



# Staff Report PC22-016-ZA

## Braun - Smith Rezone

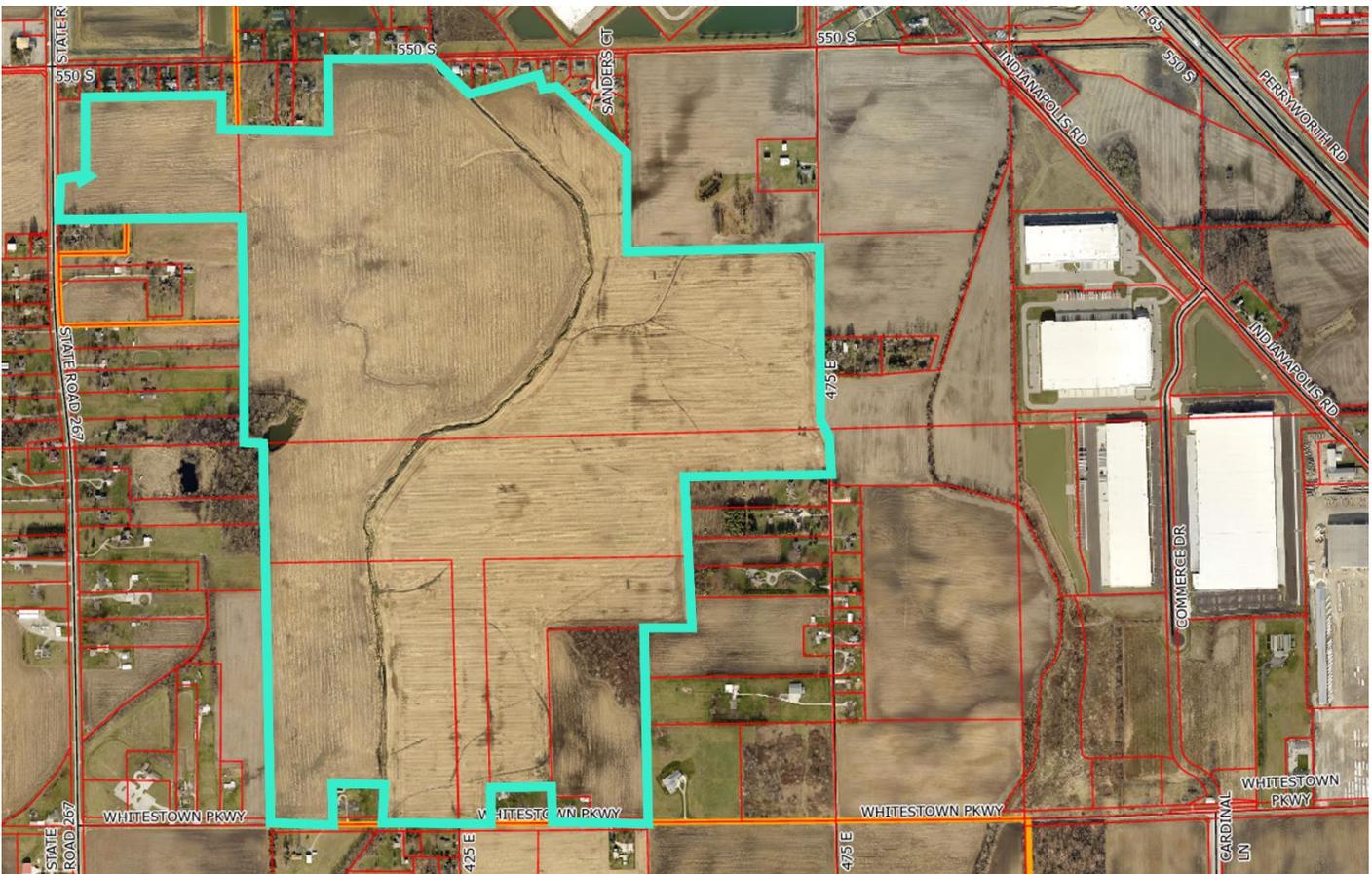
Meeting Date: March 14, 2022

### Docket PC22-016-ZA – Zone Amendment – Braun Smith

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Medium-density Single-family and Two-family Residential (R-3) and General Agriculture (AG) Zones to the Light Industrial (I-1) Zone. The site in question is approximately 382 acres and composed of multiple parcels. The site in question is bounded by CR 550 S to the north, CR 475 E to the east, Whitestown Parkway to the south, and State Road 267 to the west in Whitestown. The applicant is Braun Property Development, LLC per Brian J. Tuohy on behalf of owners, Richard & Patricia Daupert and Brent & Tricia Smith.

### Location

1. The site in question is located approximately 3,800 feet west of the new I-65 interchange on CR 550 S. The surrounding area is characterized by low-density residential and agricultural uses. The Perry Industrial development is located to the north of the site in question, and future Giles and Westpark Logistics Center industrial developments are located to the east.

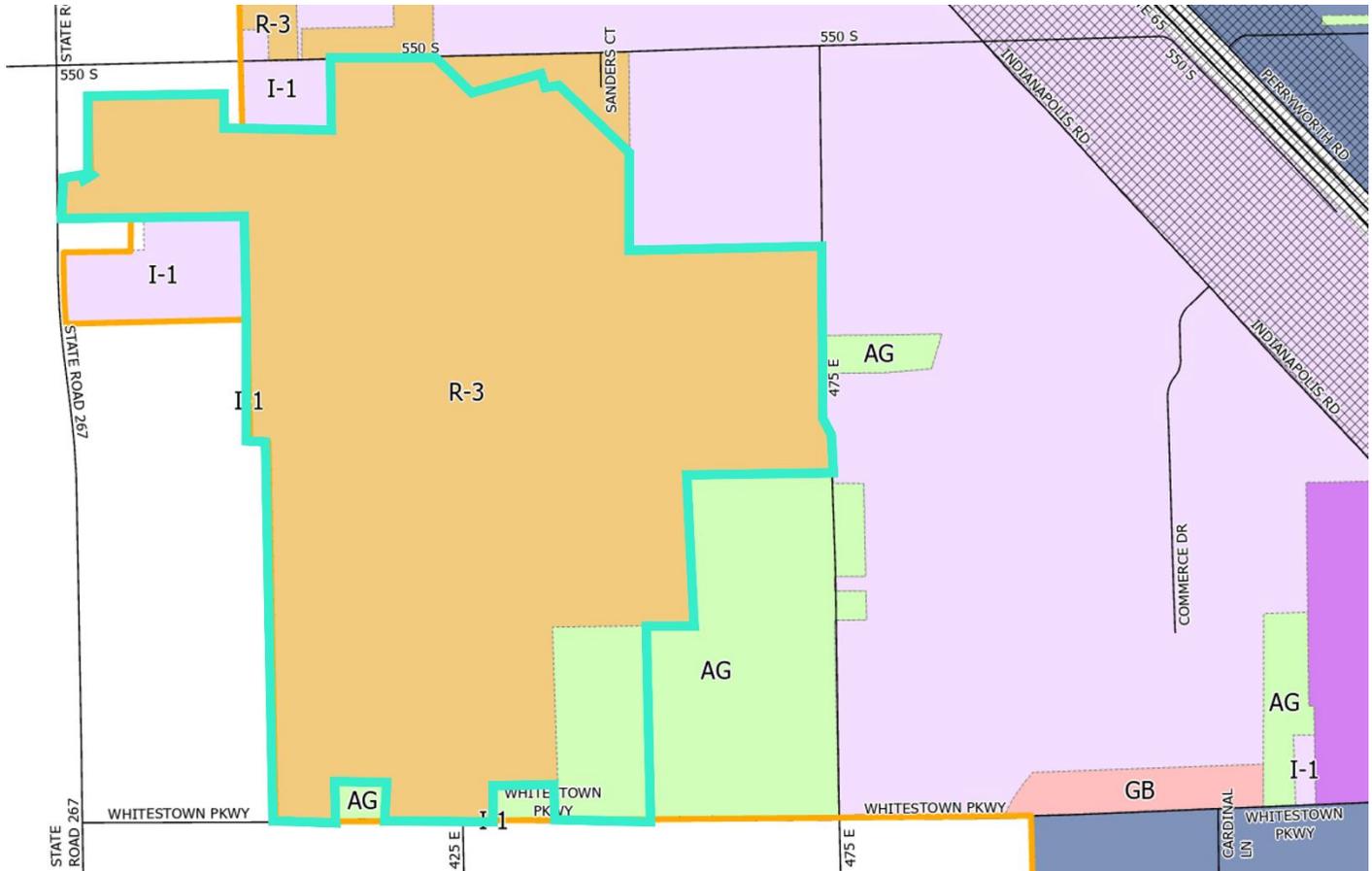


### Zoning

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

- **North:** Medium- density Single-family and Two-family Residential (R-3) and Light Industry (I-1)
- **East:** General Agriculture (AG) and Light Industry (I-1)

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



The site in question is currently zoned Medium-density Single-family and Two-family Residential (R-3) and General Agriculture (AG).

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 future building and internal street network has not been submitted for review. The site in question contains floodway/floodplain. The applicant is representing the future Ronald Regan Parkway alignment and a future public street connecting to CR 475 E. All future uses and site plans will need to meet the requirements of the UDO.

### Comprehensive Plan

The 2015 Comprehensive Plan Land Use map identified the subject site as a combination of land uses including Mixed Use, Open Space, and Recreation, Mixed Use, Commercial, and Low Density Residential. A majority of the site is Mixed Use, Open Space, and Recreation which “identifies a series of potential land uses that are intended to promote active and passive greenspace uses. These uses are not intended to prohibit the potential for limited development in these areas, but such development must be sensitive to maintaining the feel and character

inherent to the identified uses for this designation.”

The site in question is also identified as Special Development Area 8. “This area focuses on a mix of office, research and technology uses to support an innovative corporate campus or technology park that transforms Whitestown into a regional research and technology area. The area supports corporate office complexes, research and technology related uses, and some potential small light industrial uses (distribution, manufacturing and wholesale) that are completely enclosed in a building.” And “shall have an emphasis on high quality architecture, proportion, and detail. Where possible, greenspace should be integrated to protect sensitive environmental areas as well as enhance the corporate park atmosphere of development in the area. Office parks should include internal pedestrian paths that would connect buildings within the area to create a walkable, unique, and inviting atmosphere for employers in the area.

***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 Goals*

10. Coordinate future land use with transportation, utilities, and facilities.

***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.

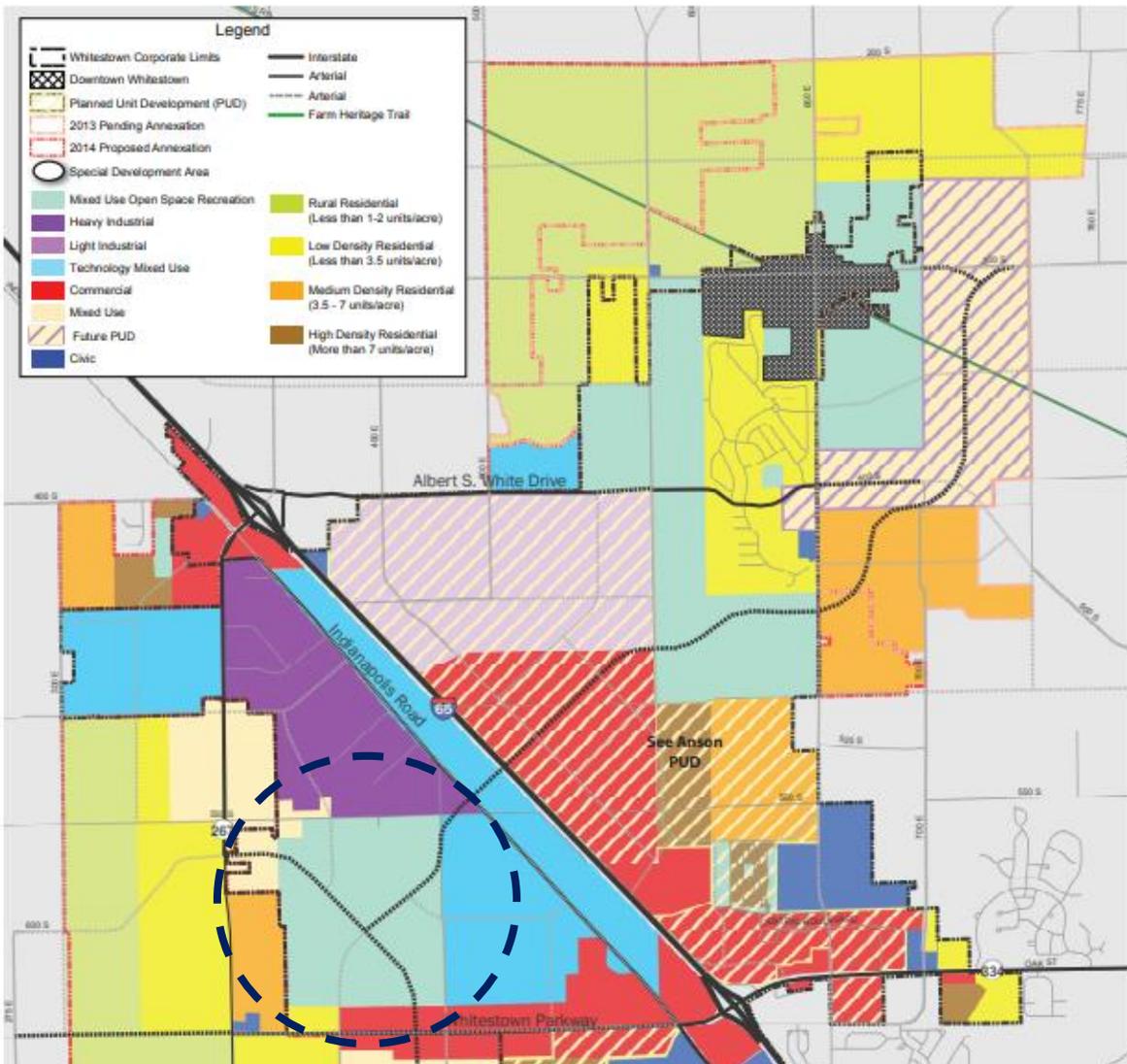
***There is not enough information at this time to determine compliance with the following components of the Whitestown Comprehensive Plan:***

*Parks, Open Space, and Recreation Goals*

2. Require best management practices when development is within or in close proximity to an environmentally sensitive feature.

*Transportation and Circulation Sub-Goals*

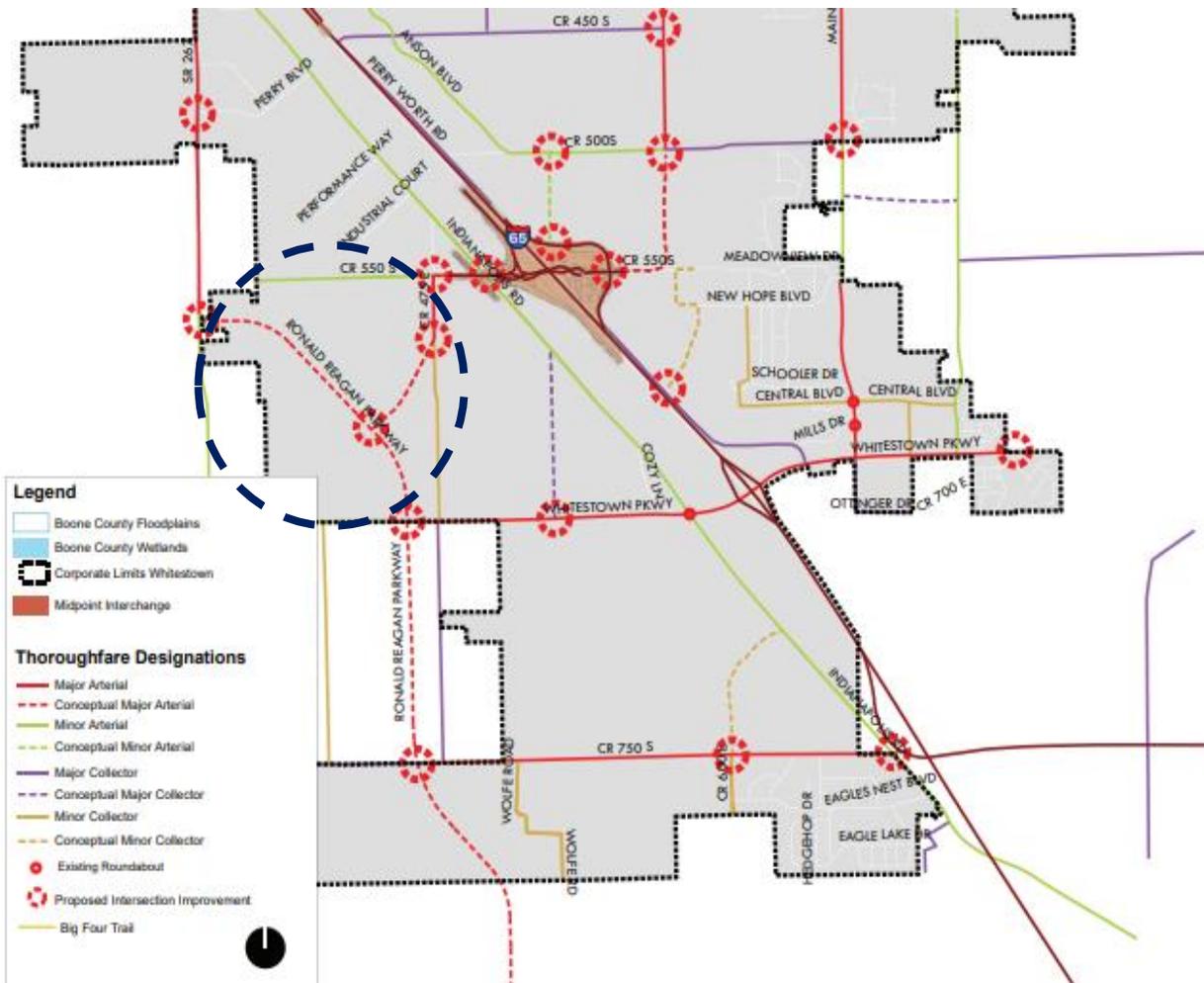
7. L. Coordinate with final design of the Ronald Reagan Parkway to ensure a adequate right-of-way for accommodation of pedestrian & bicycle system, vegetation/street trees and intersection treatments to improve vehicular flow, reduce noise, increase safety, encourage appropriate development access and improvement aesthetics.



## Thoroughfare Plan

The 2020 Thoroughfare Plan identifies CR 550 S as a Minor Arterial, CR 475 E as a Minor Collector, and the future Ronald Reagan Parkway as a Major Arterial. Minor Arterials “connect most cities and larger towns and provide connectivity between principal arterials.” Minor Collectors “provide traffic circulation in lower-density developed areas and connect rural areas to higher-class roadways.”

The proposed dashed red line in the graphic below shows the preferred route of the Ronald Reagan Parkway. The final route has not been finalized but the intention and direction of the Major Arterial is to be located in the general area of the site in question. “Whitestown will benefit from the extension of the Ronald Reagan Parkway from Hendricks County and the 146th Street corridor extension to Hamilton County. These two significant regional projects will help create a secondary loop connection, outside of Interstate 465, which will serve not just local traffic, but regional traffic as well. We recommend the town coordinate and stay highly involved with Boone County and the town of Zionsville throughout this process and that all parties continue to work together to expeditiously deliver this project in ways that a both regional and local interests will be secured.”



### Staff Recommendation

Staff is providing a favorable recommendation for the Braun - Smith Rezone Docket PC22-016-ZA. The applicant is proposing to rezone the described area from the Medium-density Single-family and Two-family Residential (R-3) and General Agriculture (AG) Zones to the Light Industrial (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.

The applicant will need to submit a traffic impact study for further review and work with the Public Works Department to address any concerns outlined in the report.



## **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 majority of the site is within "Special Development Area 8, Commerce District Mixed Use" of the Whitestown Comprehensive Plan. Per the Whitestown Comprehensive Plan Update, this area supports light industrial uses (distribution, manufacturing and wholesale) that are completely enclosed in a building. Petitioner's proposed development will allow such uses and is therefore consistent with the Comprehensive Plan.

***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 located on SR 267 and the Ronald Reagan Parkway extension is expected to run through the site. Land to the north and northeast is already developed and improved with light industrial uses. Existing residential uses will be screened from the proposed industrial uses.

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

There is a new I-65 interstate interchange proposed to be constructed just east of the site and Ronald Reagan Parkway will be extended through the site. These roadway improvements will make the site highly desirable for light industrial development.

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

The requested zoning change is consistent with existing zoning and uses north of CR 550 S and existing zoning and uses north and east of the site. The proposed industrial zoning classification will significantly increase the assessed value of the site.

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

The zoning change will allow for light industrial development along the proposed extension of Ronald Reagan Parkway through the site. The site's proximity to SR 267 and the new I-65 interchange along with the proposed extension of Ronald Reagan Parkway will allow for efficient access to and from the site. The light industrial zoning classification combined with the described roadway improvements will promote responsible development and growth on the west side of Whitestown.