



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 64.15 acres and is composed of 3 parcels. The petitioner is proposing to develop the site for warehouse use. The petitioner is Becknell Industrial LLC and property owner is H&H Holdings LLC.

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 AG (Agriculture) under Whitestown Jurisdiction.
- **East:** 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.

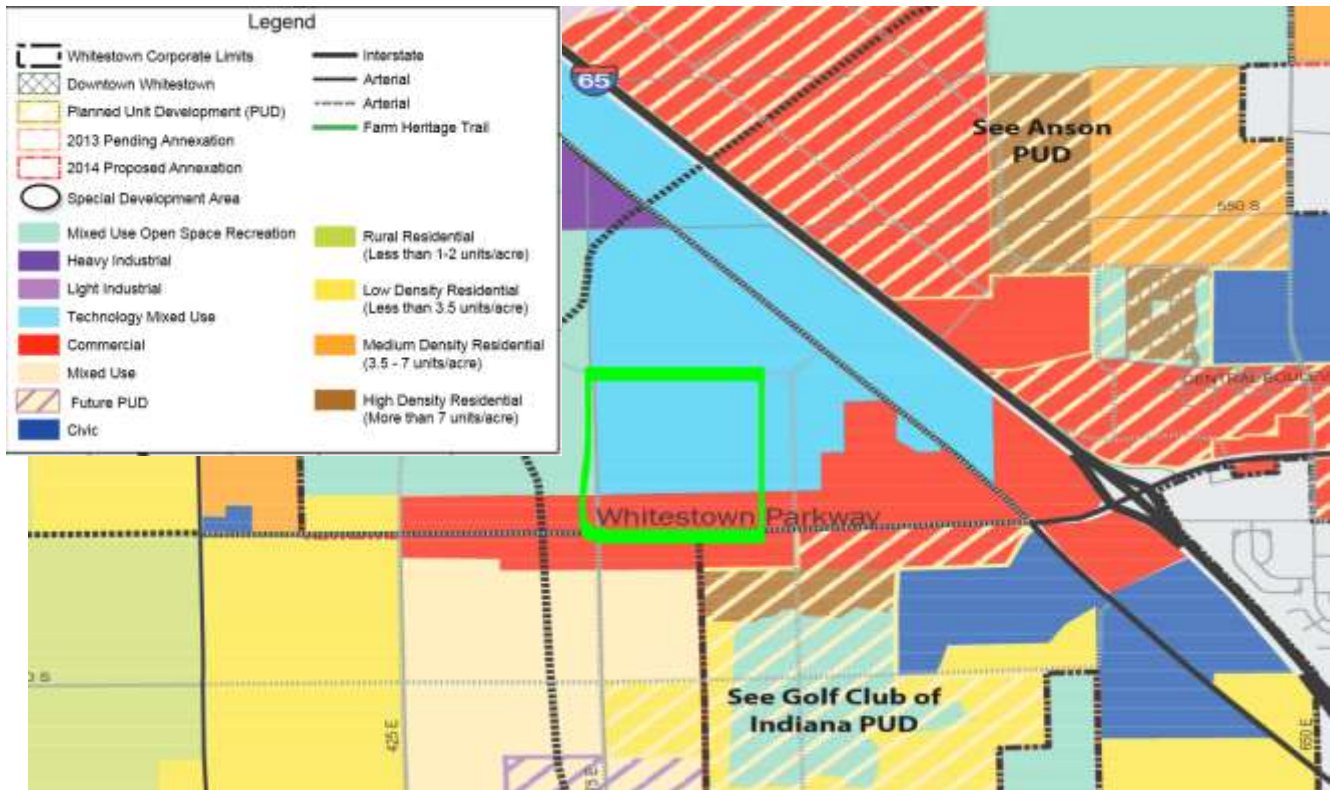
Development Standards			
Zone	Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height
AG	15,000 sq ft	50%	35 ft
I-1	20,000 sq ft	75%	75 ft

Proposed Development

Becknell Industrial, LLC is currently under contract for approximately 65 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 will be developed in a manner that would be consistent and compliant with the Whitestown development standards.

Future Land Use Plan

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



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. The Plan Commission should maintain and enforce the Unified Development Ordinance to achieve the goals of the Comprehensive Plan.
3. The Plan Commission should ensure the goals of the Comprehensive Plan and the Transportation Plan are met.