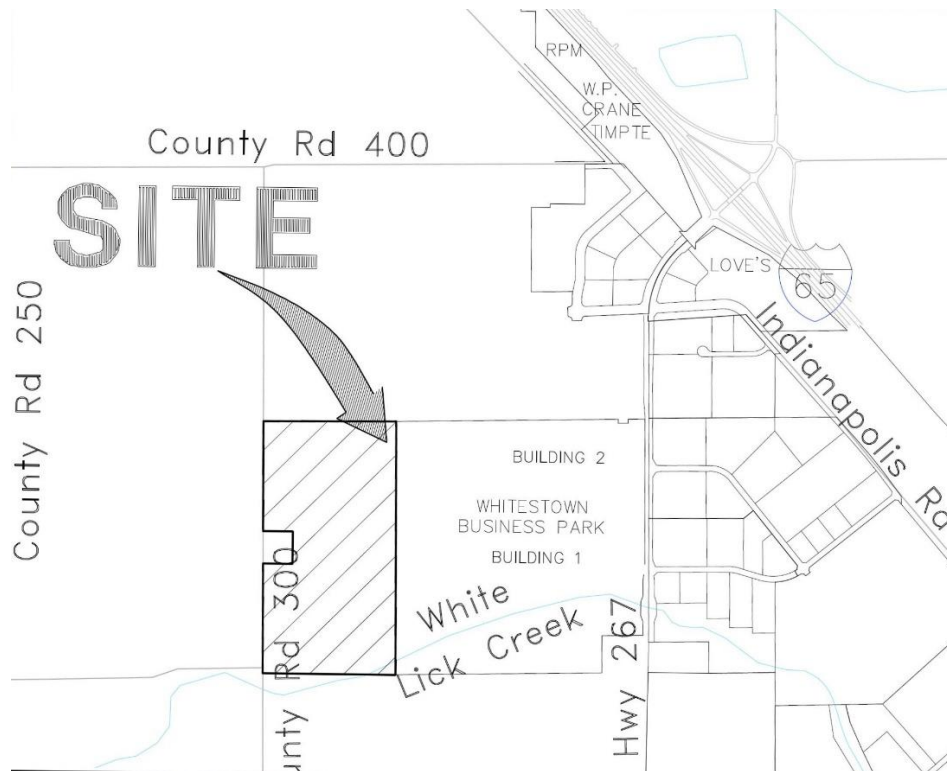




Staff Report PC19-023-DP

Whitestown Business Park Bldg. 3 Development Plan

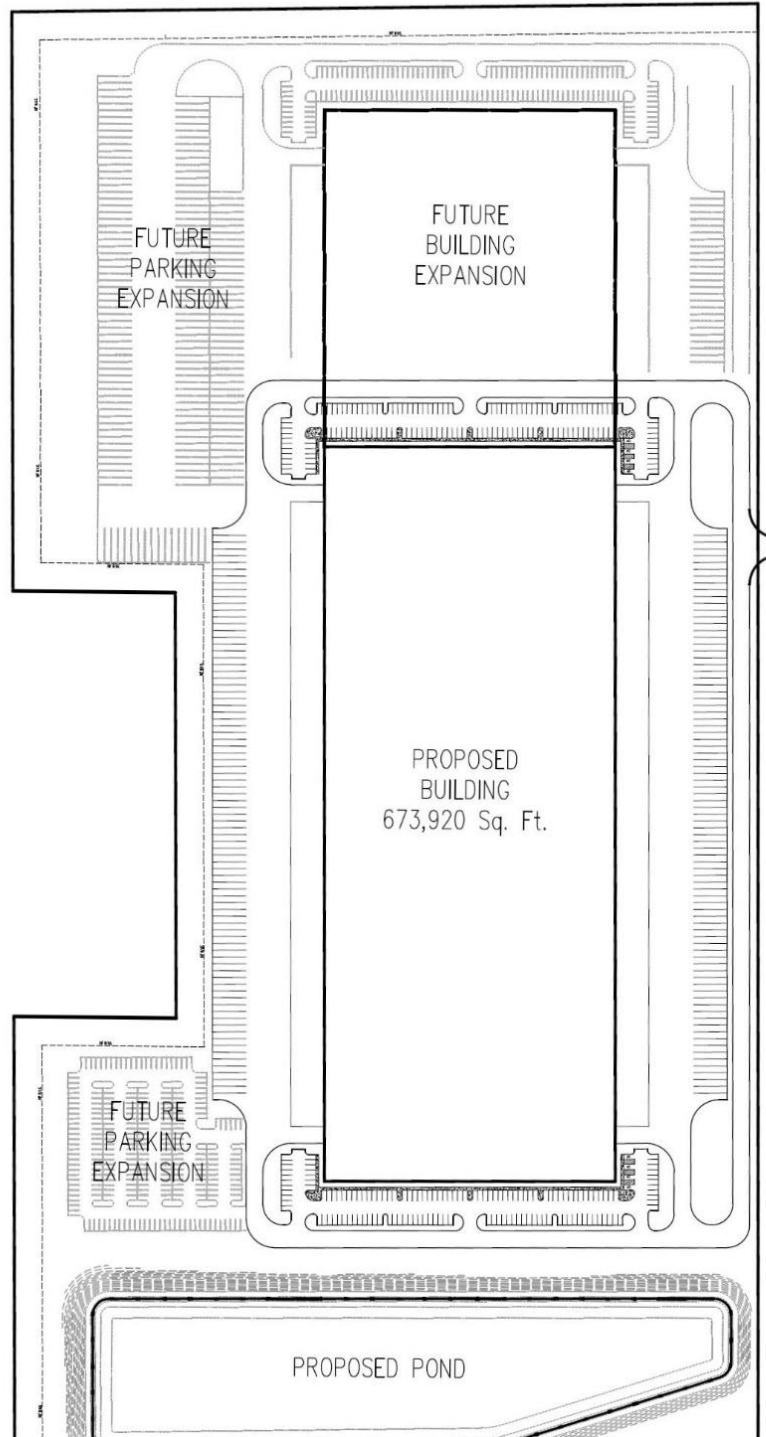
Docket PC19-023-DP Whitestown Business Park Bldg. 3-Development Plan - The petitioner is requesting approval of a Development Plan to be known as Whitestown Business Park Building 3. The subject property is currently zoned I-1 Light Industry. It is approximately a 75.92-acre property, located at 4765 S. 300 E. The petitioner and the property owner is Exeter Property Group/ Exeter 4765 S 300 land LLC

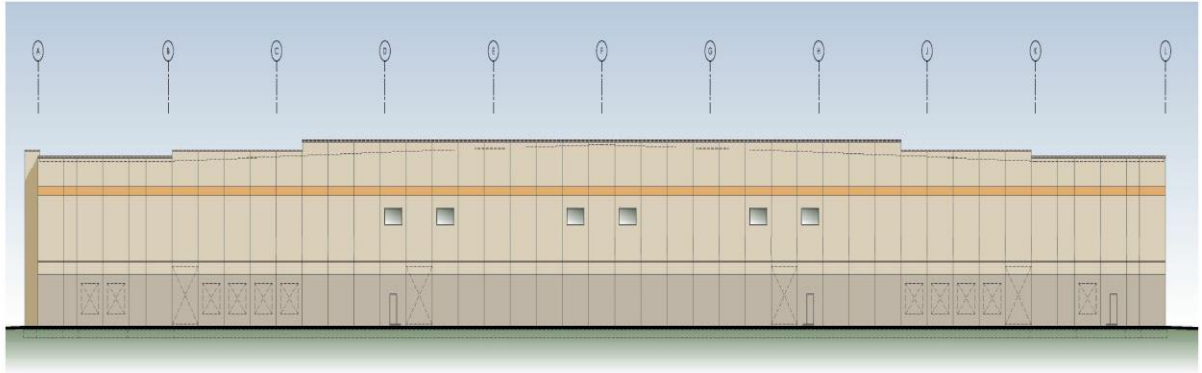


Proposed Development

The scope of the project is to construct Whitestown Business Park Building 3, a 673,920 square foot building which will be located on a 75.92 Acre property. The Development Plan will designate the proposed site layout, green space easements, pathways and traffic patterns which are required by the Town of Whitestown.

Proposed site plan is below:

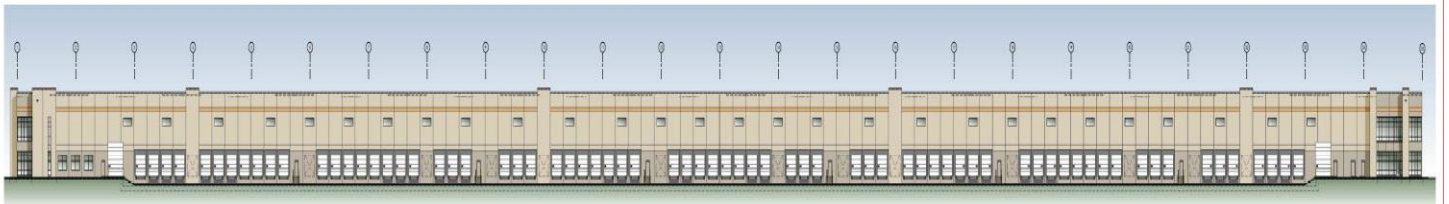




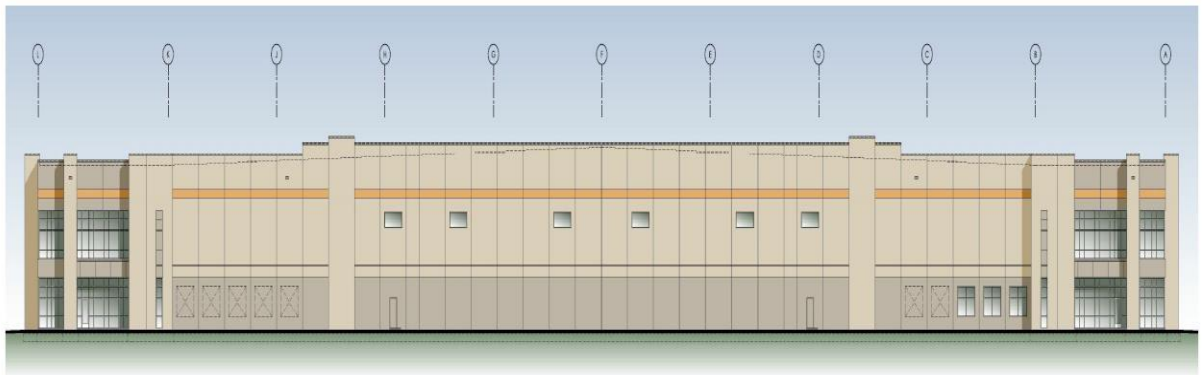
North Elevation Scale: 1" = 20'-0" (24" x 36')



West Elevation Scale: 1" = 40'-0" (24" x 36')



East Elevation Scale: 1" = 40'-0" (24" x 36')



South Elevation Scale: 1" = 20'-0" (24" x 36')



Compliance

The proposed Primary Plat is in compliance with the standards of the Whitestown Zoning Ordinance (UDO) and the zoning commitments. Landscaping and lighting plans have been submitted and revised for compliance.

Staff Comments

- Developer is required to install an 8ft berm on the north, west, and south ends of the property as required from the WPC and Town Council approvals.
- 50ft buffer yard is required.
- No access will be given off of C.R 300 E
- This parcel will be assigned an address after it receives development plan approval. Currently this property has a separate parcel number than surrounding property owners.
- This petition is for a primary plat. If approved the plat will be recorded with Boone County where it will receive a new legal and land description

Staff Recommendation

Staff recommends that the WPC approve the Development Plan known as Docket PC19-023-DP Whitestown Business Park Building 3