Staff Report PC21-002-ZA

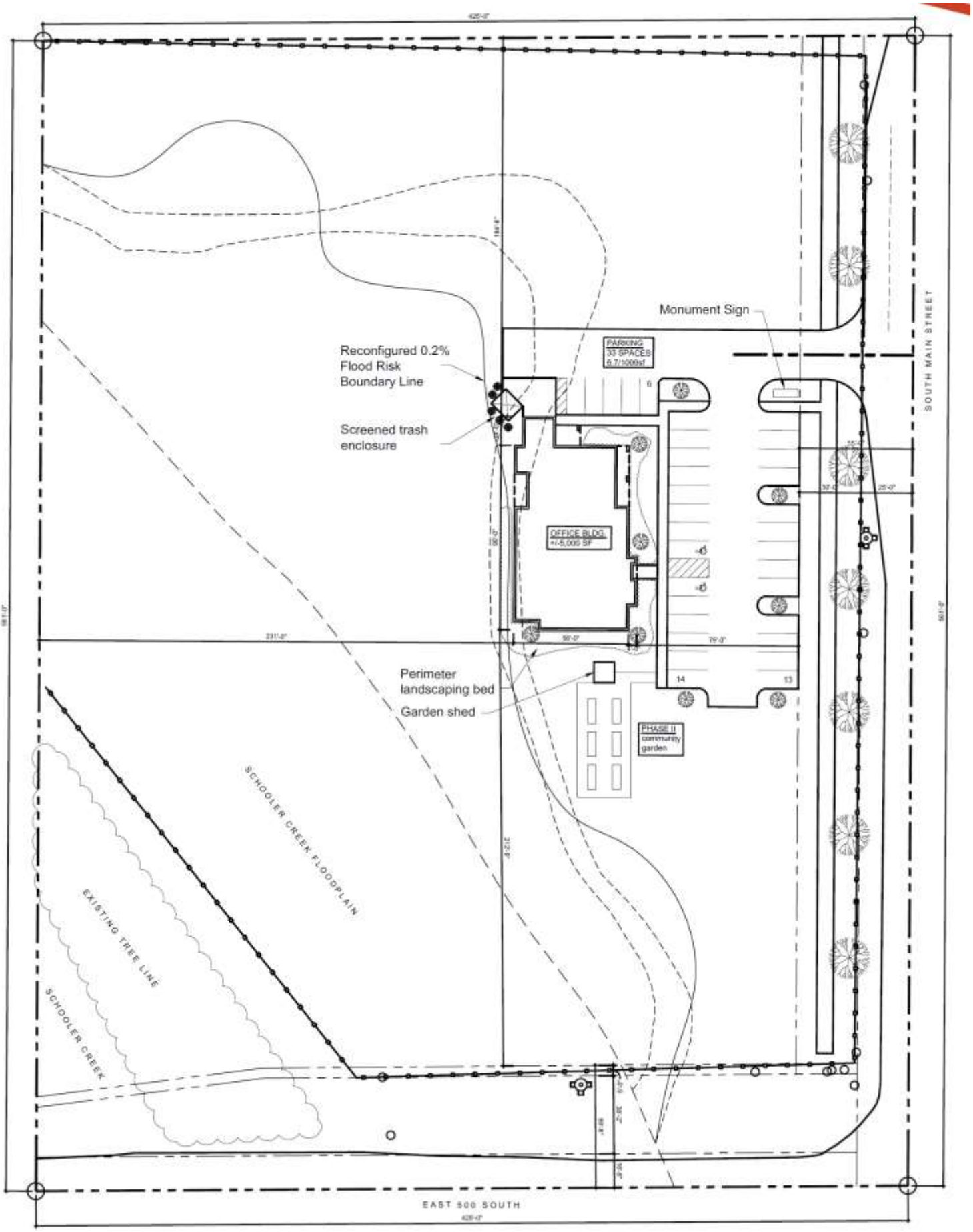
Main Street Office - Zoning Amendment

Docket PC21-002-ZA Zoning Amendment- Main Street Office- The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to LB Local Business. The subject property contains approximately 5.47 acres and is located at the intersection of Main St and CR 500 South, Whitestown, IN 46075. The petitioner is Michael Andreoli and the property owner is Christopher Brauer

Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture to LB Local Business in order to establish a professional office building. Pre-liminary site plan shows a +/- 5,000 square foot office building with 33 parking spaces as well as a community garden. Ingress and egress are from a new entrance off Main Street.

Proposed Future Site



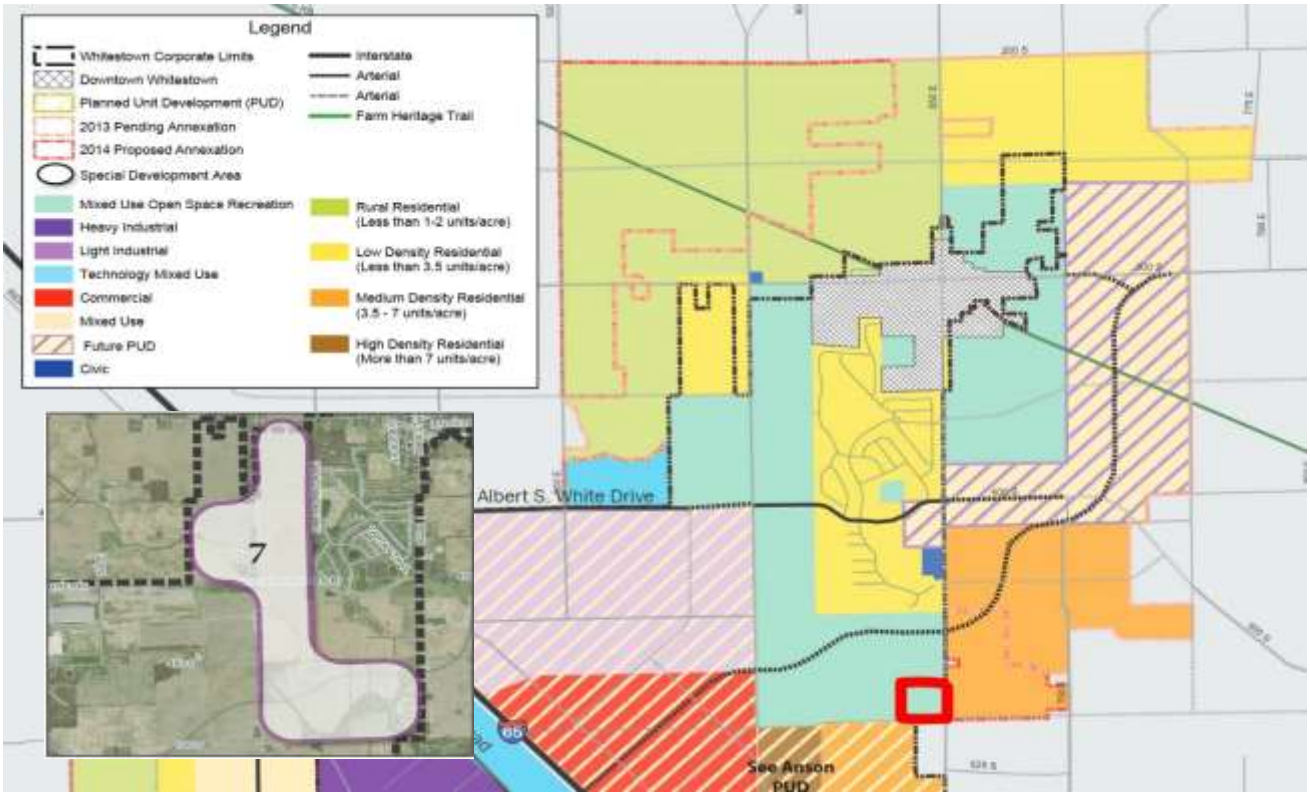
Zoning and Context

- North: AG Agriculture currently used as Residence
- East: R3 Residential Harvest Park Neighborhood
- South: AG Zionsville
- West: AG Vacant and currently used as Field

Comprehensive Plan

Land Use Plan

The 2015 Comprehensive Plan classifies the area as Mixed Use Open Space Recreation and located within Special development area 7 (outlined in RED).



Goals and Objectives Special Development Area 7

"This area is located between the Legacy Core and Interstate 65 along the Albert S. White Boulevard. This area is important because it serves as a transition between the more intense industrial uses currently planned for Anson and the existing and planned single-family areas in northeastern Whitestown. This area will likely need to include some higher density residential to help serve and as a transitional use, but may also contain smaller lot single-family uses. It is also likely include some neighborhood retail uses. These mayinclude pharmacy, grocery, and other smaller retail uses, but "big box" retail uses would not be appropriatein this area. It is also important that the commercial in this area not injure market potential for redevelopment opportunities in the Legacy Core and the more intense retail uses that may be possible in Development Area 6. It is also anticipated that much of this area may include urban agriculture and openspace uses as transitional uses between existing lower density residential uses to the east and the plannedindustrial uses to the west."

Zoning Ordinance

Existing Zoning

AG Agriculture- This district is intended to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. This area is designed to minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres and to maximize the clustering or rural residential lots on the least number of acres located on existing farmlands and significant open lands.

Development Standards for AG Agricultural	
Minimum lot area:	15,000
Minimum open space:	50%
Maximum building height:	35

Permitted uses include:

- Farm
- Farm Seasonal Worker Housing
- Hay, Grain, Feed Stores
- Plant Nursery
- Church
- Sale Barn for Livestock

Proposed Zoning

LB Local Business- This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection topublic water and public sewers and Development Plan approval.

Development Standards for LB Local Business	
Minimum lot area:	No min.
Lot Coverage:	50%
Maximum building height:	35

Permitted uses include:

- Community Center
- Live/Work
- Group Residential Facility
- Office
- Retail
- Medical/Dental Office

Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. 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. Before being further developed, the project will require Subdivision approval and/or Development Plan approval by the Plan Commission.

3. The Plan Commission should maintain and enforce the Zoning Ordinance, Subdivision Control Ordinance, and related ordinances in order to achieve the goals of the Comprehensive Plan.

4. The proposed LB zoning allows a variety of uses and specific setback, landscaping and bufferyard requirements.

5. The proposed future use follows the intent of the Whitestown Comprehensive Plan

Staff Recommendation

Staff recommends the following commitment be made as also agreed upon by petitioner:

1) The landscaping, architecture, and location of the building shall generally comply with the architectural renderings and site plans attached hereto and marked as Exhibit A.

2) Notwithstanding those Permitted uses; Permitted Conditional uses; Special Exception uses; or Special Exception Conditional uses as allowed in the LB — Local Business Zoning District, the real estate will only be utilized for the following uses:

    a. Medical Office (including Dental);
    b. Medical and Dental Laboratories;
    c. Engineering and Architectural Service;
    d. Insurance Agent, Broker and Service;
    e. Dwelling — Single Family; and
    f. Counselor-at-Law

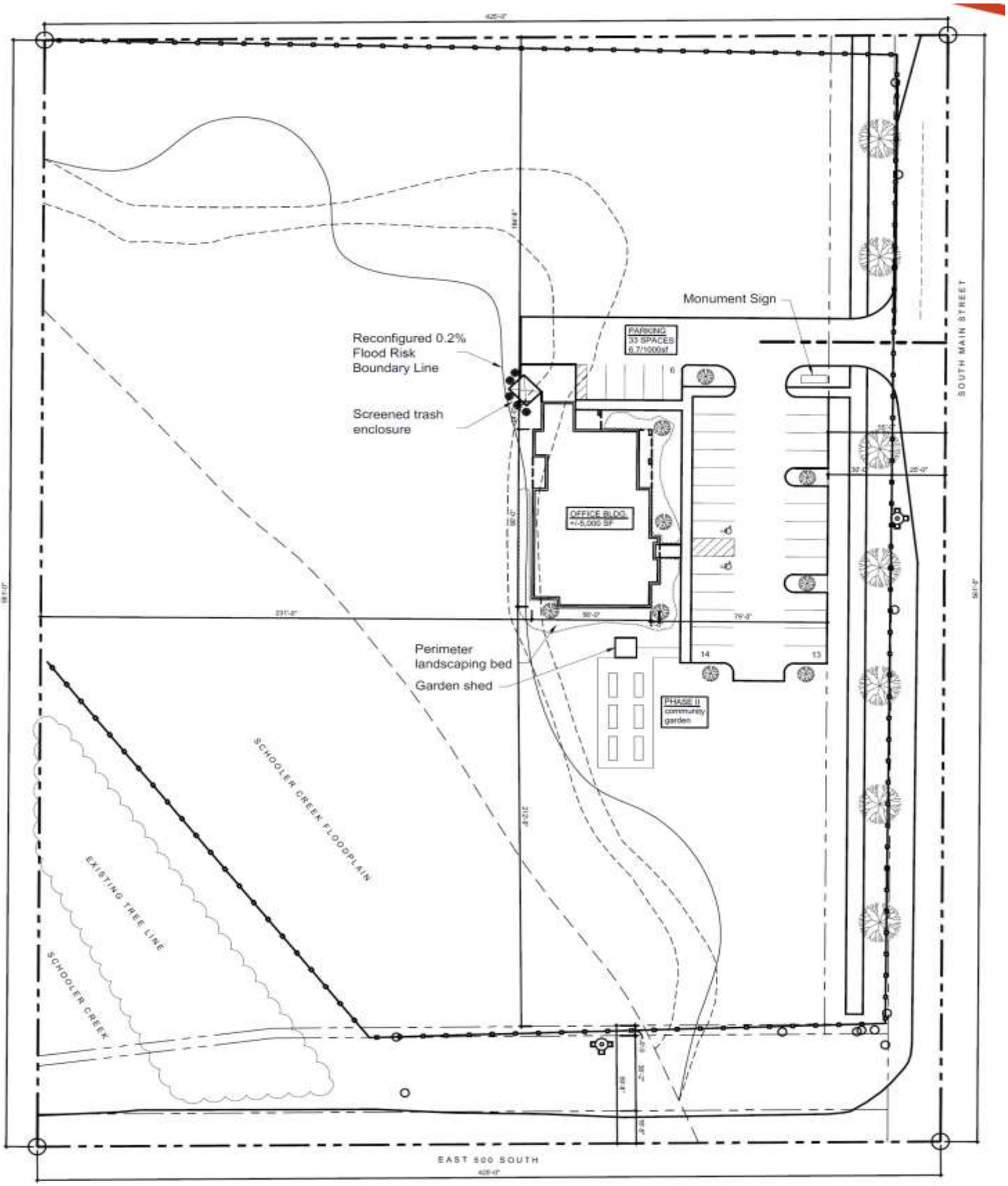
3) Other than the structures set out and shown, no other habitable structures or permanent buildings of any type shall be constructed on the property.

Decision Guidelines

Per the Zoning Ordinance, *Section XII.B.C* the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- responsible development and growth.

EXHIBIT A


Monument Sign
Reconfigured 0.2% Flood Risk Boundary Line
Screened trash enclosure
PARKING 33 SPACES 6.7/1000sf
OFFICE BLDG. +/-5,000 SF
Perimeter landscaping bed
Garden shed
PHASE II community garden
SCHOOLER CREEK FLOODPLAIN
EXISTING TREE LINE
SCHOOLER CREEK
SOUTH MAIN STREET
EAST 500 SOUTH

DRAFT

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

DRAFT

DRAFT

DRAFT