



Staff Report PC20-043-ZA

Jackson Run North

Docket PC20-043-ZA – Zone Amendment – Jackson Run North

The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the R-3 (Medium Density Single Family Residential) Zone. The subject site contains 64.31 acres. The petitioner and property owner is Braun Property Development LLC

Location

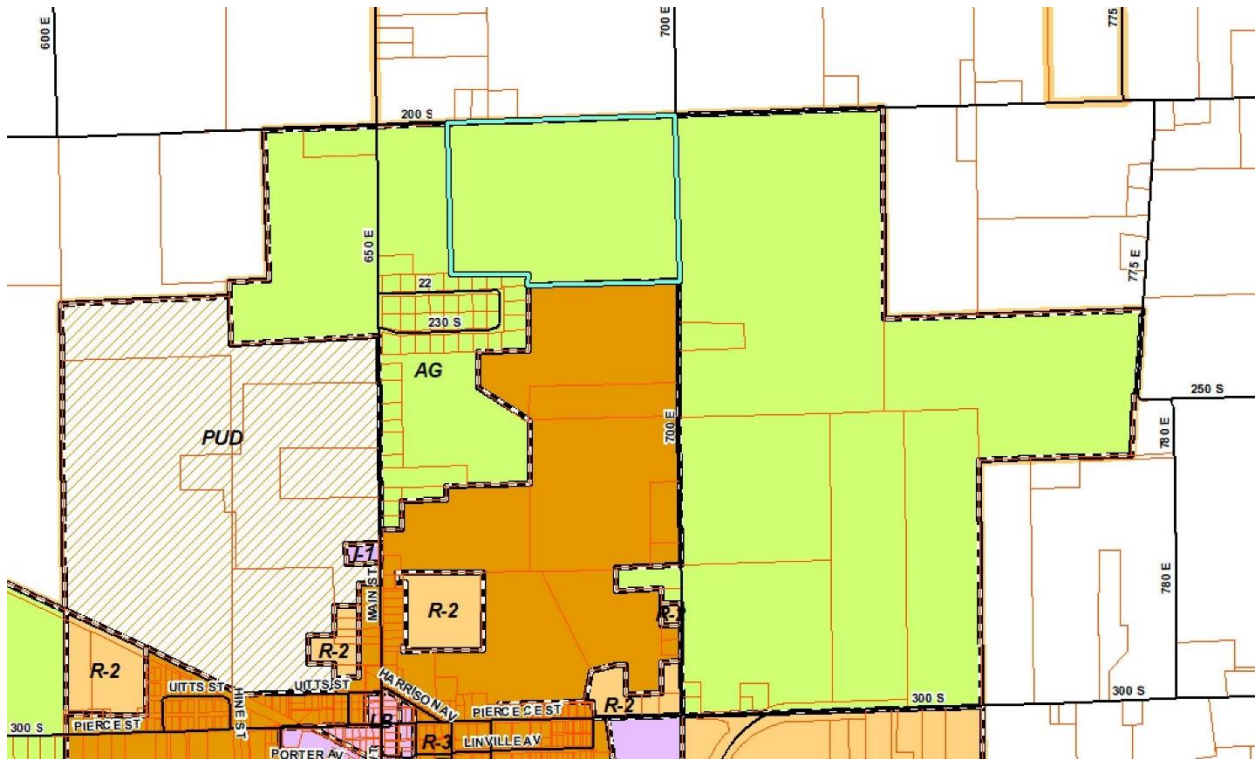
The site in question is located on the south side of CR 200 S and north of the existing Jackson Run Neighborhood Development. The surrounding area is characterized by residential, and agriculture uses.



Zoning

The map below shows the subject site with existing and surrounding zoning.

- **North:** Zoned AG (Agriculture) under Boone County Jurisdiction.
- **East:** Zoned AG (Agriculture) under Whitestown Jurisdiction.
- **South:** Zoned R-3 (Single Family Residential: Jackson Run) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture) under Whitestown Jurisdiction.



The site in question is currently zoned AG (agriculture).

- This district is established for all types of agricultural uses and to conserve significant farmland and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots. Development in this district does not require connection to public water or sewers.
- Within the AG Zone, permitted uses include: Schools, parks, government buildings. Farms, plant nursery, and slaughterhouse, among others.

The applicant is proposing to rezone the site in question to R-3 (Medium-Density Single-Family Residential).

- This is a medium-density single-family district, which may include two-family dwellings within development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.
- Within the R-3 Zone, permitted uses include: single family dwelling, two family dwelling, group residential facility, municipal government building, farm, among others.

Development Standards			
Zone	Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height
AG	15,000 sq ft	50%	35 ft
R-3	6,000 sq ft SF 3,000 sq ft MF	60%	35 ft

Proposed Development

The proposed project is located on approximately 64.31 acres. The petitioners seek to rezone the site to R-3 (Medium-Density Single-Family Residential). Petitioner proposes to develop a single-family residential neighborhood on this site.



Comprehensive Plan

The proposed zone amendment is in agreeance with the following components of the Whitestown Comprehensive Plan:

Goals and Objectives:

4. *Continue and enhance focus on the development of a sustainable quality of place in Whitestown to serve all people.*
- b. *Work to promote the continued development of quality residential product while being sensitive to the heritage of the community*

Land Use:

3. *To help develop the community spirit and identity desired by the residents of the community, Whitestown needs to grow as a collection of connected and integrated neighborhoods, not subdivisions.*

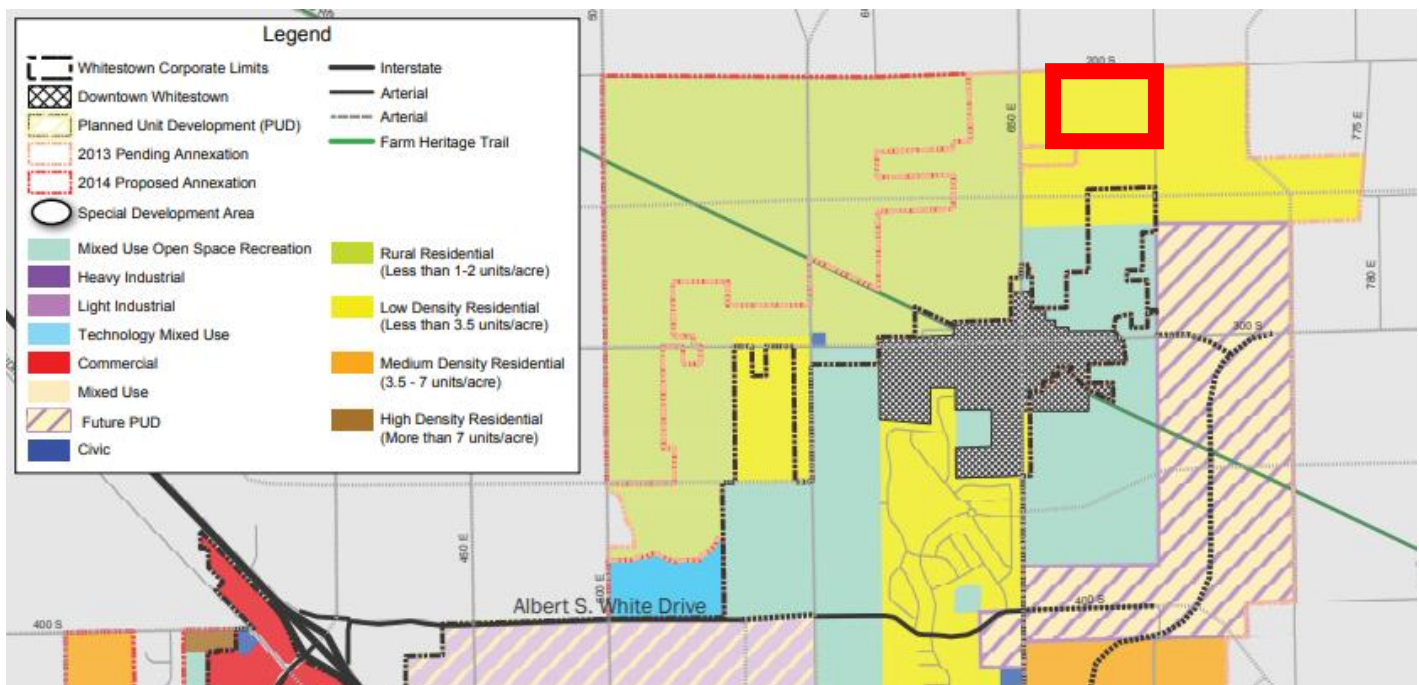
The site is recommended for Low Density Residential (Less than 3.5 units/acre): Includes single-family residential development between two and three and a half units per acre. These areas are intended for medium to small-sized lot subdivisions with single-family detached houses. These areas are located primarily in the northeast and southern parts of the Town.

- *R3 Zoning max density is 3.0 du/ac*

Future Land Use Plan

The 2015 Comprehensive Plan identifies the subject site as Low Density Residential (Less than 3.5 units/acre)

Proposed rezone *does* align with the land use map within the comprehensive plan



Decision Guidelines

Per the Unified Development Ordinance, Section 11.15 I., the Whitestown Plan Commission and Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

1. The Comprehensive Plan;
2. The current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the Jurisdictional Area; and,
5. Responsible development and growth.

Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council and the Town Council will make the final decision. 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. Subject rezone meets the goals of the Whitestown Comprehensive Plan as well as coincides with the zoning and development of the surrounding area.