



Staff Report PC21-061-DP

Park 130 Building 6

Docket PC21-061-DP – Development Plan – Park 130 Building 6

The petitioner is requesting review of a Development 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).
2. In 2021, in conjunction with this Development Plan the applicant has also submitted for Concept Plan approval (PC21-060-CP).

Proposed Development

The proposed development is located on approximately 15.79 acres. The site is zoned Light Industry (I-1). There is

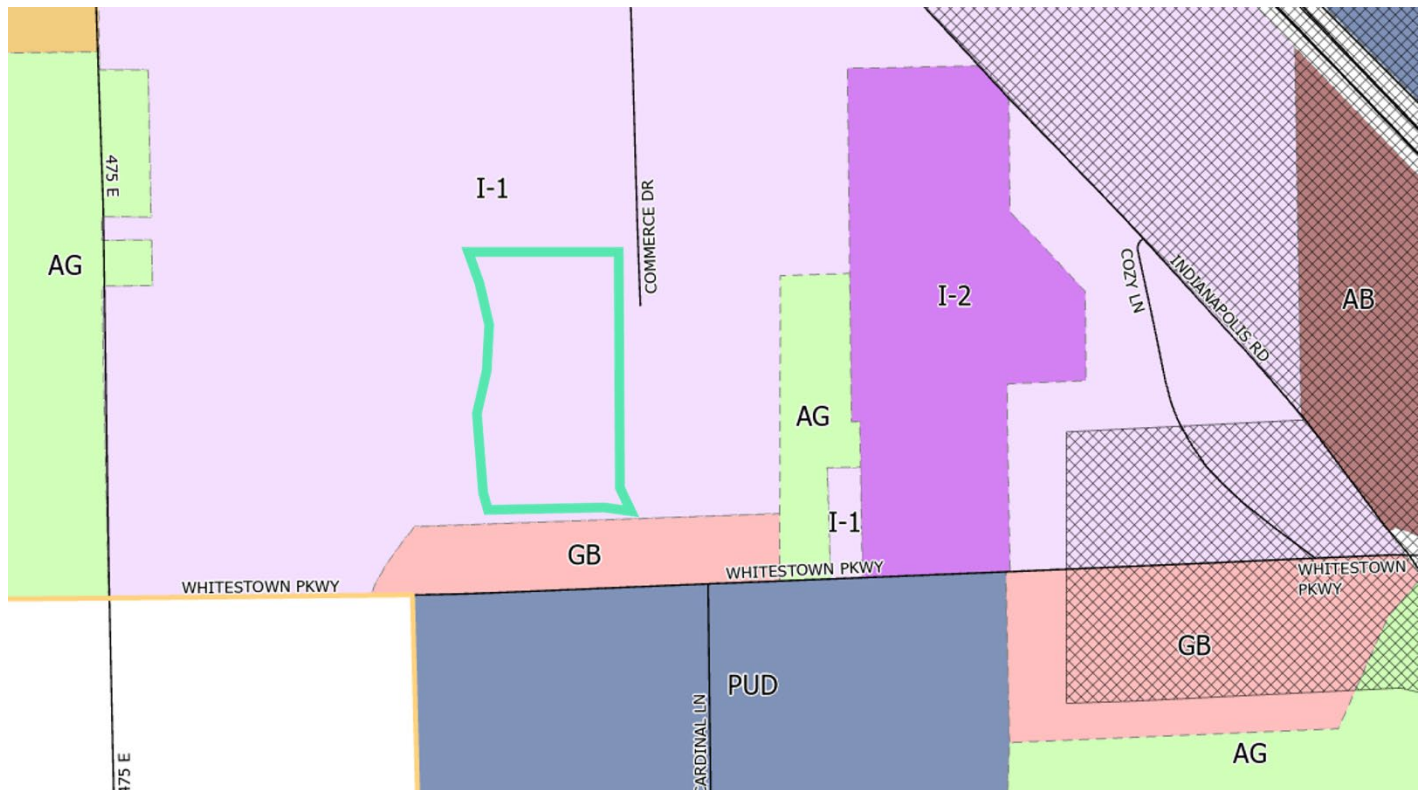
floodway-floodplain located on the western portion of the site.

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;
- Loading berths and trailer parking on the west side of the structure;
- Proposed dumpster enclosure on the west side of the side;
- Common area and a stormwater retention pond located south of the property;
- Landscaping plan that meets the requirements of the UDO;
- Photometric plan that meets the requirements of the UDO;

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.



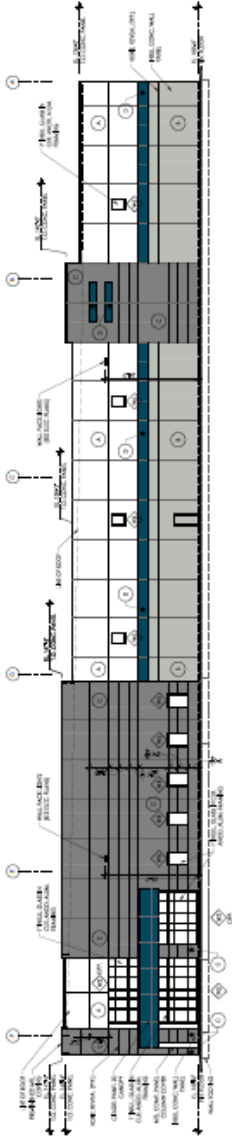
Staff Recommendation

Staff is providing a favorable recommendation for the Park 130 Building 6 Development Plan Docket PC21-061-DP. 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.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon:

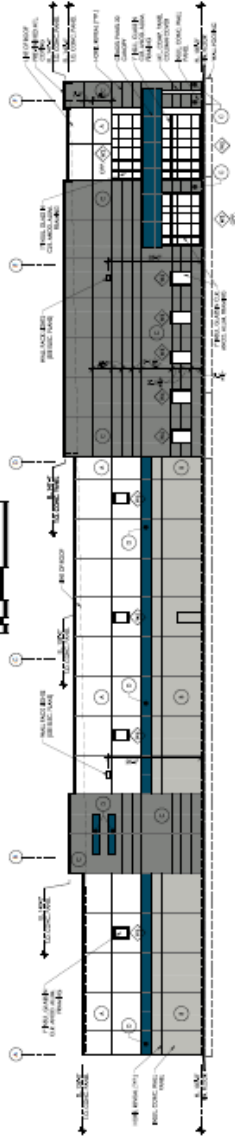
1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

ITEM	DESCRIPTION	QUANTITY
CONCRETE	CONCRETE	100
STEEL	STEEL	200
WOOD	WOOD	300
GLASS	GLASS	400
PAINT	PAINT	500
ROOFING	ROOFING	600
MECHANICAL	MECHANICAL	700
ELECTRICAL	ELECTRICAL	800
PLUMBING	PLUMBING	900
INSULATION	INSULATION	1000
FOUNDATION	FOUNDATION	1100
CLADDING	CLADDING	1200
LANDSCAPE	LANDSCAPE	1300
INTERIORS	INTERIORS	1400
MECHANICAL	MECHANICAL	1500
ELECTRICAL	ELECTRICAL	1600
PLUMBING	PLUMBING	1700
INSULATION	INSULATION	1800
FOUNDATION	FOUNDATION	1900
CLADDING	CLADDING	2000
LANDSCAPE	LANDSCAPE	2100
INTERIORS	INTERIORS	2200
MECHANICAL	MECHANICAL	2300
ELECTRICAL	ELECTRICAL	2400
PLUMBING	PLUMBING	2500
INSULATION	INSULATION	2600
FOUNDATION	FOUNDATION	2700
CLADDING	CLADDING	2800
LANDSCAPE	LANDSCAPE	2900
INTERIORS	INTERIORS	3000



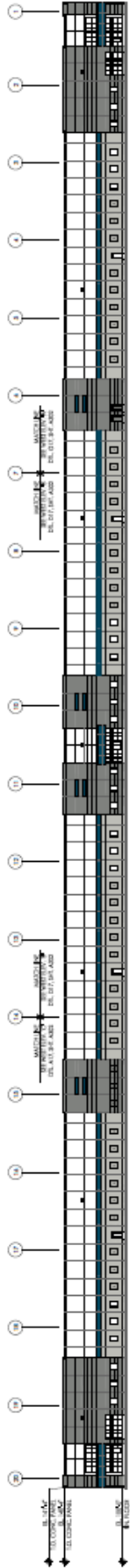
NORTH ELEVATION

1" = 20'-0" OF ZONE



SOUTH ELEVATION

1" = 20'-0" OF ZONE



EAST ELEVATION

1" = 40'-0" OF ZONE



WEST ELEVATION

1" = 40'-0" OF ZONE