



Staff Report PC23-021-PP

Park 130 Trailer Parking

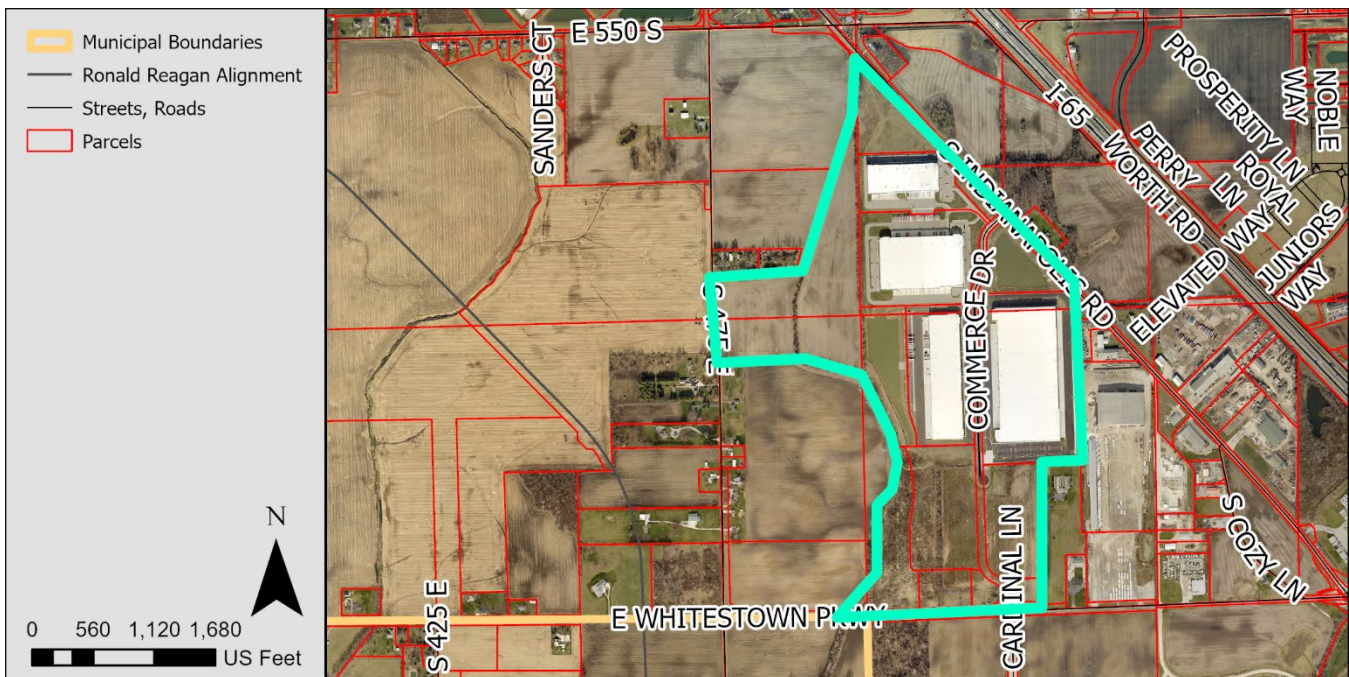
Meeting Date: June 12, 2023

Docket PC23-021-PP – Primary Plat – Park 130 Trailer Parking

The petitioner is requesting a review of a Primary Plat known as Park 130 Trailer Parking. The site in question is located on Commerce Drive in Whitestown. The applicant is proposing to subdivide a lot located on CR 475 E and combine it with an existing lot in the Park 130 plat. The site is zoned Light Industry (I-1). The applicant is The Peterson Company and owners are Zeller-401 LRH Restructured TIC LLC, Zeller 401 Lord TIC LLC, Lord Realty Holdings LLC, AJN LLC, and BMWBS LLC.

Location

The site in question is located south of Indianapolis Road and north of Whitestown Parkway. The site is part of the Park 130 industrial development formerly known as the Greenparke industrial development. The surrounding area is characterized by industrial and agricultural uses.



History

In 2007, the Greenparke development was rezoned from General Agriculture (AG) to Light Industry (I-1) under Boone County jurisdiction (ORD2007-10). There were associated commitments with the rezone.

In 2016 and 2021, the Whitestown Plan Commission approved primary plats for the larger area (PC16-039-PP and PC21-038-PP). Secondary Plats were administratively approved subsequently.

Multiple Development Plans have been approved within the Park 130 development, including Building 3 which is impacted by this Primary Plat (PC19-016-DP).

The applicant has submitted an Administrative Development Plan for a trailer parking addition to Building 3 to take place on the newly expanded lot.

Proposed Development

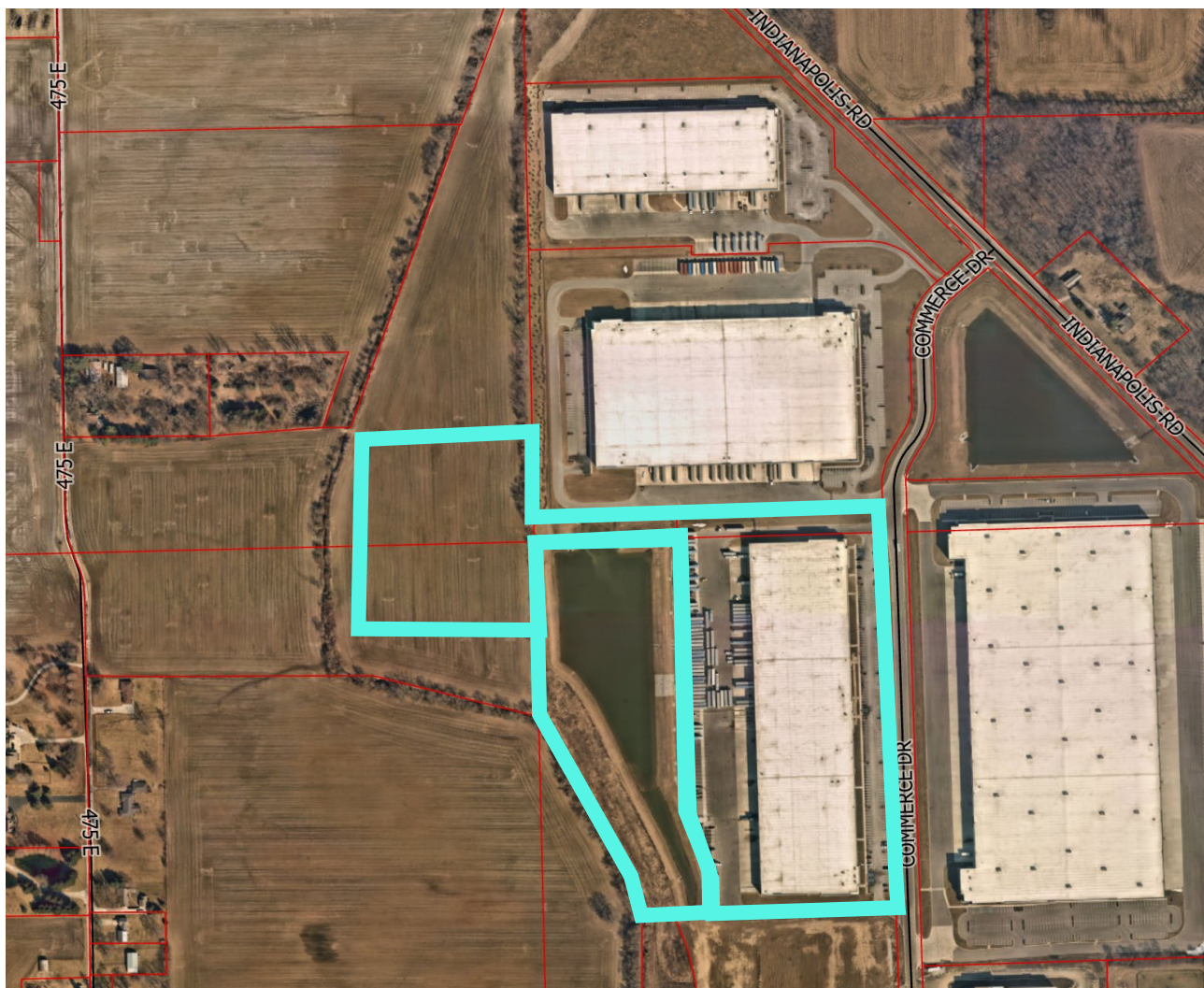
The applicant is proposing to subdivide a parcel from the west and subdivide a part of Common Area C. Portions of those two areas will be combined with the existing Lot 3 of the Park 130 Plat. The remaining sections of the Park 130 Plat will not be impacted.

The existing Park 130 Plat contains approximately 169 acres. The impacted areas including Lot 3, Common Area C, and the area being subdivided to the west contains approximately 62.4 acres. After subdivision and combination, Lot 3 will be approximately 27.09 acres.

The submitted plans and materials indicate the following:

- All lots meet the minimum requirements for lot width, lot area, and lot frontage;
- Lot 3 contains an existing industrial use structure;
- Existing floodplain on the overall site area;
- Common Area C contains an existing wet retention pond;
- The western lot fronting on CR 475 E contains agriculture fields;
- Provisions for easements.

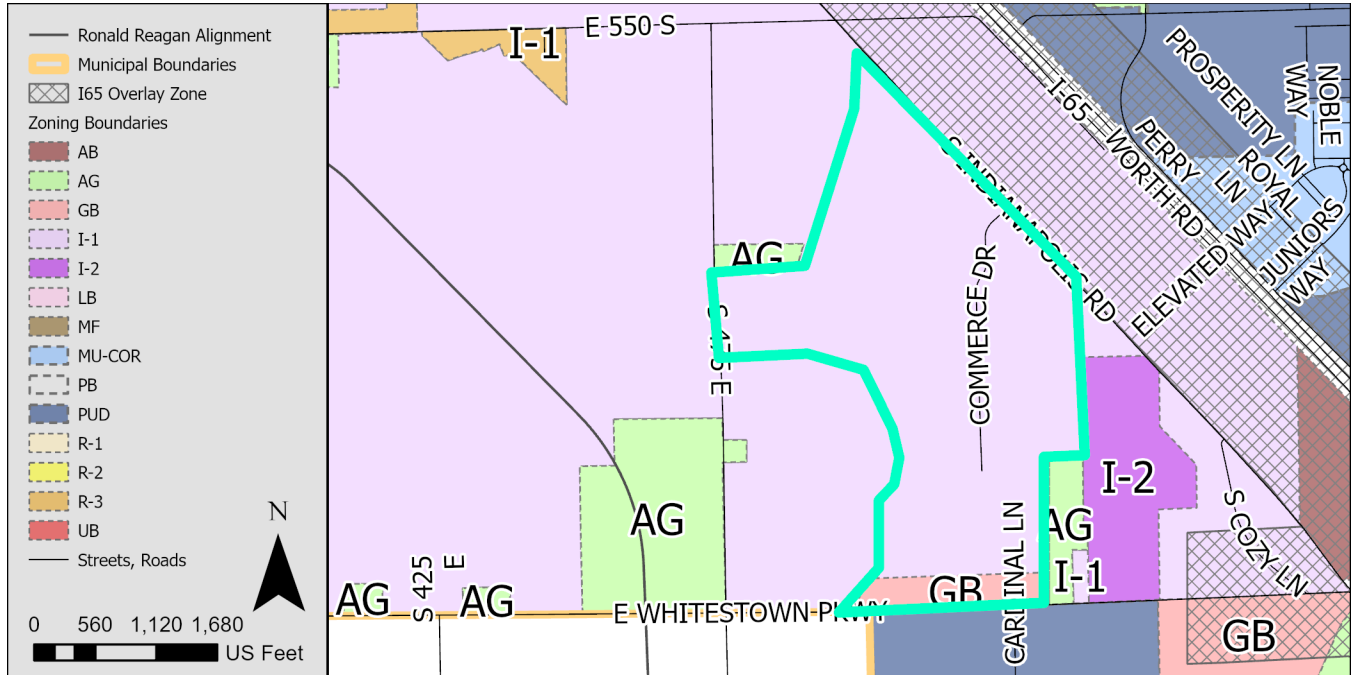
Below is an image of how the future parcels would be platted, red lines being existing parcel lines, blue being future parcel boundaries.



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 include but are not limited to parking lots, offices, general manufacturing, and wholesale trade or storage/distribution centers.

The southern portion of the existing Park 130 Plat is zoned General Business (GB) along Whitestown Parkway.



Staff Recommendation

Staff is providing a favorable recommendation for the Park 130 Trailer Parking Primary Plat Docket PC23-021-PP. The applicant is proposing to subdivide a lot fronting on CR 475 E and combine a portion with Lot 3 of the existing Park 130 Plat. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance and commitments made with the original site rezone.

The applicant will need to go through the Secondary Plat process to legally plat the subdivided and combined parcels.

