



# Staff Report PC20-031-DP

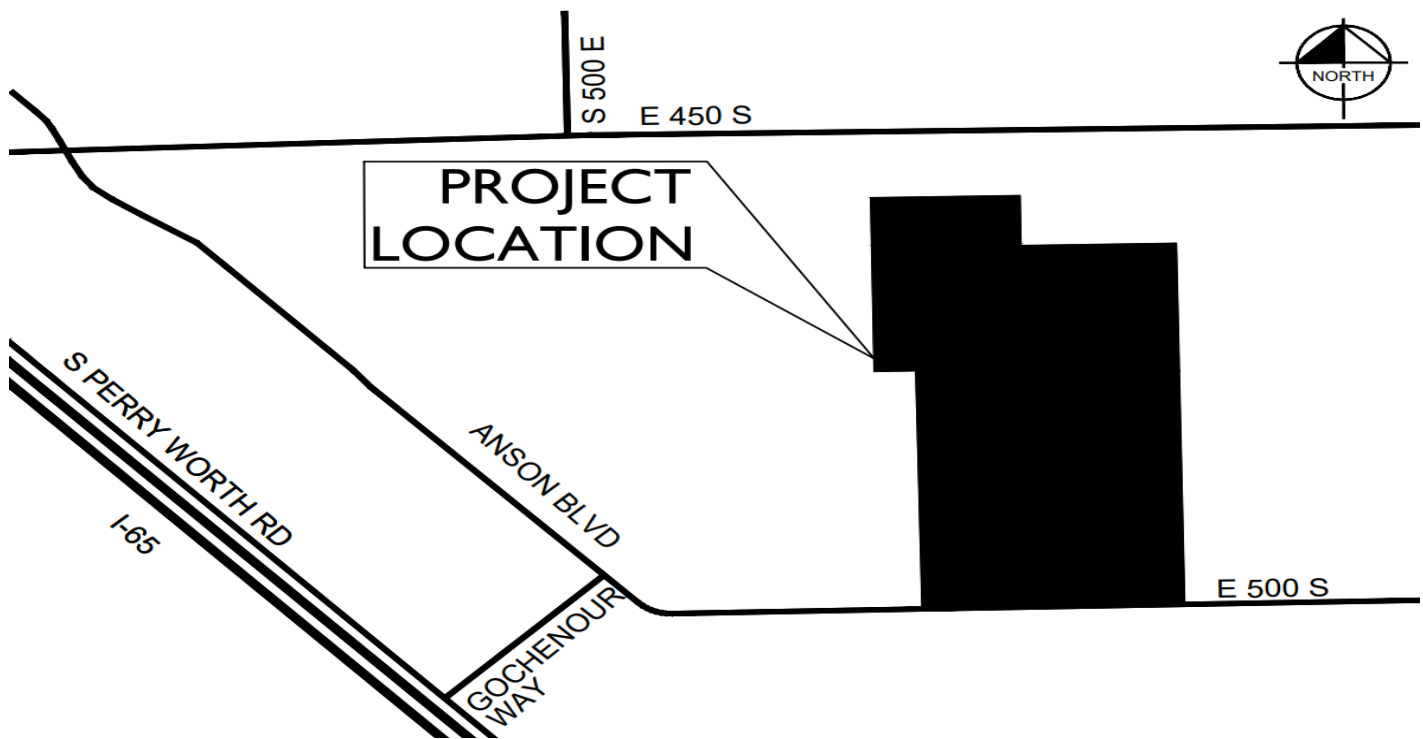
## Commerce Park Building 4

### Docket PC20-031-DP – Development Plan – Commerce Park Building 4

The petitioner is requesting review of a Development Plan to be known as Commerce Park Building 4 at 5402 E 500 S, Whitestown. The site is zoned I1- 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).

5. The Concept Plan for Building 4 is scheduled to be heard by the Whitestown Plan Commission in July 2020 (PC20-030-CP).

## 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.

The submitted plans and materials indicate the following:

- 633,224 square foot building footprint;
- Parking:
  - o 539 vehicle spaces including 12 accessible spaces, and
  - o 128 trailer parking spaces;
- Three access drives from E 500 S;
- Sidewalk along E 500 S;
- 64 parking berths on the east and west sides of the proposed building;
- Internal landscaping;
- Vacant space north of the proposed building for a future expansion.

## Site Plan and Building Elevations

