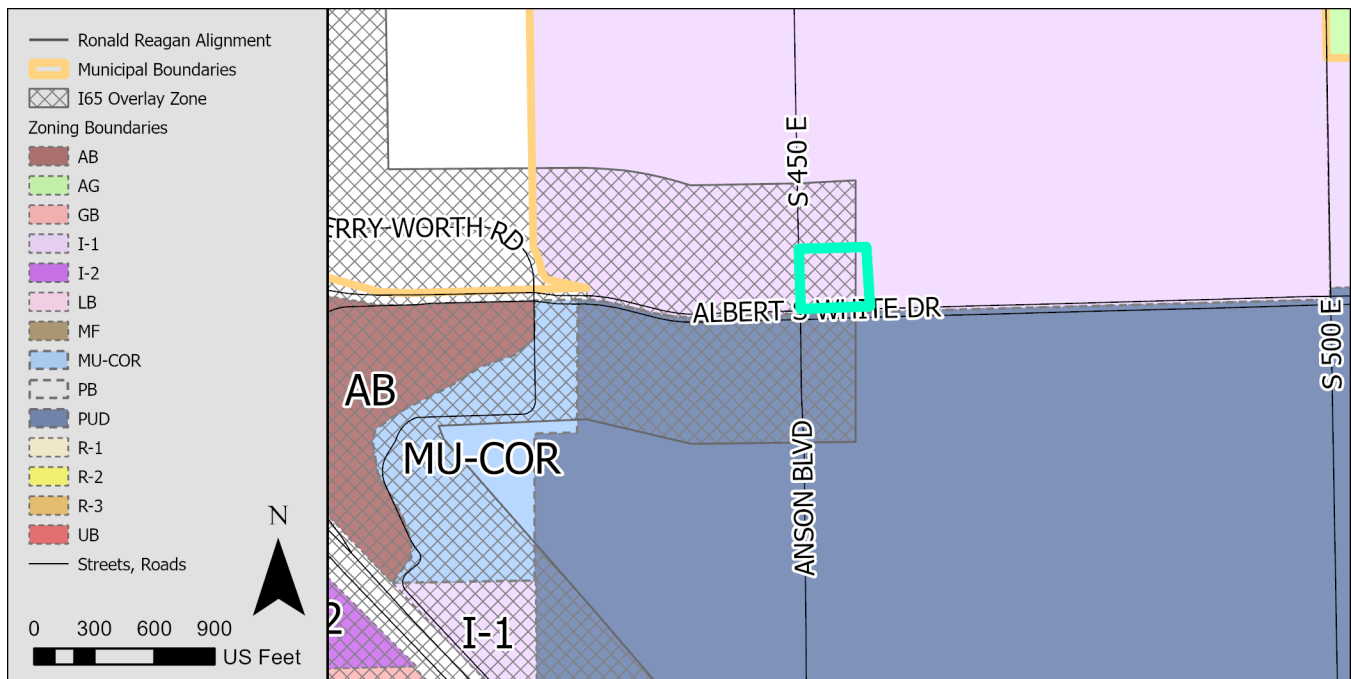
The submitted plans and materials indicate the following:

- The northern parcel is approximately 1.07 acres and contains an existing structure;
- The southern parcel is approximately 1.0 acres;
- Proposed lot meets the minimum requirements for lot width, lot area, and lot frontage;
- Approximately 0.347 acres for right-of-way dedication along CR 450 E;
- Provisions for easements.

Zoning

The site in question is zoned Light Industry (I-1). The I-1 “district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations.” Permitted uses include but are not limited to parking lots, offices, general manufacturing, and local service stations.

The site is also zoned with the I-65 Overlay. The I-65 Overlay “district is established to provide consistent and coordinated treatment of the properties bordering 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. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor...”



Staff Recommendation

Staff is providing a favorable recommendation for the Friendly Market Mann Brothers Primary Plat Docket PC23-035-PP. The applicant is proposing to combine two existing parcels into one parcel. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance.

The applicant will need to go through the Secondary Plat process to legally plat the combined parcels.

Friendly Market – 3991 S. 450 East, Whitestown

Narrative

We are proposing a gas station with a convenience store at 3991 S. 450 East in Whitestown, Indiana. The site is zoned I-1 and is surrounded by I-1 (North of Albert S. White Drive). The properties South of Albert S. White drive are zoned PUD. The property contains 1.73 Acres and is owned by Mann Brothers Holding LLC. The store will be open 7 days a week, 24 hours a day and employ 2-3 employees on the same shift. We do not anticipate this site to increase the traffic but take advantage of the current traffic. Mann Brothers Holding LLC have not pulled any permits.

PRIMARY PLAT

FRIENDLY MARKET - WHITESTOWN

PARCEL ID # (PIDN): 06-07-23-000-005.000-019 & 06-07-23-000-006.000-019

DOCKET #: PC23-035-PP

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East, in Worth Township, Boone County, Indiana, more particularly described as follows:

From the Southwest Corner of the aforesaid tract, proceed thence northerly with the West line of said tract (assuming the bearing of said line to the North 0 degrees East) for a distance of 125.00 feet; thence North 89 degrees 11 minutes 30 seconds East for a distance of 188.50 feet to the Point of Beginning. From said Point of Beginning, proceed North 0 degrees East for a distance of 135.00 feet; thence North 89 degrees 11 minutes 30 seconds East for a distance of 159.98 feet; thence South 0 degrees West for a distance of 135.00 feet; thence South 89 degrees 11 minutes 30 seconds West for a distance of 159.98 feet to the Place of Beginning, containing 0.4958 Acres, more or less.

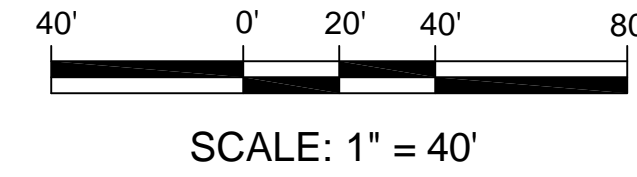
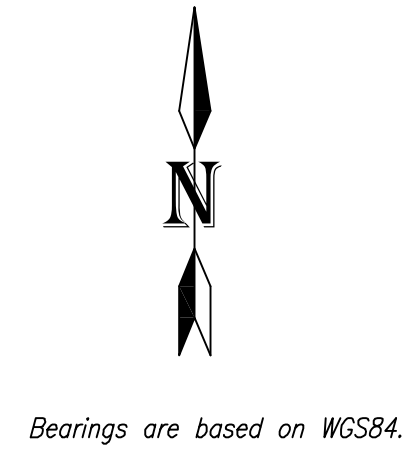
Also from the Southwest Corner of the aforesaid tract, proceed thence northerly with the West line of the said tract for a distance of 125.00 feet to the Point of Beginning. From said Point of Beginning continue thence northerly with said West line for a distance of 135.00 feet; thence deflect right 89 degrees 11 minutes 30 seconds for a distance of 188.50 feet; thence deflect right 90 degrees 48 minutes 30 seconds for a distance of 135.00 feet; thence deflect right 89 degrees 11 minutes 30 seconds for a distance of 188.50 feet to the Point of Beginning, containing 0.584 Acres, more or less, and being subject to an easement for a country road on and along the entire westernmost boundary.

Also:

A part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 18 North, Range 1 East, located in Worth Township, Boone County, Indiana, to-wit: Beginning at the Southwest Corner of the Southeast Quarter of Section 23, Township 18 North, Range 1 East; run thence North 125 feet; then East 348.48 feet; thence South 125 feet; thence West 348.48 feet to the Place of Beginning, containing 1 Acre, more or less.

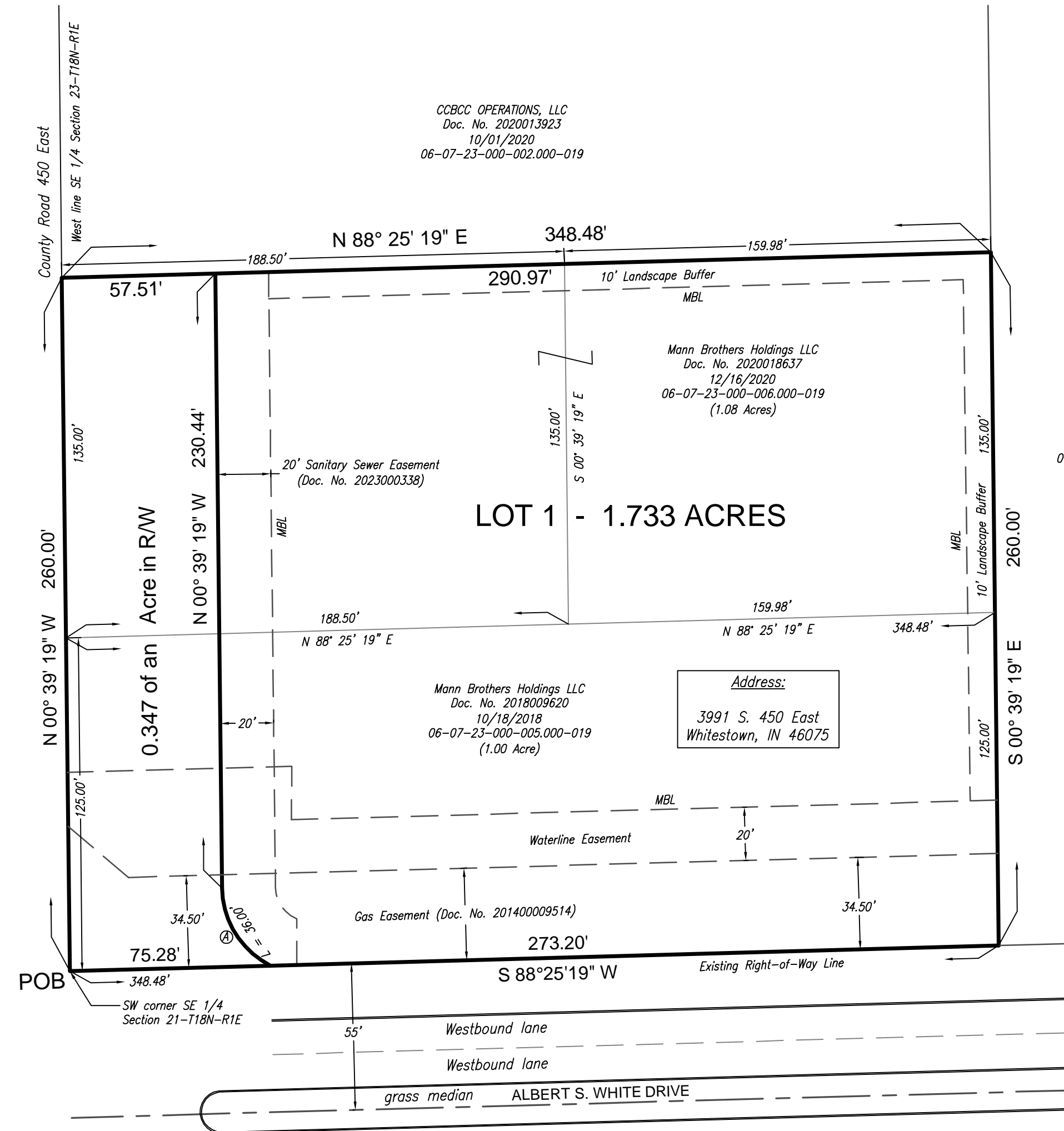
RIGHT-OF-WAY DEDICATION DESCRIPTION

A part of a tract of land owned by Mann Brothers Holdings, LLC, as described in Document Numbers 2018009620 & 2020018637, in the Office of the Recorder of Boone County, Indiana, and being a part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East, Worth Township, Boone County, Indiana, described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence North 00° 39' 19" West (Bearings are based on WGS84) 260.00 feet along the West line of the Southeast Quarter of said Section 23; thence North 88° 25' 19" East 57.51 feet; thence South 00° 39' 19" East 230.44 feet; thence Southeasterly 36.00 feet along a tangent curve to the left, with a radius of 33.00 feet and subtended by a long chord with a bearing of South 31° 54' 15" East and a length of 34.24 feet; thence South 88° 25' 19" West 75.28 feet to the Point of Beginning and containing 0.347 of an Acre.



LEGEND

--- MBL = Minimum Building Line
 - - - - - = Easement line



CCBCC OPERATIONS, LLC
 Doc. No. 2020013923
 10/01/2020
 06-07-23-000-002.000-019

Mann Brothers Holdings LLC
 Doc. No. 2020018637
 12/16/2020
 06-07-23-000-006.000-019
 (1.08 Acres)

POOL 5 INDUSTRIAL IN LLC
 Doc. No. 2022003501
 03/23/2022
 06-07-23-000-001.000-019

Mann Brothers Holdings LLC
 Doc. No. 2018009620
 10/16/2018
 06-07-23-000-005.000-019
 (1.00 Acre)

Address:
 3991 S. 450 East
 Whitestown, IN 46075

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	DELTA	LONG CHORD
(A)	36.00'	33.00'	62° 30' 19"	N 31° 54' 15" W/34.24'

NOTES:

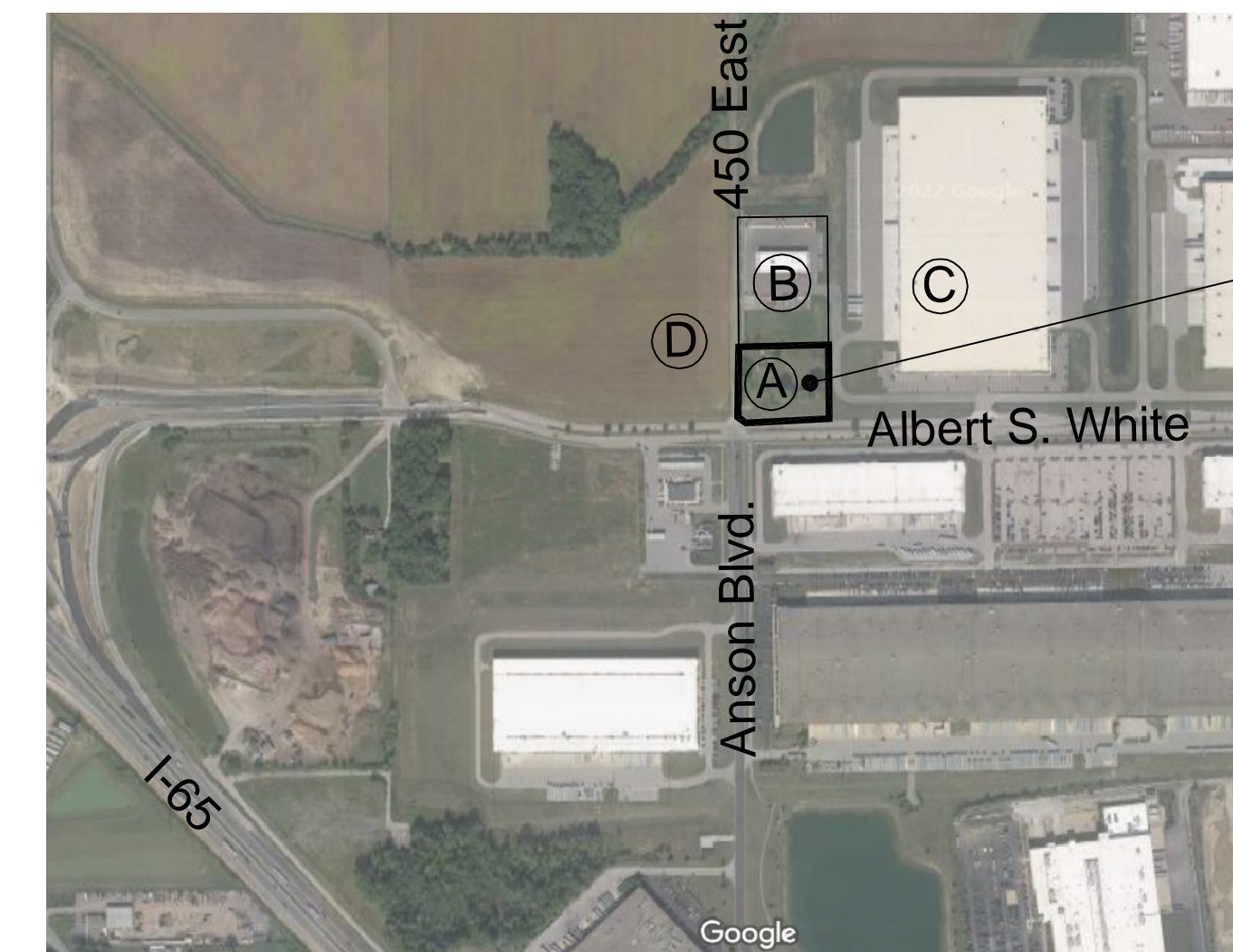
- 1) ALL MINIMUM BUILDING LINES COINCIDE WITH EASEMENTS AND MEET, OR EXCEED, THE MINIMUM REQUIREMENTS.
- 2) KNOX BOX MUST BE ON BUILDING (WHEN CONSTRUCTED) FOR FIRE & POLICE DEPARTMENTS.

OWNER:
MANN BROTHERS HOLDINGS, LLC
5160 FLOWERMOUND DRIVE
WEST LAFAYETTE, INDIANA 47906

DEVELOPER:
MANN BROTHERS HOLDINGS, LLC
5160 FLOWERMOUND DRIVE
WEST LAFAYETTE, INDIANA 47906
765-398-1260

SURVEYOR/ENGINEER:
STARR ASSOCIATES, LLC.
215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
765-471-8813

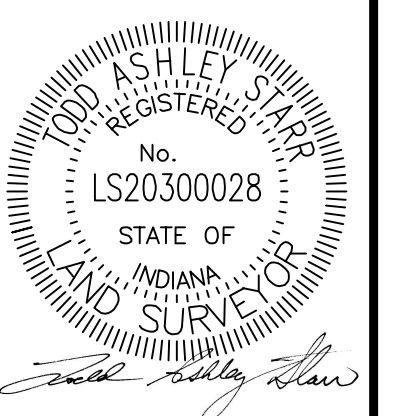
- (A) MANN BROTHERS HOLDINGS, LLC
- (B) CCBCC OPERATIONS LLC
- (C) POOL 5 INDUSTRIAL IN LLC
- (D) ANDERSON INVESTMENTS INC



PROJECT LOCATION MAP
 NOT TO SCALE

PRIMARY PLAT

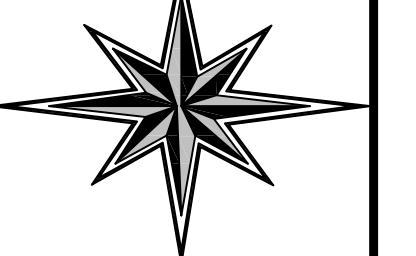
FRIENDLY MARKET
 3991 S. 450 E., WHITESTOWN, INDIANA



DRAWN BY: CPK/TAS
 CHECKED BY: TAS
 PROJ. NO.: 20210132
 DWG. DATE: 07/26/2023

215 ALABAMA STREET
 LAFAYETTE, INDIANA 47901
 (765) 471-8813

STARR ASSOCIATES
 DESIGN • ENGINEERING • SURVEYING



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