



Staff Report PC22-051-DP

Citimark Whitestown Park 400 Building 1

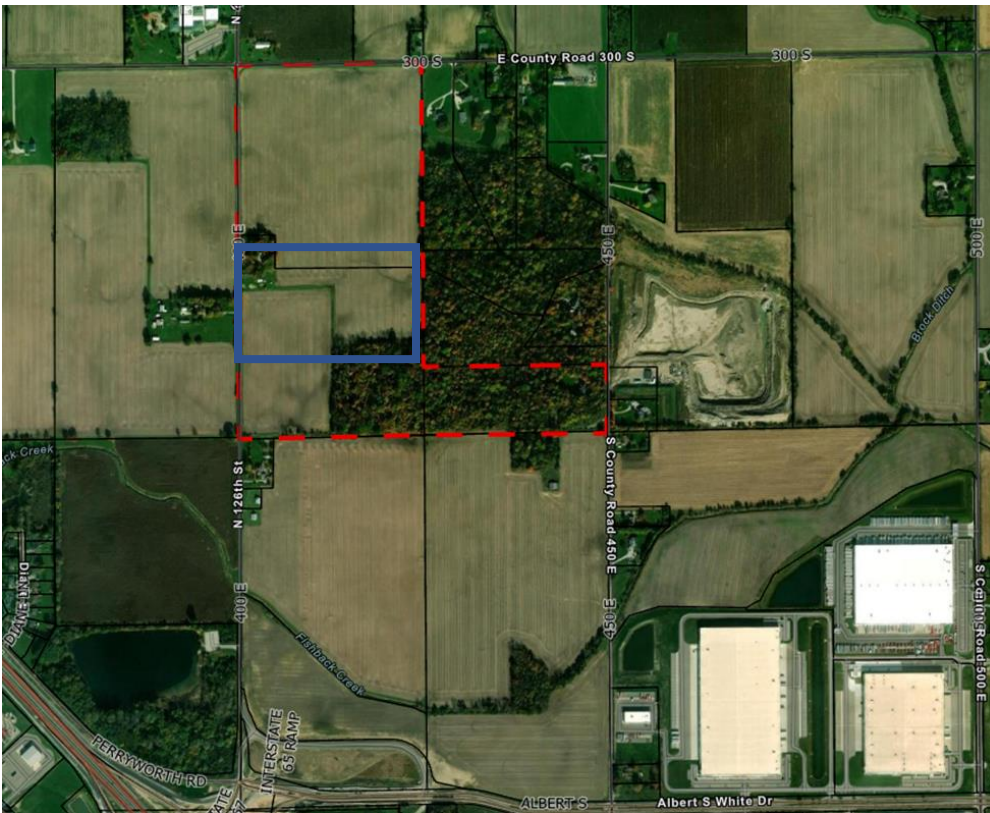
Meeting Date: August 8, 2022

Docket PC22-024-DP – Development Plan – Citimark Whitestown Park 400 Building 1

The petitioner is requesting a review of a Development Plan known as Citimark Whitestown Park 400 Building 1. The site in question is located on the east side of CR 400 E in Whitestown. The site is zoned Light Industry (I-1). The applicant is proposing to construct an approximate 381,174 building for light industrial use on approximately 24.33 acres. The applicant is Citimark Realty Partners, LLC on behalf of Gloria Groover, William A. Maltby & Stacia Groover Maltby, M.D., and Christopher Howard, owners.

Location

1. The site in question is located on the 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.



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 rezone. (ORD2022-20)
2. In 2022, the site in question was annexed into Whitestown municipal jurisdiction. (ORD2022-15)
3. In 2022, the Whitestown Plan Commission approved a Primary Plat (PC22-042-PP) and Concept Plan (PC22-043-CP) for the site in question and the surrounding area.
4. The applicant has also applied for a Secondary Plat to subdivide the property (PC22-050-SP). Secondary Plats

are reviewed administratively.

Proposed Development

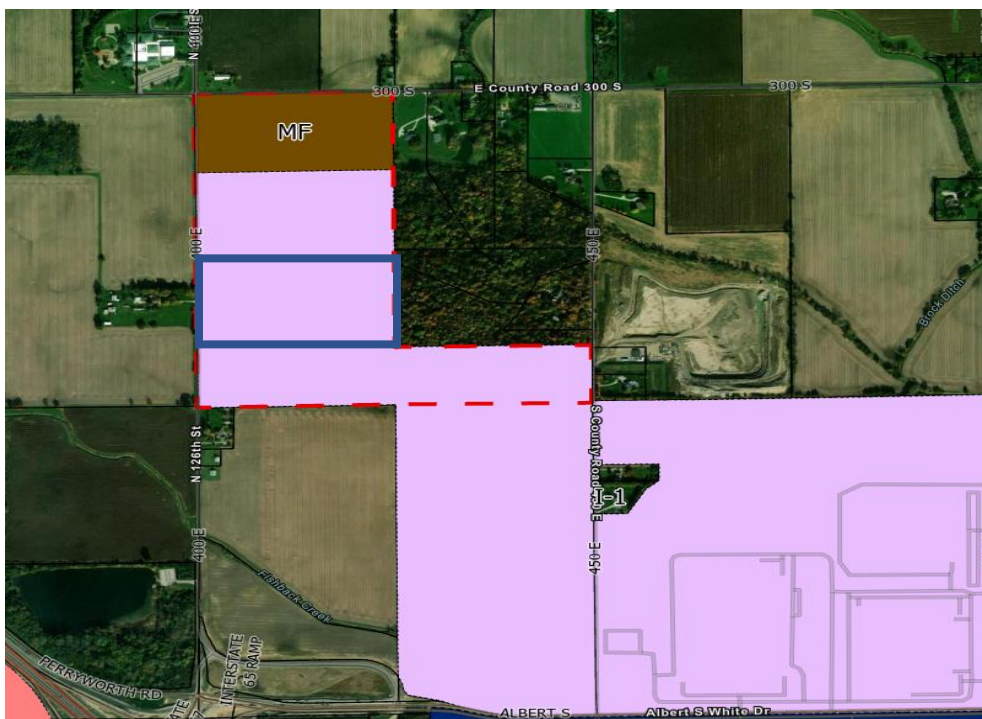
The proposed development is located on approximately 24.33 and is currently used for agriculture purposes.

The submitted plans and materials indicate the following:

- Approximately 381,174 square feet for light industrial use;
- Includes site work, drives, and drainage work;
- Structure meets the setback requirements of the UDO
- Proposed parking on-site parking;
 - 289 Standard parking spaces
 - 8 accessible parking spaces
 - Bicycle parking on site.
 - 50 Trailer parking stalls
- Loading berths are located on the north and south of the building;
- Proposed pedestrian sidewalk along County Road 400 and internal sidewalk with connections;
- Proposed access off County Road 450 and emergency gated access to County Road 400;
- On-site retention/detention 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;
- Architectural elevations and materials that meet the requirements of the UDO.
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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 is not limited to wholesale trade or storage, manufacturing fabricating & assembly, government buildings, parking lots, and others.



Staff Recommendation

Staff is providing a favorable recommendation for Citimark Whitestown Park 400 Lot 1 Development Plan Docket PC22-051-DP. The applicant is proposing to develop an approximate 381,174 square foot building footprint for industrial use and associated parking on approximately 24.33 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.

If the Plan Commission makes a favorable recommendation, staff recommends the following conditions be added:

1. Other TAC comments for the Public Works department will need to be addressed before site grading.
2. Additionally, the applicant will need to submit a revised landscaping plan that meets the requirements of the UDO before building permits.

[illegible]

[illegible]