



Staff Report PC19-020-PP

Whitestown Business Park Bldg. 3- Primary Plat

Docket PC19-020-PP Whitestown Business Park Bldg. 3 Primary Plat - The petitioner is requesting approval of a Primary Plat 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



History

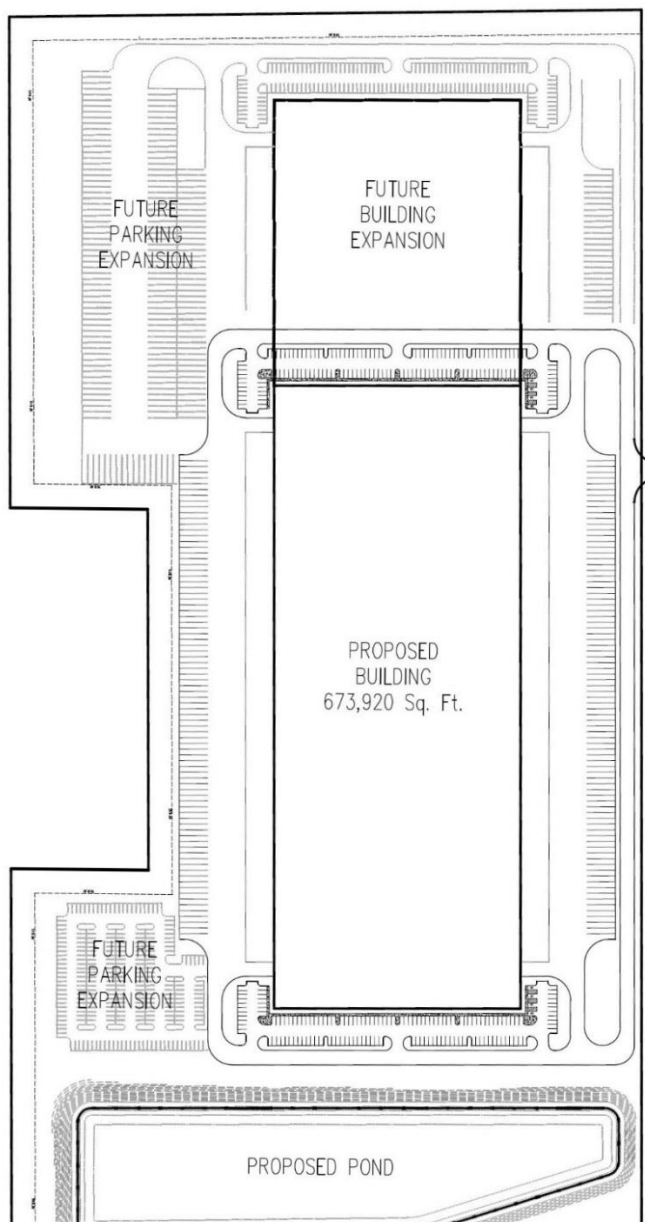
Property was brought in front of the Whitestown Plan Commission as Docket PC17-037-ZA for a rezone from AG- I1. On 9/10/18 Whitestown Plan Commission gave favorable recommendation to Whitestown Town Council to rezone property by a 5-0 vote.

A special meeting was held by Whitestown Town Council on 10/1/2018 to hear the rezone petition. On 10/1/2018 the Whitestown Town Council approved Ordinance 2018-25 by a 3-2 vote rezoning the property from AG to I-1.

Proposed Development

The scope of the project is to prepare the Primary Plat and Concept plan for Whitestown Business Park Building 3, a 673,920 square foot building which will be located on a 75.92 Acre property. The primary Plat and Concept 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:



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.
- 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 Primary Plat known as Docket PC19-020-PP Whitestown Business Park Building 3