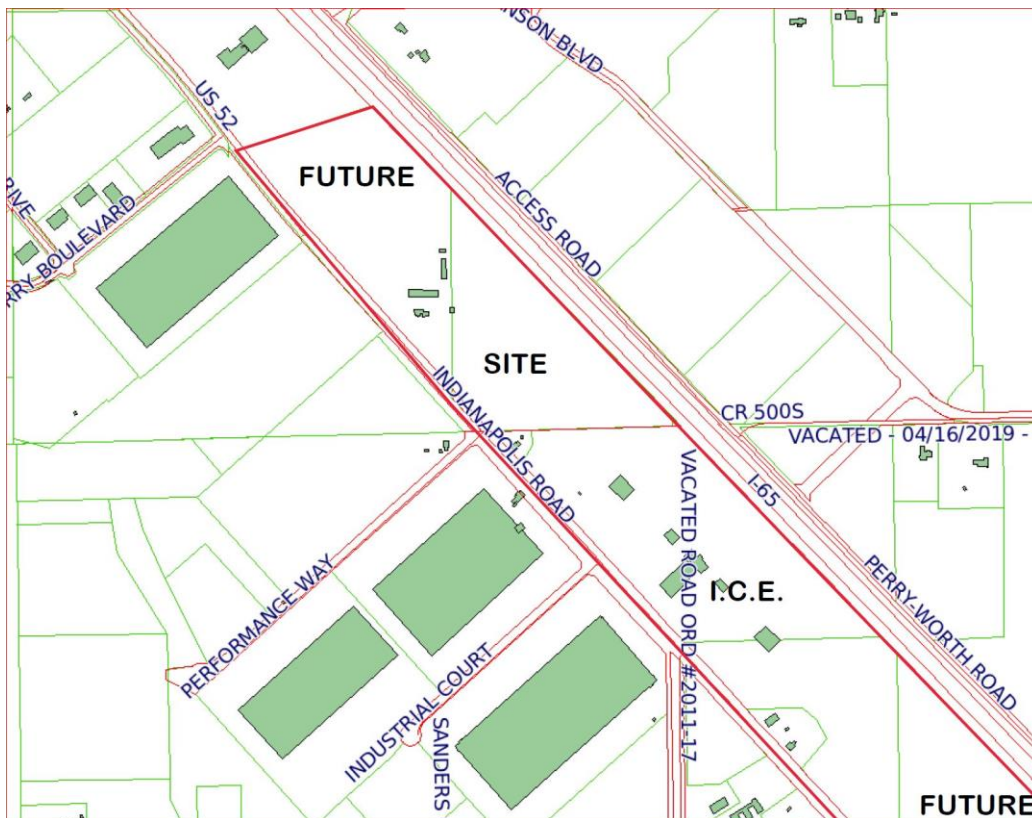




Staff Report PC19-029-CP

Indianapolis Car Exchange Accessory Building - Concept Plan

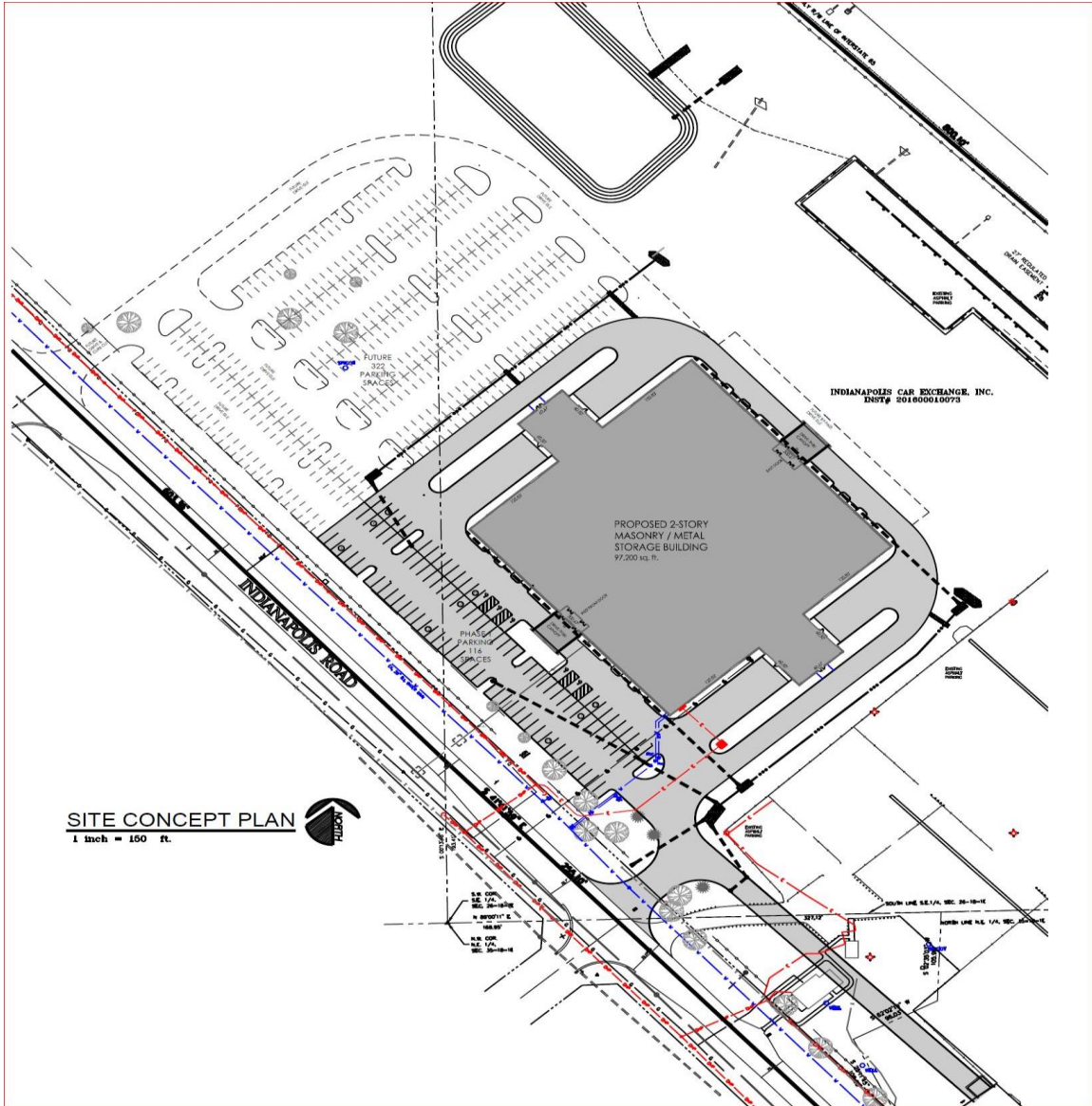
Docket PC19-029-CP Indianapolis Car Exchange Concept Plan - The petitioner is requesting approval of a Concept Plan to be known as Indianapolis Car Exchange. The subject property is currently zoned I-1 Light Industry. Proposed, is approximately, a 97,200 square foot new Warehouse Building, located on the existing 54.65 Ac. +/- parcels. Petitioner is Keeler-Webb Associates and the property owner is Hockett Real Estate, LP & Indianapolis Car Exchange, Inc.



Proposed Development

Petitioner is proposing the building of a new Warehouse Building containing 97,200 sq. ft., on the existing 54.65 Ac. +/- parcels. The new building will be constructed as a shell for future uses by the owner, tenants, and Indianapolis Car Exchange. The building will be serviced by power, phone, sanitary and water which are readily available in the adjacent right-of-way or easements.

Construction is planned to begin immediately upon approval by all appropriate agencies with the intention of completing the facility by the Spring of 2020.



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 PC19-029-CP, Indianapolis Car Exchange.