



Staff Report PC22-002-CP

LPC Whitestown Industrial

Meeting Date: February 14, 2022

Docket PC22-002-CP – Concept Plan – LPC Whitestown Industrial

The petitioner is requesting review of a Concept Plan to be known as LPC Whitestown Industrial. The site in question is located on the south side of Albert S White Drive in Whitestown. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop an approximate 146,280 square foot building footprint for industrial use with associated parking on approximately 9.39 acres. The applicant is Lincoln Property Company on behalf of owner Hannah Whitestown, LLC.

Location

1. The site in question is located on the south side of Albert S White Drive approximately 357 feet west of the intersection of Albert S White Drive and Anson Boulevard. The site in question is located northwest of the All Points at Anson industrial park. The surrounding area is characterized by industrial uses.



History

1. In 2022, a portion of the site in question was annexed into the municipal jurisdiction of the Town of Whitestown (ORD 2021-30).
2. The applicant has applied for a Variance to the Board of Zoning Appeals for a landscape variance (PC22-006-VA).

Proposed Development

The proposed development is located on approximately 9.39 acres. The site is zoned Anson PUD with I-65 Corridor Overlay.

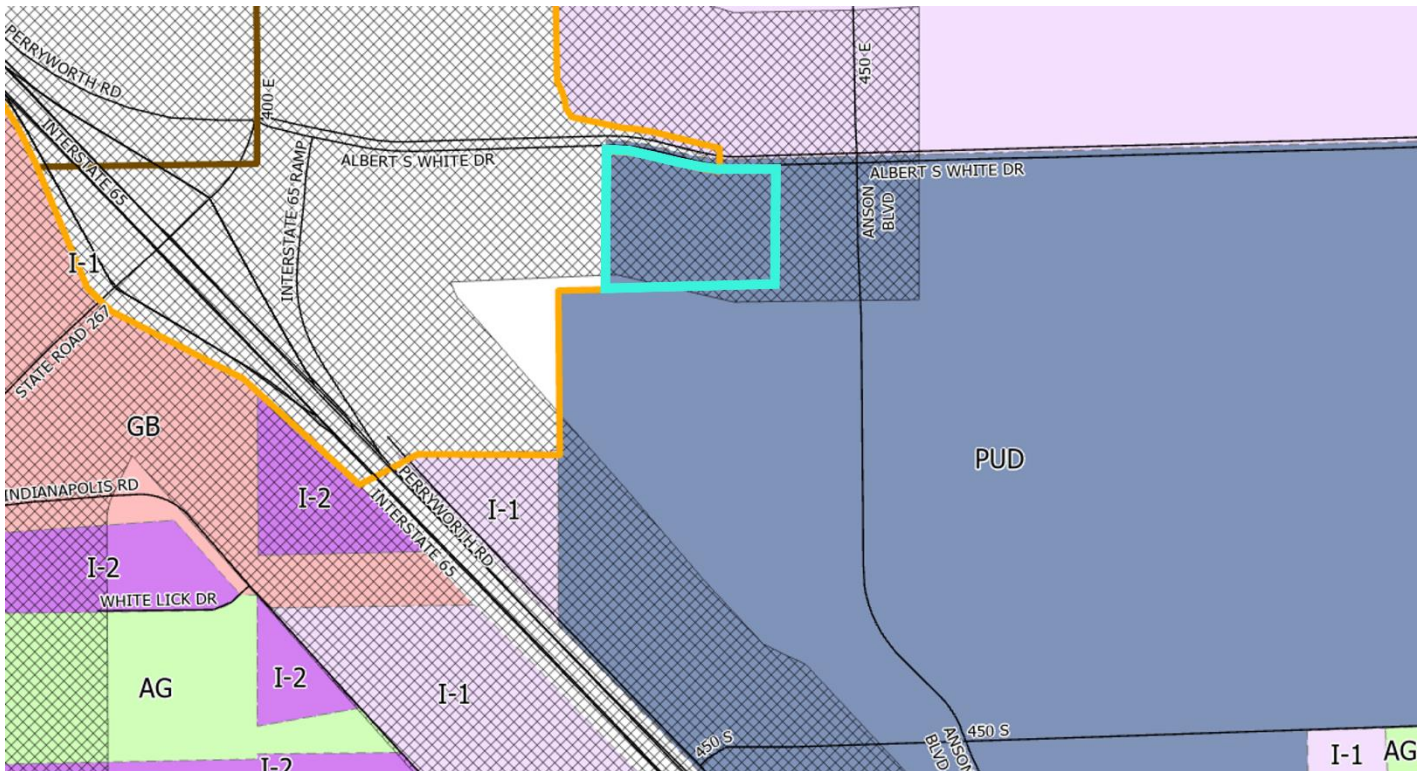
The submitted plans and materials indicate the following:

- Approximately 146,280 square foot building footprint for a light industrial use;
- Meets building setbacks in accordance with the zoning district;
- Proposed onsite parking including approximately:
 - 126 standard parking stalls; and,
 - 41 trailer parking stalls.
- One access point on the north side of the site to Albert S White Drive;
 - Two access points to the gas station to the east of the site.
- Existing pedestrian network along Albert S White Drive;
 - Connection from Albert S White Drive path to internal pedestrian network.

Zoning

The site in question is zoned Anson PUD and is part of the Interstate Commerce District. “The Interstate Commerce District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted within the Interstate Commerce District shall be limited to Office Areas, Retail Areas, Office/Flex Areas and Industrial Areas.” Permitted uses within the Industrial Area of the Interstate Commerce District of the Anson PUD include but are not limited to business parks, warehouse, wholesale business, and manufacturing, assembly or repair amongst others.

The site in question is also zoned I-65 Corridor Overlay Zone. The Overlay is “established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.”



Staff Recommendation

Staff is providing a favorable recommendation for the LPC Whitestown Industrial PC22-002-CP. The applicant is proposing to develop an approximate 146,280 square foot building footprint for industrial use with associated parking on approximately 9.39 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters with the exception of the landscaping plan. The applicant is seeking a Variance to the Board of Zoning Appeals and will need to relief before moving forward with the Development Plan.

