



Staff Report PC19-005-CP

65 Commerce Park Building 1b(Delco Foods)- Concept Plan

Docket PC19-005-CP 65 Commerce Park Building 1b - The petitioner is requesting approval of a Concept Plan to be known as 65 Commerce Park Building 1B (Delco Foods). The subject property is currently zoned I-1 and is approximately 10.86 acres. This property is located at E 500 S and Perry Worth Rd. The Petitioners is Delco Realty LLC, and property owner is Sheila Scott, Gochenour Trust.

History

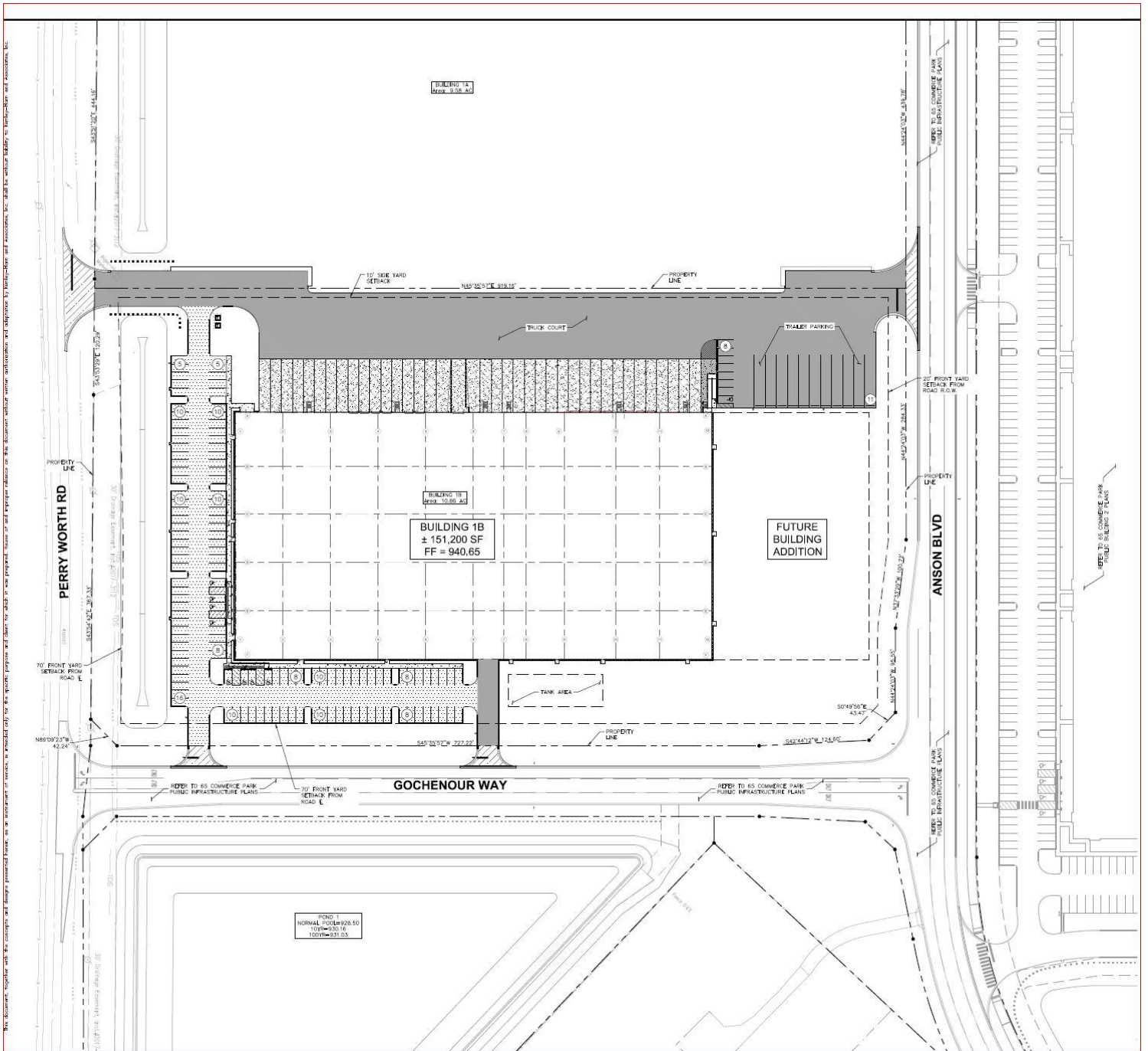
- Subject property was heard by Whitestown Plan Commission for a rezoned from AG to I-1 under docket PC18-016-ZA on July 16th, 2018 with a 5- vote.
- Rezone from AG to I-1 was adopted by Whitestown Town Council with a 5-0 vote on July 26th, 2018



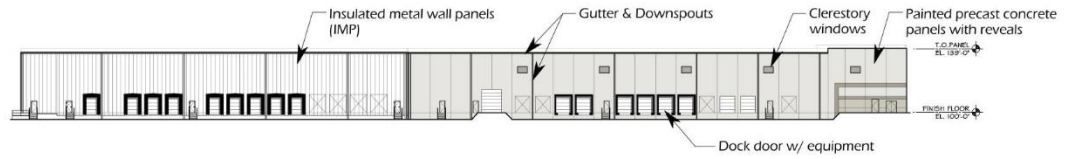
Proposed Development

The project site is currently zoned I-1. The scope of the project is to develop a 151,200 SF industrial warehouse use building with associated access drives, parking areas and utilities to serve the building. This project is planned to be constructed at the same time as the 65 Commerce Park- Public Infrastructure project, which will provide storm, sanitary and water service to the project site. The development of the site will include 138 parking spaces on the southwestern and southeastern sides of the building and 11 trailer parking spaces on the north side. The site preparation will include grading the existing ground surface to meet layout and drainage needs per local ordinances. One entrance drive is proposed off Perry Worth Road, two entrance drives are proposed off future Gochenour Way and one entrance drive is planned off the future extension of Anson Boulevard. Truck traffic will access the site via the entrance drives provided off Perry Worth Road and Anson Boulevard. This building will be both a dry and cold food product distribution facility, primarily specializing in Italian cuisine.

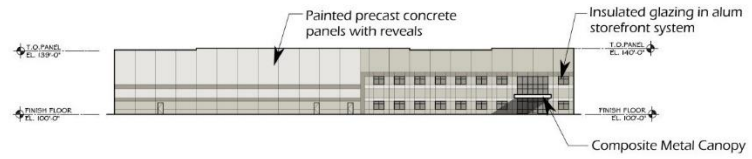
Below is the proposed plan:



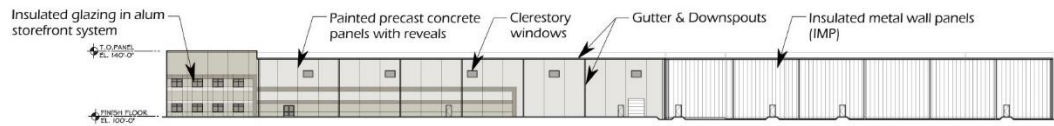
Below are the proposed elevation drawings:



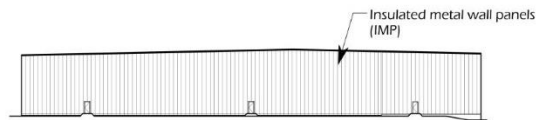
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Compliance

The proposed Concept Plan is in compliance with the standards of the Whitestown Zoning Ordinance. Landscaping and lighting plans have been submitted and revised for compliance.

Technical Advisory Committee Comments

TAC met on 02/12/2019. Most comments have been addressed- some outstanding comments involve:

Staff Comments

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

Staff Recommendation

Staff recommends that the WPC approve the Concept Plan known as 65 Commerce Park Building 1b (Delco Foods)