



# Staff Report PC23-014-CP

## Blue Beacon Truck Wash

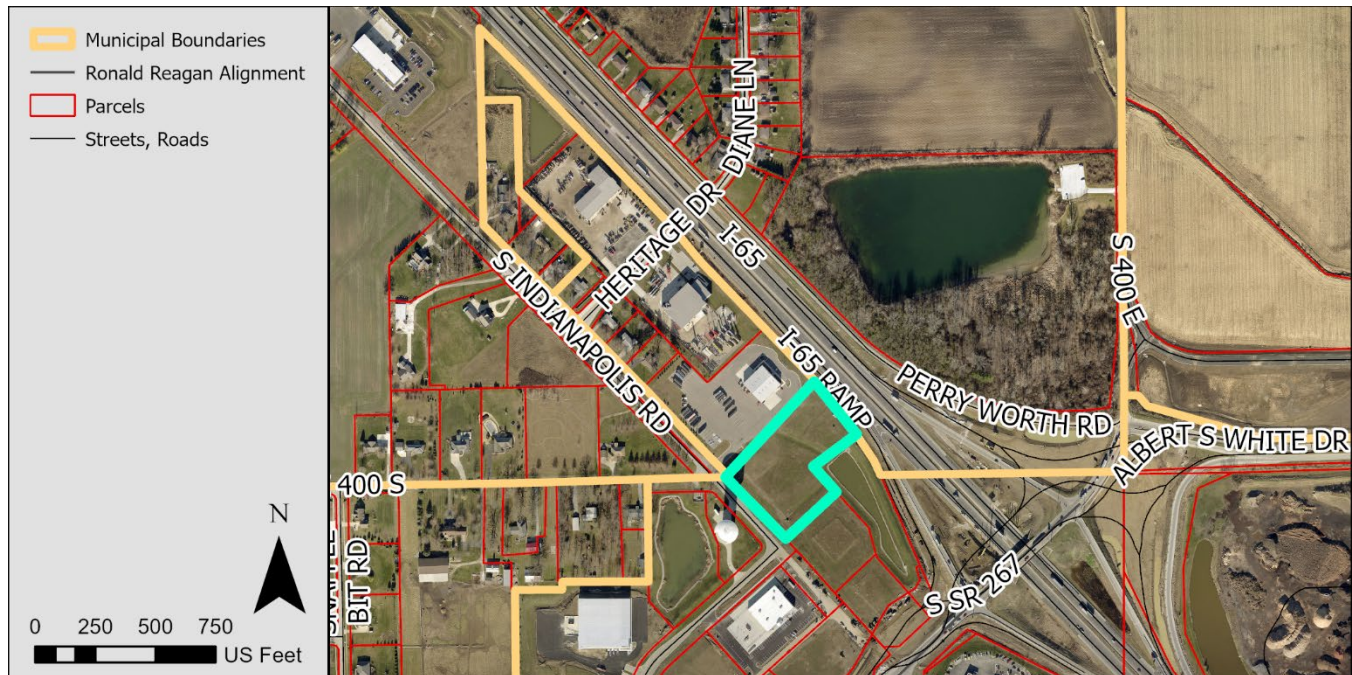
Meeting Date: July 10, 2023

### Docket PC23-014-CP – Concept Plan – Blue Beacon Truck Wash

The petitioner is requesting review of a Concept Plan to be known as Blue Beacon Truck Wash. The site is located on the northeast side of Indianapolis Road and is zoned General Business (GB) with the I-65 Corridor Overlay. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The applicant is Blue Beacon International, Inc. and owner is Whitestown Crossing, LLC.

### Location

The site is located on the northeast side of Indianapolis Road, north of the State Road 267 and I-65 interchange. The site has right-of-way frontage on Indianapolis Road and Interstate-65. The area is surrounded by industrial and commercial uses including businesses such as Tractor Supply, Timpete Trailer, and Ram Tool. The site is directly across the street from a Whitestown water tower.



### History

1. In 2023, the Whitestown Board of Zoning Appeals approved a Use Variance with conditions to allow this use in a General Business (GB) Zoning district (BZA22-011-UV).
2. A Variance request was submitted for the site in question to the Board of Zoning Appeals (BZA23-002-VA). Staff will provide an update of that outcome at the time of the Plan Commission hearing.
3. A Development Plan and associated waiver has been submitted in conjunction with this application (PC23-015-DP).

### Proposed Development

The proposed development is located on approximately 3.78 acres and is currently vacant with a drainage pond. The submitted materials and staff review indicate the following:

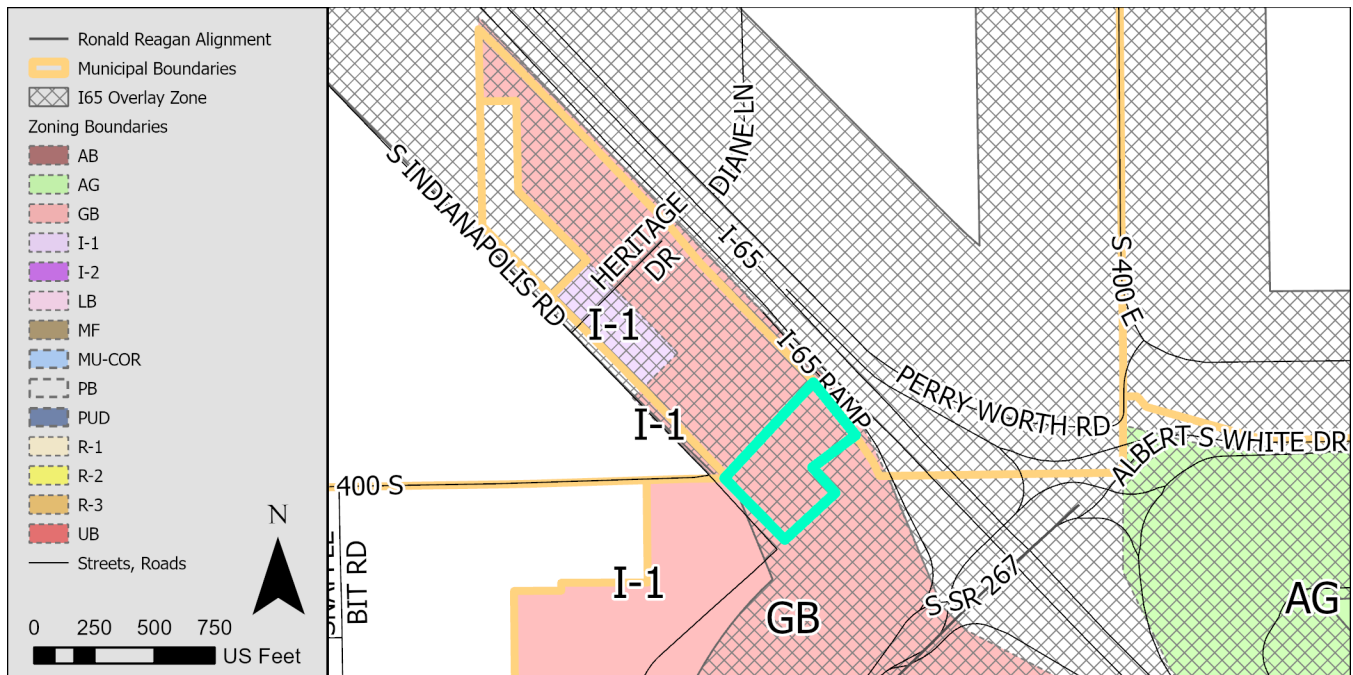
- The proposed structure includes two wash bays approximately 11,377 square feet of building footprint;

- If a third bay is constructed the total square footage would be approximately 14,871 square feet;
- Proposed building height of approximately 36 feet to the top of the roof tower.
- Proposed on site parking;
  - 30 standard stalls;
  - 2 ADA stalls; and
  - 8 future standard parking stalls.
- Proposed pedestrian sidewalks along Indianapolis Road and internal to the site;
- Bicycle rack located on site;
- A dumpster and wash out bed on site;
- Two access drives onto Indianapolis Road with one way traffic.

## Zoning

The site in question is zoned General Business (GB). The GB “district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.” Permitted uses in this zone include but are not limited to government buildings, restaurants, hotels, and offices.

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 Blue Beacon Truck Wash Concept Plan Docket PC23-014-CP. The petitioner is proposing to construct a truck wash use and associated parking on approximately 3.78 acres. The proposed Concept Plan is in compliance with the UDO, with the exception of the requested Waiver and Variances.



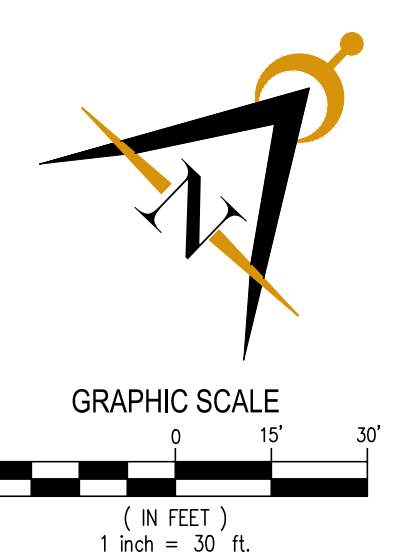
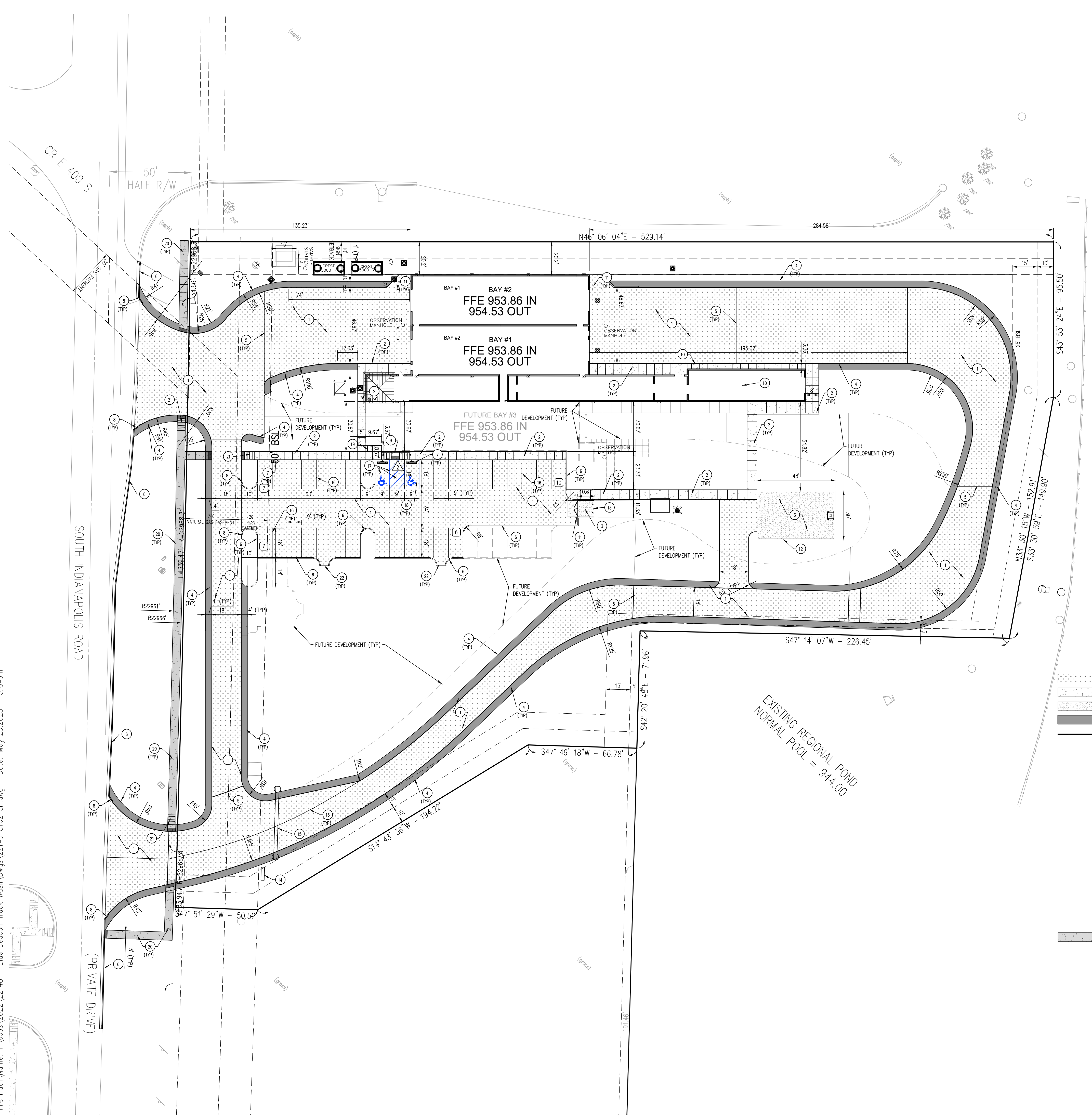
***Blue Beacon's International Truck Wash Facility  
(Whitestown Crossing Lot 1, 2, & 3)  
3985 South Indianapolis Road, Whitestown, Indiana 46075***

## **Narrative:**

The scope of this project is to construct a truck wash specializing in semi-trucks and trailers. The construction includes 2 wash bays with a future 3rd bay and associated employee parking. Each bay will have a crew of 5 employees, with additional employees as needed, and operate 24 hours a day. The Blue Beacon Truck Wash offers services not otherwise provided in Whitestown. The area currently has the existing clientele and road traffic from Interstate 65, State Road 267, and surrounding businesses. The truck wash would positively impact the local economy by supplying a missing service, create local employment, and provide clientele to utilize and revisit the area.

The applicant requests approval for the new development. A Use Variance was previously approved to permit "heavy vehicle/equipment sales, rentals and services" in the General Business (GB) zoning district. A waiver is submitted to allow oversized service doors on the external façade facing I-65 and Indianapolis Road. The proposed facility orientation allows full usage of the lot without needing to expand into the adjacent lot to the southwest. Otherwise, the facility would need to encompass two lots, which would make develop difficult for the remaining lot in the corner of I-65 and SR 267.





- LEGEND**
- Existing Storm Sewer
  - New Storm Sewer
  - 6" Subsurface Drain
  - Existing Sanitary Sewer
  - New Sanitary
  - Existing Contour
  - Proposed Contour
  - Existing Spot Elevation
  - New Pavement Grade
  - All Other Finish Grades
  - Match Existing Grades
  - Top of Curb Grade
  - Curb Gutter Grade
  - Storm Structure Number
  - Number of Standard Parking Spaces
  - Number of ADA Parking Spaces
  - Surface Flow Arrow
  - Grade Break
  - Flowline
  - Existing Underground Gas Main
  - Existing Underground Telephone
  - Existing Overhead Electric
  - Water Main
  - Existing Water Main
  - Existing Flowline
  - Proposed Flow Line
  - Future Development

- SITE PLAN NOTES**
1. Heavy Duty 8-inch Concrete Pavement
  2. Standard Duty 4-inch Concrete Pavement/Sidewalk
  3. Standard Duty 6-inch Concrete Pavement
  4. Standard Asphalt Pavement Shoulder
  5. Special Construction Joint see Sheet C1.7 for Joint Layout Plan
  6. Concrete Curb and Gutter per Whitestown Standards
  7. Concrete Wheel Stop
  8. Tapered 2-foot Curb
  9. ADA Ramp Type 1
  10. Ramp area with Rough Broom Finish
  11. 6-inch Concrete filled steel bollard
  12. Sediment Drying Area with wooden fence by others
  13. Masonry Dumpster Enclosure by others
  14. Monument Sign
  15. Overhead Directional Sign by others
  16. White Pavement Stripe, 4-inch
  17. ADA Blue Pavement Stripe, 4-inch
  18. ADA Parking Space
  19. Bicycle Rack
  20. 5' wide Sidewalk per Whitestown Standards
  21. ADA Ramp per Whitestown Standards
  22. Curb Turn Out

- GENERAL NOTES**
1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS THAT PERTAIN TO THEIR PHASE OF WORK PRIOR TO START OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO CONTACT THE OWNERS OF THE UTILITIES FOR PROPER STAKE LOCATIONS PRIOR TO START OF WORK.
  2. IF ANY CHANGES, OMISSIONS OR ERRORS ARE FOUND ON THESE PLANS OR IN THE FIELD THE SUBCONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND ENGINEER BEFORE WORK IS STARTED OR RESUMED.
  3. VERIFY SIGN LOCATION AND SIGN REQUIREMENTS WITH LOCAL GOVERNING AUTHORITIES.
  4. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
  5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL STANDARDS.
  6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  7. SEE PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND TYPE.
  8. SEE LANDSCAPE PLAN FOR PLANTING AND DETAILS.
  9. SEE PAVEMENT JOINTING PLAN FOR LAYOUT, TYPE AND DIMENSIONS FOR CONCRETE PAVEMENT JOINTS.

IMPERVIOUS AREA		
SURFACE	Sq Ft.	Acres
Building Area	14,871	0.34
Pavements	87,645	2

LOT COVERAGE RATIOS		
	Proposed:	
Structure 14,871 s.f.±	9.4%	
Impervious Surfaces 87,645 s.f.	55.4%	

PARKING SUMMARY	
REQUIRED:	PROVIDED:
INDUSTRIAL USES ALL:	
0.5 SPACE/1,000 gfa MAXIMUM (14,871 SF = 8 SPACES)	
1 SPACE/1,000 gfa MINIMUM (14,871 SF = 15 SPACES)	
1 Bicycle Rack Requirement	
30 9x18 SPACES 2 ADA SPACES TOTAL OF 32 SPACES	
gfa = Gross Floor Area in square feet	