



Staff Report PC22-038-CP

Whitestown Site 1 IWIS Concept Plan

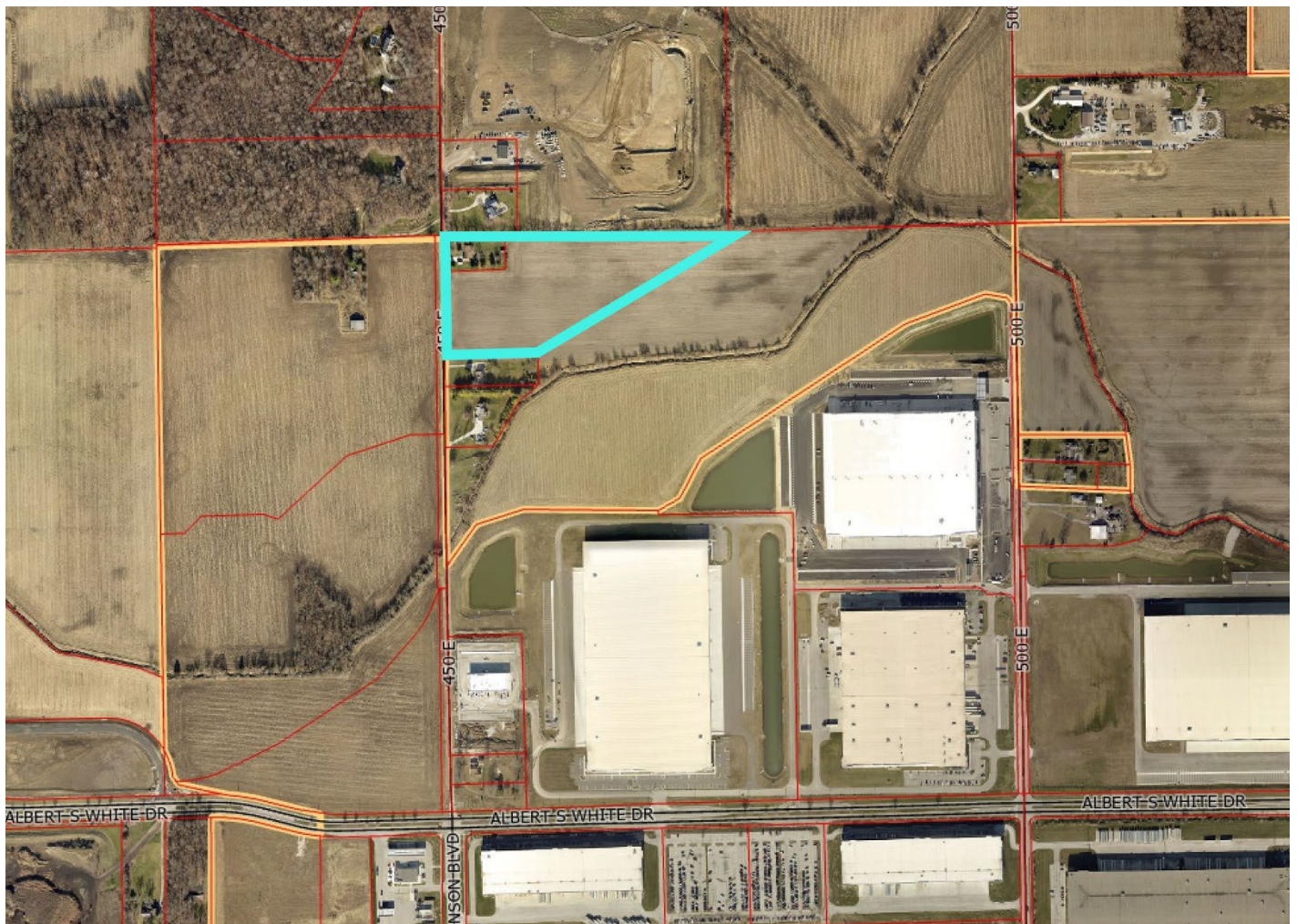
Meeting Date: June 13, 2022

Docket PC22-038-CP – Concept Plan – Whitestown Site 1 IWIS

The petitioner is requesting review of a Concept Plan to be known as Whitestown Site 1 IWIS. The site in question is located on the east side of CR 450 E in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 11.32 acres. The applicant and owner is IWIS Drive Systems, LLC.

Location

1. Located on CR 450 E, the surrounding area is characterized by agricultural uses. The Fishback Creek industrial development is located to the south of the site in question and the future approved Patch industrial development is located to the west.



History

1. In March 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the northern area from Boone County General Agriculture (AG) to Light Industrial (I-1) (PC22-015-ZA). The Town

Council subsequently adopted the rezone (ORD 2022-12).

2. A development plan has been submitted for Plan Commission's consideration in conjunction with this application (PC22-039-DP).

Proposed Development

The proposed development is located on approximately 11.32 acres and is currently used for agriculture and residential purposes.

The submitted plans and materials indicate the following:

- Approximately 95,256 square feet for light industrial manufacturing use;
 - o Future addition of 51,952 square feet and additional parking
- Proposed on site parking;
 - o 95 standard parking stalls;
 - o 5 accessible parking stalls;
 - o Bicycle parking on site.
- Proposed pedestrian facility along CR 450 E and internal sidewalk connection;
- Three proposed access drives onto CR 500 S and two proposed access drives onto Perry Worth Road;
- On site retention/detention on the east side of the site.

Zoning

The site in question is zoned Light Industrial (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 are not limited to government buildings, parking lots, offices, and wholesale trade and storage, among others.



Staff Recommendation

Staff is providing a favorable recommendation for the Whitestown Site 1 IWIS Concept Plan Docket PC22-038-CP. The applicant is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 11.32 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance.

[illegible]



May 5, 2022

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

RE: *Whitestown Site #1*

Location: 3581 S 450 E, Whitestown, IN 46075

The project site is currently zoned I-1. The scope of the project is to develop a 95,256 SF single-load industrial warehouse building on 11.32 acres with 100 automobile parking spaces, two curb cuts onto S 450 E and associated utilities to serve the building. As a part of the project, separate stormwater detention and compensatory storage ponds will be constructed on the eastern side of the site that will both outfall to Fishback Creek to the south. Sanitary, water, electric, telecommunication and gas utility services will be provided off of E 450 S. No design standard / use variances or waivers are being sought with this project.

Please contact me at (317) 218-9560 or bryan.sheward@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bryan Sheward".

Bryan A. Sheward, P.E.
Project Manager