Staff Report PC16-027-CP

Maple Grove Lot 2 (Payless Liquors)– Concept Plan

Docket PC16-027-CP Maple Grove Lot 2 (Payless Liquors) Concept Plan- The petitioner is requesting approval of a Concept Plan to be known as Maple Grove Lot 2. The subject property is currently zoned GB and is approximately 1.86 acres. This property is located in the Maple Grove Commercial Subdivision along Whitestown Parkway and Grove Pass. The petitioner is Innovative Engineering & Consulting, Inc. and the property owner is KLC Realty, LLC.

Site Location

- The property is located on Lot 2 within the Maple Grove Commercial Subdivision.
- Access is located off Grove Pass that runs parallel with Whitestown Parkway. Additional Right-In/Right-Out access is provided along Whitestown Parkway. A traffic study has been conducted for accurate and functional design.

Area History

- The Maple Grove Commercial Subdivision was rezoned in 2007 under the Boone County Area Plan Commission (Ord #2007-06). The Area Plan Commission GB description differs from the newly updated Whitestown UDO.
- The WPC Approved text amendments to update the GB language and permitted uses to reflect the updated Whitestown UDO at their 6/13/2016 meeting (Docket#PC16-010-TA).

Concept Plan Process

The "Concept Plan" is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- Traffic and Transportation
- Tax Base
- Water and Sewer Service
- Fire, Police, and Emergency Services
- Schools
- Parks

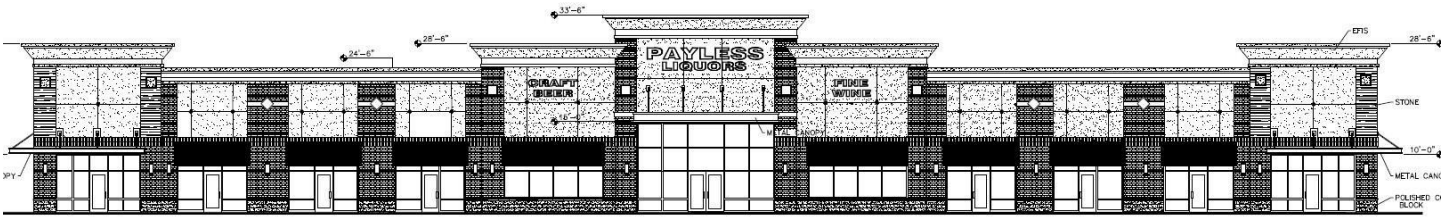
Proposed Development

Lot 2 of the Maple Grove subdivision is proposing a commercial development along Grove Pass, just west of Maple Grove Boulevard and Whitestown Parkway. The proposed project is to prepare the site for a commercial building that will include a retail liquor store and other undetermined tenants.

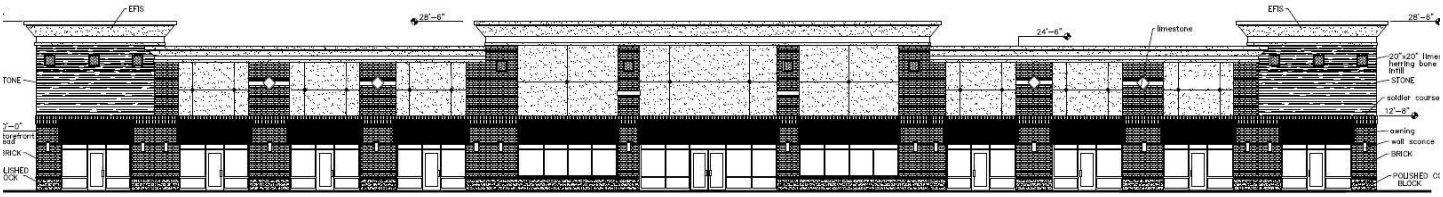
The liquor store tenant is projected to be open from 10am to 10pm, Monday- Saturday. The business is projected to employ ten individuals.

A traffic study was conducted per staff's recommendation to show expected traffic flows to and from the curb cuts off Whitestown Parkway in relation to existing roadways off Whitestown Parkway.

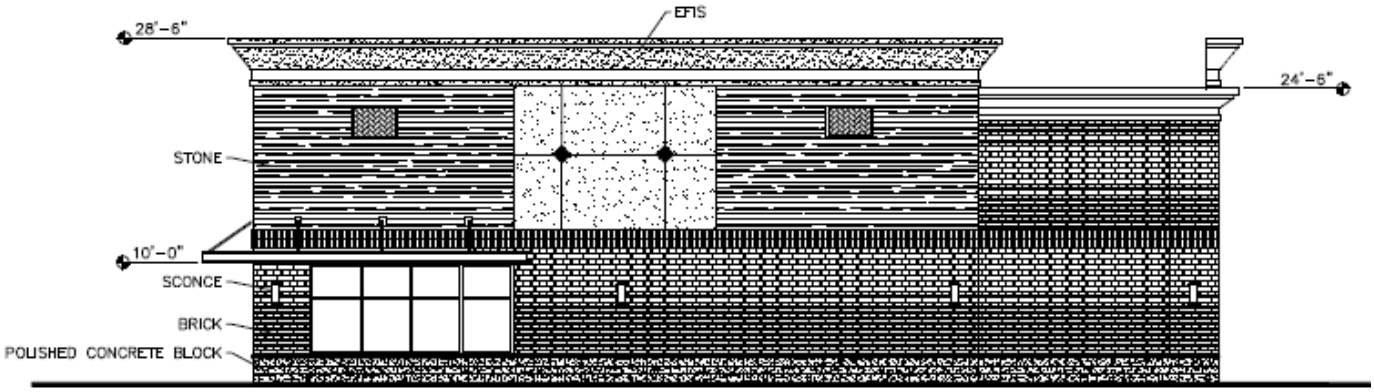
Below is a conceptual elevation drawing for the commercial building:



NORTH ELEVATION



SOUTH ELEVATION

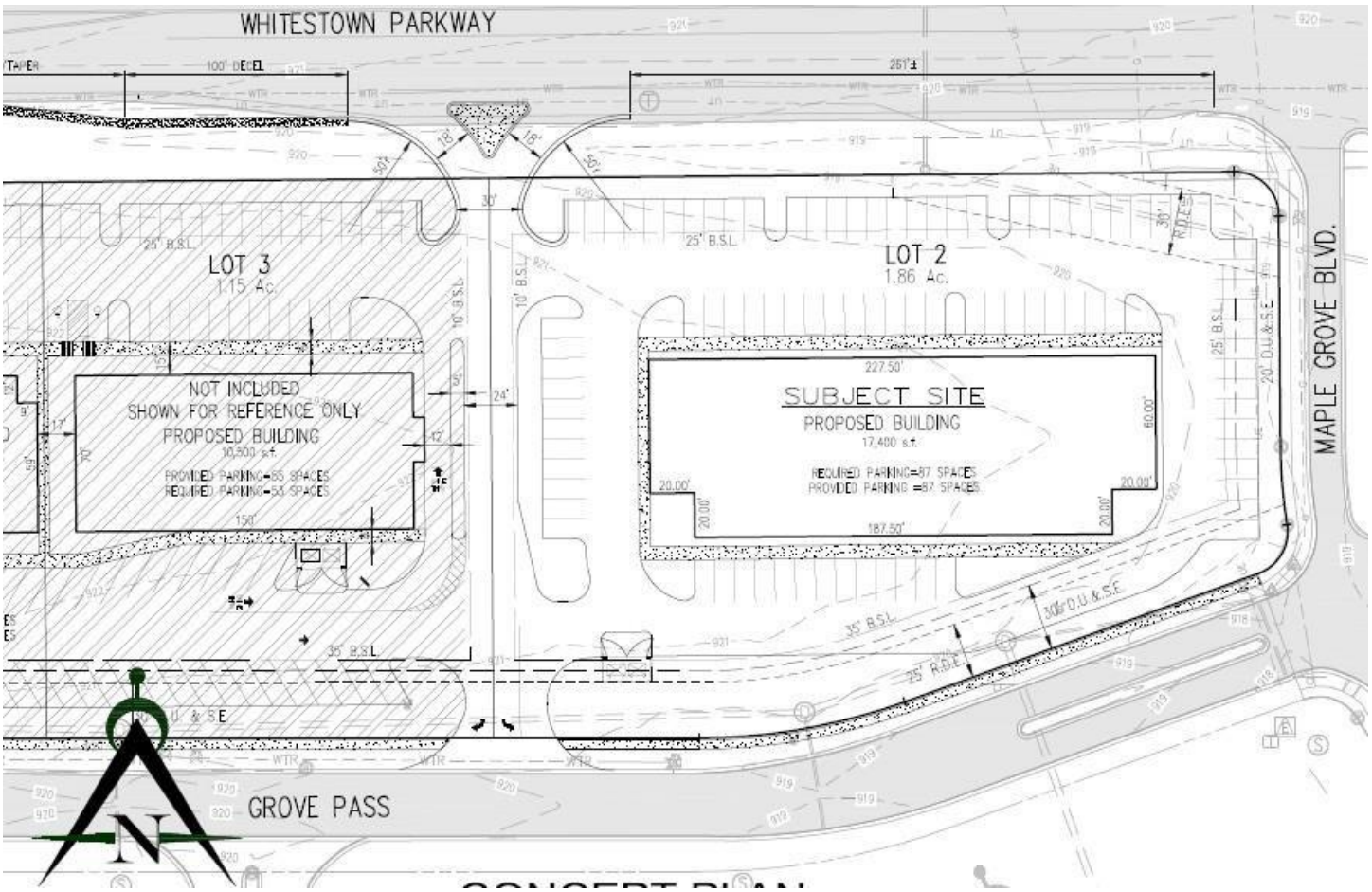


WEST ELEVATION

1/8"=1'-0"

Concept Plan

The Concept Plan is shown below:



Surrounding Zoning and Context

The subject site is currently zoned GB General Business.

- NORTH- Property to the north is zoned PB Professional Business (Westhaven Apartments)
- SOUTH- Property to the south is zoned MF Multi Family Residential (Watermark Apartments)
- EAST- Property to the east is zoned R-3 Medium Density Single Family and Two Family Residential.
- WEST- Property to the west is zoned GB (Maple Grove Commercial Subdivision).

Compliance

The proposed project is designated and zoned to be GB General Business. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and Development Plan approval.

Some permitted Primary Uses within the GB area include: Accounting, Auditing, & Bookkeeping Service; Animal Day Care Facilities; Apparel Shop, Shoes, Custom Tailoring; Attorney Services; Art & Music Schools; Billiard & Pool Establishments; Cafeteria, Restaurant; Camera & Photographic Supply; Carry Out Restaurant; Department Store; Florists, Furrier; Grocery, Bakery, Meat & Fish; Hardware or Variety Store; Liquor Store; Jewelry Store; Medical Office; Medical & Dental Laboratories; Pet Shops; Nursing Home; Shoe Repair; Sporting Goods; Tire, Battery & Accessory Dealers; Wholesale Business. **A complete list of permitted uses are listed in Sec 29.b General Business Uses**

Development Standards Requirements for "General Business"

Max Height of Buildings	75'
Min. Road Frontage	45'
Min. Front Yard	20'
Min. Side Yard	10'
Min. Rear Yard	10'

Staff Comments/Recommendation

The Maple Grove Commercial Subdivision has been zoned GB since 2007.

The liquor use tenant is an approved use according to the GB zoned definitions of the Whitestown UDO.

Staff has confirmed with Indiana State Excise Police that no laws apply to the proximity of the liquor store use and Rainbow Child Daycare. The law states alcohol and liquor sales are to be a minimum of 200' away from Elementary Schools, High Schools, and Churches.

Staff recommends that the WPC take in consideration of neighboring residential property owners and the location of the liquor tenant within the Commercial Subdivision. Staff suggests that the Commission table this request at this time.