



Staff Report PC21-022-ZA

Patch Zone Amendment

Docket PC21-022-ZA – Zone Amendment – Patch

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 78.47 acres and is located at 3502 S 450 E. The petitioner is proposing to develop the site for warehouse use. The petitioner is Patch Whitestown LLC and owner is Margaret Smith.

Location

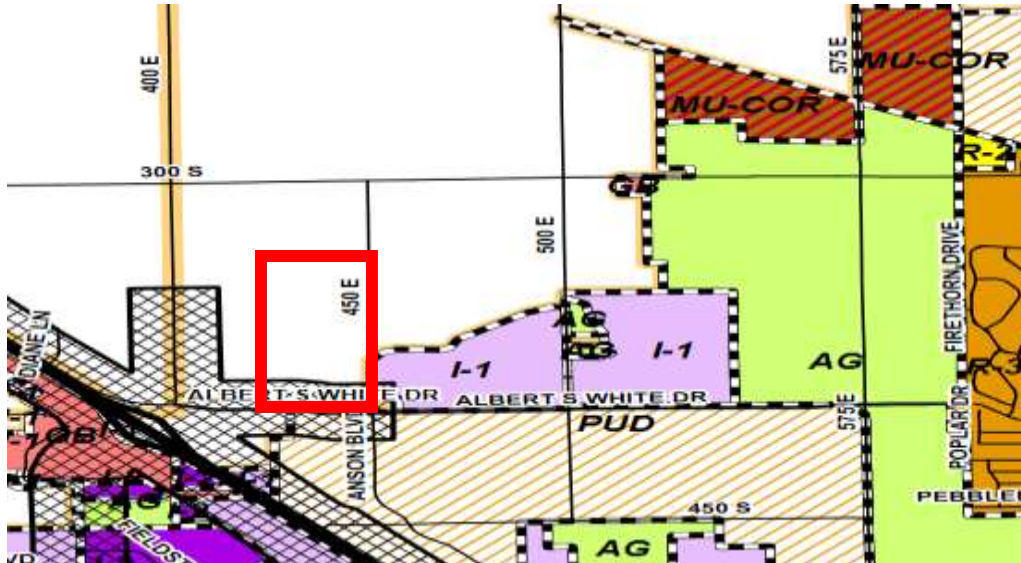
The site in question is located on the North side of Albert S White Dr and the west side of CR 450 E. The surrounding area is characterized by industrial, residential, and agriculture uses. Approximate address is 3502 S 450 E, Whitestown.



Zoning

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

- **North:** Zoned AG (Agriculture) under Boone County Jurisdiction (occupied by residential and AG).
- **East:** Zoned I-1 (Light Industry) under Whitestown Jurisdiction.
- **South:** Zoned PUD (Anson) under Whitestown Jurisdiction (occupied by warehouses).
- **West:** Zoned AG/ I-65 overlay (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, warehousing, 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

The petitioner seeks to rezone the property from Agricultural (AG) to Light Industrial (I-1) in order to construct two industrial buildings 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.

Comprehensive Plan

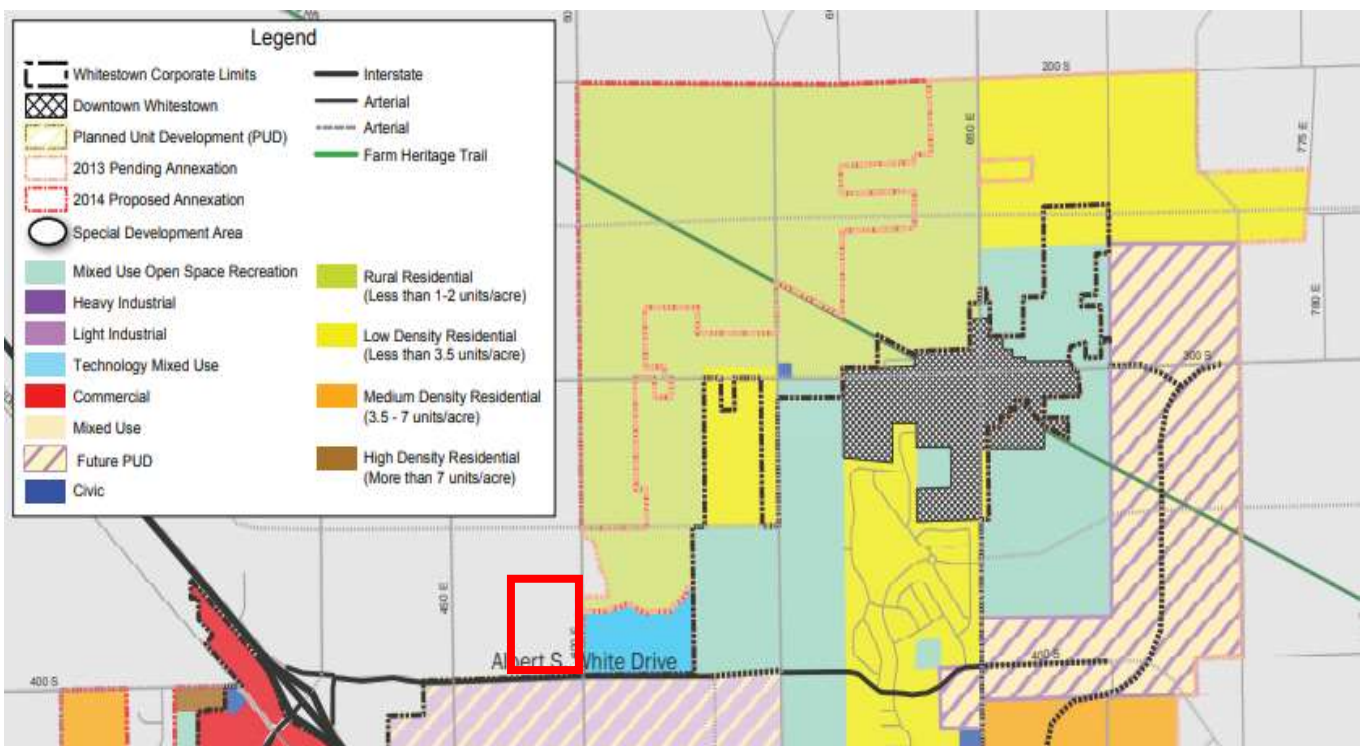
The proposed zone amendment is in agreement with the following goals of the Whitestown Comprehensive Plan:

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 does not identify a land use for this property since it is not within Whitestown's corporate boundary. However, the surrounding area in the land use map is identified as Industrial, mixed use, technology, and rural residential.



Thoroughfare Plan

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

- Minor Arterials provide service for trips of moderate length and serve geographic areas that are smaller than higher arterial counterparts and offer connectivity to the higher arterial system.
- 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.
2. Favorable or unfavorable recommendation to the Town Council will be contingent on the annexation of this property.
3. Staff gives favorable recommendation to the commission.

Materials Submitted by the Petitioner

Narrative

Petitioner: Patch Whitestown, LLC

Site: 3502 S 450 E, Whitestown Indiana (approx. address)

Patch Whitestown, LLC (“Petitioner”) proposes to annex into the Town of Whitestown, Indiana approximately 78.47 +/- acres of real estate (“Site”) located at approximately the northwest corner of Albert S. White Boulevard and CR 450 South. The Site is owned by Margaret F. Smith (“Smith”). Petitioner has a contract to purchase the Site from Smith conditioned upon the Site being annexed into Whitestown and obtaining all necessary approvals from Whitestown to develop and improve the Site with up to two (2) industrial buildings for office / warehouse / distribution type uses. The location of the proposed improvements to the Site are approximately depicted on the Preliminary Proposed Development Plan filed herewith. Petitioner anticipates development of the Site will commence in late 2021 or early 2022.

Attachment H: Standards for Evaluating a Zone Map Change

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...

The proposed zoning change is to the I-1 District which is a district permitted in the Whitestown Land Use Plan. Because the site is outside the Town's boundaries the site is not specifically identified in the Comprehensive Plan. However, the proposed use and rezoning are consistent with neighboring uses and Whitestown Zoning Districts.

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...

The zoning change will allow for development of industrial buildings similar to existing industrial uses on and around nearby parcels. The proposed change will cause the site to be developed and used for industrial uses which are similar to and consistent with neighboring uses.

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

The surrounding zoning districts and uses on the south and east sides of the site are similar to the zoning districts and uses proposed by the Petitioner.

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

The zoning change will allow for industrial development which will substantially increase the value of the site. In addition, such zoning change will allow for uses and development consistent with existing zoning and uses south and east of the site.

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

The zoning change and the proposed light industrial uses are compatible with nearby uses. The proposed zoning change will allow industrial uses similar to uses just east and south of the site. Development of the site will also result in improvements to an adjoining roadway.

Preliminary Proposed Development Plan

