



Staff Report PC22-010-CP

Patch Building 1

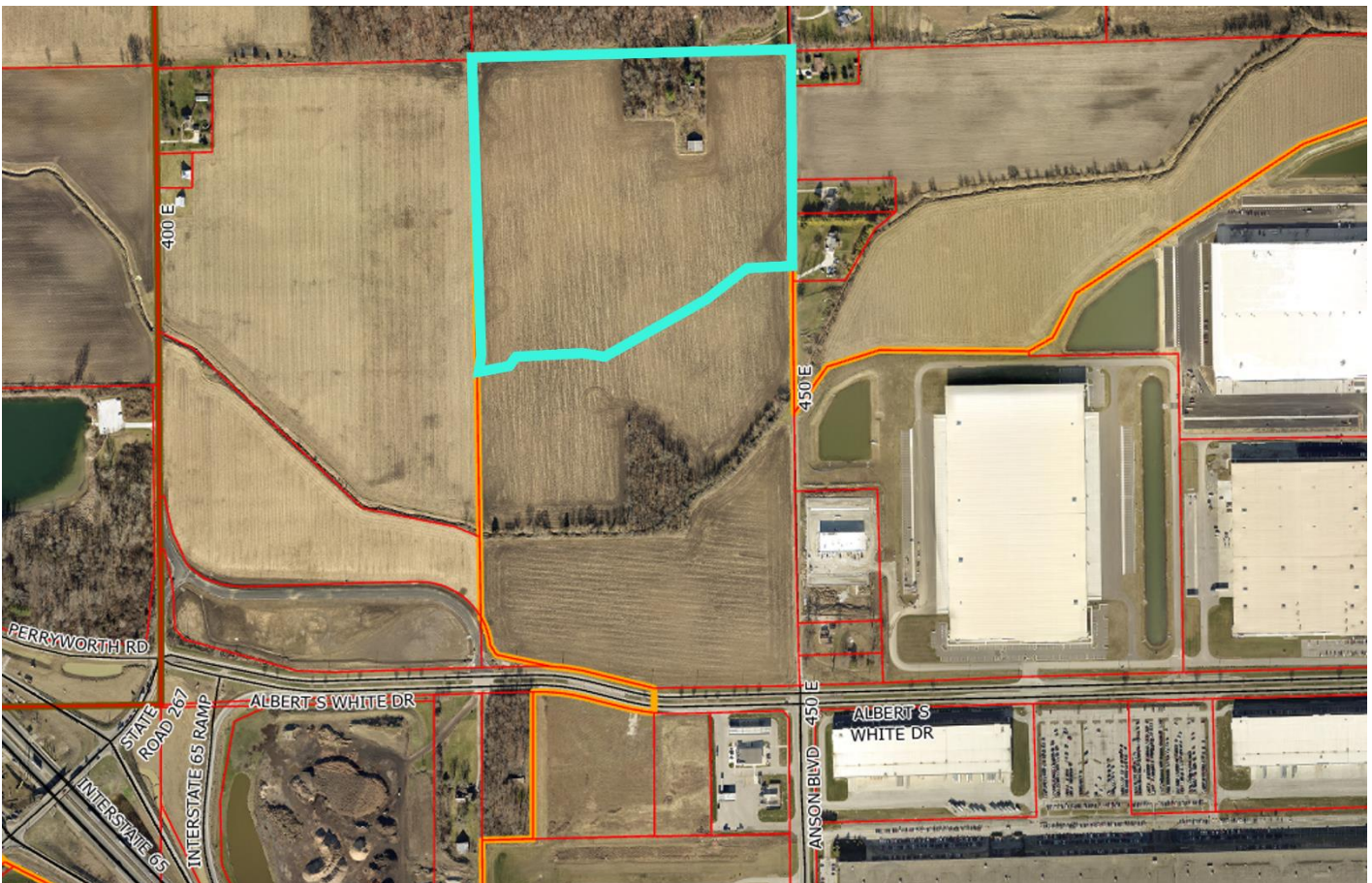
Meeting Date: February 14, 2022

Docket PC22-010-CP – Concept Plan – Patch Building 1

The petitioner is requesting review of a Concept Plan to be known as Patch Building 1. The site in question is located on the west side of CR 450 E approximately 1,764 feet north of the intersection of Albert S White Drive and CR 450 E in Whitestown. The site is zoned Light Industry (I-1). The petitioner is proposing to develop an approximate 569,052 square foot building footprint for industrial use and associated parking on approximately 33.79 acres. The applicant is Patch Development, LLC. on behalf of owner Margaret F. Smith.

Location

1. The site in question is located approximately 1,764 feet north of the intersection of Albert S White Drive and CR 450 E. The site in question is located northwest of the Fishback Creek industrial development. The surrounding area is characterized by agricultural uses.



History

1. In 2021, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from AG to I-1 (PC21-022-ZA). The Town Council subsequently adopted the rezone (ORD2021-27).
2. In 2021, the site in question was annexed into Whitestown municipal jurisdiction (ORD2021-24).

Proposed Development

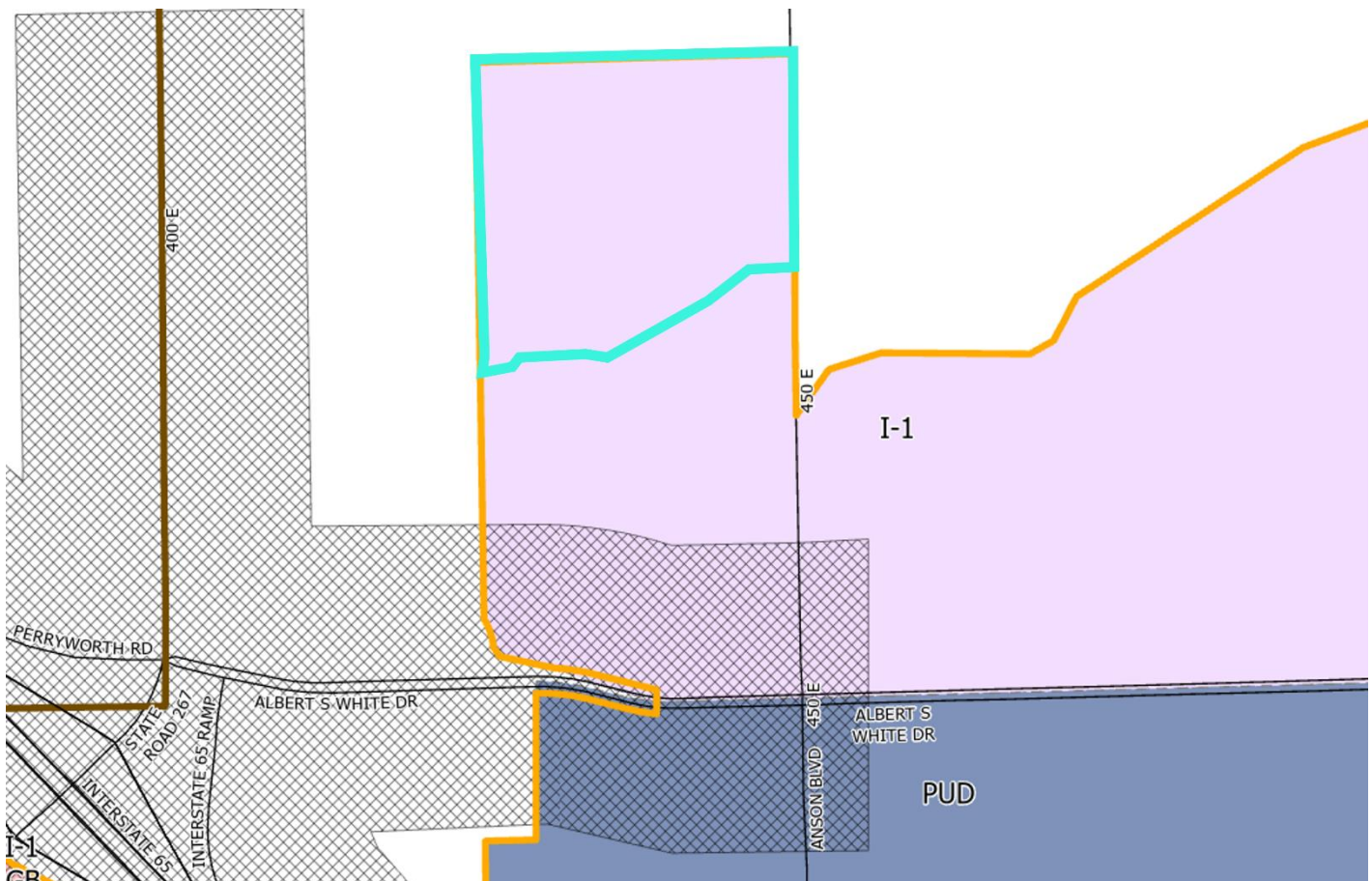
The proposed development is located on approximately 33.79 acres. The site is zoned Light Industry (I-1). There is floodway-floodplain located on the southern portion of the site.

The submitted plans and materials indicate the following:

- Approximately 569,052 square foot building footprint for an industrial use;
- Proposed onsite parking including approximately:
 - 278 standard parking stalls;
 - 7 ADA parking stalls;
 - 109 trailer parking stalls; and,
 - bicycle racks.
- Two proposed access points on CR 450 E;
- Pedestrian path located along CR 450 E;
- Loading berths located on the north and south sides of the structure; and,
- Stormwater retention pond located on the south side of the site.

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 Patch Building 1 Concept Plan Docket PC22-010-CP. The applicant is proposing to develop an approximate 569,052 square foot building footprint for industrial use and associated parking on approximately 33.79 acres.

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