

BZA Application

This application is being submitted for (check all that apply):

- ☒ Variance ☐ Special Exception
☐ Use Variance ☐ Use Classification
☐ Appeal

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> w/ conditions	

Applicant Info

Name Indianapolis Logistics Park Northwest Building IV LLC by Brian J. Tuohy, Attorney	
Street Address 9294 N. Meridian Street	
City, State, Zip Indianapolis, IN 46260	
Primary Contact Person regarding this petition Brian J. Tuohy, Attorney	
Phone 317-638-2400	E-Mail btuohy@tbmattorneys.com
Other Contact Name	E-Mail

Property Owner

Name Indianapolis Logistics Park Northwest Building IV LLC	
Street Address 8888 Keystone Crossing, Suite 1150	
City, State, Zip Indianapolis, IN 46240	
Phone 317-440-6512	E-Mail grasmussen@ambrosepg.com
Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify)	

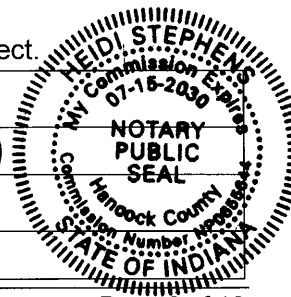
Premises Affected

10-digit Parcel Number 0200199004				
Actual/approximate address or location from major streets 5065 E 500 S				
Subdivision Indianapolis Logistics Park Northwest			Lot Number(s) 4	West:
Total Acreage Approx. 17.322 +/- acres		Flood Zone on Site?		
Zoning of Subject Property I-1		Use of Subject Property Future Industrial Building		
Zoning of Adjacent Properties	North: I-1	South: PUD / I-1	East: I-1	West: I-1
Land Use of Adjacent Properties	North: Industrial	South: Unimproved	East: Future Industrial	West: Industrial / I-65
Specific Section(s) of UDO requesting Development Standards Variance from		7.10 Parking Ratios For Vehicles And Bicycles		

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant	<i>Brian J. Tuohy, Attorney</i>
Notary Public's Name (printed)	Heidi Stephens
My Commission Expires State County	7/15/2030 Hancock, IN
Subscribed and sworn to before me this	1 st day of July, 2025



Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

Grant Goldman, Authorized Representative of Indianapolis Logistics Park Northwest Building IV, LLC

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)
5065 E 500 S, Whitestown, IN 46075
ADDRESS
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (X is) (_____ is not) a condition to the sale or lease of the above referenced property.

Indianapolis Logistics Park Northwest Building IV, LLC

By: 

(AFFIANT)

Grant Goldman, Authorized Representative

STATE OF INDIANA)

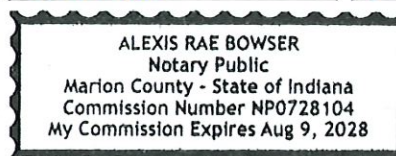
) SS:

COUNTY OF MARION)

Subscribed and sworn to before me this 26 day of June, 2025.



, Notary Public



My Commission expires: Aug. 9, 2028 County of Residence: Marion

Narrative

Petitioner: Indianapolis Logistics Park Northwest Building IV, LLC
Site: 5065 E. 500 South (“Site”)

The approximately 17.3 acre Site is zoned I-1 and is located adjacent to and northeast of Perry Worth Road, which is adjacent to the I-65 access ramp. The areas north, northeast and northwest of the Site are improved with industrial buildings. The area east of the Site is zoned I-1.

In November 2024, the Whitestown Plan Commission approved a Development Plan for the Site to provide for the construction of an approximately 248,321 sf industrial building (the “New Building”) with 230 car parking spaces for passenger vehicles. A potential tenant for the New Building is an international warehouse and distribution company, which may operate up to 24 hours a per day, 7 days per week and receive, store and distribute products (“Tenant”). Per Chapter 7.10 of the Whitestown Unified Development Ordinance (“UDO”), a Wholesale storage, Warehouse & Distribution use is permitted to have a maximum of 1 car parking space per 1,000 sf of gross floor area (or 248 car parking spaces for the Site).

Due to the nature of the operations of the potential Tenant, Petitioner respectfully requests a Variance of Development Standards of Chapter 7.10 of the UDO to allow 424 car parking spaces on the Site. Specifically, the potential Tenant’s operations include three types of traffic entering and exiting the Site: employees; contract drivers (in passenger vehicles) picking up products to be delivered; and semi-truck traffic delivering products to the Site. Because the Tenant’s operations include traffic in passenger vehicles from both employees and contract drivers, additional car parking spaces are required.

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

See the Narrative filed herewith.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

The Site is located near I-65 and adjacent to industrial buildings and uses and land which is zoned I-1. The potential tenant for the new building on the Site is compatible with nearby industrial uses. The requested additional car parking spaces will not be injurious to the general welfare of the community, due to the proposed potential locations of the spaces (on the north side of the building across the street from a parking lot, on the south side of the building next to a pond and on the east side of the building, which is building's loading area).

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

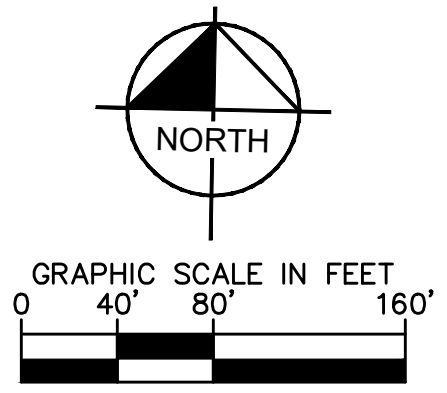
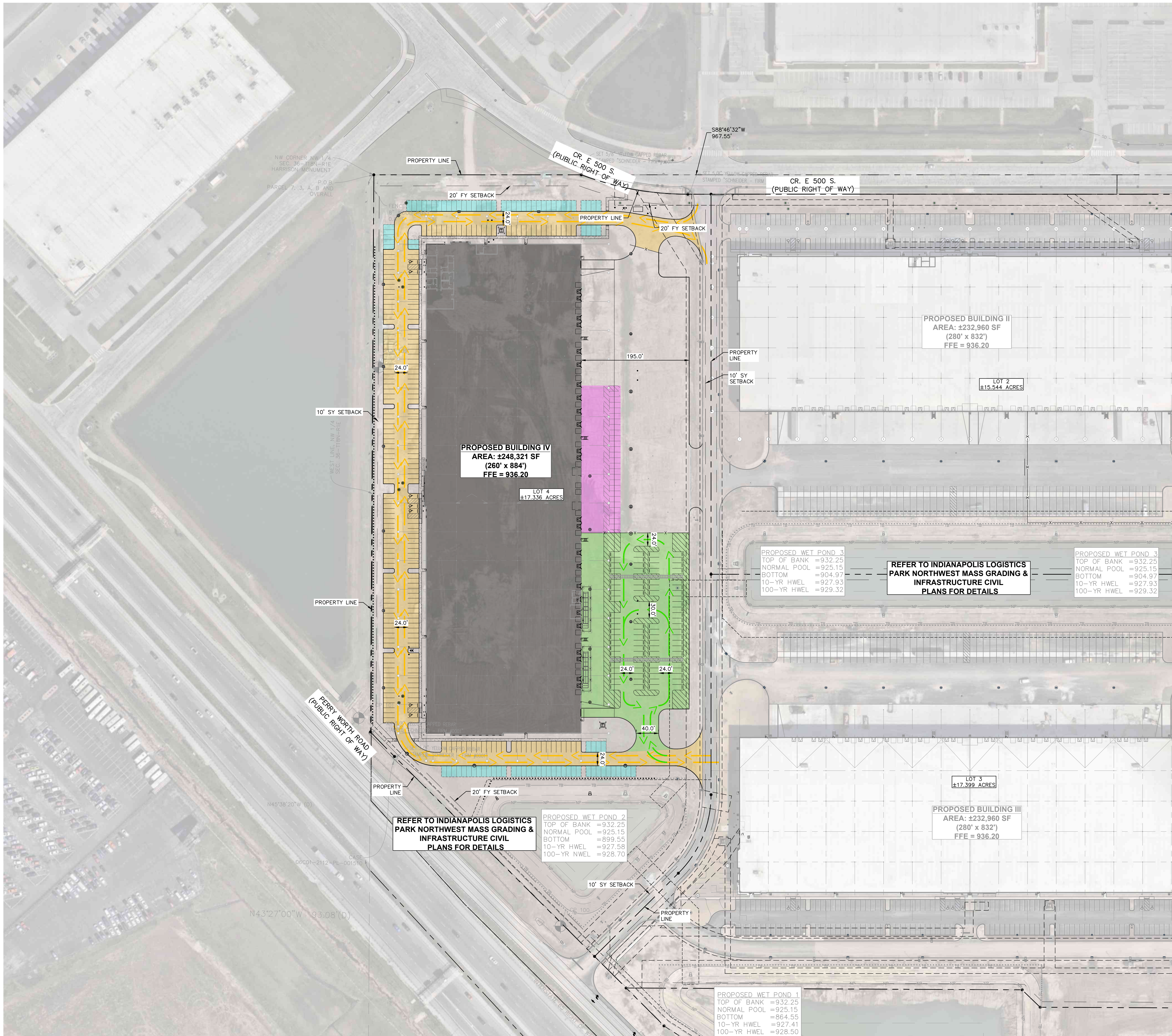
Nearby zoning districts and uses are industrial in nature. The potential tenant, a warehouse / distribution business, is compatible with the nearby uses and future industrial uses. The variance will allow additional car parking spaces with proposed locations on the Site that will not adversely affect the use and value of the area adjacent to the Site.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

The strict application of the terms of the Ordinance will prevent the occupancy of an industrial building on the Site by a tenant that is compatible with nearby industrial uses. Because of the tenant's operations and types of traffic which will enter and exit the Site, additional car parking spaces are necessary. Without the variance, a tenant with a business that is permitted by the Site's zoning classification will be prevented from occupying and operating within the new industrial building on the Site. Without the variance of the maximum parking requirements, it is unlikely that the tenant (a multinational business) will be able to locate within the Town of Whitestown.

Area Map





- DIRECTIONAL LEGEND**
- > ASSOCIATE PARKING & TRAFFIC FLOW DIRECTION
 - > FLEX LOADING & TRAFFIC FLOW DIRECTION

PARKING BREAKDOWN	EXISTING PARKING	TENANT REQUIRED PARKING	MAX. PARKING ALLOWED BY CODE	ADDITIONAL PARKING IN VARIANCE REQUEST
ASSOCIATE PARKING SPACES (INCLUDES ADA)	230	230	248	-18
FUTURE ASSOCIATE PARKING SPACES (INCLUDES ADA)	0	89	N/A	89
FLEX PARKING SPACES	0	80	N/A	80
FUTURE FLEX PARKING SPACES	0	25	N/A	25
TOTAL	230	424	248	176

ATLANTIC AE
CONSULTANTS

Kimley»Horn
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PROJECT INFO

TENANT IMPROVEMENTS
PERRY WORTH RD & E CR 500 S
WHITESTOWN, INDIANA 46075

SEALS

SHEET REVISIONS

DATE	REVISION

PA/PM:
DRAWN BY:
JOB NO:
DATE:

SHEET INFO

TEST FIT

EX. 1