



Staff Report PC22-037-CP

Indianapolis Logistics Park NW Concept Plan

Meeting Date: June 13, 2022

Docket PC22-037-CP – Concept Plan – Indianapolis Logistics Park NW

The petitioner is requesting review of a Concept Plan to be known as Indianapolis Logistics Park NW. The site in question is located on the south side of CR 500 S in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop four light industrial buildings with associated vehicle and trailer parking on approximately 87.65 acres. The applicant is Ambrose Property Group, LLC on behalf of owners CPF Farms, LLC., Donald R & Virginia Clark, and Gene & Crystal Clark.

Location

1. Located on CR 500 S and Perry Worth Road, the surrounding area is characterized by industrial and agricultural uses. The 65 Commerce Park industrial development is located to the north and east of the site.



History

1. In April 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the northern area from Anson Planned Unit Development (PUD) to Light Industrial (I-1) subject to certain conditions (PC22-

001-ZA). The Town Council subsequently adopted the rezone (ORD 2022-18).

2. A primary plat has been submitted for Plan Commission's consideration in conjunction with this application. The primary plat encompasses site in question and area to the south (PC22-036-PP).

Proposed Development

The proposed development is located on approximately 87.65 acres and is currently used for agriculture and residential purposes.

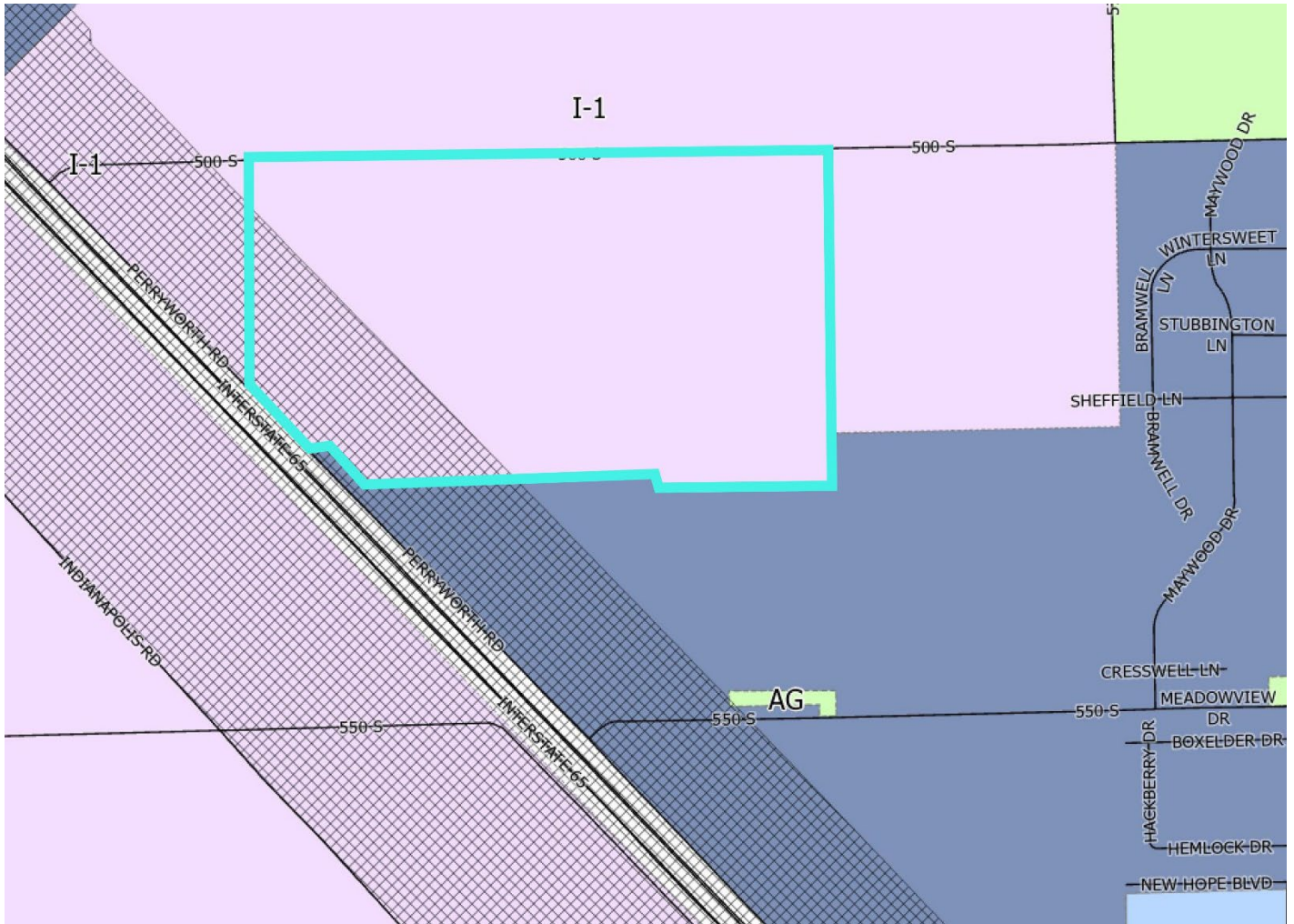
The submitted plans and materials indicate the following:

- Four proposed buildings for light industrial use;
 - o Building 1: approx. 631,072 square feet, 139 trailer parking, and 493 vehicle parking
 - o Building 2: approx. 189,280 square feet, 58 trailer parking, 183 vehicle parking, and 73 future vehicle parking
 - o Building 3: approx. 189,280 square feet, 58 trailer parking, 190 vehicle parking, and 48 future vehicle parking
 - o Building 4: approx. 229,840 square feet, 59 trailer parking, 230 vehicle parking, and 28 future vehicle parking
- Bicycle parking for each building;
- Pedestrian facilities along CR 500 S, Perry Worth Road, and internal sidewalk connections;
- Three proposed access drives onto CR 500 S and two proposed access drives onto Perry Worth Road;
- On site drainage and drainage in the shared common area to the south;

Zoning

The site in question is zoned Light Industrial (I-1) and a portion of the site is zoned with the I-65 Overlay. 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 are not limited to government buildings, parking lots, offices, and wholesale trade and storage, among others.

The site in question is also partially zoned I-65 Corridor Overlay Zone. The Overlay is "established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole."



Staff Recommendation

Staff is providing a favorable recommendation for the Indianapolis Logistics Park NW Concept Plan Docket PC22-037-CP. The applicant is proposing to develop four light industrial buildings with associated vehicle and trailer parking on approximately 87.65 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance and with the conditions made as part of the previous site rezone.

A parking variance will be required prior to development plan approval for any building site that does not meet the parking requirements, otherwise the site plan will need to be revised to meet the requirements of the UDO.

Materials Submitted by the Applicant

BUILDING I SITE SUMMARY	
ITEM	QTY
ASPH/FLY	15,000.00
CONCRETE	1,500.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00
CONCRETE	1,500.00
ASPH/FLY	15,000.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00

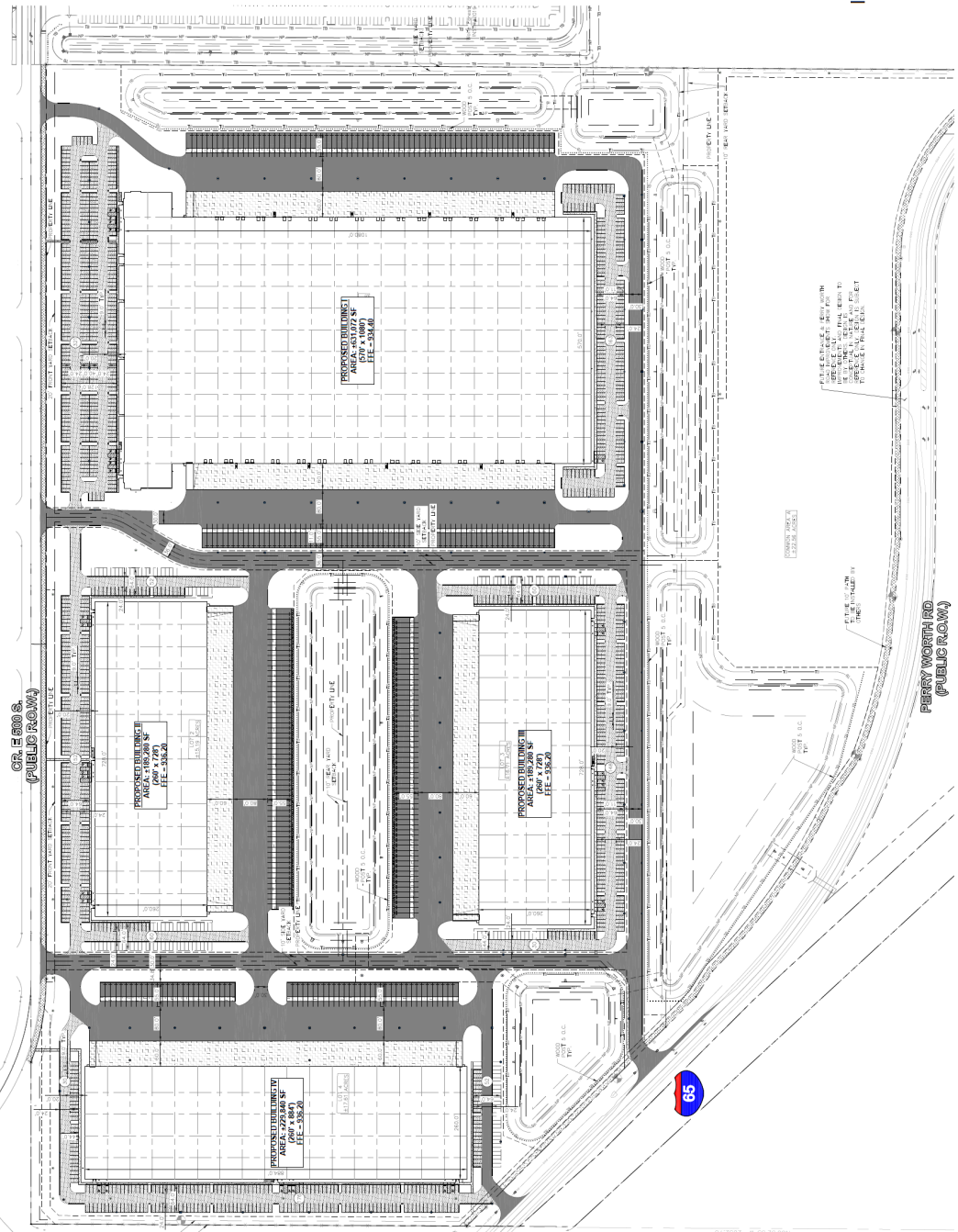
BUILDING II SITE SUMMARY	
ITEM	QTY
ASPH/FLY	15,000.00
CONCRETE	1,500.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00
CONCRETE	1,500.00
ASPH/FLY	15,000.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00

BUILDING III SITE SUMMARY	
ITEM	QTY
ASPH/FLY	15,000.00
CONCRETE	1,500.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00
CONCRETE	1,500.00
ASPH/FLY	15,000.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00

BUILDING IV SITE SUMMARY	
ITEM	QTY
ASPH/FLY	15,000.00
CONCRETE	1,500.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00
CONCRETE	1,500.00
ASPH/FLY	15,000.00
GRAVEL	10,000.00
BASE COURSE	10,000.00
PAVING	10,000.00
SEWER	10,000.00
WATER	10,000.00
STORM	10,000.00
LANDSCAPE	10,000.00
UTILITIES	10,000.00
DEMOLITION	10,000.00
EROSION CONTROL	10,000.00
TRUCK	10,000.00

PAVING LEGEND	
ASPH/FLY	ASPH/FLY
CONCRETE	CONCRETE
GRAVEL	GRAVEL
BASE COURSE	BASE COURSE
PAVING	PAVING
SEWER	SEWER
WATER	WATER
STORM	STORM
LANDSCAPE	LANDSCAPE
UTILITIES	UTILITIES
DEMOLITION	DEMOLITION
EROSION CONTROL	EROSION CONTROL
TRUCK	TRUCK

INDIANAPOLIS LOGISTICS
PARK NORTHWEST
CONCEPT PLAN
(DOCKET # PC22-037-CP)



CONCEPT PLAN
WHITESTOWN, IN
MAY 26, 2024

INDIANAPOLIS LOGISTICS PARK NORTHWEST





May 5, 2022

Jill Conniff
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: Indianapolis Logistics Park Northwest

Location: 5045 E 500 S, E 5105 E 500 S, 5301 E 500 S, 5380 E 500 S, 5491 E 500 S, Whitestown, IN – Located to the south of 65 Commerce Park Buildings 3 & 4, west of 65 Commerce Park Building 6 & 7, east of Interstate 65/Perry Worth Road, and north of I-65 & Meadowview Drive interchange.

Most of the project site is currently zoned I-1 with the southern portion zoned Anson PUD. The scope of the project is to develop a 4 Building speculative industrial warehouse development on the northern 80 acres with associated access drives, parking areas and utilities to serve the buildings. The southern 20 acres have been reserved for a future commercial, residential, retail, or medical use. As a part of the project, a stormwater detention ponds will be constructed throughout the site that will be master planned to provide detention for all future uses. Sanitary sewer services to serve the northern portion of the development will be extended from E 500 S to the north and the southern half will be served by an extension from E 550 S to the south. The public watermain along the north side of E 500 S will be extended across the western property line to the south to connect to an existing watermain at the terminus of Meadowview Drive to create a looped system. The development of the site will include approximately 1041 parking spaces and with 149 future parking spaces. The site preparation will include construction of a wet detention ponds and onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. Three curb cuts are proposed off of E 500 S and two curb cuts off Perry Worth Road.

Please contact me at (317) 218-9560 or Liam.Sawyer@kimley-horn.com should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Liam Sawyer".

Liam D. Sawyer, P.E.
Project Manager