



# Staff Report PC20-027-CP

## Fishback Creek 3 Fleet Shop

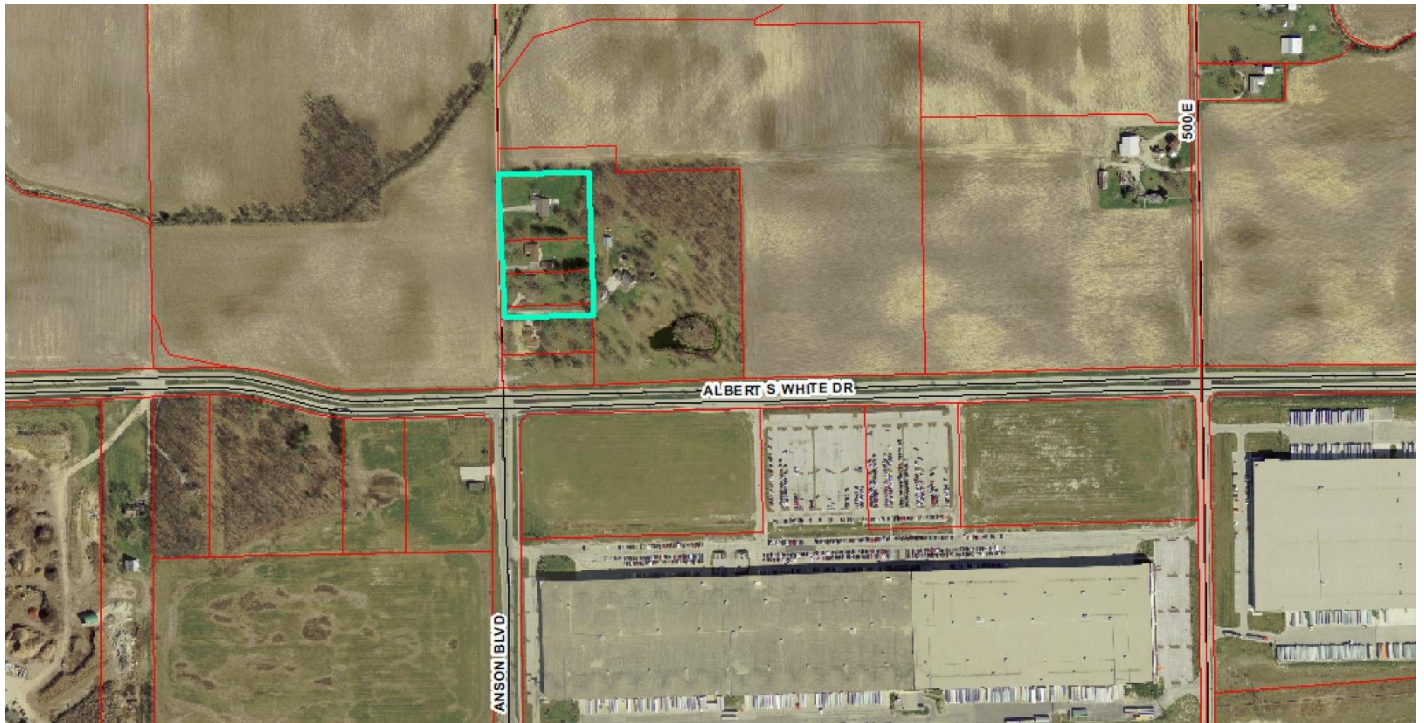
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### Docket PC20-027-CP – Concept Plan – Fishback Creek 3 Fleet Shop

The petitioner is requesting review of a Concept Plan to be known as Fishback Creek 3 Fleet Shop at the northeast corner of CR 450 E and Albert S White Drive in Whitestown. The site is zoned I-1, a light industry zone. The petitioner is proposing an approximate 15,000 square foot building footprint, fleet maintenance shop with parking on an approximate 3.93 acres. The petitioner is GDI Construction and owners are Bernard & Rita Bright, Kimberly Greeno, and Larry & Violet Hackett.

### Location

1. The site in question is located on the east side of 450 E, approximately 308 feet north of the intersection of CR 450 E/Anson Boulevard and Albert S White Drive. The surrounding area is characterized by industrial development and agriculture.
2. The site in question is composed of four parcels and three existing residential structures.



### History

1. In July 2020, the Whitestown Plan Commission heard the Zone Amendment from AG to I1 for the site in question (PC20-029-ZA).
2. The Town Council and petitioner are in the process of annexing the site in question into the Town of Whitestown's municipal boundary.

### Zoning

The site is zoned I-1, a light industry zone. The purpose of the I-1 Zone is to accommodate light industrial uses in

which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval. Automobile repair is a permitted use within the Light Industry Zone of the Whitestown UDO.

## **Proposed Development**

The proposed project is located on approximately 3.93 acres. The applicant is proposing to remove the existing structures on site and construct an approximate 13,000 square foot fleet maintenance shop. The concept plan includes vehicular and trailer parking. Existing access points will be closed to CR 450 E. The submitted plans and materials indicate the following:

- Access to site from Building 4;
- 14 standard parking stalls, including 3 accessible stalls, and 45 trailer stalls;
- Sidewalk along CR 450 E.

## **Compliance**

The proposed project is zoned I-1, Industry One, and is compliance with the Whitestown Unified Development Ordinance except for the following:

- Parking standards for the repair and maintenance use is not being met. The applicant will need to apply for a waiver or appeal the standard to the Board of Zoning appeals.

## **Staff Recommendation**

Staff is providing a favorable recommendation for the proposed Concept Plan located at the northeast corner of CR 450 E and Albert S White Drive in Whitestown to construct an approximate 15,000 square foot building footprint, fleet maintenance shop with parking on an approximate 3.93 acres.

Although staff is providing a favorable recommendation before permits are issued the applicant must consolidate the parcels into one. The applicant must also receive a waiver or approval from the Whitestown BZA to bring the parking into compliance.

