



Staff Report PC16-013-DP

Mainstreet Transitional Care - Development Plan

Docket PC16-013-DP Mainstreet Transitional Care- The petitioner is requesting approval for a development plan to be known as Mainstreet Transitional Care. The subject property contains 16 acres, zoned MF, and is located east of Eagle Church, north of BACA and Spectrum Retirement, and west of CR 700 E. The petitioner has met with TAC (Technical Advisory Committee) 5/17/2016. The petitioner is Whitestown LLC, and the property owner is Eagle Alliance Church, Inc..



History

- The property owner, Eagle Alliance Church, Inc. originally purchased 94 acres in 1998. Early 2000, 15 acres were sold to Zionsville Community Schools. 10 acre drainage ponds to cover the remaining 79 acres were developed with Duke Realty for future development. The current 16 acre property is part of the remaining 69 acres owned by Eagle Alliance.
- The subject property just recently received rezoning recommendation to Council at the Plan Commission regular meeting May 9th (Docket PC16-009-ZA). The Town of Whitestown Town Council still needs to vote at their June 15th meeting for the R-1 to MF zoning.
- TAC met on 5/17/2016.

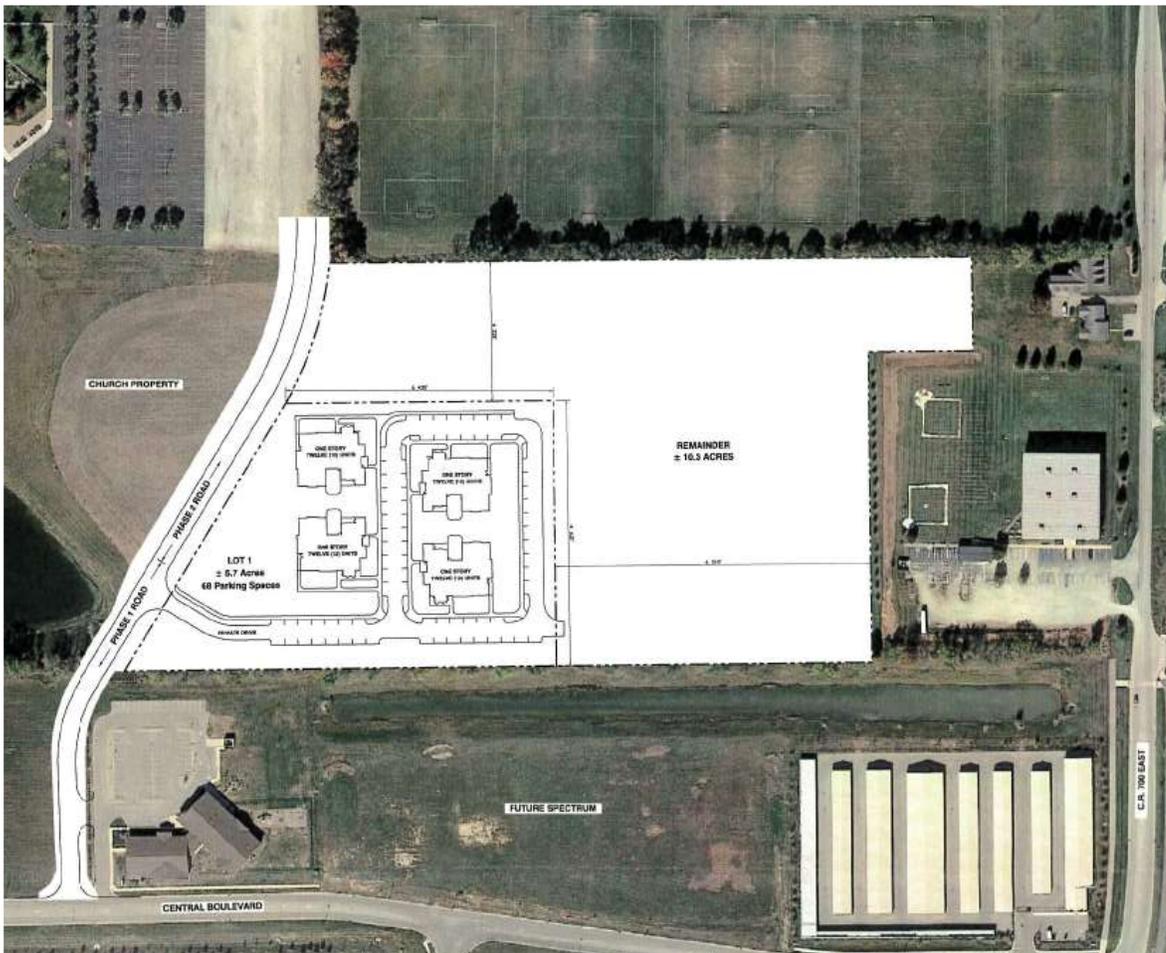
Proposed Development

The project is located on the north side of Central Boulevard, west of CR 700 E, and East of the existing Eagle Church. The proposed 16 acre site will be completed in phases. The initial phase consists of four (4) 7,230 square feet single story buildings, up to twelve (12) units each.

The approved use in the MF zoned district is being classified as Nursing Home facility.

A public access drive from Central Boulevard to the site is currently underway construction design. This access road will be paved between BACA and Parcel N or the Anson South Business District as a Town project. Additional access may also feed into CR 700 E as an east/west access once additional phases are underway development.

The proposed development plan for this site below:



The proposed architecture and elevations are below:



Compliance

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

Technical Advisory Committee Comments

Only a few 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:

- Final design for Central Boulevard access road
- Final approval from Boone County Surveyor's Office- contingent on final design for access road

Staff Comments

The proposed development plan must abide by the commitments set forth in the proposed rezoning ordinance and Plan Commission recommendation Docket PC16-009-ZA.

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC16-013-DP with the following conditions:

- 1) Access road plans are completed and approved through the Town of Whitestown and Boone County Surveyor's Office regarding design and appropriate drainage.