



# Staff Report PC20-053-ZA

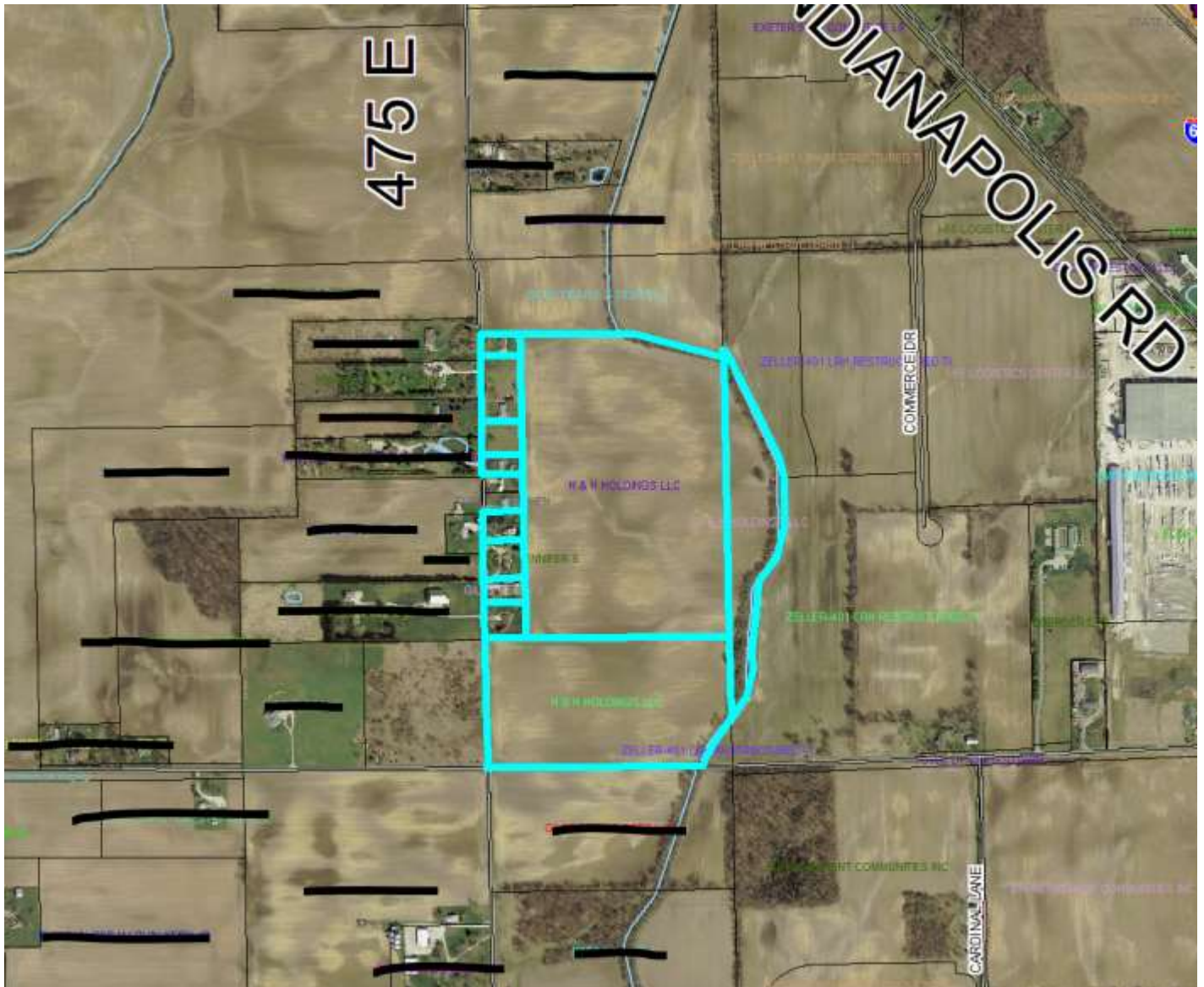
## H&H Holdings/Becknell Industrial Rezone

### Docket PC20-053-ZA – Zone Amendment – H&H Holdings/Becknell Industrial Rezone

The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the I-1 (Light Industry) Zone. The subject site contains 73.5 +/- acres and is composed of 11 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is Becknell Industrial LLC and property owners include; H&H Holdings LLC, Darrell and Valerie Crowe, Betty Giles, Brian and Kristine Green, Robert and Donna Kilgore, Brian and Jennifer Smith, Bruce and Sue Thompson, James and Nancy Becker.

### Location

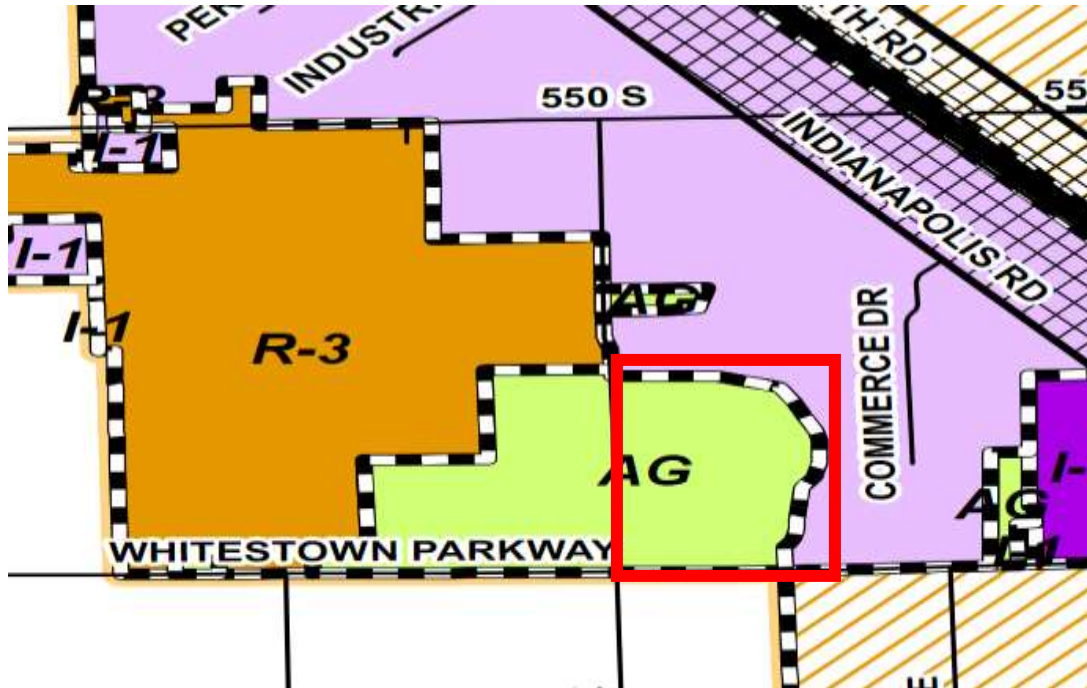
1. The site in question is located on the east side of CR 475 E. The existing Park 130 Industrial Park is located adjacent to the east of the site. The surrounding area is characterized by residential, industrial and agriculture uses.



## Zoning

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

- **North:** Zoned I-1 (Light Industry) under Whitestown Jurisdiction.
- **East:** Zoned I-1 (Light Industry) under Whitestown Jurisdiction.
- **South:** Zoned AG (Agriculture) under Boone County Jurisdiction.
- **West:** Zoned AG (Agriculture), R-3 (Medium Density Single Family Residential) 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 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.
- Within the I-1 Zone, permitted uses include: Parking lots, office, wholesale trade or storage, compost facility, and farms, among others.

Development Standards			
Zone	Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height
AG	15,000 sq ft	50%	35 ft
I-1	20,000 sq ft	75%	75 ft

## Proposed Development

Becknell Industrial, LLC is currently under contract for approximately 73.5 Acres or property, generally located at the northwest corner of CR 475 and Whitestown Parkway. Becknell Industrial is desiring to pursue a rezone of the land from the existing AG zoning classification to I1 – Light Industrial, per the Unified Development Ordinance of Whitestown. The project contains two industrial buildings on the subject parcels. Proposed Building 1 is 736,560 sf and Building 2 is 182,520 sf.

## Comprehensive Plan

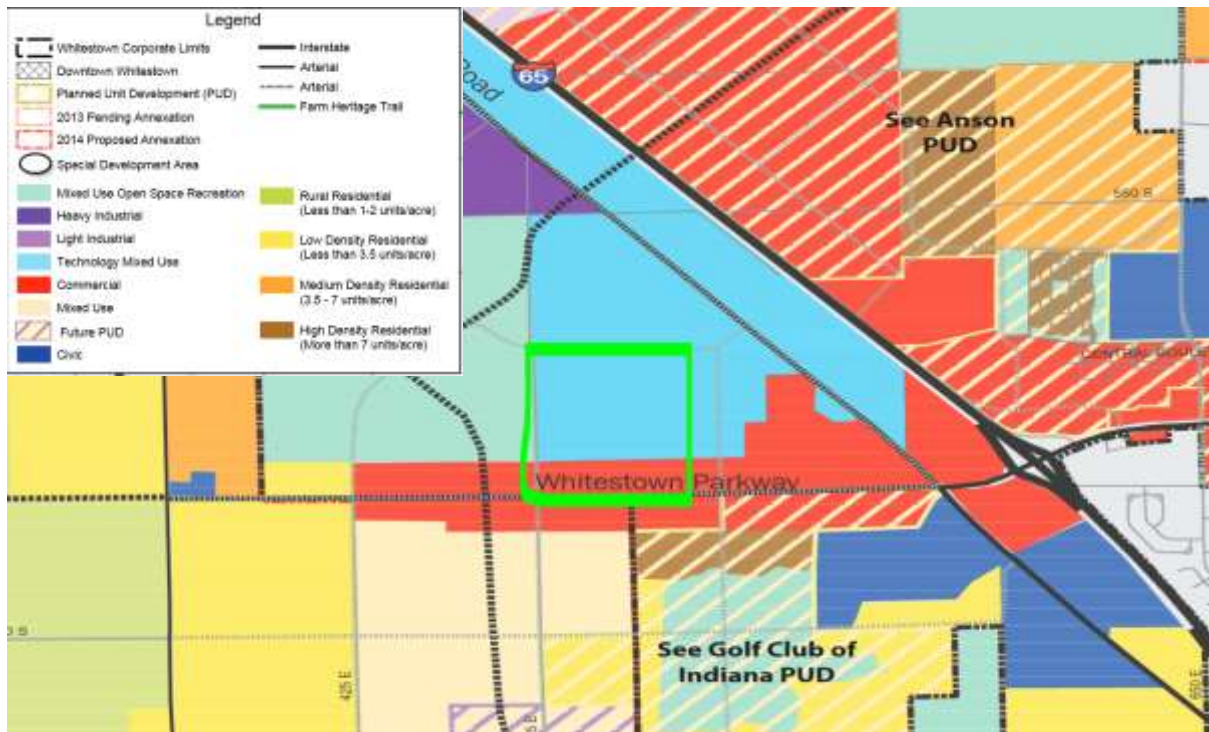
*The proposed zone amendment is in agreeance with the following goals of the Whitestown Comprehensive Plan:*

### 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.
2. Develop programs and policies to support and encourage the continued success and growth of the existing business base within the community.
  - a. Promote workforce development opportunities for existing and new business.
4. Continue and enhance focus on the development of a sustainable quality of place in Whitestown and to serve all people.
6. Make long-term sustainability a focus of all decision-making processes in the community.
  - c. Understand the fiscal impacts of decisions that are made to the community and weigh those impacts before the decisions are made.
  - d. Strategically invest in the community in ways that create the desired return on investment overtime.

## Future Land Use Plan

The 2015 Comprehensive Plan identifies the subject site as Commercial and Technology Mixed Use



## **Thoroughfare Plan**

The 2020 Thoroughfare Plan identifies CR 475 E as Minor Collector roadway.

- Minor Collectors (similar to major collectors) are used for shorter trips. They provide traffic circulation in lower density developed areas and connect rural areas to higher class roadways.

## **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. Staff gives unfavorable recommendation to the commission.

## Materials Submitted by the Petitioner

### **H&H HOLDINGS AND OTHER ADJOINING PROPERTIES**

**4752 and 5100 Whitestown Parkway,  
6055, 6145, 6175, 6200, 6205, 6255, 6285, 6325  
and 6355 S. CR 475 E, Whitestown, IN**

### **PROJECT NARRATIVE**

Becknell Industrial, LLC is currently under contract for approximately 65 Acres of property owned by H & H Holdings, LLC, generally located at the northwest corner of CR 475 and Whitestown Parkway, together with 10 properties owned by 9 different property owners and immediately contiguous and adjacent to the H & H Holdings property that front CR 475 and which contain approximately 8.5 acres combined. Becknell Industrial is desiring to pursue a rezone of all 73.5 acres of the land from the existing AG zoning classification to I1 – Light Industrial, per the Unified Development Ordinance of Whitestown. Previously, Becknell filed an Application to Zone Map Change (“Rezoning Application”), for the H & H Holdings Property which was originally scheduled to be heard in December, but has not appeared on the Plan Commission’s Agenda while certain development issues were being sorted out.

Becknell’s interest in the property is to continue its investment in the Whitestown community and with favorable zoning, pursue the development of the property for modern distribution and/or manufacturing buildings to serve the growing market demands for such building types.

The project will be developed in a manner that would be consistent and compliant with the Whitestown development standards and other quality development in the Town that has continued to attract jobs and investment to the Town.

With favorable zoning, Becknell will proceed to Development Plan stage and seek necessary reviews and approvals for a detailed development plan approval.

Becknell Industrial understands the property is partially encumbered with Flood Zone, but intends, with development, to avoid or minimize any encroachment into the flood zone. The desired development plan would be to retain the natural condition of the creek meandering along the eastern border of the property. Furthermore, Becknell understands certain off-site water and sanitary sewer improvements are necessary to gain public utility service to the site and will be working with Utility Department for the necessary design and improvements for such. Finally, Becknell also recognizes the impacts of the zoning on traffic patterns in the area and has been working with the Planning Department and the Department of Public Works for the design and construction of necessary traffic improvements deemed necessary for supporting the future expected traffic in the area.

The initial filing of the Rezoning Application did not include the 10 properties immediately contiguous and adjacent to the H&H Holdings Property. Following the initial filing of the Rezoning Application, the Department of Public Works requested Becknell to commit to a complete rebuild of CR 475 in order to facilitate the project. Following negotiations with the 9 adjoining property owners, we are pleased to amend our original application to include 8 of the 10 properties immediately contiguous and adjoined to the west of the H&H Holdings Property, which will enable the reconstruction of CR 475. Parcels 06-03-02-000-043.001-020 and 06-03-02-000-043.000-020 (6225 S. CR 475 E), owned by Stephen Turner and Virginia Turner, respectively, are not included in the Amended Rezoning Application.

We look forward to further discussing this Rezoning Application at the June Plan Commission meeting. In the meantime, we will be happy to answer any questions or provide further information as deemed necessary.

Thank you.

# **Attachment H: Standards for Evaluating a Zone Map Change**

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The WPC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

***1. The requested zoning change is consistent with the Comprehensive Plan because...***

Proposed zoning is consistent with Whitestowns current growth and expansion matching recent I1 zoning immediately adjacent to the east of subject property.

***2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...***

With properly planned and designed improvements for roads, storm water, sanitary and water service zoning change will not adversely impact the current conditions and character of current structures and uses, considering the intended use to further expansion of the existing growth patterns of the Town.

***3. The requested zoning change will result in the most desirable use for which the land is adapted because...***

Whitestowns market for industrial zoned property enables the continued planned growth and expansion of the Town to quickly meet market demand and create assessed value in a well planned and consistent manner as established east of the subject property.

***4. The requested zoning change will not affect the property values throughout the Town of Whitestown because...***

Fair market property values inherently benefit with the extension of public utilities and road improvements a project of this nature will cause, thus reasonable expectation of increase property values would be a reasonable expectation.

***5. The requested zoning change promotes responsible development and growth because...***

Public infrastructure extensions and road improvements, combined with adherence to current water quality standards and storm water management improvements practices will improve the real estate and stabilize the real estate and surrounding public improvements for benefit of the general public.

