



# Staff Report PC20-060-DP

## Park 130 Building 5

### Docket PC20-060-DP – Development Plan – Park 130 Building 5

The petitioner is requesting review of a Development 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.

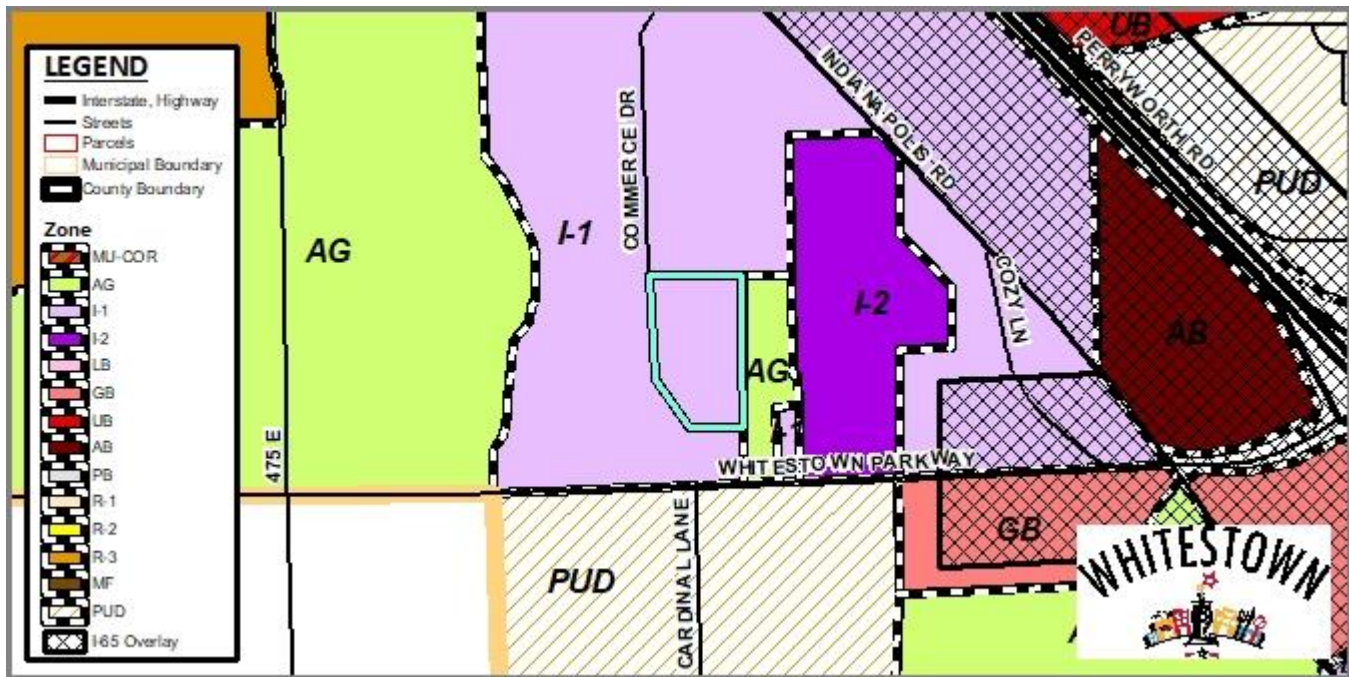
### History

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;
  - o Proposed building height of 38' 8" where the UDO maximum is 75'.
- Dumpster enclosure located in the rear of the building;
- 168 parking spaces including 6 ADA dedicated stalls;
- Pedestrian walkways along Commerce Drive and Whitestown Parkway;
- Photometric plan that meets the requirements of the UDO;
  - o Proposed wall mounted height of 28' where the UDO maximum is 30'.
- Elevations and material list that meets the requirements of the UDO;
- Street frontage landscaping, internal landscaping, and buffer landscaping;
  - o Additional landscaping and fencing along the eastern property line per commitments agreed upon with Animal Den.

## 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 Development Plan Docket PC20-050-DP.

Although staff is providing a favorable recommendation, the applicant should address any outstanding comments with the Public Works Department before filing for permits.

