



# Staff Report PC21-012-CP

## Paul Property

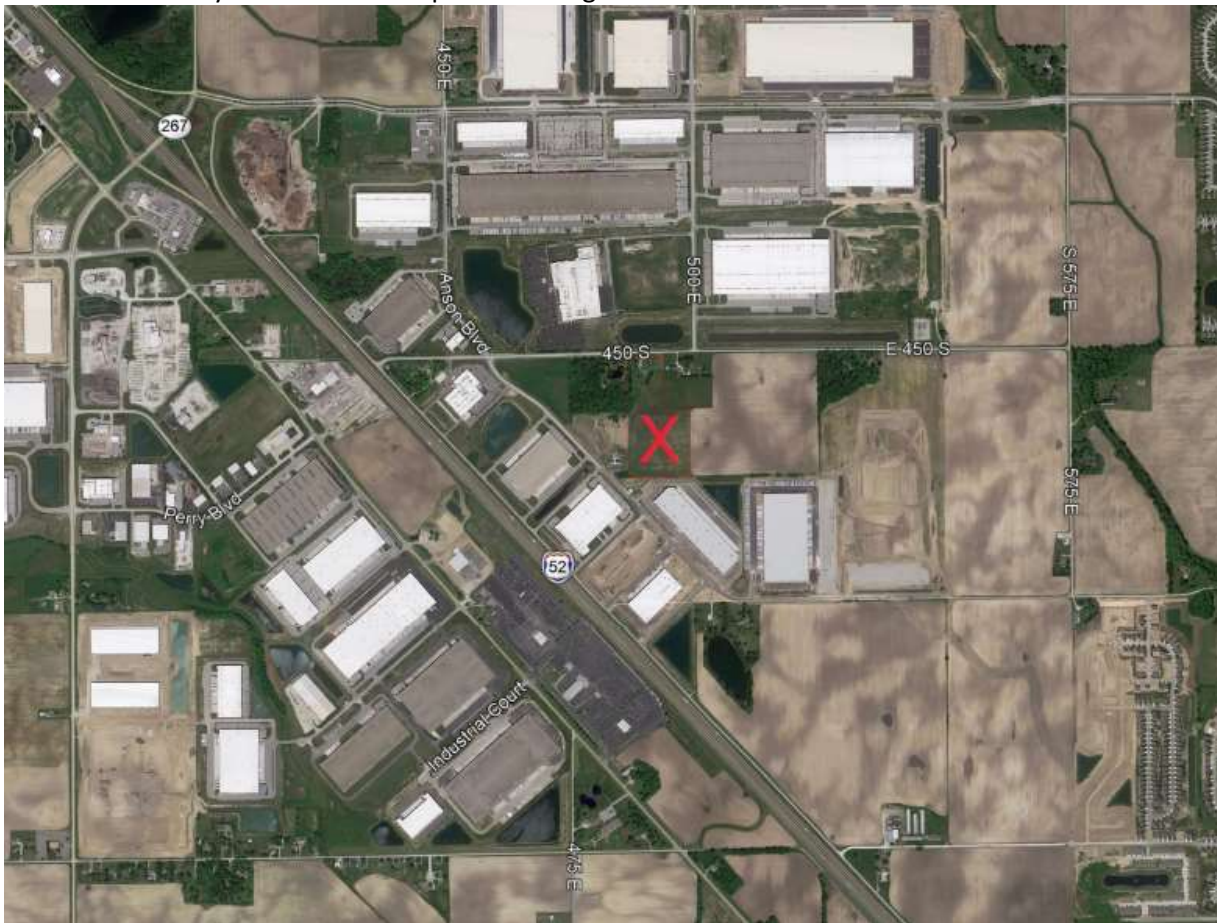
---

### Docket PC21-012-CP – Concept Plan – Paul Property

The petitioner is requesting review of a Concept Plan to be known as Paul Property located at 4921 E 450 South in Whitestown. The site is zoned I-1, a light industry zone. The petitioner is proposing an approximate 15,000 square foot building footprint, with parking on an approximate 16.45 acres. The petitioner is PPG PS Holdings, LLC and the property owners are Floyd and Cynthia Paul.

### Location

1. The site in question is located on the south side of 450 S, and north east of Anson Blvd. The surrounding area is characterized by industrial development and agriculture.



### 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.

## **Proposed Development**

The proposed project is located on approximately 16.45 acres. The applicant is proposing to remove the existing structures on site and construct an approximate 163,392 square foot single loaded speculative warehouse. The concept plan includes vehicular and trailer parking. As part of the development E 450 S will be improved from its current curb and gutter section to the west and to the eastern edge of the property. An access and utility easement at the far southwest corner of the site will allow for a drive connection to Anson Blvd. The submitted plans and materials indicate the following:

- Access to site from Anson Blvd;
- 100 standard parking stalls, and 67 trailer stalls;
- Berm and 20' building setback along north east property line
- Sidewalk along CR 450 S.

## **Compliance**

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

## **Staff Recommendation**

Staff is providing a favorable recommendation for the proposed Concept Plan located at 4921 E 450 S in Whitestown to construct an approximate 163,392 square foot building footprint, speculative warehouse with parking on an approximate 16.45 acres.