



# Staff Report PC22-053-DP

## Indianapolis Logistics Park NW Building 1

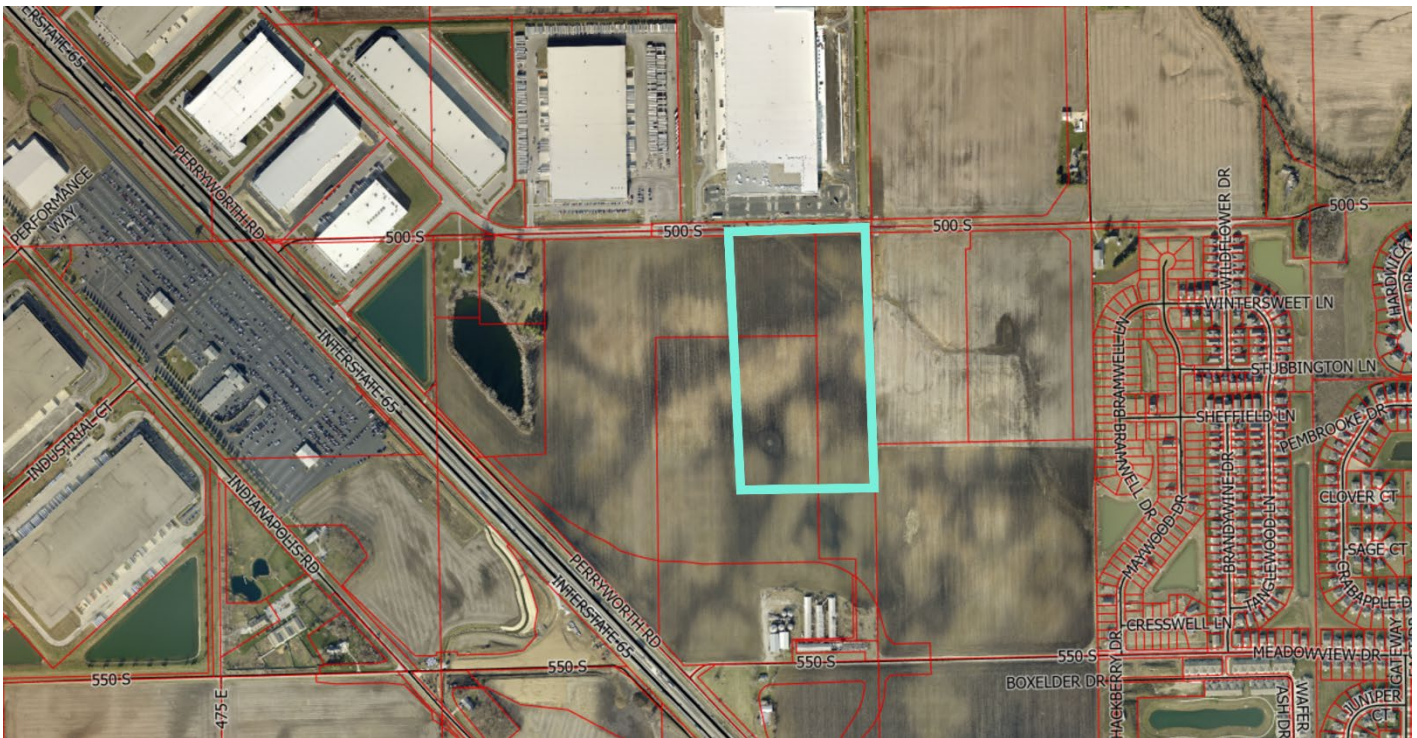
Meeting Date: August 8, 2022

### Docket PC22-053-DP – Development Plan – Indianapolis Logistics Park NW Building 1

The petitioner is requesting review of a development to be known as Indianapolis Logistics Park NW Building 1. 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 an approximate 631,072 square foot building for light industrial use and associated parking on approximately 38.14 acres. The applicant is Indianapolis Logistics Park Northwest Building 1, LLC, and owners are CPF Farms, LLC., Donald R. & Virginia Clark, and Gene & Crystal Clark.

### Location

Located on CR 500 S, the surrounding area is characterized by industrial and agricultural uses. The 65 Commerce Park industrial development is located to the north and east of the site in question.



### History

1. In April 2022, the Whitestown Plan Commission provided a favorable recommendation to rezone the site in question and surrounding area from Anson PUD to Light Industrial (I-1) (PC22-001-ZA). The Town Council subsequently adopted the rezone (ORD 2022-18) and associated commitments.
2. In June 2022, the Whitestown Plan Commission approved the site in question for a Primary Plat and a Concept Plat (PC22-036-PP / PC22-037-CP). The applications included the site in question and surrounding area.
3. A Secondary Plat application has been submitted to subdivide the site in question (PC22-052-SP). Secondary Plats are reviewed administratively.
4. Adjacent to the site in question, the applicant has also submitted a Development Plan for Building 2 in this industrial park (PC22-054-DP).

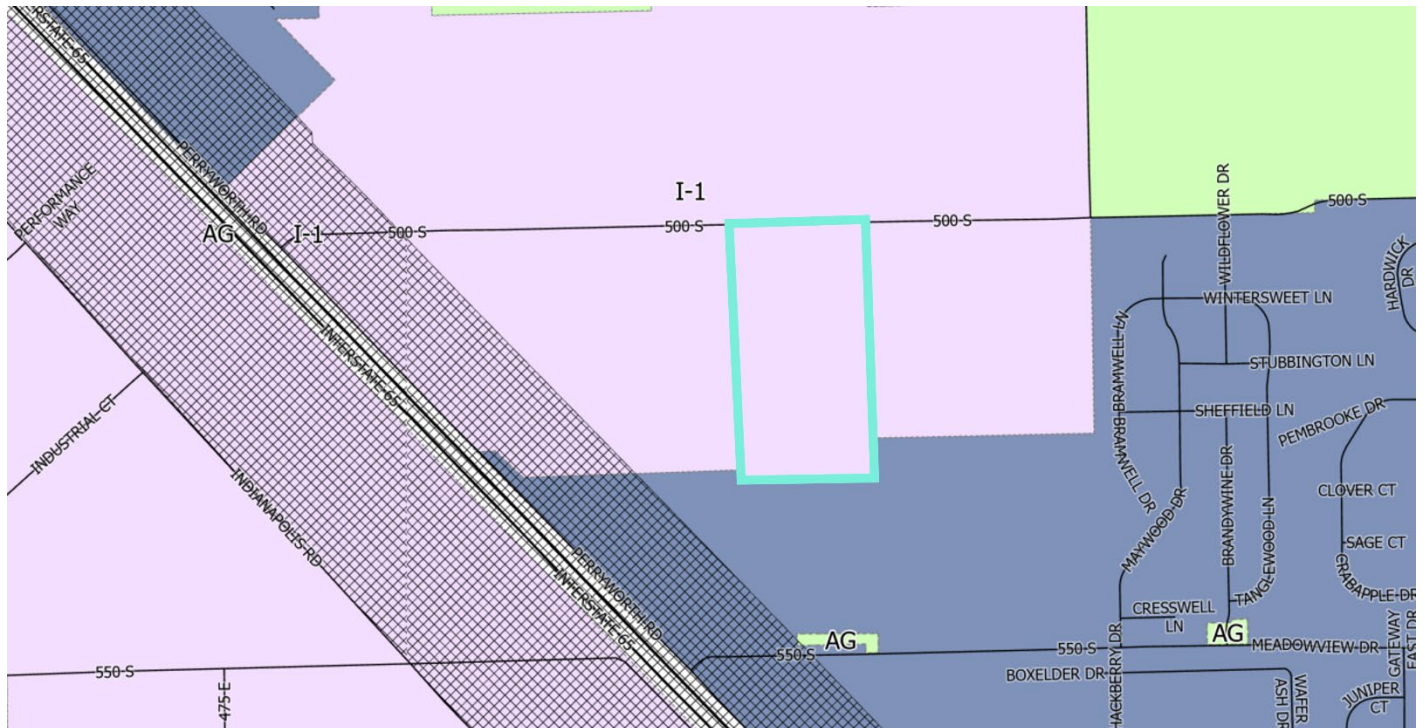
### Proposed Development

The proposed development is located on approximately 38.14 acres and is currently used for agriculture purposes. The submitted plans and materials indicate the following:

- Approximately 631,072 square feet for light industrial use;
- Includes site work, drives, and grading for the adjacent building sites including building 2;
- Structure meets the setback requirements of the UDO;
- Proposed on-site parking;
  - o 474 standard parking stalls;
  - o 9 accessible parking stalls;
  - o 137 trailer parking stalls;
  - o Bicycle parking on site.
- Loading berths located on the east and west sides of the building;
- Proposed pedestrian facility along CR 500 S and internal sidewalk connection;
- Two proposed access drives onto CR 500 S;
  - o One of which is shared with Building 2.
- On-site retention/detention on the east and south sides 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 and PUD.

## 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 Indianapolis Logistics Park NW Building 1 Development Plan Docket PC22-053-DP. The applicant is proposing to develop a building for light industrial use and associated

parking on approximately 38.14 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.
5. ***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.







June 30, 2022

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

**RE: *Indianapolis Logistics Park Northwest – Building I***

Location: 5045 E 500 S, E 5105 E 500 S, 5301 E 500 S, 5380 E 500 S, 5491 E 500 S, Whitestown, IN – Located to the south of 65 Commerce Park Buildings 3 & 4, west of 65 Commerce Park Building 6 & 7, east of Interstate 65/Perry Worth Road, and north of I-65 & Meadowview Drive interchange.

Most of the project site is currently zoned I-1 with the southern portion zoned Anson PUD. The scope of the project is to develop a ±631,072 square foot speculative cross dock industrial warehouse development on a 38.24 acre lot with associated access drives, parking areas and utilities to serve the buildings. On the remaining 71.96 acres mass grading will occur on the remainder of the project site. The southern 20 acres of the overall project site have been reserved for a future commercial, residential, retail, or medical use. As a part of the project, a stormwater detention ponds will be constructed throughout the site that will be master planned to provide detention for all future uses. Sanitary sewer services to serve the development will be extended from E 500 S to the north. The public watermain along the north side of E 500 S will be extended across the western property line to the south to connect to an existing watermain at the terminus of Meadowview Drive to create a looped system. The development of the site will include approximately 483 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. Three curb cuts are proposed off of E 500 S for this phase of the project.

Please contact me at (317) 218-9560 or [Liam.Sawyer@kimley-horn.com](mailto:Liam.Sawyer@kimley-horn.com) should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Liam Sawyer". The signature is written in a cursive style with a long horizontal flourish at the end.

Liam D. Sawyer, P.E.  
Project Manager