



# .Staff Report PC19-006-DP

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

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**Docket PC19-006-DP 65 Commerce Park Building 1b-** The petitioner is requesting approval of a Development 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 16<sup>th</sup>, 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 26<sup>th</sup>, 2018

### Proposed Development

The subject property is approximately 22.65 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

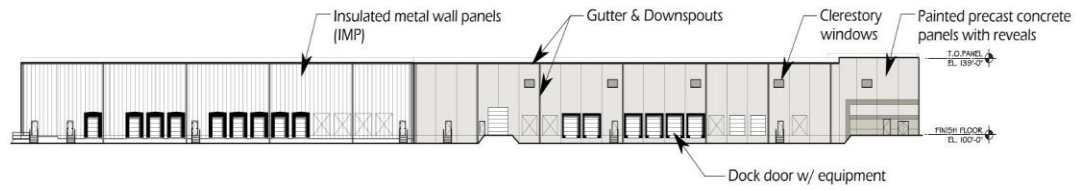
proposing to develop an approximate 279,430 Square Foot industrial warehouse use building with associated access drive, parking areas and utilities to serve the building. The project is planned to be constructed at approximately the same time, as the 65 Commerce Park- Building 3 and 65 Commerce Park-Public Infrastructure projects. All three projects rely upon each other from a utility, access and grading perspective.

The development of the site will include approximately 290 parking spaces and 62 trailer parking spaces on the northeast side of the building. The site preparation will include grading the existing ground surface to meet layout and drainage as needed per local ordinances. Three entrance drives are proposed along the southwest side of the building off of the future extension of Anson Blvd. The far north and south entrances will be truck accessible, with the middle entrance being designed for passenger vehicles only. The traffic for the facility will utilize the proposed extension of Anson Blvd. / CR 500 S.

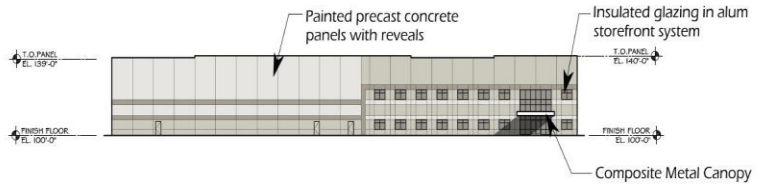




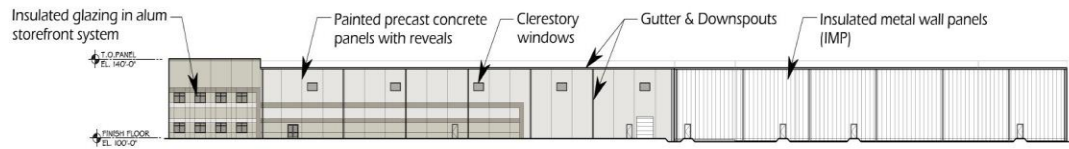
Below are the proposed elevation drawings:



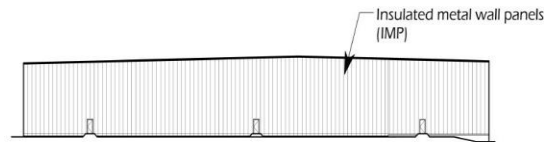
**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

## **Compliance**

The proposed development 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 development plan known as 65 Commerce Park Building 1b (Delco Foods)