



Staff Report PC20-28-DP

Fishback Creek Fleet Shop- Development Plan

Docket PC20-08-DP Development Plan- The petitioner is requesting review of a Development 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 with a portion zoned I-65 South Corridor Overlay. The petitioner is proposing to construct 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 owner is Indhland, LLC



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. In August 2020, the Whitestown Plan Commission heard the Concept Plan and recommended approval on the condition a waiver would be sought for parking (PC20-027-CP).
3. 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.

The southern portion of the site in question is zoned I-65 South Corridor Overlay. The purpose of the I-65 Overlay is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering I-65 within the jurisdiction of Whitestown. This Ordinance further seeks to foster development that will provide this district with a special sense of place that will increase property values, protect real estate investment, spur commercial activity, and attract new businesses.

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 15,000 square foot fleet maintenance shop. The development 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;
- Off-street parking to include:
 - o 15 standard parking stalls, including 1 accessible stall,
 - o 45 trailer stalls;
- Sidewalk along CR 450 E;
- Photometric plan;
 - o Pole structures on the north and south of the site;
 - o Fixtures located on the exterior of the building.
- Landscape plan;
 - o Buffers provided along CR 450 E and the south side of the site.

Waiver Request

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations in the Subdivision Control Ordinance and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of the regulations.

Ordinance Section: Petitioner requests a waiver of Section 4.4- Table 4

Ordinance Language to be waived: Section 4.4 of Table 4 states as follows: "1 space per 200 square feet plus 1 space per employee." Based on the proposed building square footage and the number of employees, the ordinance requires 87 parking stalls to be provided on site. The petitioner requests a waiver to reduce the number of parking spaces provided.

Alternative/Substitute to be offered: Petitioner proposes to provide 14 vehicular parking stalls and 45 trailer parking stalls.

1. The requested waiver would not substantially affect the integrity of the development plan for the site because...

By not granting the waiver, the integrity of the development would be hindered. The Development Plan is largely covered by impervious surface and minimal landscaping. By requiring additional paved parking area, the proposed landscaping and environmental quality would be reduced.

2. The requested waiver is appropriate for the site and the surrounding area because...

The petitioner proposes to construct a structure which intended use is accessory to a separate parcel in the general vicinity. The site will provide fleet maintenance for the development known as Fishback Creek Building 3.

3. The requested waiver is compatible and consistent with the intent of the stated standards or development plan because...

Section 4.4 C. 1. of the UDO encourages design flexibility and recognizes that sites may be overparked due to strict regulations. "Due to particularities of any given development, the inflexible application of required parking spaces may result in parking and loading spaces in excess of need." The requested waiver ensures adequate parking for employees which is compatible with the standards but also requests flexibility as the particular use of the site is focused on fleet traffic rather than vehicular traffic.

Compliance

The proposed project is zoned I-1, Industry One, and I-65 South Corridor Overlay. The proposed development plan is in compliance with the Whitestown Unified Development Ordinance with the exception of the required number of parking stalls.

Staff Recommendation

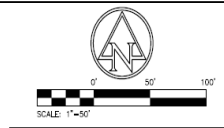
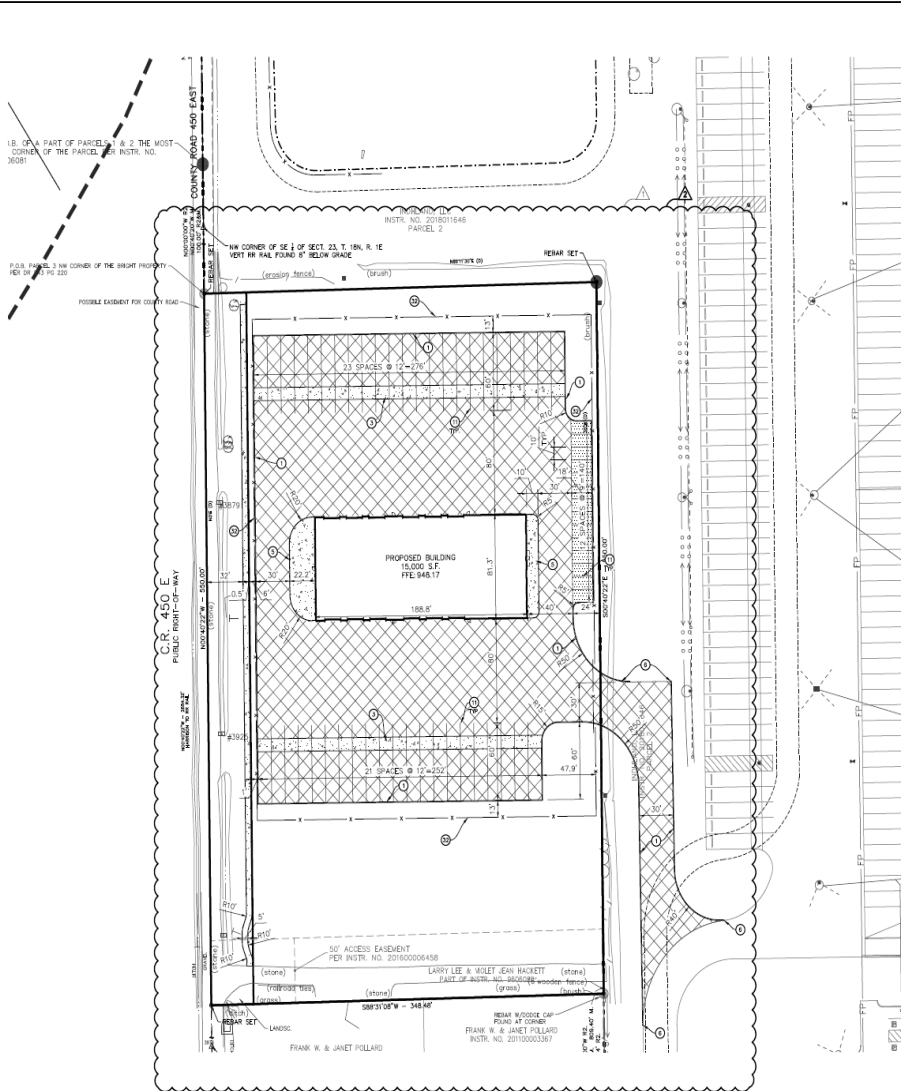
Staff is providing a favorable recommendation for the proposed Development Plan located at the northeast corner of CR 450 E and Albert S White Drive in Whitestown to construct an approximate 15,000 square foot building footprint, fleet maintenance shop with parking on an approximate 3.93 acres.

The southern portion of the site lies within the I-65 Overlay and has additional photometric requirements. The petitioner has stated the maximum height of light fixtures within the overlay will be 30 feet as required per the zoning district.

Staff is providing a favorable recommendation for the proposed parking waiver. Due to practical difficulties with the intended use of the site and the lack of the zoning ordinance's ability to provide exceptions for trailer stall parking, the development plan is better served by the petitioner's alternative proposal.

The site plan provided shows 15 vehicular spaces, the petitioner has stated one stall will be removed and only 14 spaces will be provided as requested in the waiver.

Below is the proposed plan:



EXISTING LEGEND

● SET BACK SIGN/PAVE BY ASPHALT OR RICH FIBR 3/4" x 3/4" IN SOIL OR CUT CROSS IN CONCRETE	○ ELECTRIC LINE WAREHOUSE/PAV/PLAS
○ RICH PIPE FOUND	○ GAS LINE WAREHOUSE/PAV/PLAS
○ SANITARY MANHOLE	○ SANITARY MANHOLE
○ CLEANOUT	○ OVERHEAD ELECTRIC
○ STEPH MANHOLE	○ UNDERGROUND ELECTRIC
○ PILET	○ STORM LINE
○ CURB PILET	○ BUSH
○ REPAIR PILET	○ ELECTRIC METER BOX
○ WATER MAIN	○ GAS METER
○ WATER VALVE	○ GUY ANGLE
○ POWER POLE	○ WALKWAY
○ TELEPHONE POLE	○ PINE
○ LIGHT POLE	○ POST
○ GUY WIRE	○ POWER POLE
○ AIR CONDENSER	○ SATELLITE
○ STUMP	○ STUMP
○ TELEPHONE (CETEA)	○ STAND PIPE
○ FENCE	○ OVERHEAD ELECTRIC LINE
○ HELL	○ BURIED GAS LINE
○ WATER METER	○ OVERHEAD TELEPHONE LINE
	○ WALL SIGN

- KEYNOTES**
- 24" CONCRETE CURB & OUTER
 - GUARD RAIL
 - CONCRETE GULLY PAD
 - CONCRETE SIDEWALK
 - COMBINED CONCRETE CURB & WALK
 - CURB TAKER
 - SIDEWALK CURB RAMP TYPE 'N'
 - ADA PARKING SPACE (4" BLUE PAINT STRIPE)
 - ADA PARKING SYMBOL
 - ADA ACCESSIBLE PARKING SIGN
 - PARKING SPACE (4" WHITE PAINT STRIPE)
 - TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
 - CONCRETE WHEEL STOP
 - PRECAST CONCRETE PARKING BARRIER (TRAILERS)
 - STOP SIGN
 - 24" STOP BAR, WHITE, PAINT
 - CONCRETE BOLLARD
 - LP STORAGE TANK PAD
 - CANDY READER (REFER TO ELECTRICAL PLANS)
 - SCREEN WALL FENCE (REFER TO LANDSCAPE DETAILS)
 - DRIVE-IN RAMP
 - INTERNAL CONCRETE CURB (REFER TO 'DRIVE-IN RAMP (SECTION) DETAIL')
 - CURB TURN OUT
 - RETAINING WALL
 - CURB RAMP PER TOWN STANDARDS
 - ASPHALT PATH (10' WIDE)
 - CROSS WALK (2' WIDE WHITE BAR)
 - DRIVE IN RAMP WALL
 - COVERED OVERHANG (REFER TO ARCHITECTURAL PLANS)
 - FENCING (REFER TO ARCHITECTURAL PLANS)
 - 2' PEDESTRIAN CROSSWALK, THERMOPLASTIC, WHITE
 - 4" DASHED, WHITE, STRIPE
 - ADA ACCESSIBLE RAMP TYPE 'A'
 - FLAG POLE
 - MONUMENT SIGN (BY OTHERS)
- NOTE:**
ALL FENCING AROUND THE BUILDING WILL HAVE KNIP PAD LOCKS FOR EMERGENCY ACCESS

SITE DATA TABLE

SITE ZONING:	L-1
PROJECT AREA:	±3.93 ACRES
BUILDING AREA:	15,000 SF
SITE IMPERVIOUS AREA:	±2.40 ACRES
PERCENT OPEN SPACE:	38.9%
STANDARD PARKING (9'x19'):	11
ADA PARKING PROVIDED (INCLUDES VAN ACCESSIBLE):	3
TOTAL PROPOSED PARKING:	14
TRAILER PARKING (12x60'):	45

SITE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	ASPHALT PATH

GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET 0002 GENERAL NOTES FOR MORE INFORMATION.
- TOPOGRAPHIC & BOUNDARY INFORMATION PROVIDED BY MOOREHEAD, INC. PROJECT NO. 79179, DATED: 04/22/16.
- BUILDING 3 INFORMATION IS SHOWN FOR REFERENCE. FROM VERDUS ENGINEERING. PROJECT NO. 2016.0141, DATED: 07/12/2017.
- BUILDING 4 INFORMATION IS SHOWN FOR REFERENCE. FROM AMERICAN STRUCTURE POINT, PROJECT NO. 2018.00731, DATED: 02/14/2019.
- COUNTY ROAD 500 IMPROVEMENTS SHOWN PER AERIAL MAPPING, DATED: 06/28/2019.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBTAINED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-362-5544
- INDIANA UNDERGROUND -

GDI
GDI COMPANIES

AMERICAN
STRUCTUREPOINT
INC.

7260 Shakerans Station | Indianapolis, Indiana 46254
TEL 317.547.8566 | FAX 317.543.0270
www.structurepointinc.com

PROJECT CROSSROADS FLEET SHOP

450 E. and Albert S.
White Drive,
Whitestown, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	04/30/2020
PROJECT PHASE:	

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
▲	ONSITE DETENTION	07/23/20
▲	OFFSITE DETENTION	08/12/20

Project Number 2018.00731

SITE PLAN

C203