

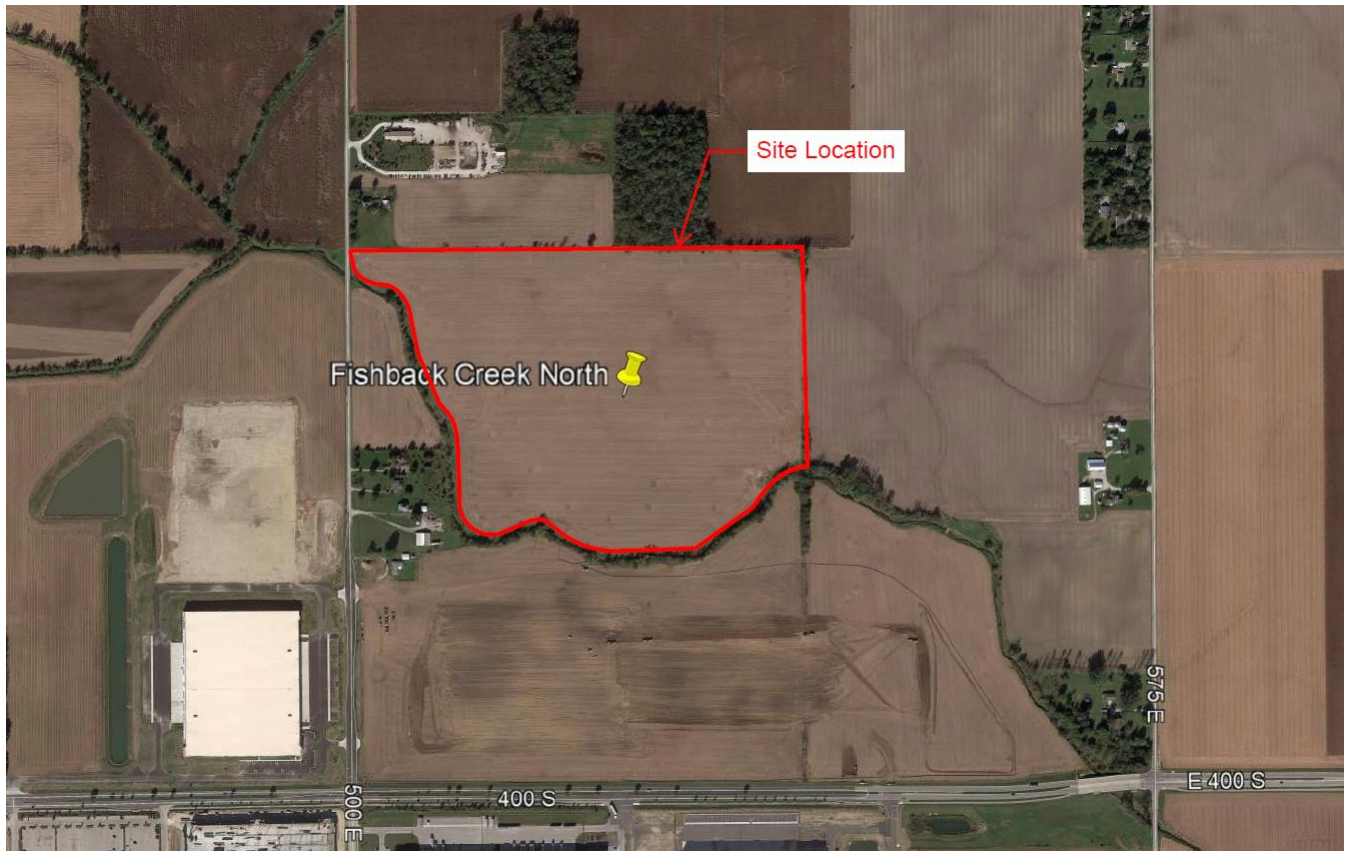


# Staff Report PC20-007-ZA

## North Fishback Creek - Zoning Amendment

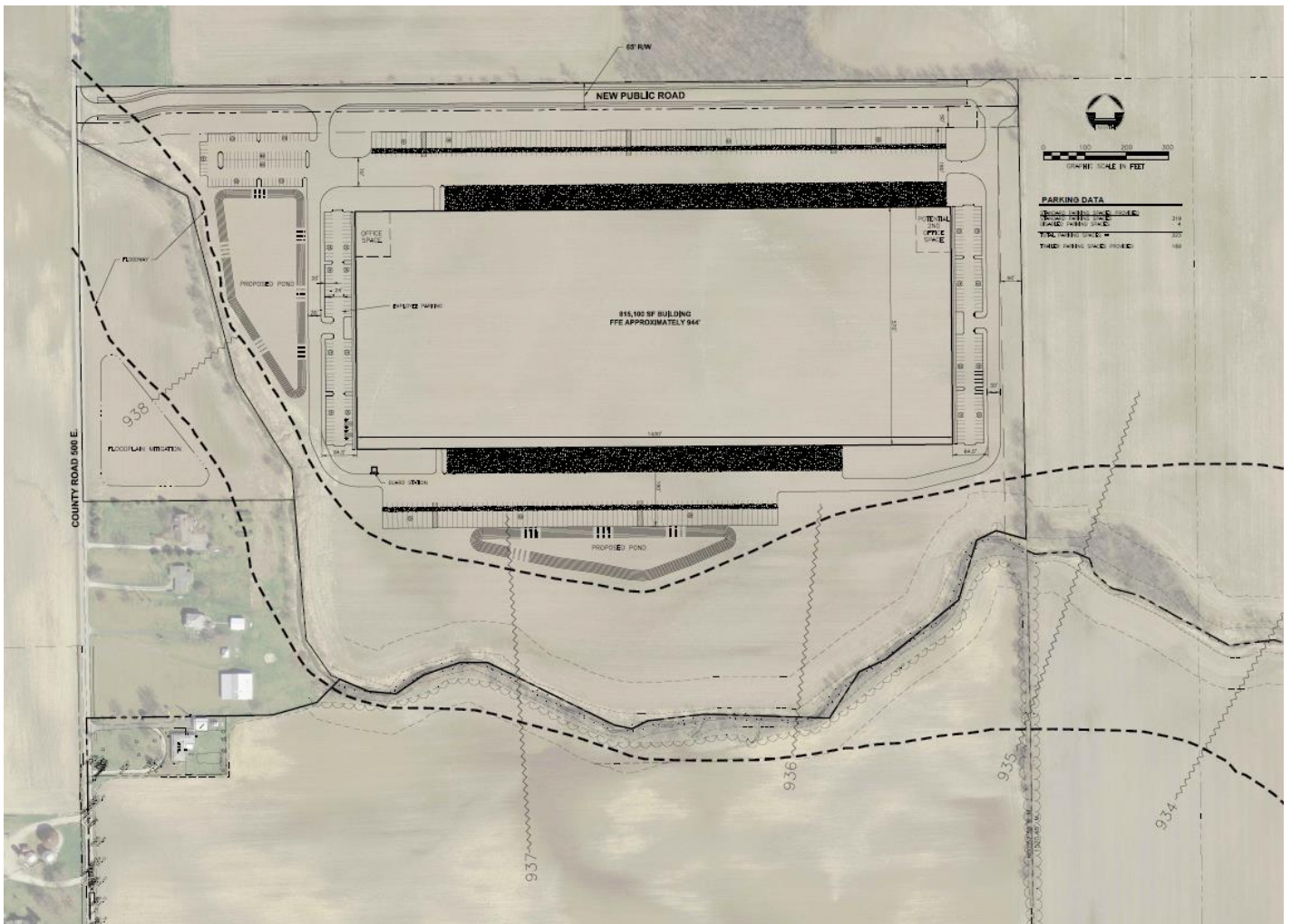
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**Docket PC20-007-ZA Zoning Amendment- North Fishback Creek-** The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to I-1 Light Industrial. The subject property contains approximately 62.07 acres and is located at the northeast corner of CR 500 E and 400 S, Whitestown, IN 46075. The petitioner is CTR Logistics, LLC and the property owner is Landview Farms.



### Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture zoning to I-1 in order to further develop the Fishback Creek Industrial Development. The property improvements will include an 815,100 square foot facility with truck docks, car parking area, and associated infrastructure improvements. The development is currently speculative in nature. Since there is no user for the facility at this point, hours of operation, number of employees and exact traffic generation is not yet known. It is anticipated that the facility will operate similarly to the other Fishback Creek Facilities in the area. Site went to Whitestown Town Council in February to receive annexation approval.



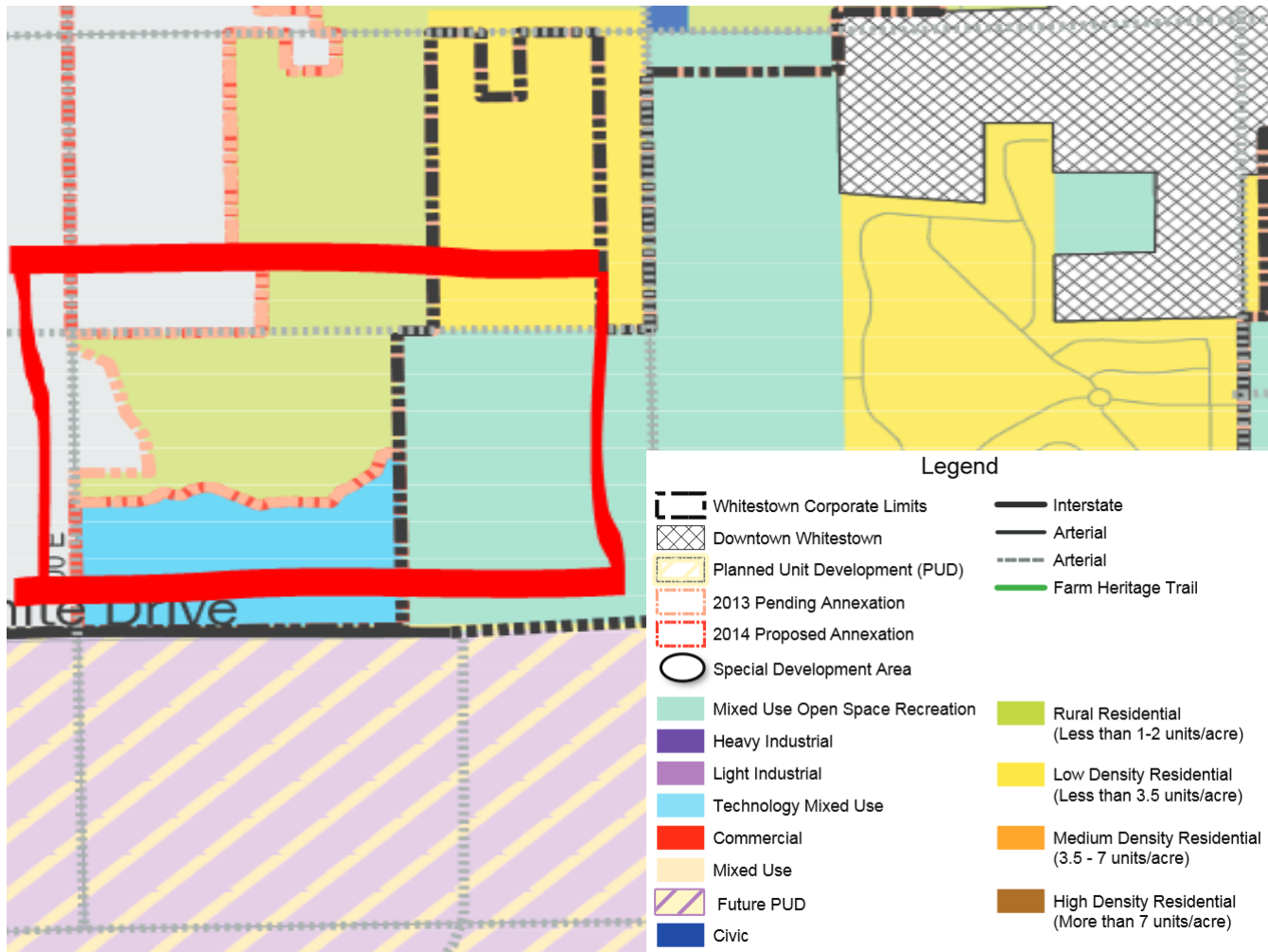
## Zoning and Context

- North: AG
- East: AG
- South: I-1
- West: Boone CO Ag

# Comprehensive Plan

## Land Use Plan

The 2015 Comprehensive Plan identifies this property as Rural Residential



## Zoning Ordinance

### Existing Zoning

**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 district is designated to (a) minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres, and (b) 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 Agriculture	
Minimum lot area:	none
Minimum open space:	50%
Maximum building height:	25

Some Permitted uses include:

(See UDO for complete list)

- Church
- Composting Facility
- Publicly Owned Park
- Farm
- Municipal or Government Building
- Hay, Grain, Feed Stores
- Plan Nurseries

### *Proposed Zoning*

I-1 Light Industry: This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehouse operations. Development in this district requires connection to public water and public sewers and Development Plan Approval.

Development Standards for I-1 Light Industry	
Minimum lot area:	N/A
Minimum open space:	15%
Maximum building height:	75

Permitted uses include: (See UDO for complete list)

- Business Associations
- Commercial Testing Laboratories
- Food Processing
- Indoor Recreational Facility
- Sales and Service
- Professional Office
- Trade or Business School
- Wholesale Business

## Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. Before being further developed, the project will require Subdivision approval and/or Development Plan approval by the Plan Commission.
3. 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.
4. The proposed I1 zoning allows a variety of uses and specific setback, landscaping and bufferyard requirements.
5. The Plan Commission should ensure that the goals of the Comprehensive Plan and the Transportation Plan are met.

## 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 Comments

- Although Comprehensive Plan outlines this area as Rural Residential this rezone would allow for the completed section of Industrial. The town does not envision industry moving any further north than this development
- Development Plan approval for project will still be required
- I-1 zoning coincides with zoning of neighboring properties