



# Staff Report PC22-031-ZA

## Westpark Kilgore Thompson Rezone

Meeting Date: May 9, 2022

### Docket PC22-031-ZA – Zone Amendment – Westpark Kilgore Thompson

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Light Industrial (I-1) Zone. The site in question is approximately 3.44 acres and composed of three parcels. The site in question is located on the east side of CR 475 E in Whitestown. The applicant and owner is Becknell Industrial, LLC / Whitestown Owner, LLC.

### Location

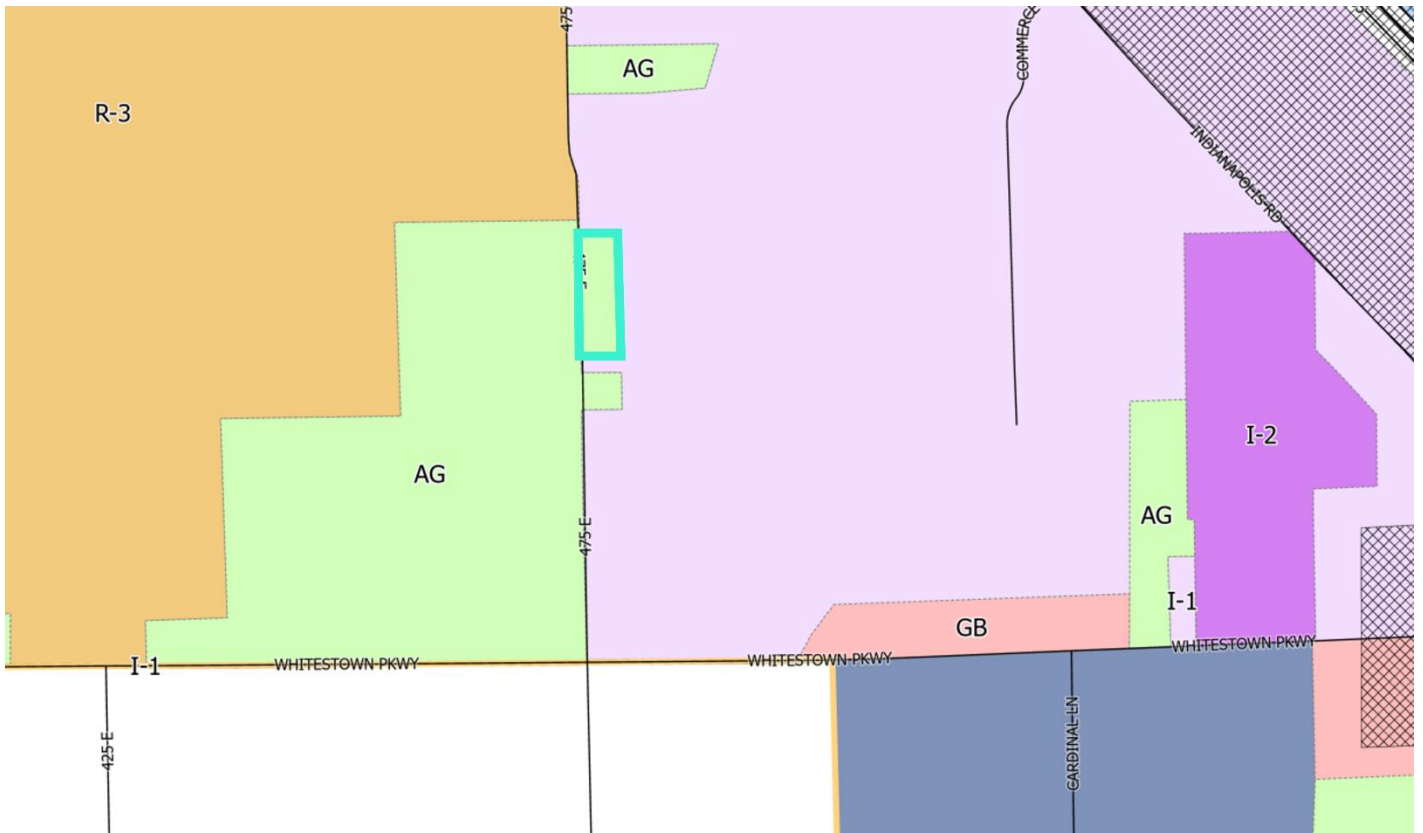
1. The site in question is located approximately 1,690 feet north of the intersection of Whitestown Parkway and CR 475 E. The surrounding area is characterized by low-density residential and agricultural uses. The site in question is a part of the Westpark Logistics Center to the east of the site and the Giles industrial development is located north of the site of 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:** Light Industry (I-1)
- **West:** General Agriculture (AG)



The site in question is currently zoned General Agriculture (AG). The AG Zone is “established for all types of agricultural uses and to conserve significant farm land and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots.” Permitted uses include farms, plant nurseries, government buildings, and schools, amongst other uses.

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 area surrounding the site in question was rezoned to Light Industry and Plan Commission has approved two industrial buildings as part of the Westpark Logistics Center. The site in question is slated to be used for road right of way and landscaping in conjunction with Westpark Building 1.

The applicant will not require any future concept or development plan applications for the site in question.

**Comprehensive Plan**

The 2015 Comprehensive Plan Land Use map identified the subject site as Technology Mixed Use. This classification is “intended for industrial or office uses that focus on engineering or manufacturing technology that make production more efficient. These may include corporate offices, high tech manufacturing and research and development facilities. Uses in this category are clean and minimally obtrusive and can be master planned in a campus setting.”

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*

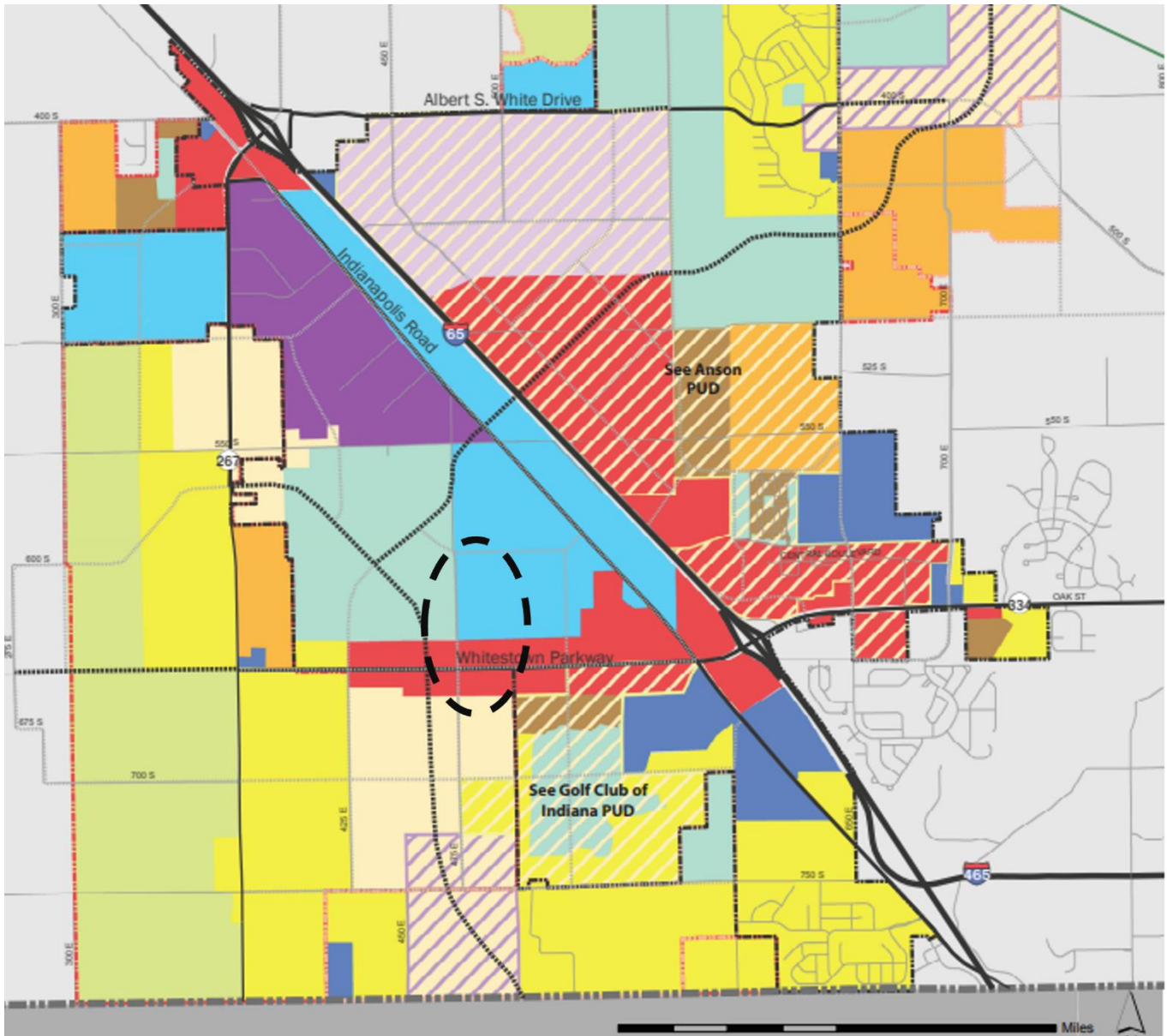
1. Attract, new high-quality business and development to Whitestown in order to provide a diverse and sustainable employment and tax base for the community.
  - a. Develop an appropriate economic development product to serve community interest and market opportunities.

*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.

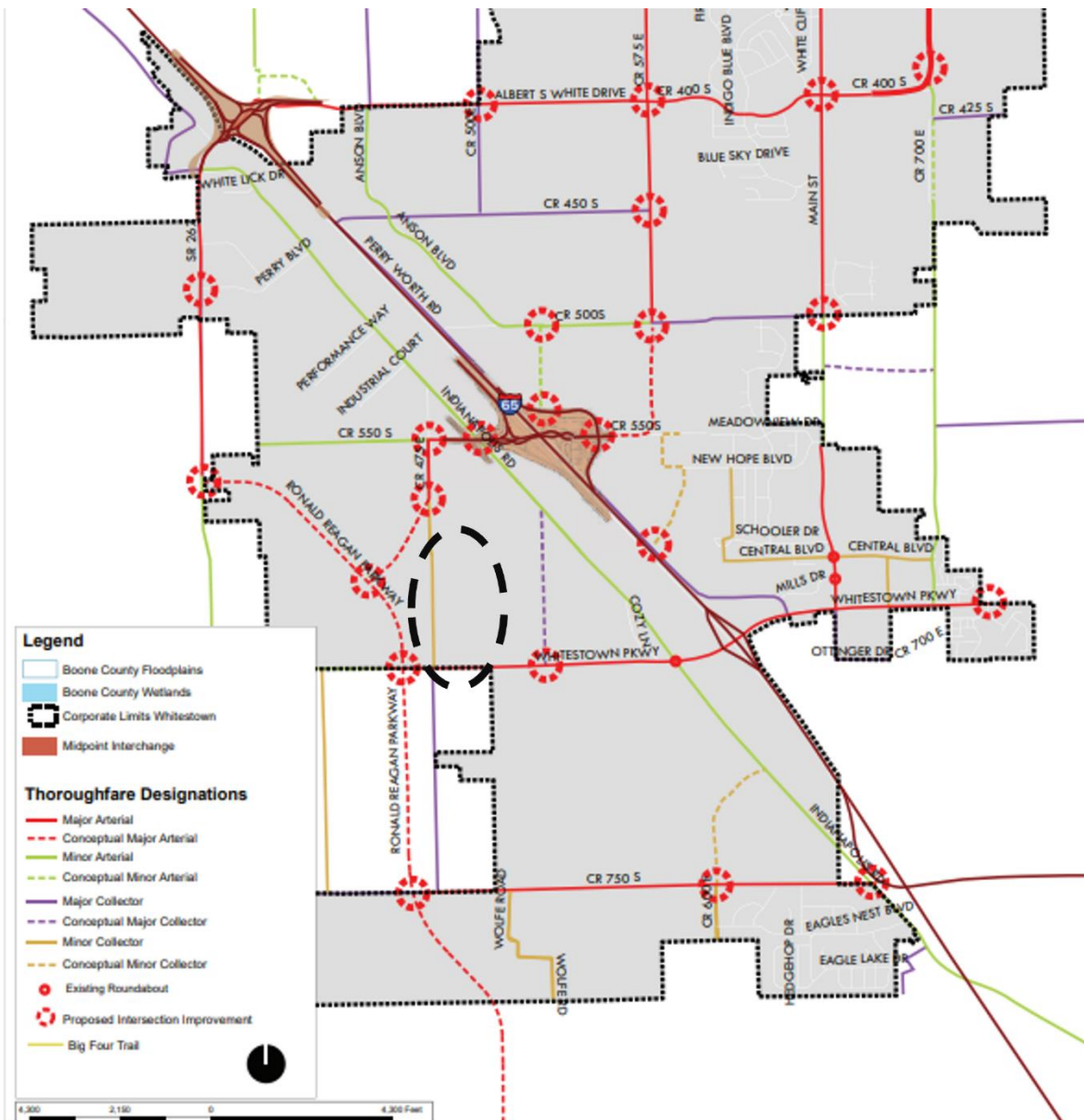
*Land Use Goals*

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



**Thoroughfare Plan**

The 2020 Thoroughfare Plan identifies CR 575 E as a Minor Collector. “Minor Collectors” provide traffic circulation in lower-density developed areas and connect rural areas to higher-class roadways.”



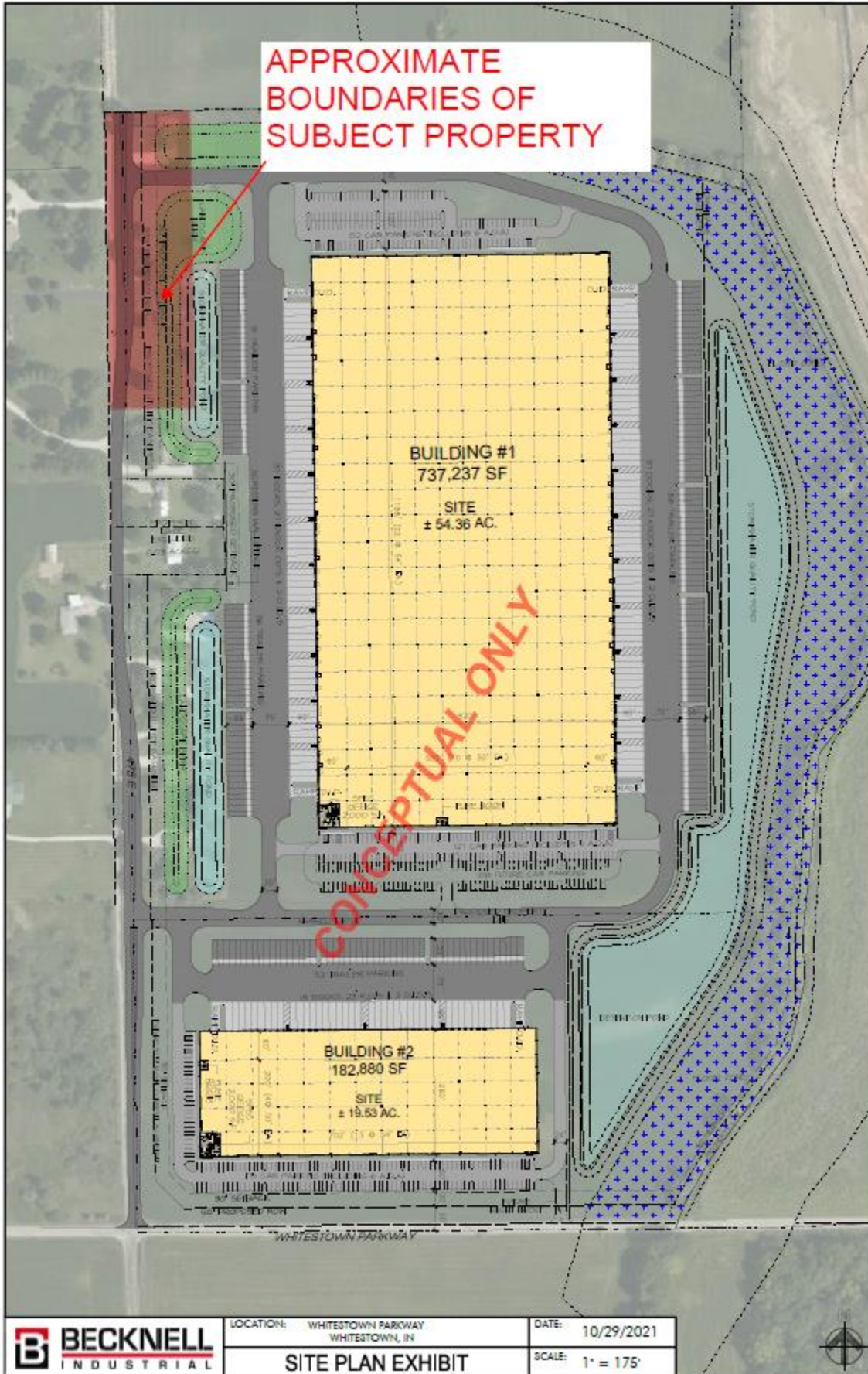
## Staff Recommendation

Staff is providing a favorable recommendation for the Westpark Kilgore Thompson Rezone Docket PC22-031-ZA. The applicant is proposing to rezone the described area from the General Agriculture (AG) Zone 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 11.16 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



WESTPARK LOGISTICS CENTER  
KILGORE and THOMPSON PROPERTIES REZONE PETITION  
(6055,6145 and 6175 CR 475 Lebanon, IN)

Becknell Industrial, LLC recently closed on properties to assemble the lands referenced as Westpark Logistics Center, generally located at the northwest corner of CR 475 and Whitestown Parkway. The assembled properties included H&H Holdings Land, and 8 residential home site properties. The H&H Holdings land and 5 of the 8 residential properties were submitted for Rezone to I1 zoning for the September 13<sup>th</sup>, 2021 Whitestown Plan Commission meeting. Docketed as PC20-053-ZA, it included all properties EXCEPTING the current properties identified in this petition (The Kilgore and Thompson properties). The current properties, (6055, 6145 and 6175 CR 475) were not under contract at the time of the original zoning, therefore could not be included in the original zoning petition. Shortly after Docket No. PC20-053-ZA was heard and approved, Becknell Industrial, LLC was successful in getting the subject properties under contract and were also granted consent to make filings on behalf of the Owners for this property following the initial zoning petition, covering the Conceptual Plan filing and the Development Plan filing for the project.

This application is simply to rezone these subject properties that were not initially under contract to the same zoning classification as the balance of the Westpark Logistics Center Development so entire development will be consistently zoned.

All properties within the entire boundaries for the Westpark Logistics Center are now closed and owned by petitioner.

# **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...**

*Will match the adjoined and previously zoned Westpark Logistics Center Zoning per PC20-053-ZA. Not originally zoned with Westpark Logistics Center because properties were not under contract at the time of the original zoning.*

**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...**

*No negative impacts to the current conditions and the character of current structures and uses are anticipated.*

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

*it will bring the entire Westpark Logistics Center under the same zoning classification.*

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

*these properties were contemplated to be zoned eventually with the Westpark Logistics Center.*

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

*it will bring the entire Westpark Logistics Center under the same zoning classification.*