



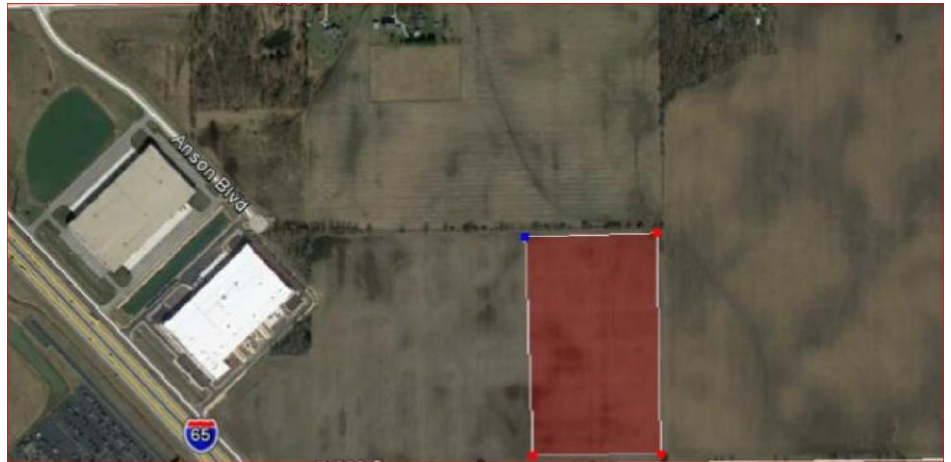
Staff Report PC18-051-CP

65 Commerce Park Building 3- Concept Plan

Docket PC18-051-CP 65 Commerce Park Building 3 - The petitioner is requesting approval of a Concept Plan to be known as 65 Commerce Park Building 3. The subject property is currently zoned I-1 and is approximately 23.83 acres. This property is located East of the future Anson Blvd southern extension and north of CR 500 S. The petitioner is Strategic Capital Partners, LLC and property owner is Sheila Scott Trustee of the James Gochenour Trust.

History

- Subject property was heard by Whitestown Plan Commission for a rezoned from AG to I-1 under docket PC18-016-ZA on July 16th, 2018 with a 5-0 vote.
- Rezone from AG to I-1 was adopted by Whitestown Town Council with a 5-0 vote on July 26th, 2018

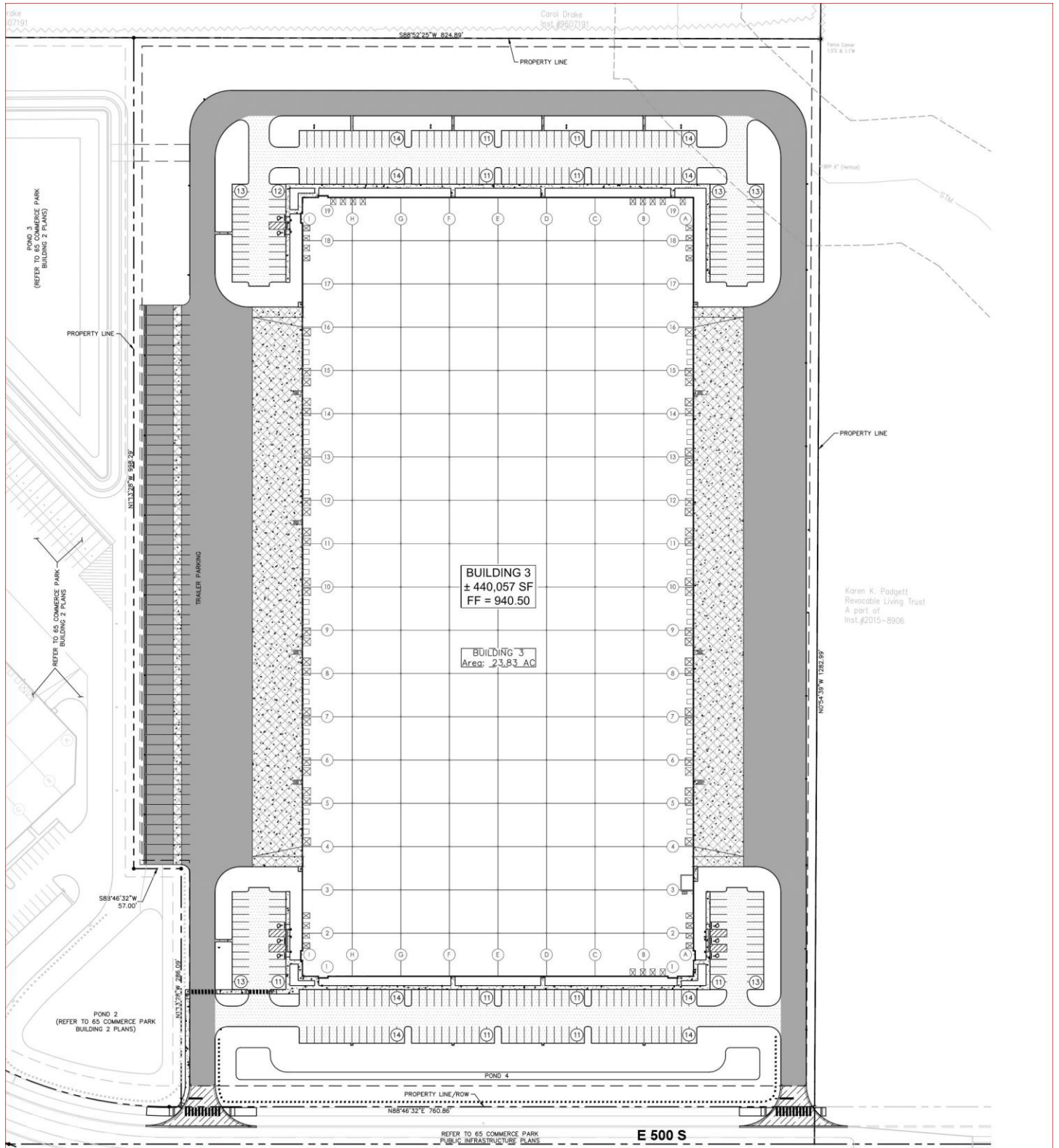


Proposed Development

The subject property is approximately 23.83 acres and is located East of the future Anson Blvd. southern extension and north of CR 500 S. The petitioner, Strategic Capital Partners, LLC is proposing to develop an approximate 440,057 Square Foot industrial warehouse use building with associated access drive, parking areas and utilities to serve the building. The project is planned to be constructed at approximately the same time, as the 65 Commerce Park- Building 2 and 65 Commerce Park-Public Infrastructure projects. All three projects rely upon each other from a utility, access and grading perspective.

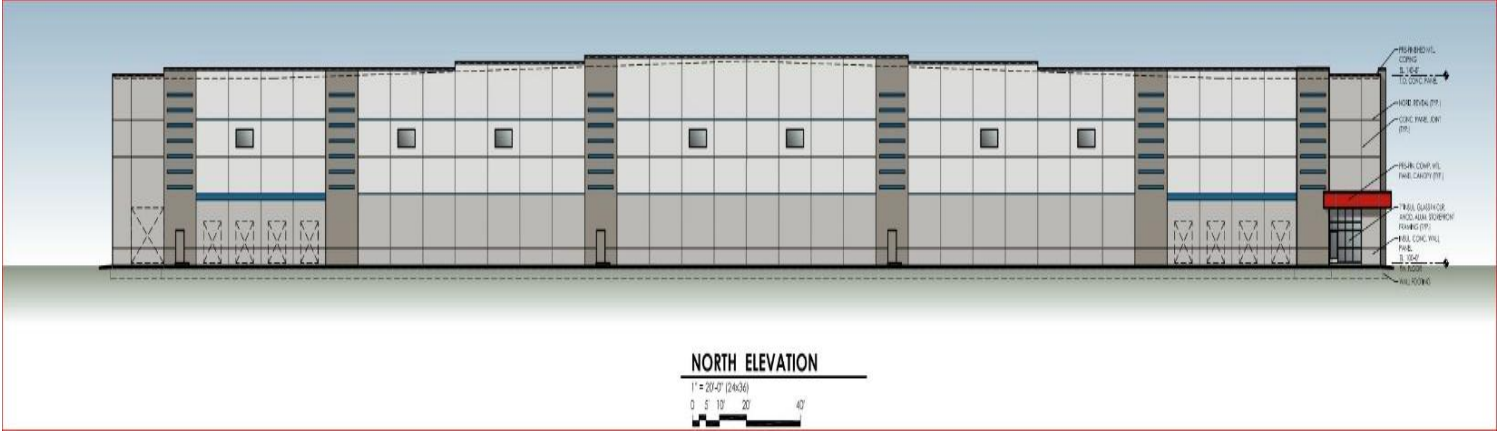
The development of the site will include approximately 299 parking spaces and 70 trailer parking spaces on the west side of the building. The site preparation will include grading the existing ground surface to meet layout and drainage as needed per local ordinances. Two entrance drives are proposed along the south side of the building off of CR 500 S. The traffic for the facility will utilize the proposed improved CR 500 S.

Below is the proposed plan:



Below are the proposed elevation drawings:





Compliance

The proposed concept plan, is in compliance with the standards of the Whitestown Unified Development Ordinance.

Technical Advisory Committee Comments

TAC met on 11/20/2018.

Staff Comments

Staff has checked the landscaping/buffering requirements, lighting standards, and overall compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff recommends that the WPC approve the concept plan known PC18-051-CP.