



Staff Report PC22-039-DP

Whitestown Site 1 IWIS Development Plan

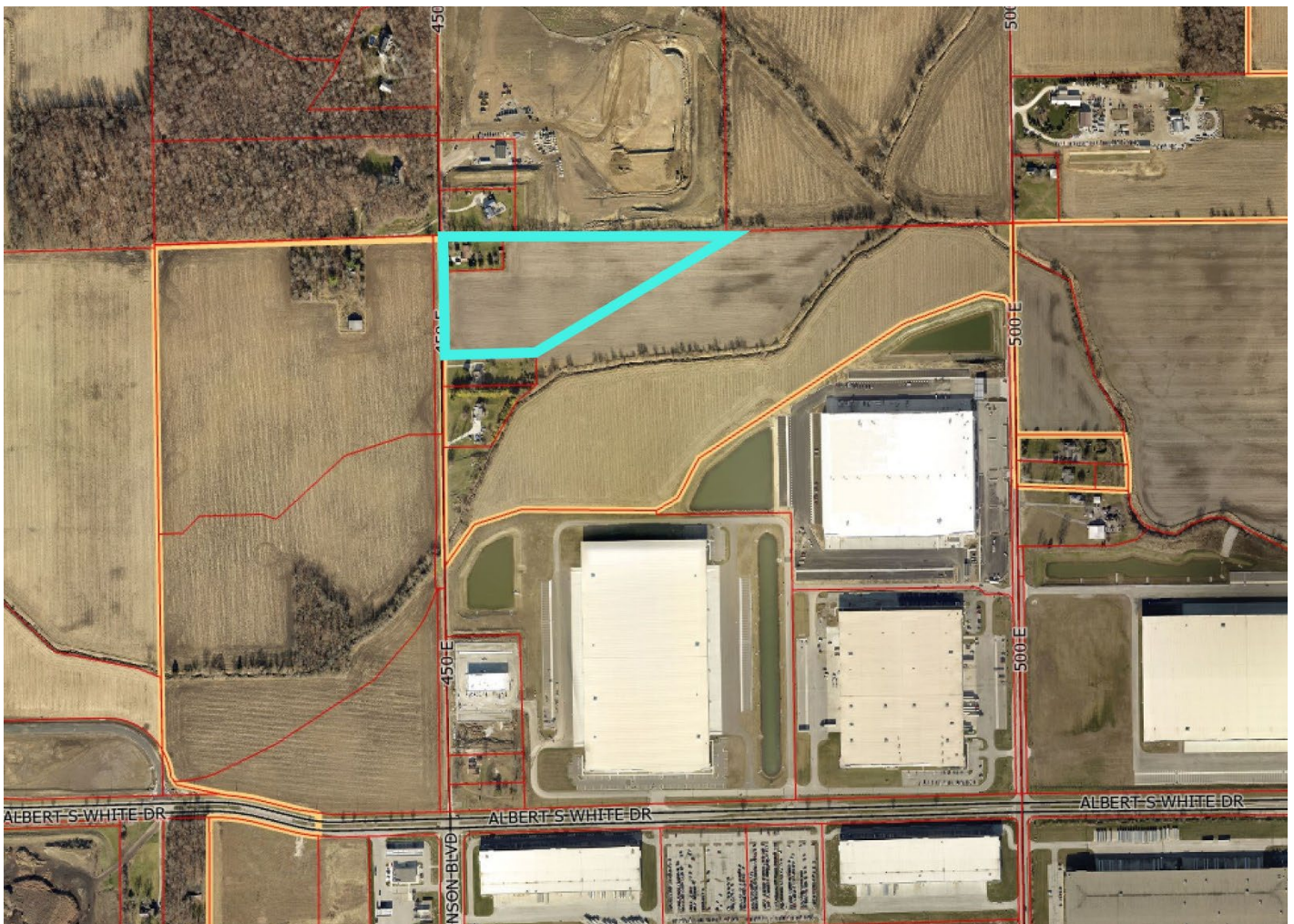
Meeting Date: June 13, 2022

Docket PC22-039-DP – Development Plan – Whitestown Site 1 IWIS

The petitioner is requesting review of a Development 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 concept plan has been submitted for Plan Commission's consideration in conjunction with this application (PC22-038-CP).

Proposed Development

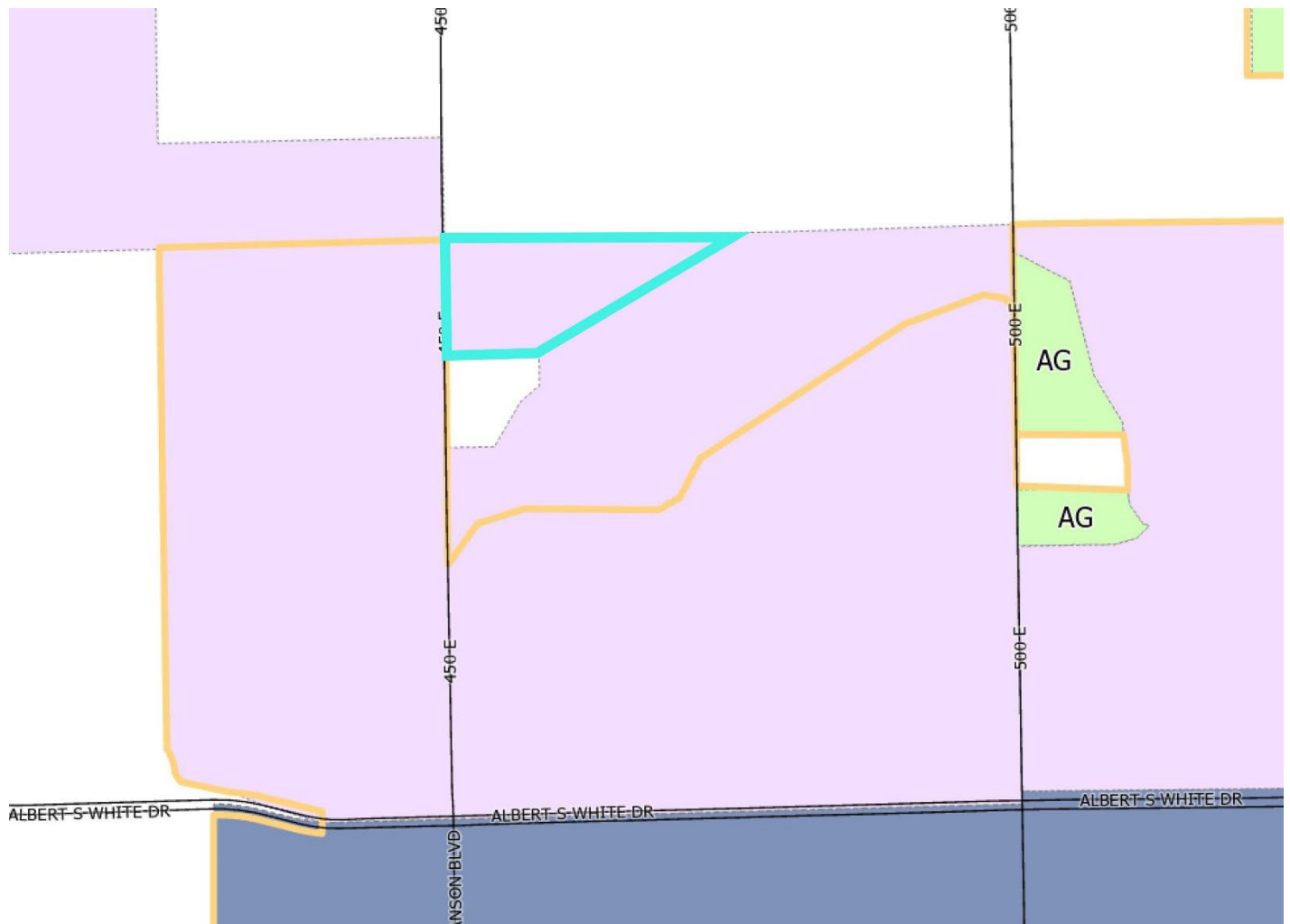
The proposed development is located on approximately 11.32 acres and is currently used for agriculture and residential purposes.

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
- Meets the setback requirements of the UDO;
- Proposed on site parking;
 - o 95 standard parking stalls;
 - o 5 accessible parking stalls;
 - o Bicycle parking on site.
- Loading berths located on the east side of the building;
- 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;
- Dumpster enclosure on the east side 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 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 Development Plan Docket PC22-039-DP. The applicant is proposing to develop a building for light industrial manufacturing use and associated parking on approximately 11.32 acres.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 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.

PAVING LEGEND

ASPHALT	CONCRETE	GRAVEL	GRAVEL WITH STONE	GRAVEL WITH STONE AND SAND	GRAVEL WITH STONE AND SAND AND FIBER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS AND STEEL
ASPHALT WITH STONE	CONCRETE WITH STONE	GRAVEL WITH STONE AND SAND	GRAVEL WITH STONE AND SAND AND FIBER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS AND STEEL	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS AND STEEL AND RUBBER	GRAVEL WITH STONE AND SAND AND FIBER AND POLYMER AND RUBBER AND GLASS AND STEEL AND RUBBER AND GLASS

EXISTING LEGEND

EXISTING BUILDING	EXISTING DRIVEWAY	EXISTING PARKING LOT	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY

BENCHMARKS

BM 1	BM 2	BM 3	BM 4	BM 5	BM 6	BM 7	BM 8	BM 9	BM 10
BM 11	BM 12	BM 13	BM 14	BM 15	BM 16	BM 17	BM 18	BM 19	BM 20

SITE NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

Call 811

Before you dig, call 811. It's the easy way to find out what's underground. Call 811 and a qualified professional will locate all underground utilities for you. It's free and it's fast. Call 811 today.

[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