



Staff Report PC22-081-PP

Warhorse Storage Emmis Primary Plat

Meeting Date: January 9, 2023

Docket PC22-081-PP – Primary Plat – Warhorse Storage Emmis

The petitioner is requesting review of a Primary Plat to be known as the Warhorse Storage Emmis Primary Plat. The site in question is located along Perry Worth Road near the future Juniors Way intersection in Whitestown. The site is zoned Mixed Use – Commercial, Office, and Residential (MU-COR) with the I-65 Overlay. The petitioner is proposing to subdivide the property into two lots with easements and right-of-way. The applicant is Eric Kaehr on behalf of Warhorse Venture Partners and owner is Emmis Broadcasting, LP.

Location

Located on the northeast side of Perry Worth Road, 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).

4. In October 2022, the Board of Zoning Appeals approved a Use Variance for continued use of an existing billboard (BZA21-002-VA). The approval permitted the billboard to be upgraded but not increase in size.
5. In December 2022, a Concept Plan was approved on a portion of the site in question (PC22-074-CP). As a condition of that approval, the development would need to receive Primary Plat approval and a height variance through the Board of Zoning Appeals.

Proposed Development

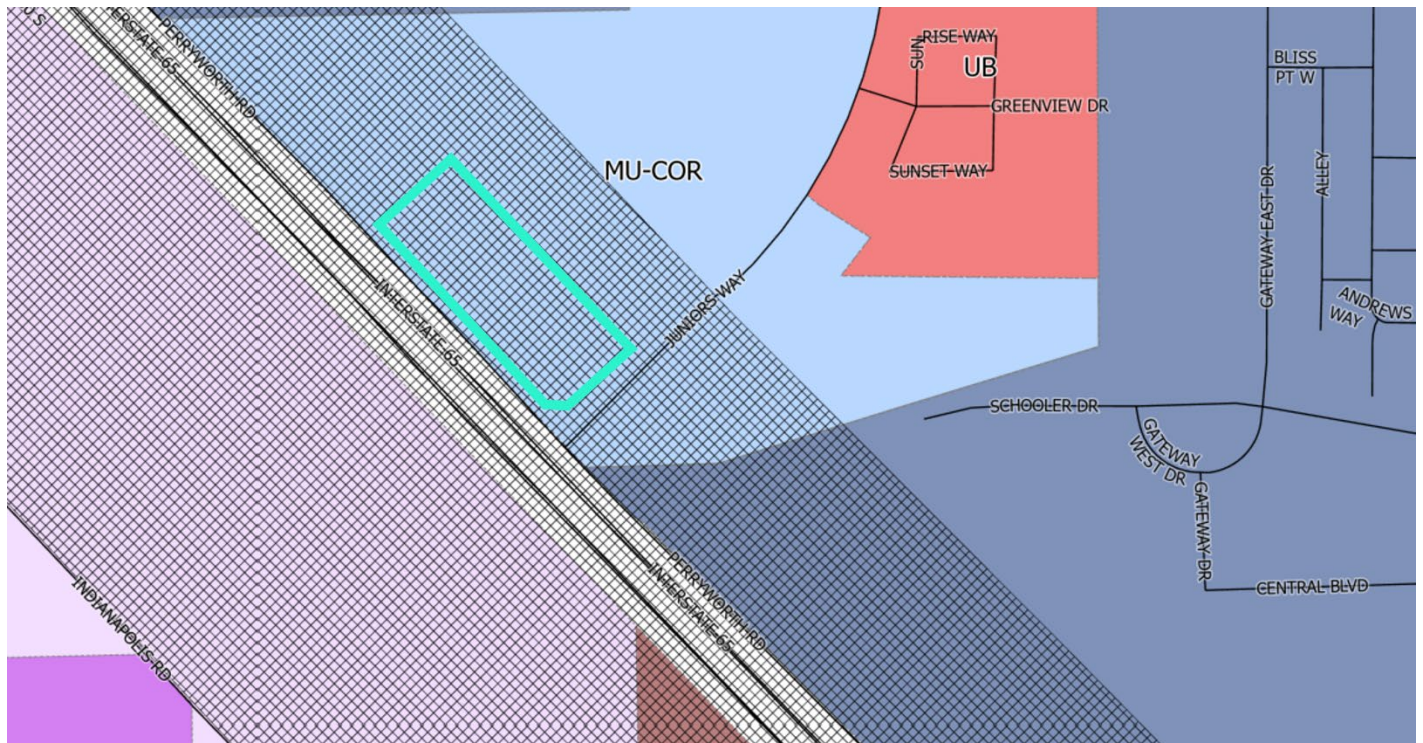
The proposed plat is located on approximately 5.18 acres. The site is currently vacant. The submitted plans and materials indicate the following:

- Two parcels:
 - Lot 1 – 3.0 acres
 - Lot 2 – 1.68 acres
- Right of Way consisting of approximately 0.5 acres for a roundabout with Juniors Way and Perry Worth Road;
- Provisions for easements including a billboard easement and cross access easement between lots 1 and 2.

Zoning

The site in question is zoned Mixed Use – Commercial, Office, and Residential (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 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 Storage Emmis Primary Plat Docket PC22-081-PP. The applicant is proposing to subdivide approximately 5.18 acres into two parcels with associated right-of-way and easements. The proposed Primary Plat is in compliance with the Whitestown Unified Development Ordinance and any applicable commitments at this point.

If Plan Commission approves the proposed Primary Plat, staff recommends adding the following condition:

1. That access to Lot 2 be restricted whereas no full-access curb cut is permitted on Juniors Way or Perry Worth Road.

[illegible]

LEGEND

PROPERTY / R.O.W LINE

EASEMENT

PRIMARY PLAT
WARHORSE PRIMARY
PLAT

DOCKET # PC22-081-PP
PARCEL ID # (PIDN) 06-07-36-000-043 000-020

LEGAL DESCRIPTION

Part of Instrument No. 20080200035465
Comprising the Northeast corner of and Southwest quarter, Townships 18 North, Range 1 East of the Second Principal Meridian in Boone County, Indiana.

WINNERS:
INDIANA BROADCASTING, L.P.
 10000 INDIANAPOLIS BLVD., SUITE 700
 INDIANAPOLIS, IN 46240

ENVELOPE:
WARHORSE VENTURE PARTNERS
 3131 PUBLIC SQUARE, SUITE 300
 RANKLIN, TN 37064
 615-800-2955

POOL ENGINEER:
SMITH-HORN AND ASSOCIATES, INC.
 250 EAST 90TH STREET, SUITE 500
 INDIANAPOLIS, IN 46240
 317-218-9560

LOCATION MAP

(NOT TO SCALE)

PROJECT LOCATION

WY
(MC)

ROAD
(ROW)

GRAPHIC SCALE IN FEET



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 should you have any question.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Mayes".

Chad Mayes, P.E.
Project Manager