



# Staff Report PC20-002-CP

## Whitestown Crossing Lot 7 – Concept Plan

**Docket PC20-002-CP – Concept Plan – Whitestown Crossing Lot 7.** The petitioner is requesting review of a Concept Plan to be known as Whitestown Crossing Lot 7 with approximately 3.48 acres. The property is zoned GB General Business and is located at lot 7 of Whitestown Crossing. No waivers are being requested; Petitioner received a Special Exception for allowing a General Warehouse under General Business use under Docket BZA19-004-SE. The petitioner is System Builders and the property owner is Whitestown Crossing, LLC.

### Site Location

- The property is located within Whitestown Crossing which accommodates light commercial and General Business construction.

### Area History

- Whitestown Crossing Phase II received Primary Plat approval in 2011 PC11-008-PP.
- Received BZA approval for a Special Exception for Warehouse (General) within the General Business Zoning District under Docket BZA19-004-SE on 12/5/2019



## Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

## Proposed Development

The proposed project is on a 3.48-acres located adjacent to the water tower along the west side of Indianapolis Road. The property is part of the platted Whitestown Crossing, Phase II, and is zoned General Business. That district permits enclosed light industrial and warehousing upon special exception review and approval by the Whitestown Board of Zoning Appeals.

The building will be no taller than 40’ in height and approximately 210’ x 210’ or 44,100 sq. ft. in size. It will have five to six overhead doors at the rear (west) of the building and two to three drive-in doors. The building will be a pre-engineered metal building with 8’8” of masonry around the entire building and architectural V-Rib metal on the two sides and the rear. The front of the building, above the masonry, facing Indianapolis Road will consist of a combination of insulated metal panel and architectural v-rib metal panel.

This is a spec building, meaning it will not be owner-occupied and the tenant(s) have yet to be secured, but the intention is for tenants to be office and light industrial users with general warehousing capabilities. The project is being designed as a multi-tenant building with the ability to split the building in half or used by a single user. No outside storage will be permitted.

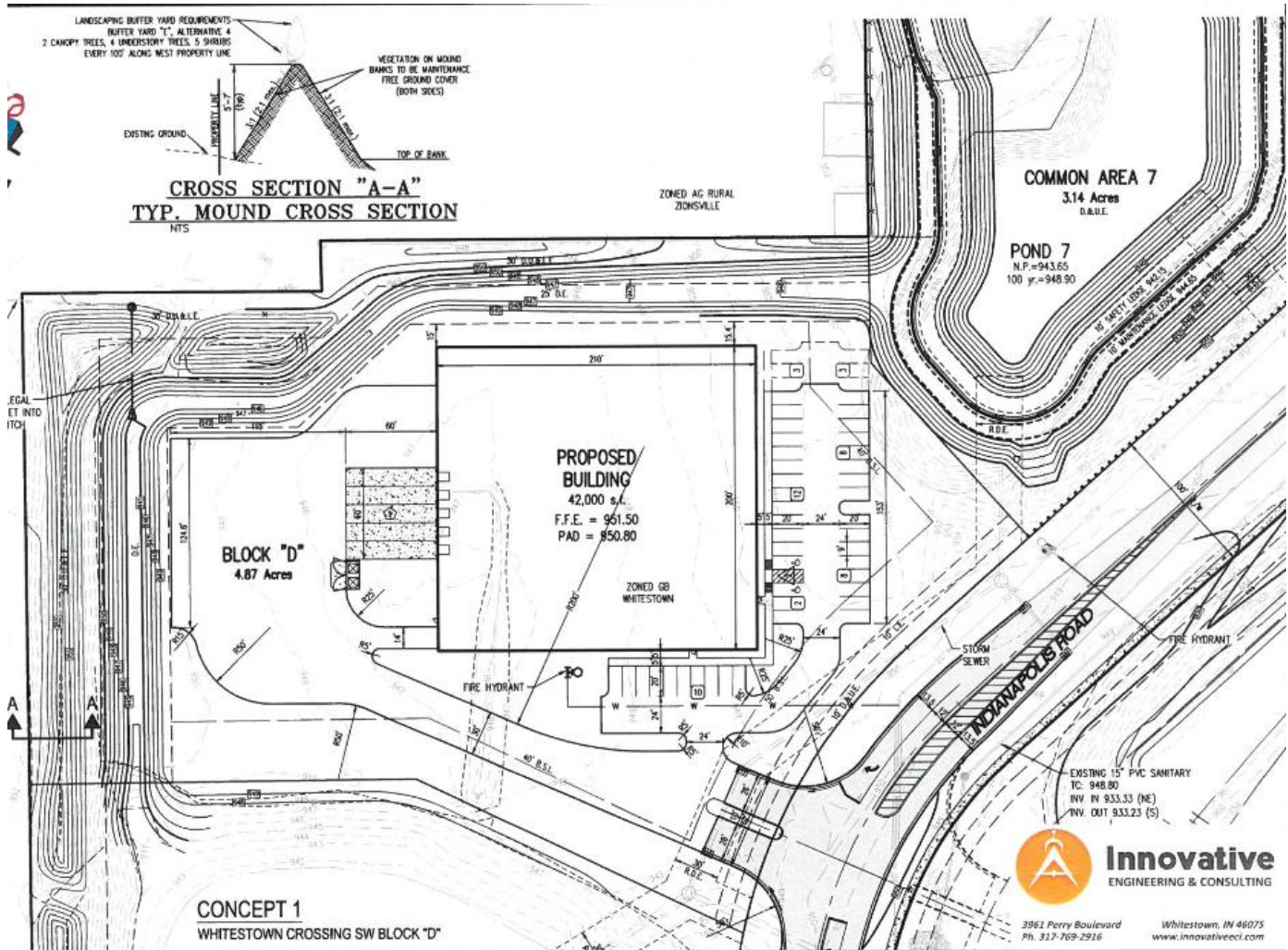
Below is conceptual elevation drawings for the building:





## Concept Plan

The Concept Plan is shown below:



## Surrounding Zoning and Context

The subject site is currently zoned GB General Business:

- NORTH- Property to the north is zoned AG (Zionsville)
- SOUTH- Property to the south is zoned GB General Business (Whitestown)/ I-1 Rural (Zionsville)
- EAST- Property to the east is zoned GB General Business (Whitestown)
- WEST- Property to the west is zoned AG (Zionsville)

## Compliance

The proposed project is designated and zoned to be GB General Business and is compliance with the Whitestown Unified Development Ordinance.

## Staff Comments

- Project received BZA approval for a Special Exception Warehouse (General) within General Business Zoning District
- Project is within compliance of Whitestown Unified Development Ordinance
- Developer held resident informational meeting on Jan. 7<sup>th</sup> 2020. Some of the resident's concerns/requests are as follows:
  - Would like to have more plantings on berm on west/northwest side or a fence on top of berm to mimic Zionsville HUB I-65 screening.
  - Would like a berm/fence on north side to screen resident's livestock
  - Concerned about noise, lights on side of building, lights from truck headlights, hours of operations, traffic, drainage for area, water quality, negative impact on property values.
- Commission should take into consideration residents concern