



Staff Report PC19-027-CP

Fishback Creek Building 3- Concept Plan

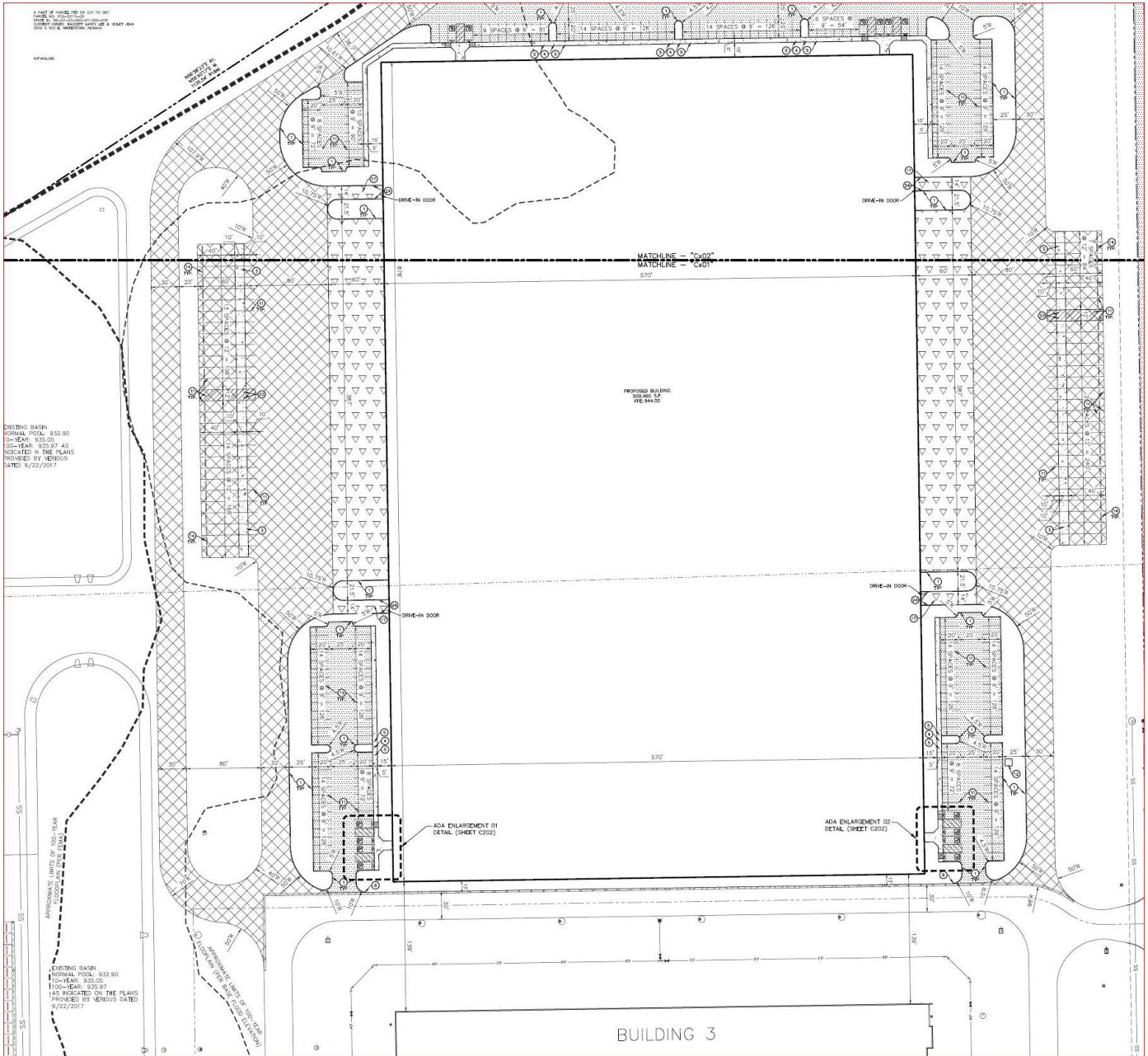
Docket PC19-027-CP Fishback Creek Building 3 Concept Plan - The petitioner is requesting approval of a Concept Plan to be known as Fishback Creek Building 3. The subject property is currently zoned I-1 Light Industry and is approximately a 500,400 square foot warehouse facility, located northwest of the intersection of Albert S White Drive and 500 E. The petitioner is GDI Construction and the property owner is INDHLAND LLC.



Proposed Development

INDHLAND LLC is requesting Concept Plan approval on an approximately 500,460 square foot warehouse facility located northwest of the intersection of Albert S. White Drive and 500 E in Whitestown, INDIANA. This site is Building 3 of the original masterplan for the Fishback Creek Business Park originally being developed by Triform LLC. The proposed site will have two access points off of County Road 500 E. The proposed building is located North of Building 2, which was previously constructed and east of Building 4 which was approved last year and should be starting construction this summer. The proposed building is a spec building with no defined end user at this time. The project is currently proposing 263 car parking spaces and 56 trailer parking spaces. A detention pond is being constructed at the northeast corner of the site to provide detention for the entire site.

Proposed site plan is below:



Compliance

The proposed concept plan 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.

Technical Advisory Committee Comments

TAC met on 6/11/2019. Most comments have been addressed

Staff Recommendation

Staff recommends that the WPC approve the concept plan known as Docket PC19-027-CP, Fishback Creek Building 3