



# Staff Report PC23-033-PP

## 7001 South Indianapolis Road

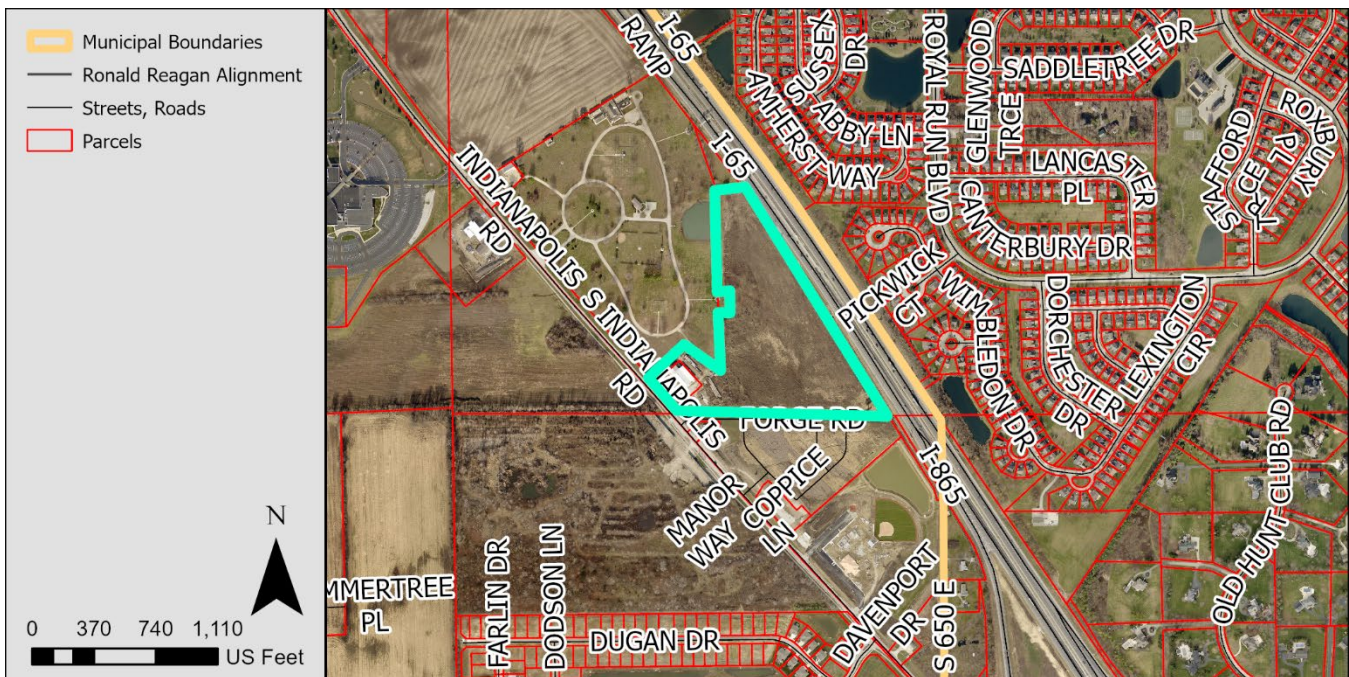
Meeting Date: August 14, 2023

### Docket PC23-033-PP – Primary Plat – 7001 South Indianapolis Road

The petitioner is requesting a review of a Primary Plat known as 7001 South Indianapolis Road Subdivision. The site in question is located between Indianapolis Road and Interstate-65 in Whitestown. The applicant is proposing to combine two existing parcels into one. The site is zoned Light Industry (I-1) and I-65 Overlay. The applicant is Speedwagon Capital Partners and owner is 7001 SI, LLC.

### Location

The site in question is located at 7001 South Indianapolis Road, approximately 3,187 feet south of the intersection of Indianapolis Road and Whitestown Parkway. The site is located between the Nese apartment complex and Lincoln Memory Gardens Cemetery. The Town of Zionsville is located on the opposite side of Interstate-65. There is an existing structure on one of the parcels and a billboard on the other.



### History

In 2022, an application was received to rezone the site from Light Industry (I-1) to Mixed-Use Commercial, Office, and Residential (MU-COR). That application was withdrawn and not heard by the Plan Commission (PC22-041-ZA).

### Proposed Development

The applicant is proposing to combine two existing parcels into one parcel. Once combined the area will be approximately 20.74 acres.

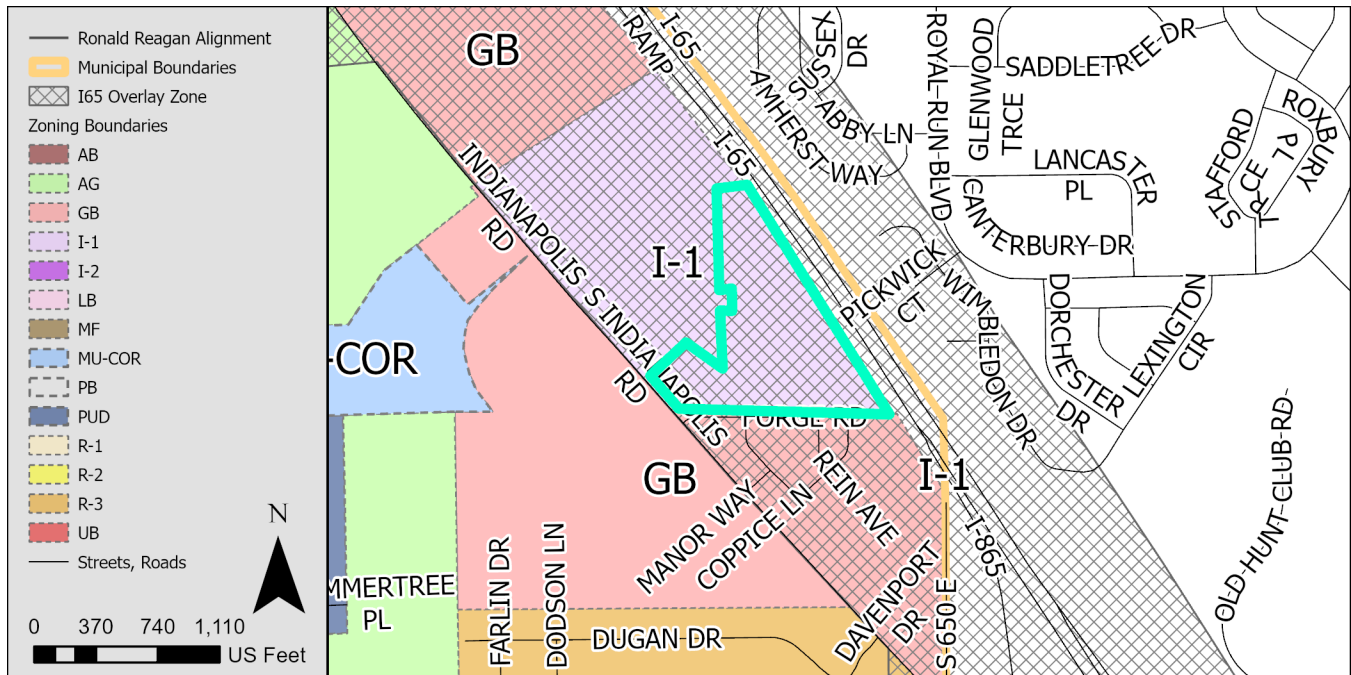
The submitted plans and materials indicate the following:

- Existing parcel 1 is approximately 19.82 acres and contains an existing billboard;
- Existing parcel 2 is approximately 0.92 acres and contains an existing structure;
- Proposed lot meets the minimum requirements for lot width, lot area, and lot frontage; and,
- Provisions for easements.

## 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 site is also zoned with the I-65 Overlay. “This district is established to provide consistent and coordinated treatment of the properties bordering 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. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor...”



## Staff Recommendation

Staff is providing a favorable recommendation for the 7001 South Indianapolis Road Primary Plat Docket PC23-033-PP. The applicant is proposing to combine two existing parcels into one parcel. The proposed Primary Plat is in compliance with applicable chapters of the Whitestown Unified Development Ordinance.

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

PRIMARY PLAT

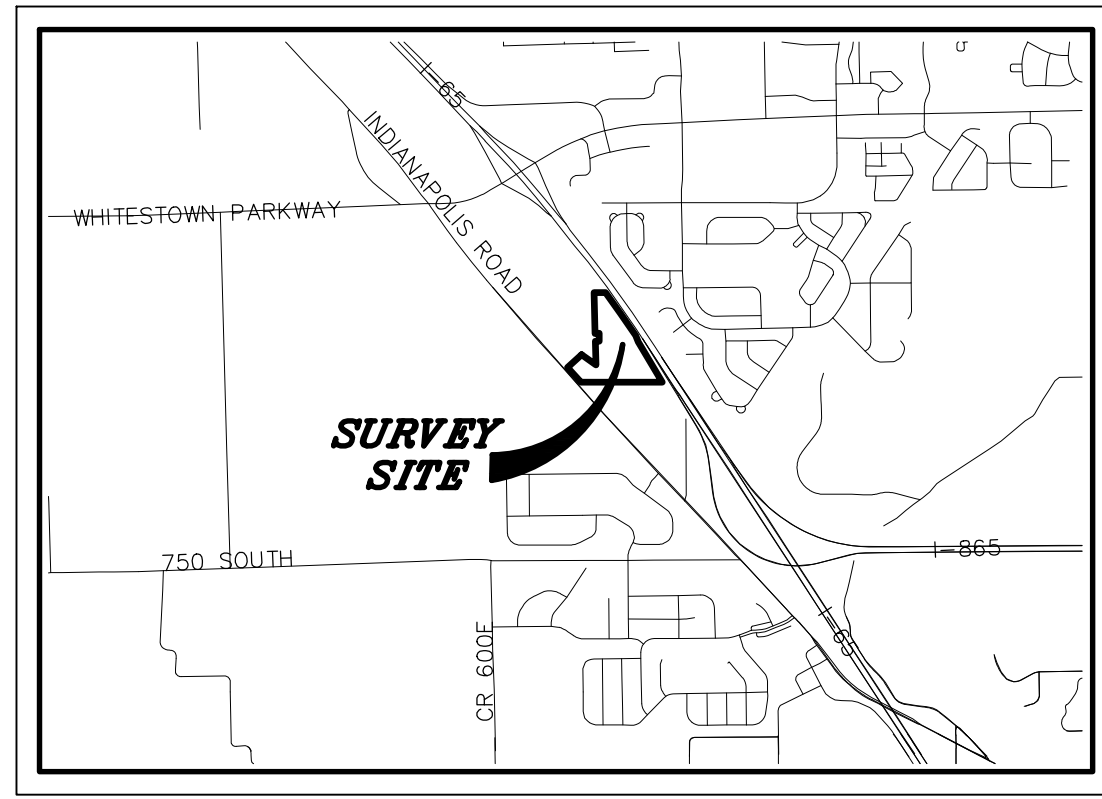
OF

7001 SOUTH INDIANAPOLIS ROAD SUBDIVISION

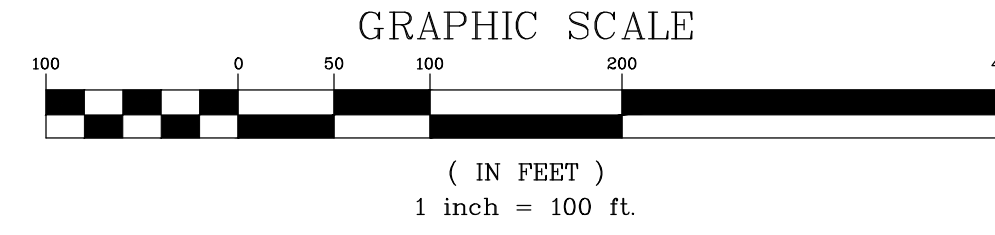
BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BOONE COUNTY, INDIANA.

DOCKET NUMBER

PC23-033-PP



LOCATION MAP NOT TO SCALE



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

EXISTING PROPERTY AREA

PARCEL 1: 863,339 SQUARE FEET (19.820 ACRES)
PARCEL 2: 40,000 SQUARE FEET ( 0.918 ACRES)
TOTAL AREA: 903,339 SQUARE FEET (20.738 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 903,339 SQUARE FEET (20.738 ACRES)

EXISTING PIN'S

PARCEL 1: 06-04-06-000-001.003-021
PARCEL 2: 06-04-06-000-001.001-021

PROPERTY ADDRESS

7001 S. INDIANAPOLIS ROAD
WHITESTOWN, INDIANA 46075

SUBMITTED BY/RETURN TO:

SPEEDWAGON CAPITAL PARTNERS
400 N. LASALLE, SUITE 805
CHICAGO, IL 60654

DEVELOPER

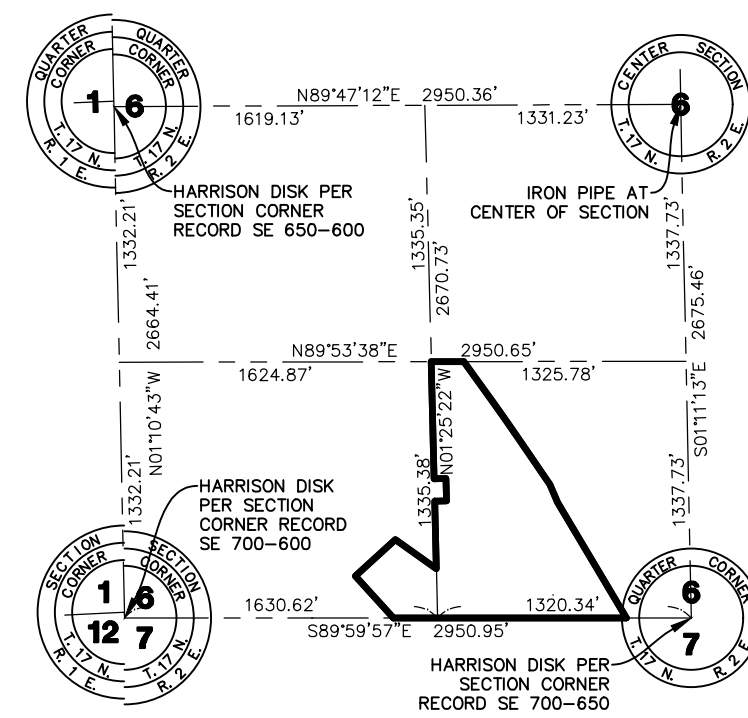
SPEEDWAGON CAPITAL PARTNERS
400 N. LASALLE, SUITE 805
CHICAGO, IL 60654

OWNER/TAXPAYER

7001 SI LLC
65 E CEDAR ST UNIT A
ZIONSVILLE, IN 46077

ENGINEER/SURVEYOR

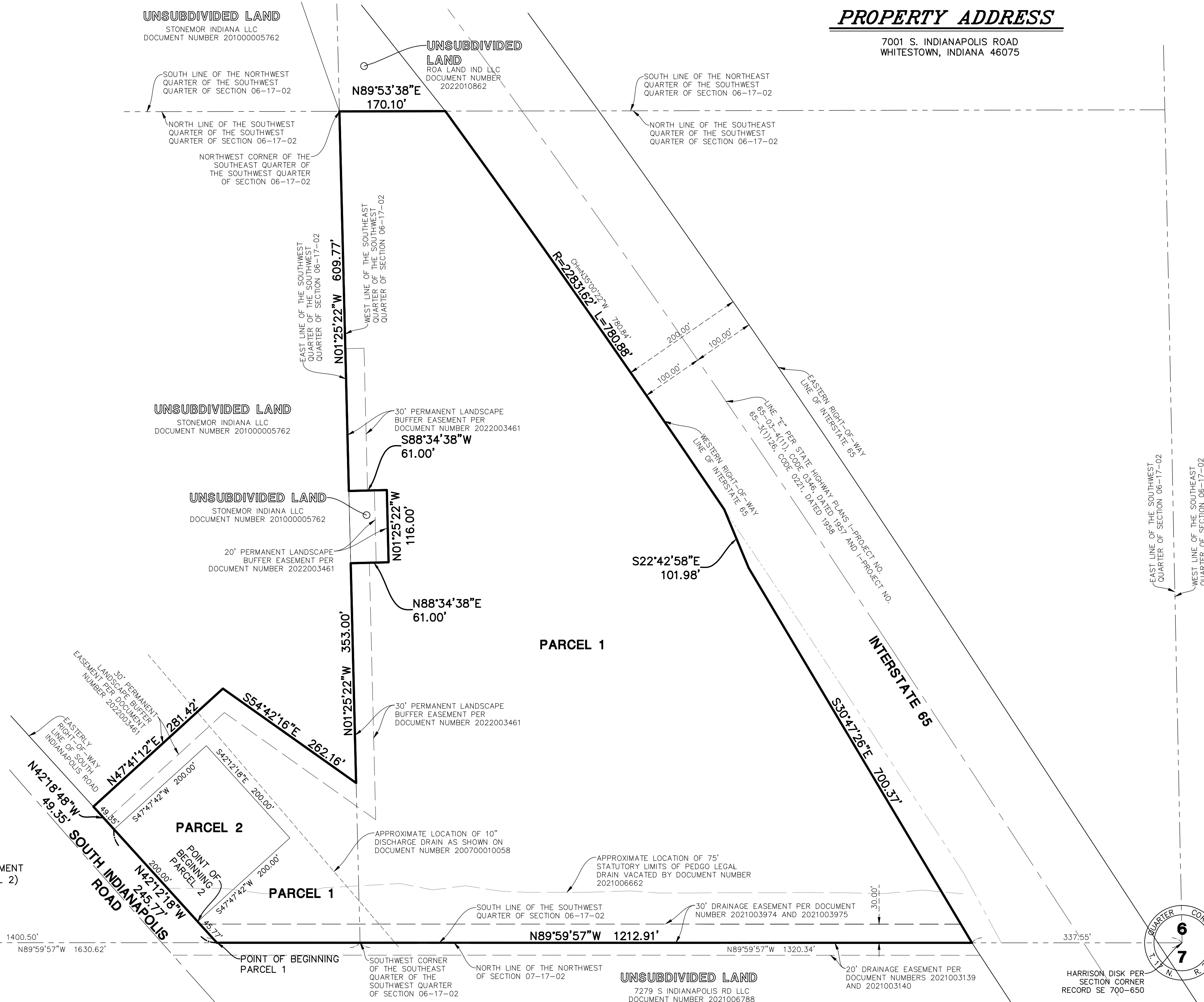
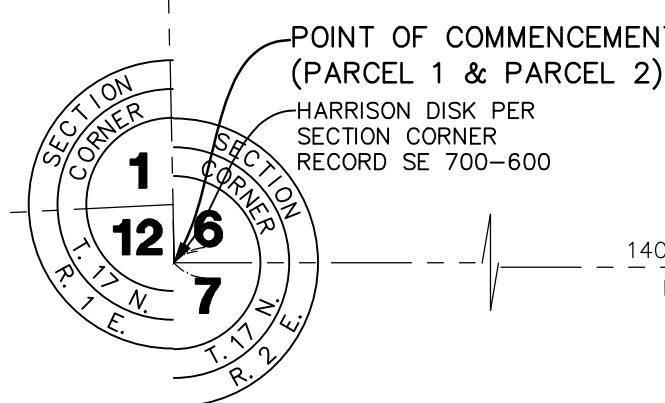
MANHARD CONSULTING
1 EAST WACKER DRIVE, SUITE 2700
CHICAGO, ILLINOIS 60601
PH: 312-824-3801



SECTION BREAKDOWN SW 1/4 OF 06-17-02

(PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY CENTRAL STATES CONSULTING, LLC DATED 06/28/2023 AS PROJECT NUMBER 23-046)

SCALE 1"=1000'



LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, ALSO BEING A PORTION OF THE PROPERTY AS GRANTED TO STONEMOR INDIANA LLC ("STONEMOR TRACT"), RECORDED AS INSTRUMENT NUMBER 20100005762 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE, NAD 83) 1400.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 TO THE EASTERN RIGHT-OF-WAY LINE OF SOUTH INDIANAPOLIS ROAD, COINCIDENT WITH THE WESTERN LINE OF SAID STONEMOR TRACT ("COMMON LINE") AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 42 DEGREES 12 MINUTES 18 SECONDS WEST 45.77 FEET ALONG SAID COMMON LINE; THENCE NORTH 47 DEGREES 47 MINUTES 42 SECONDS EAST 200.00 FEET PERPENDICULAR TO SAID COMMON LINE; THENCE NORTH 42 DEGREES 12 MINUTES 18 SECONDS WEST 200.00 FEET PARALLEL WITH SAID COMMON LINE; THENCE SOUTH 47 DEGREES 47 MINUTES 42 SECONDS WEST 200.00 FEET PERPENDICULAR TO SAID COMMON LINE TO A POINT THEREON; THENCE NORTH 42 DEGREES 18 MINUTES 48 SECONDS WEST 49.35 FEET ALONG SAID COMMON LINE; THENCE NORTH 47 DEGREES 41 MINUTES 12 SECONDS EAST 281.42 FEET PERPENDICULAR TO SAID COMMON LINE; THENCE SOUTH 54 DEGREES 42 MINUTES 16 SECONDS EAST 282.16 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 01 DEGREE 25 MINUTES 22 SECONDS WEST 353.00 FEET ALONG SAID EAST LINE; THENCE NORTH 88 DEGREES 34 MINUTES 38 SECONDS WEST 116.00 FEET PARALLEL WITH SAID EAST LINE; THENCE SOUTH 88 DEGREES 34 MINUTES 38 SECONDS WEST 61.00 FEET PERPENDICULAR TO SAID EAST LINE TO A POINT THEREON; THENCE NORTH 01 DEGREE 25 MINUTES 22 SECONDS WEST 609.77 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER-QUARTER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST 170.10 FEET (170.55 FEET - DEED) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER-QUARTER, COINCIDENT WITH A NORTHERN BOUNDARY LINE OF SAID STONEMOR TRACT TO THE WESTERN RIGHT-OF-WAY LINE OF INTERSTATE 65 (PER STATE HIGHWAY PLANS I-PROJECT NUMBER 65-03-4(11), CODE 1957 AND I-PROJECT NUMBER 65-30(1)126, CODE 0221, DATED 1958), AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID POINT LYING NORTH 54 DEGREES 00 MINUTES 48 SECONDS WEST 22,818.31 FEET (22,819.06 FEET - DEED) FROM THE RADIUS POINT THEREOF (THE FOLLOWING THREE (3) COURSES ARE ALONG SAID WESTERN RIGHT-OF-WAY LINE AND THE EASTERN BOUNDARY LINES OF SAID STONEMOR TRACT); (ONE) THENCE SOUTHEASTERLY 780.88 FEET (787.41 FEET DEED) TO ITS POINT OF TANGENCY, LYING NORTH 55 DEGREES 58 MINUTES 26 SECONDS EAST 22,818.31 (22,819.06 FEET - DEED) FROM SAID RADIUS POINT; (TWO) THENCE SOUTH 22 DEGREES 42 MINUTES 58 SECONDS EAST 101.98 FEET (101.50 FEET - DEED); (THREE) THENCE SOUTH 47 DEGREES 47 MINUTES 42 SECONDS EAST 700.37 FEET (694.20 FEET - DEED) TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER-QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST 1212.91 FEET (1213.34 FEET - DEED) ALONG SAID SOUTH LINE, COINCIDENT WITH THE SOUTHERN BOUNDARY LINE OF SAID STONEMOR TRACT TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, ALSO BEING A PORTION OF THE PROPERTY AS GRANTED TO STONEMOR INDIANA LLC ("STONEMOR TRACT"), RECORDED AS INSTRUMENT NUMBER 20100005762 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLANE, WEST ZONE, NAD 83) 1400.50 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 TO THE EASTERN RIGHT-OF-WAY LINE OF SOUTH INDIANAPOLIS ROAD, COINCIDENT WITH THE WESTERN LINE OF SAID STONEMOR TRACT ("COMMON LINE") (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID COMMON LINE); (ONE) THENCE NORTH 42 DEGREES 12 MINUTES 18 SECONDS WEST 45.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; (TWO) THENCE CONTINUE NORTH 42 DEGREES 12 MINUTES 18 SECONDS WEST 200.00 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 42 SECONDS EAST 200.00 FEET PERPENDICULAR TO SAID COMMON LINE; THENCE SOUTH 47 DEGREES 47 MINUTES 42 SECONDS WEST 200.00 FEET PERPENDICULAR TO SAID COMMON LINE TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
3. PURSUANT TO 865 IAC 1-12-13 (D) AND (E), CROSS REFERENCE IS HEREBY MADE TO A PLAT OF SURVEY PREPARED BY CENTRAL STATES CONSULTING, LLC ON 06/28/2023 UNDER PROJECT NUMBER 23-046 FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION AND IS THE BASIS OF THIS PLAT. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.
4. PURSUANT TO 865 IAC 1-12-18, MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. MONUMENTS SET ARE 5/8" DIAMETER BY 24" LENGTH REBAR WITH A YELLOW CAP STAMPED "MANHARD CONS. IN FIRM 0062".

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18011C0328E WITH AN EFFECTIVE DATE OF JANUARY 18, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE 'X' (UNSHADED), ZONE 'X' (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SHEET INDEX

Table with 2 columns: SHEET NUMBER and LEGAL DESCRIPTION, PROPERTY INFORMATION, EXISTING LOTS AND EASEMENT DETAILS.

Table with columns: DATE, REVISIONS, DRAWN BY, and a grid for tracking changes.

Manhard CONSULTING logo and contact information: 700 Springer Drive, Lombard, IL 60148, phone 630.691.8800, website manhard.com

Vertical title block containing project name (7001 SOUTH INDIANAPOLIS ROAD SUBDIVISION), location (WHITESTOWN, INDIANA), sheet number (1 OF 3), and project manager (SWCHW101).