



Staff Report PC22-017-ZA

Mauer – Wrecks Rezone

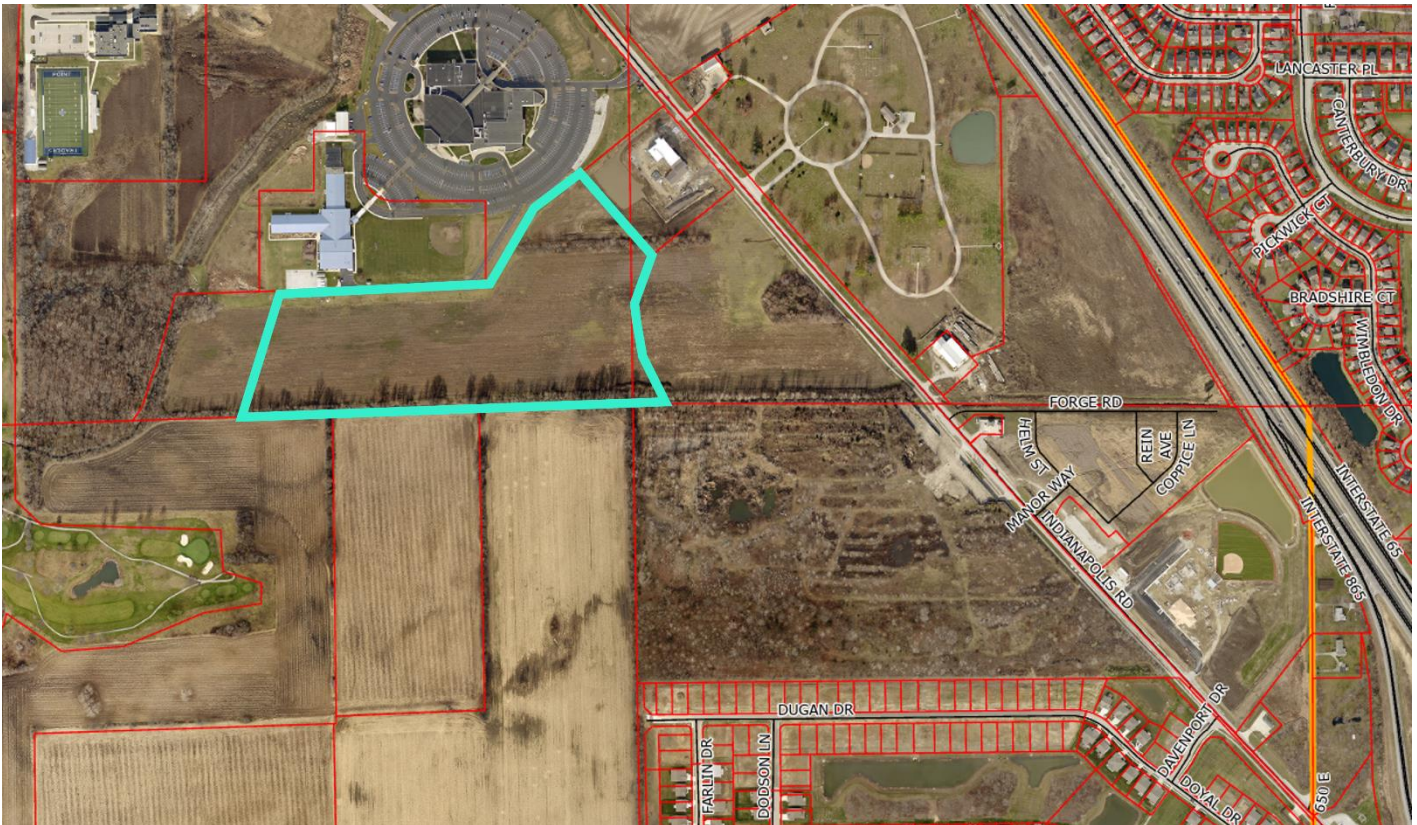
Meeting Date: March 14, 2022

Docket PC22-017-ZA – Zone Amendment – Mauer Wrecks

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Business (GB) Zone to the Mix Use Office, Commercial, and Residential (MU-COR) Zone. The site in question is approximately 24.74 acres and is part of a larger development. The site in question is located on the west of Indianapolis Road in Whitestown. The applicant is Milhaus on behalf of owner Town of Whitestown Redevelopment per Adam Hess.

Location

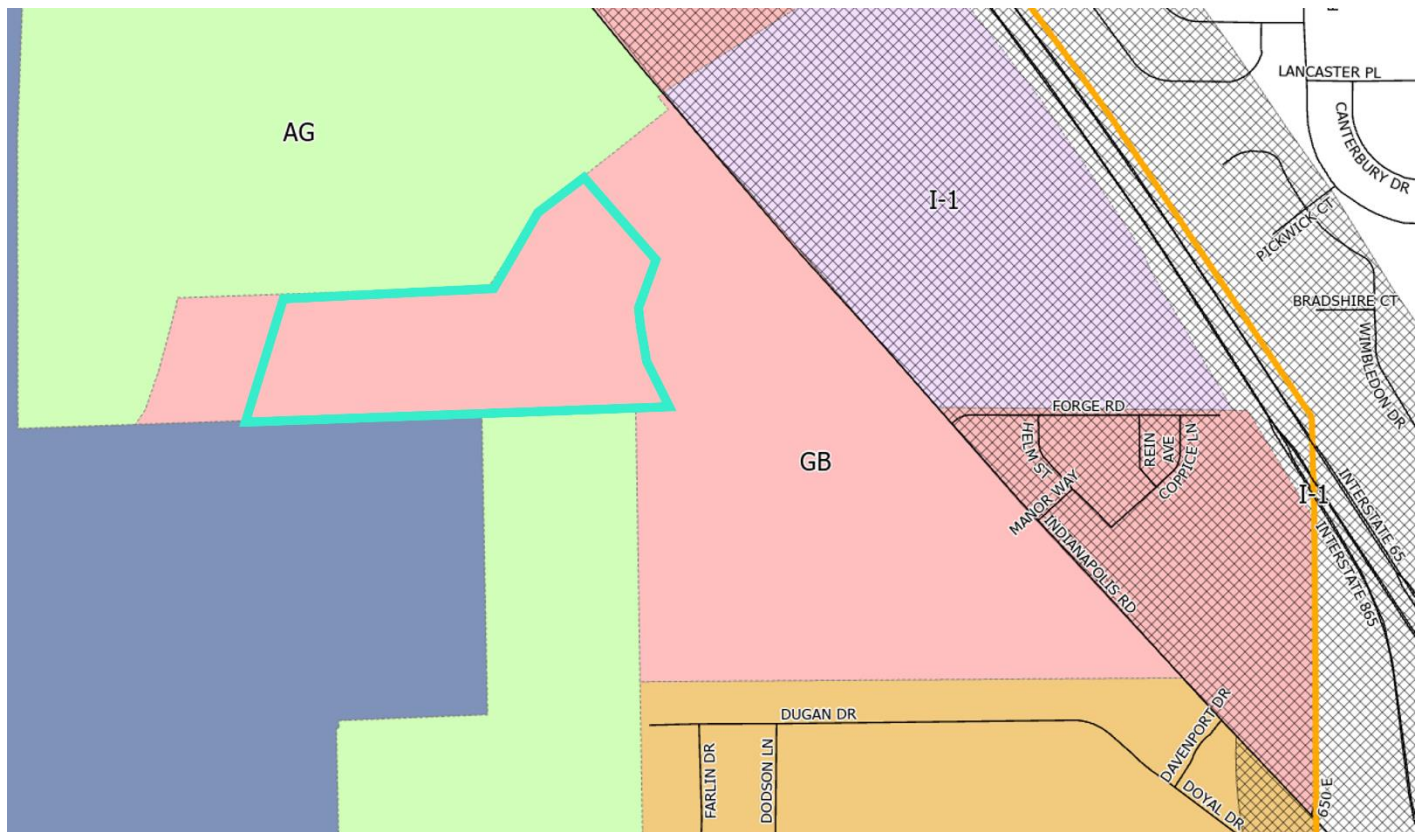
1. The site in question is located west of Indianapolis Road and does not currently have public street frontage. The site is located adjacent to the south of Traders Point Church and School and north of Westwood Landing residential subdivision. The surrounding area is characterized by institutional and agricultural uses.



Zoning

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

- **North:** General Agriculture (AG)
- **East:** General Business (GB)
- **South:** Golf Course of Indiana Planned Unit Development (PUD) and General Agriculture (AG)
- **West:** General Business (GB) and General Agriculture (AG)



The site in question is currently zoned General Business. The GB Zoning “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.” Permitted uses in the GB Zone include but are not limited to restaurants, arts recreation and entertainment, offices, and hotels, among others.

The applicant is proposing to rezone the site in question to the Mixed Use – Commercial, Office, and Residential district. The MU-COR “district is established to promote active and passive greenspace uses in a manner maintaining the feel and character inherent to the district.” Permitted uses in the MU-COR Zone include but are not limited to multi, single, and two-family dwellings, restaurants, and hotels among others.

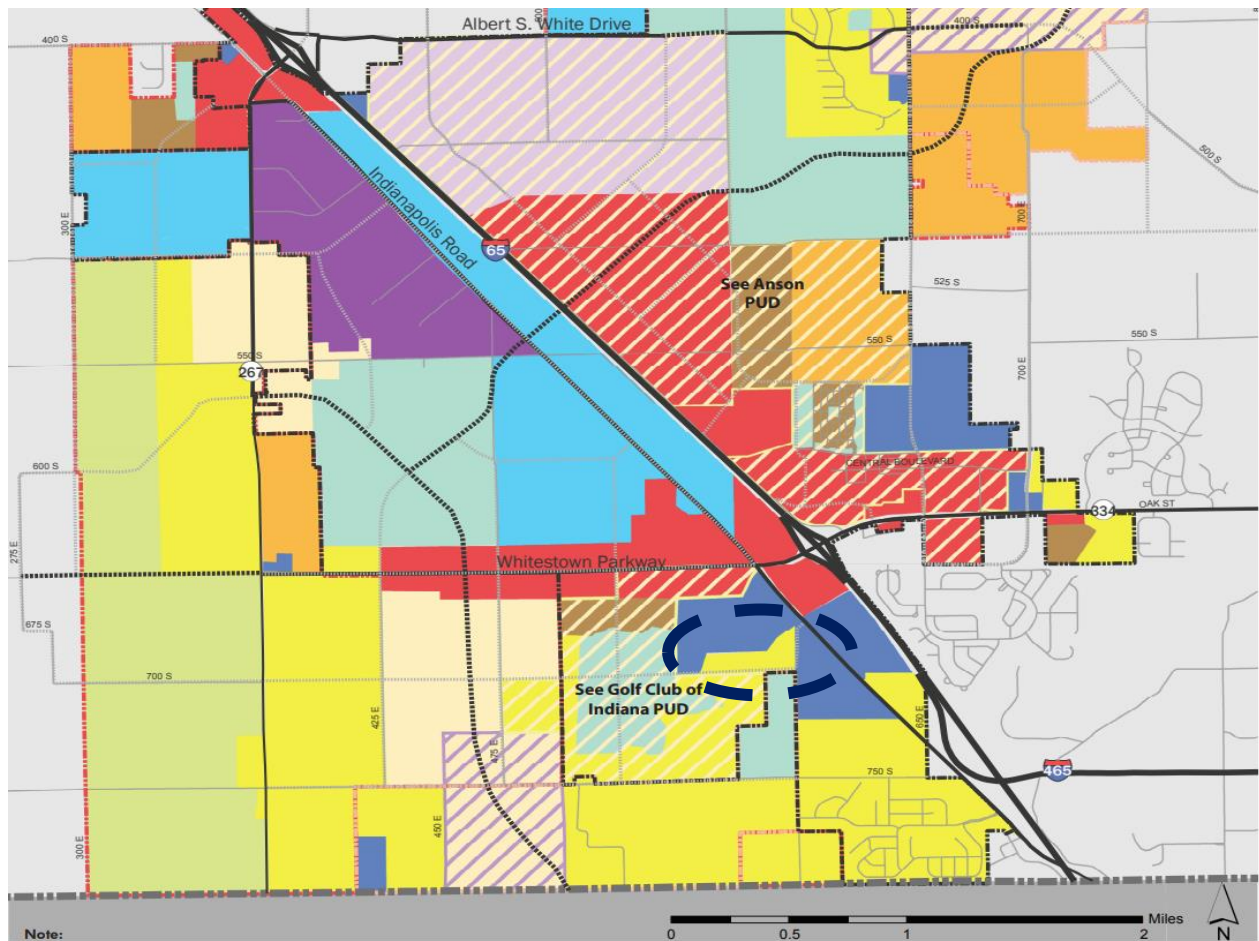
Proposed Development

The proposed development will be used for residential uses if the rezone is approved. A proposed street network will connect the site in question to Indianapolis Road. The area located to the west of the rezone is covered in floodplain/floodway and is designated to remain undeveloped as common area.

The site in question is currently part of a larger development that is undergoing the Primary Plat (PC22-018-PP) and Concept Plan (PC22-019-CP) process in conjunction with this rezone.

Comprehensive Plan

The site in question is identified as Low Density Residential (less than 3.5 dwelling units per net acre) per the 2015 Comprehensive Plan. The Low Density Residential designation recommends “single-family residential development between two and three and a half (2 to 3.5) units per acre. These areas are intended for medium to small-sized lot subdivisions with single-family detached houses.”



The proposed zone amendment is in agreeance with the following components of the Whitestown Comprehensive Plan:

Goals and Objectives

4. Continue and enhance focus on the development of a sustainable quality of place in Whitestown to serve the people.
 - a. Work to promote the continued development of quality residential product while being sensitive to the heritage of the community.

Land Use Goals

1. To achieve the vision for the community, Whitestown must promote unique designs and residential densities that provide market driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.

Land Use Sub-Goals

3. Distribute land uses to maximize connectivity and quality of life.
 - E. Allow incentives that encourage higher visual quality and mixed use developments.

Parks, Open Space, and Recreation Sub-Goals

2. Preserve natural areas to provide habitats for plants and animals that improve quality of life.

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies Indianapolis Road as a Minor Arterial roadway. “Minor arterials connect most cities and larger towns and provide connectivity between principal arterials.”

A Conceptual Minor Collector is also shown connecting Indianapolis Road to CR 600 E adjacent to the site in

Staff is providing a favorable recommendation for the Mauer - Wrecks Rezone Docket PC22-017-ZA. The applicant is proposing to rezone the described area from the General Business (GB) Zone to the Mixed Use – Commercial, Office, and Residential (MU-COR) Zone.

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 submitted a traffic impact study and staff is still reviewing the findings. The applicant will need to continue to work the Public Works Department to address any concerns outlined in the report.

LEGEND

PROPERTY / R.O.W LINE	USE
---	ARTS, RECREATION, ENTERTAINMENT, PARKING LOT
---	HOTEL, PARKING LOT
---	RETAIL, ENTERTAINMENT, RESTAURANT
---	OFFICE
---	RESIDENTIAL
---	PARK
---	LIMITS OF MU-COR CHANGE OF ZONING

is document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and intent for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kirtley-Horn and Associates, Inc. shall be without liability to Kirtley-Horn and Associates, Inc.

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...

It aligns with the vision statement by expanding quality employment and enhancing the quality of place, while growing the area's tax base and fostering a community identity. This development helps limit issues of a community of subdivisions and large footprint manufacturing and distribution through the creation of office, retail and entertainment spaces.

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...

This land is currently vacant and in need of development. The mixed use nature of the development will fit in with the numerous uses surrounding the land, including single and multi-family residential, office, community and sports uses for the area.

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

It will create a live, work, play environment while fostering a sense of community focused on the arts, recreation and entertainment.

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

It is limited in scope to the northern section of the land and fits within the comprehensive plan by enhancing the quality of place for the community.

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

It sets aside land for parks while creating spaces that foster a community identity focused on the arts, entertainment, and recreation.