



Staff Report PC21-007-ZA

Park 130- Giles Rezone

Docket PC21-007-ZA – Zone Amendment – Park 130- Giles

The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone and R-3 (Medium Density Single-Family and Two-Family Residential) Zones to the I-1 (Light Industry) Zone. The subject site contains approximately 133.1 acres and is composed of 5 parcels. The petitioner is proposing to develop the site for warehouse uses. The petitioner is Park 130 Partners II, LLC by Faegre Drinker Biddle & Reath LLP on behalf of owners Daniel W. Giles, Nancy A. Giles, Dean E. Giles, and Debra W. Giles.

Location

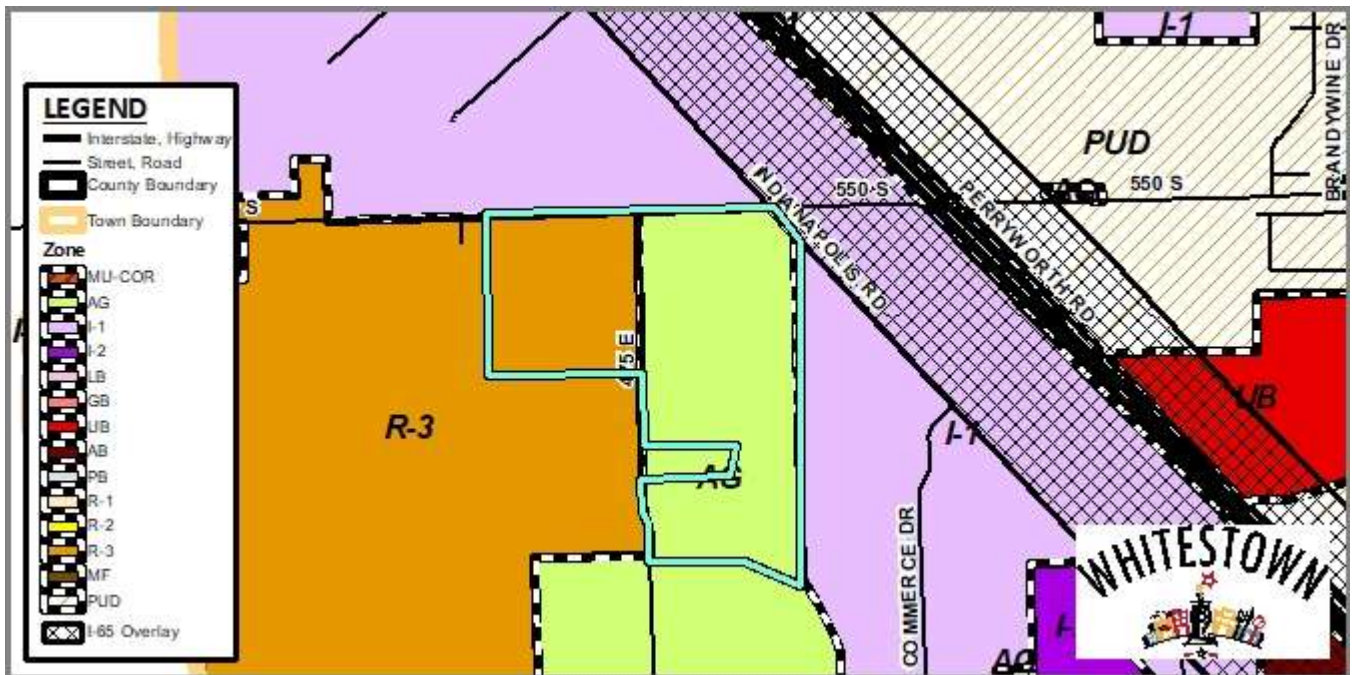
1. The site in question is located on the south side of CR 550 S and on the west and east sides of CR 475 E. The existing Park 130 development is located directly adjacent east of the site. The surrounding area is characterized by rural residential, industrial and agriculture uses.
2. The eastern portion of the site contains FEMA designated floodway.



Zoning

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

- **North:** Zoned I-1 (Light Industry).
- **East:** Zoned I-1 (Light Industry).
- **South:** Zoned AG (Agriculture) and R-3 (Medium Density Single-Family and Two-Family Residential).
- **West:** Zoned R-3 (Medium Density Single-Family and Two-Family Residential).



The site in question is currently zoned AG (agriculture) and R-3 (medium density single-family and two-family residential).

- The AG Zone 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.”
 - o Within the AG Zone, permitted uses include: Schools, parks, government buildings, farms, plant nursery, and slaughterhouse, among others.
- The R-3 Zone district is a “medium density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre.”
 - o Within the R-3 Zone, permitted uses include single-family, two-family, government buildings, and libraries.

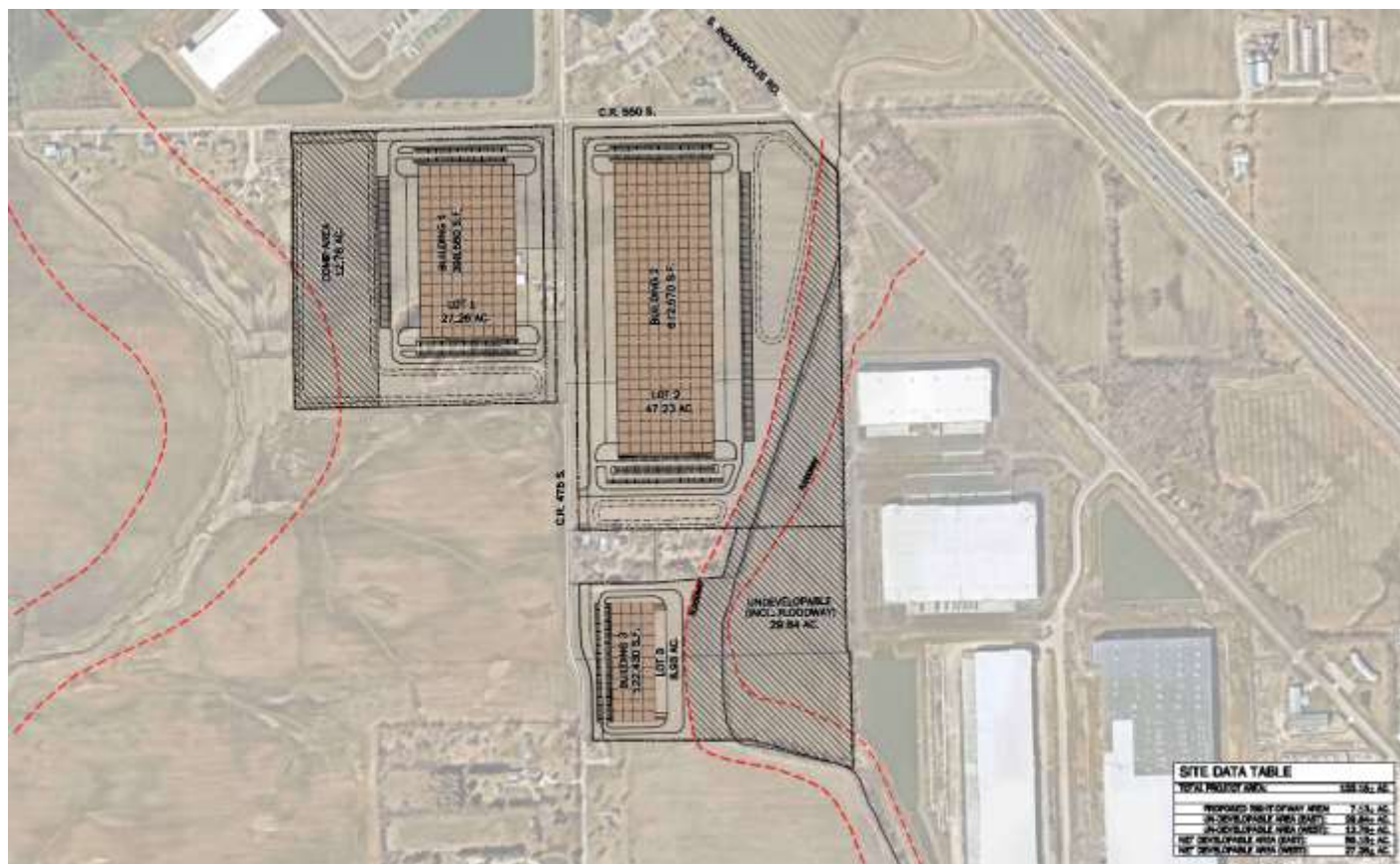
The applicant is proposing to rezone the site in question to I-1 (Light Industry).

- The I-1 Zone 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.”
 - o 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
R-3	6,000 sq ft	60%	35 ft
I-1	20,000 sq ft	75%	75 ft

Proposed Development

The proposed project is located on approximately 133.1 acres. The petitioners seek to rezone the site to I-1 (Light Industry) for future warehouse development. Preliminary plans show three structures, three detention ponds, and associated parking.



Comprehensive Plan

The proposed zone amendment is in agreeance with the following components 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.

Economic Development Goals

2. Industrial/Commercial growth is to be pursued if it supports the value, character, and quality of place desired by the community.
5. Maintain and pursue diversity of commercial and industrial businesses.

The proposed zone amendment is not in agreeance with the following components of the Whitestown Comprehensive Plan:

Parks, Open Space, and Recreation Goals

3. Require best management practices when development is within or in close proximity to an environmentally sensitive feature.

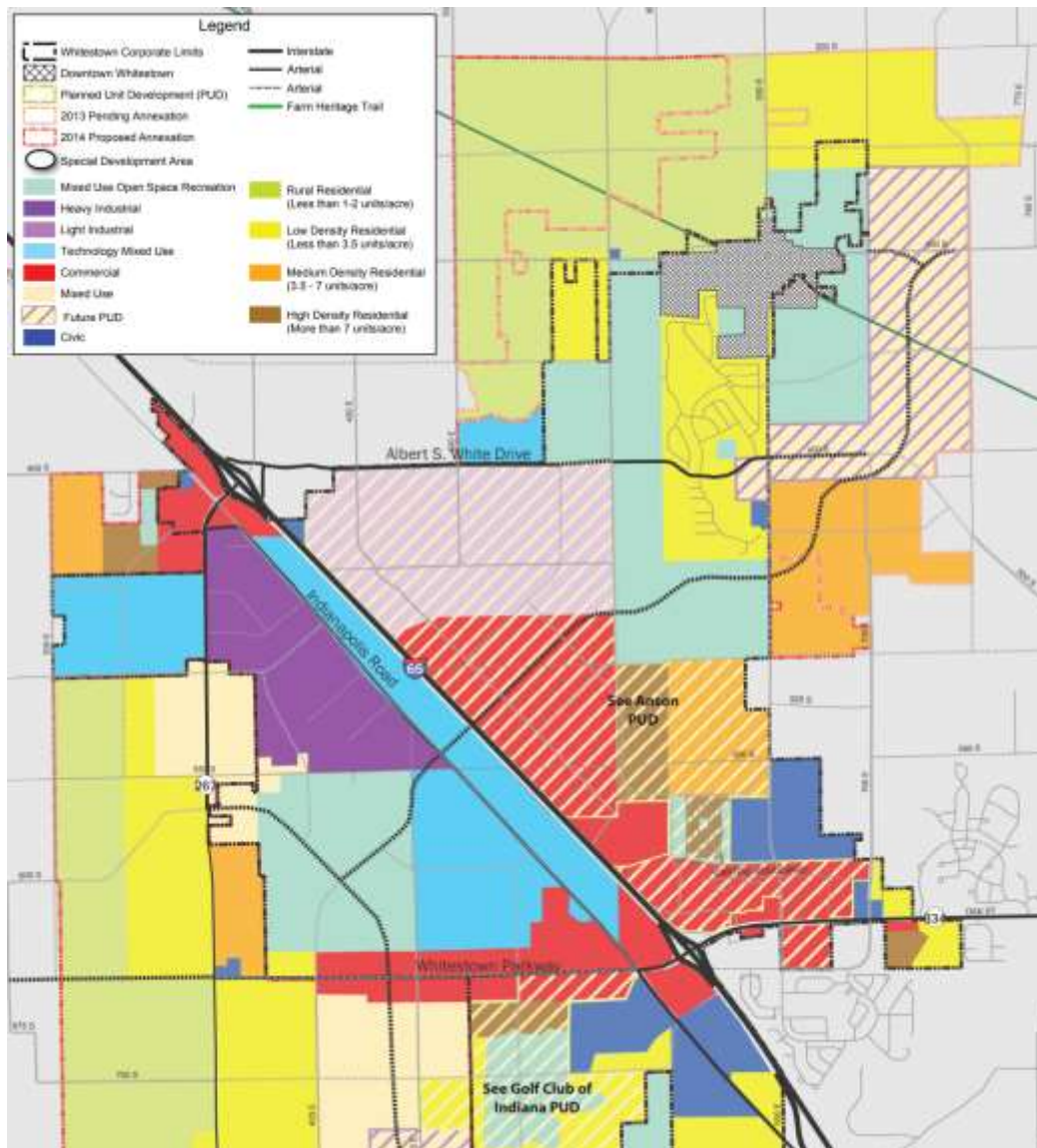
Future Land Use Plan

The 2015 Comprehensive Plan identifies the subject site as Technology Mixed Use, Mixed Use Open Space Recreation, and Special Development Areas 4 and 8.

Mixed Use Open Space Recreation is intended to promote active and passive greenspace uses. These uses are not intended to prohibit the potential for limited development in these areas, but such development must be sensitive to maintaining the feel and character inherent to the identified uses for this designation.

Technology Industrial is intended for industrial or office uses that focus on engineering or manufacturing technology that make production more efficient. These may include corporate offices, high tech manufacturing and research and development facilities. Uses in this category are clean and minimally obtrusive and can be master planned in a campus setting.”

Special Development Area 4 and Special Development Area 8 focus on a mix of office, research, and technology uses. The areas support corporate office complexes, research and technology related uses, and some potential small light industrial uses (distribution, manufacturing, and wholesale) that are completely enclosed in a building.



Thoroughfare Plan

The 2020 Thoroughfare Plan Update identifies CR 475 E as a Major Arterial and Minor Collector roadway.

- Major arterials carry high volumes of regional traffic. They serve major cities from multiple directions and provide connectivity between cities in rural areas. Arterials provide direct access to adjacent land, but may limit the number of intersections and driveway to give generally higher priority to through traffic.
- Minor collectors are similar to major collectors, but are used for shorter trips. They provide traffic circulation in lower-density developed areas and connect rural areas to higher-class roadways.

The Mid-Point interchange is planned along CR 550 S and intersection improvements are recommended at CR 475 E and CR 550 S. Additionally, a connection is planned from CR 475 E to the future Ronald Reagan Parkway.



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.
4. Due to the impacts of future development, the applicant should continue to work with the Public Works Department to discuss necessary infrastructure and intersection improvements.