



Staff Report BZA19-004-SE

Whitestown Crossing Lot 7- Special Exception

Docket BZA19-004-SE Whitestown Crossing

Lot 7. The petitioner is requesting approval of a Special Exception for the purpose of allowing warehouse (general) within GB zoning. The property is located at lot 7 within the Whitestown Crossing Development. The petitioner is System Builders and the property owner is Whitestown Crossing, LLC.

History

- Whitestown Crossing Phase II received Primary Plat approval in 2011 PC11-008-PP.

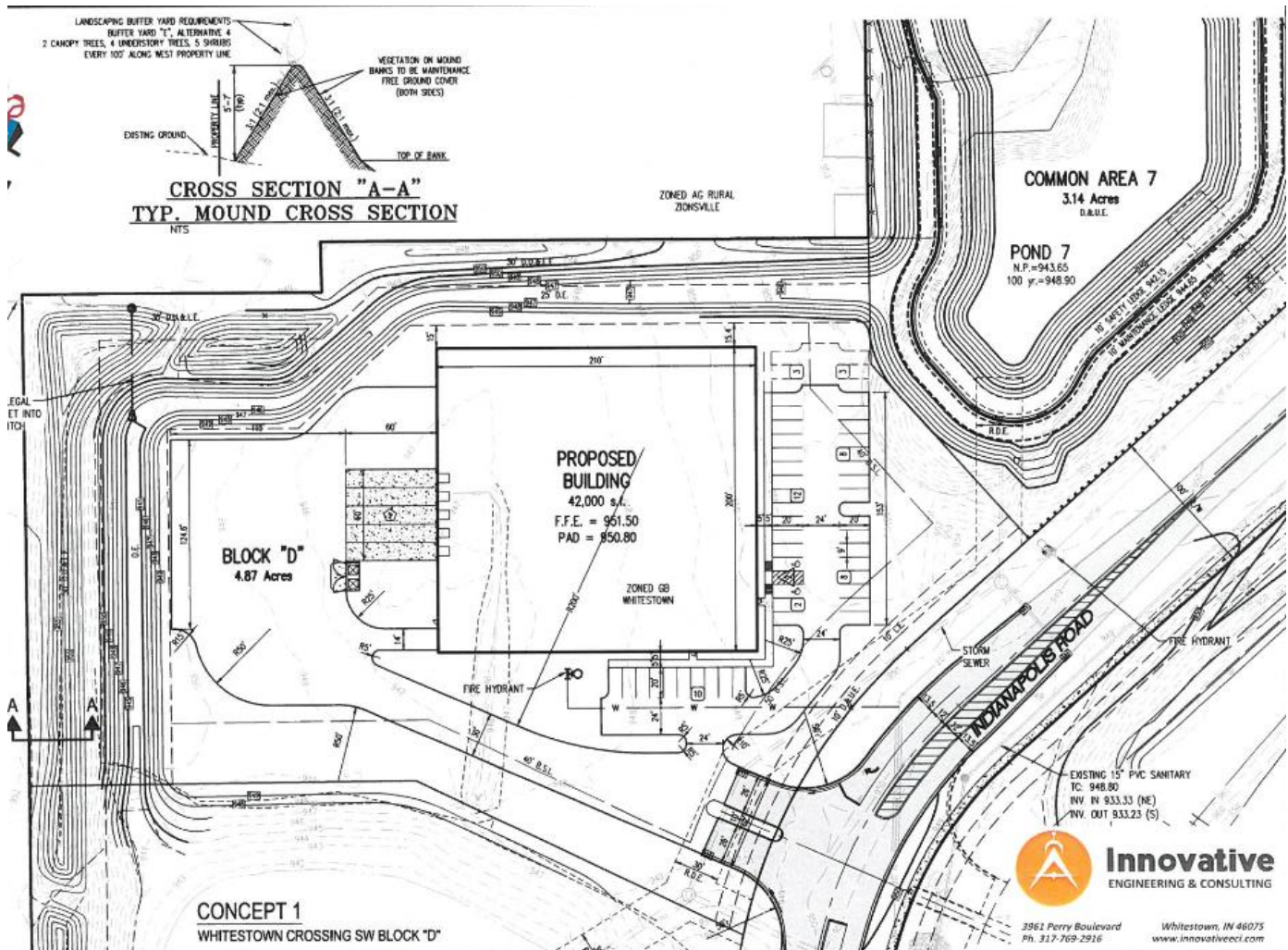


Proposed Land Use and Site Plan

The proposed project is on a 3.48-acres located adjacent to the water tower along the west side of Indianapolis Road. The property is part of the platted Whitestown Crossing, Phase II, and is zoned General Business. That district permits enclosed light industrial and warehousing upon special exception review and approval by the Whitestown Board of Zoning Appeals.

The building will be no taller than 40' in height and approximately 210' x 210' or 44,100 sq. ft. in size. It will have five to six overhead doors at the rear (west) of the building and two to three drive-in doors. The building will be a pre-engineered metal building with 8'8" of masonry around the entire building and architectural V-Rib metal on the two sides and the rear. The front of the building, above the masonry, facing Indianapolis Road will consist of a combination of insulated metal panel and architectural v-rib metal panel.

This is a spec building, meaning it will not be owner-occupied and the tenant(s) have yet to be secured, but the intention is for tenants to be office and light industrial users with general warehousing capabilities. The project is being designed as a multi-tenant building with the ability to split the building in half or used by a single user. No outside storage will be permitted.



Decision Criteria

Per the Zoning Ordinance, *Section XII.C.5.b* the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.2, when taking action on all special exception requests:

- The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

The current 4.87 acre site (to be reduced to an effective 3.48 acre use after development) is consistent with other uses in the area and permitted as a special exception. It would not be detrimental to existing or future uses in area.

- The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

The light industrial use with no outside storage is permitted in the GB district upon special exception review and approval by the BZA.

- The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed use is consistent with the other uses in the area and will have no adverse impact on future development.

- Adequate utilities, access road, drainage, and other necessary facilities have been or are being provided.

All true.

- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

Adequate roads for vehicular access are present and this light industrial, (enclosed) use will not cause any further traffic congestion.

- The special exception will be located in a district where such use is permitted, and all other requirements set forth in the Ordinance that are applicable to such use will be met.

A use of this nature is permitted in the GB zoning district and all other requirements of the town UDO will be met.

Staff Recommendations

Staff recommends that the BZA approve the Special Exception with the following conditions:

- Landscaping will be in place on the West side of development prior to vertical construction of building.