


Town of Whitestown

Board of Zoning Appeals



Meeting Date: August 7, 2025

(317) 769-6557 

6210 Veterans Drive 

Whitestown, IN 46075 

BZA25-008-DSV

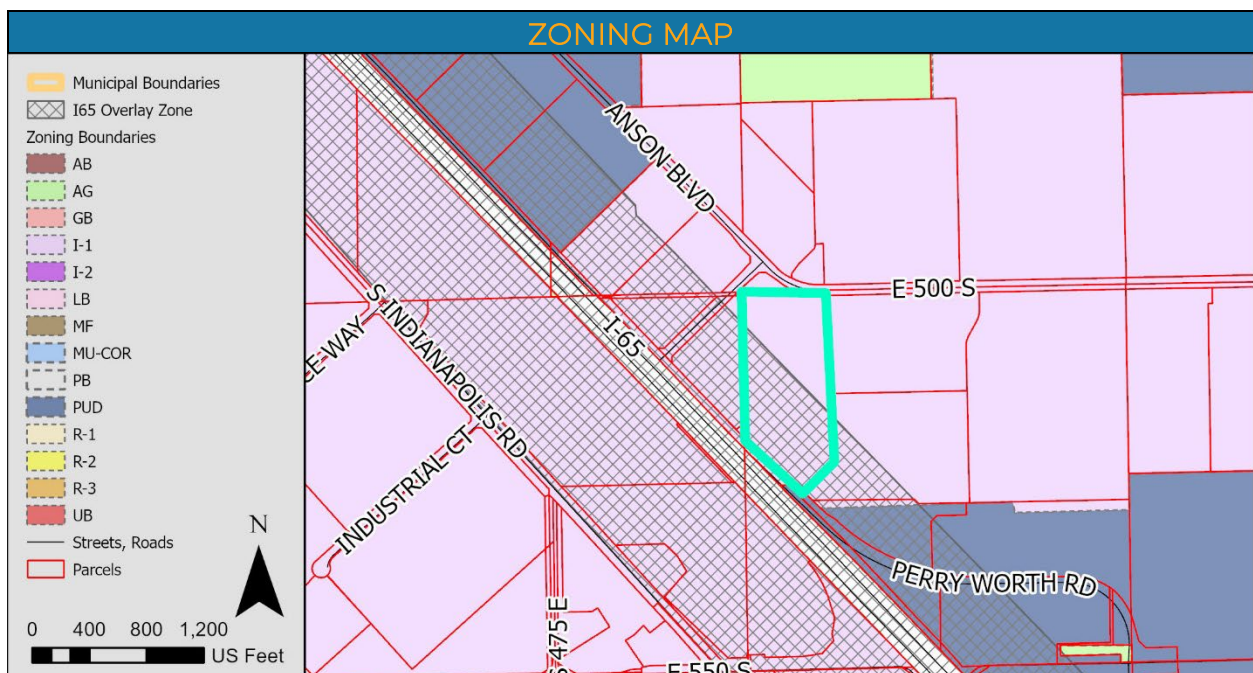
Request	A Development Standards Variance from UDO 7.10 (G) Parking Ratios for Vehicles & Bicycles to increase the number of parking spaces from 248 to 424.			
Location	5065 E 500 S			
Applicant	Indianapolis Logistics Park Northwest Building IV LLC			
Property Owner(s)	Indianapolis Logistics Park Northwest Building IV LLC			
Land Area (Size)	+/- 17.32 acres			
Applicable Ordinance	Whitestown Unified Development Ordinance Section 7.10 plus I-65 Corridor Overlay			
Property Zoning	I1	Light Industrial		
Adjacent Zoning	North	East	South	West
	I-1	I-1	I-1	I-1
Adjacent Land Use	Warehousing	Warehousing	Vacant	Warehousing
Staff Reviewer	Allan Henderson; ahenderson@whitestown.in.gov			
Staff Recommendation	Staff believe all criteria for granting a Development Standard Variance have been met.			

RELEVANT HISTORY

The petitioner received Development Plan approval (PC24-037-DP) at the October 14, 2024, Plan Commission meeting.

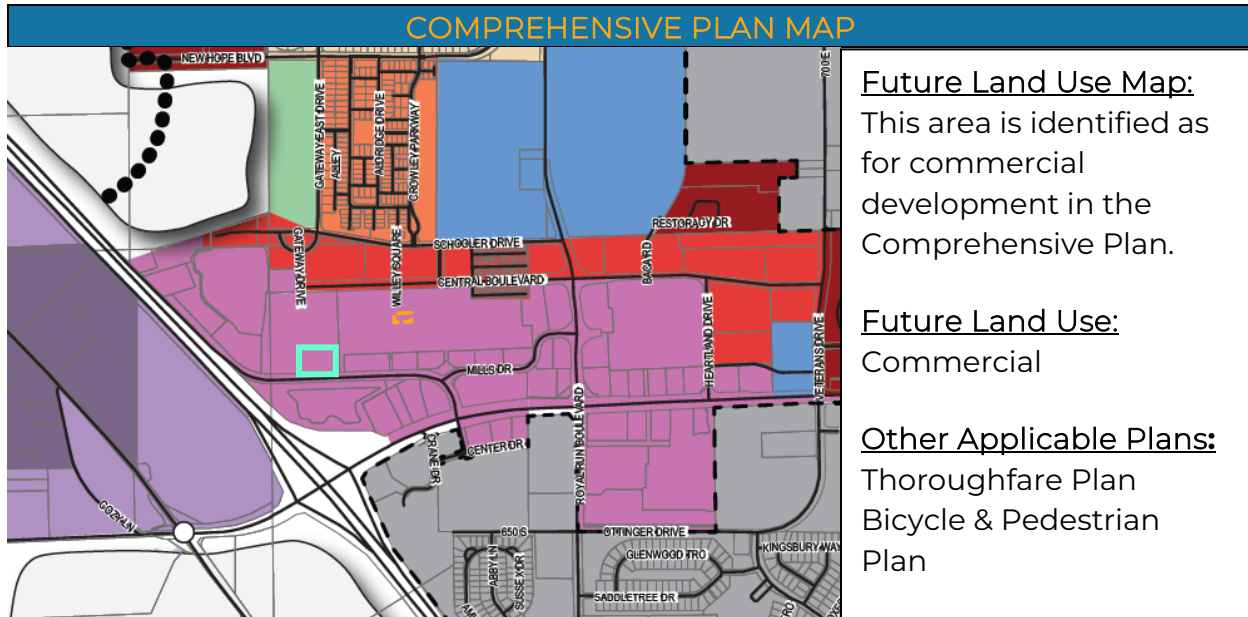


The site is located at the intersection of Perry Worth Road and Gateway Drive, The site is 17.3-acres located at approximately 5301 East 500 South sitting just north of the I-65 131 Interchange. The site is located in the Indianapolis Northwest Logistics Park.



The parcel is zoned I-1 – Light Industrial. The parcel is surrounded by I-1 -Light Industrial properties. The Light Industrial 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. Development in this district requires connection to public water and public sewers and development plan approval.



The 2022 Whitestown Comprehensive Plan identifies this parcel as future industrial development. The Development Plan is in agreement with the following components of the Whitestown Comprehensive Plan:

Land Use Guiding Policies:

2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
9. Future land use and density decisions need to be coordinated with the needs and availability of transportation, utilities, and other infrastructure facilities.

Land Use Guiding Policies

Sub-goal 1: Manage community growth and mitigate conflicting land uses.

Sub-goal 2: Establish sustainable land uses and distribution of land uses.

- c. Encourage higher visual quality and mixed-use developments.

Sub-goal 7: Coordinate future land use with transportation, utilities, and facilities.

- a. Support existing regulations that require appropriate utility and infrastructure commitments (water, sewer, streets, sidewalks, trails, etc.) to support new developments.

Implementation

Sub-goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.

- a. Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

Transportation Goals

- Sub-Goal 1: Develop, enhance and maintain an efficient roadway system in Whitestown.
- Sub-Goal 2: Develop, enhance and maintain an alternative transportation system , including the potential for pedestrian, bicycle, and equestrian networks.

Economic Development Goals

- Sub-Goal 1: Become an economic development destination that possesses sites and assets that are unique to the region and attractive to high quality/high wage businesses.
- Sub-Goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.
 - Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

PROPOSED PROJECT

The proposed project is to construct a one-story **248,321** square foot warehouse and distribution center. The site has been designed to accommodate **424 parking spaces**.

Development at a Glance:

- 17.3 acre site
- 248,321 square foot warehouse and distribution center
- 424 parking spaces (proposed)

UNIFIED DEVELOPMENT ORDINANCE

Section 7.10 Parking Ratios for Vehicles and Bicycles

- A. Off-street vehicular parking spaces and bicycle parking spaces must be provided within the minimum and maximum rates indicated on the Parking Requirements Table below.

Telecommunication Facilities – All Others	No requirement	No requirement	No requirement
Industrial Services			
All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
Manufacturing & Extraction and Energy Producing Systems			
All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement

Petition Facts

- Maximum number of parking spaces = 1/1000 gross floor area
- 248,321/1000 square foot = 248 maximum parking spaces
- The maximum of 248 parking spaces allowed to the 424 requested parking spaces represents a 71% increase in the maximum number of parking spaces permitted.

ADDITIONAL RESEARCH

Staff researched the Parking Standards from the UDOs of other communities:

Brownsburg has a Parking Requirements Table:

Warehouse	1-space per Employee
Manufacturing - Heavy	1-space per Employee
Manufacturing - Light	1-space per Employee

Avon has a Parking Requirements Table:

Manufacturing, Fabrication, & Assembly - General	0.5/1,000 GFA
Manufacturing, Fabrication, & Assembly - Heavy	0.5/1,000 GFA
Wholesale Trade or Storage – General	0.5/1,000 GFA
Wholesale Trade or Storage – Light	0.5/1,000 GFA

Franklin has a Parking Requirements Table:

Light Industry	2/1,000 square feet of GFA, plus required parking spaces for offices
Warehouse	0.5/1,000 square feet of GFA, plus required parking spaces for offices

Plainfield has a Parking Requirements Table:

Light Industry	2/1,000 square feet of GFA, plus required parking spaces for offices
Warehouse	0.5/1,000 square feet of GFA, plus required parking spaces for offices

Indianapolis has a Parking Requirements Table:

Warehousing, Wholesaling and Distribution	1 per 1,500 sf	None
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SUGGESTED FINDINGS OF FACT

Because of the context of the site and proposed use of the building and based on the requirements of approving a Development Standards Variance, staff is proposing the following findings:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding:

The approval of a variance of development standards will not be injurious to the public health, safety, morals, and general welfare of the community. All (424) parking spaces will be contained on-site and screened with landscaping.

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

Finding:

The approval of a variance of development standards will not affect the use and value of the adjacent area. The adjacent properties are all industrial uses that have large amounts of parking with landscaping.

3. *The strict application of the terms of the Ordinance will result in Practical difficulties in the use of the property.*

Finding:

The strict application of the terms of the Ordinance will result in Practical difficulties in the use of the property. Based on the use of the building operating 24-hours per day, 7 days a week with staff vehicles, truck deliveries, and contract drivers picking up deliveries, the (248) parking spaces is not sufficient for staff alone. That creates a practical difficulty in using the building for a warehouse and distribution company.

The Board could vote to “Approve” with these Findings, or “Suggest Alternative” Findings or “Deny” in which case the Planning Staff recommends tabling the adoption of Findings of Fact until the Board’s next meeting with direction to staff to prepare the Findings pursuant to the public hearing and Board discussion.

Note: See Applicant’s submission materials in the attachment.

SUGGESTED MOTION LANGUAGE

I move that Docket BZA25-008-VA a Development Standards Variance for Indianapolis Logistics Park Northwest Building IV is consistent with UDO 11.15 (F) 2 and should be:

- ☐ Approved as presented and described based on:
 1. The Findings of Fact in the Staff report and staff recommendations
 2. Submitted Findings of Fact
 3. Substantial compliance with the submitted site plan(s)
- ☐ Approved subject to the following:
 1. The Findings of Fact in the Staff report and staff recommendations
 2. Submitted Findings of Fact
 3. Substantial compliance with the submitted site plan(s)
 4. *Insert proposed conditions*
- ☐ Continued to the September 2025, BZA Meeting
- ☐ Denied as presented and described.