

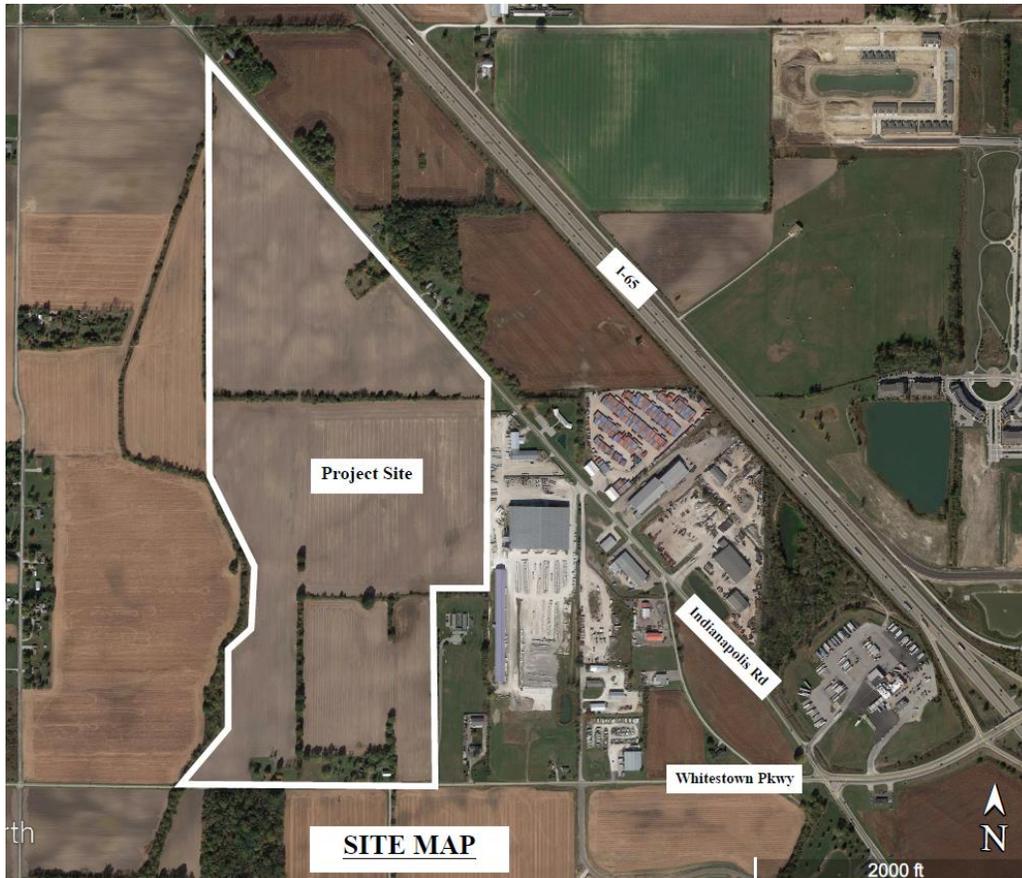


# Staff Report PC16-039-PP

## GreenParke- Primary Plat

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**Docket PC16-039-PP – Primary Plat/Replat – GreenParke.** The petitioner is requesting approval of a Primary Plat to be known as GreenParke. The property is currently zoned I-1 with GB zoning along Whitestown Parkway. This property is located on the west side of Indianapolis Road and north of Whitestown Parkway and is approximately 169 acres. The petitioner is Verus Partners, LLC and the property owner is I-65 Corridor 1, LLC.

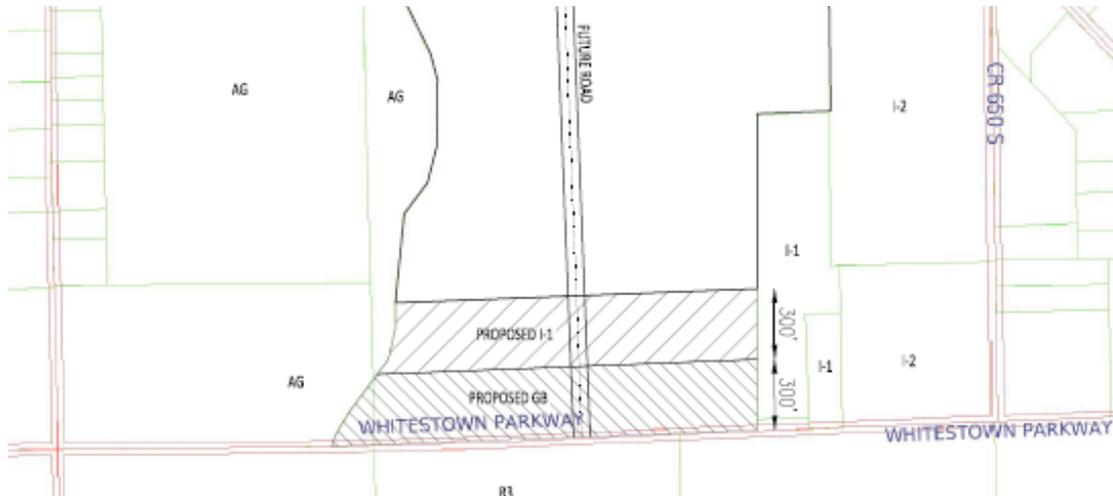


### History

- The property owner, I65 Gateway 1, LLC owns 169.2 acres. This area was rezoned from AG to I-1 through the Boone County Area Plan Commission Ordinance # 2007-10 in October of 2007. Zoning commitments include specific areas subject to these commitments- These commitments are listed out in “Exhibit A” of the document and listed below:
  - 1) Except for those area subject to Commitment 3, there shall be a minimum landscaped buffer of at least 60 feet, measured off of, and provided along the entire west property line of the subject property. The buffer yard shall feature an undulating berm of 6-8 feet in height and shall be landscaped in accordance with buffer yard standard No. H-4 as established by the Boone County Zoning Ordinance. All

landscaping shall be maintained in a thriving condition, reasonably weed-free and with lawn areas regularly moved.

- 2) The segment of the Etter Legal Drain which currently runs in a general north/south direction along and near the west boundary line of the subject property on the portion known as the “Harmon” property, shall not be relocated. Further, in conjunction with development of the subject property, the Owner shall use its reasonable best efforts to preserve the existing tree lines on both sides of the Etter Legal Drain within 60 feet of the top of the banks of the Legal Drain; however, the Owner shall be permitted to remove dead or diseased trees, invasive species, and those trees necessary to facilitate storm water drainage and utilities.
  - 3) Should owner fail to purchase what is commonly known as the “Walls” property, located adjacent to the northeast portion of the subject property, or otherwise fail to reach a private accommodation regarding landscaping or buffering between the subject property and the Walls Property, Owner shall provide the required landscaping/buffering required for transitional yards between the I-1 zoning district and the AG zoning district, as set forth in the Boone County Zoning Ordinance, so long as the Walls property is being used for residential purposes.
- Plan Commission approved PC16-006-ZA which established the southernmost 300’ along Whitestown Parkway as GB (General Business); and the remaining 300’ north of this as I-1 (Light Industry) which mimics the remaining land north of this as I-1. See image below:



- The Petitioner is also seeking concept plan approval along with this approval, PC16-038-CP. The Concept Plan approval will include the access road alignment and preliminary utility locations.

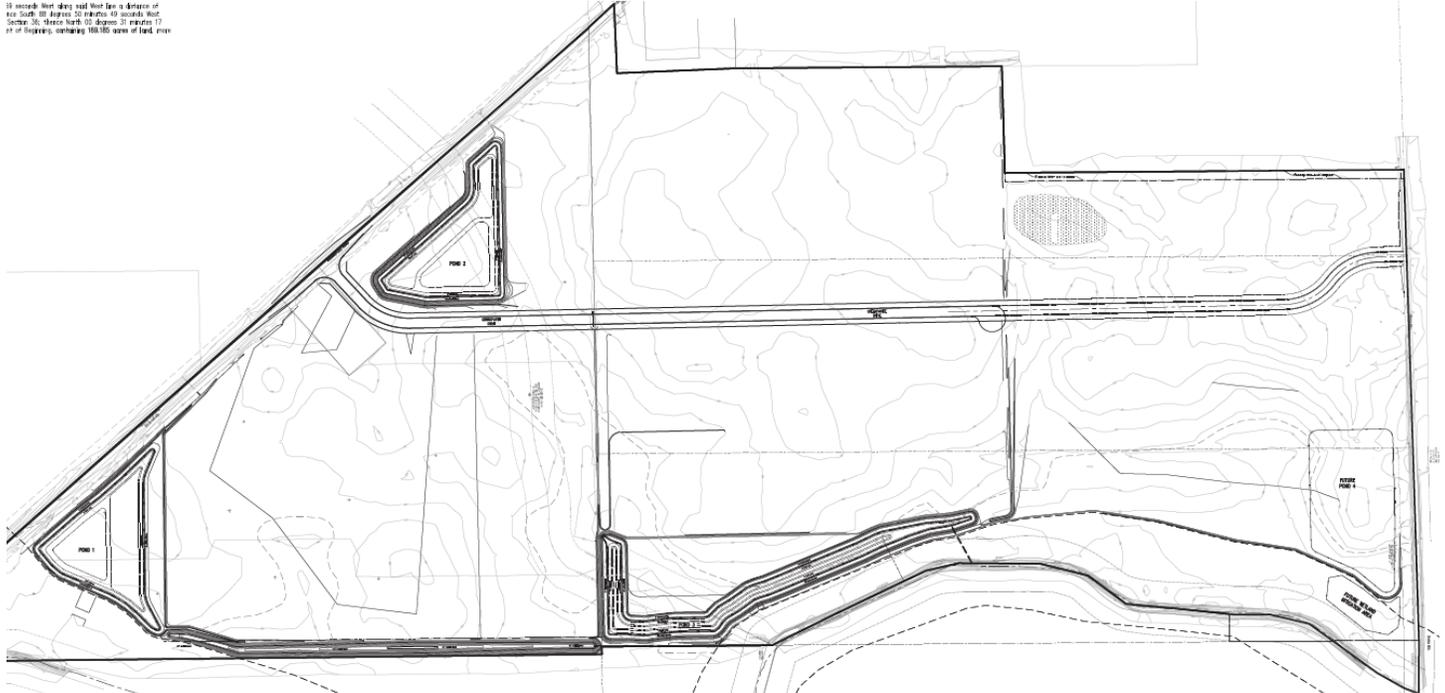
## Proposed Development

The proposed site is about 169 acres and is located north and west of the intersection of Whitestown Parkway and Indianapolis Road. The project is being developed in two phases. The intension is to develop an industrial park to serve various warehouse facilities.

Access to the property will be from Indianapolis Road through an access drive (Greenparke Drive) to Whitestown Parkway.

Phase 1 is considered to be the area from the end of the temporary cul-de-sac on Greenparke Drive to the north. Phase 2 will be the area south of the temporary cul-de-sac including the GB zoned parcels.

The proposed Primary Plat for Phase 1 of this project is shown to the right:



## **Compliance**

The proposed Primary Plat is in compliance with the standards of the Whitestown Zoning Ordinance and Subdivision Control Ordinance.

## **Technical Advisory Committee Comments**

A few TAC items are outstanding that do not affect the

## **Staff Comments**

This primary plat submittal is specific to the proposed new infrastructure, roadway and cul-de-sac of Phase 1. Any proposed building will still need to obtain Development Plan approval.

## **Staff Recommendation**

Staff recommends that the WPC approve the Primary Plat for GreenParke.