



Staff Report PC23-036-CP

Friendly Market Mann Brothers

Meeting Date: September 11, 2023

Docket PC23-036-CP – Concept Plan – Friendly Market Mann Brothers

The petitioner is requesting a review of a Concept Plan known as Friendly Market. 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 construct a convenience store gas station with associated fuel stations and parking. 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 diagonally 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 Primary Plat were continued at the August 14th meeting (PC23-035-PP).

Proposed Development

The applicant is proposing to construct a convenience store gas station use on approximately 1.73 acres. The submitted plans and materials indicate the following:

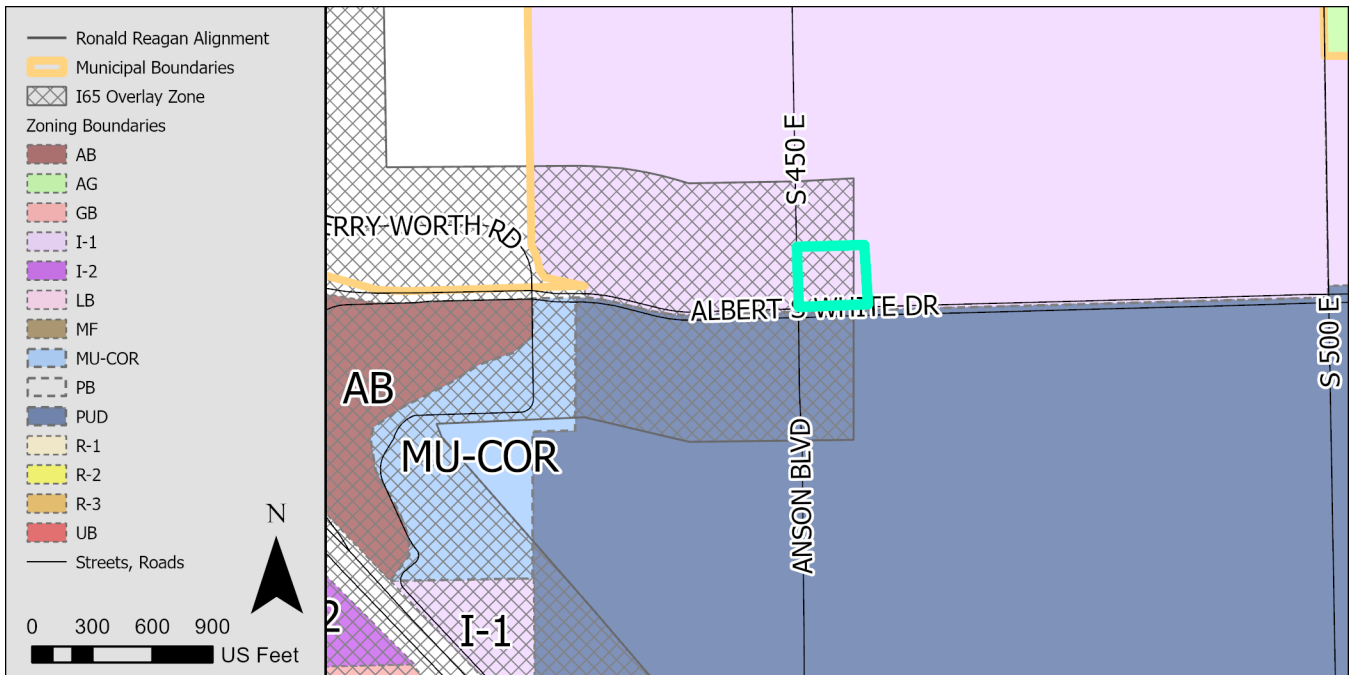
- Approximately 6,200 square foot building footprint structure;
- 5 dispenser fuel canopy for standard vehicles and a separate fuel canopy for diesel vehicles;

- Drive-thru area wrapping the rear and street side of the structure;
- 17 dedicated standard vehicle parking stalls and 1 ADA parking stall;
- Pedestrian network along CR 450 E, Albert S White Drive, and internal to the site;
- Two access drives on Albert S White Drive and CR 450 E;

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. “This 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 Concept Plan Docket PC23-036-CP. The applicant is proposing to construct a convenience store gas station with associate fuel stations and parking. The proposed Concept Plan is in compliance with applicable chapters of the Whitestown Unified Development Ordinance.

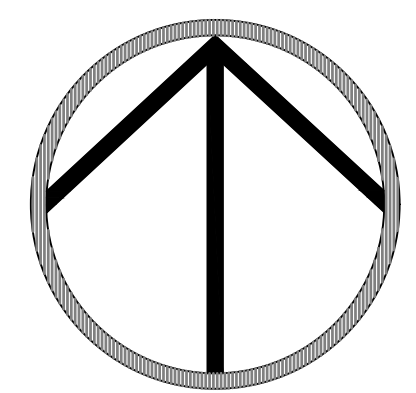
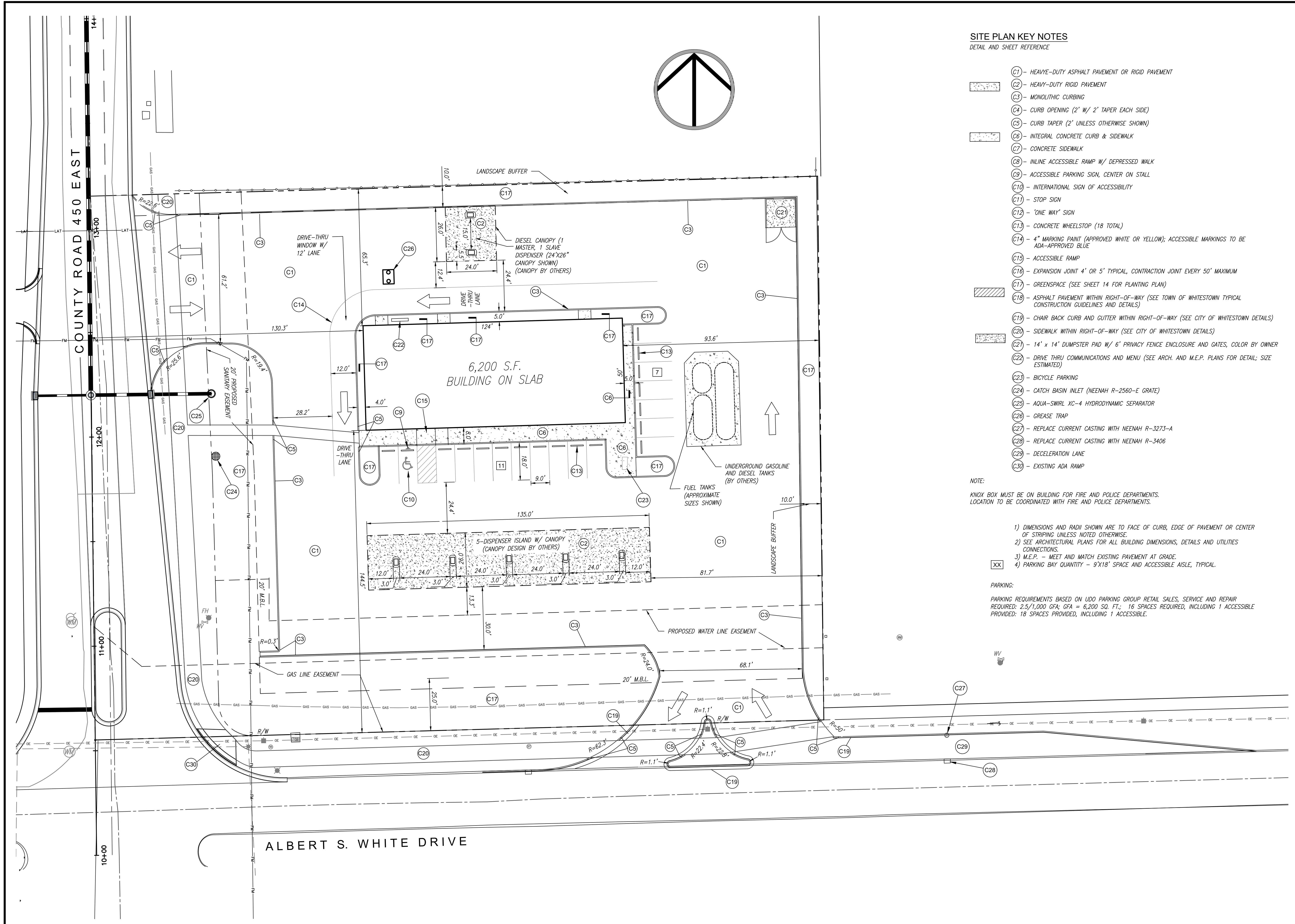
If the Plan Commission approves the Concept Plan, staff recommends adding the following condition:

1. No overnight semi-truck and/or trailer parking is permitted on site.

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.



SITE PLAN KEY NOTES
DETAIL AND SHEET REFERENCE

- (C1) - HEAVY-DUTY ASPHALT PAVEMENT OR RIGID PAVEMENT
- (C2) - HEAVY-DUTY RIGID PAVEMENT
- (C3) - MONOLITHIC CURBING
- (C4) - CURB OPENING (2' W/ 2' TAPER EACH SIDE)
- (C5) - CURB TAPER (2' UNLESS OTHERWISE SHOWN)
- (C6) - INTEGRAL CONCRETE CURB & SIDEWALK
- (C7) - CONCRETE SIDEWALK
- (C8) - IN-LINE ACCESSIBLE RAMP W/ DEPRESSED WALK
- (C9) - ACCESSIBLE PARKING SIGN, CENTER ON STALL
- (C10) - INTERNATIONAL SIGN OF ACCESSIBILITY
- (C11) - STOP SIGN
- (C12) - 'ONE WAY' SIGN
- (C13) - CONCRETE WHEELSTOP (18 TOTAL)
- (C14) - 4" MARKING PAINT (APPROVED WHITE OR YELLOW); ACCESSIBLE MARKINGS TO BE ADA-APPROVED BLUE
- (C15) - ACCESSIBLE RAMP
- (C16) - EXPANSION JOINT 4' OR 5' TYPICAL, CONTRACTION JOINT EVERY 50' MAXIMUM
- (C17) - GREENSPACE (SEE SHEET 14 FOR PLANTING PLAN)
- (C18) - ASPHALT PAVEMENT WITHIN RIGHT-OF-WAY (SEE TOWN OF WHITESTOWN TYPICAL CONSTRUCTION GUIDELINES AND DETAILS)
- (C19) - CHAIR BACK CURB AND GUTTER WITHIN RIGHT-OF-WAY (SEE CITY OF WHITESTOWN DETAILS)
- (C20) - SIDEWALK WITHIN RIGHT-OF-WAY (SEE CITY OF WHITESTOWN DETAILS)
- (C21) - 14' x 14' DUMPSTER PAD W/ 6' PRIVACY FENCE ENCLOSURE AND GATES, COLOR BY OWNER
- (C22) - DRIVE THRU COMMUNICATIONS AND MENU (SEE ARCH. AND M.E.P. PLANS FOR DETAIL; SIZE ESTIMATED)
- (C23) - BICYCLE PARKING
- (C24) - CATCH BASIN INLET (NEENAH R-2560-E GRATE)
- (C25) - AQUA-SWIRL XC-4 HYDRODYNAMIC SEPARATOR
- (C26) - GREASE TRAP
- (C27) - REPLACE CURRENT CASTING WITH NEENAH R-3273-A
- (C28) - REPLACE CURRENT CASTING WITH NEENAH R-3406
- (C29) - DECELERATION LANE
- (C30) - EXISTING ADA RAMP

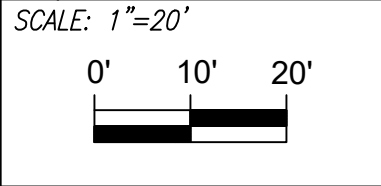
NOTE:
KNOX BOX MUST BE ON BUILDING FOR FIRE AND POLICE DEPARTMENTS.
LOCATION TO BE COORDINATED WITH FIRE AND POLICE DEPARTMENTS.

- 1) DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB, EDGE OF PAVEMENT OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
- 2) SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS, DETAILS AND UTILITIES CONNECTIONS.
- 3) M.E.P. - MEET AND MATCH EXISTING PAVEMENT AT GRADE.
- 4) PARKING BAY QUANTITY - 9'X18' SPACE AND ACCESSIBLE AISLE, TYPICAL.

PARKING:
PARKING REQUIREMENTS BASED ON UDO PARKING GROUP RETAIL SALES, SERVICE AND REPAIR
REQUIRED: 2.5/1,000 GFA; GFA = 6,200 SQ. FT.; 16 SPACES REQUIRED, INCLUDING 1 ACCESSIBLE
PROVIDED: 18 SPACES PROVIDED, INCLUDING 1 ACCESSIBLE.

SITE PLAN AND GEOMETRICS
FRIENDLY MARKET
 3991 S. 450 E., WHITESTOWN, INDIANA

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



DRAWN BY: CPK
CHECKED BY: TAS

PROJ. NO.: 20210132
DWG. DATE: 07/27/2023
REVISED:

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STARR ASSOCIATES
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