



Staff Report PC21-060-CP

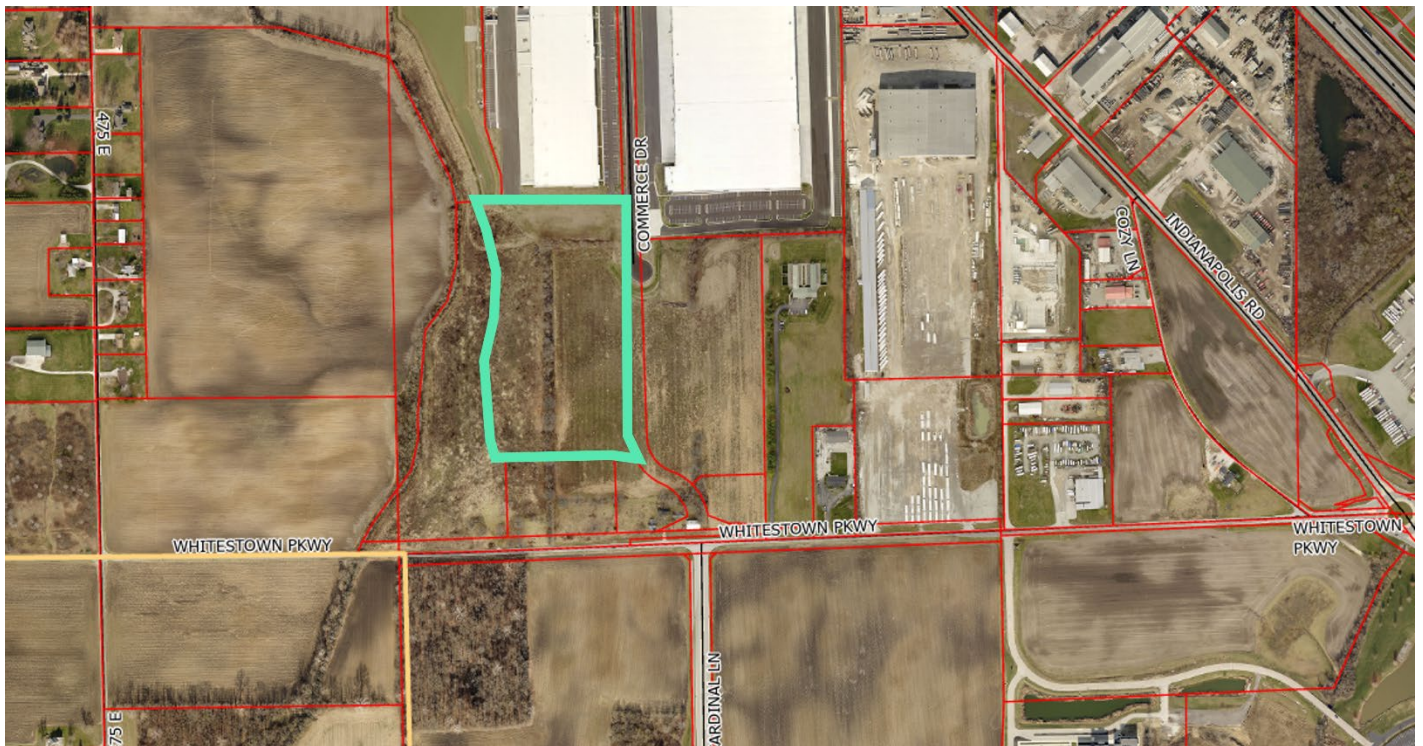
Park 130 Building 6

Docket PC21-060-CP – Concept Plan – Park 130 Building 6

The petitioner is requesting review of a Concept Plan to be known as Park 130 Building 6. The site in question is located on the west side of Commerce Drive approximately 444 feet north of the intersection of Commerce Drive and Whitestown Parkway in Whitestown. The site is zoned Light Industry (I-1). The petitioner is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres. The applicant is The Peterson Company on behalf of owner Lord Realty Holdings, LLC.

Location

1. The site in question is located on the west side of Commerce Drive approximately 444 feet north of the intersection of Commerce Drive and Whitestown Parkway. The site in question is a part of the Park 130 industrial park development generally located southwest of Indianapolis Road. The surrounding area is characterized by industrial and agriculture uses.



History

1. In 2021, the Whitestown Plan Commission provided a favorable recommendation to approve a Primary Plat to subdivide the area in question (PC21-038-PP). Subsequently, staff administratively approved the Secondary Plat for the area in question (PC21-041-SP).

Proposed Development

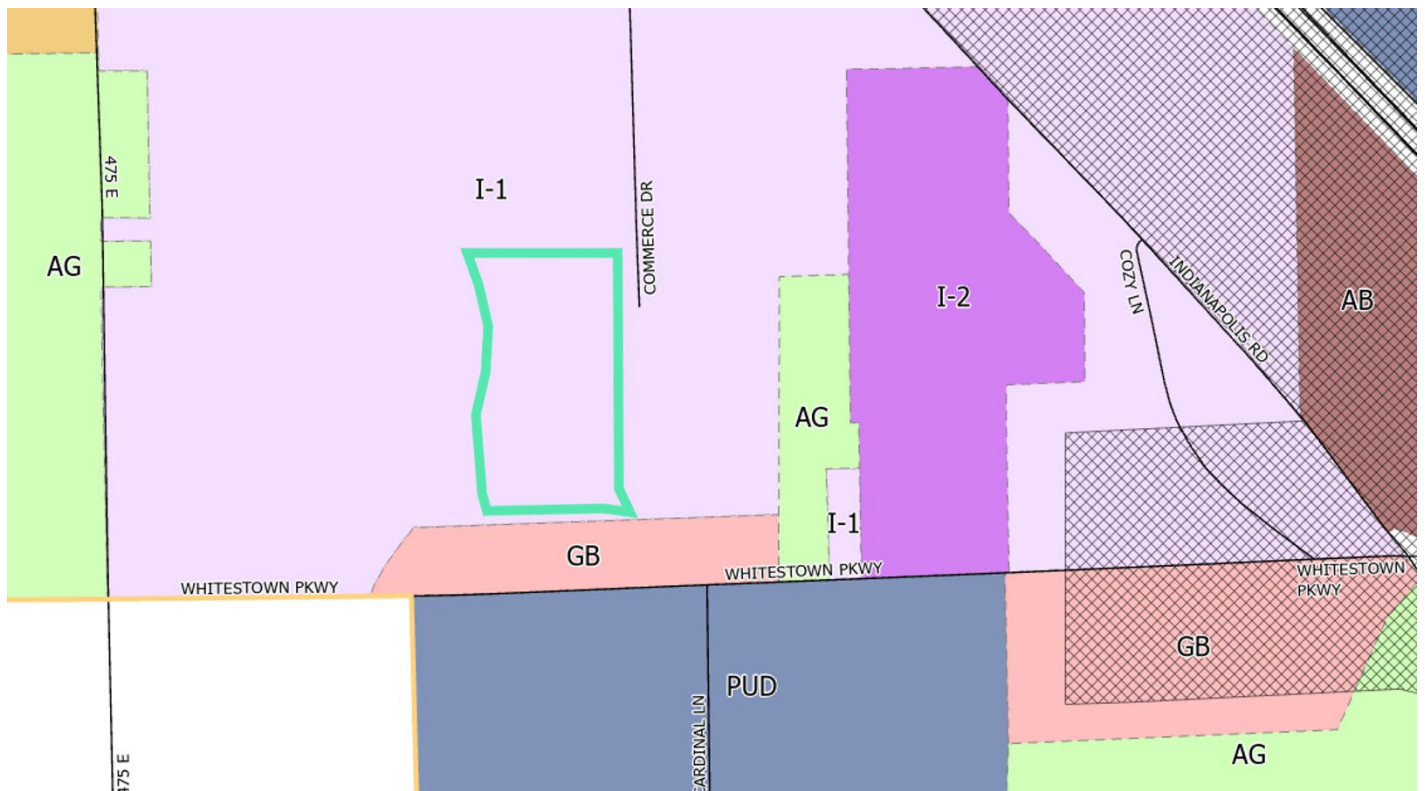
The proposed development is located on approximately 15.79 acres. The site is zoned Light Industry (I-1). There is floodway-floodplain located on the western portion of the site.

The submitted plans and materials indicate the following:

- Approximately 297,639 square foot building footprint for an industrial use;
- Proposed onsite parking including approximately:
 - 198 standard parking stalls;
 - 34 future standard parking stalls;
 - 8 ADA parking stalls;
 - 30 trailer parking stalls; and,
 - bicycle racks.
- One proposed curb cut on Commerce Drive and a secondary access point utilizing an existing curb cut on Commerce Drive;
- Common area and a stormwater retention pond located south of the property;

Zoning

The site in question is zoned Light Industry (I-1). 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 but is not limited to wholesale trade or storage, manufacturing fabricating & assembly, government buildings, parking lots, and others.



Staff Recommendation

The proposed Concept Plan is in compliance with the Unified Development Ordinance. Staff is providing a favorable recommendation for the Park 130 Building 6 Concept Plan Docket PC21-060-CP. The applicant is proposing to develop an approximate 297,639 square foot building footprint for industrial use and associated parking on approximately 15.79 acres.

Materials Submitted by the Applicant

