



Staff Report PC21-037-DP

65 Commerce Park Building 8

Docket PC21-037-DP – Development Plan – 65 Commerce Park Building 8

The petitioner is requesting review of a Development Plan to be known as 65 Commerce Park Building 8. The site in question is located on the north side of CR 500 S and the west side of CR 575 E in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct an approximate 565,557 square foot building footprint building for light industrial use on approximately 35.19 acres. The applicant is John Cumming on behalf of owner, Whitestown 65 Commerce Park III, LLC.

Location

1. The site in question is located on the north side of CR 500 S and the west side of CR 575 E. The site in question is located within the 65 Commerce Park industrial park. The surrounding area is characterized by light industrial, agriculture, and residential uses. There is no floodplain or wetlands on the site.



History

1. In September 2020, the Whitestown Plan Commission approved the Zone Amendment for the site in question from PUD-Anson to I-1 (PC20-034-ZA). Commitments were made as part of the approval.

Proposed Development

The proposed project is located on approximately 35.19 acres. The site is zoned I-1, Light Industry.

The submitted plans and materials indicate the following:

- Approximately 565,557 square foot building footprint for light industrial use;
 - Proposed structure meets setback regulations;
- Proposed building height of 44' 10" where the maximum height permitted by the Anson-PUD and rezone commitments is 50'.
- Retention basin for drainage located on the west side of the proposed structure;
- Onsite parking including:
 - 467 standard vehicle parking stalls;
 - 122 trailer parking stalls;
 - Bicycle parking.
- The loading berths for trailers are located on the east and west sides of the proposed structure;
 - Proposed 9' tall wooden fence between the building and CR 575 E right-of-way as required by the Anson-PUD and rezone commitments.
- Three access points proposed on CR 500 S;
- Landscaping plan that meets the requirements of the UDO;
 - Landscaping around the retention/detention pond;
 - Street frontage, internal parking landscaping, and buffer landscaping between industrial zones.
- Photometric plan that meets the requirements of the UDO;
 - Proposed light pole height of 25' where the maximum permitted is 25'.
- Elevation and architectural materials that meet the requirements of the Anson-PUD and rezone commitment;
- Proposed monument sign located along CR 500 S;
- Proposed dumpster enclosure on the west side of the proposed structure.

Zoning

The site in question is zoned I-1, Light Industry. The "district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations."

Permitted uses within the I-1 Zone include offices, mini-storage facilities, wholesale trade or storage light, and other uses.



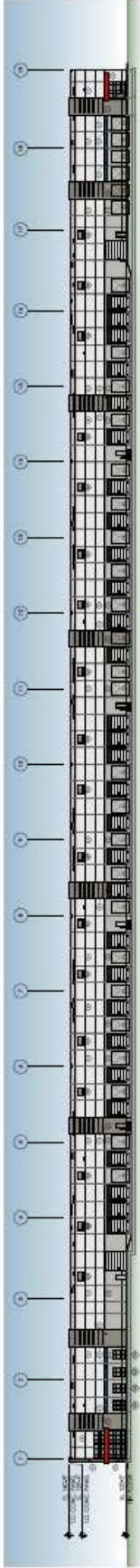
Compliance

The proposed Development Plan is in compliance with the Whitestown Unified Development Ordinance, the Concept Plan, and the approved Commitments (ORD 2020-28).

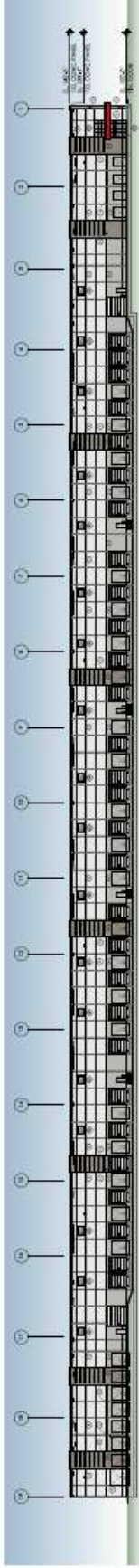
Staff Recommendation

Staff is providing a favorable recommendation for the proposed Development Plan located on the north side of CR 500 S and the west side of CR 575 E where an approximate 565,557 square foot building footprint for industrial use is proposed on approximately 35.19 acres.

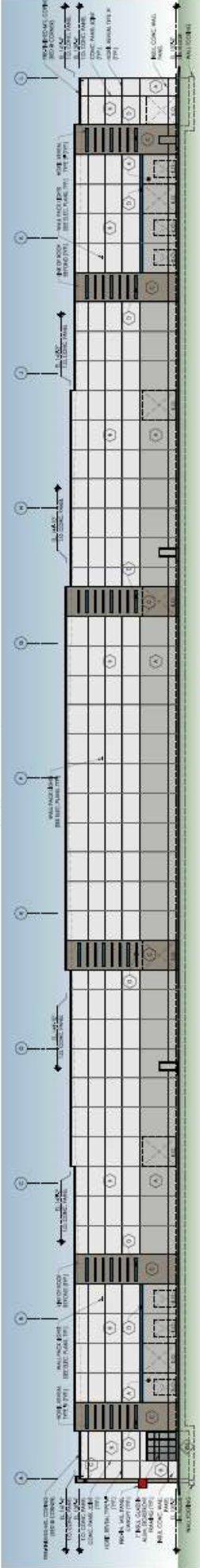
AREA	FINISH	SECTION
CONCRETE SURFACES	CONCRETE	CONCRETE
	PAINTED CONCRETE	CONCRETE
WALLS	CONCRETE	CONCRETE
	PAINTED CONCRETE	CONCRETE
CEILING	CONCRETE	CONCRETE
	PAINTED CONCRETE	CONCRETE
FLOOR	CONCRETE	CONCRETE
	PAINTED CONCRETE	CONCRETE
WOOD	PAINTED WOOD	PAINTED WOOD
	UNPAINTED WOOD	UNPAINTED WOOD
GLASS	GLASS	GLASS
	GLASS	GLASS
METAL	PAINTED METAL	PAINTED METAL
	UNPAINTED METAL	UNPAINTED METAL
ROOF	ROOF	ROOF
	ROOF	ROOF
MECHANICAL	MECHANICAL	MECHANICAL
	MECHANICAL	MECHANICAL
LANDSCAPE	LANDSCAPE	LANDSCAPE
	LANDSCAPE	LANDSCAPE
SIGNAGE	SIGNAGE	SIGNAGE
	SIGNAGE	SIGNAGE
ELECTRICAL	ELECTRICAL	ELECTRICAL
	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING
	PLUMBING	PLUMBING
MECHANICAL	MECHANICAL	MECHANICAL
	MECHANICAL	MECHANICAL
LANDSCAPE	LANDSCAPE	LANDSCAPE
	LANDSCAPE	LANDSCAPE
SIGNAGE	SIGNAGE	SIGNAGE
	SIGNAGE	SIGNAGE
ELECTRICAL	ELECTRICAL	ELECTRICAL
	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING
	PLUMBING	PLUMBING



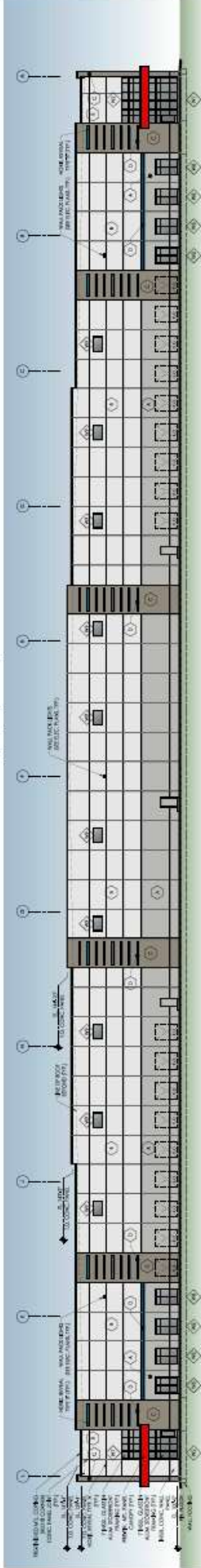
EAST ELEVATION
1" = 40' GRADE
0 10 20 30 40



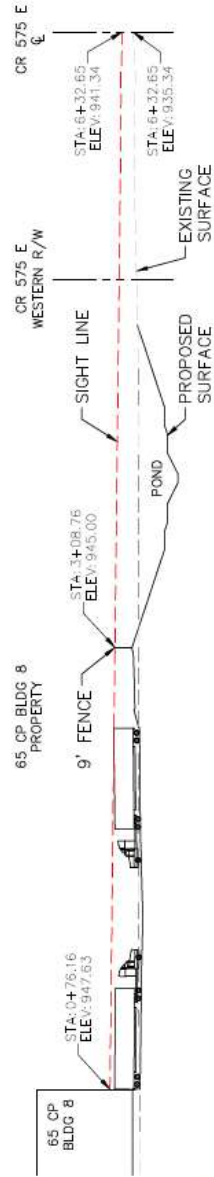
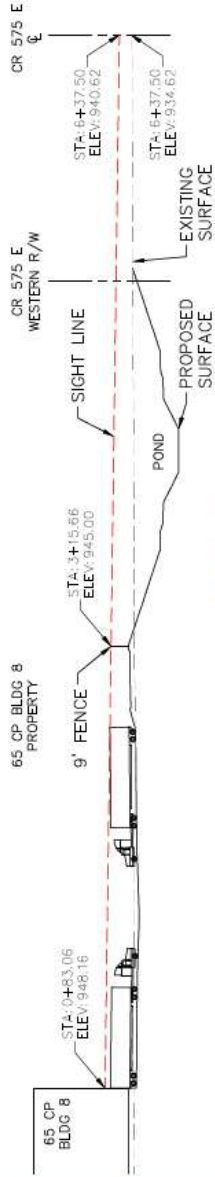
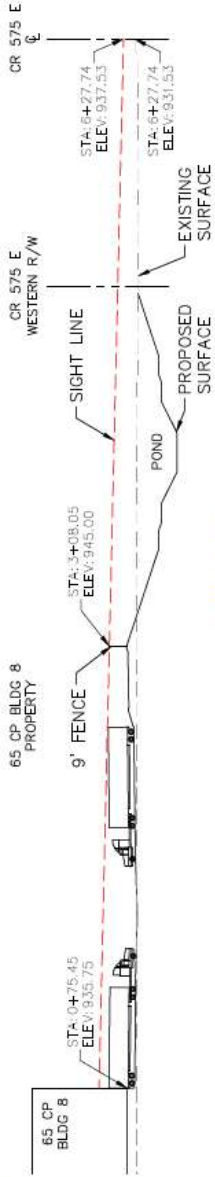
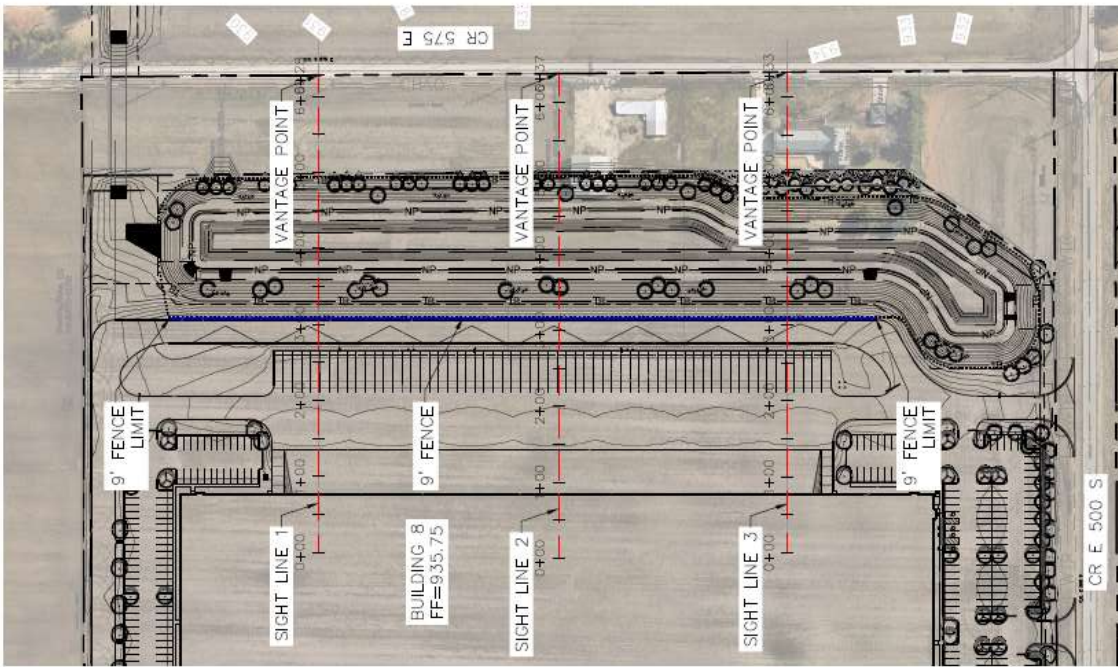
WEST ELEVATION
1" = 40' GRADE
0 10 20 30 40



NORTH ELEVATION
1" = 40' GRADE
0 10 20 30 40



SOUTH ELEVATION
1" = 40' GRADE
0 10 20 30 40



NOTE:
1. SIGHT LINES ARE BASED ON 6'-FT PERSPECTIVE VIEW FROM THE LOCATION SHOWN.