



# Staff Report PC20-034-ZA

## 65 Commerce Park East Side Zoning Amendment

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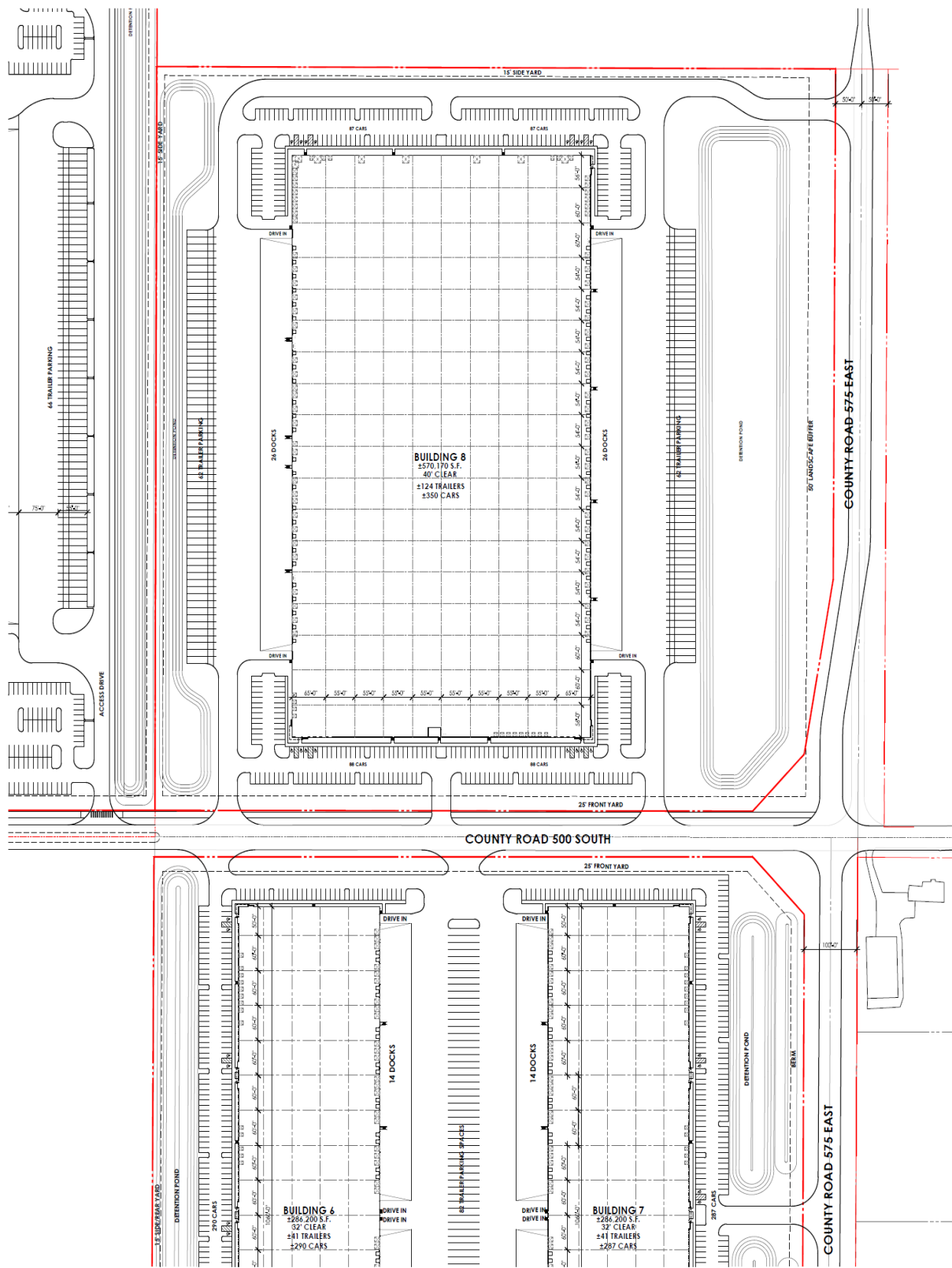
**Docket PC20-034-ZA- Zoning Amendment- 65 Commerce Park East Side.** The petitioner is requesting approval for a zoning amendment from the Anson PUD zoning to I-1 Light Industrial. The subject property contains approximately 81.01 acres located at the northwest and southwest corners of CR 575 E and CR 500 S. The petitioner is Strategic Capital Partners and the property owner(s) is Karen K Padgett, Trustee of the Karen K Padgett Revocable Trust, Charles E & Donna L Padgett, and Patrick C and Vicki L Keller.

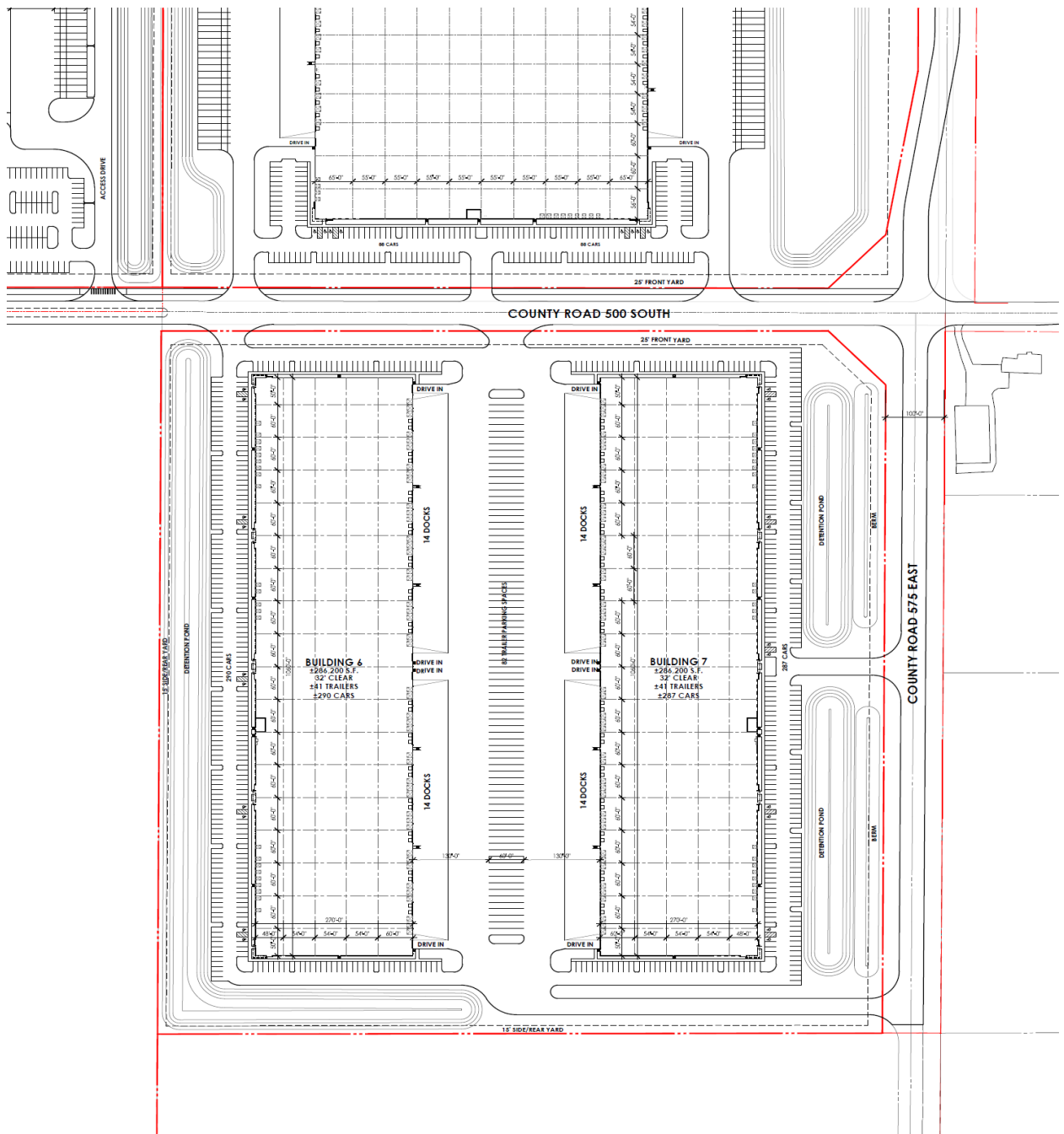


### Proposed Development

The approximately 81.01 acre site is located at the northwest and southwest corners of CR 575 E and CR 500 S. Petitioners seek to rezone the Site to the I-1 District to allow for office/warehouse, light manufacturing and distribution uses. The requested rezoning and proposed uses are compatible with the Comprehensive Plan which contemplates commercial and light industrial uses for the Site. As part of the development Petitioner intends to improve CR 575 E south to CR 500 S, which will be built to Whitestown's street standards. Petitioner also intends to improve CR 500 S.

The proposed preliminary plans for this site are shown below:





## Surrounding Zoning and Context

The map below shows the highlighted lot with existing zoning and surrounding zoning.

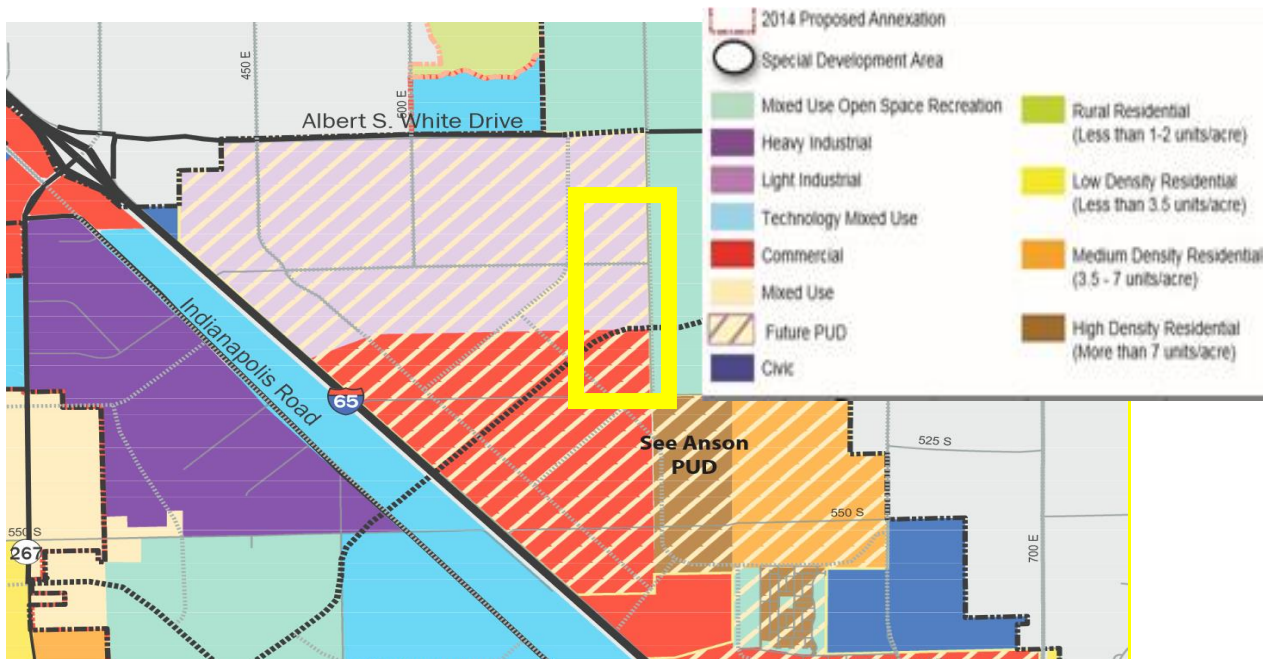
- North: The property to the north is PUD under Whitestown Jurisdiction
- East: The property to the east is zoned PUD/AG under Whitestown Jurisdiction
- South: The property to the east is zoned PUD/AG under Whitestown Jurisdiction
- West: The property to the west is zoned I-1 and PUD under Whitestown Jurisdiction



# Comprehensive Plan

## Land Use Plan

The 2015 Comprehensive identifies this property as Light Industrial PUD and Mixed-Use PUD.



## Zoning Ordinance

### Existing Zoning

Anson PUD Commerce District: The commerce District shall be generally located as designated on the land use district plan. The use areas permitted with the Commerce District shall be linked to officer areas, office/flex areas, and industrial areas.

Development Standards Anson PUD	
Minimum lot area:	none
Minimum open space:	5% of gross acreage
Maximum building height:	60'

Permitted uses include:

- Business Park
- Manufacturing, Assembly, or Repair
- Mini- Warehouse
- Wholesale Business
- Distribution Operation
- Food Processing
- Fuel Dealer
- Municipal or Government Buildings
- Warehouse (General)
- Truck Freight Terminal

## 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
- Warehousing (General)
- 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 Unified Development Ordinance in order to achieve the goals of the Comprehensive Plan.
4. The proposed I-1 zoning allows a variety of uses and specific setback, landscaping and bufferyard requirements.
5. To preserve the context of the area the following uses should be prohibited as part of this rezoning:
  - Major Residential Subdivision
  - Outdoor Recreational Facility
  - Incinerator
  - Animal Day Care Facility

6. The Plan Commission should ensure that the goals of the Comprehensive Plan and the Transportation Plan are met. Commitments such as the following should be contemplated:
  - a. All appropriate permit applications will be acquired at the time of any remodel or additional construction.
  - b. Any unpaved parking or outside storage is not approved through this rezone.

### **Decision Guidelines**

Per the UDO Section 9.2.E.3.a 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 approve the rezone request for Docket PC20-034-ZA