



Staff Report PC21-031-CP

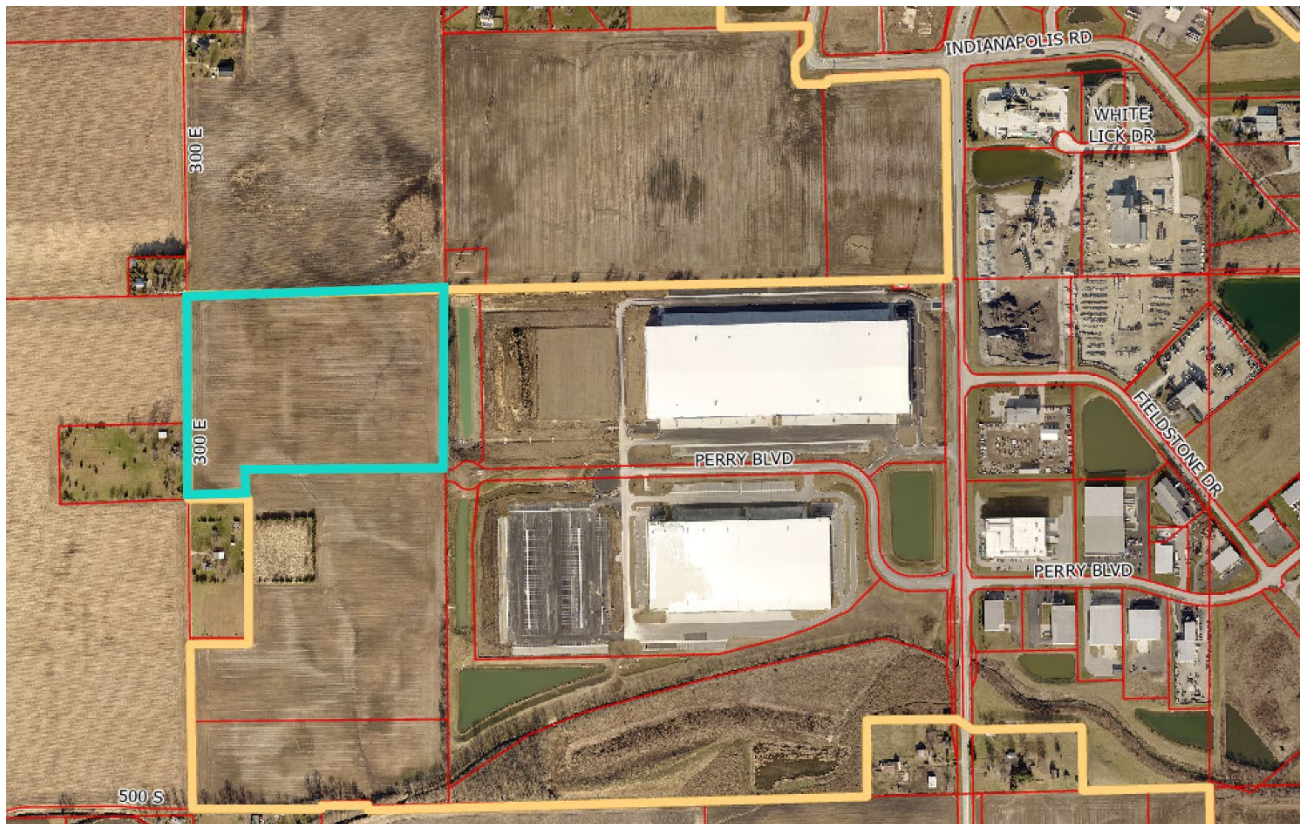
Whitestown Business Park Building 4

Docket PC21-031-CP – Concept Plan – Whitestown Business Park Building 4

The petitioner is requesting review of a Concept Plan to be known as Whitestown Business Park Building 4. The site in question is located on Perry Boulevard in Whitestown, Indiana. The site is zoned I-1. The petitioner is proposing to construct an industrial use structure with parking on approximately 28.48 acres. The applicant and owner is Exeter 4765 S 300 Land, LLC.

Location

1. The site in question is located on Perry Boulevard, approximately 2,411 feet west of the intersection of Perry Boulevard and State Road 267. The site in question is currently vacant. The surrounding area is characterized by industrial and agricultural uses.



History

1. In October 2018, the site was rezoned from AG to I-1 and approved with commitments (PC17-037-ZA).
2. In September 2021, the development area was split into two parcels (PC21-030-SP). One parcel has already been developed and the second is being developed as part of this application.

Proposed Development

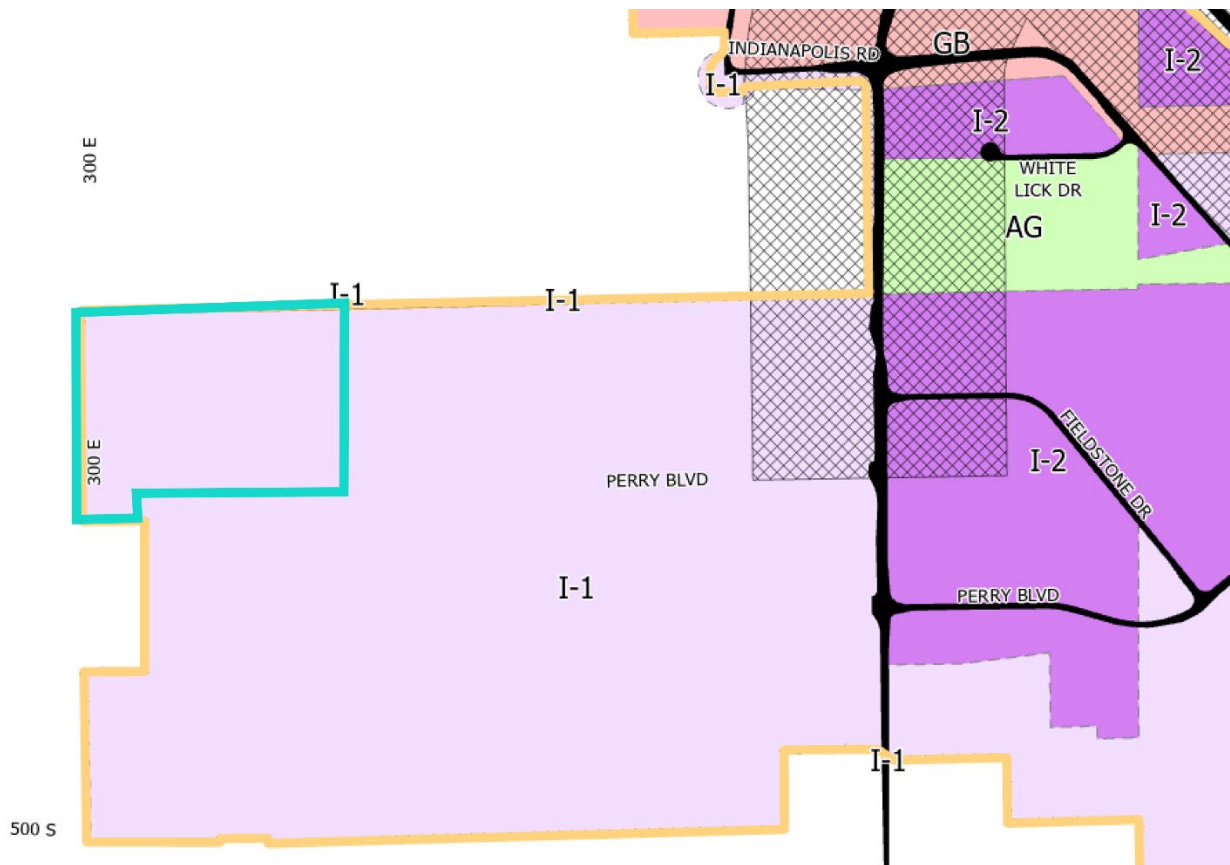
The proposed project is located on approximately 28.48 acres. The submitted plans and materials indicate the following:

- Approximately 457,704 square foot building footprint;
- Proposed onsite parking including approximately:

- 274 standard vehicle parking stalls;
- 7 ADA accessible stalls;
- 51 future vehicle parking stalls;
- 136 trailer parking stalls;
- And bicycle parking.
- Two proposed access points on Perry Boulevard;
- Pedestrian network between proposed building and existing path on Perry Boulevard.

Zoning

The site in question is zoned I-1, a light industry zone. The I-1 “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 include offices, composting facilities, and wholesale trade or storage light amongst others.



One of the commitments made as part of the rezone states, “Developer will provide a landscape berm if eight (8) feet to provide buffering along the north, west, and south end of the property.” The applicant is proposing to remove the landscape buffer on the north side of the property to be used for parking instead.

Compliance

The proposed Concept Plan is not in compliance with the approved commitments (PC17-037-ZA), however the applicant is taking steps to remedy the commitment concern. The applicant is proposing to modify the commitment requiring a landscape berm on the north side of the property.

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan known as Whitestown Business Park Building 4 and Docket PC21-031-CP located on Perry Boulevard on approximately 28.48 acres.

Staff is providing a favorable recommendation to modify the commitment requiring a landscape berm on the north side of the property. The property adjacent to the north has been rezoned from agriculture to industrial since the time the commitments were approved. If the Plan Commission recommends favorable, the Town Council will make the final decision.

[illegible]



SCALE: 1"=40'

EXISTING LEGEND

- 1. EXISTING LOT
- 2. EXISTING BUILDING
- 3. EXISTING DRIVE
- 4. EXISTING SIDEWALK
- 5. EXISTING CURB
- 6. EXISTING STREET
- 7. EXISTING LOT
- 8. EXISTING BUILDING
- 9. EXISTING DRIVE
- 10. EXISTING SIDEWALK
- 11. EXISTING CURB
- 12. EXISTING STREET

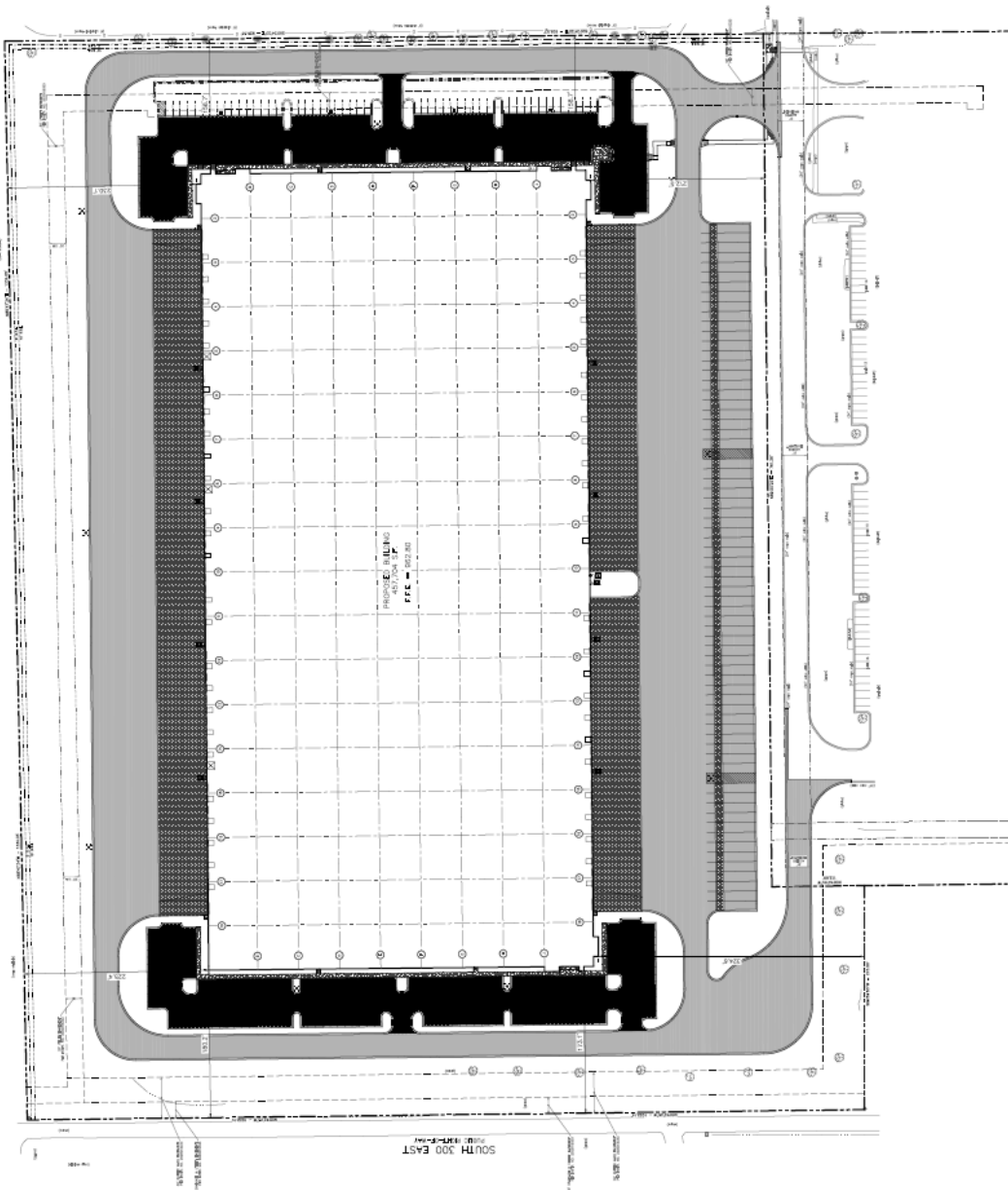
SITE LEGEND

- 1. EXISTING LOT
- 2. EXISTING BUILDING
- 3. EXISTING DRIVE
- 4. EXISTING SIDEWALK
- 5. EXISTING CURB
- 6. EXISTING STREET
- 7. EXISTING LOT
- 8. EXISTING BUILDING
- 9. EXISTING DRIVE
- 10. EXISTING SIDEWALK
- 11. EXISTING CURB
- 12. EXISTING STREET

SITE DATA TABLE

ITEM	DESCRIPTION	QUANTITY
1	EXISTING LOT	1
2	EXISTING BUILDING	1
3	EXISTING DRIVE	1
4	EXISTING SIDEWALK	1
5	EXISTING CURB	1
6	EXISTING STREET	1

PROPOSED BUILDING
F.F.E. = 202,400



EXETER
BUILDING #4

Whitestown, Indiana



CERTIFIED BY

DATE	REVISION
01/15/2024	1

NO.	DESCRIPTION	DATE
1	REVISION	01/15/2024

Project Number 2021-01024

C200

OVERALL SITE PLAN

- 1. EXISTING LOT
- 2. EXISTING BUILDING
- 3. EXISTING DRIVE
- 4. EXISTING SIDEWALK
- 5. EXISTING CURB
- 6. EXISTING STREET
- 7. EXISTING LOT
- 8. EXISTING BUILDING
- 9. EXISTING DRIVE
- 10. EXISTING SIDEWALK
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