



Staff Report PC21-059-CP

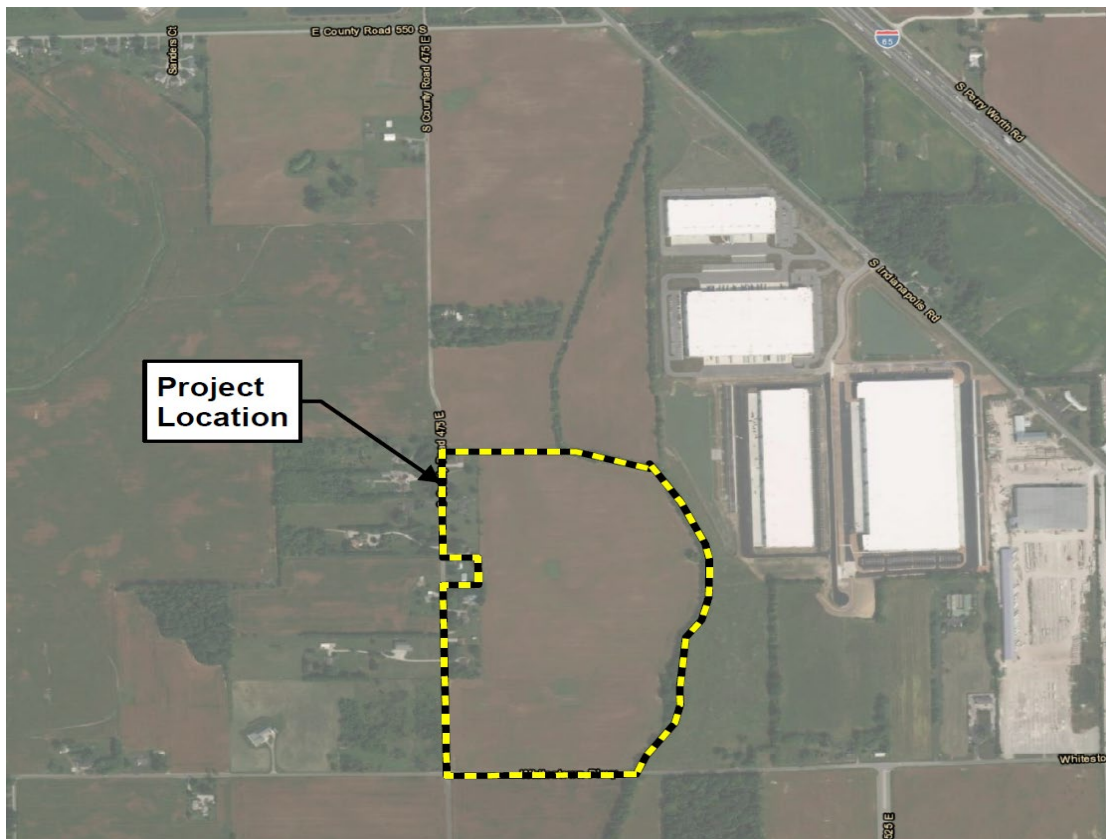
Westpark Logistics Center

Docket PC21-059-CP – Concept Plan – Westpark Logistics Center

The petitioner is requesting review of a Concept Plan to be known as Westpark Logistics Center. The site in question is located on the east side of CR 475 E and the north side of Whitestown Parkway in Whitestown, Indiana. The site is zoned I-1, Light Industry. The petitioner is proposing to construct two buildings for light industrial use on approximately 73.5 acres. Building 1 has a 737,244 square foot building footprint and building 2 has a 182,883 square foot building footprint. The applicant is Becknell Industrial, LLC and property own is H&H Holdings, LLC.

Location

1. The site in question is located on the east side of CR 475 E and the north side of Whitestown Parkway. The surrounding area is characterized by light industrial, agriculture, and residential uses.



History

1. In September 2021, the Whitestown Plan Commission approved the Zone Amendment for the site in question from AG Agriculture to I-1 (PC20-053-ZA). Commitments were made as part of the approval.

- a. The Developer shall dedicate full right of way (65' from existing centerline) across the property, as well as across the following adjacent property if/when owned/controlled by Developer: [6205, 6255, 6285, 6325, 6355 S. CR 475 E]. All right of way to be dedicated under Town forms and standards.
- b. The Developer shall dedicate a 30' exclusive sewer easement north-south across the property (and adjacent property if/when owned/controlled by Developer) at location determined by agreement of Whitestown Municipal Utilities.

Proposed Development

The proposed project is located on approximately 73.5 acres. The site is zoned I-1, Light Industry.

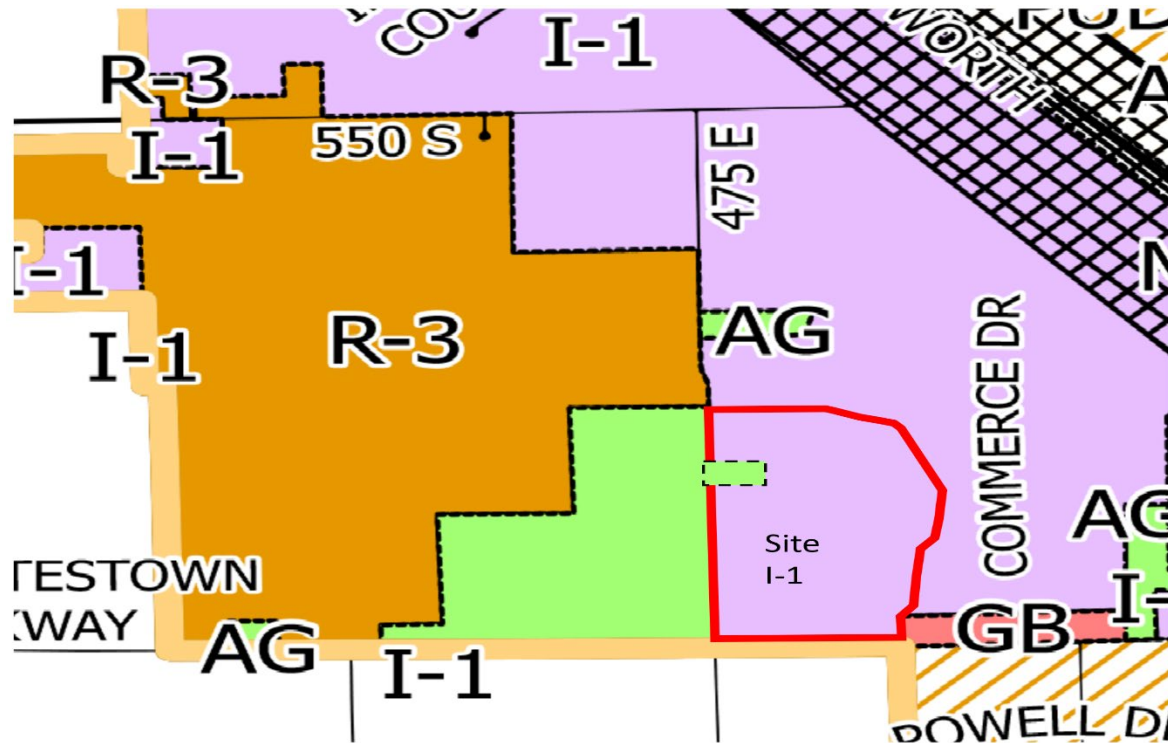
The submitted plans and materials indicate the following:

- Approximately one 737,244 square foot building footprint for light industrial use, and Approximately one 182,883 square foot building footprint for light industrial use;
- Retention basin for drainage located on the east side of the proposed structures;
- Onsite parking building 1 including:
 - 388 standard vehicle parking stalls;
 - 153 trailer parking stalls.
- Onsite parking building 2 including:
 - 175 standard vehicle parking stalls;
 - 52 trailer parking stalls.
- The loading berths for trailers (building 1) are located on the west side of the proposed structure seeking BZA variance;
- The loading berths for trailers (building 2) are located on the north side behind the proposed structure seeking BZA variance;
- Access is located off of CR 475 E.

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.



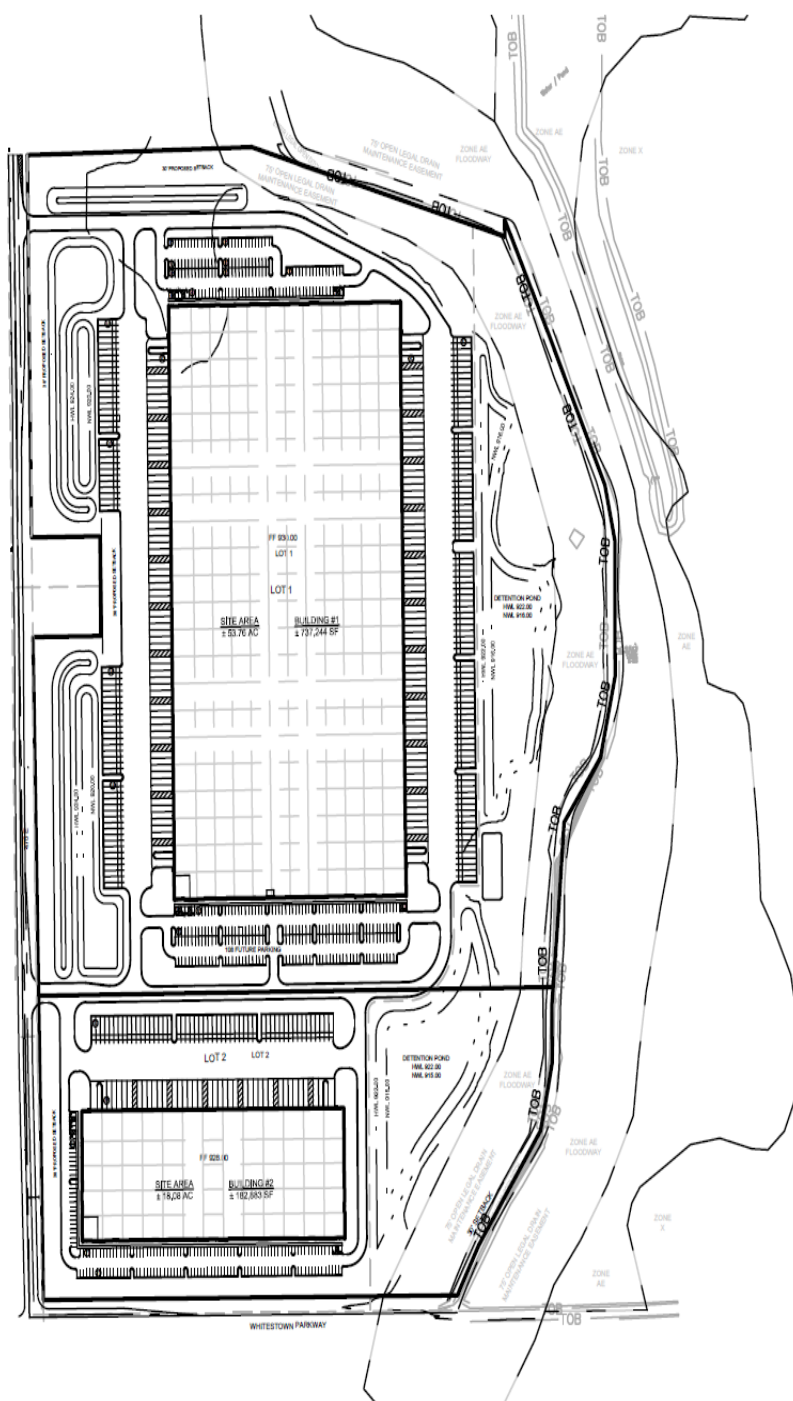
Compliance

The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance (pending BZA approval)

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan PC21-059-CP

Materials Submitted by the Applicant



DATE: 12-02-21



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H&H WHITESTOWN PARKWAY
WHITESTOWN PRIMARY PLAT INDIANA

BASIC SITE PLAN



SCALE: 1"=400'