



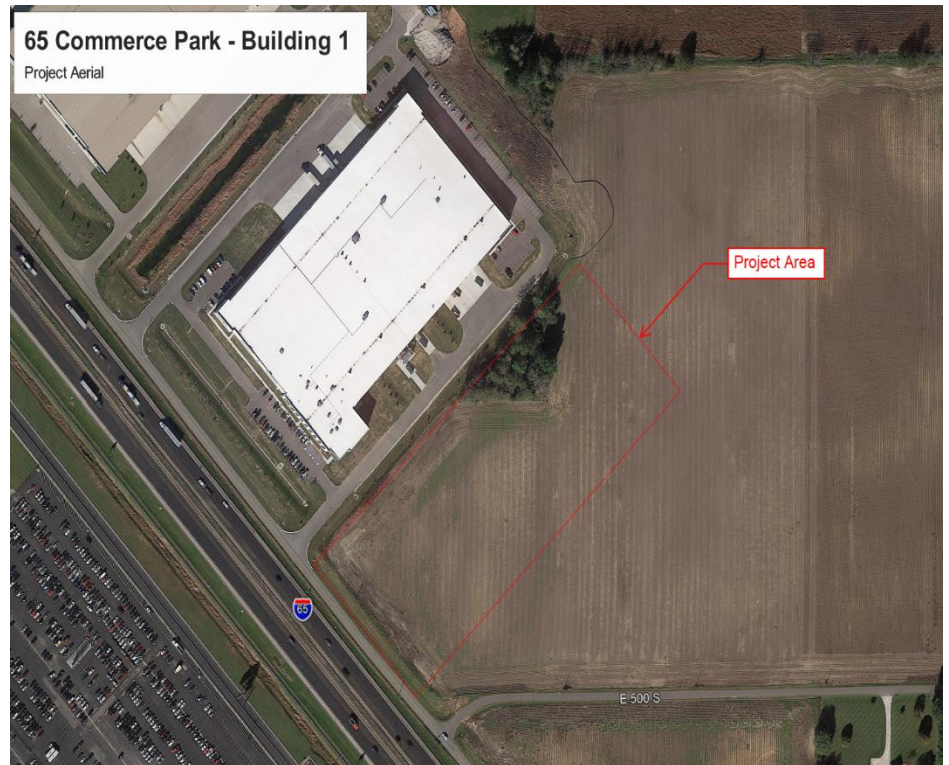
Staff Report PC19-038-CP

65 Commerce Park Building 1

Docket PC19-038-CP 65 Commerce Park Building 1 - The petitioner is requesting approval of a Concept Plan to be known as 65 Commerce Park Building 1. The subject property is currently zoned I-1 and is approximately 9.58 acres. This property is located at Anson Blvd and Perry Worth Rd. The Petitioners Strategic Capital Partners, and property owner is Whitestown 65 Commerce Park, LLC.

History

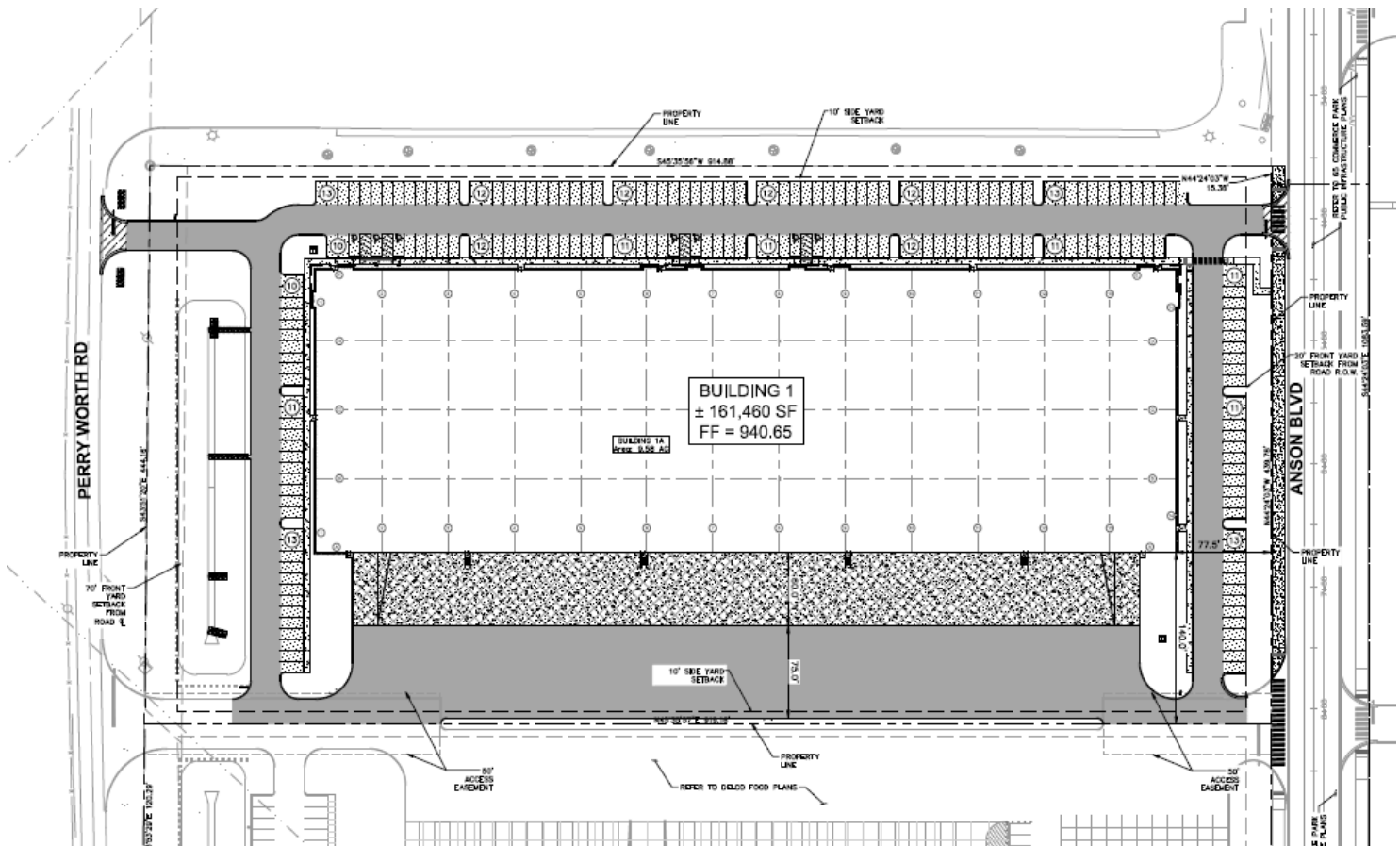
- Subject property was heard by Whitestown Plan Commission for a rezoned from AG to I-1 under docket PC18-016-ZA on July 16th, 2018 with a 5- vote.
- Rezone from AG to I-1 was adopted by Whitestown Town Council with a 5-0 vote on July 26th, 2018



Proposed Development

The project site is currently zoned I-1. The scope of the project is to develop a 161,460 SF industrial warehouse use building with associated access drive, parking areas and utilities to serve the building. The development of the site will include 210 parking spaces on the north, east, and west side of the building. The site preparation will include grading the existing ground surface to meet layout and drainage as needed per local ordinances. The site will utilize two shared access drives with Delco Foods to the south. Two entrance drives are proposed to the north of the building, one connecting to Perry Worth Road on the west and one connecting to Anson Boulevard on the east. The south entrances will be truck accessible, with the north entrances being cars only

Below is the proposed plan:



Compliance

The proposed Concept Plan is in compliance with the standards of the Whitestown Zoning Ordinance. Landscaping and lighting plans have been submitted and revised for compliance.

Technical Advisory Committee Comments

TAC met on 09/17/2019. Comments have been addressed.

Staff Comments

Staff has checked the landscaping/buffering requirements, lighting standards, and overall compliance with the Whitestown Zoning Ordinance.

Staff Recommendation

Staff recommends that the WPC approve the Concept Plan known as 65 Commerce Park Building 1