CONCEPTUAL DEVELOPMENT PLAN

Developer understands and appreciates that the zoning amendment process is just that – the process of changing an existing zoning classification to something different, and that it is not the Development Plan Approval process. However, given that the Project is essentially one of first impression along US 421 in Boone County, Developer was encouraged by APC Staff long ago to create and present a preliminary conceptual development plan so that the area neighborhoods and the Commission could more thoroughly appreciate the intentions of Developer. The accompanying Conceptual Development Plan (CDP) is just that document.

As the CDP reflects, the northeastern 4± acres of the Project will be dedicated to professional office use, which would initially include a single, two-story medical building of approximately 20,000 square feet operated by Witham Hospital. Witham anticipates that it would eventually expand its operations on that parcel over the next five to twenty years to upwards of 60,000 square feet, most likely spread throughout three separate, two story buildings. Witham's parcel is more than adequate to accommodate those long term plans from several standpoints, including building square footage, code mandated parking and open space requirements.

The remaining 8.37 acres of the site, a full two acres of which will be "lost" to existing County and State right-of-way and future right-of-way requirements to accommodate the CR 300 S and US 421 widening projects, is intended to provide southeast Boone County with various, currently unavailable retail services. Those services would include a freestanding modern, full-service drug store, a freestanding bank, a freestanding coffee shop, a freestanding sit-down, family restaurant, and a variety of neighborhood-oriented, specialty retail shops. Several of the prospective retail shop uses are listed on the CDP.

The CDP also depicts the planned massing of buildings on the site, the US 421 and CR 300 S site access points, the internal roadway system, code compliant parking areas, site landscaping, and storm water detention ponds as well as a Gateway Feature element (further discussed in a subsequent section of this submittal) and the approximate location of site identification signage.

Special mention needs to be made of the most significant change to the CDP since Developer's first attempt to re-zone the site back in May. In response to a specific concern of at least one Commission member, Developer has split up the family restaurant and specialty retail shop uses into three separate buildings. This change not only significantly alleviates the perception of a large, single building, but provides the opportunity to introduce two outdoor courtyard areas – thus creating more open space and providing gathering areas.

CONCEPTUAL SITE PLAN

PRELIMINARY CONCEPTUAL SITE PLAN

PROSEPECTIVE SPECIALTY SHOP TENANTS

- DAY SPA + SALON - 4800 SF
- ICE CREAM + YOGURT SHOP - 1200 SF
- LOCAL FULL SERVICE RESTAURANT (INCLUDING BREAKFAST) - 2500 SF
- SPECIALTY DRESS SHOP - 1200 SF
- SPECIALTY STATIONARY STORE - 1200 SF
- FINE GIFTS + ACCESSORIES - 1200 SF
- SPECIALTY INFANT + TODDLER WEAR - 1200 SF
- BRIDAL SHOP - 1200 SF
- FINE ART GALLERY - 1200 SF
- HOME ACCESSORIES SHOP - 2000 SF
- SPECIALTY EYEWEAR - 1500 SF
- DRY CLEANERS - 1200 SF

PRELIMINARY CONCEPTUAL SITE PLAN
SCALE 1" = 42'-0"

PROJECT DATA

SITE	12.37 ACRES GROSS 4.0 ACRES MEDICAL 8.37 ACRES RETAIL
BUILDING	DRUG STORE 15,000 SQ FT
PARKING	ASSUME 5 PER 1,000 SQ. FT. 75 REQ'D
BUILDING	3 RETAIL OUTLOTS
PARKING	ASSUME 5 PER 1,000 SQ. FT. (RETAIL) ASSUME 1 PER 3 SEATS (DINING)
BUILDING	PHASE ONE 2 STORY MEDICAL OFFICE BLDG 20,000 SQ FT
PARKING	ASSUME 3 PER DOCTOR + 1 PER 2 EMPLOYEES

DESIGN DEVELOPMENT APPROVAL

THESE DESIGN DEVELOPMENT DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE DESIGN INTENT AND INFORMATION PROVIDED TO DATE. APPROVAL OF THE THESE DOCUMENTS IS ONLY FOR APPROVAL OF THE WORK TO DATE AND IS NOTIFICATION TO PROCEED WITH CONSTRUCTION DOCUMENTS

TENANT REPRESENTATIVE SIGNATURE DATE

PRINTED NAME AND TITLE

☐ NO COMMENTS
☐ WITH COMMENTS
☐ REJECTED

BARON L. PETERSON REGISTERED No. AR13500143 STATE OF INDIANA ARCHITECT

Peterson Architecture
602 Mulberry Street, Suite G
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

PRELIMINARY CONCEPTUAL SITE PLAN
UNION PRAIRIE CROSSING
US HWY 421 + CO RD 300 S
BOONE COUNTY, INDIANA
GREENHOUSE DEVELOPMENT LLC

PRELIMINARY
DECEMBER 2006

REVISIONS
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

DRAWER NO.
DRAWN BY:
CHECKED BY: D PETERSON
PROJECT NUMBER: 04-0162

PRELIM CONCEPTUAL SITE PLAN
DP-13C

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COPYCOPY LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED

GREENHOUSE DEVELOPMENT CO LLC