



Staff Report PC22-043-CP

Groover Concept Plan

Meeting Date: July 11th, 2022

Docket PC22-043-CP – Concept Plan – Indianapolis Logistics Park NW

The petitioner is requesting a review of a Concept Plan to be known as Groover Industrial. 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. The site in question is located on the west side of CR 450 E and east side of CR 400 E, approximately 2,684 feet north of the intersection of CR 450 E and Albert S White Drive. The surrounding area is characterized by agricultural uses. Patch development was approved to the south of the site in question and Perry Worth Elementary School is located northwest of the site.



History

1. In 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the area from AG to I-1 and MF (PC22-025-ZA). The Town Council subsequently adopted the rezoning. (ORD2022-20) with the condition that Screening/buffering plan, which may include landscaping, with a berm or fence. height at least eight feet, measured from grade. The buffer will be constructed along the eastern property boundary.
2. In 2022, the site in question was annexed into Whitestown municipal jurisdiction. (ORD2022-15)
3. The applicant has also submitted for a Primary Plat in conjunction with the development to be located on a portion of the site (PC22-042-PP).

Proposed Development

The proposed concept plan is located on approximately 87.65 acres.

The submitted plans and materials indicate the following:

- Four lots with minimum lot sizes:
 - Lot 1 – 24.33 acres, proposed building one is 381,174 sq. ft.
 - Lot 2 – 23.24 acres, proposed building two is 294,500 sq. ft.
 - Lot 3 – 17.41 acres, proposed building three is 278,400 sq. ft.
 - Lot 4 – 10.81 acres, Proposed building four is 85,850 sq. ft.

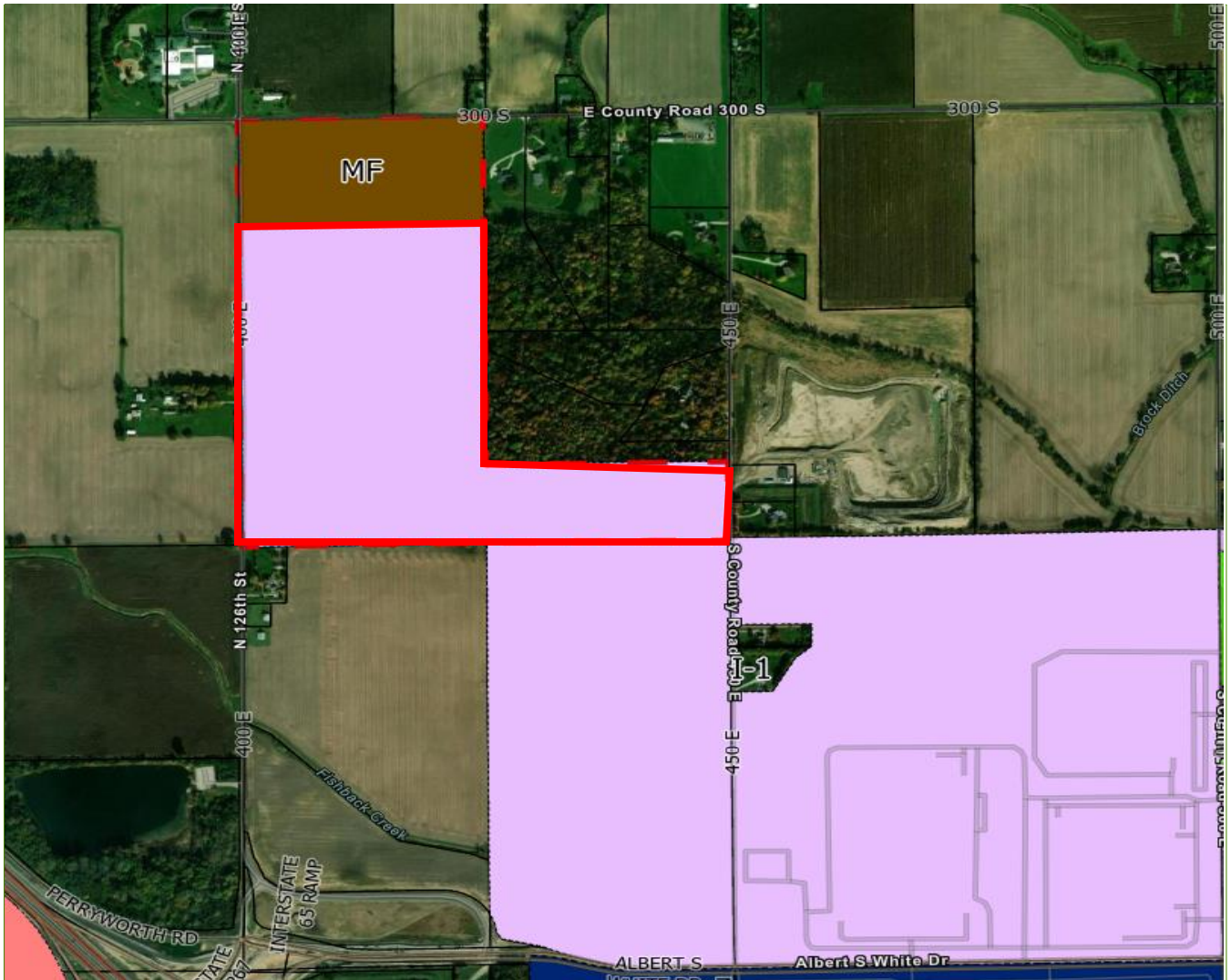
Other development standards

- Total parking provided is 753 spaces
- Total trailing parking provided is 180 spaces
- Total bicycle parking provided is 25 spaces
- Access to the site will be located off CR 450. The site features internal drives, parking, loading, and bicycle parking spaces. There is a gated emergency fire access entrance located on the west side of the property. With. The site also features an internal sidewalk network that connects to the exterior network

Zoning

The site in question is zoned Light Industry (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 wholesale trade or storage, manufacturing fabricating & assembly, government buildings, parking lots, and others.

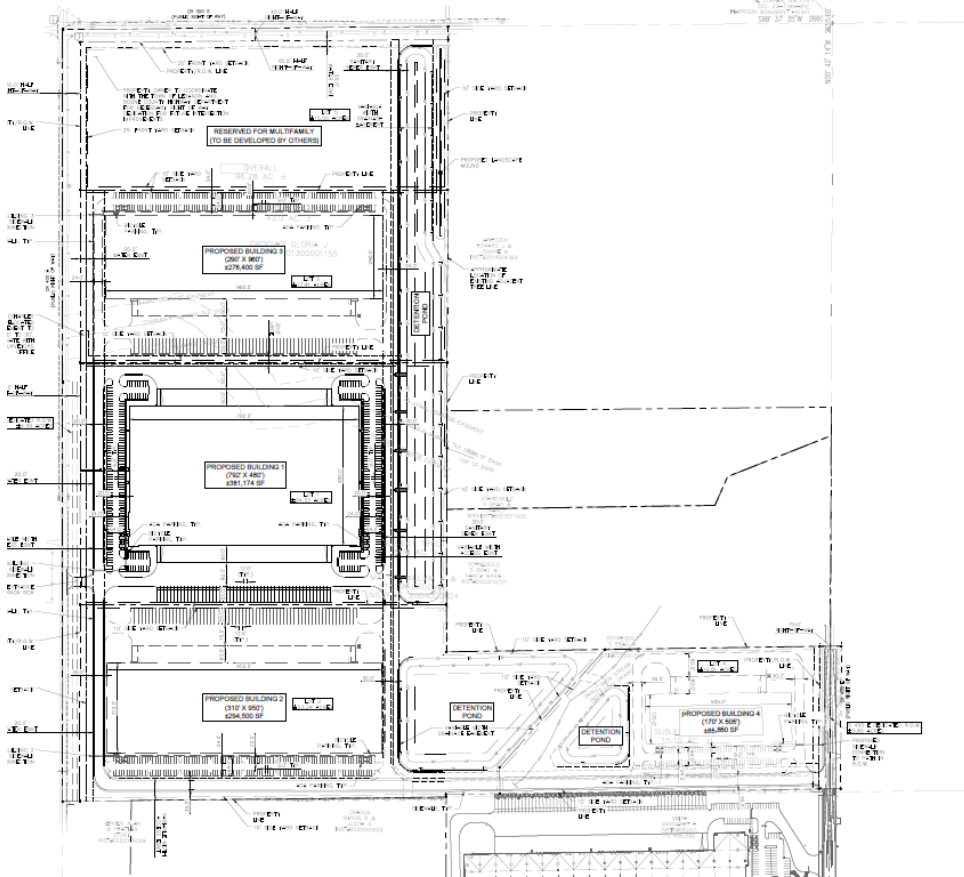
The site in question falls into the I-65 Corridor Overlay (I-65) “This district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor through”



Staff Recommendation

Staff is providing a favorable recommendation for the Groover Concept Plan Docket PC22-043-CP. The applicant is proposing to develop four light industrial buildings with associated vehicle and trailer parking on four lots on approximately 87.65 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance

Materials Submitted by the Applicant



| Building 1 Site Summary | |
|--|---------------------------------------|
| Site Zoning: | IS |
| Site Area: | 24.33 acres |
| Total Building Area: | 4,386,174 SF |
| Proposed Use: | Wholesale Trade or Storage, All Types |
| Trailer Parking Proposed: | 0 Spaces |
| Min. Required Parking Ratio: | 0.51,000 of GFA |
| Min. Standard Parking Required: | 193 Spaces |
| Max. Required Parking Ratio: | 1.00 of GFA |
| Max. Standard Parking Proposed: | 435 Spaces |
| Standard Parking Proposed: | 288 Spaces |
| Future Parking Proposed: | 0 Spaces** |
| Accessible Parking Required: | 7 Spaces |
| Accessible Parking Proposed: | 8 Spaces** |
| Total Standard Parking Proposed: | 295 Spaces |
| Total Standard Parking Proposed with Future: | 295 Spaces** |
| Bicycle Parking Proposed: | 30 Spaces |
| Bicycle Parking Proposed: | 30 Spaces** |

*Note: Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitestown Board of Zoning Appeals.
 **Note: Additional Bicycle Parking and Accessible Parking may be required with Future Parking.

| Building 2 Site Summary | |
|--|---------------------------------------|
| Site Zoning: | IS |
| Site Area: | 33.24 acres |
| Total Building Area: | 41,204,000 SF |
| Proposed Use: | Wholesale Trade or Storage, All Types |
| Trailer Parking Proposed: | 0 Spaces |
| Min. Required Parking Ratio: | 0.51,000 of GFA |
| Min. Standard Parking Required: | 147 Spaces |
| Max. Required Parking Ratio: | 1.00 of GFA |
| Max. Standard Parking Proposed: | 305 Spaces |
| Standard Parking Proposed: | 175 Spaces |
| Future Parking Proposed: | 0 Spaces** |
| Accessible Parking Required: | 0 Spaces |
| Accessible Parking Proposed: | 0 Spaces** |
| Total Standard Parking Proposed: | 175 Spaces |
| Total Standard Parking Proposed with Future: | 175 Spaces** |
| Bicycle Parking Proposed: | 6 Spaces |
| Bicycle Parking Proposed: | 6 Spaces** |

*Note: Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitestown Board of Zoning Appeals.
 **Note: Additional Bicycle Parking and Accessible Parking may be required with Future Parking.

| Building 3 Site Summary | |
|--|---------------------------------------|
| Site Zoning: | IS |
| Site Area: | 37.43 acres |
| Total Building Area: | 41,278,000 SF |
| Proposed Use: | Wholesale Trade or Storage, All Types |
| Trailer Parking Proposed: | 0 Spaces |
| Min. Required Parking Ratio: | 0.51,000 of GFA |
| Min. Standard Parking Required: | 193 Spaces |
| Max. Required Parking Ratio: | 1.00 of GFA |
| Max. Standard Parking Proposed: | 305 Spaces |
| Standard Parking Proposed: | 175 Spaces |
| Future Parking Proposed: | 0 Spaces** |
| Accessible Parking Required: | 0 Spaces |
| Accessible Parking Proposed: | 0 Spaces** |
| Total Standard Parking Proposed: | 175 Spaces |
| Total Standard Parking Proposed with Future: | 175 Spaces** |
| Bicycle Parking Proposed: | 6 Spaces |
| Bicycle Parking Proposed: | 6 Spaces** |

*Note: Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitestown Board of Zoning Appeals.
 **Note: Additional Bicycle Parking and Accessible Parking may be required with Future Parking.

| Building 4 Site Summary | |
|--|---------------------------------------|
| Site Zoning: | IS |
| Site Area: | 30.83 acres |
| Total Building Area: | 41,884,000 SF |
| Proposed Use: | Wholesale Trade or Storage, All Types |
| Trailer Parking Proposed: | 0 Spaces |
| Min. Required Parking Ratio: | 0.51,000 of GFA |
| Min. Standard Parking Required: | 63 Spaces |
| Max. Required Parking Ratio: | 1.00 of GFA |
| Max. Standard Parking Proposed: | 80 Spaces |
| Standard Parking Proposed: | 80 Spaces |
| Future Parking Proposed: | 0 Spaces** |
| Accessible Parking Required: | 4 Spaces |
| Accessible Parking Proposed: | 4 Spaces** |
| Total Standard Parking Proposed: | 84 Spaces |
| Total Standard Parking Proposed with Future: | 84 Spaces** |
| Bicycle Parking Proposed: | 3 Spaces |
| Bicycle Parking Proposed: | 3 Spaces** |

*Note: Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitestown Board of Zoning Appeals.
 **Note: Additional Bicycle Parking and Accessible Parking may be required with Future Parking.

CITIMARK WHITESTOWN
 PARK 400
 CONCEPT PLAN
 DOCKET # PC22-043-CP & PC22-043-PP



June 2, 2022

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

RE: *Groover Parcel*

Location: 3267 South CR 400 E & 3440 South CR 450 E

Most of the project site is currently zoned I-1 with the northern 15 acres zoned MF. The scope of the project is to develop a 4 Building speculative industrial warehouse development on the southern 75 acres with associated access drives, parking areas, and utilities to serve the buildings. The northern 15 acres have been reserved for a future multifamily use to be developed by others. Approximately 5.84 acres of dedicated right-of-way for CR 300 S, CR 400 E, and CR 450 E collectively. As a part of the project, a stormwater detention system will be constructed throughout the site that will be master planned to provide detention for all future uses. Sanitary sewer services to serve the site will be extended from CR 450 E. Water service for the project site will be tapped from the existing watermain located in CR 300 S or CR 400 E. The development of the site will include approximately 785 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. One curb cut is proposed of CR 450 E and a emergency access only curb cut is proposed on CR 400 E.

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