



# Staff Report PC21-038-PP

## Park 130 Block A Plat

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### **Docket PC21-038-PP – Primary Plat – Park 130 Block A**

The petitioner is requesting review of a Primary Plat to be known as Park 130 Block A. The site in question is located on the south side of Park 130 Industrial Park on the north side of Whitestown Parkway and east of CR 475 in Whitestown. The site is zoned I-1 and the most southern portion of the site is zoned GB. The petitioner is proposing approximately to split the approximately 50.16 acre area into 6 parcels and common area. The applicant is The Peterson Company, on behalf of property owners Zeller 401 LRH Restructured TIC LLC, Zeller 401 Lord TIC LLC, Lord Realty Holdings LLC, BGP Partners LLS, AJN LLC.



### **Location**

1. The site in question is located on the south side of Park 130 Industrial Park on the north side of Whitestown Parkway and east of CR 475 in Whitestown. The Commerce Drive extension is proposed to Whitestown Parkway. The surrounding area is characterized by Industrial Uses.

## History

1. In 2007, the Park 130 project area (formerly Greenparke) was rezoned from AG to I-1 under Boone Co Area Plan Commission ORD 2007-10.
2. In March 2016, the Whitestown Plan Commission approved the Zone Amendment for the southern portion of the site in question from to AG- I-1, GB (PC16-006-ZA).
3. In January 2017, the Whitestown Plan Commission approved the primary plat for the site in question (PC16-038-PP).
4. In 2020 Whitestown Plan Commission approve building 5 located withing lot 5 of Block A (PC20-060-DP)

## Proposed Development

The proposed plat is located on approximately 50.16 acres. The site is zoned I-1 Light Industrial and the most southwest portion of the site is zoned GB General Business.

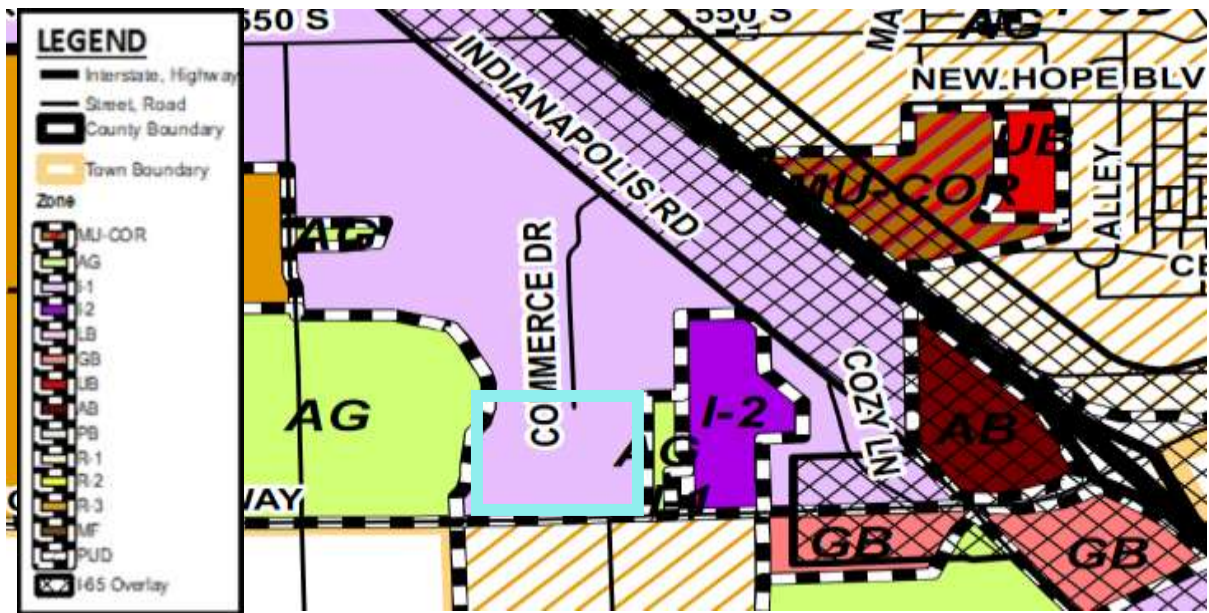
The submitted plans and materials indicate the following:

- Approximately 50.16 acres;
  - Lot 5 (12.60 acres) Currently Building 5
  - Lot 6 (15.80 acres) proposed for future development
  - Lot 7 (1.34 acres) proposed for future development
  - Lot 8 (1.67 acres) proposed for future development
  - Common Area D (3.83 acres) proposed for site drainage
  - Common Area E (10.52 acres) proposed for site drainage and floodway
  - Dedicated R.O.W (2.26 acres)
  - Remaining acreage for Commerce Drive extension to Whitestown Parkway

## Zoning

The site in question is zoned I-1 Light Industrial, and a portion of the site is zoned GB. The I-1 “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.

The General Business Zone is “This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.”



## Compliance

The proposed Primary Plat is compliance with the Whitestown Unified Development Ordinance.

## Staff Recommendation

Staff is providing a favorable recommendation for the proposed Primary Plat known as PC21-038-PP.



# PRIMARY PLAT REPLAT OF BLOCK "A" in PARK 130 at CORRIDOR 65

Part of the Northwest Quarter of Section 1, Township 17 North, Range 1 East  
Located in Perry Township, Boone County, Indiana

