

2018

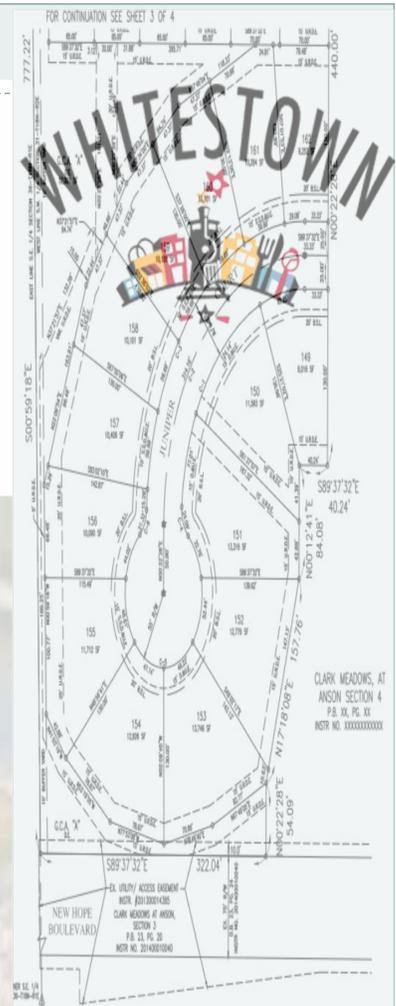
Planning Department & Community Development Year End Report

DUTIES OF THE PLANNING DIRECTOR

The Planning Department provides professional municipal planning services pertaining to land use and comprehensive planning for the Town of Whitestown. The planning staff serves as liaison to the Plan Commission and Board of Zoning Appeals. Additionally, the Planning Department advocates and coordinates the implementation of the Town's established planning goals and objectives as expressed through various plans, policies, and ordinances. It is responsible for the preparation of publishing notices, preparing agendas and minutes for the various boards and commissions. The staff works closely with the public to answer questions regarding zoning, development, setbacks, addressing, etc. The planning staff continues to work with the Town and coordinates with other municipal staff and governmental agencies regarding planning, zoning, and technical issues both long- and short-range planning.

The Town of Whitestown and the Planning Department promotes a safe, dynamic, and vibrant community while enhancing the living, working, and recreation choices for community residents, businesses, and visitors. We are pleased to provide this report to you about the activities of the Planning Department during 2018. You will find information about the variety of accomplishments, projects and ongoing efforts of staff in the areas of community planning and zoning.

167 YEARS OF PLANNING & DEVELOPMENT

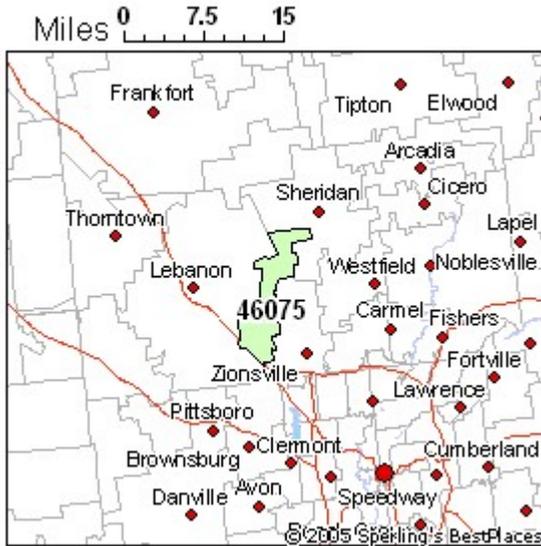


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Towns rely on commercial and residential growth for their health and continued existence. Marrying these efforts to a community's character is key to successful growth.

Meet Your Boards & Commissions



*Craig Arthur – President
Sarah Ford – Vice President
Dennis Anderson
Jason Lawson
Andrew McGee
Bryan Sheward
Josh Westrich*

Whitestown has the capability of providing something for everybody, only because, and only when, they are created by a joint effort of concerned individuals.

BOARD OF ZONING APPEALS

**Public
MEETING**

Meetings of the **Plan-ning Commission** are held in the Public Hall of the Municipal Complex at 6:30 p.m. on the second Monday of each month. The **Board of Zoning Appeals (BZA)** are on the first Thursday of the month, also at 6:30p. Both meetings are open to the public. Meeting agendas are posted on the Town's website prior to every meeting. Citizen participation is welcomed at the meetings and opportunities are provided for citizens to address the Commission and Board.



*Matt Doublestein – Chair
Sarah Ford
Andrew McGee
Bryan McKee
Bryan Sheward*

THE PLANNING & COMMUNITY DEVELOPMENT STAFF

Director Brittany Garriott

Brittany Garriott graduated Lebanon High School in 2012, and began working for Whitestown in 2015 as the Executive Assistant to the Building and Planning Department. In 2017, Brittany took on the position as Director of Planning and Community Development while continuing her education through Arizona State University for Urban and Regional Planning. Brittany is responsible for overseeing the growth and development for the Town as well as zoning and ordinances, TAC committee, Board of Zoning Appeals, and Whitestown Plan Commission.



BZA'S ROLE

The Town of Whitestown's Board of Zoning Appeals (BZA) is a board comprised of five members appointed by the Council [Ord. 2010-11.2].

The Board is empowered through Chapter 36.7 of the Indiana Code and Chapter 2.35 of the Municipal Code to grant special exceptions as provided in the Zoning Ordinance and to hear appeals to decisions made in the enforcement of the Zoning regulations.

The Board has the authority to allow variances to the Zoning Ordinance for individual properties where provisions of the Chapter impose a unique and unnecessary hardship on the property owner and where the granting of a variance is not contrary to the intent of the Zoning Chapters or to the public interest.

The Board has no authority to allow a variance whose effect is not in harmony with the intended spirit and purpose of the Zoning Ordinance. A variance is not a right, and it shall not be granted for hardships that are created by the property owner.

The Whitestown BZA functions as a safety valve through which landowners can seek relief from the strict application of a zoning ordinance.



Administrative Assistant Carla Mann

Carla Mann joined the Town of Whitestown's staff as part of the Utility Office in 2016 after spending 12 years with GRW Engineers. She then became part of the Planning Department in October of 2017, as the Administrative Assistant to Brittany Garriott. As the assistant, Carla takes phone calls and meeting minutes for the BZA and Plan Commission. She also assists with TAC Meetings and staff reports.

New area businesses.





In addition, the Planning Department completed twelve (12) Concept Plans, twelve (12) Development Plans, four (4) Primary Plats during 2018.

LAND DEVELOPMENT CASES

Zone Amendments

Zone Amendments rezone a property from one district to another. The Comprehensive Plan is a guiding tool when determining map amendments. During 2018, the department pushed through eight (8) Zone Amendments.

Variations

Variations are deviations from specific bulk regulations of the Zoning Ordinance such as the square footage of a sign, setback

of a building or paved area, height of a structure, etc. A hardship must be proven to allow a variance.

Whitestown variances require a public hearing before the Board of Zoning Appeals (BZA). They are not decided by the Town Council. Notifications for variances are done by publishing a public hearing notice in the local paper. During the fiscal year, staff processed two (2) variances.

Special Uses

Special Use are land uses that are generally acceptable in a zoning district but at times may need conditions put in place to make them appropriate. The Zoning Ordinance decides what uses are permitted, what are allowed by special use, and what ones are prohibited.

Whitestown special uses require a public hearing before the Board of Zoning Appeals (BZA); no town Council approval is needed. Notifications for special uses are done by publishing the public hearings in the local paper. During the fiscal year, staff processed three (3) exceptions.

Text Amendments

Text Amendments are changes to the Zoning Ordinance, Subdivision Ordinance and/or the Comprehensive Plan. Text Amendments can be requested by staff or the public. The Town of Whitestown requires a public hearing before the Board of Zoning Appeals (BZA) with a notification posted in the local paper. During 2018, the Planning Department processed two (2) text amendment requests.

Site Plan Review

Although none were heard during the past year, the Planning Department is responsible for site, landscaping, and lighting plan reviews for construction projects that are commercial or industrial within the Town of Whitestown. Once a construction project is completed, the planning staff inspects the site to ensure that the site is improved according to the submitted and approved plans.

Some of the larger projects reviewed during the year included **The Shoppes at Whitestown, Main Street/Anson Retail District**, and continued expansion within the business parks.

Legacy Core Plan

The Planning Department are members of the steering committee which is responsible for the administration of the downtown Legacy Core Plan which was drafted in 2018. The intent of the plan is to preserve the character of the historic downtown while encouraging additional development in harmony with the existing buildings. Any building façade improvements or signage in Legacy Core District require plan review prior to the issuance of a building permit.

The Legacy Core Plan was drafted in May 2018 by HWC Engineering.

Comprehensive Plan Review

There was no work by the Planning Department on updating the Comprehensive Plan during 2018. However, plans are already underway in updating the Town's Comprehensive Plan for the 2020 fiscal year.

TOWN PROFILE

Geography	
Total Land Use	13.85 sq. miles
Population	
Total Population (2017)	8,179
Projected (2020)	12,000*
Projected (2030)	20-25K*
Median Age (2017)	29.3
Employment	
Employment Rate	78.4%
Unemployment Rate	2.9%
Median Household Income	\$75,183
Housing	
Total Units	2,401
Owner Occupied	80.9%
Renter Occupied	19.1%

Whitestown In Population. (2018-05-25). Retrieved 2019-01-08, from <http://worldpopulationreview.com/us-cities/whitestown-in/>

*Projected by outside engineering firms

CONSTRUCTION + LAND DEVELOPMENT = TOWN GROWTH



We can all agree that land development is essential for a community's success. While development can sometimes be frowned upon, as it changes the face of the landscape from more rural to urban, and creates more traffic, it is crucial for the success of a town. These are the things the Town is currently dealing with as part of its continuing growth. It can generate more jobs, bring desired curb appeal, unite community members, and main-

tain or increase home values. Whether a development is residential or commercial, construction brings economic stability. Finding a balance between growth and maintaining the character is key to the planning and development.

The Planning Department requires developers to make improvements to infrastructure. This might include installing sidewalks, adding additional landscaping, and increasing the number of public parking spaces.

Seeing businesses expanding, new commercial buildings going up, and new neighborhoods being built, it is a sign that the Town is a growing community. While growth can present challenges, it translates to the successes we have been able to see and enjoy as a community.

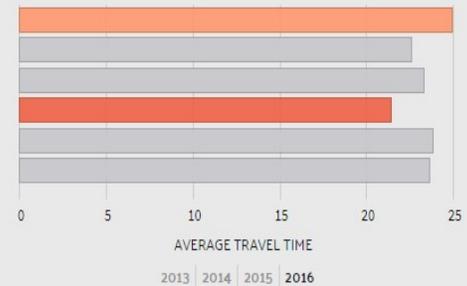
Commute Time

21.4 minutes

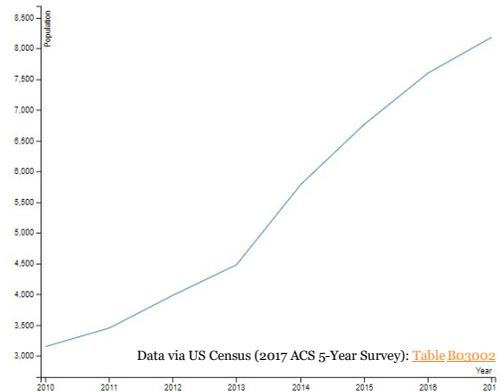
AVERAGE TRAVEL TIME

Using averages, employees in Whitestown, IN have a shorter commute time (21.4 minutes) than the normal US worker (25 minutes). Additionally, 0.63% of the workforce in Whitestown, IN have "super commutes" in excess of 90 minutes.

The chart below shows the average travel time in Whitestown, IN compared to its parent geographies.



Year	Population	Growth	Annual Growth Rate
2017	8,179	581	7.65%
2016	7,598	832	12.30%
2015	6,766	978	16.90%
2014	5,788	1,308	29.20%
2013	4,480	495	12.42%
2012	3,985	532	15.41%
2011	3,453	302	9.58%
2010	3,151		0.00%



Plan Commission (WPC) Petitions Filed & Heard

Petition #	Type	Description	Disposition
PC18-006-ZA	Zoning Amendment	Verizon Cell Tower	4-1 No Recommendation
PC18-008-PP	Primary/Replat	Park 130	5-0 Approved
PC18-012-ZA	Zoning Amendment	The Heritage	6-0 Approved
PC18-013-CP PC18-014-PP	Concept Plan Primary Plat	Prairie Chase	5-0 Approved
PC18-019-DP	Development Plan	Park 130/Bldg.1 & 2	5-0 Approved
PC18-020-CP PC18-021-DP	Concept Plan Development Plan	Anson Building 17	5-0 Approved
PC18-022-DP	Development Plan	Denny's	5-0 Approved
PC18-023-TA	Text Amendment	Anson PUD	5-0 Approved
PC18-024-TA	Text Amendment	UDO Amendment	5-0 Approved
PC18-025-PP	Primary Plat	Edmonds Creek North	6-0 Approved
PC18-028-CP	Concept Plan	PPG PS Building	5-0 Approved
PC18-029-CP	Concept Plan	Fishback Creek Bldg. 4	6-0 Approved
PC18-030-DP	Development Plan	Fishback Creek Bldg. 4	6-0 Approved
PC18-031-CP	Concept Plan	Allpoints at Anson Bldg.4	6-0 Approved
PC18-032-DP	Development Plan	AllPoints at Anson Bldg. 4	6-0 Approved
PC18-033-CP	Concept Plan	Timpte Trailer	6-0 Approved
PC18-034-DP	Development Plan	Timpte Trailer	6-0 Approved
PC18-035-CP	Concept Plan	Fairfield Inn	Petition Continued
PC17-037-ZA	Zoning Amendment	2PL LLC	5-0 Approved
PC18-035-CP	Concept Plan	Fairfield Inn	5-0 Approved
PC18-041-DP	Development Plan	Fairfield Inn	5-0 Approved
PC18-039-CP	Concept Plan	Belle Tire	5-0 Approved
PC18-040-DP	Development Plan	Belle Tire	5-0 Approved
PC18-043-CP	Concept Plan	Tire Discounters	5-0 Approved
PC18-044-DP	Development Plan	Tire Discounters	5-0 Approved
PC18-045-ZA	Zoning Amendment	Westport PUD	5-0 Approved
PC18-046-ZA	Zoning Amendment	Mauer Property	3-0 Approved

Board of Zoning Appeals (BZA) Petitions Filed & Heard

Petition #	Type	Description	Disposition
BZA18-001-VA	Variance	The Heritage	5-0 Approved
BZA-18-002-SE	Special Exception	Timpte Trailer	5-0 Approved
BZA18-003-VA	Variance	Lamar Sign	4-0 Approved
BZA18-004-SE	Special Exception	Tire Discounters	4-0 Approved
BZA18-005-SE	Special Exception	Big O Tires	4-0 Approved



A GLIMPSE AT 2019

The Planning Department has other duties. One of its ongoing projects is the updating to the GIS system. This makes researching the history of a parcel or the popularity of a land use much easier.

Staff issues two kinds of letters - zoning verification letters and addressing inquiries. Zoning verification letters are often-times requested by financial institutions representing a buyer. They state whether a property is conforming, legal non-conforming, or non-conforming. The status of a property can impact its value. Buyers will also request letters in order to confirm their intentions for the property are allowable.



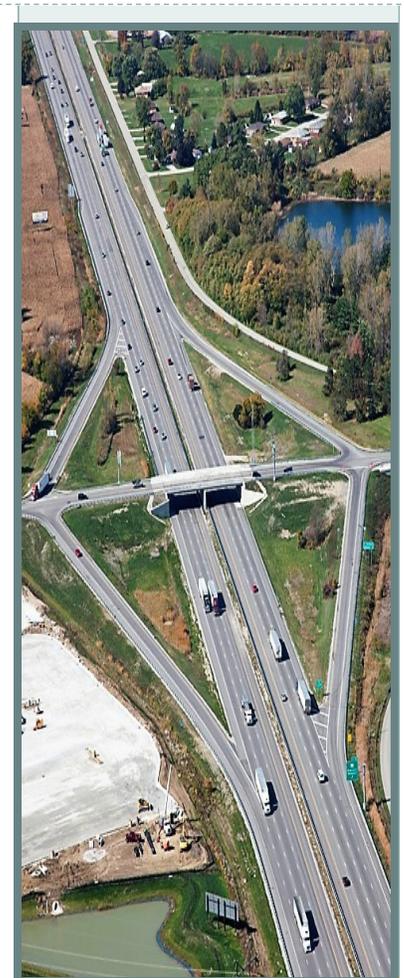
The Department is committed to providing Whitestown's elected and appointed officials, citizens, businesses and the development community with the information and the professional expertise to support decisions, enhance the understanding of the development process and continue the high quality of built projects within the Town of Whitestown.

ENVISIONING A COMMUNITY IN THE PATH OF GROWTH

Small towns and rural communities throughout the United States are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Whitestown, like many other small communities lying along the Interstate 65 Corridor, face a myriad of challenges as it seeks to preserve the best of small-town life and culture while opening up to opportunities offered by rapid urban growth.

Through smart growth strategies, the Town has been able to develop their goals for growth and development while maintaining our distinctive rural character. How that has happened

is through careful planning where development should or should not go but still encourage growth within Whitestown, where businesses can thrive in a functional area and families can live close to their daily destinations. The Planning Department follows strict policies that protect the rural landscape yet help preserve open space, provide places for recreation, and create shopping and dining districts that brings revenue into the local economy.





Goal...

To support the practice of good planning by striving to provide leadership in assisting the Town of Whitestown's representatives in making informed decisions concerning land use and the built environment. Through education, the Planning Department assists in responding to the defined needs of the Town, and provides information and recommendations to citizens and decision makers of the Town of Whitestown so jointly a long term sustainable vision can be achieved.



WHITESTOWN



Town of Whitestown

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