



Staff Report PC15-015-DP

Trader's Point Learning Center – Development Plan

Docket PC-015-DP – Development Plan – Trader's Point Learning Center. The petitioner is requesting approval of a Development Plan to be known as Trader's Point Learning Center. The subject property is zoned AG- Agriculture. The Technical Advisory Committee (TAC) reviewed the plans on 7/14/2015. The petitioner is Traders Point Christian Church, and the project engineer is CrossRoad Engineers. No waiver is being requested.



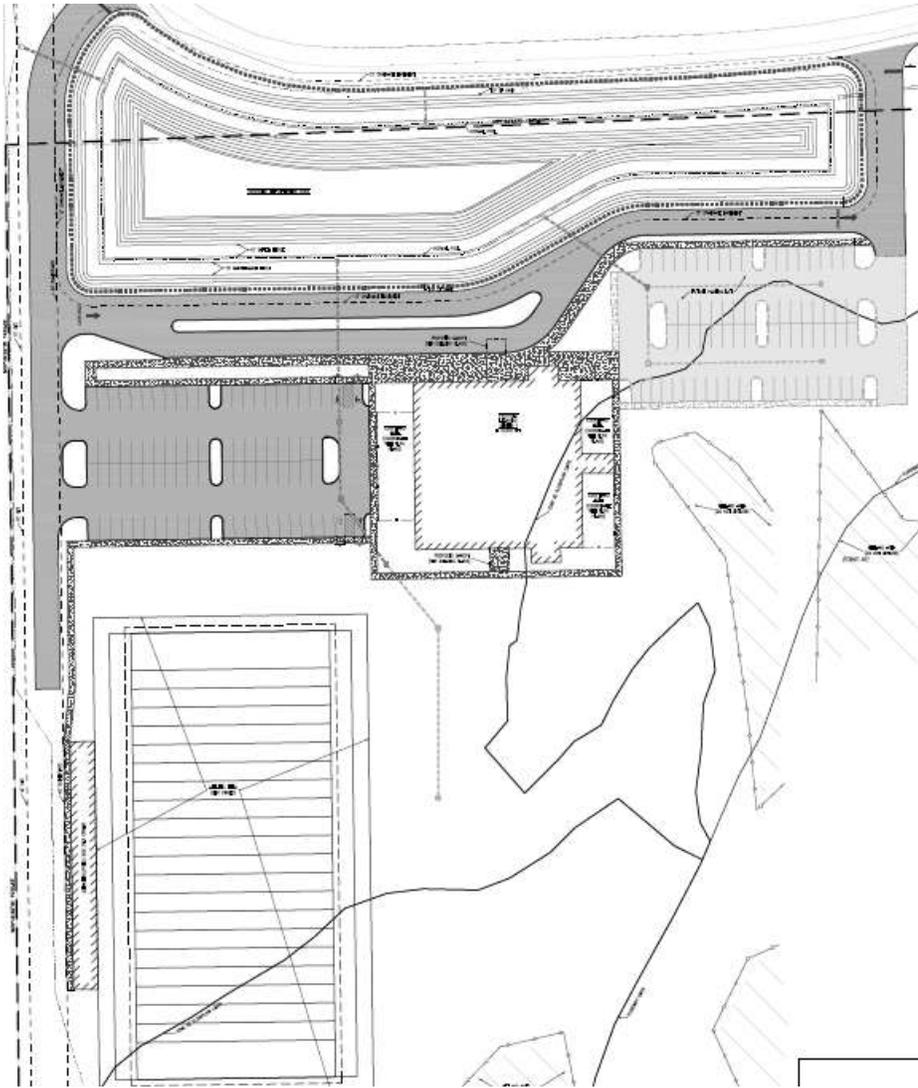
History

- Trader's Point Christian Church was approved and developed by the Area Plan Commission in early 2004 and again approved in 2012 to add a school addition.

Proposed Development

The Trader's Point Learning Center is a proposed development is located on about 11 acres of agricultural zoned land south and west of the intersection of Whitestown Parkway and Indianapolis Road. The proposal includes a 19,200 square foot Learning Center Building, parking area, drives and an athletic field to be constructed. The Learning Center Building will provide an access road, pedestrian paths, and utilities to the existing church and school.

The proposed development plan for this site is shown below:



Compliance

The proposed development plan is in compliance with the standards of the Whitestown Comprehensive Plan, and Whitestown Zoning Ordinance.

Technical Advisory Committee Comments

All of the TAC comments have been addressed. Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Continue working with Boone County Surveyor's Office regarding drainage specific to this site.

Staff Comments

Staff Recommendation

Staff recommends that the WPC approve the development plan.