



Staff Report PC22-021-DP

Park 133

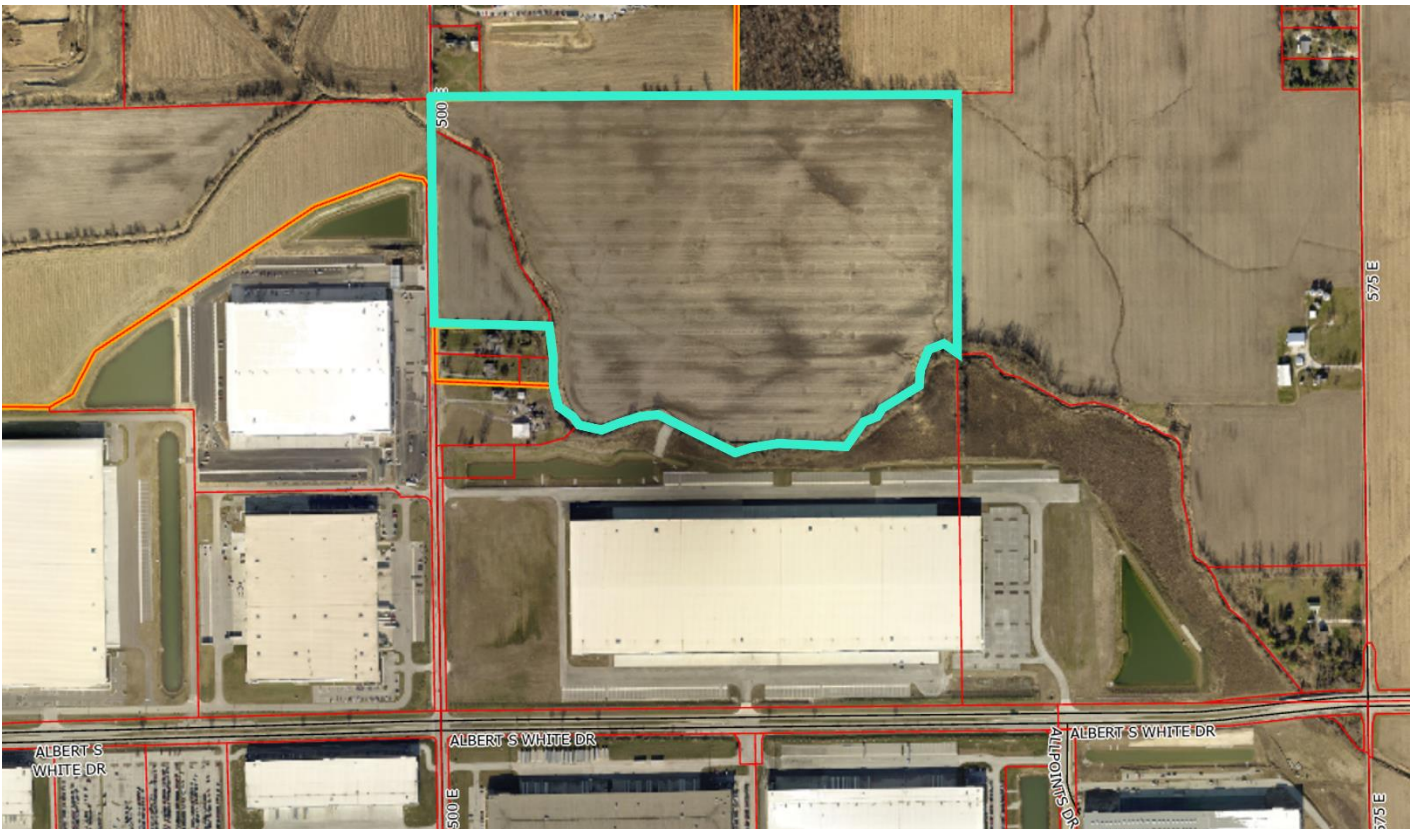
Meeting Date: March 14, 2022

Docket PC22-021-DP – Development Plan – Park 133

The petitioner is requesting review of a Development Plan to be known as Park 133. The site in question is located at the east side of CR 500 S in Whitestown. The site is zoned Light Industry (I-1) and General Agriculture (AG). The petitioner is proposing to develop an approximate 679,108 square foot building footprint for industrial use and associated parking on approximately 68.75 acres. The applicant is The Peterson Company on behalf of owner Park 133 Logistics Center LLC.

Location

1. Located on the east side of CR 500 S, the site in question is approximately 1,682 feet north of the intersection of CR 500 S and Albert S White Drive. The site in question is located north and northeast of the Fishback Creek industrial park, and west of the future Peabody residential subdivision. The surrounding area is characterized by industrial and agriculture uses.



History

1. In 2020, the Whitestown Plan Commission provided a favorable recommendation to approve the rezone of a portion of the site in question from AG to I-1 (PC20-007-ZA). Town Council subsequently approved the rezone (ORD 2020-14).
2. The applicant has applied for a concept plan approval in conjunction with this application (PC22-020-CP).

Proposed Development

The proposed development is located on approximately 68.75 acres and composed of two parcels. The western parcel will remain subdivided, zoned AG, and be used for stormwater retention. There is floodway-floodplain located on the southern portion of the entire site.

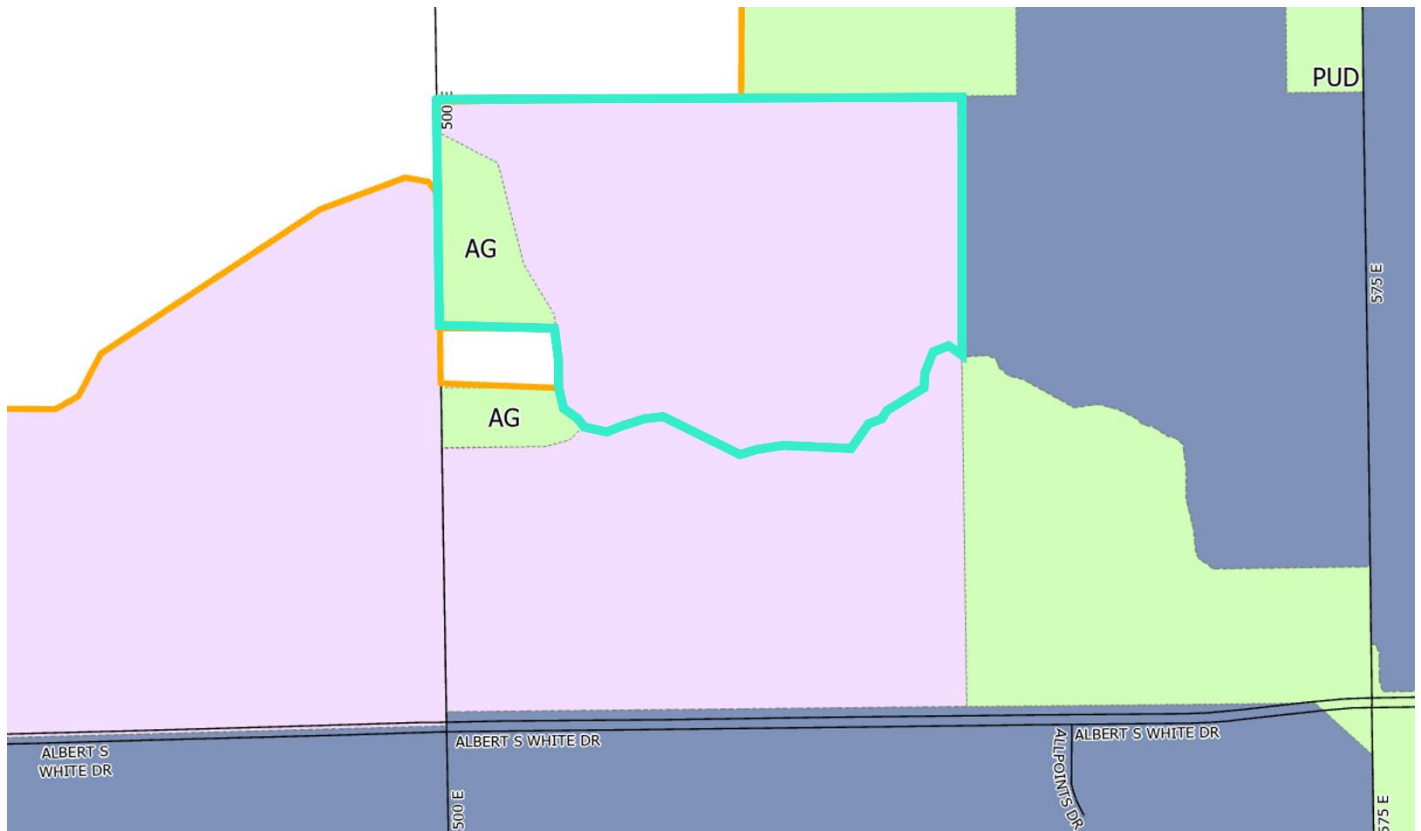
The submitted plans and materials indicate the following:

- Approximately 679,108 square foot building footprint for an industrial use;
- Building site layout that meets setbacks and building height requirements of the zoning district;
- Proposed onsite parking including approximately:
 - 363 standard parking stalls;
 - 8 ADA parking stalls;
 - 141 trailer parking stalls; and,
 - bicycle racks.
- One proposed access point on CR 500 S;
- Proposed internal pedestrian network and a segment of path along CR 500 S for a future crossing;
- Loading berths located on the north and south sides of the structure;
- Proposed landscaping plan that meets the requirements of the UDO;
- Photometric plan that meets the requirements of the UDO;
- Proposed architectural elevations and material list that meets the requirements of the UDO;
- Stormwater retention pond located on the east, south, and west sides 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.

A portion of the site that is not being developed for industrial use is zoned General Agriculture (AG). The AG “district is established for all types of agricultural uses and to conserve significant farm land and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots.”



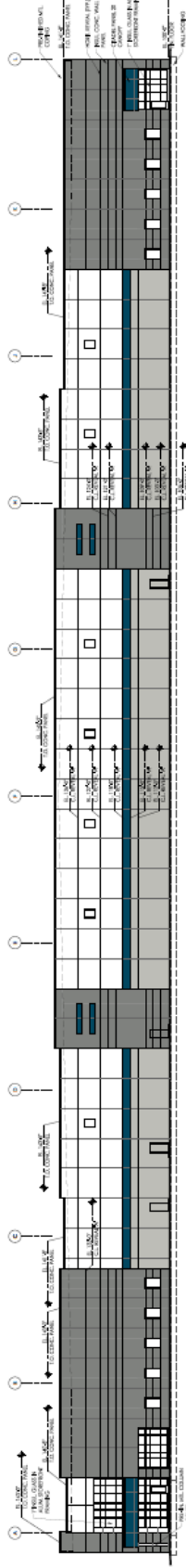
Staff Recommendation

Staff is providing a favorable recommendation for the Park 133 Development Plan Docket PC22-021-DP. The applicant is proposing to develop an approximate 679,108 square foot building footprint for industrial use and associated parking on approximately 68.75 acres.

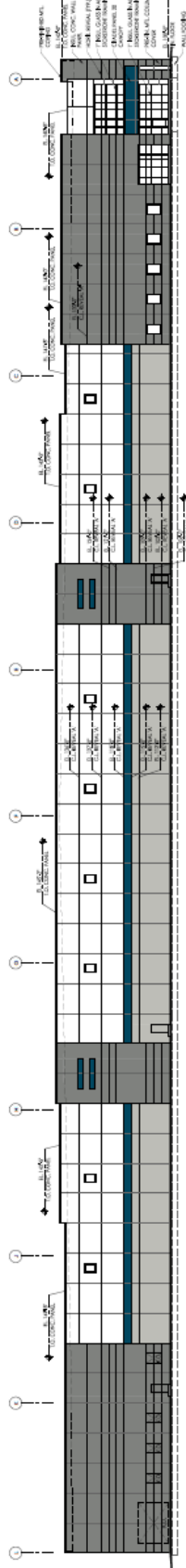
Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon:

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.

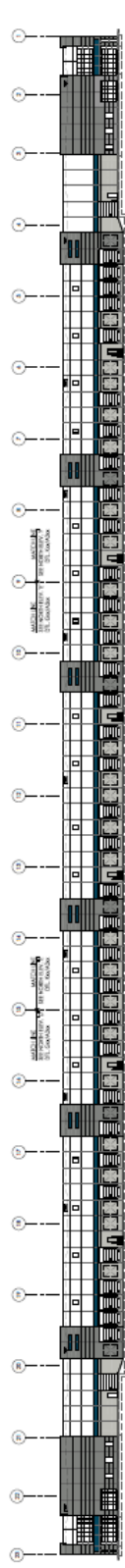
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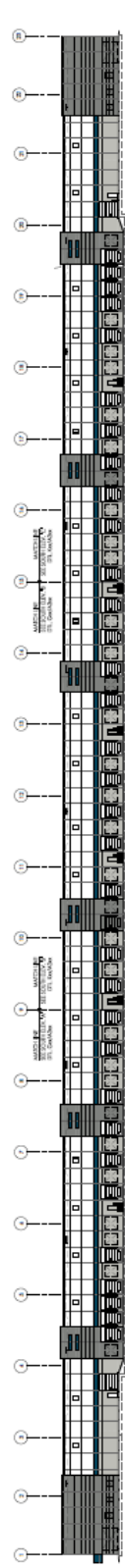
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION