



# Staff Report PC23-055-DP

## Friendly Market Mann Brothers

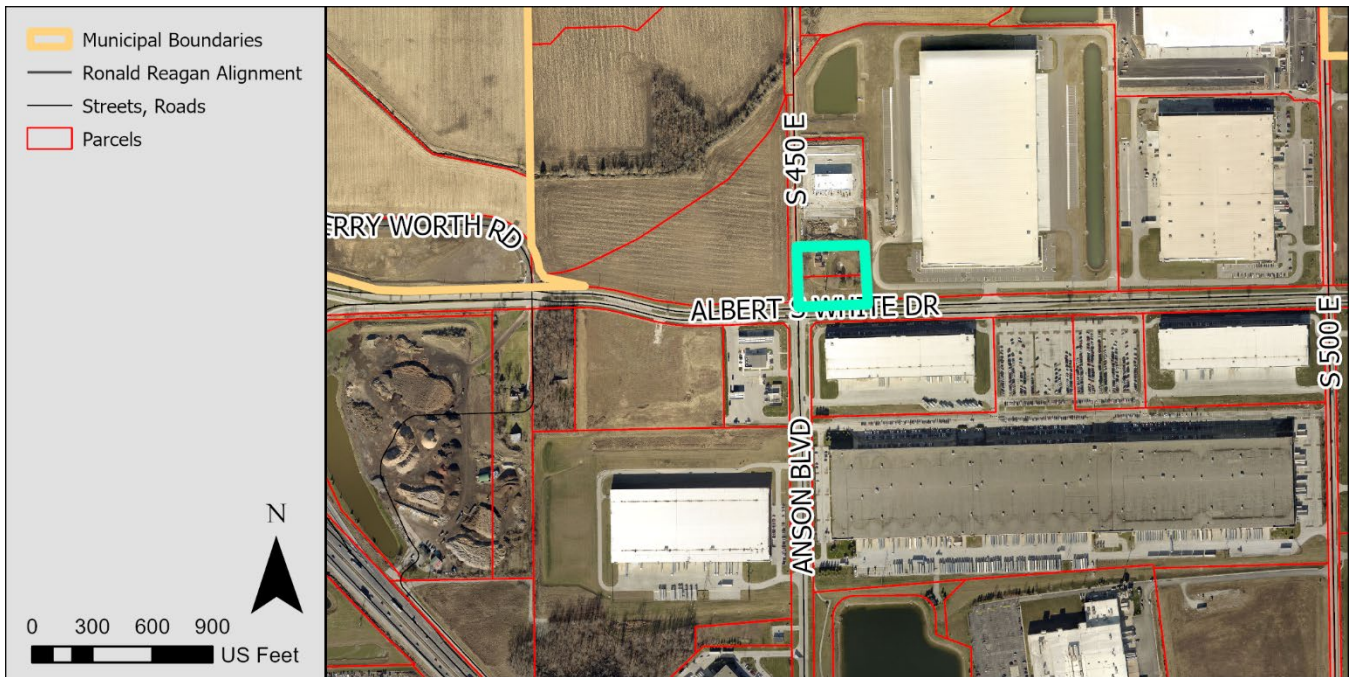
Meeting Date: November 13, 2023

### Docket PC23-055-DP – Development Plan – Friendly Market Mann Brothers

The petitioner is requesting a review of a Development 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).

In September 2023, the Plan Commission approved the Primary Plat and Concept Plan for this site (PC23-035-PP and PC23-036-CP).

The Secondary Plat for the site is currently under review (PC23-054-SP).

## Proposed Development

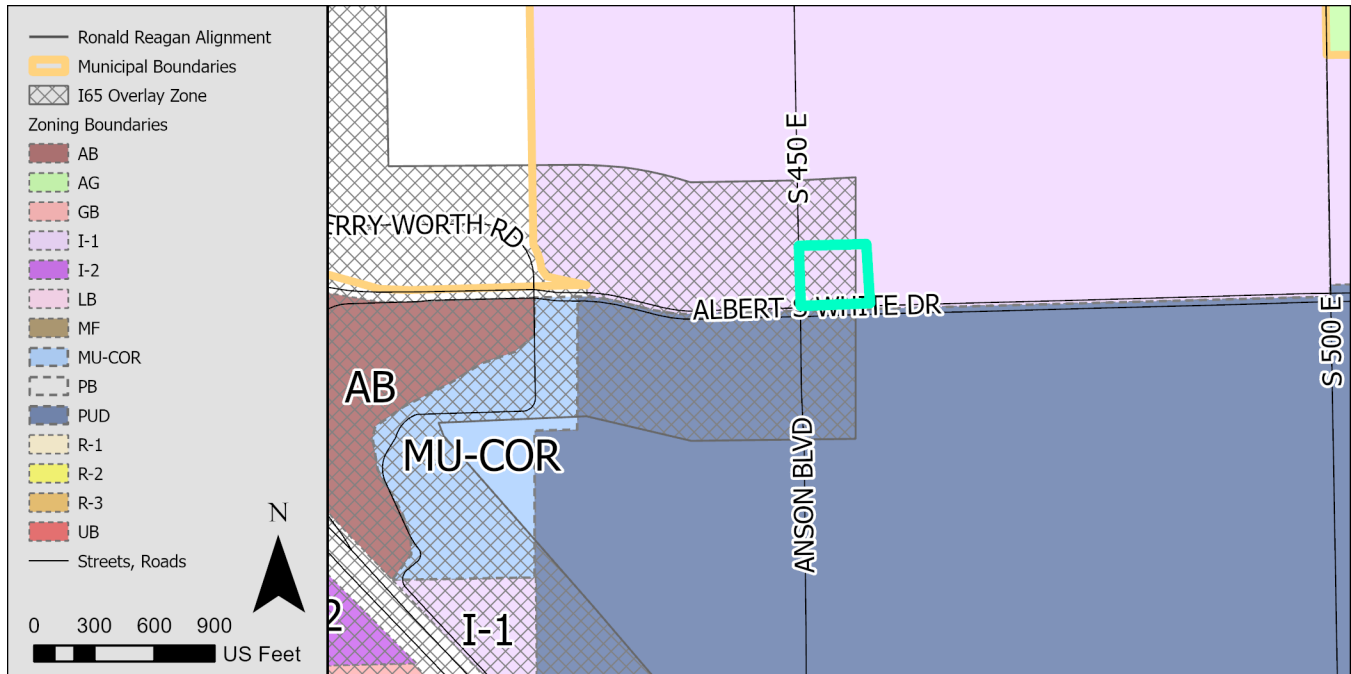
The applicant is proposing to construct a convenience store gas station use on approximately 1.73 acres. The submitted plans and materials indicate the following:

- Approximately 6,200 square foot building footprint structure;
- A 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;
- Dumpster enclosure located on site; and
- Landscape plans that are in compliance with the approved BZA Variance.

## 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 Development Plan Docket PC23-055-DP. The applicant is proposing to construct a 6,200 square foot convenience store gas station with associated fuel stations and parking.

*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 of the proposed development.*

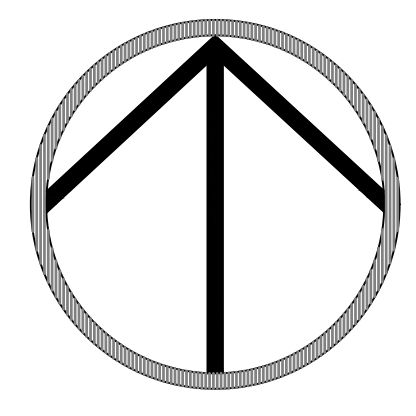
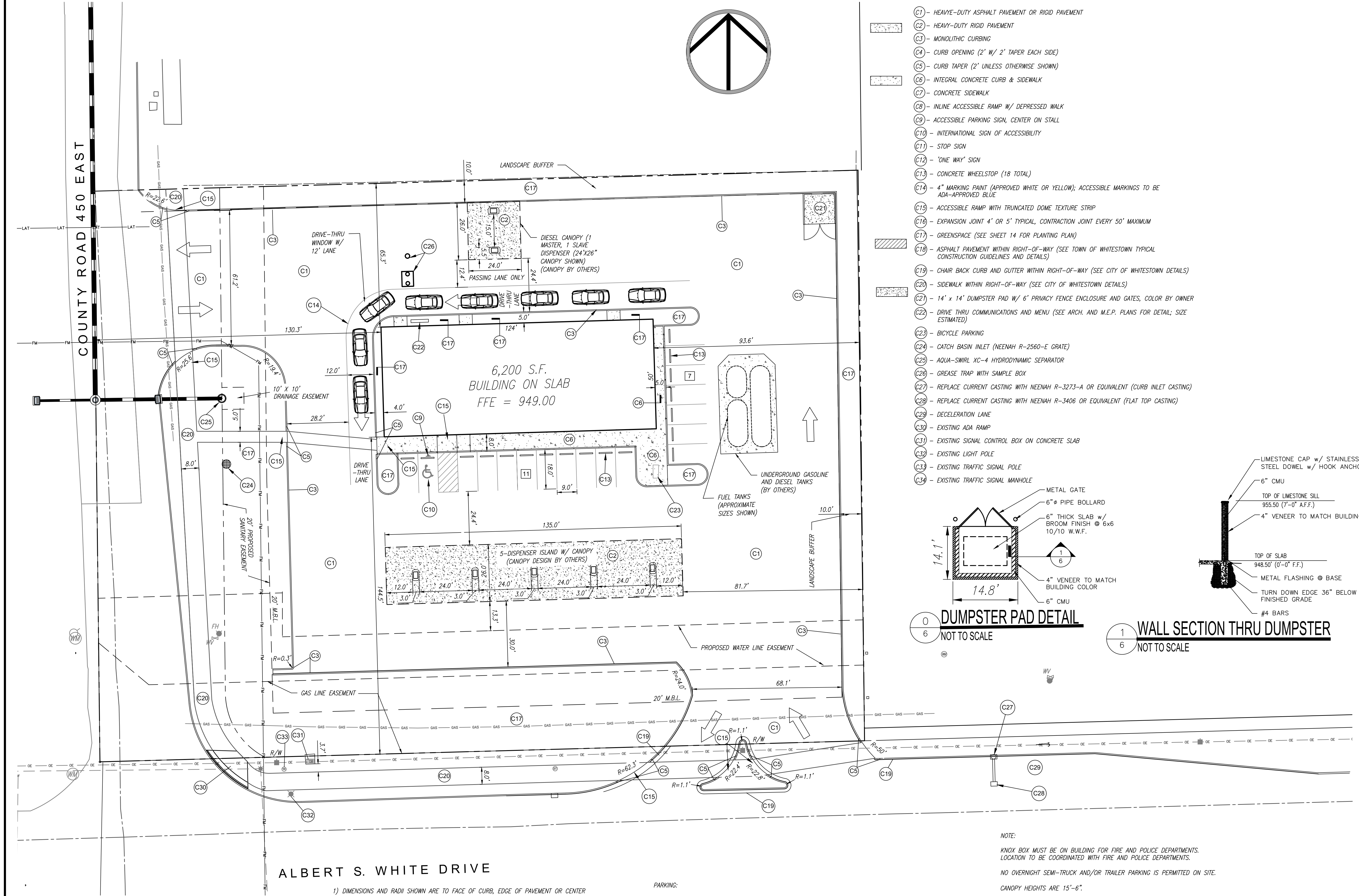
If the Plan Commission approves the Development Plan, staff recommends adding the following condition:

1. No overnight semi-truck and/or trailer parking is permitted on site in accordance with the commitment made with the Concept Plan.
2. Architectural elevations and photometric plans will need to be submitted meeting the requirements of the UDO prior to building permits.
3. Any outstanding TAC comments from the Public Works Department will need to be addressed prior to building permits.

# **Friendly Market – 3991 S. 450 East, Whitestown**

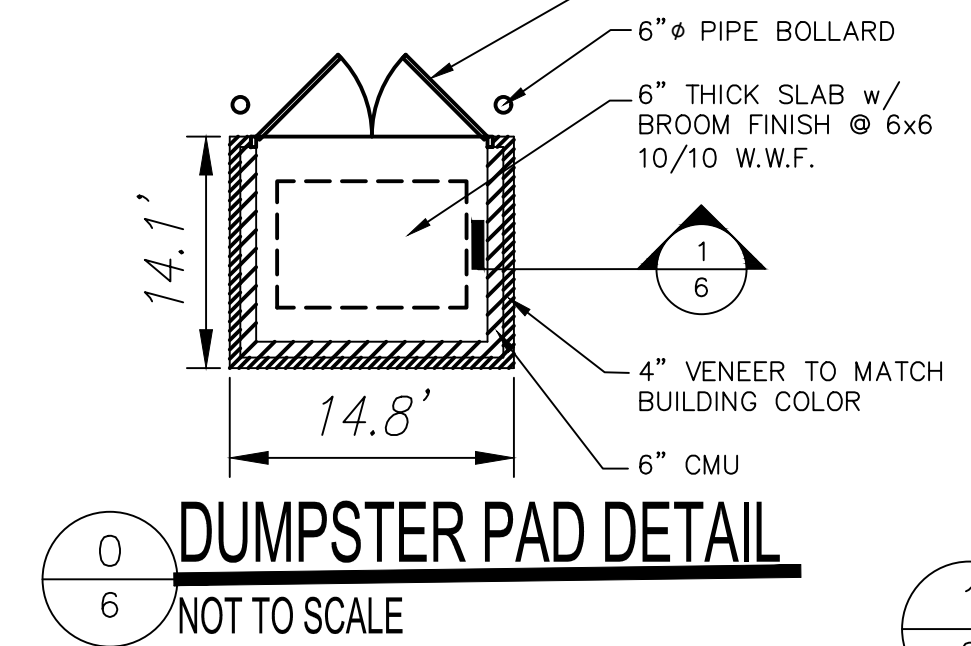
## **Narrative**

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 - INLINE 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 WITH TRUNCATED DOME TEXTURE STRIP
- 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 WITH SAMPLE BOX
- C27 - REPLACE CURRENT CASTING WITH NEENAH R-3273-A OR EQUIVALENT (CURB INLET CASTING)
- C28 - REPLACE CURRENT CASTING WITH NEENAH R-3406 OR EQUIVALENT (FLAT TOP CASTING)
- C29 - DECELERATION LANE
- C30 - EXISTING ADA RAMP
- C31 - EXISTING SIGNAL CONTROL BOX ON CONCRETE SLAB
- C32 - EXISTING LIGHT POLE
- C33 - EXISTING TRAFFIC SIGNAL POLE
- C34 - EXISTING TRAFFIC SIGNAL MANHOLE



**ALBERT S. WHITE DRIVE**

- 1) DIMENSIONS AND RADI 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 "SERVICE STATION, LOCAL"  
REQUIRED: 2.5/1,000 GFA; GFA = 6,200 SQ. FT.; 16 SPACES REQUIRED, INCLUDING 1 ACCESSIBLE PROVIDED; 18 SPACES PROVIDED, INCLUDING 1 ACCESSIBLE.  
BICYCLE PARKING REQUIRED: 1 SPACE  
BICYCLE PARKING PROVIDED: 2 SPACES

**NOTE:**  
KNOX BOX MUST BE ON BUILDING FOR FIRE AND POLICE DEPARTMENTS.  
LOCATION TO BE COORDINATED WITH FIRE AND POLICE DEPARTMENTS.  
NO OVERNIGHT SEMI-TRUCK AND/OR TRAILER PARKING IS PERMITTED ON SITE.  
CANOPY HEIGHTS ARE 15'-6".  
RIGHT-OF-WAY RESTORATION NEEDS TO BE RECONSTRUCTED TO PRE-CONSTRUCTION CONDITIONS.

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

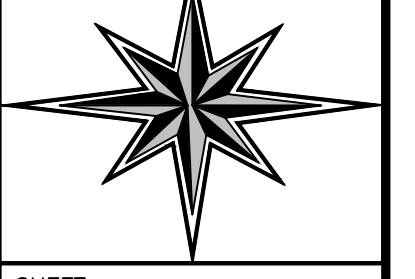
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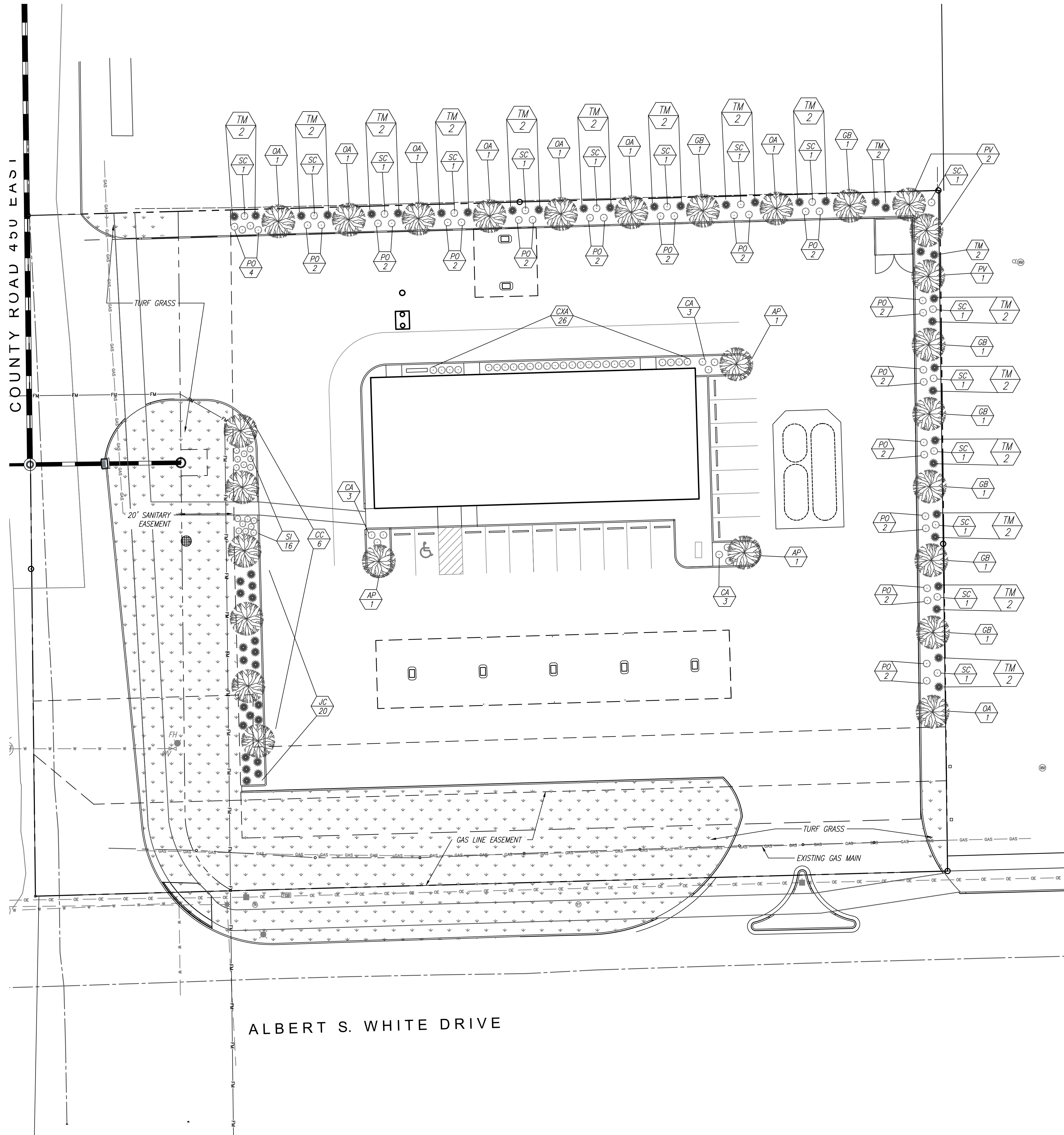
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0' 10' 20'

DRAWN BY: CPK  
CHECKED BY: TAS  
PROJ. NO.: 20210132  
DWG. DATE: 07/27/2023  
REVISED:

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

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**PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION	REMARKS
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**DECIDUOUS SHADE/STREET TREES**

AP	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	3	2" Cal.	B & B	-
CC	<i>Carpinus caroliniana</i>	American Hornbeam	6	2" Cal.	B&B or Cont.	-
GB	<i>Ginkgo biloba</i>	Ginkgo (male)	8	2" Cal.	B&B or Cont.	-
OA	<i>Oxydendrum arboreum</i>	Sourwood	7	2" Cal.	B&B or Cont.	-

**EVERGREEN TREES**

PV	<i>Pinus virginiana</i>	Virginia Pine/Scrub Pine	3	30" Hgt.	B & B	-
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**DECIDUOUS SHRUBS**

CA	<i>Ceanothus americanus</i>	New Jersey Tea	9	24" Hgt.	#3 Cont.	-
PO	<i>Physocarpus opulifolius</i>	Ninebark	32	24" Hgt.	#3 Cont.	-
SI	<i>Stephanandra incisa</i>	Cutleaf Stephanandra	16	24" Hgt.	#3 Cont.	-
SC	<i>Symphoricarpos x chenaultii</i>	Snowberry	16	24" Hgt.	#3 Cont.	-

**EVERGREEN SHRUBS**

JC	<i>Juniperus communis</i>	Common Juniper	20	24" Hgt.	#2 Cont.	-
TM	<i>Taxus x media</i>	Yew	34	24" Hgt.	#2 Cont.	-

**ORNAMENTAL GRASSES**

CXA	<i>Clamagrostis x acutiflora</i>	Feather Reed Grass	26	12" Hgt.	#2 Cont.	-
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NOTES: PLANTS SPECIFIED ARE MINIMUM SIZE SHOWN; LARGER MATERIAL AND ROOTBALL CONDITIONS ARE ACCEPTABLE.

**NOTES:**

1. PLANT MATERIALS SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE TOWN OF WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE.
2. ALL PLANT MATERIAL MUST BE HARDY AND FREE OF DISEASE AND INSECTS.
3. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004.

MANN BROTHERS LANDSCAPE VARIANCE (BZA22-007-VA) APPROVED ON MARCH 3, 2022:

Ordinance Section	Required Quantity	Provided Quantity
5.4 A. street frontage along Albert S White	9 shade trees	0 trees
5.4 E. street frontage along 450	10' buffer + 8 ornamental trees, 11 evergreen trees, and 11 shrubs	10' buffer + 6 street/shade trees and 36 shrubs
5.5 A. street frontage parking	NA	NA
5.5 B. interior parking	262.44 sq ft area = 2 shade trees	442 sq ft area = 3 shade trees and 9 shrubs
5.6 Buffer	NA	18 shade/evergreen and 82 shrubs
<b>TOTAL</b>	<b>30 trees and 11 shrubs</b>	<b>27 trees and 91 shrubs</b>

**PLANTING PLAN AND DETAILS**  
**FRIENDLY MARKET**  
 3991 S. 450 E., WHITESTOWN, INDIANA

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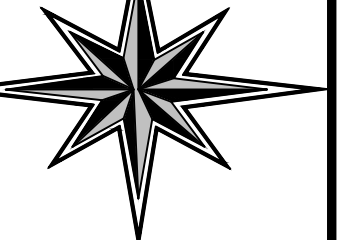
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