

# Town of Whitestown Board of Zoning Appeals



Meeting Date: September 4, 2025

(317) 769-6557 

6210 Veterans Drive 

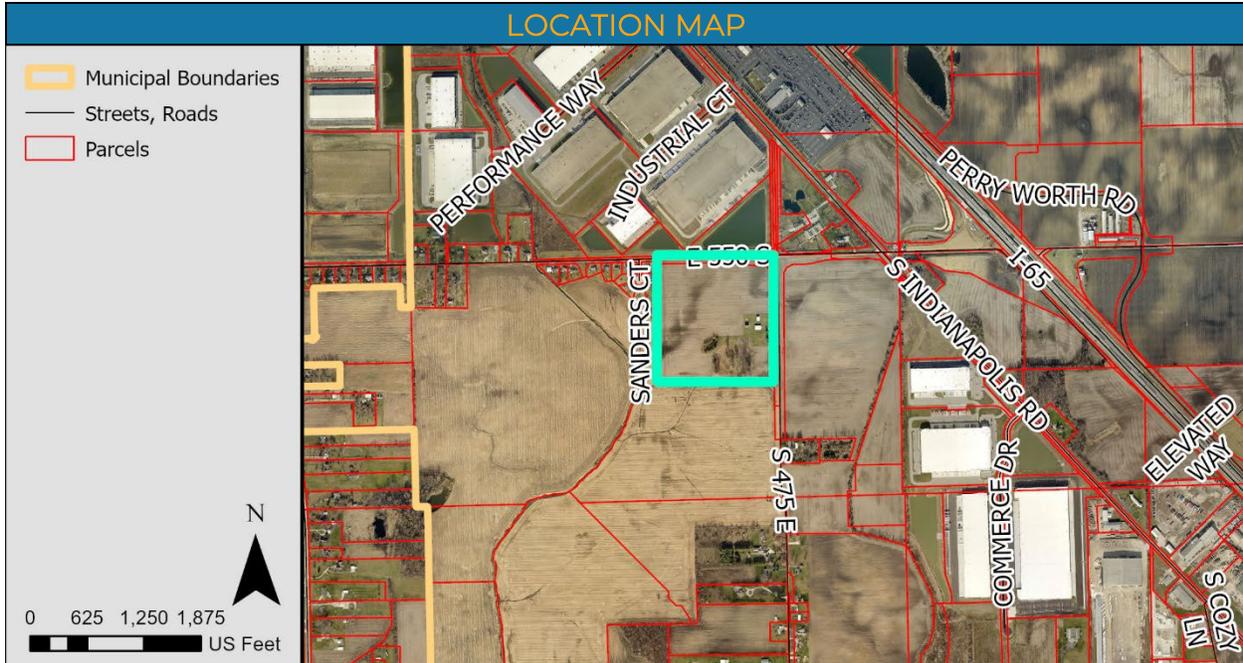
Whitestown, IN 46075 

## BZA25-009-DSV

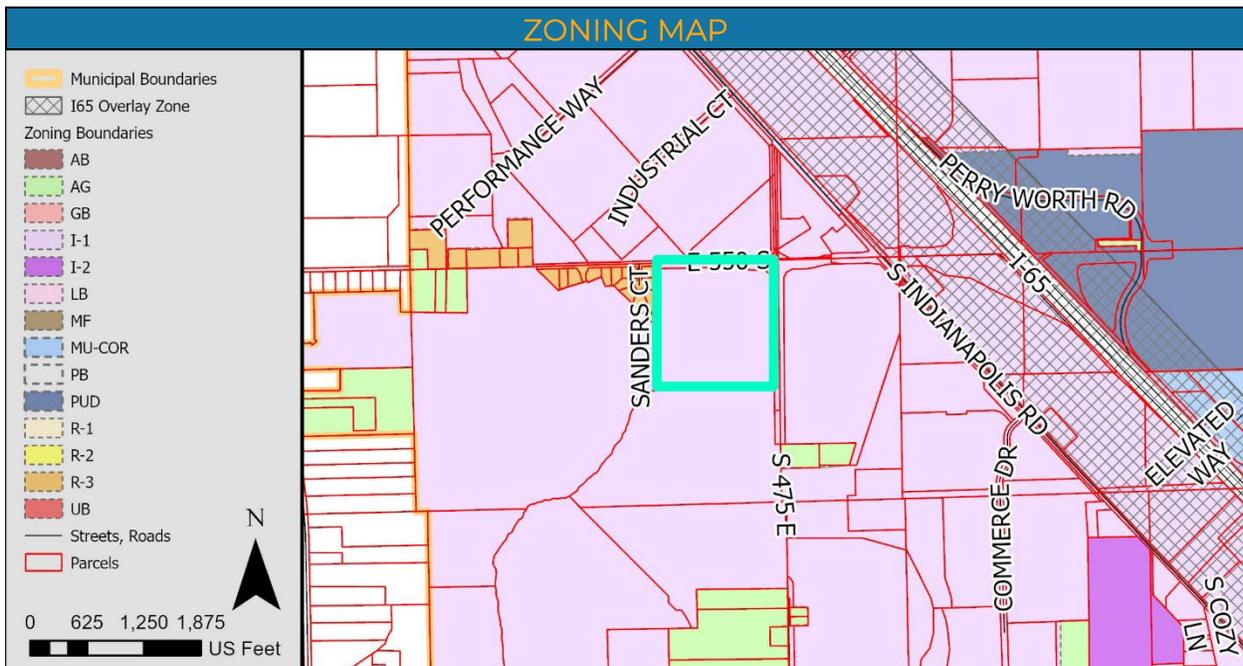
Request	A Development Standards Variance from UDO 3.8 (C) Outdoor Storage & Outdoor Display			
Location	5650 Belcher Way			
Applicant	Peterson Group			
Property Owner(s)	Lord Realty Holdings, LLC			
Land Area (Size)	+/- 38.6 acres			
Applicable Ordinance	Whitestown Unified Development Ordinance Section 3.8 (C)			
Property Zoning	I1	Light Industrial		
Adjacent Zoning	North	East	South	West
	I-1	I-1	I-1	I-1
Adjacent Land Use	Warehousing	Industrial	Vacant	Vacant
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

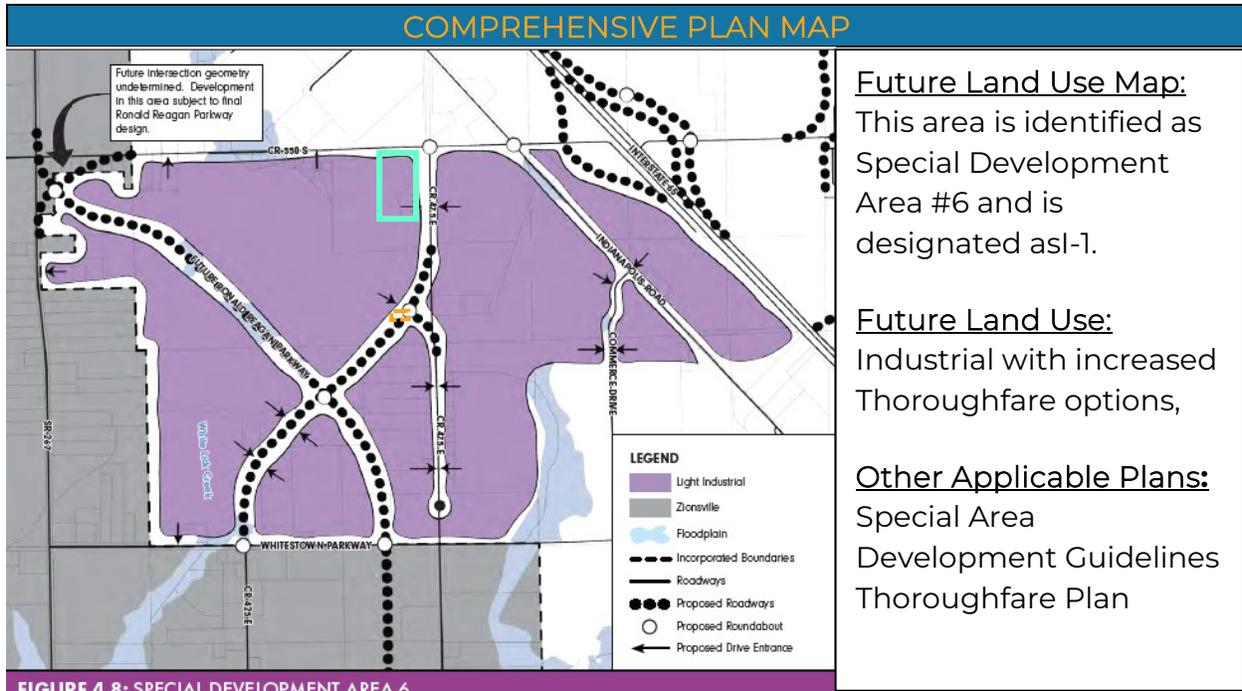
The property has been the subject of multiple Plan Commission petitions including PC21-007-ZA Park 130 Giles Property Rezone, PC22-006-CP Building 1, PC22-007 DP Giles Building 1, BZA22-003-VA#1 Giles Building, and BZA22-004-VA#2 Giles Building.



The site is located west of the new I-65 Interchange at Exit 131 & CR 550 South. at the intersection of Perry Worth Road and Gateway Drive. The site is 38.67 acres further located on the south-west corner of CR E 550 South and Blecher way. The site has excellent location to fully utilize the transportation corridors in this area – Indianapolis Road, Interstate 65, and CR East 550 South.



The parcel is zoned I-1 – Light Industrial. The parcel is surrounded by other I-1 -Light Industrial properties all with a similar use – warehousing, storage and light manufacturing. In addition to the I-1 uses there is a small R3 - Medium-density Single-family and Two-family residential district to the west of the building. 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. 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:*

8. Allow incentives for redevelopment of existing buildings, infrastructure, and infill opportunities throughout Whitestown.
9. Where needed, the community needs to promote redevelopment and support those activities with the appropriate level of new development activity.
10. Allow incentives for redevelopment of existing buildings, infrastructure, and infill opportunities throughout Whitestown.

### Land Use Goals

Sub-goal 4: Encourage density in appropriate areas and manage transitions between land uses.

Sub-goal 5: Encourage higher visible quality and mixed-use developments.

Sub-goal 6: Promote the use of quality materials and aesthetic standards.

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.

### *Transportation Guiding Policies*

#### Transportation Goals

Sub-Goal 1: Develop, enhance and maintain an efficient roadway system in Whitestown.

Sub-Goal 5: Plan for enhanced transportation corridors

### *Economic Development Guiding Policies*

#### 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.

Sub Goal 5: Develop key partnerships to help support the overall economic development strategy of Whitestown.

## PROPOSED PROJECT

Development at a Glance:

- 3-new storage silos in the front yard along Indianapolis Road
- 1-new cooling tower
- 3325 square foot expansion of building

## UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

### **Section 3.8 Outdoor Storage and Outdoor Display**

C. Outdoor storage may be permitted in industrial uses (**see Figure 3-3**), subject to the following standards:

1. Outdoor storage is not permitted in the established front yard or in a yard adjoining a residential district.

## 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. The addition of the silos and cooling tower in a general industrial area will not be out of place compared to neighboring properties.

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 varying degrees of outdoor storage.

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 layout of the building, the internal machinery, and the practicality of deliveries, storage of raw material in the front yard in enclosed silos makes for the most practical use of the site.

In addition, the second part of Section 3.8 does not permit outdoor storage in a yard adjoining a residential district. This effectively eliminates placing the storage silos on the north side (side yard) or west side (rear yard) of the building, leaving the east side (front yard) the only place to locate the silos. *Note: refer back to the Zoning Map and review the Applicant's submission materials in the attachment.*

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.

### SUGGESTED MOTION LANGUAGE

I move that Docket BZA25-009-DSV a Development Standards Variance for Park 130 at Corridor 65 Phase II UDO 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. Substantial compliance with the submitted site plan(s)
  
- Approved subject to the following with Conditions:
  1. The Findings of Fact in the Staff report and staff recommendations
  2. Substantial compliance with the submitted site plan(s)
  3. *Insert proposed conditions*
  
- Continued to the October 2025, BZA Meeting
  
- Denied as presented and described.