



Staff Report PC21-028-ZA

Bridle Oaks Addition Zone Amendment

Docket PC21-028-ZA –Zone Amendment – Bridle Oaks Addition

The petitioner is requesting approval of a zoning amendment from the R2 (Residential) Zone to the PUD (Bridle Oaks) Zone. The subject site contains 4.5 acres and is located at 3689 S Main St. The petitioner is proposing to add the property to the Mixed-Use classification within the PUD. The petitioner is Kite Harris Property Group and owner is Tammy Nowakowski.

Location

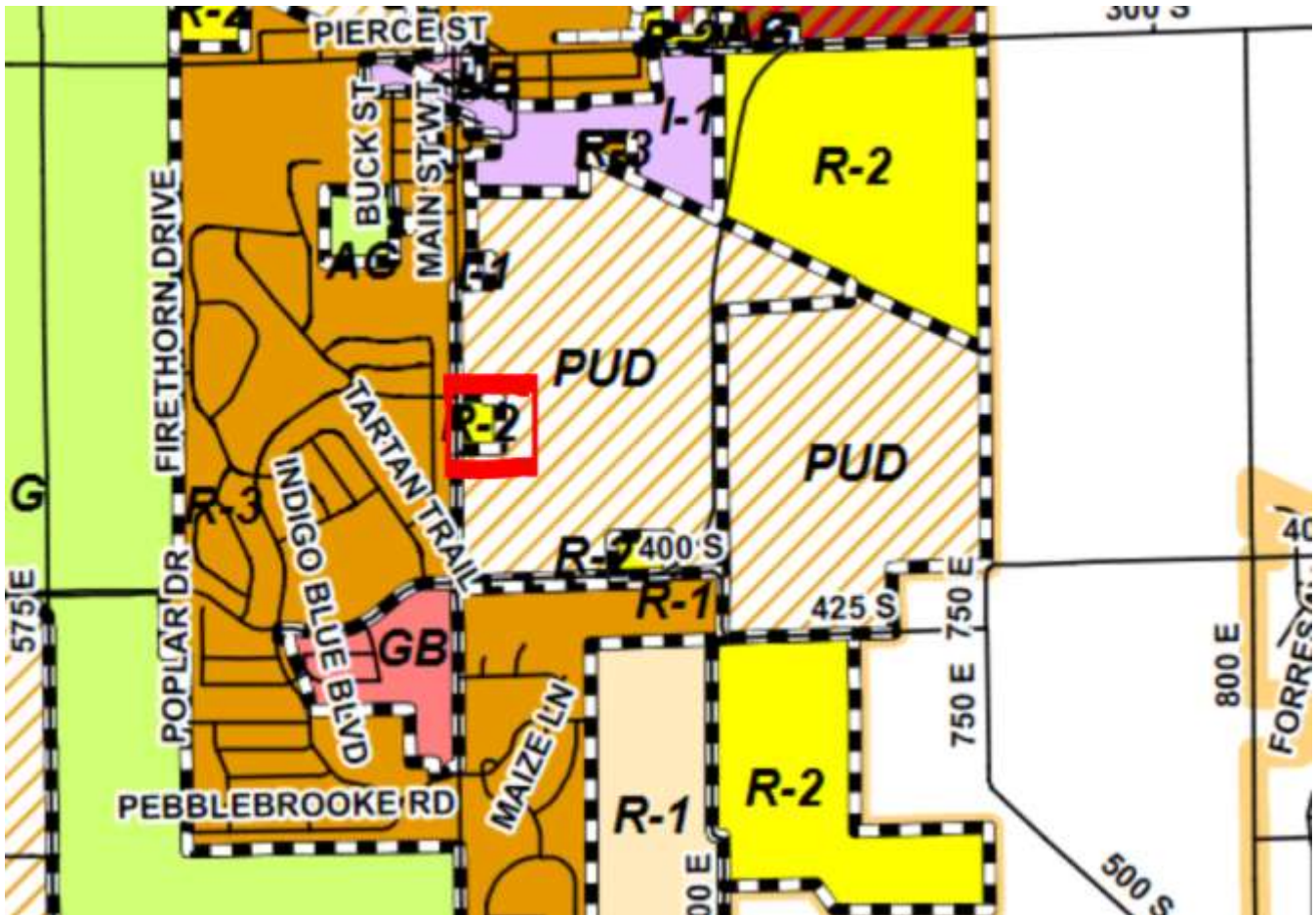
The site in question is located on the North side of Main Street and south of the existing Bridle Oaks PUD. The surrounding area is characterized by residential, and PUD mixed uses.



Zoning

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

- **North:** Zoned PUD (Bridle Oaks) under Whitestown Jurisdiction (currently being developed).
- **East:** Zoned PUD (Bridle Oaks) under Whitestown Jurisdiction (currently being developed).
- **South:** Zoned PUD (Bridle Oaks) under Whitestown Jurisdiction (currently being developed).
- **West:** Zoned R-3 (Residential) under Whitestown Jurisdiction. Walker Farms Subdivision



The site in question is currently zoned R2 (Residential- low density single family and two family).

- This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the County. Development in this district typically ranges from .50 homes per acre (without public water and public sewer) to 1.75 homes per acre (with public water and public sewer).

The applicant is proposing to rezone the site in question to PUD (Bridle Oaks).

- This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land area so planned, located or situation as to merit and justify consideration as a PUD district.

Proposed Development

The petitioner seeks to rezone the property from R2 (Residential) Zone to the PUD (Bridle Oaks) Zone. The subject property would be added to the Mixed-Use classification within the PUD. As well as rezoning the property to be within the PUD, petition would also be amending the Bridle Oaks PUD to include the rezoned property by changing the land use map in the PUD and conforming the text of the PUD to include this new property.

Comprehensive Plan

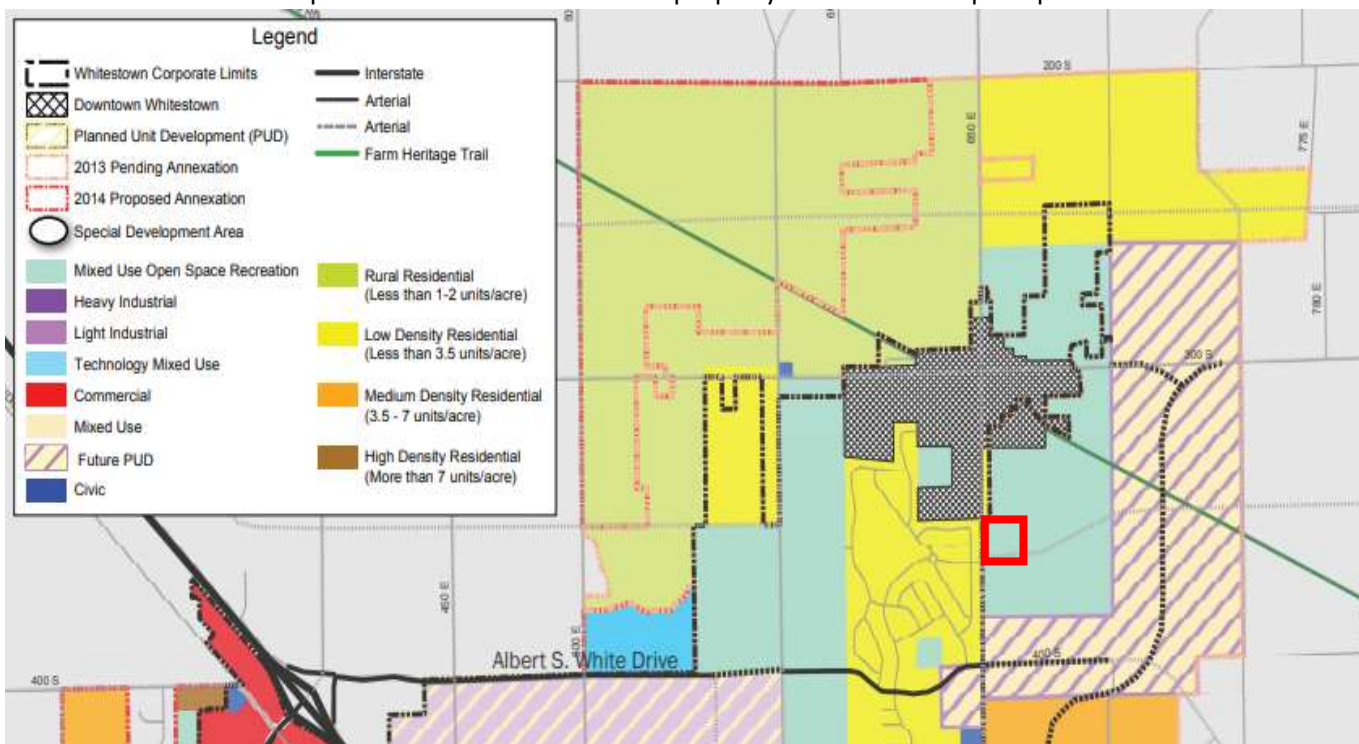
The proposed zone amendment is in agreement with the following goals of the Whitestown Comprehensive Plan:

Goals and Objectives

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.
 - a. Support the improvement and expansion of community amenities
 - b. Work to establish the community as a place for a diverse citizenry (with focus on families and young professionals)
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 this property as Mixed-Use Open Space Recreation.



Thoroughfare Plan

The 2020 Thoroughfare Plan identifies Main St as Major Arterial 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.

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 favorable recommendation to the commission.

Materials Submitted by the Petitioner



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 mixed use is consistent with the mixed use recommendation of the Comprehensive Plan.

The Whitestown Comprehensive Plan calls for mixed-use for this property, of which the proposed mixed use is consistent, particularly within the context of the broader area so-designated for mixed use and zoned for a variety of uses.

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 proposed mixed use will be generally consistent with the uses existing in the immediate vicinity.

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

The mixed use proposed will be generally consistent, and compatible with, the uses in the broader vicinity.

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

The mixed use proposed will be generally consistent, and compatible with, the uses in the vicinity. Additionally, the proposed use will be consistent with the recommendations of the Comprehensive Plan, particularly within the context of the broader area and the Plan's mixed-use recommendation.

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

The mixed use proposed will be generally compatible with the uses in the vicinity.