



# Staff Report PC19-031-CP

## Park 130 Building 4- Concept Plan

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**Docket PC19-031-CP Park 130 Building 4 Concept Plan** - The petitioner is requesting approval of a Concept Plan to be known as Park 130 Building 4. The subject property is currently zoned I-1 Light Industry and is approximately a 32.90-acre property, located at Indianapolis Road & Commerce Parkway. The petitioner is The Peterson Company and the property owner is Lord Realty Holdings, LLC.

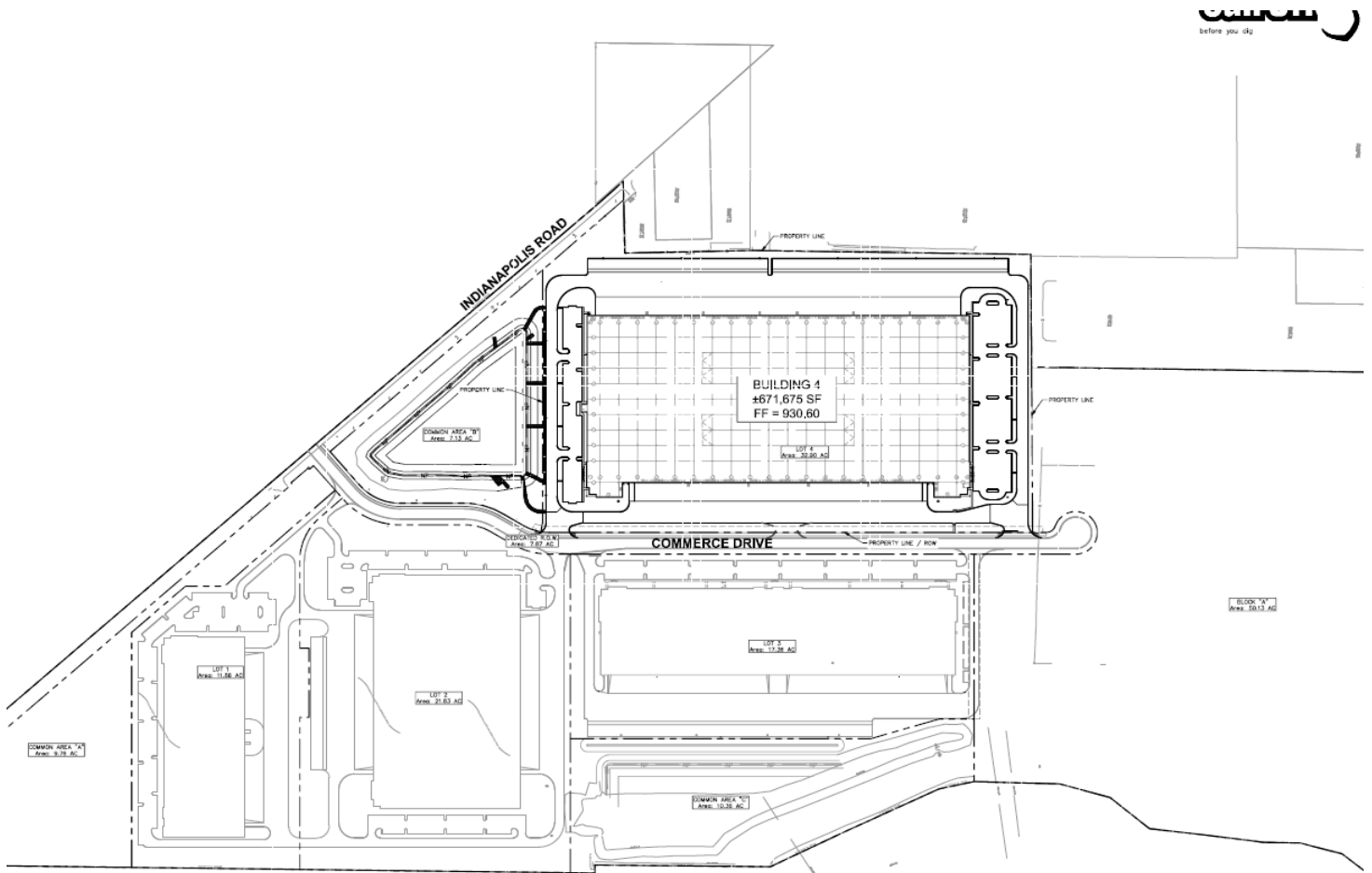


### Proposed Development

The project site is currently zoned I-1. The scope of the project is to develop a 671,675 square foot speculative industrial warehouse on a 32.90 acre property with associated access drives, parking areas and utilities to serve the building. It is anticipated that future buildout of the Park 130 development will result in an extension of Commerce Parkway southward to connect to Whitestown Parkway. Public utilities and access drives to serve the building will be off of Commerce Drive. The development of the site will include 350 parking spaces and 111 trailer parking stalls.

The site preparation will include expanding existing Pond 2 and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances.

## 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 7/23/2019. Most comments have been addressed- some outstanding comments involve:

Boone County Drainage

## Staff Comments

## Staff Recommendation

Staff recommends that the WPC approve the concept plan known as Docket PC19-031-CP Park 130 Building 4