



Staff Report PC21-013-DP

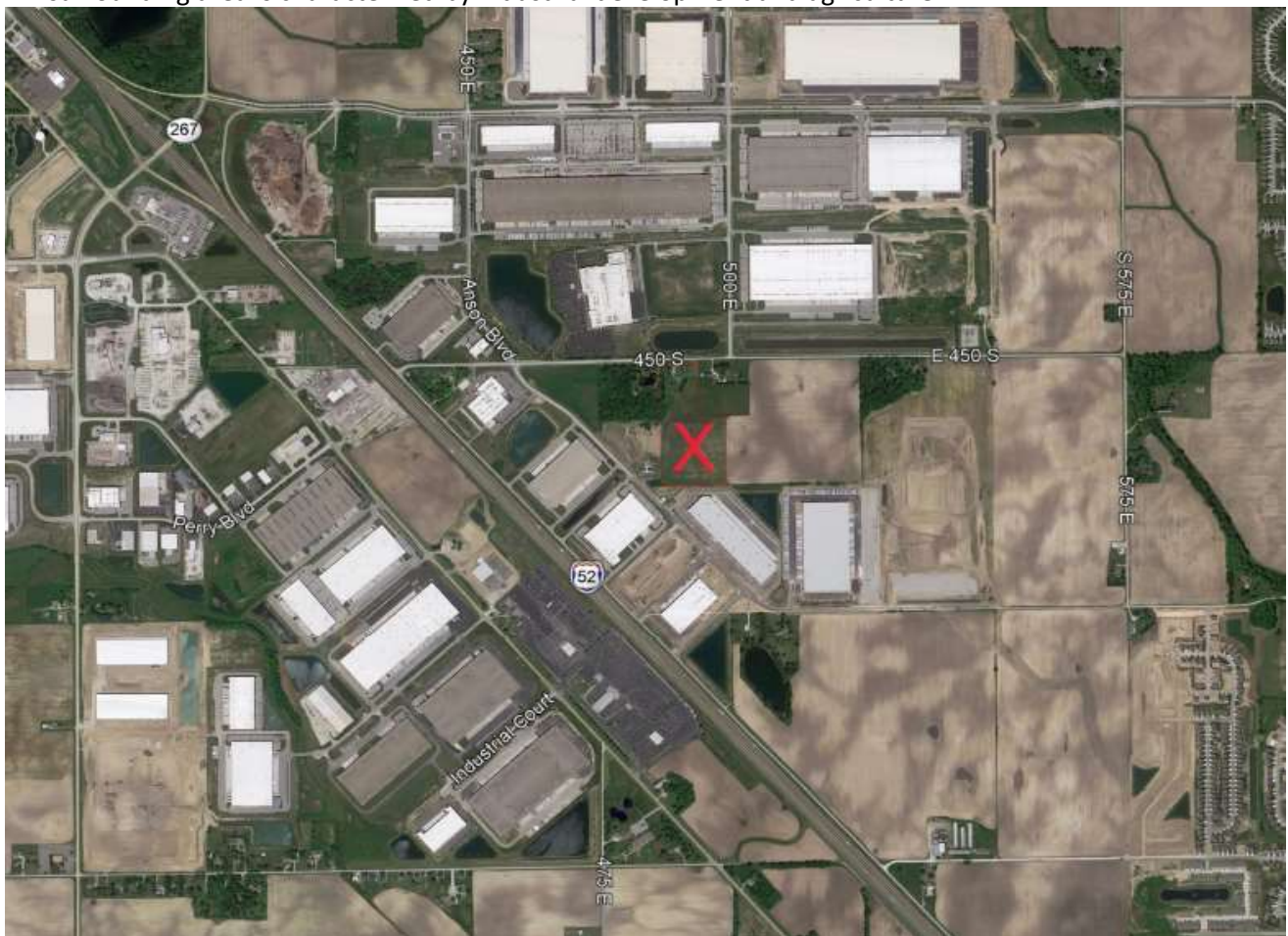
Paul Property

Docket PC21-013-DP – Development Plan – Paul Property

The petitioner is requesting review of a Development 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 development 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:

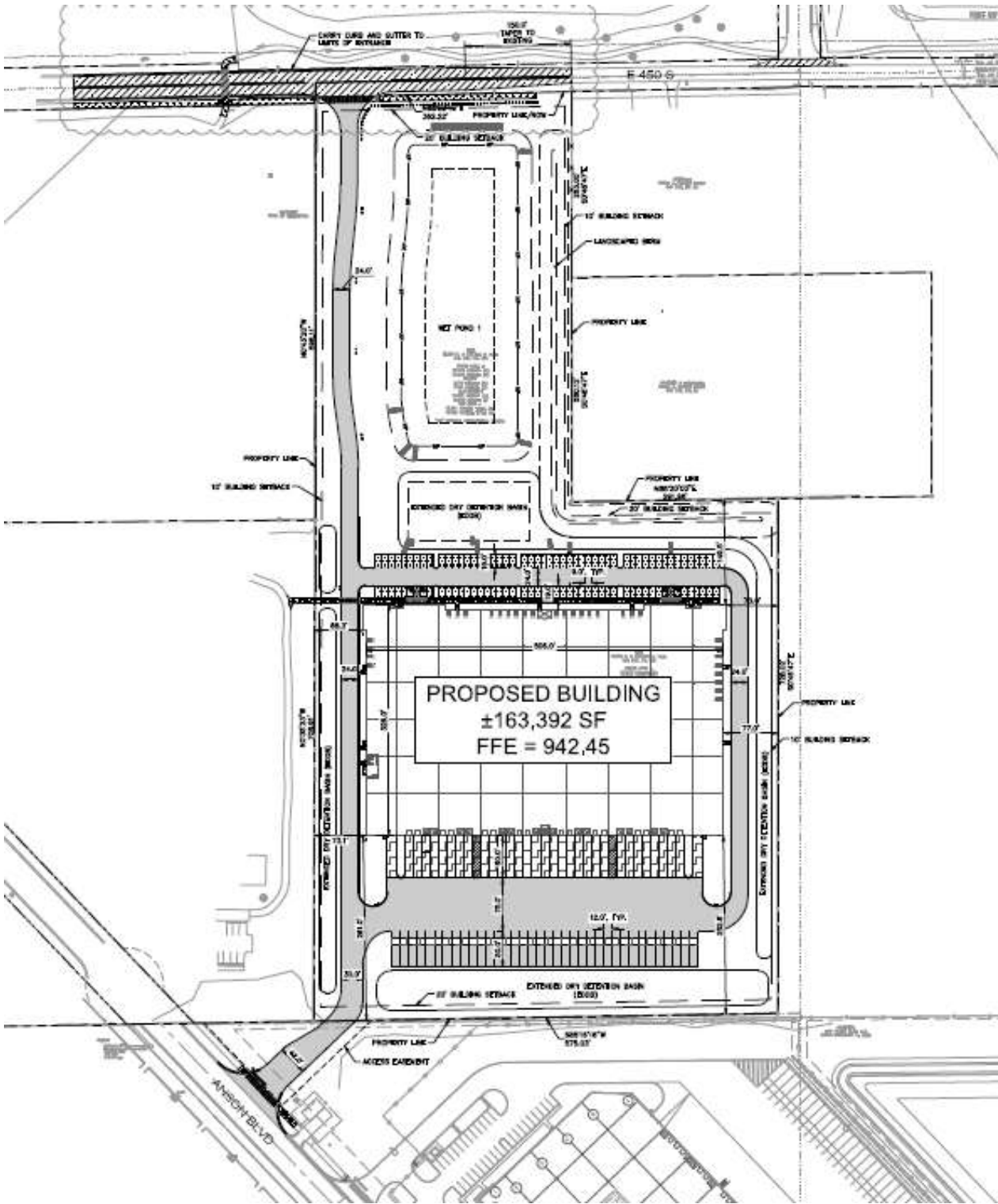
- Access to site from Anson Blvd;
- 100 standard parking stalls, and 67 trailer stalls;
- Berm and 20' building setback along north east property line
- Sidewalk along CR 450 S.

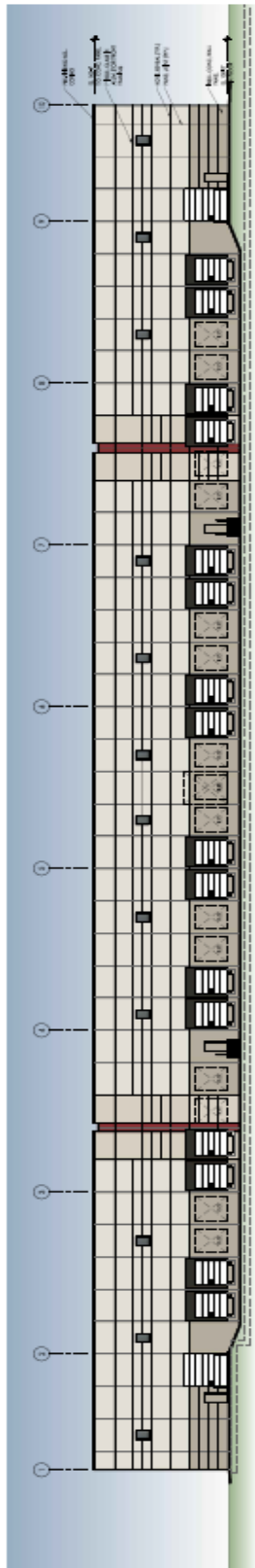
Compliance

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

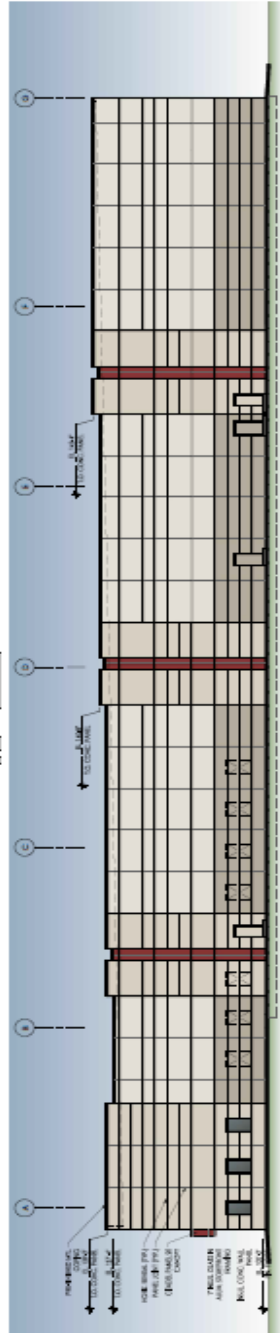
Staff Recommendation

Staff is providing a favorable recommendation for the proposed Development 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.

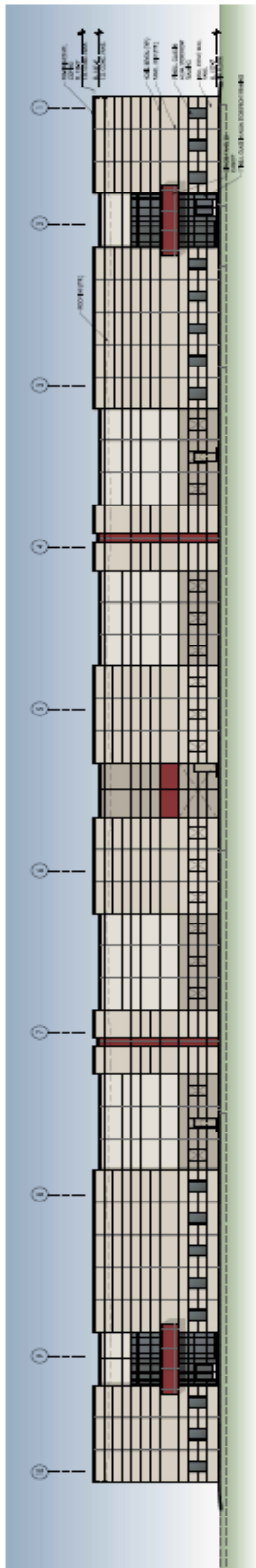




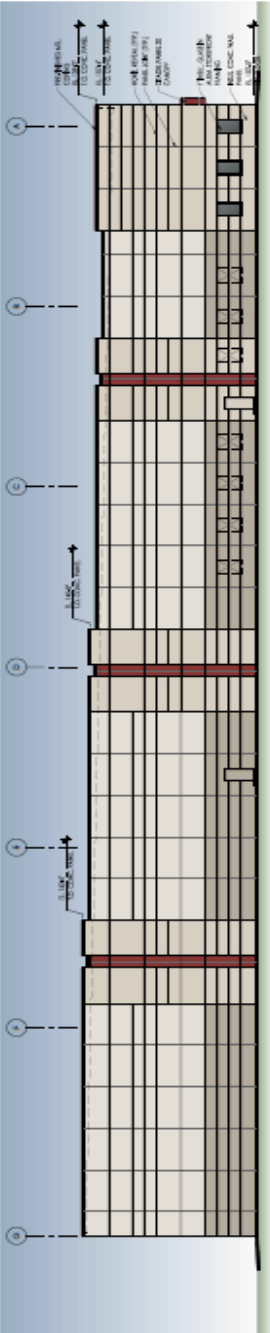
SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE

ITEM	MTG.	COLOR
CONCRETE FINISHES		
20320A	CONCRETE	CONCRETE
20320B	CONCRETE	CONCRETE
20320C	CONCRETE	CONCRETE
20320D	CONCRETE	CONCRETE
20320E	CONCRETE	CONCRETE
20320F	CONCRETE	CONCRETE
20320G	CONCRETE	CONCRETE
20320H	CONCRETE	CONCRETE
20320I	CONCRETE	CONCRETE
20320J	CONCRETE	CONCRETE
20320K	CONCRETE	CONCRETE
20320L	CONCRETE	CONCRETE
20320M	CONCRETE	CONCRETE
20320N	CONCRETE	CONCRETE
20320O	CONCRETE	CONCRETE
20320P	CONCRETE	CONCRETE
20320Q	CONCRETE	CONCRETE
20320R	CONCRETE	CONCRETE
20320S	CONCRETE	CONCRETE
20320T	CONCRETE	CONCRETE
20320U	CONCRETE	CONCRETE
20320V	CONCRETE	CONCRETE
20320W	CONCRETE	CONCRETE
20320X	CONCRETE	CONCRETE
20320Y	CONCRETE	CONCRETE
20320Z	CONCRETE	CONCRETE
20321A	CONCRETE	CONCRETE
20321B	CONCRETE	CONCRETE
20321C	CONCRETE	CONCRETE
20321D	CONCRETE	CONCRETE
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20323Z	CONCRETE	CONCRETE