Staff Report PC22-054-DP
Indianapolis Logistics Park NW Building 2

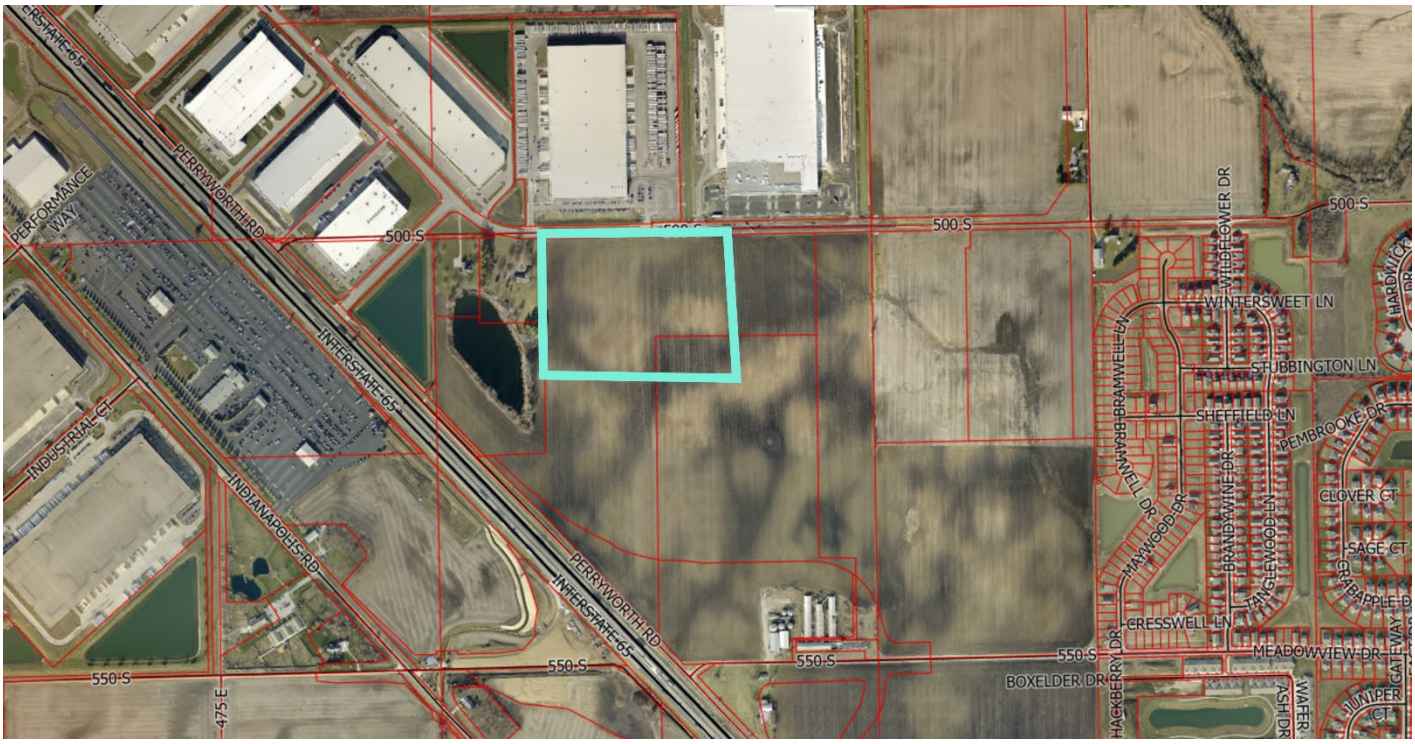
Meeting Date: August 8, 2022

Docket PC22-054-DP – Development Plan – Indianapolis Logistics Park NW Building 2

The petitioner is requesting review of a development to be known as Indianapolis Logistics Park NW Building 2. 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 189,280 square foot building for light industrial use and associated parking on approximately 15.16 acres. The applicant is Indianapolis Logistics Park Northwest Building 2, 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 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 the 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 the 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 1 in this industrial park (PC22-053-DP).

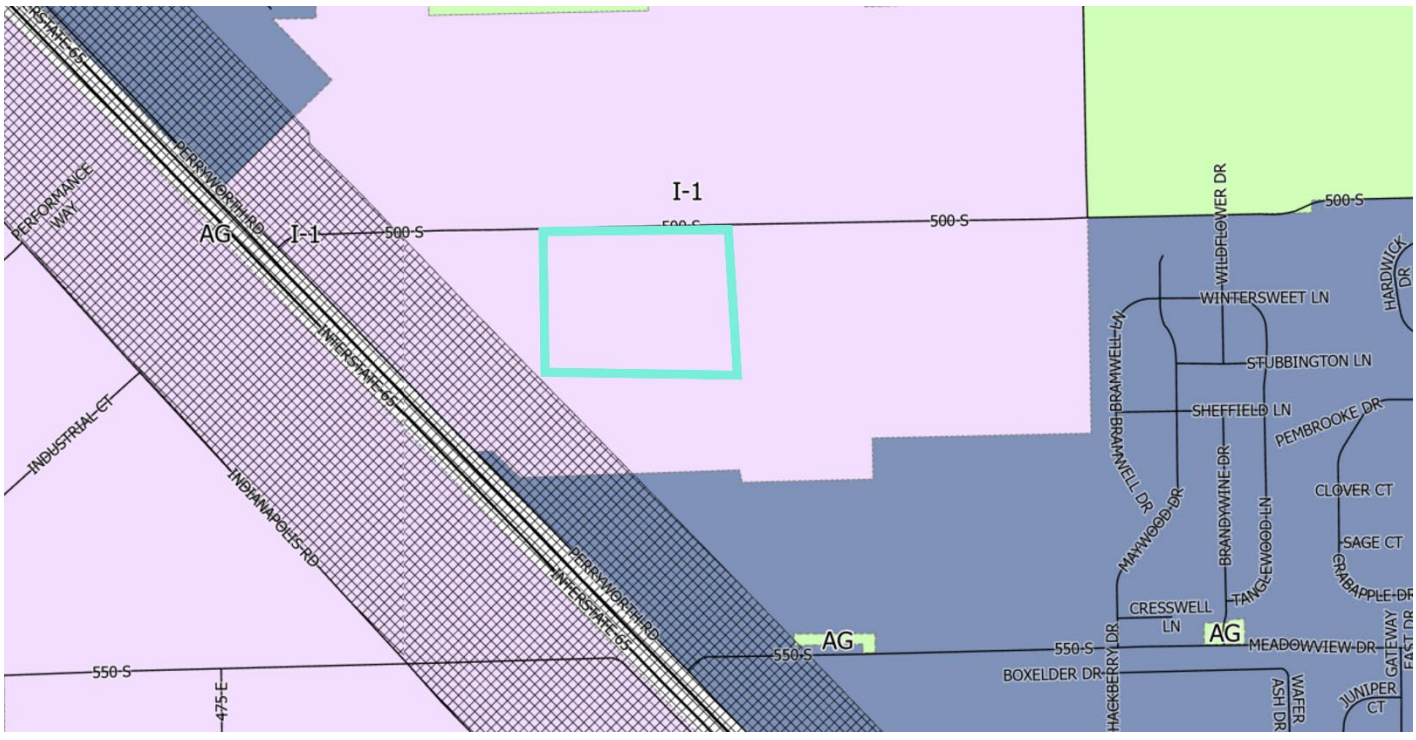
Proposed Development

The proposed development is located on approximately 15.16 acres and is currently used for agriculture purposes. The submitted plans and materials indicate the following:

- Approximately 189,280 square feet for light industrial use;
- Structure meets the setback requirements of the UDO;
- Proposed on-site parking;
  - 183 standard parking stalls;
  - 7 accessible parking stalls;
  - 58 trailer parking stalls;
  - 73 future standard parking stalls;
  - Bicycle parking on-site.
- Loading berths located on the south side of the building;
- Proposed pedestrian facility along CR 500 S and internal sidewalk connection;
- Two proposed access drives onto CR 500 S;
  - One of which is shared with Building 1.
- On-site retention on the south 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 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 2 Development Plan Docket PC22-054-DP. The applicant is proposing to develop a building for light industrial use and associated

parking on approximately 15.16 acres.

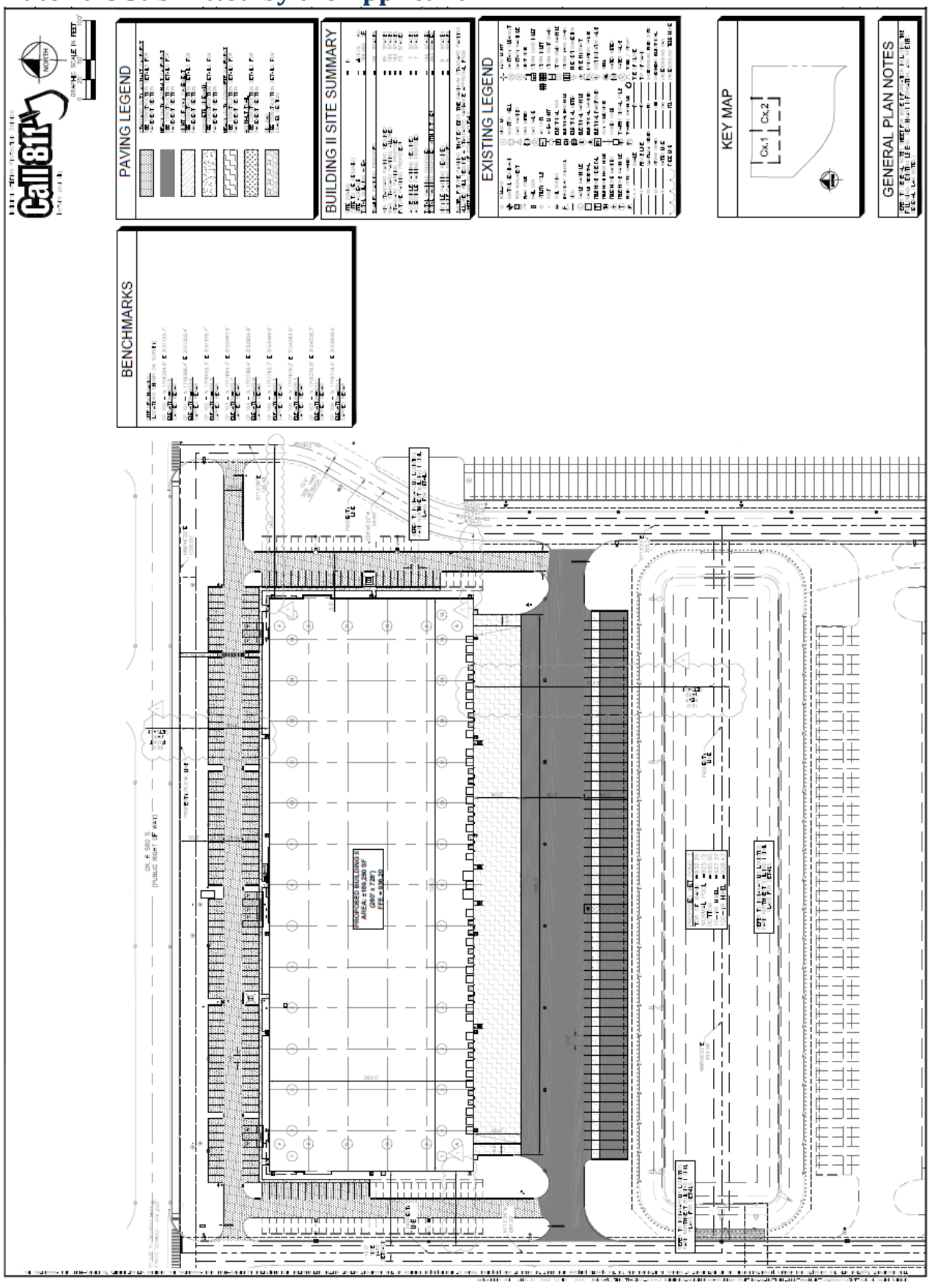
Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

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.*

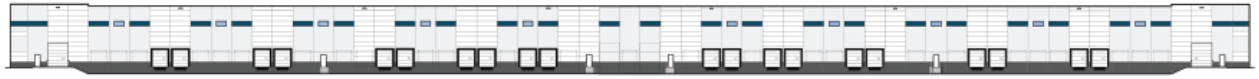
2. ***The proposed Development Plan manages traffic*** *in a manner that promotes health, safety, convenience, and the harmonious development of the community.*

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.*

Materials Submitted by the Applicant



OVERALL NORTH ELEVATION 1
1/32" = 1'-0"



OVERALL SOUTH ELEVATION 2
1/32" = 1'-0"

OVERALL EAST ELEVATION 4
1/32" = 1'-0"

OVERALL WEST ELEVATION 3
1/32" = 1'-0"

COLOR LEGEND

- RESERVE WHITE
- PASSIVE
- CITYSCAPE
- CYBERSPACE
- LOYAL BLUE

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
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AMBROSE

CERTIFICATION

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PROJECT INFORMATION

INDIANAPOLIS LOGISTICS
PARK NORTHWEST
BUILDING 2

CR E 500 S
WHITESTOWN, INDIANA

ISSUE DATES

ISSUE	DATE

220132

OVERALL
EXTERIOR ELEVATIONS

A200

Kimley»Horn

June 30, 2022

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

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

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 ±189,280 square foot speculative rear load industrial warehouse development on a 15.16 acre lot with associated access drives, parking areas and utilities to serve the building. The development of the site will include approximately 190 parking spaces with 73 future parking spaces available. The site will utilize the detention system and infrastructure constructed as part of Indianapolis Logistics Park Northwest Building I.

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

Sincerely,

Liam Sawyer

Liam D. Sawyer, P.E.
Project Manager