



Staff Report PC20-004-DP

Bobcat – Development Plan

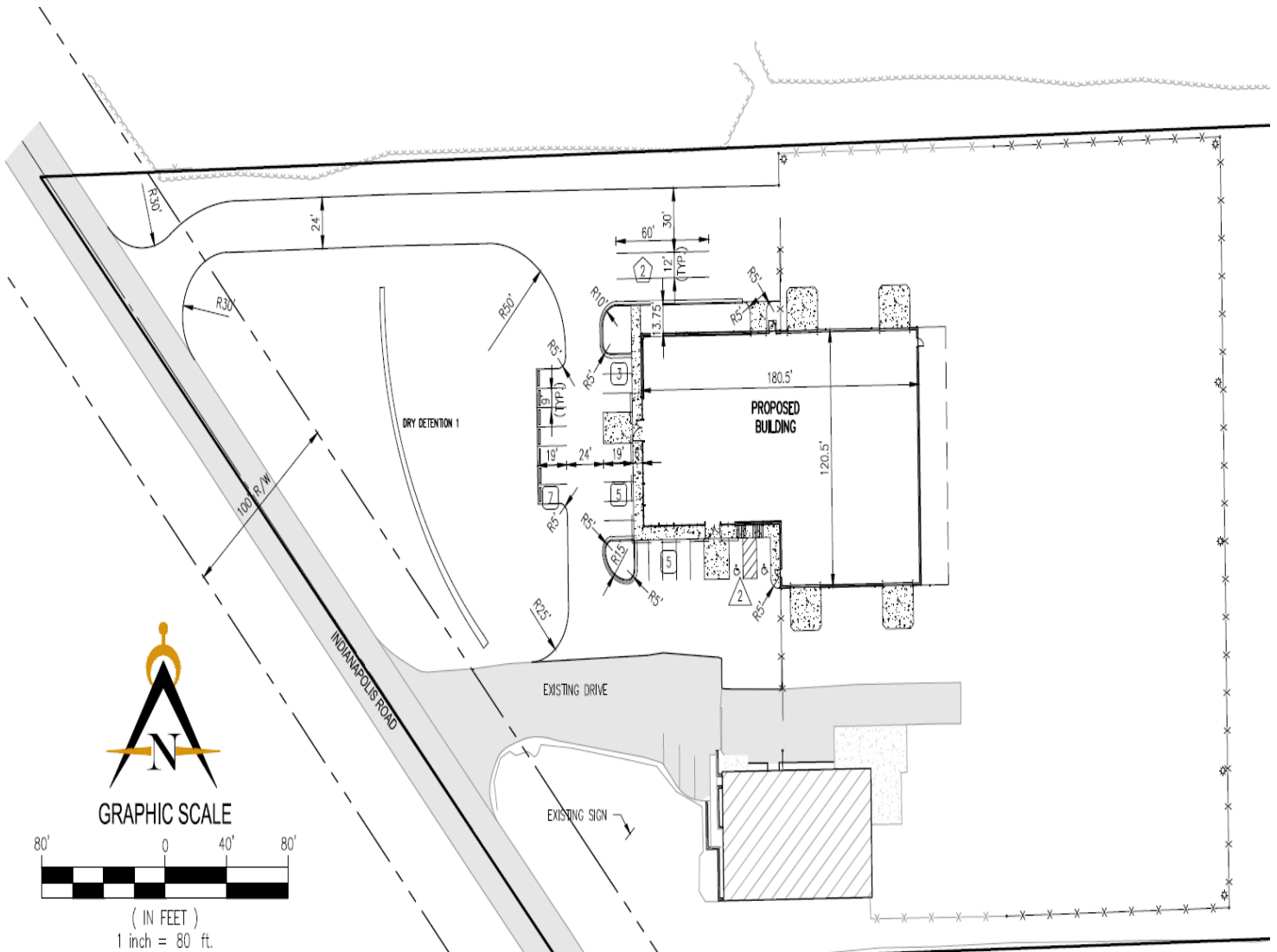
Docket PC20-004-DP – Development Plan – Bobcat. The petitioner is requesting review of a Development Plan to be known as Bobcat. The proposed building is 19,063 square feet sitting on approximately 7.51 acres. The property is zoned I-1 Light Industry and is located on Indianapolis Rd. No waivers are being requested. Petition received BZA variance for unpaved parking under docket BZA19-005-VA. The petitioner is Innovative Engineering and property owner is Bobcat Indy North.



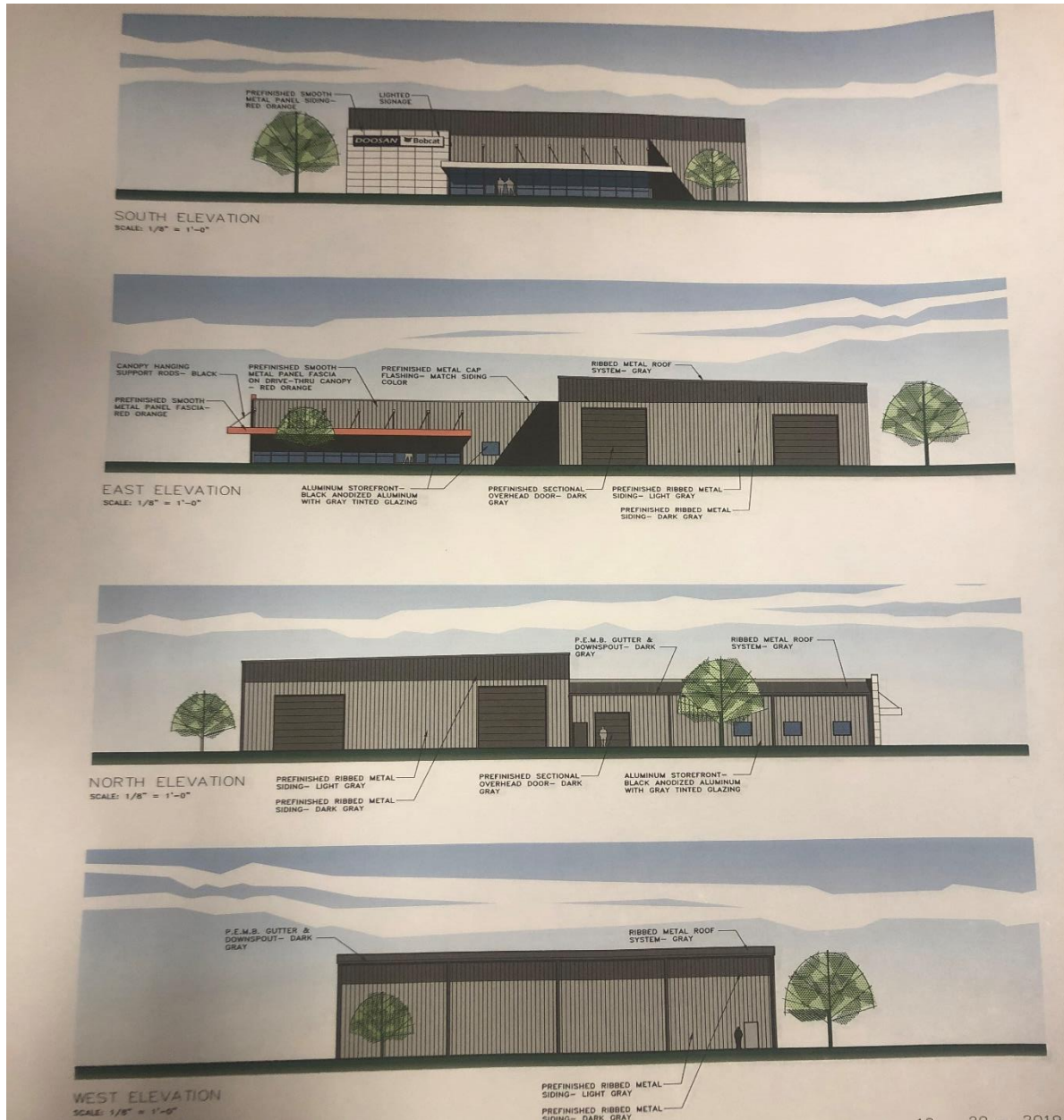
Proposed Development

The scope of this project is to prepare a 7.51 Acre site zoned I1 for the expansion of the existing Bobcat facility. The existing structure will be used for storing parts & inventory for construction equipment. The proposed structure of 19,063 square feet will be used as their main facility, including a new show room that will be inviting to the general public for sales and service of mowers, chainsaws & other lawn & garden equipment in addition to Bobcat's main role in the provision & service of construction equipment. The front portion of this building, consisting of 8,013 square feet, will be used for office space, while the rear portion of the building, consisting of 11,050 square feet, will be used as an additional shop area. Due to the proposed facility being constructed in the area that currently hosts the existing stone storage lot, it is proposed for a new 84,506 sq. ft. stone lot to be constructed behind the proposed facility. The purpose of which would be to continue storing, loading & unloading steel track equipment.

The proposed development plan for this site below:



Below are the proposed elevations:



Compliance

The proposed development plan is in compliance with the standards of the Whitestown UDO and Comprehensive Plan.

Staff Comments

- 1) Down-lighting fixtures will be used to reduce light pollution.
- 2) Project meets development requirements outlined in UDO
- 3) Project fits within the zoning of surrounding area and development