

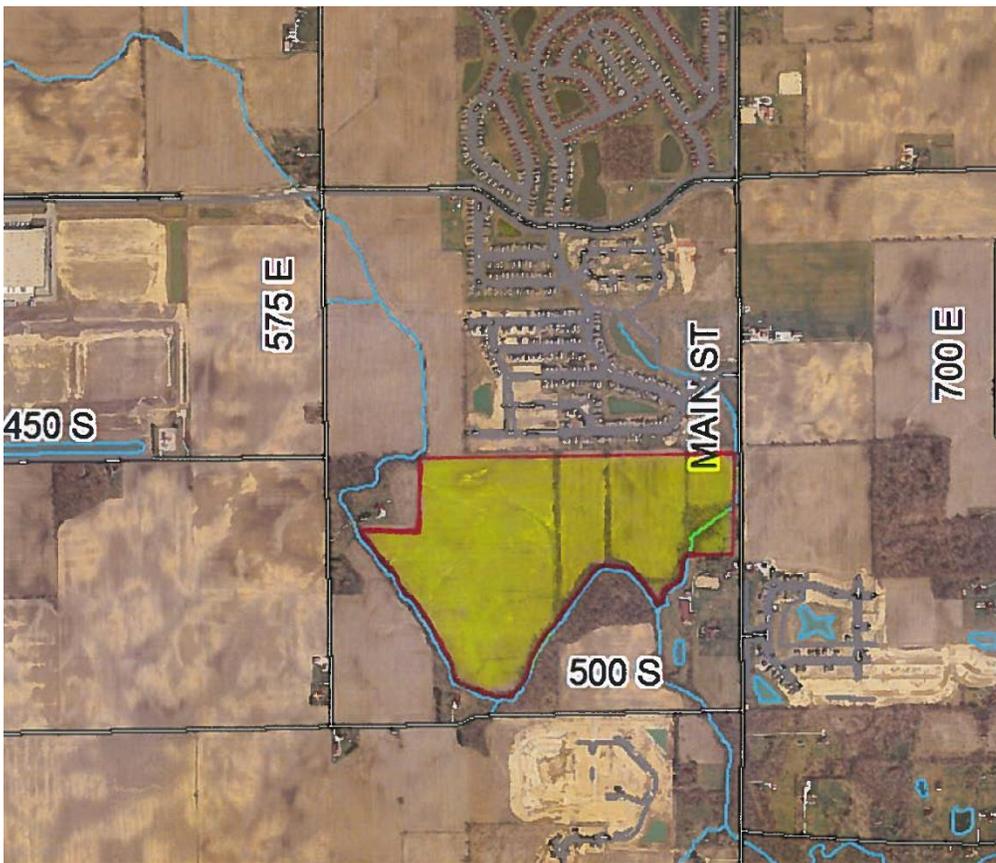


# Staff Report PC17-046-ZA

## CalAtlantic Homes - Zoning Amendment

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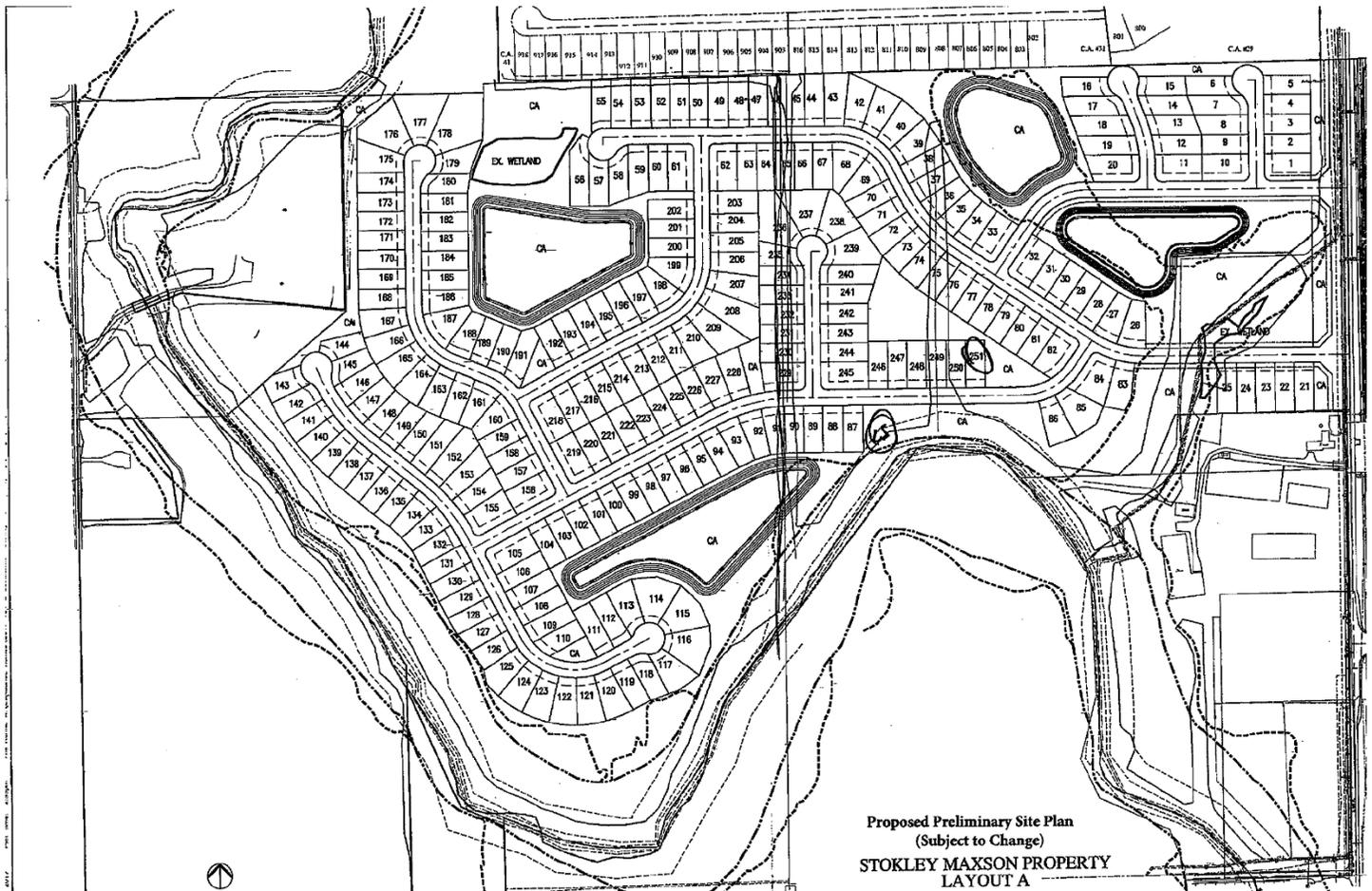
**Docket PC17-046-ZA - Zoning Amendment – CalAtlantic Homes.** The petitioner is requesting approval of a Zoning Amendment from AG- Agriculture to R3-Medium-density Single-family and Two-family Residential (1.75-3 homes/acre). The subject property contains 125 acres and is located at the northwest corner of S Main St and 500 S, south of Walker Farms and west of Harvest Park. The property is currently zoned AG- Agricultural and the Comprehensive Plan classifies the future land use as Open Space Recreational. The petitioner is CalAtlantic and the owner is Stokely Trust and Maxson Farms LLC.



### Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture to R3 Residential in order to establish development of the site as a single family residential neighborhood. The site is approximately 125 acres with proposed density of development being 2.4 units per acre. The proposed neighborhood will have no more than 300 lots and consist of detached, single-family residences and related amenities. Access to the site will consist of two drives off of Main Street.

The proposed concept plan for this site is shown below:



## Surrounding Zoning and Context

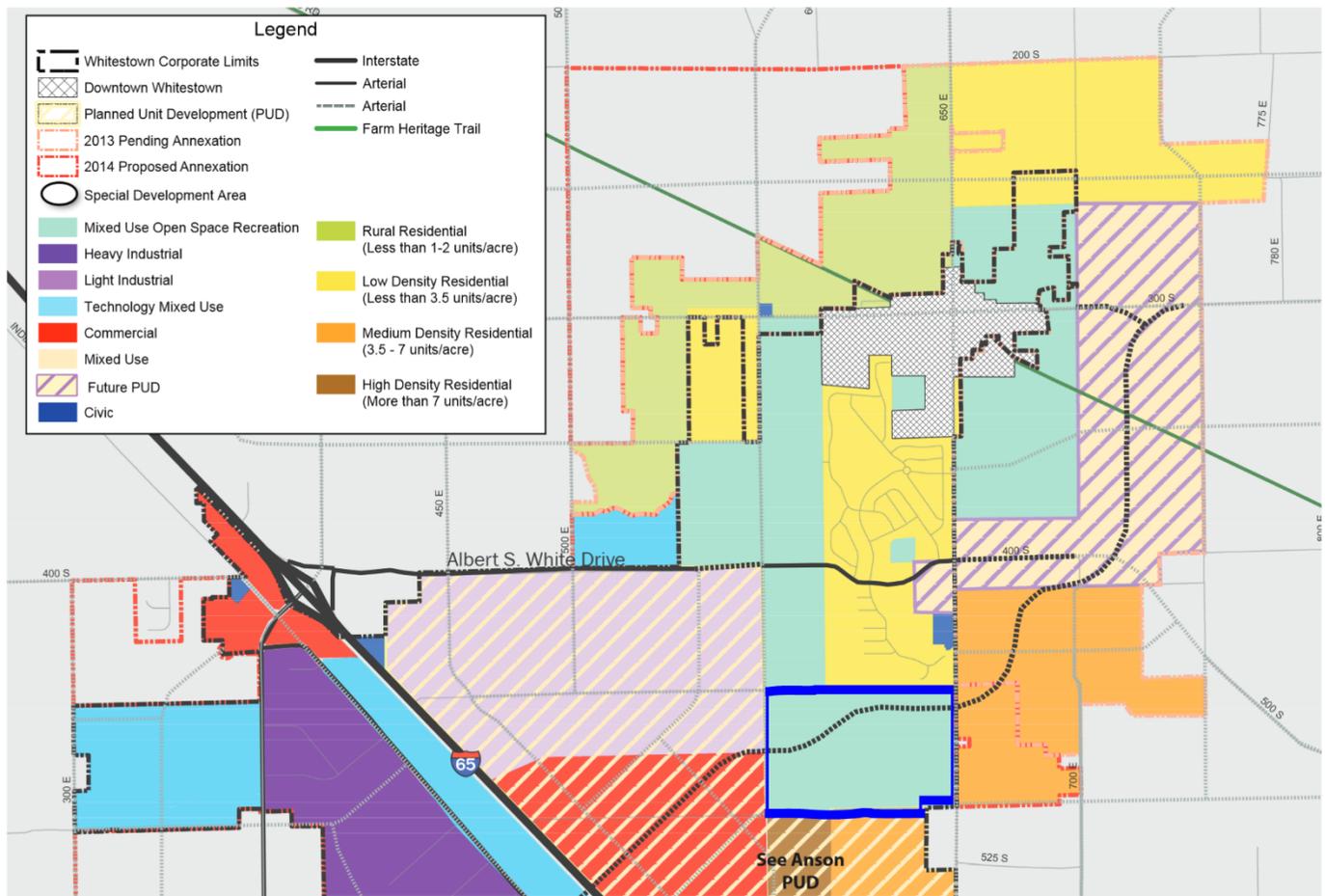
- North: R3 Residential (Walk Farms)
- East: R3 Residential (Harvest Park)
- South: AG Agriculture (Morning Dove)
- West: PUD currently used as Agriculture

# Comprehensive Plan

## Land Use Plan

The 2015 Comprehensive Plan classifies the area as Mixed Use Open Space Recreation (outlined in blue).

## Future Land Use Map (Corporate boundary & 2013 pending annexation)



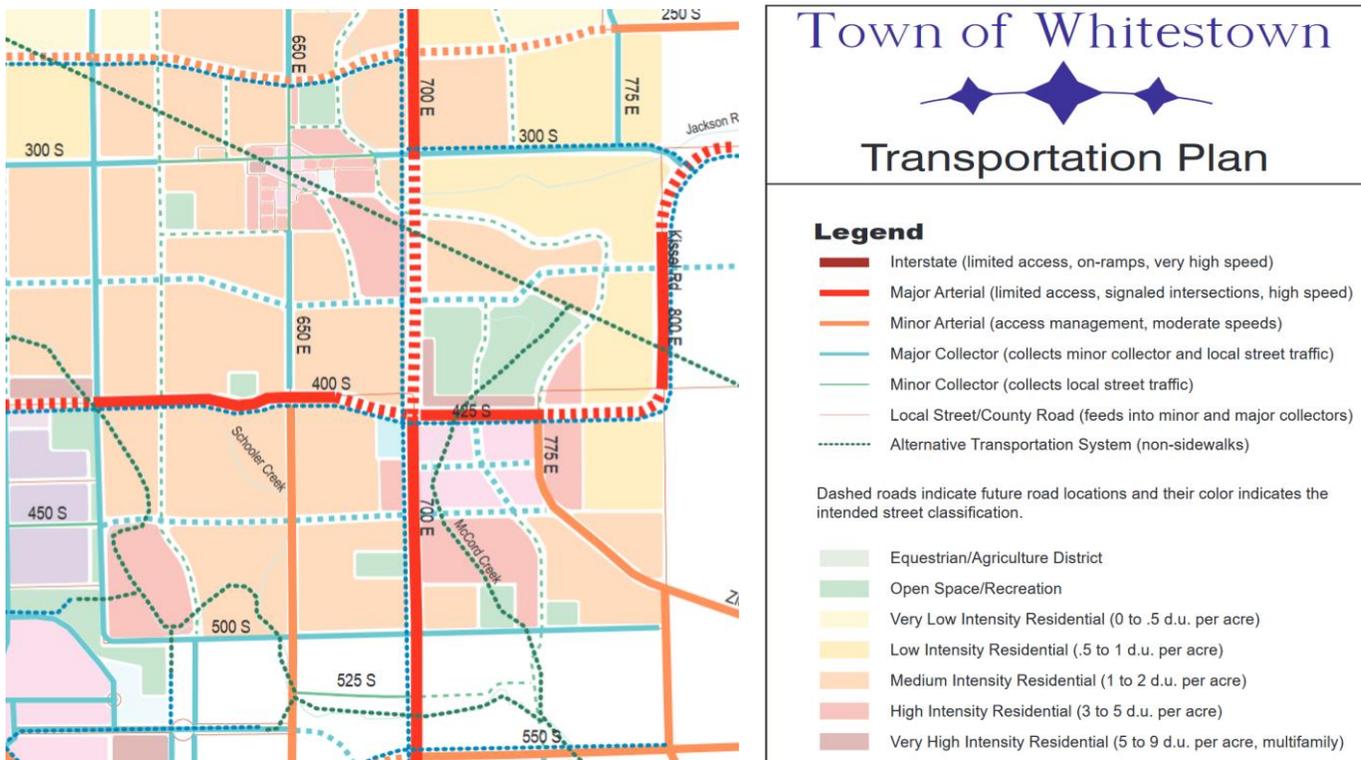
## Goals and Objectives

The relevant Implementation steps contained in the Goals and Objectives of the Comprehensive Plan that apply to this site are as follows:

- Goal: Land Use
  - 4.5: Development within the community needs to be designed to be efficient, compact, and walkable.
  - 4.6: Future development should be encouraged to provide a superior and creative product design and mix of uses.
  - 4.7: The community needs to grow and develop, but such activities need to be sensitive to how they relate to existing uses and agricultural areas.
- Goal: Transportation and Circulation
  - 5.3: Continue to implement a network of community-wide paths and trail system.
  - 5.6: Ensure accessibility and efficiency for emergency/ first responder services.
  - 5.7: Control access, entrances and curb cuts of major arterials or near intersections per the Whitestown Transportation Plan.

- Goal: Parks, Open Space, & Recreation
  - ☐ 7.2: Preserve natural areas to provide habitats for plants and animals that improve the quality of life.

## Transportation Plan



- **Road Classifications and Intersections:**

- S Main St is classified as an “Existing Major Arterial Road”. A Major Arterial is a street that restricts access, disallows on-street parking, and conveys significant vehicular traffic from one side of town to the other. These streets primarily connect with interstates and major and minor arterials. The minimum right-of-way for a Major Arterial shall be 110 feet in all circumstances.
- 500 S is classified as a “Minor Arterial Road” west of S Main St. A “Minor Arterial” is a street that limits access, significantly limits on-street parking, and conveys significant vehicular traffic from one district within town to other. These streets primarily connect with major and minor arterials and major collectors. The minimum right-of-way for a Minor Arterial shall be 95 feet.

- **Transportation Policy Statements:** The relevant implementation steps contained in the Goals and Objectives of the Transportation Plan to that apply to this site are as follows:

- Goal: Foster Convenient Circulation
  - Objective: Develop, Enhance, and Maintain an Efficient Roadway System.
    - ☐ IM 1.1: Ensure that adequate right-of-way is preserved for future road extensions, widening, and drainage.
    - ☐ IM 1.4 Require road networks within new subdivisions to link to the networks in neighboring subdivisions.
    - ☐ IM 1.5 Utilize and adhere to the transportation plan during development approval.
  - Objective: Develop, Enhance, and Maintain an Alternative Transportation System.
    - ☐ IM 2.2 Strive to provide an uninterrupted community wide network of paths and sidewalks.
    - ☐ IM 2.3 Require pedestrian networks (sidewalks and trails) within all single-family, multiple-family, commercial and industrial developments.

- ❑ IM 2.4 Require the pedestrian networks within single-family, multiple-family, commercial and industrial development to link to adjacent developments.
- Objective: Improve Transportation Safety
  - ❑ IM 3.1 Restrict all access onto major arterials, significantly restrict access onto minor arterials and limit non-essential access onto major collectors.
- Objective: Appropriately Integrate the Transportation System into the Community
  - ❑ IM 5.1 Balance the need to widen primary transportation routes with the need for more beautification and streetscape design.
  - ❑ IM 5.2 Establish major arterials as medianed, 4-lane, limited access roads with significant vegetation to soften their impacts on adjacent developments.

## Zoning Ordinance

### Existing Zoning

AG Agriculture- This district is intended to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. This area is designed to minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres and to maximize the clustering of rural residential lots on the least number of acres located on existing farmlands and significant open lands.

Development Standards for AG Agricultural	
Minimum lot area:	15,000
Minimum open space:	50%
Maximum building height:	35

Permitted uses include:

- Farm
- Farm Seasonal Worker Housing
- Hay, Grain, Feed Stores
- Plant Nursery
- Church
- Sale Barn for Livestock

### Proposed Zoning

R3 Residential- This is a medium-density single-family district, which may include two-family dwellings with Development Plan approval. Development in this district typically ranges from 1.75 homes per acre to 3.00 homes per acre. In this district, residential development at these densities requires connection to public water and sewer utilities.

Development Standards for R3 Residential	
Minimum lot area:	9,000
Minimum open space:	30%
Maximum building height:	35

Permitted uses include:

- Dwelling- Single Family
- Dwelling- Two Family
- Group Residential Facility
- Minor Residential Subdivision
- Major Residential Subdivision

- Municipal or Government Building

## Staff Comments

1. The Plan Commission should maintain and enforce the Zoning Ordinance, Subdivision Control Ordinance, and related ordinances in order to achieve the goals of the Comprehensive Plan.
2. The proposed rezone request does not keep to the guidelines or the land use map of the 2015 Comprehensive Plan adopted by the Whitestown Plan Commission as well as Town Council.
3. Staff anticipates many public as well as internal comments regarding expected commitments that should be followed if re-zone is granted. Those comments should be implied if development of this parcel is approved.

## Decision Guidelines

Per the Zoning Ordinance, *Section XII.B.C* the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- responsible development and growth.

## Staff Recommendation

Staff Recommends that the Plan Commission take into consideration all comments and concerns from neighboring residents, Whitestown Public Safety, and Whitestown Street Department prior to making a decision to approve or deny this petition.