



# Staff Report PC22-011-DP

## Patch Building 1

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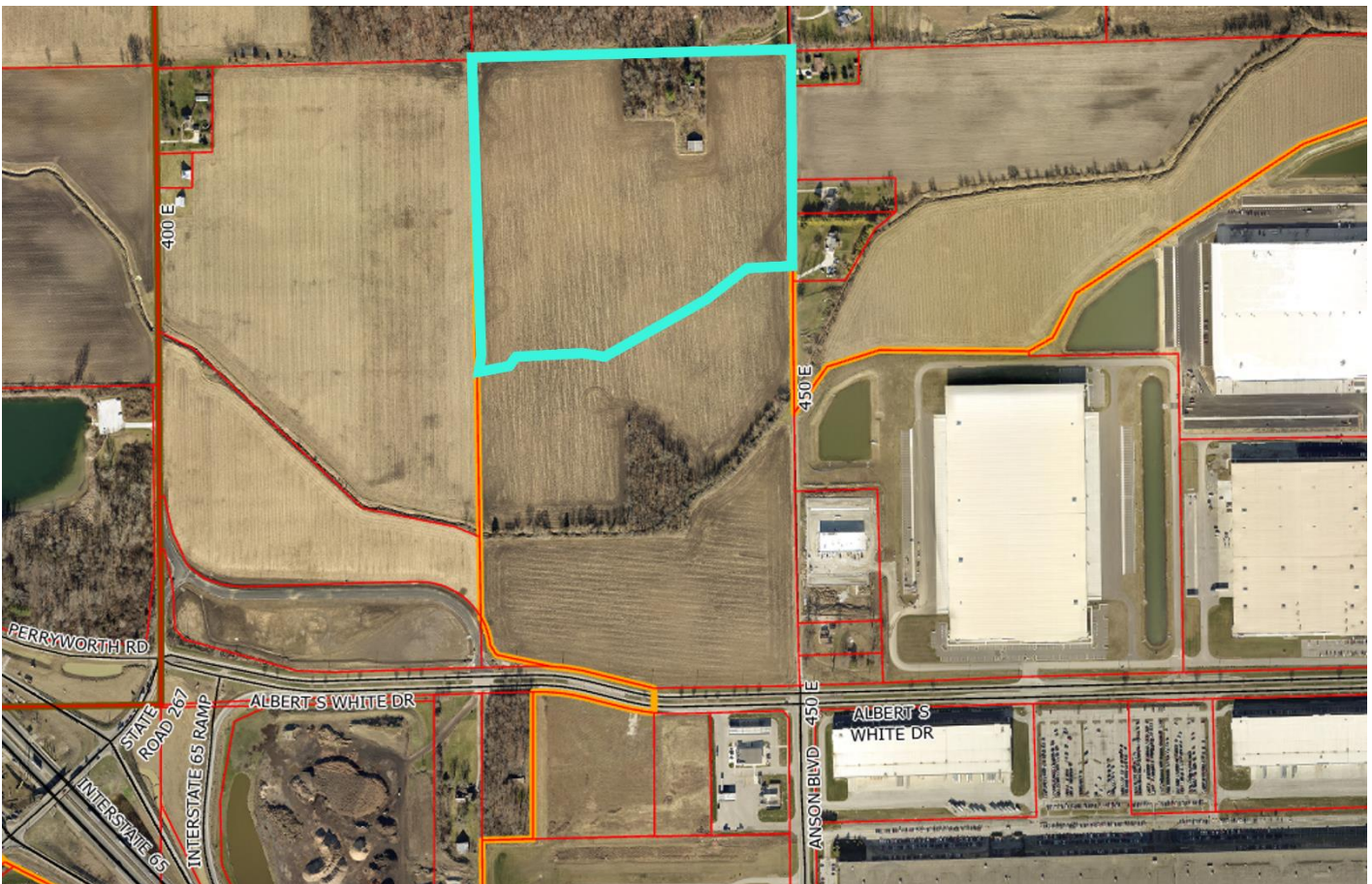
Meeting Date: February 14, 2022

### Docket PC22-011-DP – Development Plan – Patch Building 1

The petitioner is requesting review of a Development 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. Areas to the north, east, and west are located in Unincorporated Boone County.



### 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).
3. The applicant has also submitted a Concept Plan in conjunction with this application (PC22-010-CP).

## **Proposed Development**

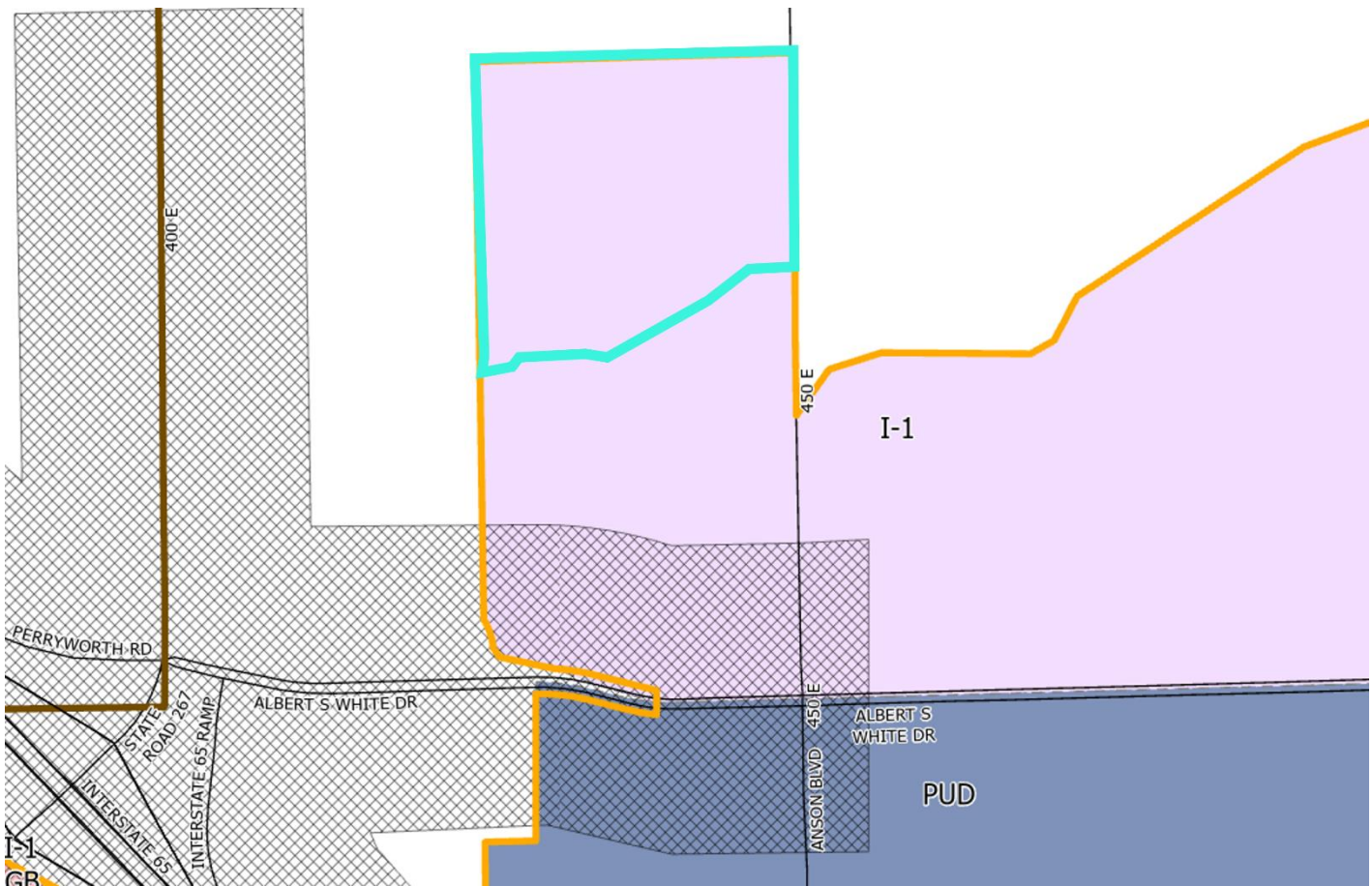
The proposed development is located on approximately 33.79 acres. The site is zoned Light Industry (I-1). There is floodway-floodplain located on the southern portion of the site.

The submitted plans and materials indicate the following:

- Approximately 569,052 square foot building footprint for an industrial use;
- Proposed structure location that meets the requirements of the zone;
- 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;
  - Internal pedestrian network and a connection to the path along CR 450 E.
- Dumpster enclosure on the south side of the site;
- Loading berths located on the north and south sides of the structure;
- Stormwater retention pond located on the south side of the site;
- Landscaping plan that meets the requirements of the UDO; and,
- 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 Patch Building 1 Development Plan Docket PC22-011-DP. 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.

*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.



[illegible]

- NORTH ELEVATION**

This architectural section drawing illustrates a building facade with a grid of windows and doors. The drawing is oriented vertically, with the building structure on the right and a blue sky background on the left. The facade features a series of rectangular windows and doors, some of which are labeled with 'F' and 'D' symbols. The drawing includes a grid of lines representing the building's structure and a series of circles along the top edge, likely representing structural elements or joints. The overall style is technical and precise, typical of architectural drawings.

- SOUTH ELEVATION 2

This architectural elevation drawing depicts a long, narrow building facade. The structure features a series of windows, some of which are grouped together, and a central entrance area. The drawing includes a scale bar and a north arrow, indicating the orientation and dimensions of the building. The facade is characterized by a light-colored material, possibly stone or concrete, and a dark roofline. The drawing is oriented vertically, with the building's length running along the vertical axis.