



Staff Report PC21-021-ZA

Mann Brothers Property

Docket PC21-021-ZA – Zone Amendment – Mann Brothers Property

The petitioner is requesting approval of a zoning amendment from the AG (Agriculture) Zone to the I-1 (Light Industry) Zone while remaining within the I-65 Overlay District. The subject site contains 2.07 acres and is composed of two parcels. The petitioner is proposing to develop the site for the combined uses of convenience store, retail space, gas station, and carwash. The petitioner and property owner is Mann Brothers Holdings, LLC.

Location

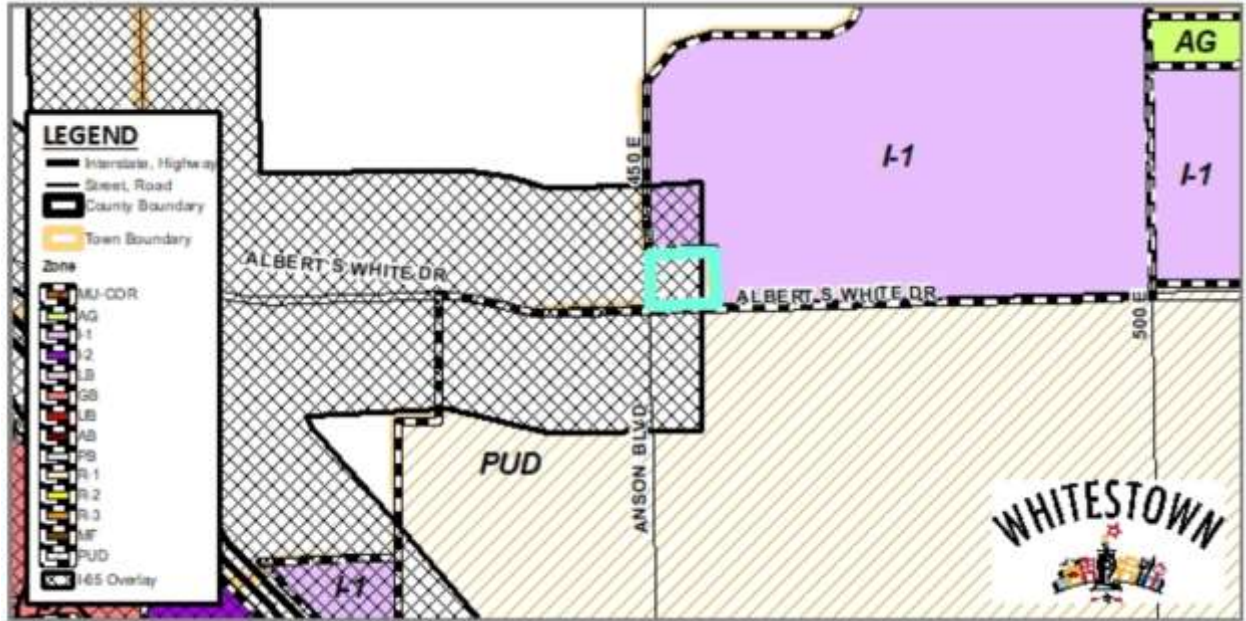
The site in question is located on the north side of Albert S White and the east side of CR 450 E. The existing GetGo gas station is located just southwest of this site on the south side of Albert S White. The surrounding area is characterized by residential, industrial, and agriculture uses.



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 PUD (Anson) under Whitestown Jurisdiction.
- **West:** Zoned AG (Agriculture) under Boone Co 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.

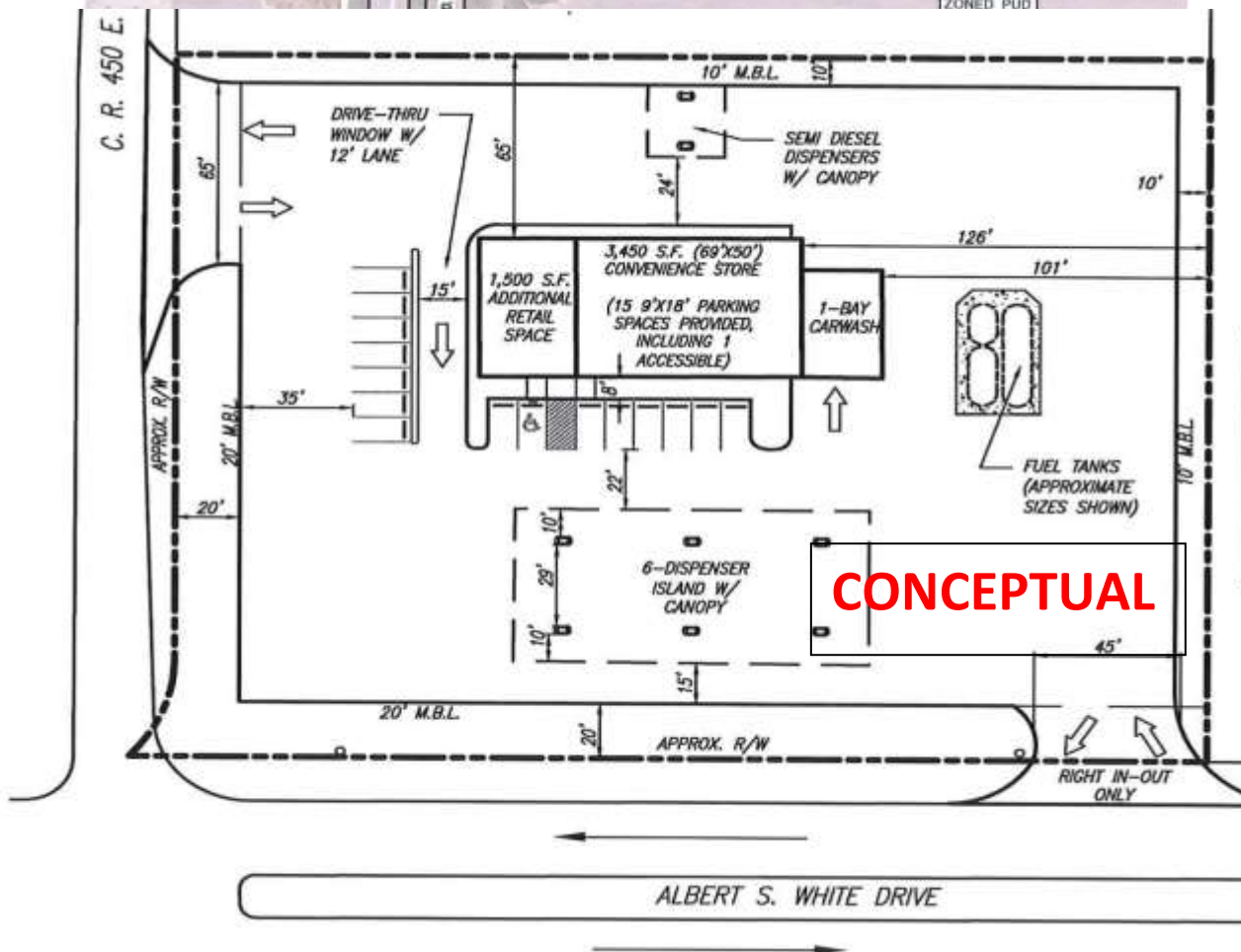
The applicant is proposing to rezone the site in question to I-1 (Light Industry).

- 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.

Proposed Development

The petitioner seeks to rezone the property from Agricultural (AG) to Light Industrial (I-1) in order to construct one building split between the following uses; retail, carwash, gas station, and convenience store on the subject parcels. As this is a build to suit project, the number of employees, traffic generation, and actual hours of operation are unknown.

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



Comprehensive Plan

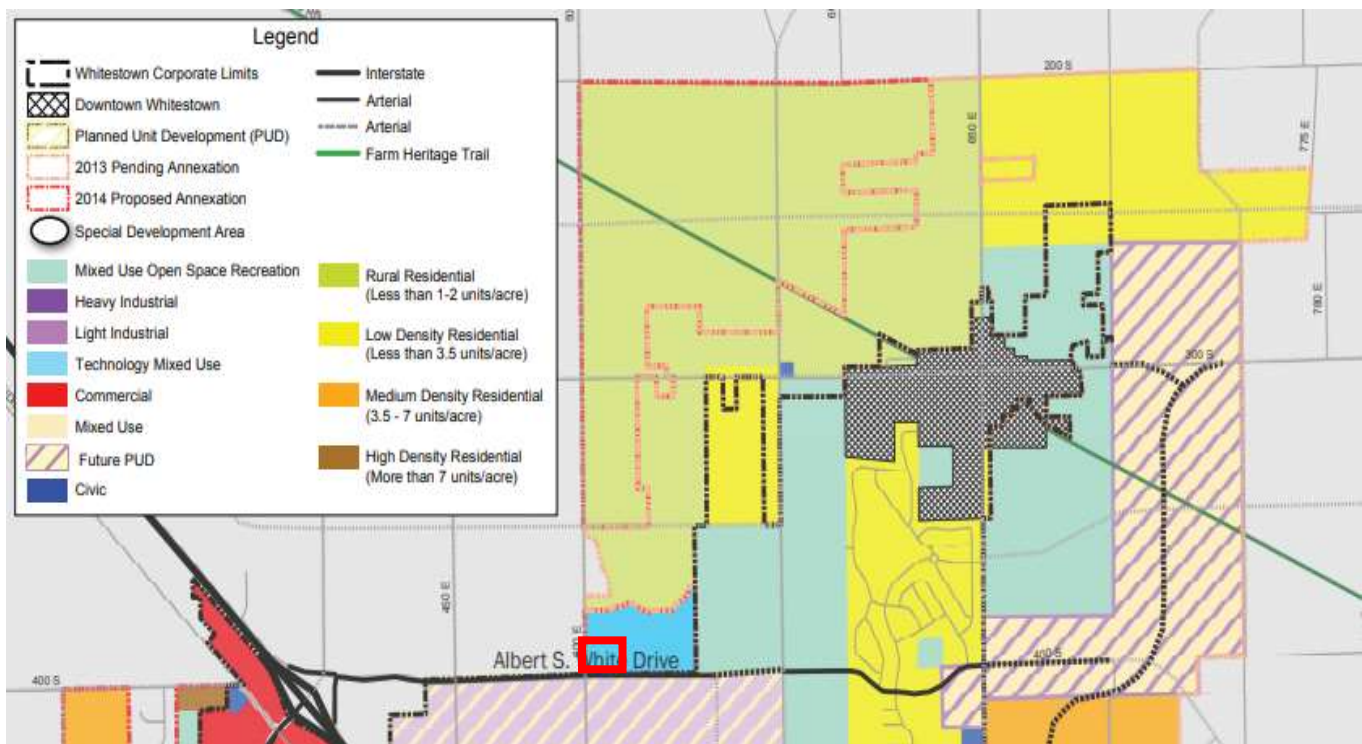
The proposed zone amendment is in agreement with the following goals of the Whitestown Comprehensive Plan:

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.
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 Technology Mixed Use. This area is designed for industrial of offices uses that focus on engineering or manufacturing technology that make production more efficient as well as well-designed developments that include a mix of land uses such as commercial, office, and residential.



Thoroughfare Plan

The 2020 Thoroughfare Plan identifies CR 450 E as a Major Collector and Albert S White as Major Arterial roadways.

- Major Collectors gather traffic from local roads and connect them to the arterial network. They provide a balance between access to land and corridor mobility. Major collectors provide connectivity to traffic generators not already on the arterial system, such as schools, parks, and major employers.
- 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.

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. Staff gives favorable recommendation to the commission.