



Staff Report PC20-029-ZA

Fishback Creek Fleet Shop - Zoning Amendment

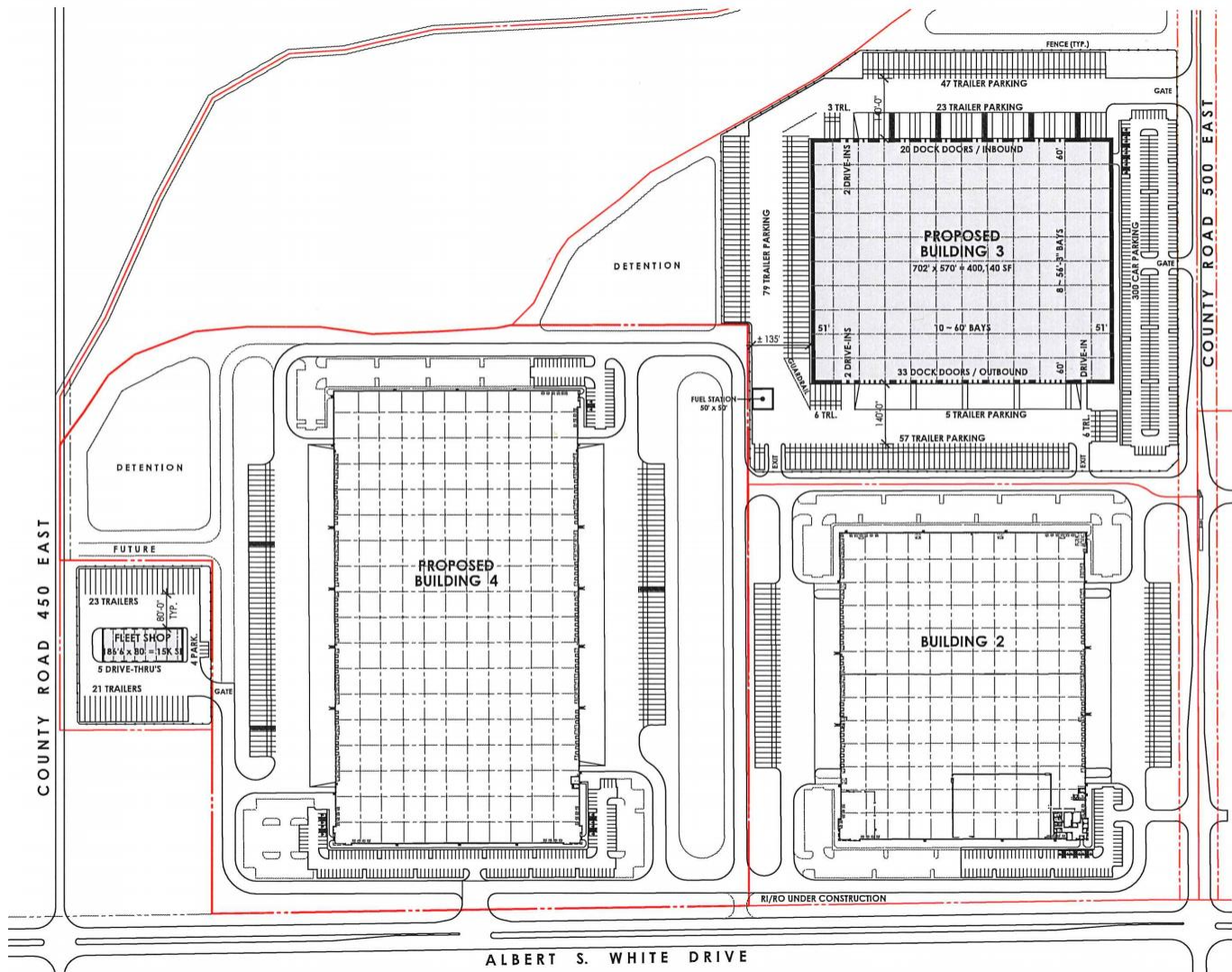
Docket PC20-029-ZA Fishback Creek Fleet Shop- The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to I-1 Light Industry. The subject property contains approximately 4.4 acres and is located north of intersection of Albert S White and CR 450 East, Whitestown, IN 46075. The petitioner is GDI Companies.



Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture to I-1 Light Industry in order to establish a fleet maintenance building for the adjoining Fishback Creek Development. Pre-liminary site plan shows a 15,000 square foot fleet shop connecting to the already approved Fishback Creek Building 4. Access to the building will be from Fishback Creek 4.

Proposed Future Site



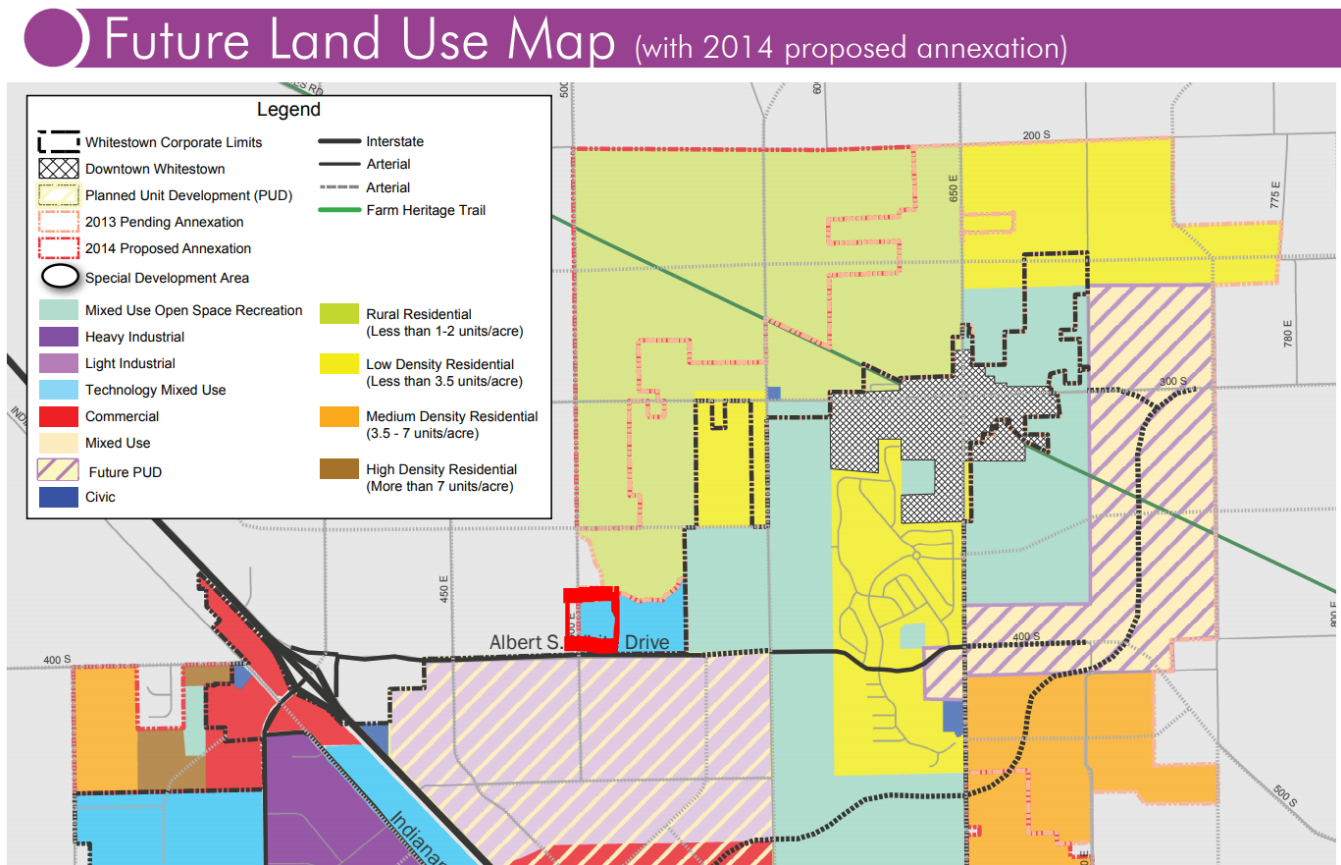
Zoning and Context

- North: AG Agriculture/I-1 Light Industry
- East: I- 1 Light Industry (Fishback Creek)
- South: AG Agriculture
- West: AG Agriculture

Comprehensive Plan

Land Use Plan

The 2015 Comprehensive Plan classifies the area as Technology Mixed Use (outlined in **RED**).



Goals and Objectives Technology Mixed Use

“ Intended for industrial or office uses that focus on engineering or manufacturing technology that make production more efficient. These may include corporate offices, high tech manufacturing and research and development facilities. Uses in this category are clean and minimally obtrusive and can be master planned in a campus setting. This land use classification is primarily found between Indianapolis Road and Interstate 65, in the northwest quadrant of Town, and along Albert S. White Drive.”

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

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 warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval.

Development Standards for I1 Light Industry	
Minimum lot area:	NA
Minimum open space:	15%
Maximum building height:	75

Permitted uses include:

- Warehouse (General)
- Light Industrial Park
- Fuel Dealer
- Automobile Repair Station
- Professional Office
- Business Associations

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 future use follows the intent of the Whitestown Comprehensive Plan

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.