



Staff Report PC20-059-CP

Park 130 Building 5

Docket PC20-059-CP – Concept Plan – Park 130 Building 5

The petitioner is requesting review of a Concept Plan to be known as Park 130 Building 5 located on the southeast side of Commerce Drive in Whitestown, Indiana. The site is zoned Light Industry (I-1). The applicant is proposing to construct an industrial warehouse with parking on an approximate 12.6 acres. The applicant is The Peterson Company on behalf of owner Zeller -401 LRH Restructured TI.



Location

The site in question is located approximately 314 feet north of the intersection of Whitestown Parkway and Cardinal Lane. The surrounding area is characterized by industrial and agricultural uses.

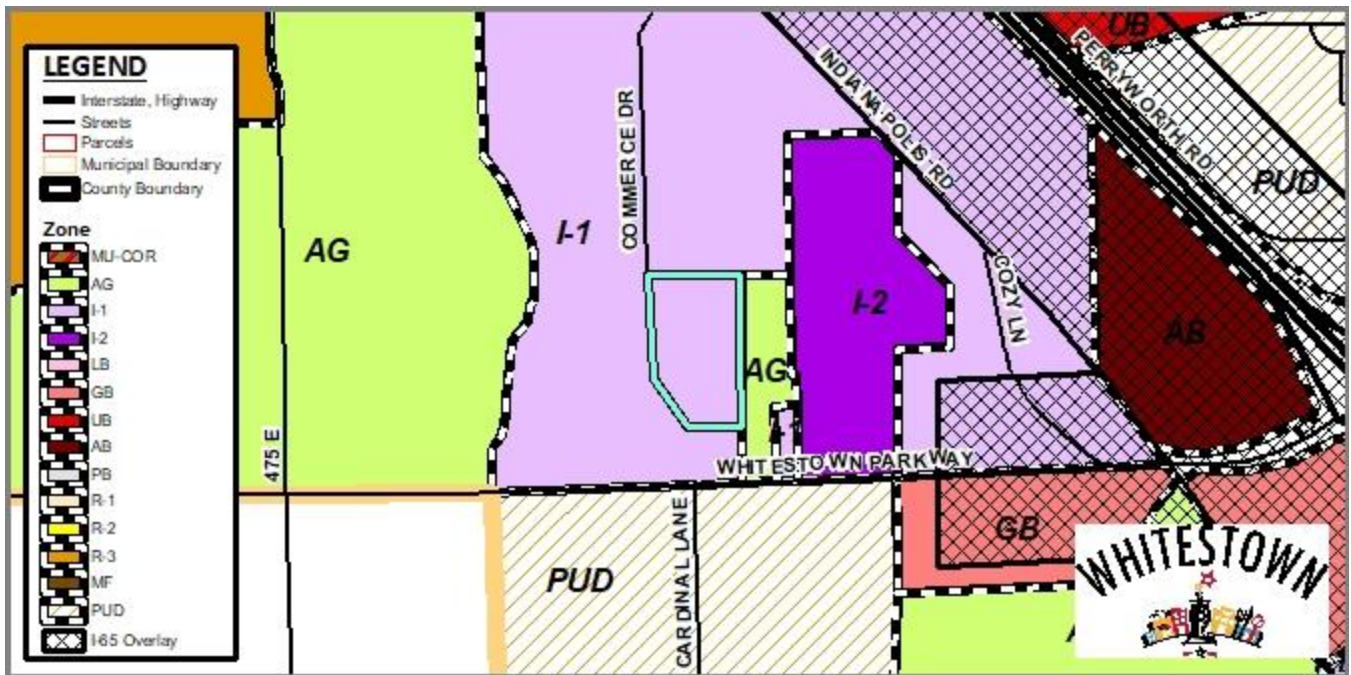
History

In August 2019, the Whitestown Plan Commission approved Park 130 Building 4, which is located directly adjacent to the north of the site in question (PC19-032-DP).

Zoning

The site in question is zoned I-1 (Light Industry). Permitted uses include but are not limited to offices, light wholesale trade or storage, and mini-storage facilities.

The Light Industry Zone is “established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building and would include warehousing operations.”



Proposed Development

The proposed project is located on approximately 12.6 acres. The applicant is proposing one industrial warehouse structure with access on Commerce Drive. Commerce Drive is planned to extend south to the intersection of Whitestown Parkway and Cardinal Lane.

The submitted plans and materials indicate the following:

- Approximately 235,839 sq. ft. building footprint;
- 168 parking spaces including 6 ADA dedicated stalls;
- Pedestrian walkways along Commerce Drive and Whitestown Parkway.

Compliance

The proposed project is zoned I-1, Light Industry, and is compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan Docket PC20-059-CP.

NO.	REVISIONS
1	TAC COMMENTS
2	TAC SUBMITTAL
3	DATE
4	BY

DESIGNED BY: LJS
 CHECKED BY: LJS
 SCALE: AS NOTED

DATE: 1/21/2021
 LJS

XXXXX COMMERCIAL DRIVE, WHITESTOWN, IN 46052
PARK 130 BUILDING 5

OVERALL SITE PLAN

ORIGINAL ISSUE: 12/20/2020
 MHA PROJECT NO.: 170224223
 SHEET NUMBER: C3.0

Indiana Utilities Protection Service
Call 811
 before you dig

PAVING & CURB LEGEND

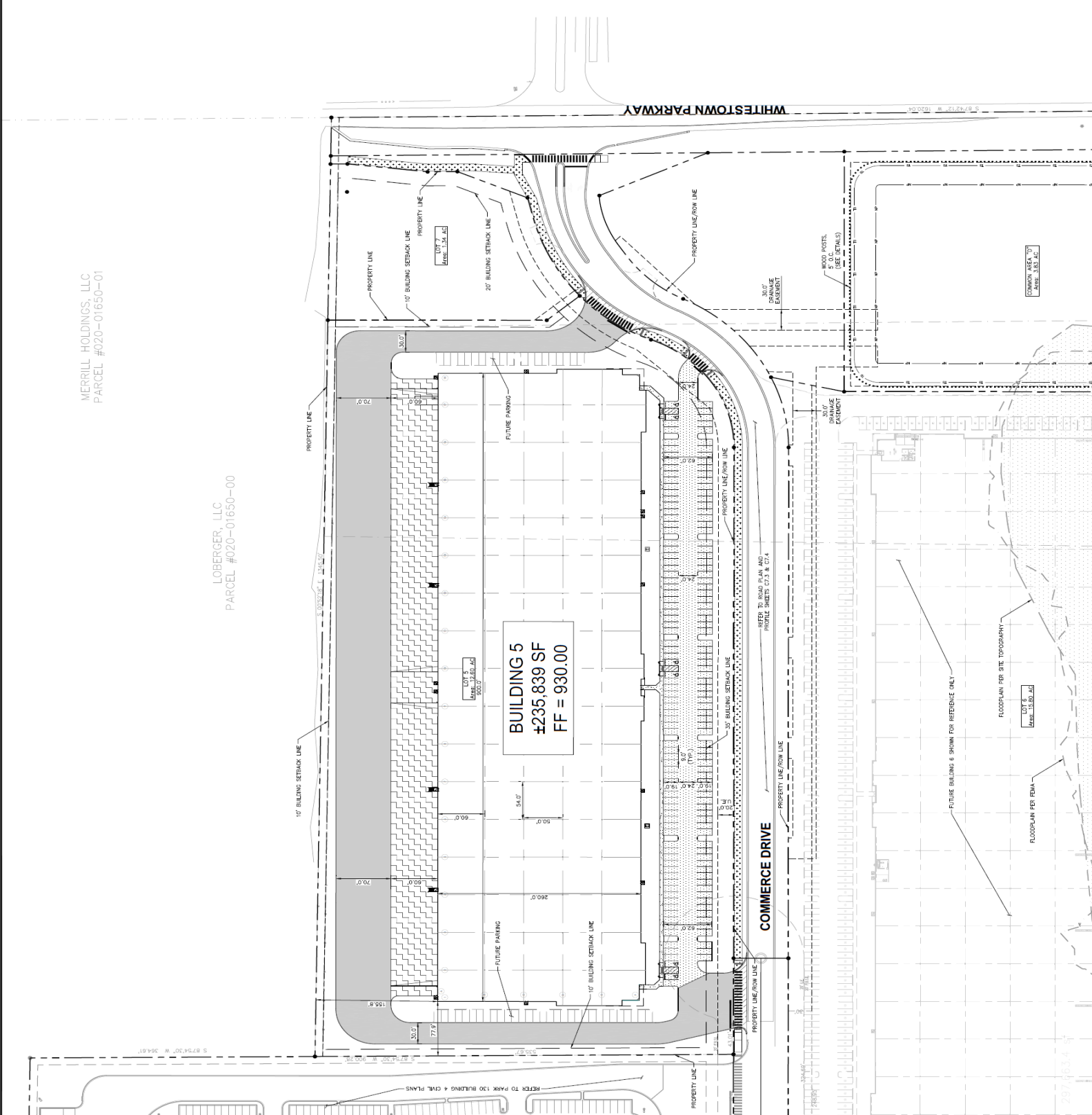
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY PAVEMENT
	CONCRETE SERRATE
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

SITE SUMMARY

SITE ZONING	= L-1
SITE AREA	= 12.80 AC.±
PARKING SPACES (STANDARD PROVIDED)	= 162 SPACES
PARKING SPACES (ACCESSIBLE PROVIDED)	= 6 SPACES
TOTAL PARKING SPACES PROVIDED	= 168 SPACES

SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL MATERIALS, FINISHES, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- BACK ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MOUNTING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- CONCRETE CURB AND DEPRESSED CURB SHALL BE PAINTED UNLESS OTHERWISE NOTED.



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