



Staff Report PC22-045-CP

Whitelick Creek Phase 1

Meeting Date: July 11, 2022

Docket PC22-045-CP – Concept Plan – Whitelick Creek Phase 1

The petitioner is requesting review of a Concept Plan to be known as Whitelick Creek Phase 1. The site in question is located on the west side of CR 475 E in Whitestown. The site is zoned Light Industrial (I-1). The petitioner is proposing to develop two light industrial buildings with associated vehicle and trailer parking on approximately 66.64 acres. The applicant is Strategic Capital Partners, LLC. on behalf of owners Richard & Patricia Daupert and Brent & Tricia Smith.

Location

1. Located on CR 475 E, the surrounding area is characterized by industrial and agricultural uses. The Giles industrial development is located to the north of the site and the Westpark Logistics Center is located to the southeast of the site in question.



History

1. In April 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from the Medium-density Single-family and Two-family Residential (R-3) and General Agriculture (AG) Zoning Districts to the Light Industrial (I-1) Zoning District with associated commitments (PC22-016-ZA). The Town Council subsequently adopted the rezone (ORD 2022-19).
2. A primary plat has been submitted for Plan Commission's consideration in conjunction with this application. The primary plat encompasses the site in question and area to the west (PC22-044-PP).

Proposed Development

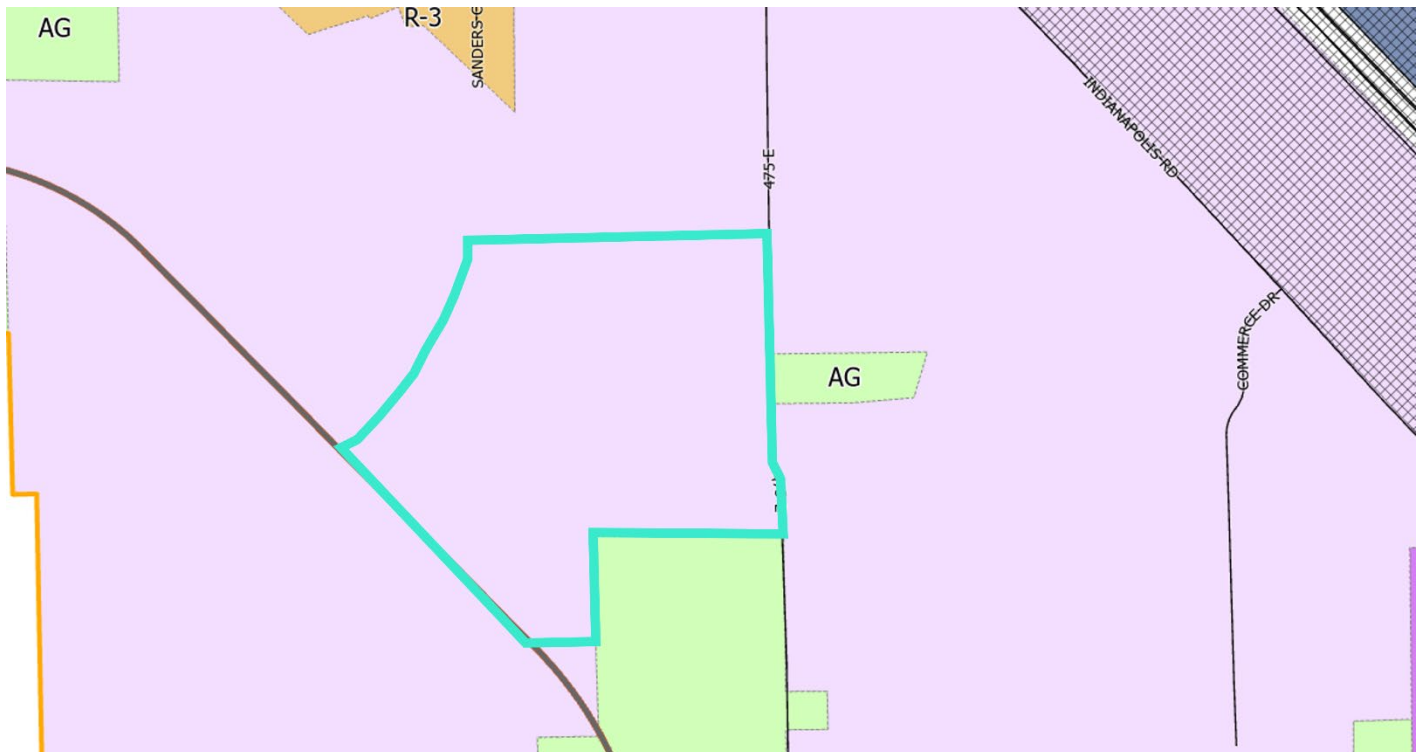
The proposed development is located on approximately 66.64 acres and is currently used for agriculture purposes. There is floodplain/floodway located on the site in question.

The submitted plans and materials indicate the following:

- Two proposed buildings for light industrial use;
 - o Building 1: approx. 646,380 square feet, 144 trailer parking, and 342 vehicle parking
 - Loading berths and trailer areas facing CR 475 E and detention ponds
 - o Building 2: approx. 168,000 square feet, 0 trailer parking, and 113 vehicle parking
 - Loading berths and trailer areas facing detention ponds
- Bicycle parking for each building;
- Pedestrian facilities along CR 475 E, Road A, and internal sidewalk connections;
- Two proposed access drives onto Road A and one proposed access drive onto CR 475 E; and,
- Two detention ponds and one compensatory storage detention pond for drainage.

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.

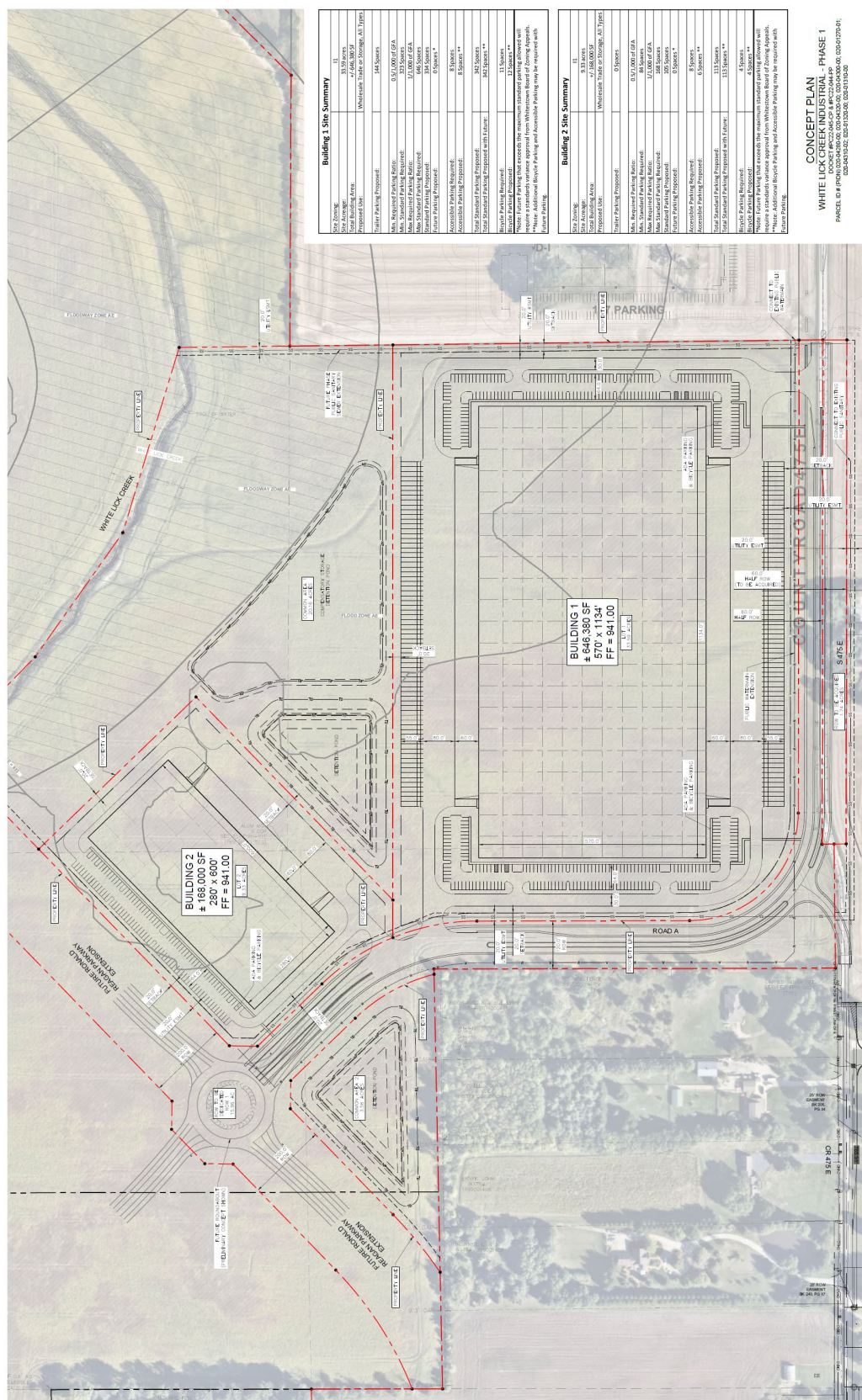


Staff Recommendation

Staff is providing a favorable recommendation for the Whitelick Creek Phase 1 Concept Plan Docket PC22-045-CP. The applicant is proposing to develop two light industrial buildings with associated vehicle and trailer parking on approximately 66.64 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 variance to permit loading berths facing a public right of way will be required prior to development plan approval for any building site that does not meet the requirements, otherwise the site plan will need to be revised to meet the requirements of the UDO.

Materials Submitted by the Applicant



CONCEPT PLAN
WHITE LICK CREEK INDUSTRIAL - PHASE 1
DOCKET #PC22-045-CP & #PC22-044-PP
PARCEL ID # (PGIN) 020-04269-00; 020-04320-00; 020-04300-00; 020-01270-01
020-04319-02; 020-01320-00; 020-01310-00

Kimley»Horn

WHITE LICK CREEK INDUSTRIAL - PHASE 1

CONCEPT SITE EXHIBIT
WHITESTOWN, IN
June 23, 2022





June 2, 2022

Mr. Todd Barker
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *White Lick Creek Industrial Development – Project Narrative*

Location: 5601 S SR 267; 4175 E 550 S; 6002 S 475 E; 4002 E Whitestown Pkwy; 4400 E Whitestown Pkwy and adjacent landlocked parcel

The project site is currently zoned I-1. The scope of the project is to develop Phase 1 of the White Lick Creek Industrial Development and Primary Plat all four anticipated phases. Phase 1 will consist of two industrial warehouse buildings (Building 1 and Building 2) with associated access drives, parking areas and utilities to serve the development. In addition to the private onsite improvements, Phase 1 will include improvements to CR 475 E along the eastern border and the construction of "Road A" which will be the public road connector between the future Ronald Reagan Parkway extension that will run through the development and 475 E. Stormwater runoff from Phase 1 will be routed to a network of stormwater detention basins on the west side of Phase 1 which will discharge to White Lick Creek. The project will include fill within the White Lick Creek floodplain which will be offset by compensatory storage planned to be located along the western edge of Phase 1.

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

Sincerely,

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

Bryan A. Sheward, P.E.
Project Manager