



# Staff Report PC22-024-DP

## Westpark Logistics Center Lot 2

Meeting Date: March 14, 2022

### Docket PC22-024-DP – Development Plan – Westpark Logistics Center Lot 2

The petitioner is requesting review of a Development Plan to be known as Westpark Logistics Lot 2. The site in question is located at the northeast intersection of CR 475 E and Whitestown Parkway in Whitestown. The site is zoned Light Industry (I-1). The petitioner is proposing to develop an approximate 182,883 square foot building footprint for industrial use and associated parking on approximately 19.85 acres. The applicant is Becknell Industrial, LLC on behalf of owner H&H Holdings, LLC.

### Location

1. Located at the intersection of CR 475 E and Whitestown Parkway, the site in question is located west of the Park 130 industrial development and shares a common border with Zionsville Rural Service District. The eastern part of the site contains floodway/floodplain. The surrounding area is characterized by industrial, low-density residential, and agriculture uses.



### History

1. In 2021, the Whitestown Plan Commission provided a favorable recommendation to approve the rezone of the site in question from AG to I-1 (PC20-053-ZA). Town Council subsequently approved the rezone (ORD2021-33).
2. In 2022, the Whitestown Plan Commission approved a concept plan for the site in question and the site adjacent to the north (PC21-059-CP).

## Proposed Development

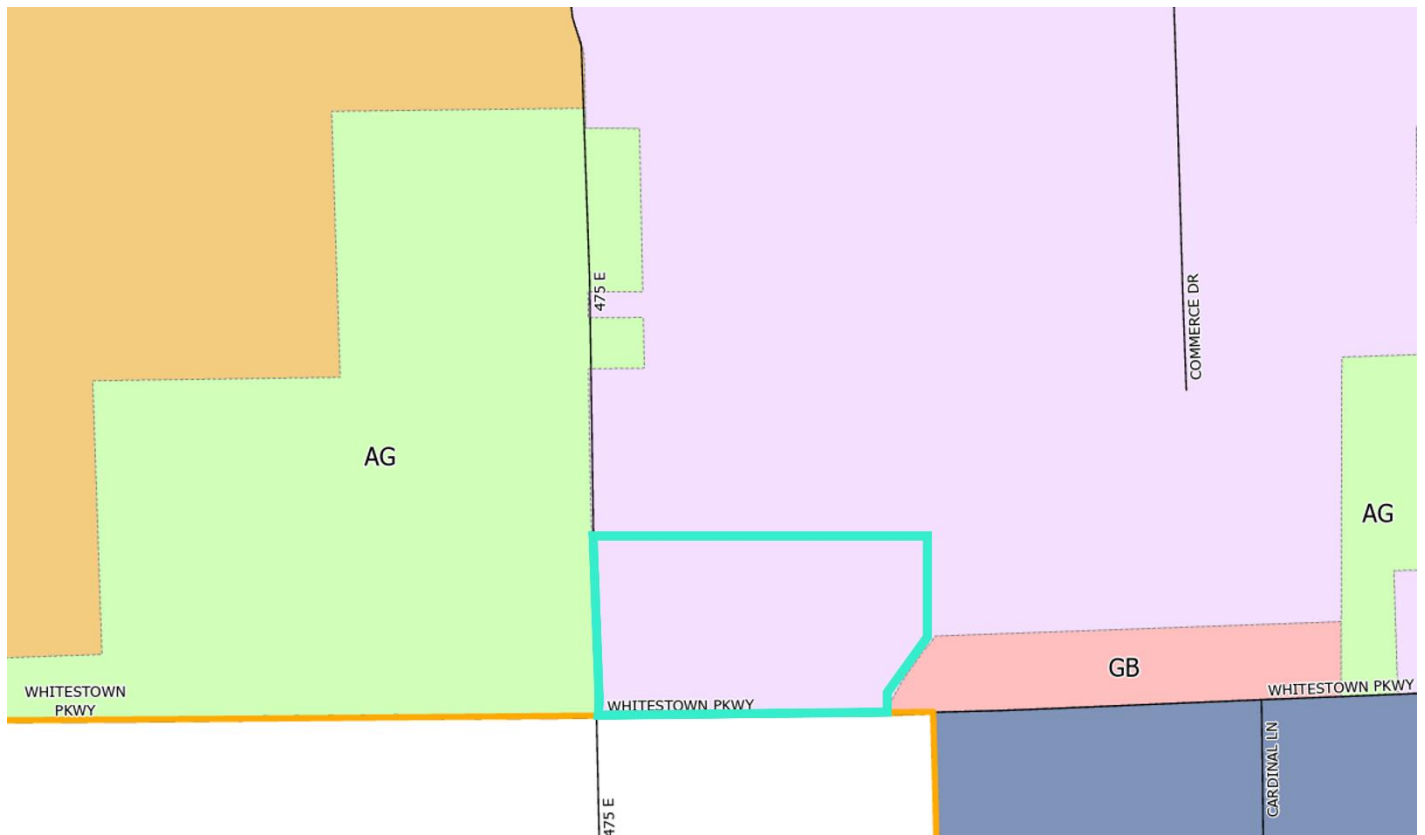
The proposed development is located on approximately 19.85 acres. The site is zoned Light Industry (I-1). There is floodway-floodplain located on the eastern portion of the site.

The submitted plans and materials indicate the following:

- Approximately 182,883 square foot building footprint for an industrial use;
- Building location meets the setbacks of the zoning district;
- Proposed onsite parking including approximately:
  - 175 standard parking stalls;
  - 6 ADA parking stalls;
  - 52 trailer parking stalls; and,
  - bicycle racks.
- One shared access point on CR 475 E with the adjacent property to the north;
- Photometric plan that meets the requirements of the UDO;
- Architectural elevations and material list that meets the requirements of the UDO;
- Loading berths located on the north side of the structure; and,
- Stormwater retention pond located on the east 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

Staff is providing a favorable recommendation for Westpark Logistics Center Lot 2 Development Plan Docket PC22-024-DP. The applicant is proposing to develop an approximate 182,883 square foot building footprint for industrial use and associated parking on approximately 19.85 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.

If the Plan Commission makes a favorable recommendation, staff recommends the following conditions be added:

1. The applicant will construct a sidewalk along CR 475 E and a sidewalk connection from the CR 475 E sidewalk to the site's internal pedestrian network. Locations of the paths to be determined with the Public Works and Planning Departments.
2. Other TAC comments for the Public Works department will need to be addressed before site grading.
3. Additionally, the applicant will need to submit a revised landscaping plan that meets the requirements of the UDO before building permits.

## Materials Submitted by the Applicant

