



# Staff Report PC22-074-CP

## Warhorse Self Storage Concept Plan

Meeting Date: December 12, 2022

### Docket PC22-074-CP – Concept Plan – Warhorse Self Storage

The petitioner is requesting review of a Concept Plan to be known as Warhorse Self Storage. The site in question is located along Perry Worth Road near the future Juniors Way intersection. The site is zoned Mixed Use – Commercial, Office, and Retail (MU-COR) with the I-65 Corridor Overlay. The petitioner is proposing to construct a self-storage structure with on-site outdoor storage and associated parking on approximately 3 acres. The applicant is Eric Kaehr on behalf of Warhorse Venture Partners and owner is Emmis Broadcasting, LP.

### Location

Located near the intersection of Perry Worth Road and Juniors Way, the surrounding area is characterized by vacant and future residential uses. The site in question is located on what is commonly referred to as the Emmis Broadcasting site. There are approved multi-family projects under construction located to the north of the site in question. Interstate 65 is located on the opposite side of Perry Worth Road.



### History

1. In 2018, the Whitestown Plan Commission recommended approval to rezone the site and surrounding area from Light Industrial (I-1) to the Urban Business (UB) Zoning District (PC18-015-ZA). The Town Council subsequently approved the rezone (ORD 2018-22).
2. In 2020, the Whitestown Plan Commission recommended approval to rezone the site in question from UB to the Mixed Use – Commercial, Office, and Residential (MU-COR) Zoning District (PC20-058-ZA). The Town Council subsequently approved the rezone in 2021 (ORD 2021-10).
3. In 2021, the Whitestown Plan Commission approved a Primary Plat to subdivide the site and surrounding area (PC21-025-PP). A Secondary Plat is currently on file being reviewed for this area (PC21-047-SP).

## Proposed Development

The proposed development is located on approximately 3.0 acres and is currently vacant. The submitted plans and materials indicate the following:

- Proposed 30,165 square foot building footprint;
  - o 3 stories tall totaling 90,495 gross floor area;
  - o Proposed building height of 44' where the maximum is 40'.
- Proposed on site parking;
  - o 16 standard parking stalls;
  - o 1 ADA parking stall;
  - o Bicycle parking on site.
- Sidewalk connection from the Perry Worth pedestrian path to the site;
- Proposed outdoor storage;
  - o Proposed fencing around the outdoor storage area and buffering between the multi-family use to the northeast.
- Proposed access drive on Perry Worth Road;
- An access easement connecting to the future parcel to the south;
- Existing billboard on site to be subdivided in the future from the site development.

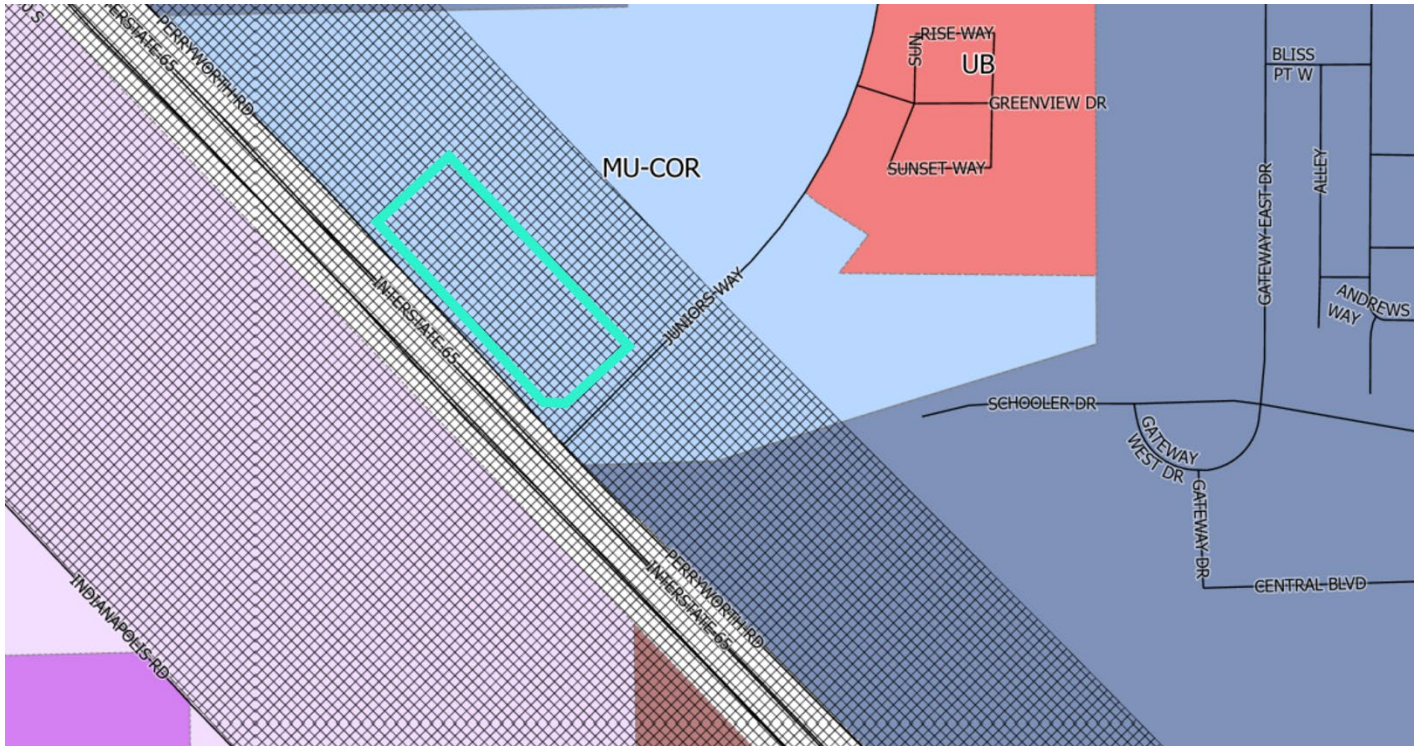
## Zoning

The site in question is zoned Mixed Use – Commercial, Office and Retail (MU-COR). The MU-COR zone “is established to accommodate developments containing a variety of commercial, office, and residential uses.” Permitted uses within the MU-COR Zone include but are not limited to multi-family dwellings, assisted living facilities, restaurants, and mini-storage facilities amongst other use.

The mini-storage facility has a use limitation in which it cannot have individual entrances to storage units from the exterior of the structure. All units must be enclosed within a structure.

The site is also zoned I-65 Corridor Overlay. The Overlay “is established to provide consistent and coordinated treatment of the properties along 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.”



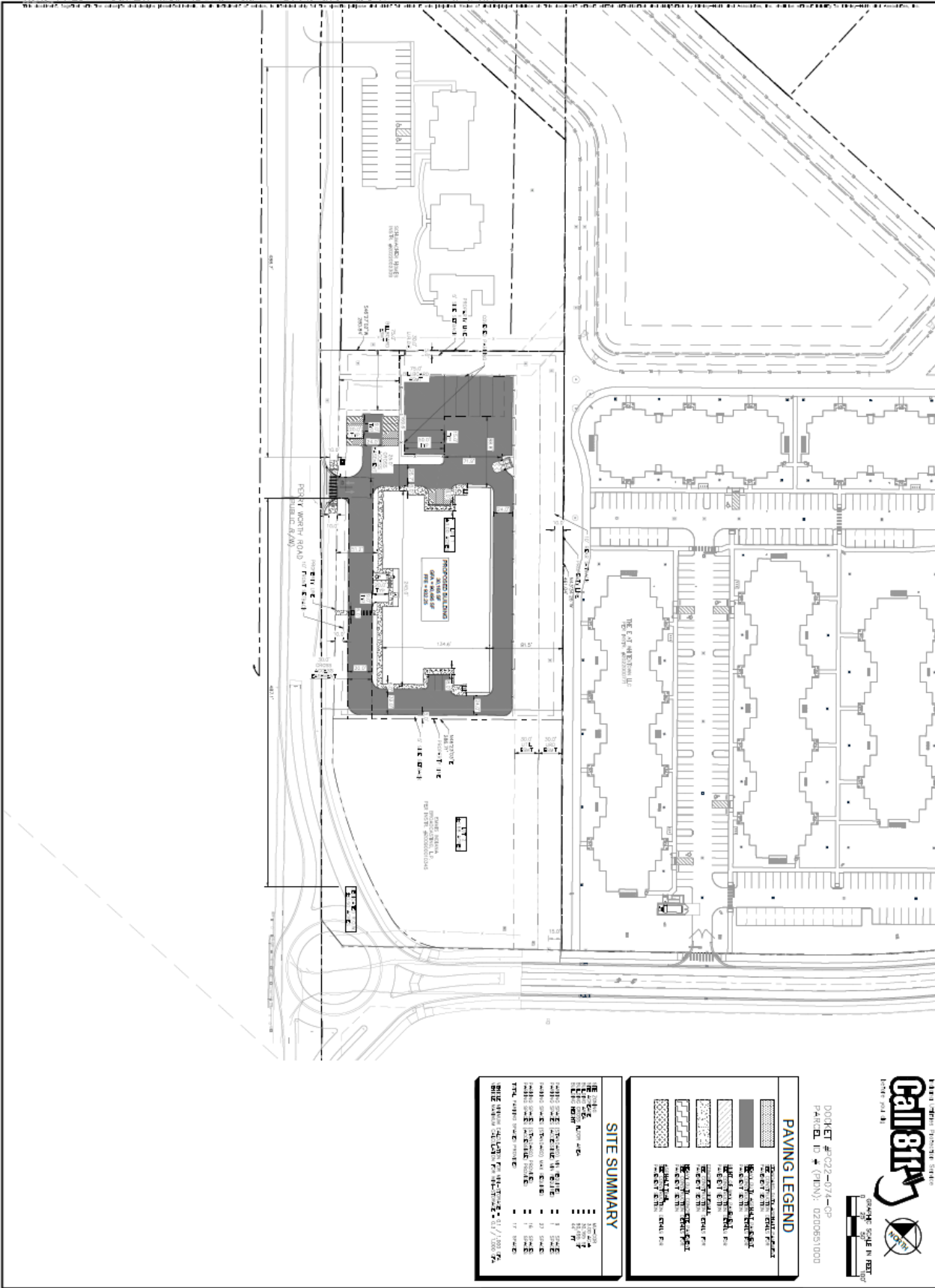


## Staff Recommendation

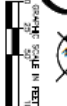
Staff is providing a favorable recommendation for the Warhorse Self Storage Concept Plan Docket PC22-074-CP. The petitioner is proposing to construct a self-storage structure with on-site outdoor storage and associated parking on approximately 3 acres. The proposed Concept Plan is in compliance with the Whitestown Unified Development Ordinance with the exception of the building height.

The petitioner has submitted application materials for a Variance to the Board of Zoning Appeals to increase the height of the structure. And has submitted a Primary Plat application to the Plan Commission to subdivide the parcel. These items will need to be approved prior to Secondary Plat and Development Plan approvals, if not the site plan will need to be revised for compliance.

# Materials Submitted by the Applicant



11411 10TH AVENUE, SUITE 100  
**Call811**  
 before you dig  
 800.485.4373



D004 ET #1022-0714-CP  
 PLAN ID # (P/N): 0200651000

**PAVING LEGEND**

	ASPHALT CONCRETE (4" MIN. THICK)
	CONCRETE (4" MIN. THICK)
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	CONCRETE (4" MIN. THICK)

**SITE SUMMARY**

ITEM	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	ASPHALT CONCRETE (4" MIN. THICK)	10,000	111.11
2	CONCRETE (4" MIN. THICK)	5,000	55.56
3	ASPHALT CONCRETE (4" MIN. THICK)	15,000	166.67
4	CONCRETE (4" MIN. THICK)	7,500	83.33
5	ASPHALT CONCRETE (4" MIN. THICK)	20,000	222.22
6	CONCRETE (4" MIN. THICK)	10,000	111.11
7	ASPHALT CONCRETE (4" MIN. THICK)	30,000	333.33
8	CONCRETE (4" MIN. THICK)	15,000	166.67
9	ASPHALT CONCRETE (4" MIN. THICK)	40,000	444.44
10	CONCRETE (4" MIN. THICK)	20,000	222.22
11	ASPHALT CONCRETE (4" MIN. THICK)	50,000	555.56
12	CONCRETE (4" MIN. THICK)	25,000	277.78
13	ASPHALT CONCRETE (4" MIN. THICK)	60,000	666.67
14	CONCRETE (4" MIN. THICK)	30,000	333.33
15	ASPHALT CONCRETE (4" MIN. THICK)	70,000	777.78
16	CONCRETE (4" MIN. THICK)	35,000	388.89
17	ASPHALT CONCRETE (4" MIN. THICK)	80,000	888.89
18	CONCRETE (4" MIN. THICK)	40,000	444.44
19	ASPHALT CONCRETE (4" MIN. THICK)	90,000	999.99
20	CONCRETE (4" MIN. THICK)	45,000	500.00
21	ASPHALT CONCRETE (4" MIN. THICK)	100,000	1111.11
22	CONCRETE (4" MIN. THICK)	50,000	555.56
23	ASPHALT CONCRETE (4" MIN. THICK)	110,000	1222.22
24	CONCRETE (4" MIN. THICK)	55,000	611.11
25	ASPHALT CONCRETE (4" MIN. THICK)	120,000	1333.33
26	CONCRETE (4" MIN. THICK)	60,000	666.67
27	ASPHALT CONCRETE (4" MIN. THICK)	130,000	1444.44
28	CONCRETE (4" MIN. THICK)	65,000	722.22
29	ASPHALT CONCRETE (4" MIN. THICK)	140,000	1555.56
30	CONCRETE (4" MIN. THICK)	70,000	777.78
31	ASPHALT CONCRETE (4" MIN. THICK)	150,000	1666.67
32	CONCRETE (4" MIN. THICK)	75,000	833.33
33	ASPHALT CONCRETE (4" MIN. THICK)	160,000	1777.78
34	CONCRETE (4" MIN. THICK)	80,000	888.89
35	ASPHALT CONCRETE (4" MIN. THICK)	170,000	1888.89
36	CONCRETE (4" MIN. THICK)	85,000	944.44
37	ASPHALT CONCRETE (4" MIN. THICK)	180,000	2000.00
38	CONCRETE (4" MIN. THICK)	90,000	1000.00
39	ASPHALT CONCRETE (4" MIN. THICK)	190,000	2111.11
40	CONCRETE (4" MIN. THICK)	95,000	1055.56
41	ASPHALT CONCRETE (4" MIN. THICK)	200,000	2222.22
42	CONCRETE (4" MIN. THICK)	100,000	1111.11
43	ASPHALT CONCRETE (4" MIN. THICK)	210,000	2333.33
44	CONCRETE (4" MIN. THICK)	105,000	1166.67
45	ASPHALT CONCRETE (4" MIN. THICK)	220,000	2444.44
46	CONCRETE (4" MIN. THICK)	110,000	1222.22
47	ASPHALT CONCRETE (4" MIN. THICK)	230,000	2555.56
48	CONCRETE (4" MIN. THICK)	115,000	1277.78
49	ASPHALT CONCRETE (4" MIN. THICK)	240,000	2666.67
50	CONCRETE (4" MIN. THICK)	120,000	1333.33
51	ASPHALT CONCRETE (4" MIN. THICK)	250,000	2777.78
52	CONCRETE (4" MIN. THICK)	125,000	1388.89
53	ASPHALT CONCRETE (4" MIN. THICK)	260,000	2888.89
54	CONCRETE (4" MIN. THICK)	130,000	1444.44
55	ASPHALT CONCRETE (4" MIN. THICK)	270,000	2999.99
56	CONCRETE (4" MIN. THICK)	135,000	1500.00
57	ASPHALT CONCRETE (4" MIN. THICK)	280,000	3111.11
58	CONCRETE (4" MIN. THICK)	140,000	1555.56
59	ASPHALT CONCRETE (4" MIN. THICK)	290,000	3222.22
60	CONCRETE (4" MIN. THICK)	145,000	1611.11
61	ASPHALT CONCRETE (4" MIN. THICK)	300,000	3333.33
62	CONCRETE (4" MIN. THICK)	150,000	1666.67
63	ASPHALT CONCRETE (4" MIN. THICK)	310,000	3444.44
64	CONCRETE (4" MIN. THICK)	155,000	1722.22
65	ASPHALT CONCRETE (4" MIN. THICK)	320,000	3555.56
66	CONCRETE (4" MIN. THICK)	160,000	1777.78
67	ASPHALT CONCRETE (4" MIN. THICK)	330,000	3666.67
68	CONCRETE (4" MIN. THICK)	165,000	1833.33
69	ASPHALT CONCRETE (4" MIN. THICK)	340,000	3777.78
70	CONCRETE (4" MIN. THICK)	170,000	1888.89
71	ASPHALT CONCRETE (4" MIN. THICK)	350,000	3888.89
72	CONCRETE (4" MIN. THICK)	175,000	1944.44
73	ASPHALT CONCRETE (4" MIN. THICK)	360,000	3999.99
74	CONCRETE (4" MIN. THICK)	180,000	2000.00
75	ASPHALT CONCRETE (4" MIN. THICK)	370,000	4111.11
76	CONCRETE (4" MIN. THICK)	185,000	2055.56
77	ASPHALT CONCRETE (4" MIN. THICK)	380,000	4222.22
78	CONCRETE (4" MIN. THICK)	190,000	2111.11
79	ASPHALT CONCRETE (4" MIN. THICK)	390,000	4333.33
80	CONCRETE (4" MIN. THICK)	195,000	2166.67
81	ASPHALT CONCRETE (4" MIN. THICK)	400,000	4444.44
82	CONCRETE (4" MIN. THICK)	200,000	2222.22
83	ASPHALT CONCRETE (4" MIN. THICK)	410,000	4555.56
84	CONCRETE (4" MIN. THICK)	205,000	2277.78
85	ASPHALT CONCRETE (4" MIN. THICK)	420,000	4666.67
86	CONCRETE (4" MIN. THICK)	210,000	2333.33
87	ASPHALT CONCRETE (4" MIN. THICK)	430,000	4777.78
88	CONCRETE (4" MIN. THICK)	215,000	2388.89
89	ASPHALT CONCRETE (4" MIN. THICK)	440,000	4888.89
90	CONCRETE (4" MIN. THICK)	220,000	2444.44
91	ASPHALT CONCRETE (4" MIN. THICK)	450,000	5000.00
92	CONCRETE (4" MIN. THICK)	225,000	2500.00
93	ASPHALT CONCRETE (4" MIN. THICK)	460,000	5111.11
94	CONCRETE (4" MIN. THICK)	230,000	2555.56
95	ASPHALT CONCRETE (4" MIN. THICK)	470,000	5222.22
96	CONCRETE (4" MIN. THICK)	235,000	2611.11
97	ASPHALT CONCRETE (4" MIN. THICK)	480,000	5333.33
98	CONCRETE (4" MIN. THICK)	240,000	2666.67
99	ASPHALT CONCRETE (4" MIN. THICK)	490,000	5444.44
100	CONCRETE (4" MIN. THICK)	245,000	2722.22



November 3, 2022

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

**RE: *Warhorse Emmis Storage Whitestown Indiana***

Location: 5875 Perry Worth Road, Whitestown, IN – Portion of the existing Emmis Communications Parcel (Located along Perry Worth Road to the west of The E – Elevated Living at Whitestown Development).

The project site is currently zoned MU-COR. The scope of the project is to develop an indoor storage building and outdoor storage area development on 3.0 acres with associated access drives, parking areas and utilities to serve the buildings. The proposed project was accounted for in the master drainage plan for the stormwater detention pond proposed for the E – Elevated Living project. Sanitary sewer services to serve the development will be from an existing sanitary sewer to the east of the site between The E – Elevated Living property and the development. The development of the site will include approximately 31 parking spaces. The site preparation will include onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances. One curb cut is proposed off Perry Worth Road.

Please contact me at (317) 660-8961 or [Chad.Mayes@Kimley-Horn.com](mailto:Chad.Mayes@Kimley-Horn.com) should you have any question.

Sincerely,

A handwritten signature in black ink that reads "Chad Mayes". The signature is written in a cursive, flowing style.

Chad Mayes, P.E.  
Project Manager