



Staff Report PC24-001-PP

Stonemor Primary Plat

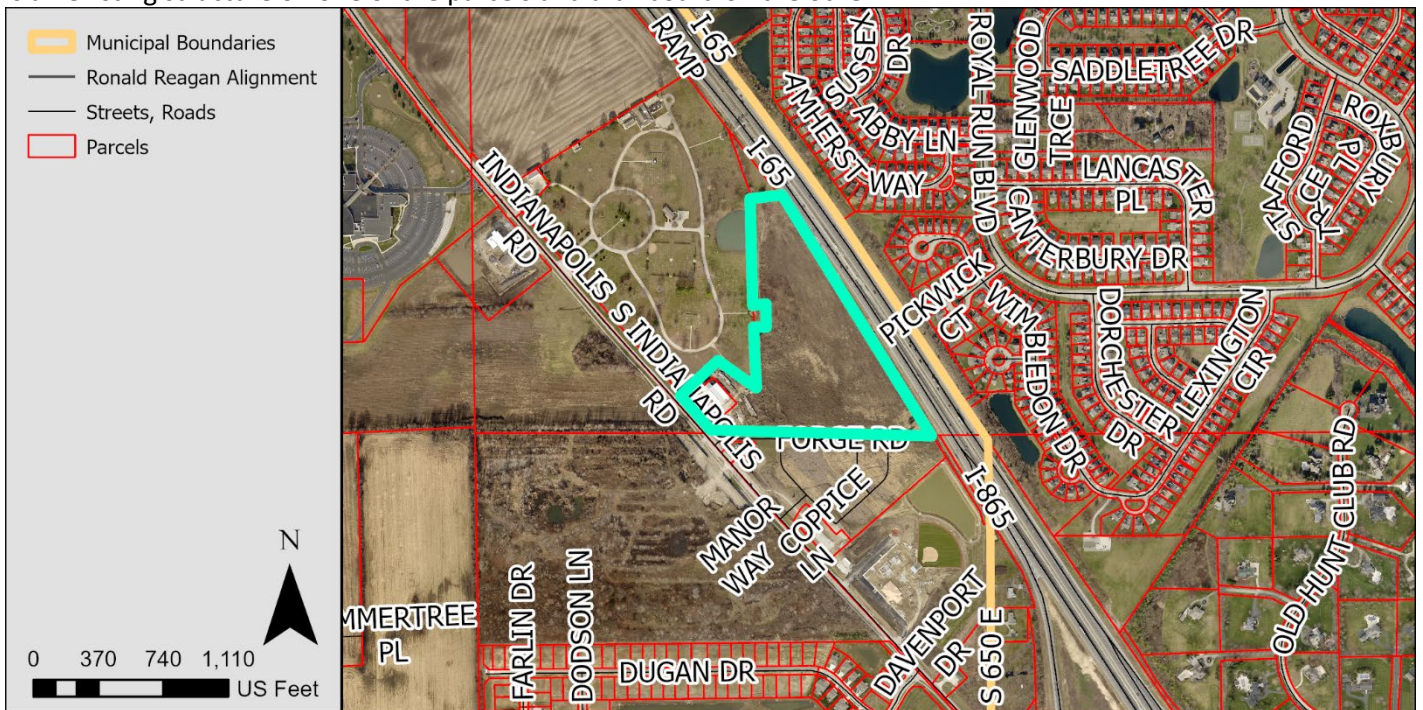
Meeting Date: February 12, 2024

Docket PC23-001-PP – Primary Plat – Stonemor

The petitioner is requesting a review of a Primary Plat known as Stonemor. The site in question is approximately 20.74 acres. The site is zoned Mixed-Use Commercial, Office, and Residential (MU-COR). The site in question is located at 7001 South Indianapolis Road in Whitestown. The applicant and owner is 7001 SI, LLC.

Location

The site in question is located at 7001 South Indianapolis Road, approximately 3,187 feet south of the intersection of Indianapolis Road and Whitestown Parkway. The site is located between the Nese apartment complex and Lincoln Memory Gardens Cemetery. The Town of Zionsville is located on the opposite side of Interstate 65. There is an existing structure on one of the parcels and a billboard on the other.



History

1. In 2022, an application was received to rezone the site from Light Industry (I-1) to Mixed-Use Commercial, Office, and Residential (MU-COR). That application was withdrawn and not heard by the Plan Commission (PC22-041-ZA).
2. In 2023, an application was received for a primary plat (PC23-033-PP) and concept plan (PC23-034-CP) for the site in question to develop a heavy truck parking facility. The application was withdrawn.
3. In 2023, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from Light Industry (I-1) Zoning District to a Mixed-Use Commercial, Office, and Residential (MU-COR) Zoning District (PC23-048-ZA). The Town Council subsequently adopted the rezone and commitments (ORD 2023-30). The rezoning was approved with commitments.

Proposed Development

The proposed plat is located on approximately 20 acres. The site is currently surrounded by Light industrial to the north, General Business to the south and west and I-65 to the east.

Uses that are not permitted on this project due to rezoning commitments.

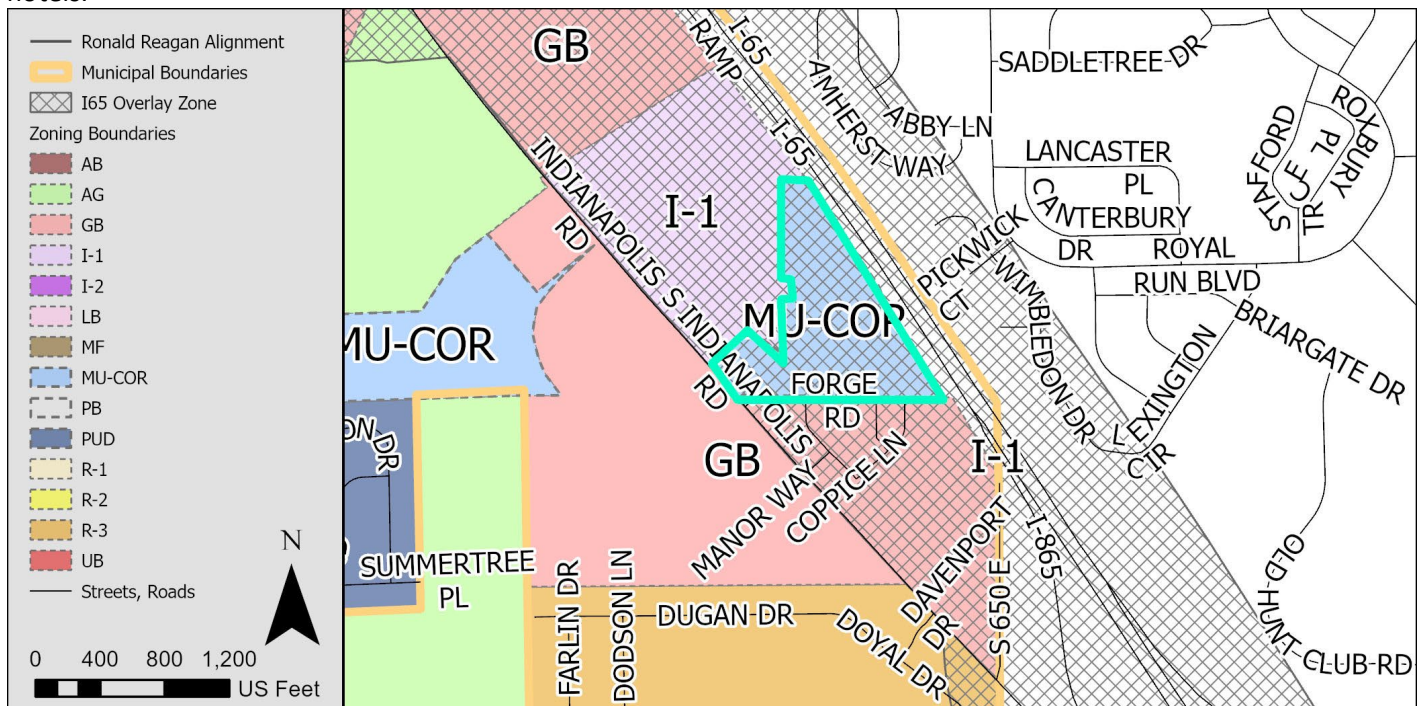
- a. Landscape Contractor
- b. Automobile Services, Light
- c. Auto/Motorcycle/Boat/Light Truck Sales or Rentals
- d. Service Station, Local
- e. Contractors, Special Trade – General
- f. Mini-storage facility

The submitted plans and materials indicate the following:

- Subdividing 2 parcels into 6 lots
- Proposes two public streets.
- 10' multi-use trail connections and easement.
- pedestrian network.
- Proposed landscaping plan.
- Stormwater detention/retention ponds.
- Provisions for easements.

Zoning

The site in question is zoned the Mixed-Use Commercial, Office, and Residential (MU-COR) Zoning districts. The MU-COR “district is established to accommodate developments containing a variety of commercial, office, and residential uses.” Permitted uses include but are not limited to multi-family residential, townhomes, office, and hotels.



Staff Recommendation

Staff is providing a favorable recommendation for the Stonemor Primary Plat Docket PC24-001-PP. The petitioner is proposing to subdivide approximately 20 acres into 6 lots, trails, and internal right-of-way. The proposed Primary Plat complies with applicable chapters of the Whitestown Unified Development Ordinance and the associated Commitments.

If the Plan Commission approves the Primary Plat, staff recommends the following conditions.

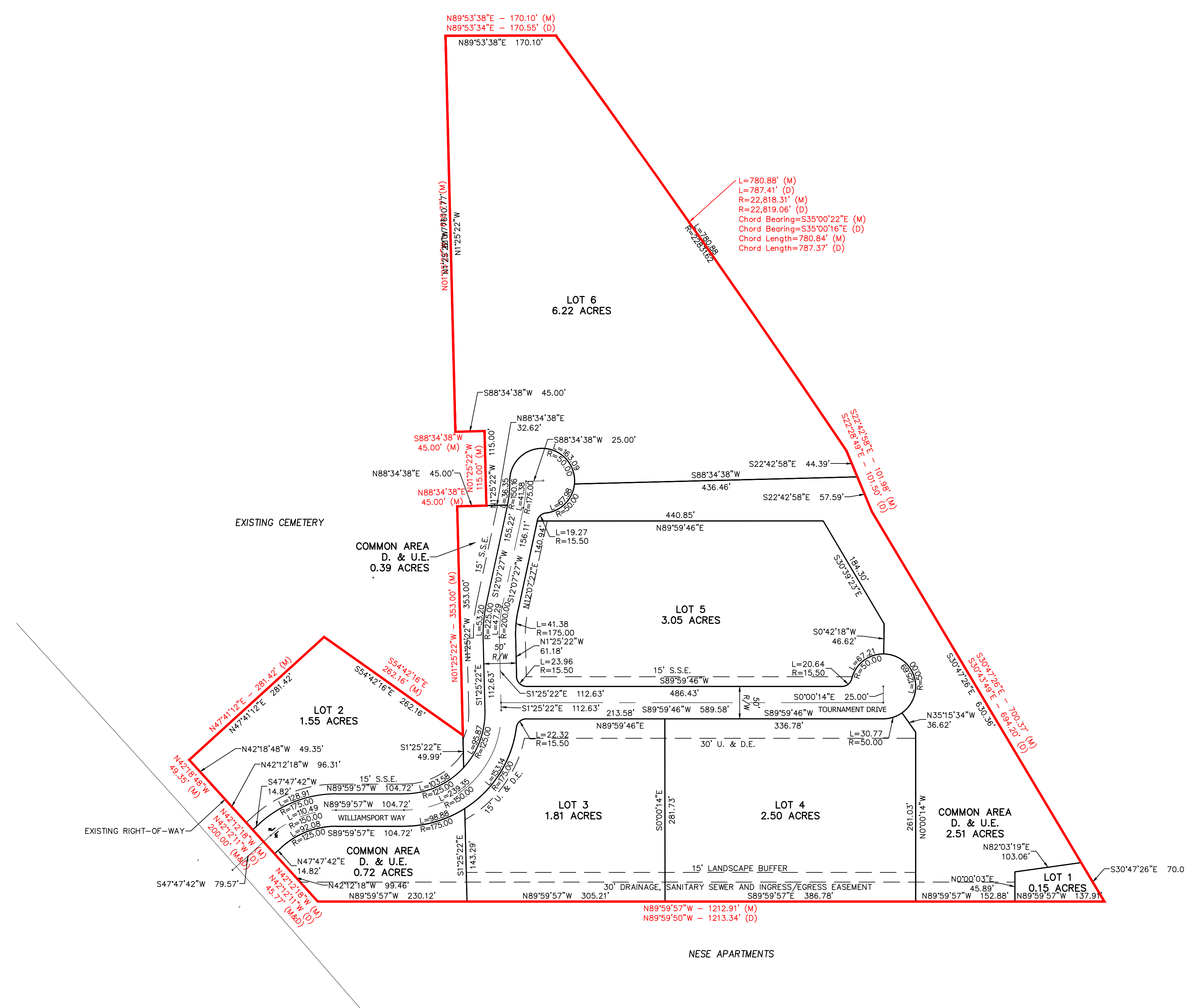
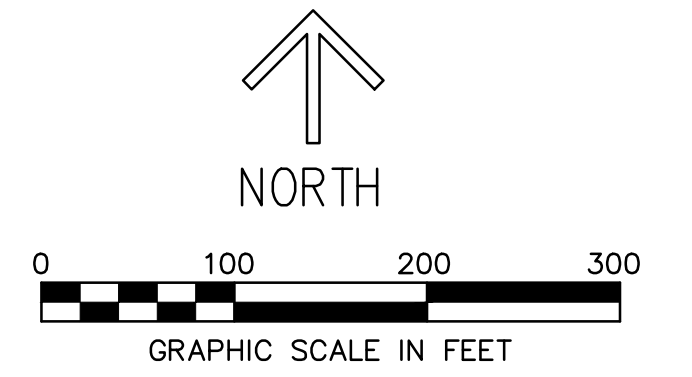
1. The Access Easement to lot 1 be moved off S Indianapolis Road and onto Tournament Drive at the time of construction of the internal road.

Narrative

The property at hand is located at 6801 S Indianapolis Rd and 7001 S Indianapolis Rd in Whitestown, IN 46075. The primary plat request is to add the number of Lots to the property. Currently the property contains two (2) Lots, and we are requesting to increase this up to six (6). Lot 1, as defined on the plat plans, includes an existing billboard. Number of employees are unknown at this time until Lot uses are determined. Anticipated traffic generation is unknown at this time until uses are determined. The property has an existing pole barn onsite, with an unknown construction date. No recent permits have been filed.

PRIMARY PLAT STONEMOR

DOCKET NO. PC24-001-PP
7001 SOUTH INDIANAPOLIS ROAD
PART OF THE SOUTHWEST QUARTER, SECTION 6, TOWNSHIP 17 NORTH, RANGE 2 EAST
BOONE COUTY, INDIANA



1 PROPOSED CONDITIONS
Scale: 1"=100'

Site Data:
Zoning: MU-COR
Acreage: 20.78
Lots: 6
Density: 0.29 Lots/Acre
Total Length of Proposed Streets: 1481.11 feet



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Revised: 01/24/24
SHEET 2 OF 3