



STAFF REPORT

Town of Whiteland Advisory Plan Commission
April 5, 2022

PETITIONER:

MLP Land II, LLC

REQUEST:

Case 2022-P-03 - Mohr Logistics Park Phase II Primary Plat

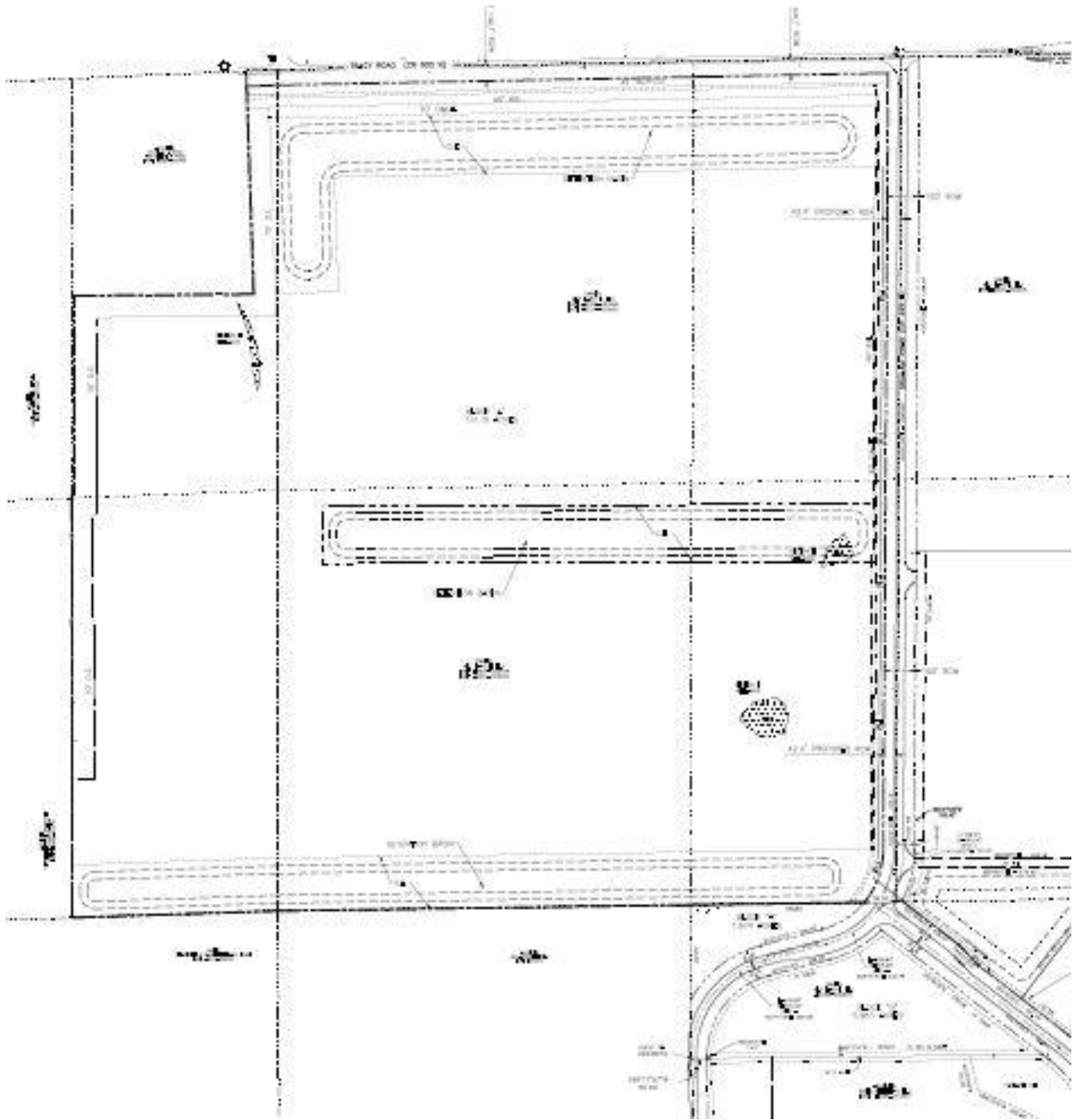
PROPOSAL:

This petitioner is requesting Primary Plat Approval for 153.59 acres which will include 6 preliminary lots

SITE: The subject property is located at the northwest corner of Whiteland and Graham Road, extending North to Tracy Road



Mohr Logistics Park Primary Plat



HISTORY:

The area mentioned in the petition was annexed into the Town of Whiteland on June 29, 2006. The annexation ordinance specified that the subject property be zoned as agricultural under the Whiteland Zoning Ordinance.

On September 12, 2019, the Town of Whiteland Redevelopment Commission added this area to the Whiteland Advancement Allocation Area. When these parcels were added to the Advancement Allocation Area, they were added to the Office-Industrial sub-area which is planned for modern industrial and commercial development, which fits the intended use proposed by the developer.

On April 6, 2021, the Town of Whiteland Plan Commission forwarded a favorable recommendation on to the Whiteland Town Council for a rezoning of this property from AG (Agriculture) to I-1 (Industrial Zoning). The Whiteland Town Council approved this parcel for rezoning on April 13, 2021.

PETITION OVERVIEW:

The petitioner is requesting approval of the primary plat that indicates appropriate right of ways and easements, along with preliminary locations of detention areas that have been oversized to help with the substantial amount of water that flows along this property and downstream into the Town of Whiteland. The drainage plan projects the stormwater to be redirected through infrastructure that will be and has been previously constructed by Mohr Development on their adjacent properties.

COMMENTS AND FINDINGS:

A Technical Review Committee meeting was held on March 15, 2022. Comments from Town Staff and outside engineer review were very minimal with most comments applying to development plans and not necessarily the plat.

PUBLIC HEARING:

The petition for primary plat approval does require a public hearing. The petitioner has provided public notice in accordance with Municipal Code and Indiana State Code, including mailings to adjoining property owners, advertisement in the Johnson County Daily Journal, and a "Public Notice" sign placed at the property site.

REVIEW STANDARDS:

When considering a petition for Primary Plat Review, the Plan Commission shall consider:

- *Subdivision Control Ordinance:* Does the petition meet the minimum requirements as specified in the Subdivision Control Ordinance.
- *Zoning Ordinance:* Does the petition meet the minimum requirements as specified in the Zoning Ordinance for each applicable zoning district.
- *Other Regulations:* Any other applicable regulations for land development approved and adopted by the Town.

Plat review by the Plan Commission is non-discretionary in nature.

PLAN COMMISSION ACTION:

The Town of Whiteland Advisory Plan Commission, when considering a primary plat, will grant approval, with or without conditions, or deny the primary plat.

NEXT STEPS:

If the Plan Commission approves the primary plat, the petitioner will proceed with submittal of construction plans, bonding and secondary platting.

STAFF'S RECOMMENDED MOTION:

Staff recommends that the Advisory Plan Commission APPROVE the preliminary plat application for the approximate 154 acre Mohr Industrial Park.