



Staff Report PC22-001-ZA

Ambrose-Clark Rezone

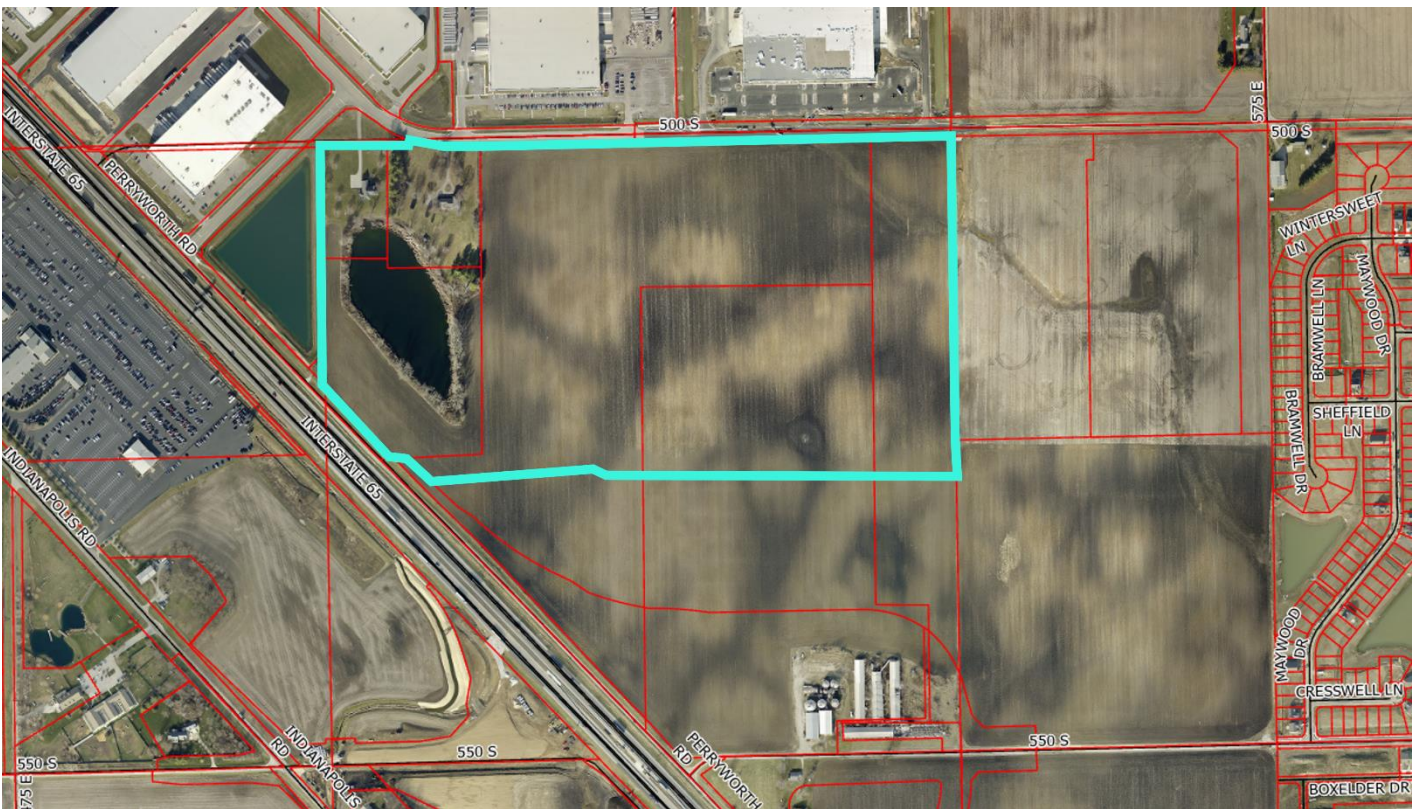
Meeting Date: February 14, 2022

Docket PC22-001-ZA – Zone Amendment – Ambrose Clark

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Anson-Planned Unit Development (PUD) Zone to the Light Industrial (I-1) Zone. The site in question is approximately 88 acres and composed of multiple parcels. The site in question is located on the south side of CR 500 S in Whitestown. The applicant is Ambrose Property Group, LLC per Brian J. Tuohy & Cynthia M. Blackford on behalf of owner, CPF Farms, LLC.

Location

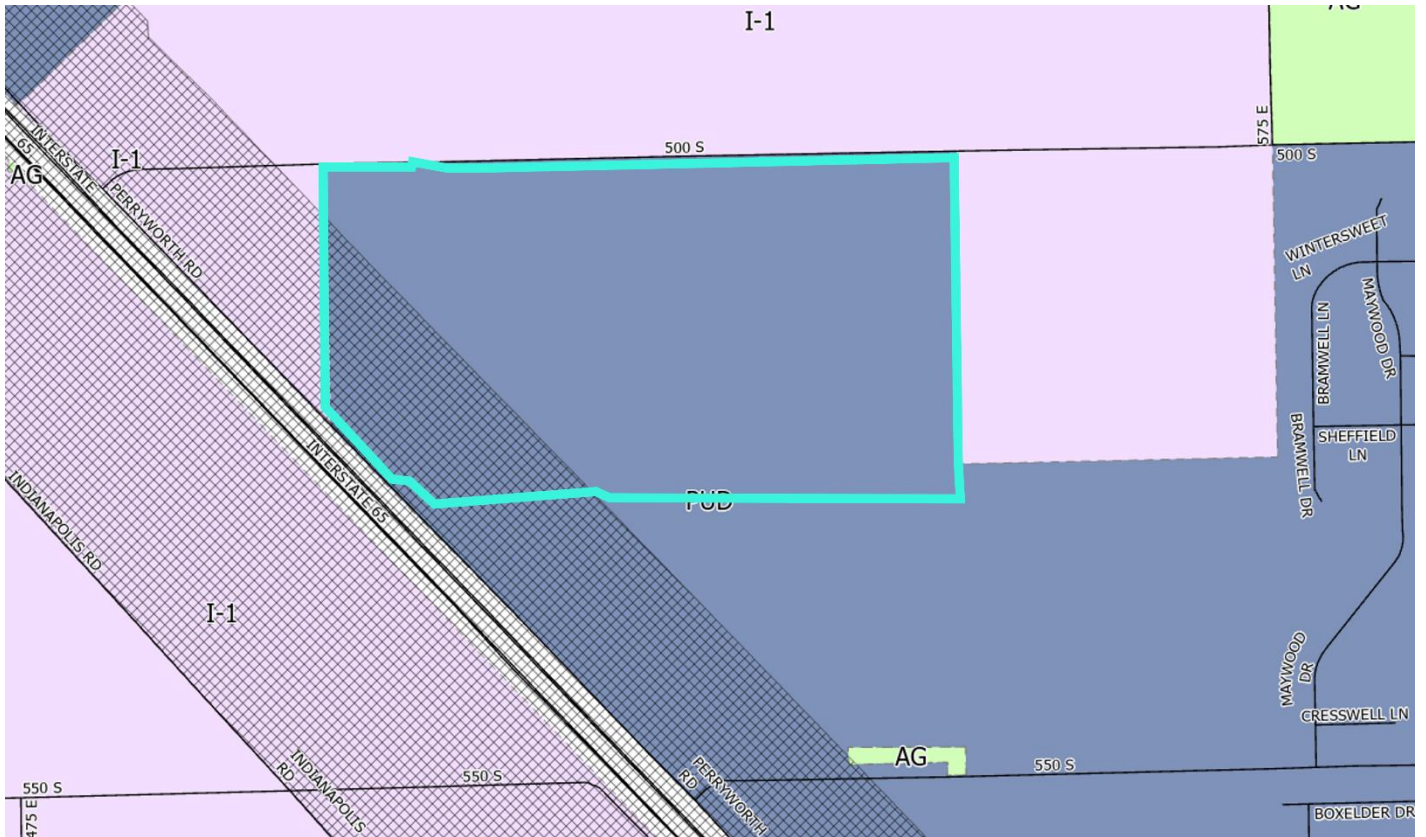
1. The site in question is located on the south side of CR 500 S, approximately 1,346 feet west of the intersection of CR 500 S and CR 575 E. The surrounding area is characterized by industrial and agricultural uses. 65 Commerce Park industrial development is located to the north and east of the site, the new I-65 interchange is located to the south of the site in question.



Zoning

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

- **North:** Light Industry (I-1)
- **East:** Light Industry (I-1)
- **South:** Anson- PUD (PUD)
- **West:** Light Industry (I-1)



The site in question is currently zoned Anson-PUD and part of the Town Center Business District. “The Town Center Business District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted within the Town Center Business District shall be limited to Multi-Family Residential Areas, Office Areas, Retail Areas, and Office/Flex Areas.” Permitted uses within the Office/Flex Area of the Anson PUD include but are not limited to parking lots, manufacturing, and business parks, among others.

A portion of the site is also zoned with the I-65 Overlay Zoning District. The I-65 Corridor Overlay “district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown.” Generally, the Overlay provides additional architectural and site standards in addition to the underlying zoning district.

The applicant is proposing to rezone the site in question to the Light Industry (I-1) Zoning District. The I-1 “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.” Permitted uses within the I-1 Zone include but are not limited to government buildings, parking lots, offices, and wholesale trade and storage, among others.

Proposed Development

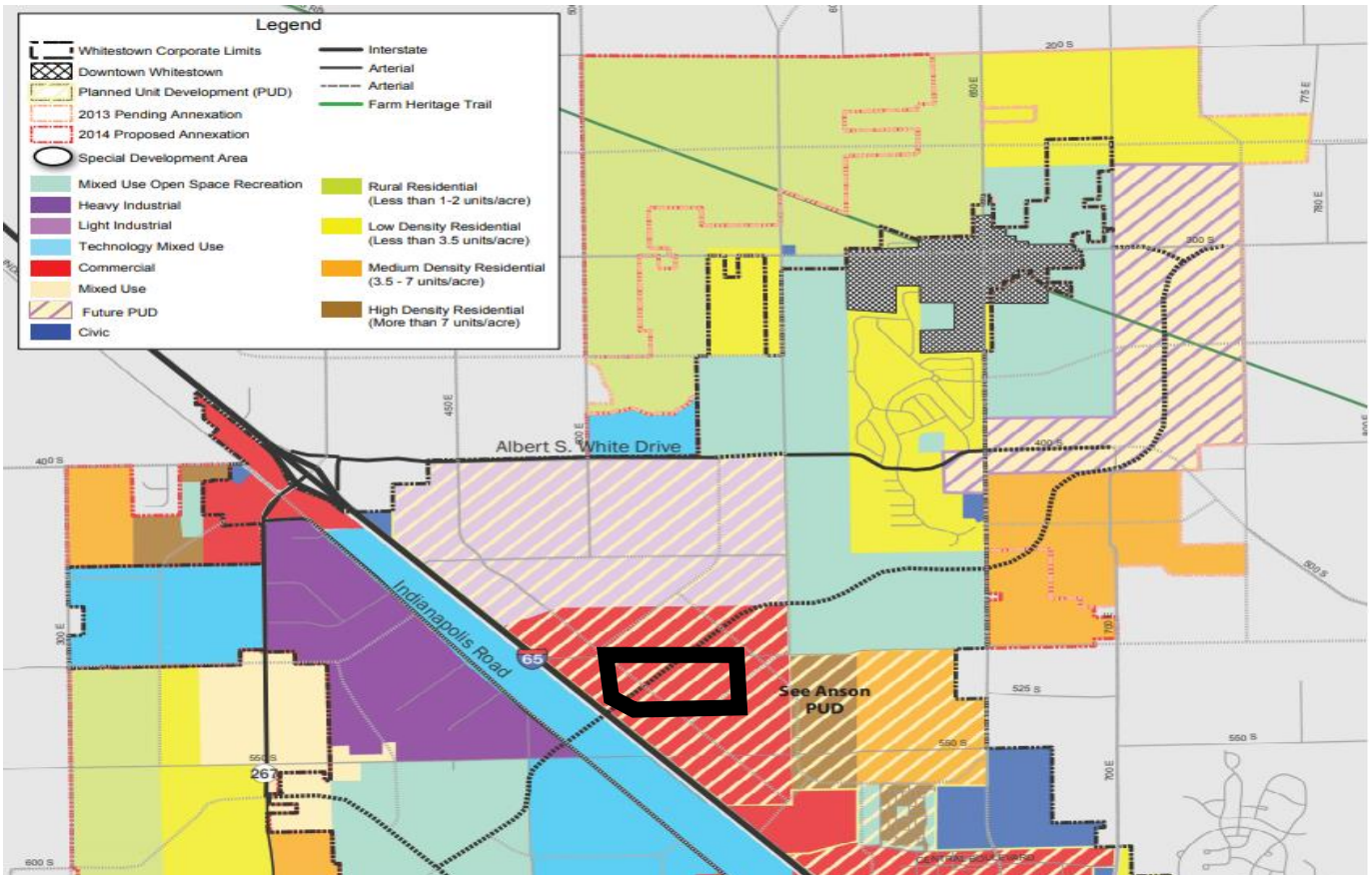
The proposed development is located on approximately 110 acres and approximately 88 acres of the site is proposed to be rezoned. The remaining acreage will continue to be zoned Anson-PUD. The site in question is composed of multiple parcels.

At this time, it is unknown how many structures will be on site or how the site will be laid out.

Comprehensive Plan

The 2015 Comprehensive Plan identifies the subject site as Commercial and Future PUD. The Commercial land use

designation is “intended as a broad land use category that includes developments that serve the surrounding neighborhoods and region. Commercial developments can include retail, offices, restaurants, and other service-oriented uses and are generally adjacent to roads that can accommodate greater volumes of vehicular traffic, such as Whitestown parkway and at the interchanges of Interstate 65.” South of the site to be rezoned will remain Anson-PUD and should serve as a transition between the I-65 Interchange/Whitestown Parkway and the proposed rezone site.



The site in question is located within Special Development Area 5 identified within the 2015 Comprehensive Plan. Development Area 5 “is anticipated to be similar in land use and design as Development Area 4” which “focuses on a mix of office, research and technology uses to support an innovative corporate campus or technology park.... [and] supports corporate office complexes, research and technology related uses, and some potential small light industrial uses (distribution, manufacturing and wholesale).”

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.

Land Use Subgoals

7. Promote distinct areas.

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

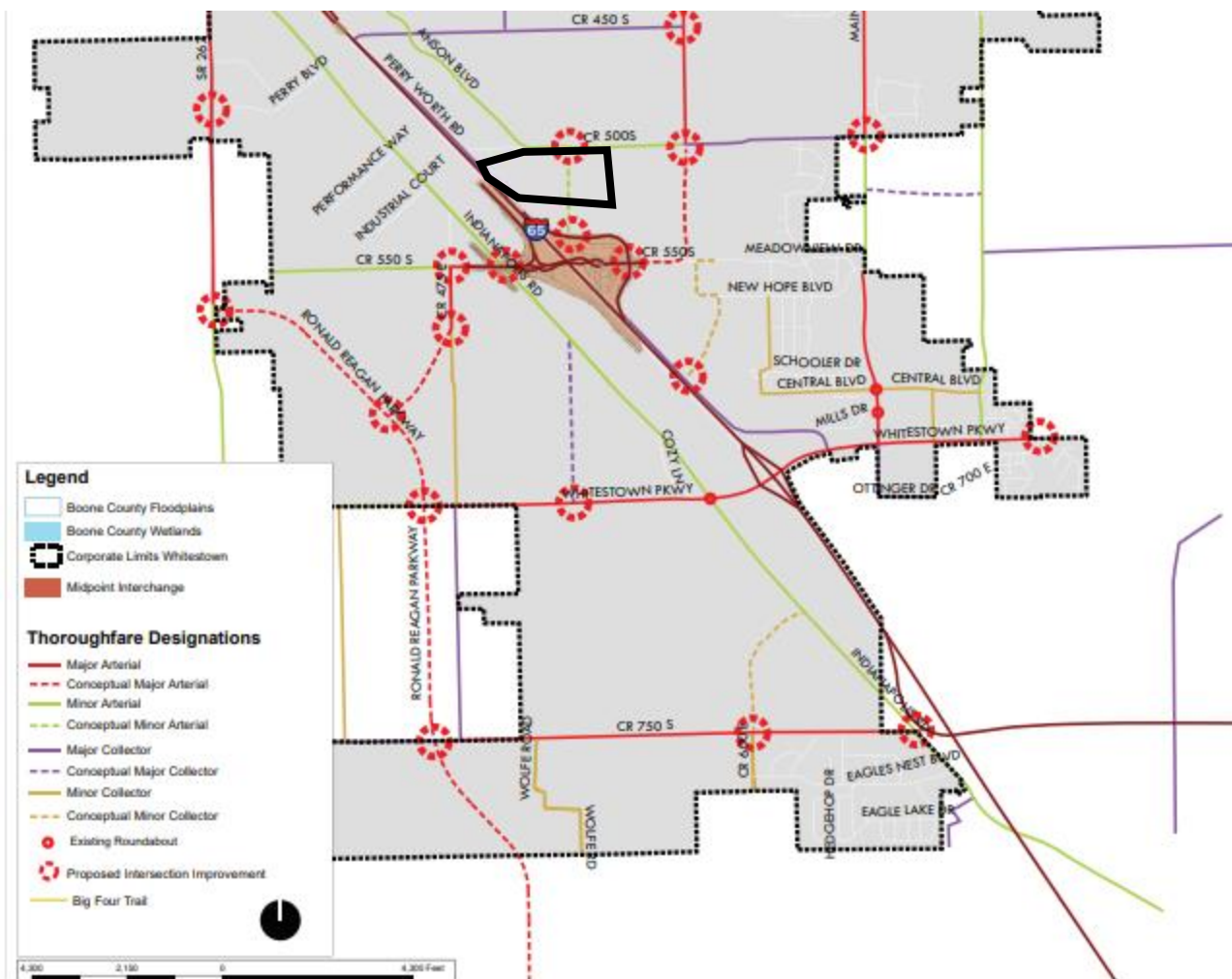
Land Use Goals

- 9. Promote the use of quality materials and aesthetic standards.

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies CR 500 S as a Minor Arterial roadway. “Minor Arterials are similar to principal arterials, but are spaced more frequently and serve trips of moderate length. Spacing of minor arterials is one to three miles in suburban areas and further apart in rural areas. Minor arterials connect most cities and larger towns and provide connectivity between principal arterials.”

Although the Thoroughfare Plan shows a Conceptual Minor Arterial going through the site in question, an alternative road known as Gochenour Way has been constructed to the west of the site satisfying the recommendations of the plan.



Staff Recommendation

Staff is providing a favorable recommendation for the Ambrose-Clark Rezone Docket PC22-001-ZA. The applicant is proposing to rezone the described area from the Anson-Planned Unit Development (PUD) Zone to the Light Industry (I-1) Zone. The I-65 Corridor Overlay Zone will remain in place as shown on the official zoning map.

It is imperative that the proposed industrial uses are scaled and serve as a transition between the potential Anson-PUD uses to the south and the existing industrial uses to the north. Surrounding existing buildings to the west are

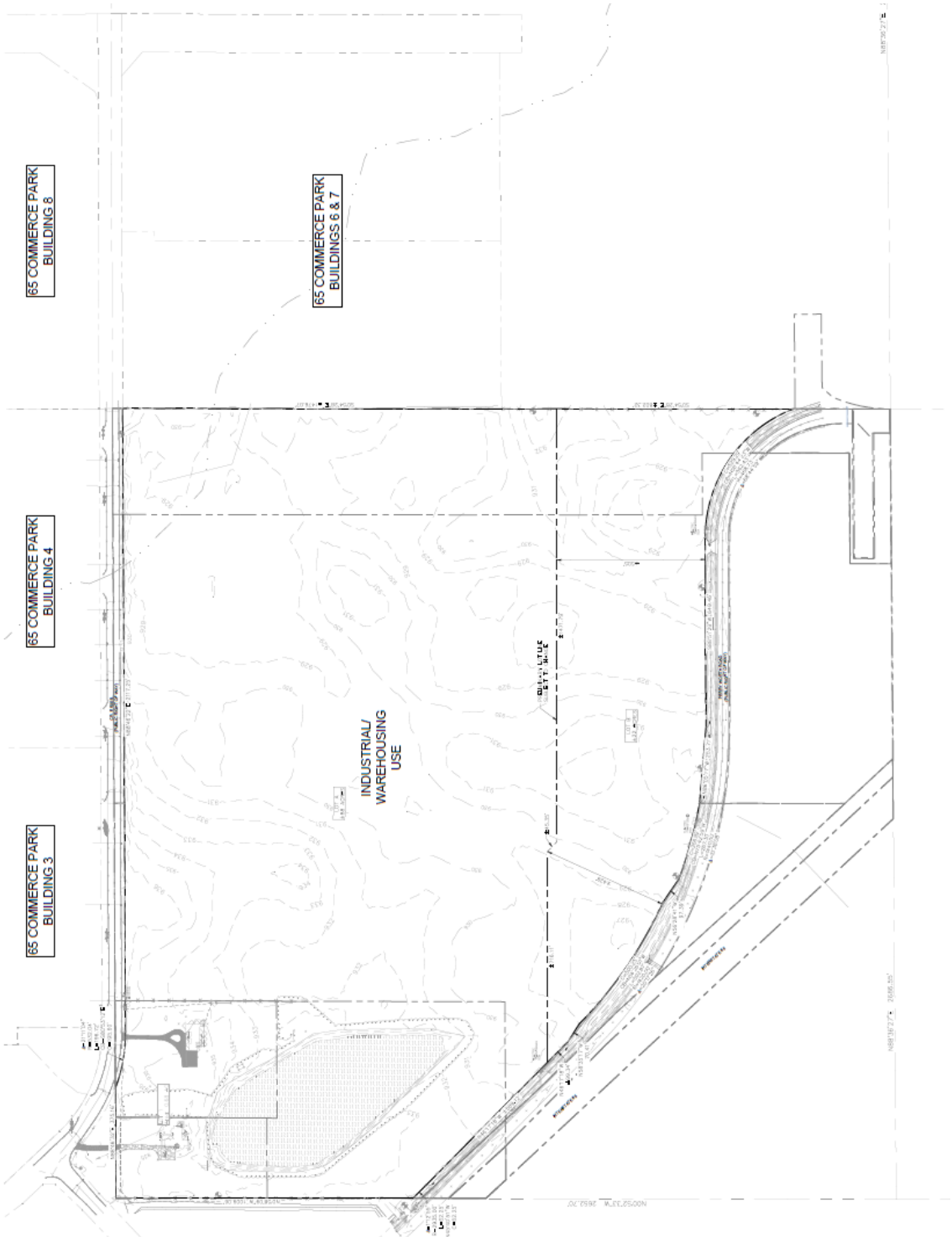
smaller and proposed buildings to the east are smaller. The potential industrial uses on the subject site should be appropriately massed with buildings to the east and west of the site.

The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when taking action on all rezoning acts. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Rezone action. Staff's recommendation to the Plan Commission finds the Rezone complies with the following requirements in accordance with UDO Section 11.15 I.

1. **The proposed rezone is in compliance** with the Comprehensive Plan;
2. **The proposed rezone is appropriate** given the current conditions and the character of current structures and uses in each district;
3. **The proposed rezone proposes** the most desirable use(s) for which the land in each district is adapted;
4. **The proposed rezone conserves** property values throughout the Jurisdictional Area; and,
5. **The proposed rezone demonstrates** responsible development and growth.

If Plan Commission provides a favorable recommendation to Town Council, staff recommends commitments be added to the motion. A full draft of commitments will be presented at the time of Plan Commission public hearing.

Materials Submitted by the Applicant



SCHEMATIC LOT LAYOUT
SUBJECT TO CHANGE

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 site is within the Midpoint Interchange East Special Study Area. The proposed uses are consistent with the recommended uses within that area as set forth in the Whitestown Comprehensive Plan including office uses and light industrial uses (distribution, manufacturing and wholesale).

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...

A portion of the site is bordered on the west by I-65. Land north, northwest and east of the site is zoned I-1 and is improved with or proposed to be improved with light industrial uses. The proposed zoning change for the site will allow for similar light industrial uses.

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

The proposed rezoning is the same zoning that exists north, northwest and east of the site. The area around the site is being developed with similar light industrial uses and the site is no longer suitable or desirable for its current agricultural use.

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

The requested zoning change is consistent with the existing zoning north, northwest and east of the site. The proposed light industrial zoning classification will significantly increase the property value of this 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 light industrial uses and neighboring I-65. The proposed zoning change will allow compatible industrial development of the site.