



Staff Report PC22-014-DP

Westpark Logistics Center Lot 1

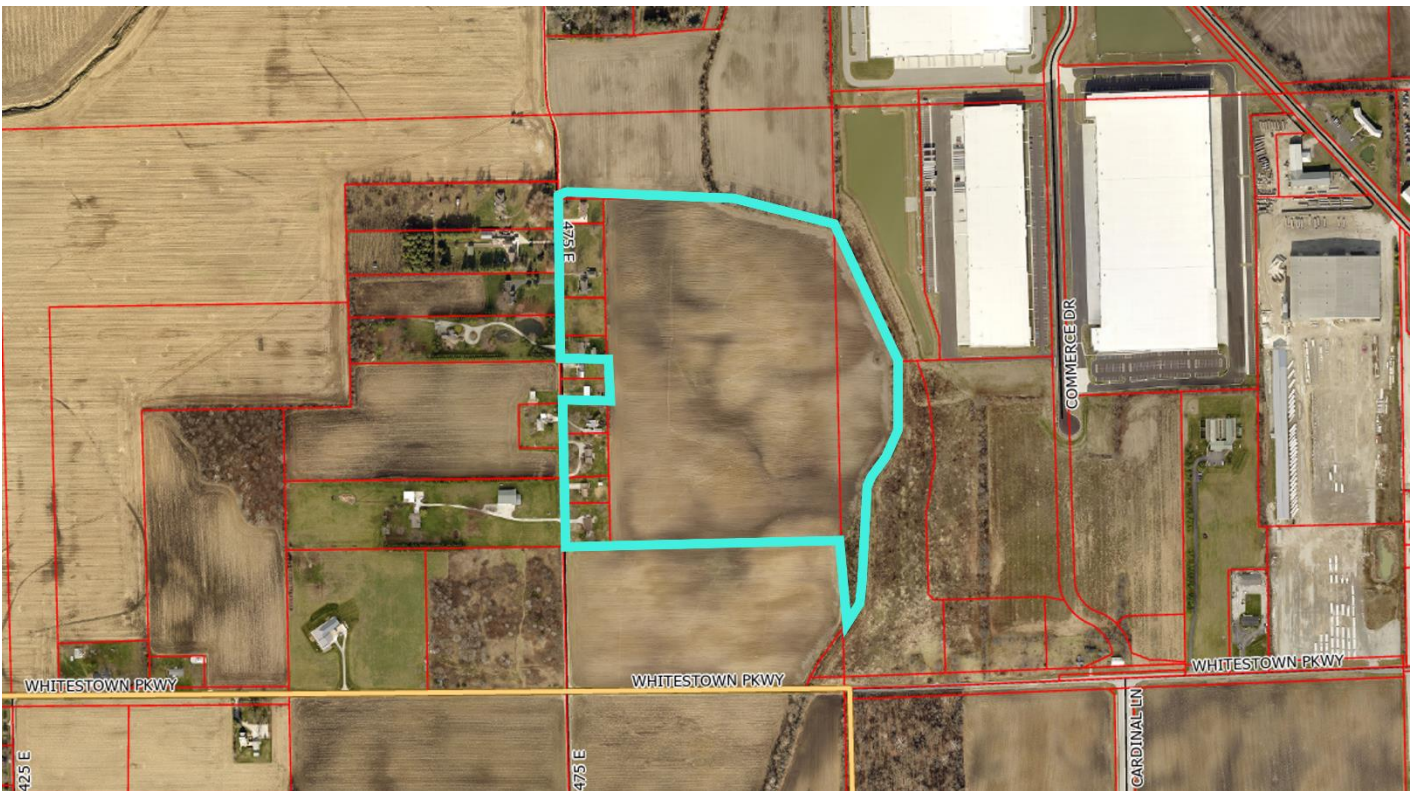
Meeting Date: March 14, 2022

Docket PC22-014-DP – Development Plan – Westpark Logistics Center Lot 1

The petitioner is requesting review of a Development Plan to be known as Westpark Logistics Lot 1. The site in question is located on the east side of CR 475 E, approximately 697 feet north of the intersection of CR 475 E and Whitestown Parkway in Whitestown. The site is zoned Light Industry (I-1) and a portion is zoned General Agriculture (AG). The petitioner is proposing to develop an approximate 737,244 square foot building footprint for industrial use and associated parking on approximately 55.22 acres. The applicant is Becknell Industrial, LLC on behalf of owner H&H Holdings, LLC.

Location

1. Located on the east side of CR 475 E, the site in question is located west of the Park 130 industrial development and southeast of the future Giles Industrial development that was recently approved. 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 south (PC21-059-CP).

3. The site is currently undergoing the platting process with Boone County and will be composed of three parcels once recorded.

Proposed Development

The proposed development is located on approximately 55.22 acres. The site is zoned Light Industry (I-1). There is floodway-floodplain located on the eastern portion of the site.

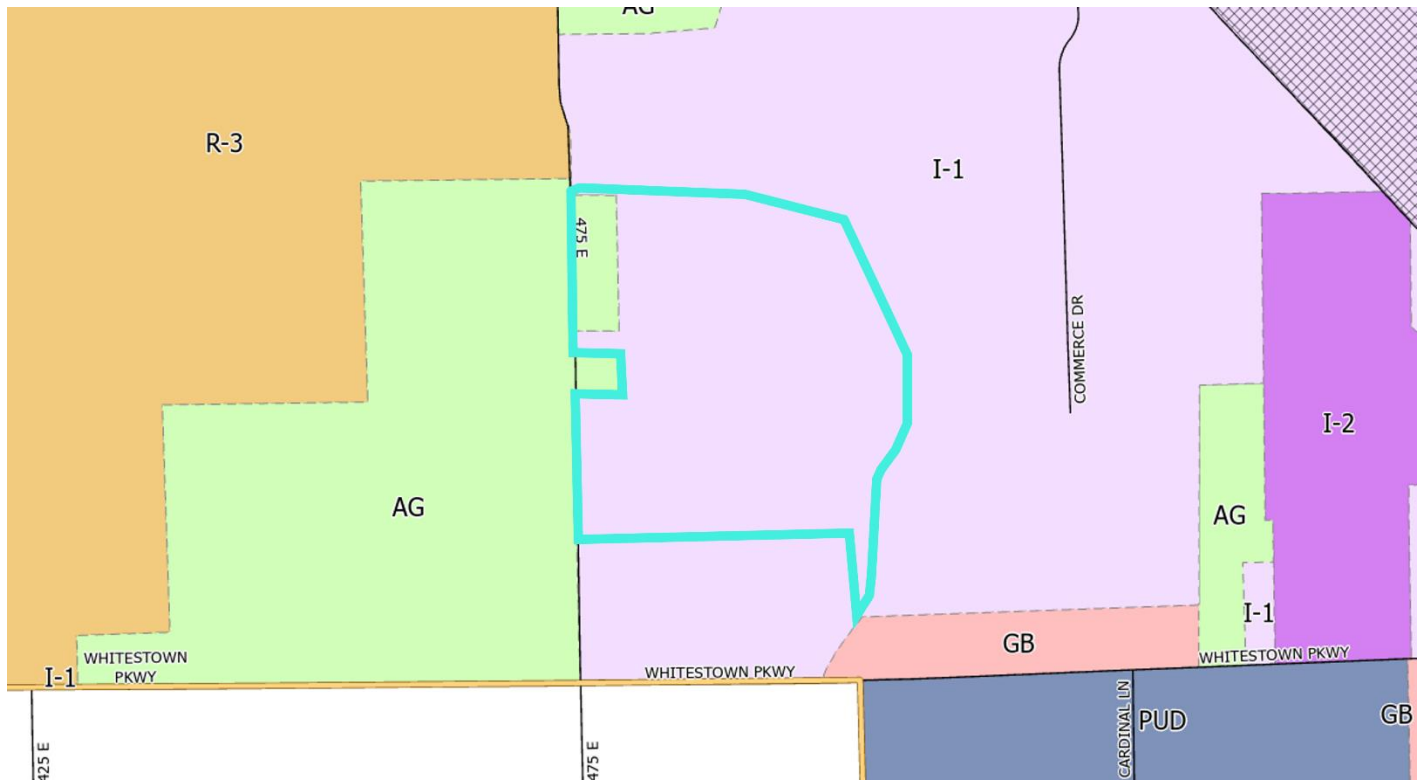
The submitted plans and materials indicate the following:

- Approximately 737,244 square foot building footprint for an industrial use;
- Building location meets the setbacks of the zoning district;
- Proposed onsite parking including approximately:
 - 374 standard parking stalls;
 - 11 ADA parking stalls;
 - 153 trailer parking stalls; and,
 - bicycle racks.
- Two proposed access points on CR 475 E;
 - One of the access drives will be shared with the industrial site adjacent to the south.
- Loading berths located on the west and east sides of the structure;
- Stormwater retention ponds located on the west and east sides of the site;
- Photometric plan that meets the requirements of the UDO;
- Landscaping plan that meets the requirements of the UDO; and,
- Architectural elevations and materials that meet the requirements of the UDO.

Zoning

The site in question is zoned Light Industry (I-1) and General Agriculture (AG). 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.

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.” Permitted uses within the AG Zone include but is not limited to agriculture primary uses, government buildings, schools, radio antennas, and others.



Staff Recommendation

Staff is providing a favorable recommendation for Westpark Logistics Center Lot 1 Development Plan Docket PC22-014-DP. The applicant is proposing to develop an approximate 737,244 square foot building footprint for industrial use and associated parking on approximately 55.22 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.

Materials Submitted by the Applicant

