



Staff Report PC20-044-ZA

Braun Property Development Mixed Use

Docket PC20-044-ZA – Zone Amendment – Braun Property Development Mixed Use

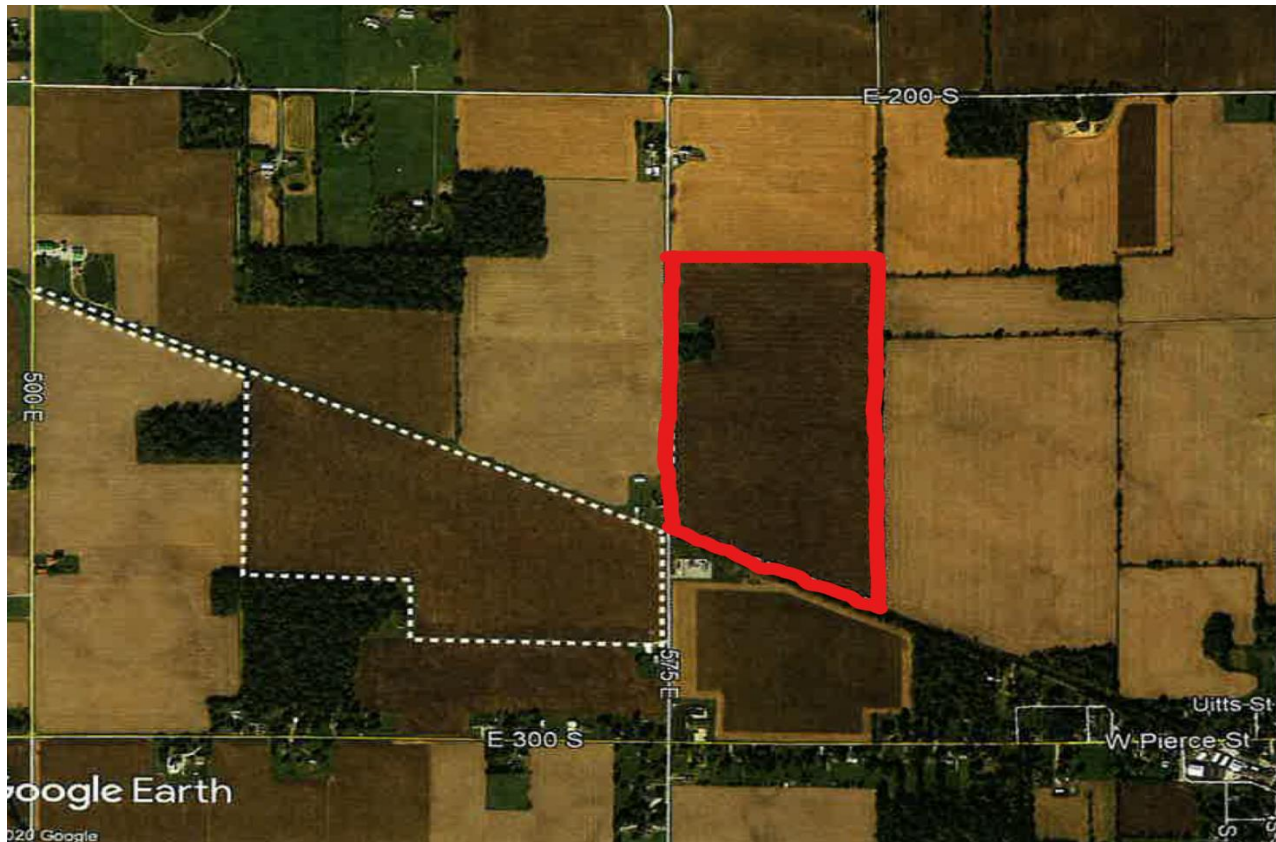
The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone and the R-3 (Medium Density Single Family Residential) Zone to the MU-COR (Mixed-Use: Commercial, Office, Retail) Zone. The subject site(s) contains 438.19 +/- acres. The petitioner is Braun Property Development LLC, and the property owners are: Sandra Essex, Braun Timber Industries LLC, and Braun Property Development.

Location

For a clear depiction of location Staff has broken up properties into three locations; West-A, West-B, and East-C

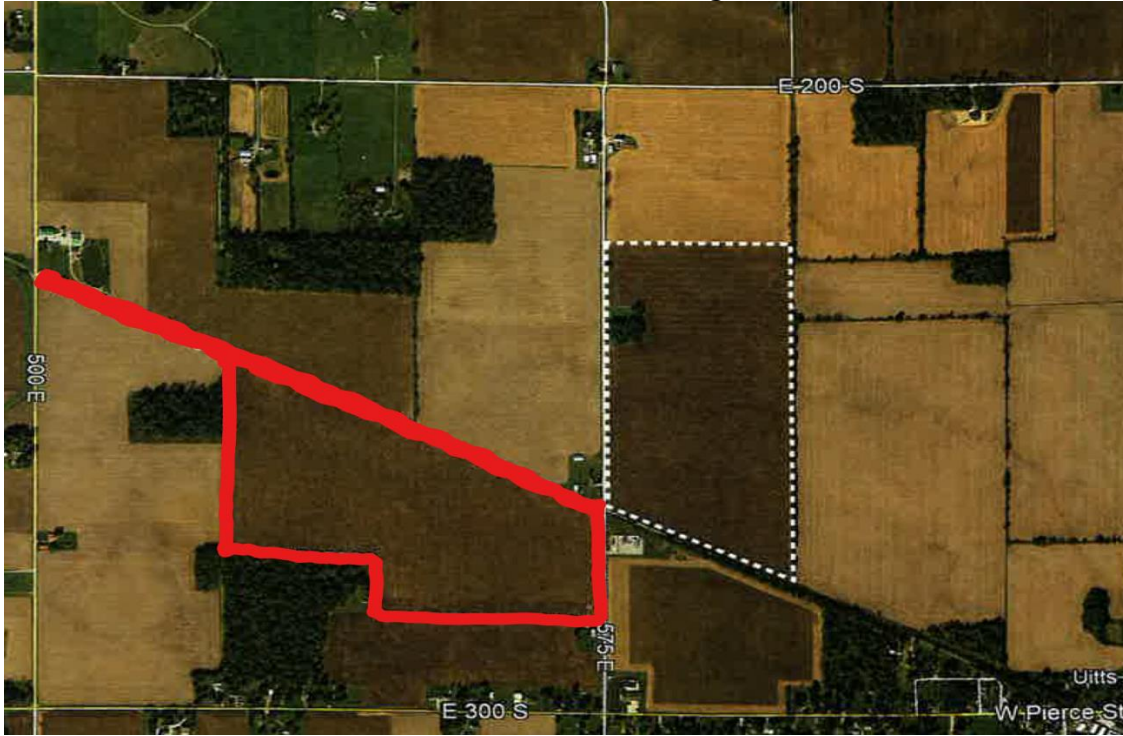
West-A (To Be Annexed)

78.49 acres east of CR 575 E and north of the Big 4 Trail south of CR E 200 S.



West-B (To Be Annexed)

79.12 acres located west of CR 575 E and south of the Big 4 Trail north of CR E 300 S.



East-C

18.20 acres located east of CR S 700 E and north of CR 300 S; and 262.38 acres located west of CR S 700 E and between CR 300 S and CR 200 S.



Zoning

West-A (To Be Annexed)

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

- **North:** Zoned AG (Agriculture) under Boone County Jurisdiction.
- **East:** Zoned PUD (Trailside) under Whitestown Jurisdiction.
- **South:** Zoned AG (Agriculture) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture) under Boone Co Jurisdiction.

West-B (To Be Annexed)

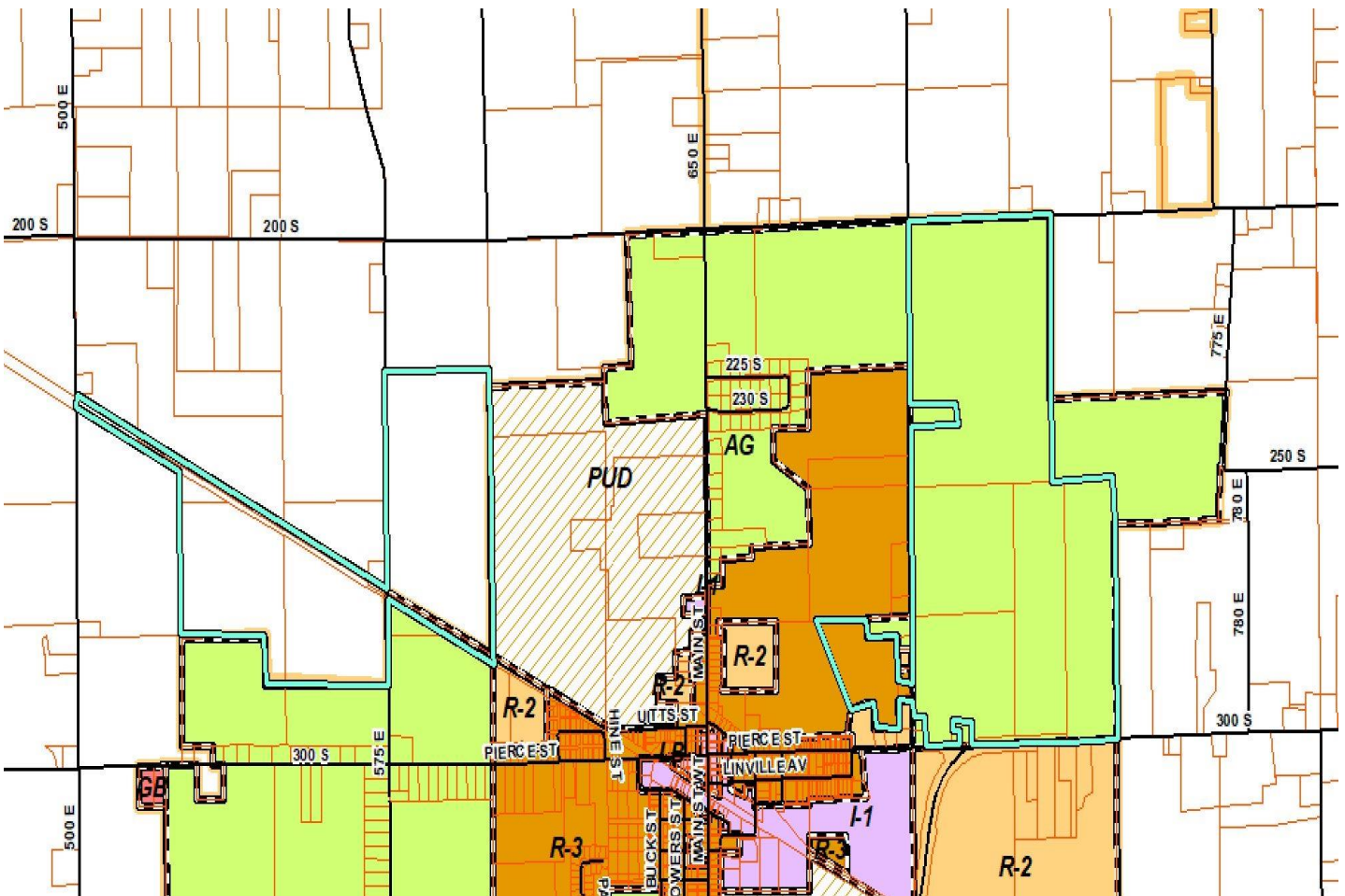
The map below shows the subject site with existing and surrounding zoning.

- **North:** Zoned AG (Agriculture) under Boone County Jurisdiction.
- **East:** Zoned AG (Agriculture) under Whitestown Jurisdiction.
- **South:** Zoned AG (Agriculture) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture) under Boone Co Jurisdiction.

East-C

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/Boone County Jurisdiction.
- **South:** Zoned R2 (Low Density Residential) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture), R2 (Low Density Residential), R3 (Medium Density Residential) under Whitestown.



The site(s) in question is currently zoned AG (agriculture) and R-3 (Medium-Density Single-Family Residential).

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- (AG) 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.
- (R3) 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.

The applicant is proposing to rezone the site in question to MU-COR (Mixed-Use: Commercial, Office, Retail).

- This district is established to accommodate developments containing a variety of commercial, office, and residential uses. Development in this district requires connection to public water and public sewer utilities.
- Within the MU-COR Zone, permitted uses include: single family dwelling, two family dwelling, group residential facility, municipal government building, farm, among others.

Development Standards			
Zone	Minimum Lot Size	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
MU-COR	Residential: 1,800 sq ft Non- Residential: no min.	80%	Residential: 45 ft Non- Residential: 40 ft

Proposed Development

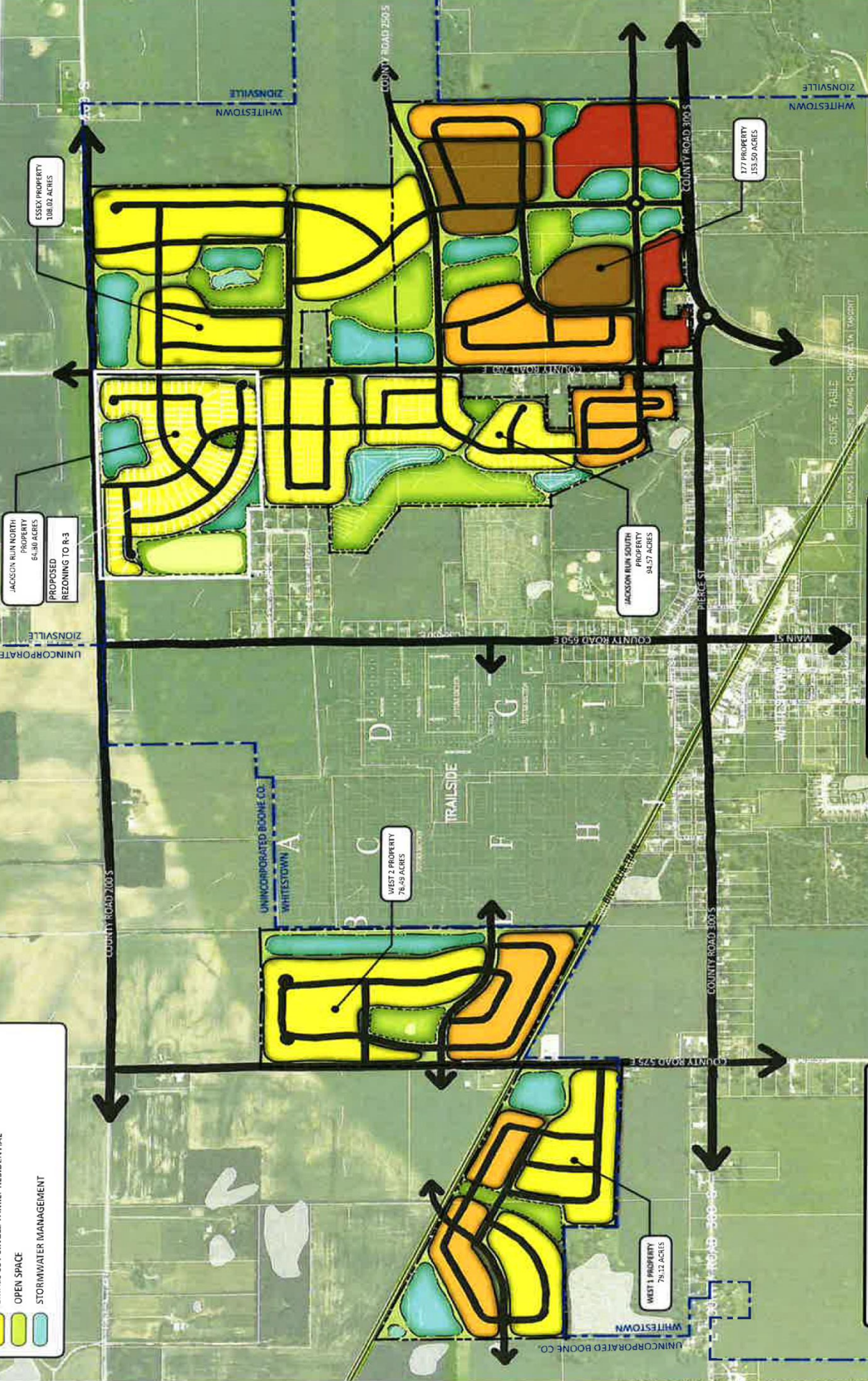
The proposed project is located on approximately 438.19 +/- acres. The petitioners seek to rezone the site from AG (Agriculture) Zone and the R-3 (Medium Density Single Family Residential) Zone to the MU-COR (Mixed-Use: Commercial, Office, Retail) Zone. On west properties A and B Petitioner proposes to develop a mix between single family homes and townhomes with open space. On the east C area of development, the Petitioner proposes a more mixed use development with open space amenities to include commercial, multi-family residential, townhomes, and single family homes.

LEGEND

- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- TOWNHOMES / SINGLE-FAMILY ATTACHED RESIDENTIAL
- SMALL-LOT SINGLE-FAMILY RESIDENTIAL
- OPEN SPACE
- STORMWATER MANAGEMENT

GRAPHIC SCALE IN FEET
 0 100 200 400
 HORIZONTAL

NORTH



Kimley»Horn

**LAND PLANNING BASE
 OVERALL EXHIBIT**

BRAUN PROPERTIES
 Whitestown, Indiana

AUGUST 6, 2020

As shown on Attachments

Comprehensive Plan

The proposed zone amendment is in agreement with the following goals of the Whitestown Comprehensive Plan:

Goals and Objectives:

1. *Attract new, high-quality business and development to Whitestown in order to provide a diverse and sustainable employment and tax base for the community.*

a. Develop an appropriate economic development product to serve community interest and market opportunities.

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:

2. *For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.*

6. *Future development should be encouraged to provide a superior and creative product design and mix of uses.*

Part of the area is recommended for Special Development Area 6: This area focuses on a mix of uses with high importance on architecture signifying the entry into Whitestown. Given the unique nature of the property, and the possibility of a mix of uses being appropriate at this location, there is a high expectation on the level of quality and design that will go into any development at this location. This area shall have an emphasis on high quality architecture, proportion, and detail. This area is anticipated to include a collection of office, service retail, commercial retail uses, technology focused industrial business, and mixed density residential.

Guideline for Development: Higher density housing should be encouraged to develop adjacent to areas.

Economic Development:

5. *Industrial/Commercial growth is to be pursued if it supports the value, character, and quality of place desired by the community.*

Sub-goal: Support a diverse and vibrant business base in the area that is focused on providing opportunities for both small and large businesses.

Future Land Use Plan

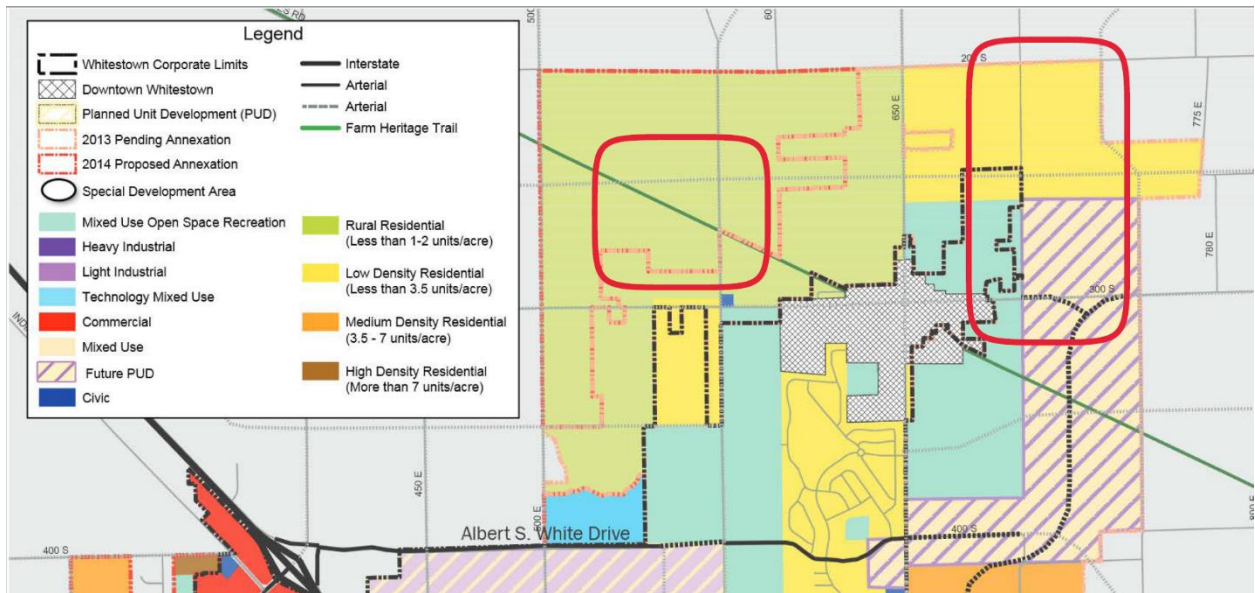
The 2015 Comprehensive Plan identifies the subject site(s) as follows:

West A&B - Rural Residential (Less than 1-2 units/acre)

East C – Low Density Residential (Less than 3.5 units/acre), PUD, Mixed Use Open Space Recreation

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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 portions aligning with the future land use map.
3. This will be the first MU-COR zoning that Whitestown has had since the new zoning was adopted with the September 1st 2020 Unified Development Ordinance.
4. This development will be a gateway into the Legacy Core and northern district of Whitestown from the east and west and help improve local infrastructure of that area.
5. Plan Commission should review the decision guidelines and above staff comments when making their decision of favorable or unfavorable recommendation to Town Council.