



Staff Report PC20-030-CP

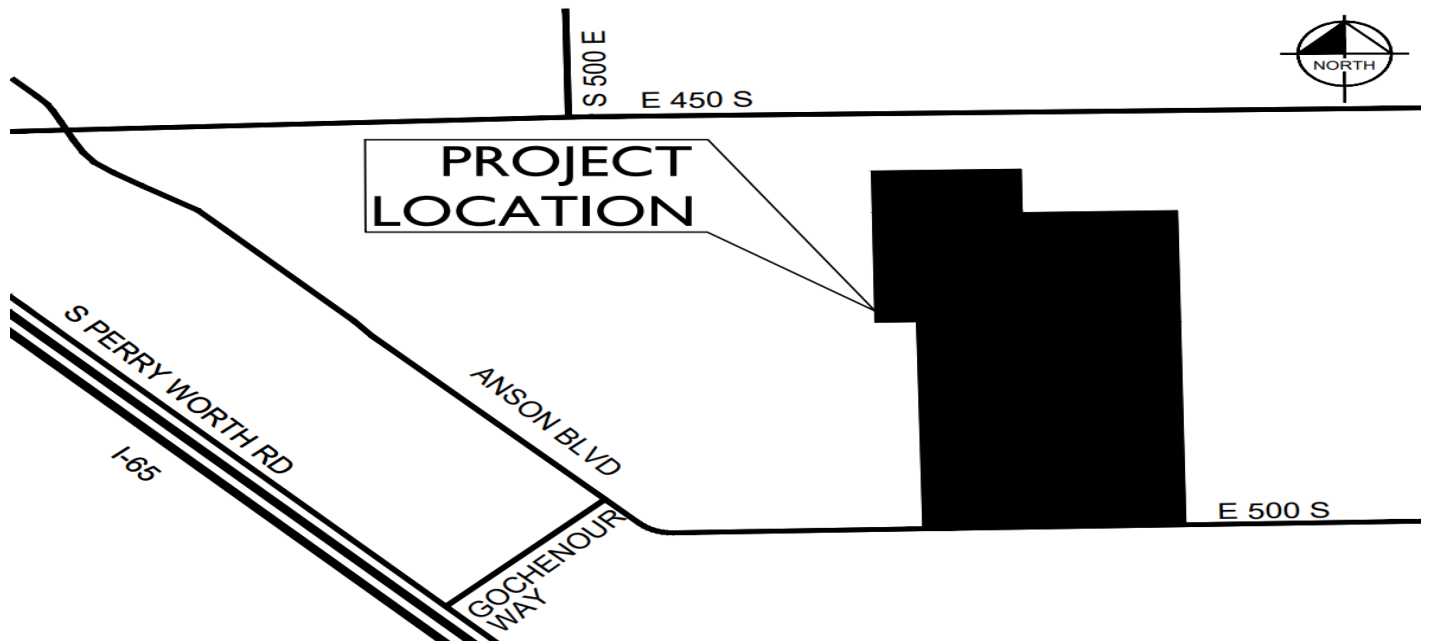
Commerce Park Building 4

Docket PC20-030-CP – Concept Plan – Commerce Park Building 4

The petitioner is requesting review of a Concept Plan to be known as Commerce Park Building 4 at 5402 E 500 S, Whitestown. The site is zoned I-1, a light industry zone. The petitioner is proposing an approximate 633,224 square foot industrial cross-dock warehouse building footprint with associated access drives and parking on an approximate 60.46 acres. The petitioner is Strategic Capital Partners, LLC and owner is Whitestown 65 Commerce Park, LLC.

Location

1. The site in question is located on the north side of E 500 S, approximately 1341 feet west of CR 575 E and 1388 feet east of the intersection of Anson Boulevard and E 500 S. The surrounding area is characterized by industrial development and agriculture.

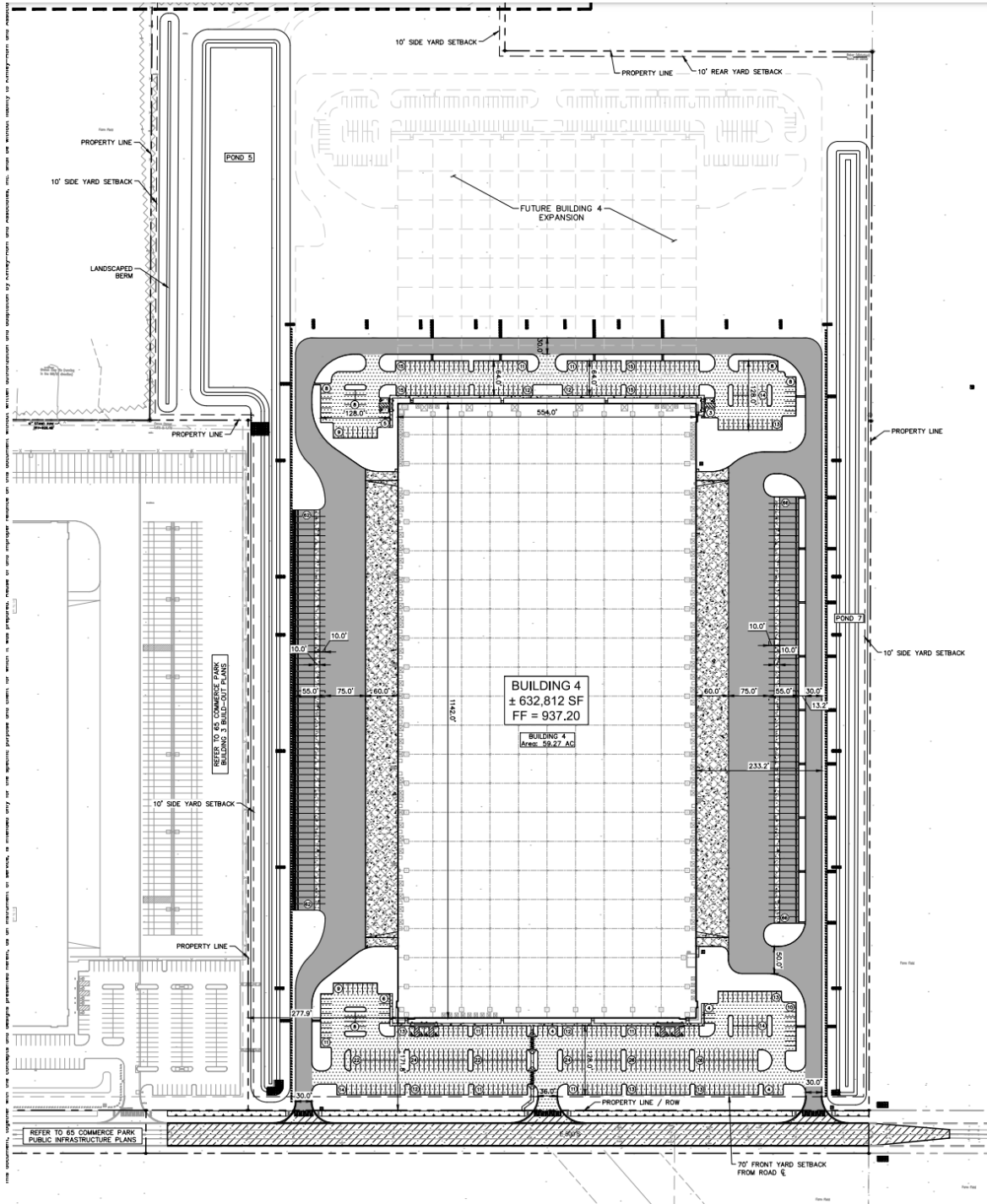


History

1. In January 2019, the Whitestown Plan Commission heard the Concept Plan and Development Plan for Commerce Park Building 2 (PC18-049-CP/PC18-050-DP).
2. In January 2019, the Whitestown Plan Commission heard the Concept Plan and Development Plan for Commerce Park Building 3 (PC18-051-CP/PC18-052-DP).
3. In March 2019, the Whitestown Plan Commission heard the Concept Plan and Development Plan for Commerce Park Building 1B (PC19-005-CP/PC19-006-DP).
4. In October 2019, the Whitestown Plan Commission heard the Concept Plan and Development Plan for Commerce Park Building 1 (PC19-038-CP/PC19-039-DP).

Proposed Development

The proposed project is located on approximately 60.46 acres. The site is zoned I-1, a light industry zone. The applicant is proposing a warehouse building with access on E 500 S. Warehouse (general) is a permitted conditional use within the Light Industry Zone of the Whitestown UDO. The concept plan includes vehicular and trailer parking.



Compliance

The proposed project is zoned I-1, Industry One, and is compliance with the Whitestown Unified Development Ordinance.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan located at 5402 E 500 S in Whitestown to construct an approximate 633,224 square foot industrial cross-dock warehouse building footprint with associated access drives and parking on an approximate 60.46 acres.