

STAFF REPORT: 2014-P-03

TOWN OF WHITELAND PLAN COMMISSION

August 5, 2014

2014-P-03 Convenience Centers, LLC. Primary Plat approval, southeast corner of Country Wood Drive and U.S. 31, approximately 6.59 acres, 2 lots and 1 block, zoned C-2.

EXHIBITS:

1. Aerial photo/location map, spring 2012
2. Proposed primary plat sheet 2

Project history

This petition seeks to plat a commercial area at the corner of U.S. 31 and Country Wood Drive. The adjacent lots upon which Advanced Auto and Jessen Funeral Home are located were at one time part of one overall tract. Around 2000, these two lots were divided off by metes and bounds. At that time, an overall drainage scheme was implemented for these two lots and future development to use a common detention area. Access to the undeveloped acreage was also retained for future development.

Since the time of developing those two lots, the Town has adopted new stormwater regulations and new subdivision control ordinances. Because of these regulations, the lots that the petitioner desires to be divided for development must be platted. Among other administrative benefits, platting allows the use of the common detention area for all of the lots in the plat. Otherwise, each lot would be required to maintain stormwater detention and water quality facilities.

Summary of the proposed plat

	Acreage	Lots	Blocks	Open space area	Pond area
Overall total	6.59	2	1	N/A	N/A

The proposed lots comply with the zoning regulations, and the layout generally conforms to the requirements of the Subdivision Control Ordinance.

Blocks are permitted by the SCO for commercial subdivisions. They are intended to allow for future development that has not yet been determined at the time of initial platting. When the block is to be developed, it will require a replatting process to establish the new lots and any associated infrastructure.

Access to Lot 1 would be from Country Wood Drive. Access to Lot 2 and potentially to future lots split from Block A would be from a proposed private drive (ingress/egress easement) that parallels the east line of the plat. Lot 2 would also have access from Lot 1 and the adjacent Advance Auto lot via an ingress/egress easement parallel to U.S. 31. Block A also includes the existing entrance onto U.S.31, which may be used to provide access to the interior lots.

Building setback lines are shown on the primary plat and conform to the current zoning code. It must be noted that this results in Lot 1 having a buildable width of approximately 40'—narrow for many commercial uses. As this condition is self-created by the petitioner in drawing this plat, a variance, if sought in the future, should *not* be granted. A waiver request during development plan review *may* be warranted, but only with very specific conditions to mitigate any adverse effects, particularly on traffic circulation and parking.

Technical Review Committee

The Technical Review Committee met on July 18 to discuss the project. The applicant was supplied with comments from committee members. Comments included addition of water lines, addition of perimeter sidewalks, provisions for stormwater, traffic signage, proposed street names, technical corrections, and other items.

The committee's comments appear to have been adequately addressed with the submitted revised drawings. Additional technical issues may be reviewed and addressed at the construction drawings stage of secondary plat approval.

The TRC did request that a street name be proposed for the private drive along the east side of the plat. The revised drawings propose "Country Wood Lane". However, that name duplicates one already used within the Meadow Creek subdivision, so another street name will need to be proposed for secondary plat approval. Per the SCO and County codes, proposed street names must be submitted to and approved by E-911 prior to secondary plat approval.

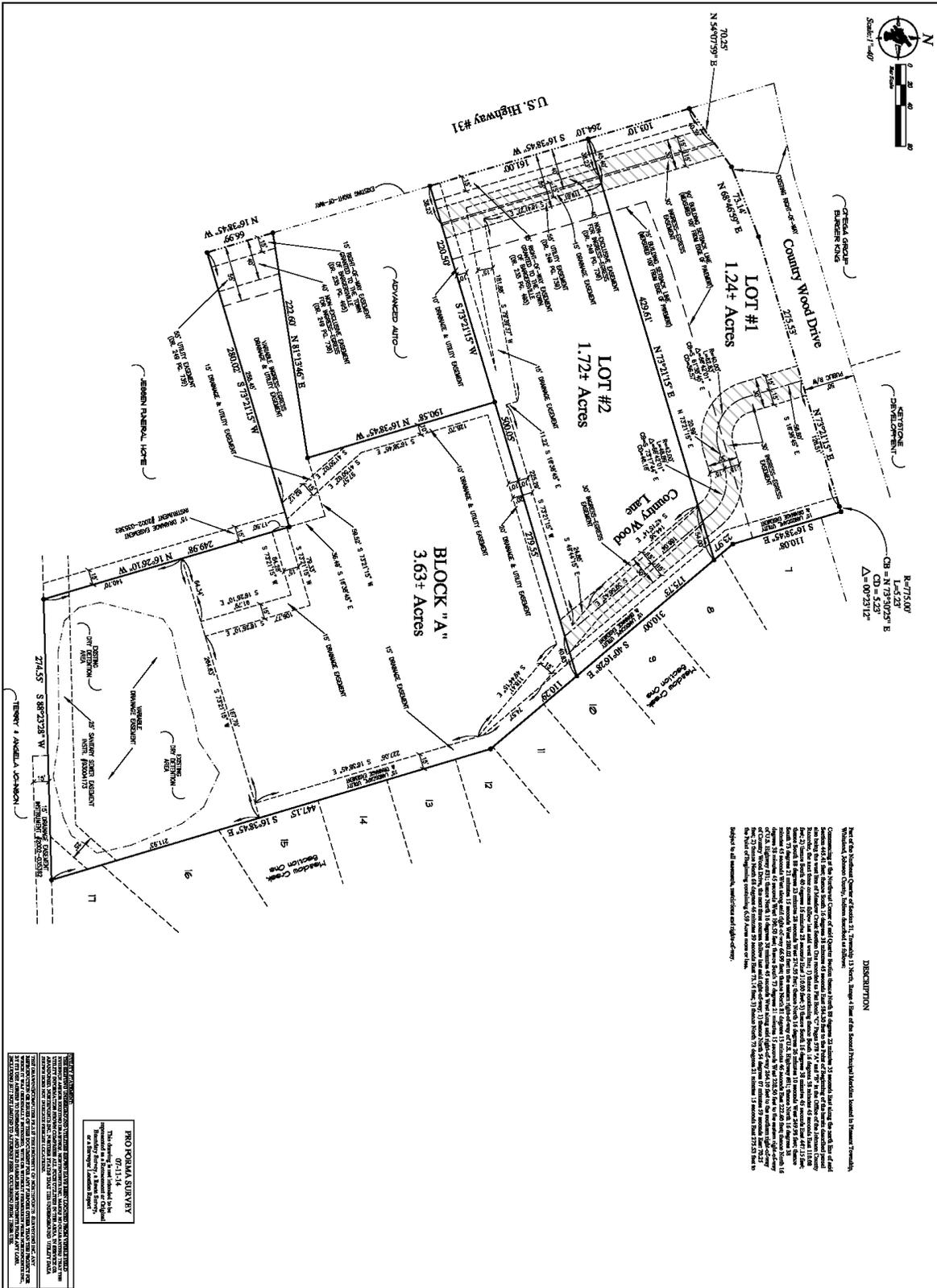
Staff Recommendation

Find that the proposed Primary Plat for Country Wood Commercial Subdivision meets the requirements of the Subdivision Control Ordinance for primary plats and approve the primary plat, based on the submitted revised plans, any conditions that the Commission finds necessary to address Technical Review Committee or others' concerns and comments.

Exhibit 1: Aerial photo/site location (spring 2012)



Exhibit 2: Proposed preliminary plat sheet 2



PROFESSIONAL SURVEYOR
 This drawing is intended to be used only for the project and location identified herein. It is not to be used for any other purpose without the written consent of the Surveyor. A license is required to practice as a Professional Surveyor in the State of Indiana. License No. 14-0061.

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Sheet 2 of 5
 Date: 07-11-2014
 Job #: 14-0061

PROJECT NAME
 COUNTRY WOOD
 Commercial Plat
 Whiteland, Johnson County, Indiana

SHEET TITLE
 PRELIMINARY PLAT

PREPARED FOR
 CONVENIENCE
 CENTERS, L.L.C.

6910 North Shadeland Avenue
 Indianapolis, Indiana 46220

Mr. Don Tharp
 (317) 896-1714

SCALE
 1"=40'

DRAWN BY
 DIS-VT

CHECKED BY
 DIS-VT

Seal: 07-11-14