



Staff Report PC20-034-ZA

65 Commerce Park East Side Zoning Amendment

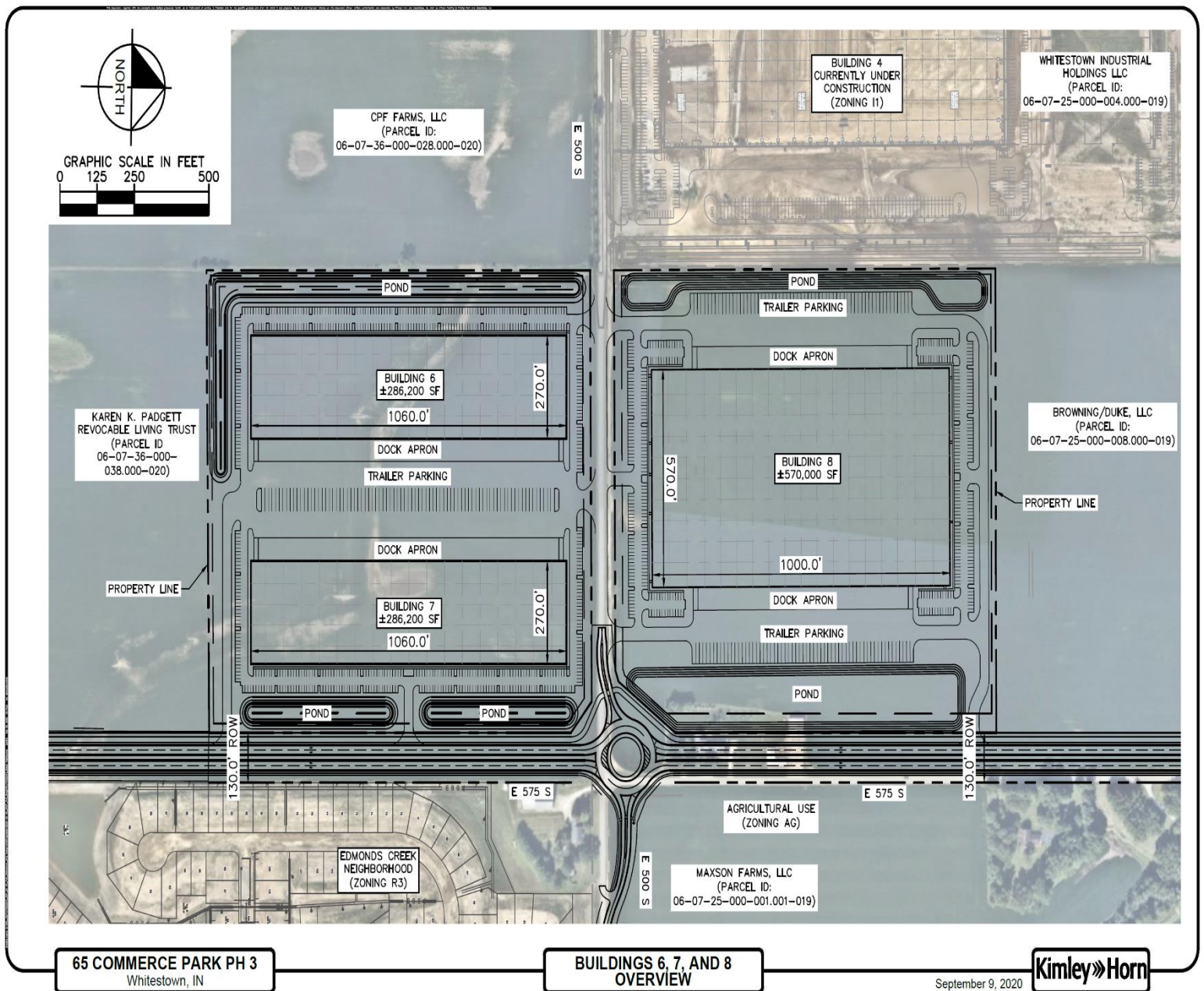
Docket PC20-034-ZA- Zoning Amendment- 65 Commerce Park East Side. The petitioner is requesting approval for a zoning amendment from the Anson PUD zoning to I-1 Light Industrial. The subject property contains approximately 81.01 acres located at the northwest and southwest corners of CR 575 E and CR 500 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

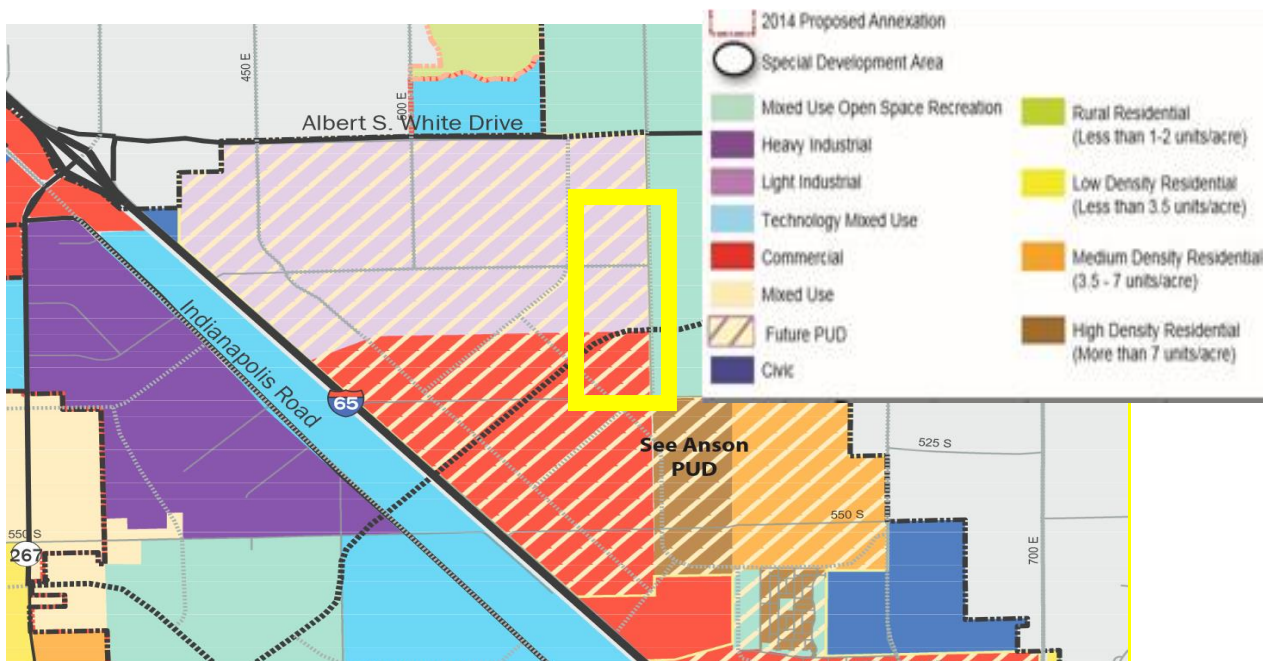
The map below shows the highlighted lot with existing zoning and surrounding zoning.

- 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 Comments

Representatives from Strategic Capital Partners ("Petitioners"), their land use attorney and civil engineering consultant, met several times in August with Town Planning staff ("Planners") to discuss the proposed 575 E extension right of way and how the extended road would affect the developments planned for the properties subject to rezoning. Since this petition was filed prior to approval of the new Unified Development Ordinance (UDO), Planners agreed that the bufferyard standards from the previous UDO would be the governing standards to determine the required bufferyards for the proposed industrial developments. Table 1 within Section 4.1 of the previous UDO describes the bufferyard types that are required between the proposed I-1 zoning district and surrounding adjacent zoning districts. At the bottom of the Table, there is a section specifying the type of bufferyard requirement where an I-1 zoned parcel is adjacent to a road, depending on the type of road. Staff agreed that the extension of 575 E should be classified as a "Collector", which contemplates a "D" bufferyard in an I-1 district. Section 4.A.3.e. g allows that bufferyards "may contain natural water amenities or areas established for drainage provided that planting requirements are still satisfied". Petitioner is seeking to rezone the property to I-1 with the understanding with the Planners that a bufferyard type "D" will be required along the eastern edge of the I-1 parcel, adjacent to the proposed 130' wide 575 E right of way. In addition, because the Edmonds Creek neighborhood resides to the east of the proposed I-1 parcel and east of the extension of 575 East, Planners requested that a 6' fence be installed south of E 500 S, along the eastern edge of the extended 575 E right of way to provide a screen between Edmonds Creek and the I-1 parcel south of SR 500 South. The Petitioners have agreed to install such fence prior to completion of the building proposed to be located on the west side of 575 East and south of CR 500 South. Such fence and plant units described in Table 2, Section D of the previous UDO along with bufferyards containing areas established for drainage shall be included in Petitioner's future application for Development Plan approval for development of the I-1 parcel.

Below are exhibits showing overall and north sight line changes.

Exhibit A

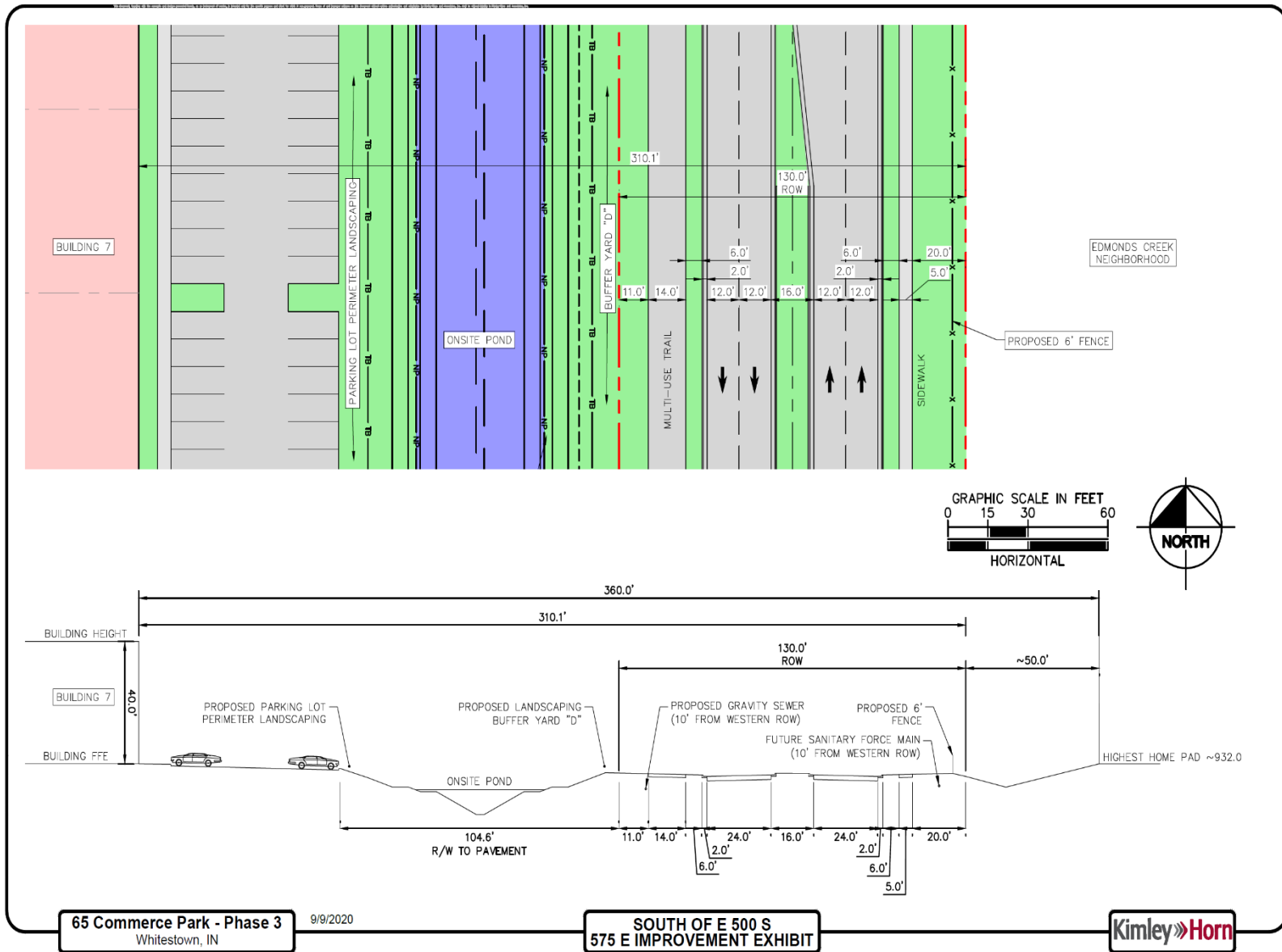
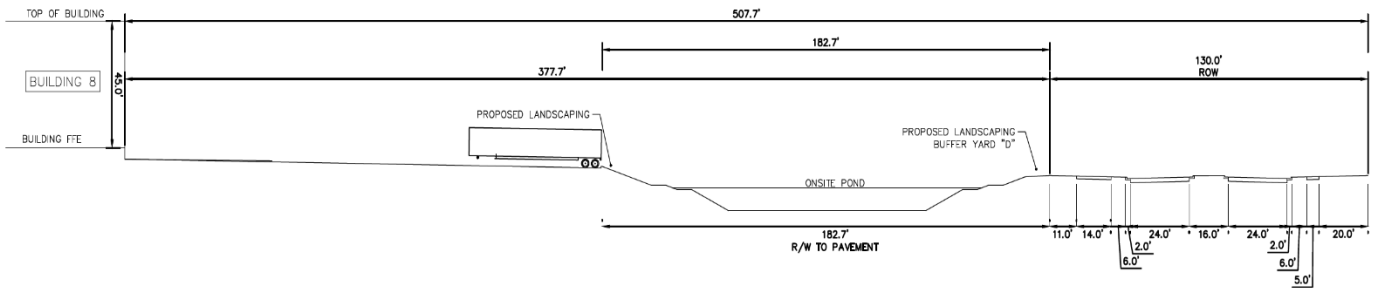
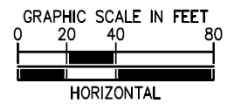
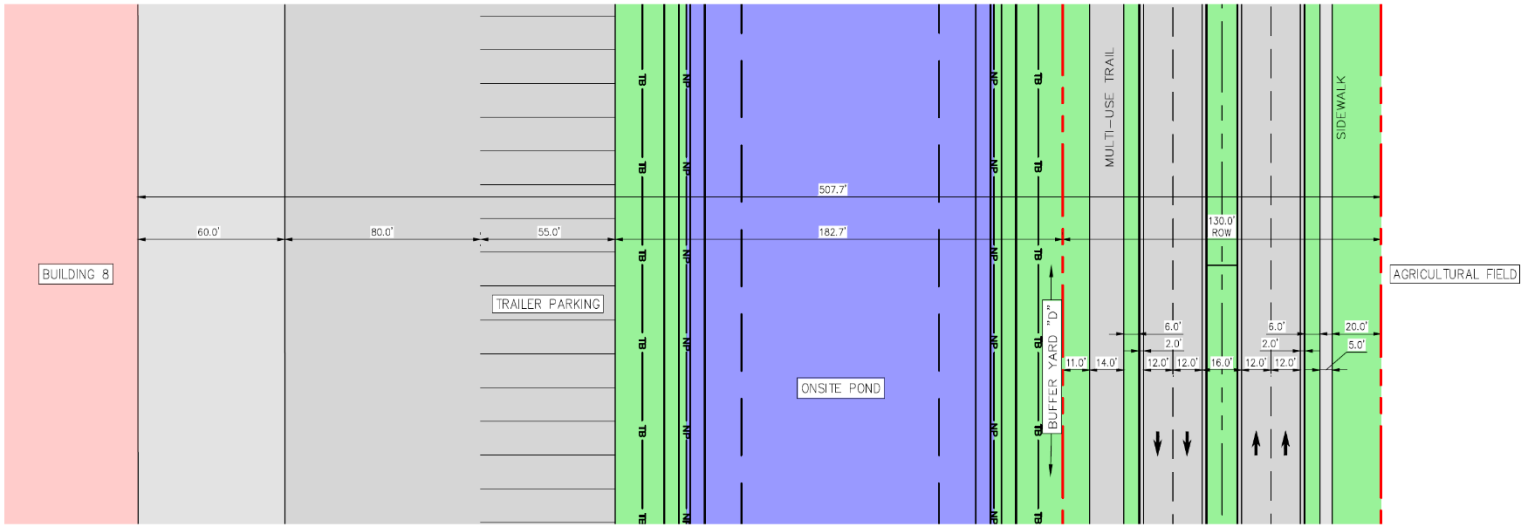


Exhibit B



65 Commerce Park - Phase 3
Whitestown, IN

9/9/2020

NORTH OF E 500 S
575 E IMPROVEMENT EXHIBIT

Kimley»Horn