



# Staff Report PC22-015-ZA

## Patch - Hackett Rezone

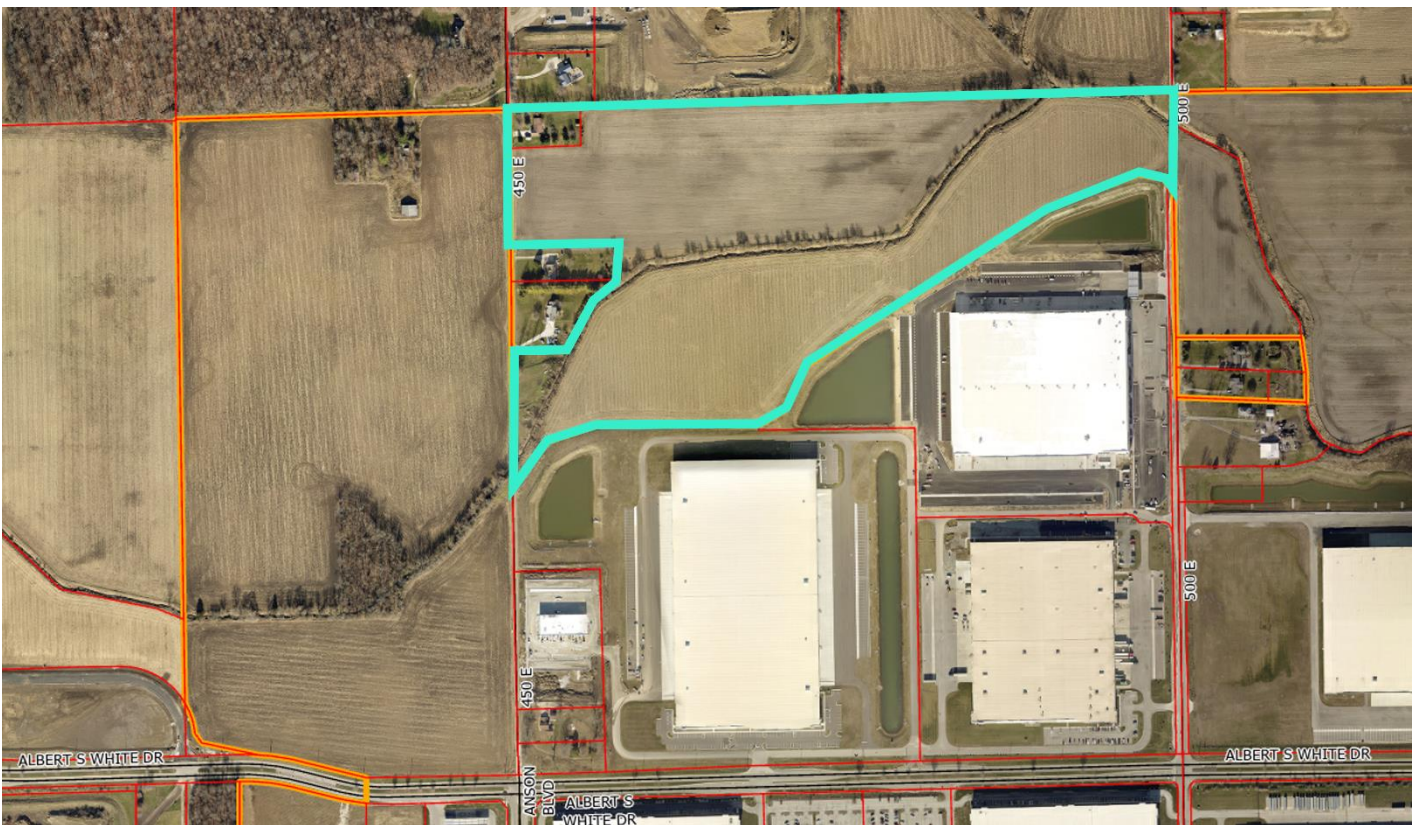
Meeting Date: March 14, 2022

### Docket PC22-015-ZA – Zone Amendment – Patch Hackett

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Agriculture Zone under Boone County jurisdiction to the Light Industrial (I-1) Zone. The site in question is approximately 53.27 acres and composed of two parcels. The site in question is located on the east side of CR 450 E in Whitestown. The applicant is Patch Development, LLC per Brian J. Tuohy on behalf of owners, Larry & Violet Hackett and Nathaniel & Tracie Pletcher.

### Location

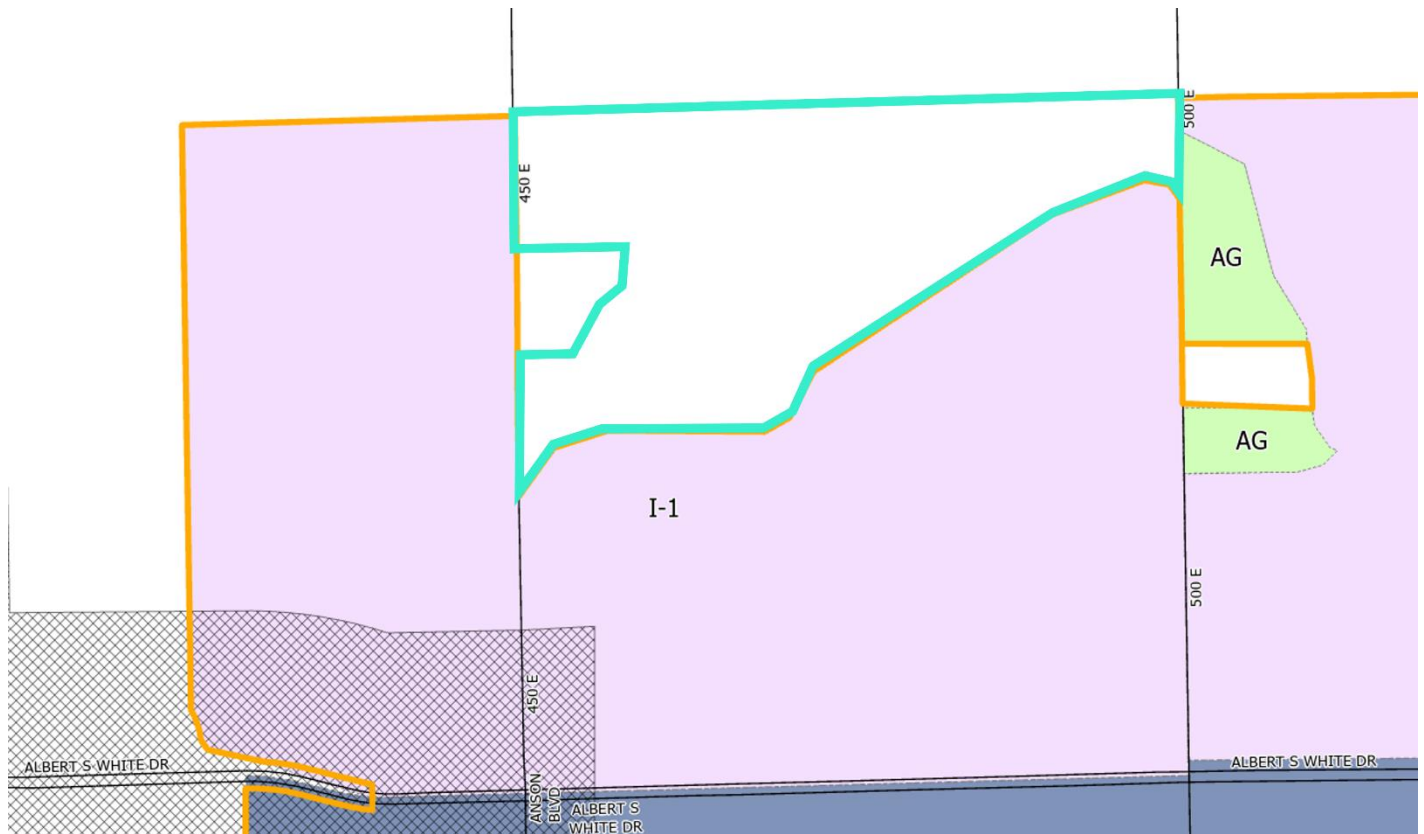
1. The site in question is located between CR 450 E and CR 500 E, approximately 1,137 feet north of the intersection of Albert S White Drive and CR 450 E. The surrounding area is characterized by industrial and agricultural uses. The Fishback Creek industrial development is located to the south of the site in question and the future approved Patch industrial development is located to the west.



### Zoning

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

- **North:** Boone County (AG)
- **East:** General Agriculture (AG) and Light Industry (I-1)
- **South:** Light Industry (I-1)
- **West:** Boone County (AG) and Light Industry (I-1)



The site in question is currently zoned General Agriculture under Boone County's jurisdiction. "The Agricultural Zoning District is intended to maintain the rural and scenic qualities of Boone County by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. It is further intended to provide for controlled rural residential growth beyond the limits of the urban service districts of the City of Lebanon, while maintaining the viability of existing Boone County agricultural activities, providing for farming opportunities for future farmers, allowing current farmers to realize the monetary value of their land, protecting historic, scenic or environmentally sensitive areas, and ensuring that rural residential growth can be adequately served by public roadways, fire and police protection, and public schools, without requiring unplanned and/or inordinate public expenditures."

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 will be constructed on the north side of the site. A large portion of the site is overlaid with floodplain/floodway. The applicant is proposing one industrial building with associated parking and two access points on CR 450 E.

The site in question is currently going through the annexation process to be annexed into the Town of Whitestown.

## Comprehensive Plan

The site in question is not identified on the 2015 Comprehensive Plan Land Use map.

***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.

***Parks, Open Space, and Recreation Sub-Goals***

1. Conserve and restore natural areas, including wood lots, open space, and water features.

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

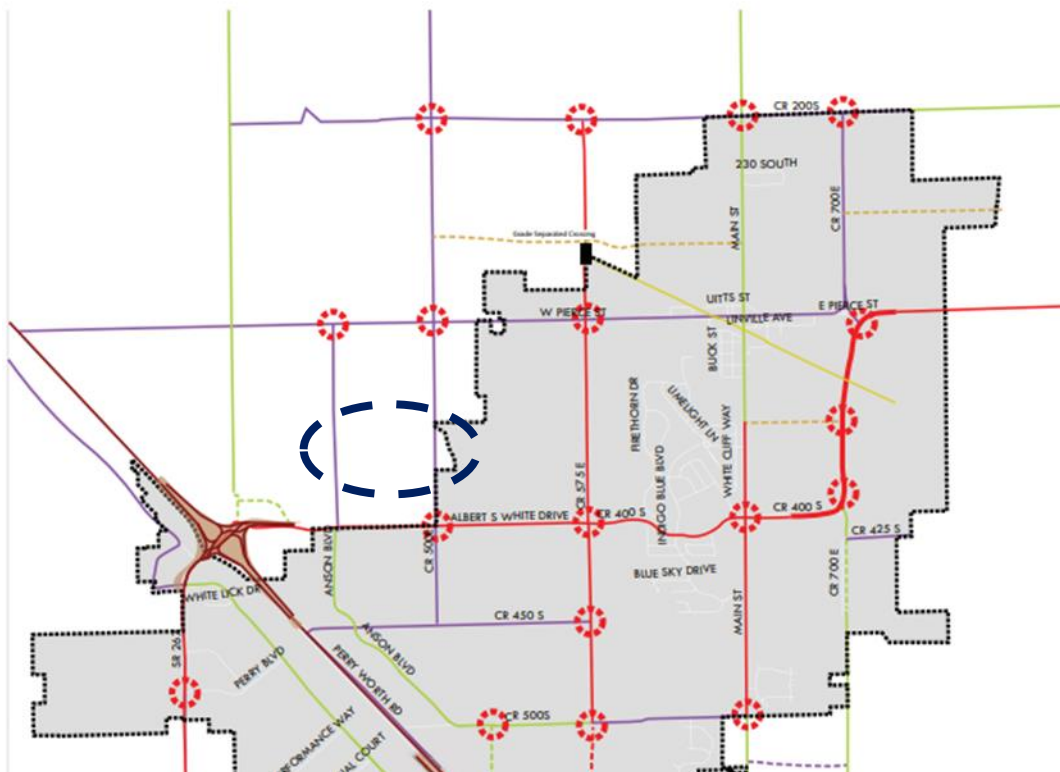
***Land Use Goals***

7. The community needs to grow and develop, but such activities need to be sensitive to how they relate to existing uses and agricultural areas.

## **Thoroughfare Plan**

The 2020 Thoroughfare Plan identifies CR 500 S as a 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.”

**EXHIBIT A: FUTURE THOROUGHFARE MAP**



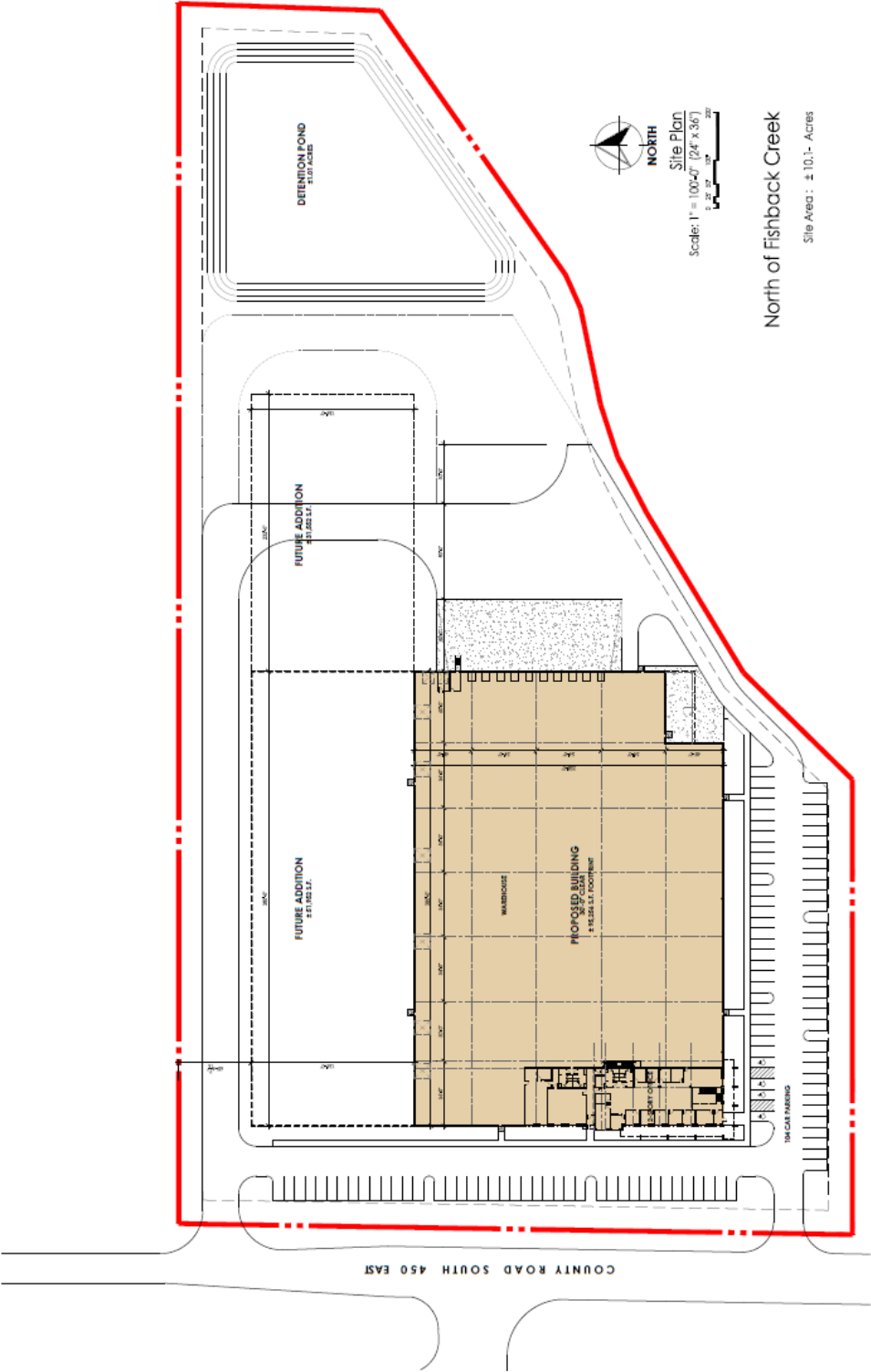
## Staff Recommendation

Staff is providing a favorable recommendation for the Patch - Hackett Rezone Docket PC22-015-ZA. The applicant is proposing to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industry (I-1) Zone.

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.

Materials Submitted by the Applicant





***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 an industrial building 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 existing neighboring uses.

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

The surrounding zoning district and existing or proposed uses on the south, west and east sides of the site are similar to the zoning district 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 near 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 existing industrial uses near the site.