



## Advisory Plan Commission Staff Report

**Department Contact:** Jessie Boshell, Planning and Zoning,  
 549 E Main St. Whiteland, IN 46184 T: 317-530-0206

E: [communitydevelopment@whitelandin.us](mailto:communitydevelopment@whitelandin.us)

<b>Docket Number:</b> 2021-P-09	<b>Petitioner/Property Owner:</b> American Structurepoint on behalf of Whiteland 95 RE, LLC
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**Public Hearing Date:** July 6<sup>th</sup>, 2021

**Property Address/Parcel:** 3009 E 500  
 N/#41-05-25-022-001.000-058

**Specific Request:** Consideration of a primary plat for two lots consisting of a total of 80.258 acres. Subject site is zoned I-1 and is located on the southside of Whiteland Road, just east of Warrior Trail, directly west of I-65.

<b>Size of Property:</b> 80.258 acres	<b>Existing Zoning:</b> I-1	<b>Existing Land Use:</b> Vacant
<p><b>Project Summary:</b> American Structurepoint on behalf of Whiteland 95 RE, LLC requests approval for a primary plat for 2 lots to consist of a total of 80.258 acres. Subject site is located east of Warrior Trail, south of Whiteland Road, and just west of I-65. Intended use of the site is commercial on the northern parcel, and industrial/warehousing on the southern parcel.</p>	<p><b>Location Map:</b></p>	

### STAFF RECOMMENDATION:

<input checked="" type="checkbox"/> <b>Approve</b>	<input type="checkbox"/> <b>Approve with Conditions</b>	<input type="checkbox"/> <b>Deny</b>	<input type="checkbox"/> <b>Continue</b>
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**Submitted Plans**       **Legal Notice**

- Public Comments**       **Agency Comment**  
 **Other**                       **Legal Description**

**Attachments:**

**PETITION HISTORY:**

Subject site is located at 3009 N Whiteland Road on the southside of Whiteland Road, east of Warrior Trail, just west of I-65. Property was previously rezoned to I-1 to continue the expansion of the industrial warehousing and logistics facilities with close proximity to I-65. Property consists of 80+/- acres.

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**PETITION OVERVIEW:**

Consideration of a Primary Plat to create two lots located at 3009 E 500 N/Whiteland Road consisting of 80.252 acres. Subject property is zoned I-1. The two parcels are intended to be used for commercial and industrial uses. Subject site will be connecting to all major utilities once development occurs and the proposed lots meet applicable development standards.

The proposed Primary Plat was reviewed through technical review in June 2021.

Petitioner will be granting the ROW along Warrior Trail to the Town of Whiteland, extending from Whiteland Road to the southern property line.

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**WAIVERS TO CONSIDER:** No waivers are being requested.

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**PUBLIC COMMENT:** No public comment has been received.

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**STAFF COMMENT:**

Proposed plat meets the Town of Whiteland requirements. As such, staff recommends approval of 2021-P-09.

**ATTACHMENTS:**

- 1) Location Map**
- 2.) Primary Plat**



