



# Staff Report PC22-025-ZA

## Citimark Rezone

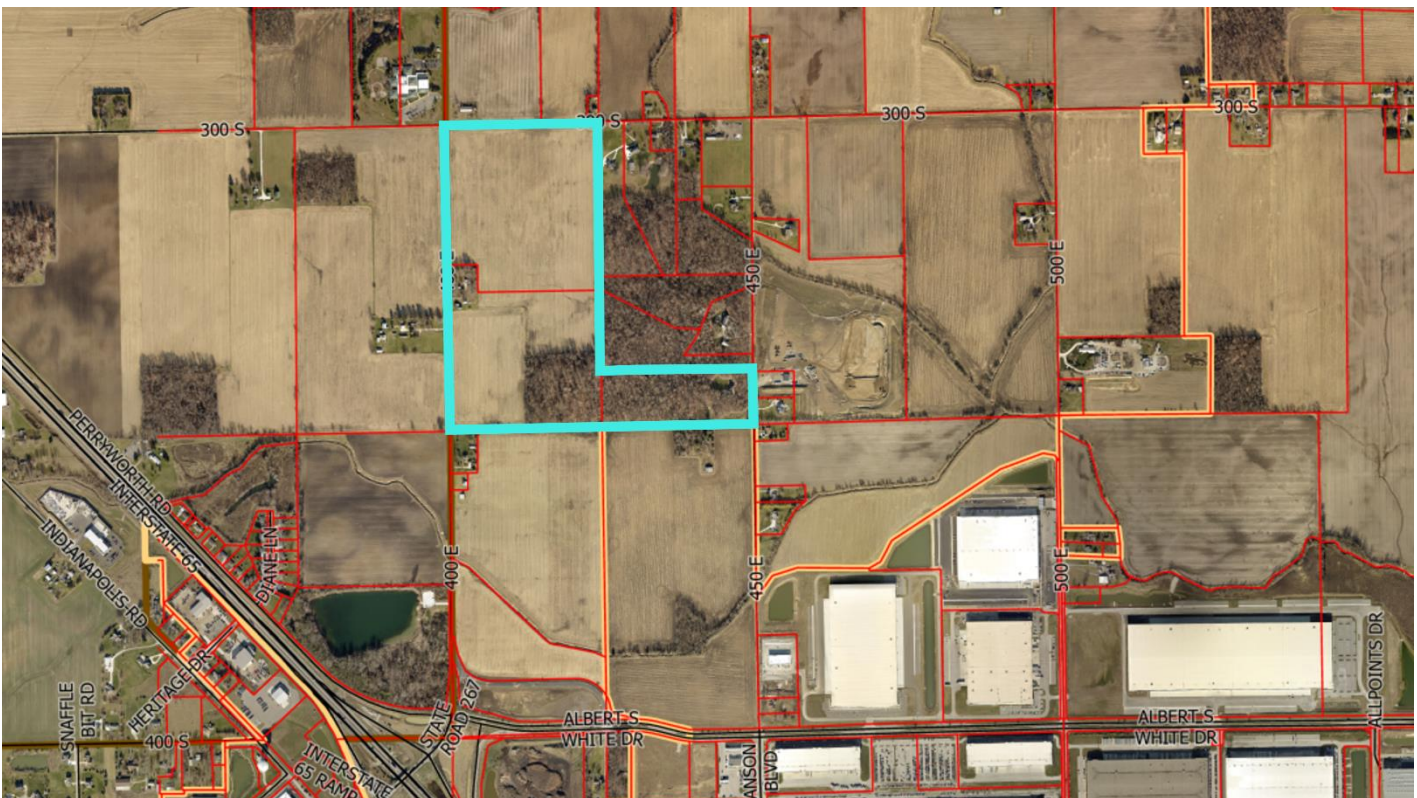
Meeting Date: April 11, 2022

### Docket PC22-025-ZA – Zone Amendment – Citimark

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industrial (I-1) and Multi-family (MF) Zones. The site in question is approximately 96.28 acres and composed of multiple parcels. The site in question is located on the west side of CR 450 E in Whitestown. The applicant is Citimark Realty Partners, LLC on behalf of Gloria Groover, William A. Maltby & Stacia Groover, and Christopher Howard, owners.

### Location

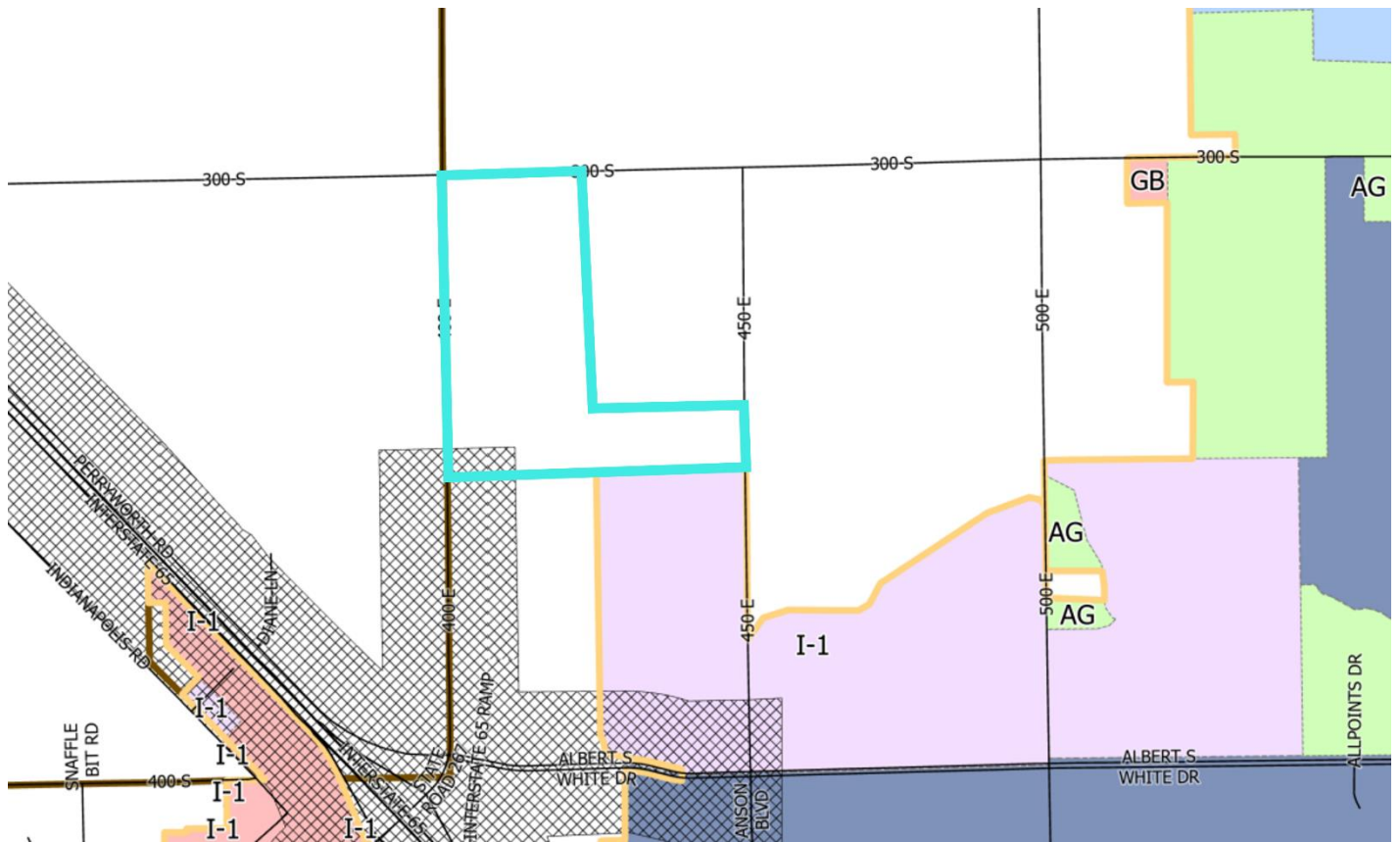
1. The site in question is located on the south side of CR 300 S, west side of CR 450 E, and east side of CR 400 E, approximately 2,684 feet north of the intersection of CR 450 E and Albert S White Drive. The surrounding area is characterized by agricultural uses. Patch industrial development was recently approved to the south of the site in question and Perry Worth Elementary School is located northwest of the site.



### Zoning

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

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

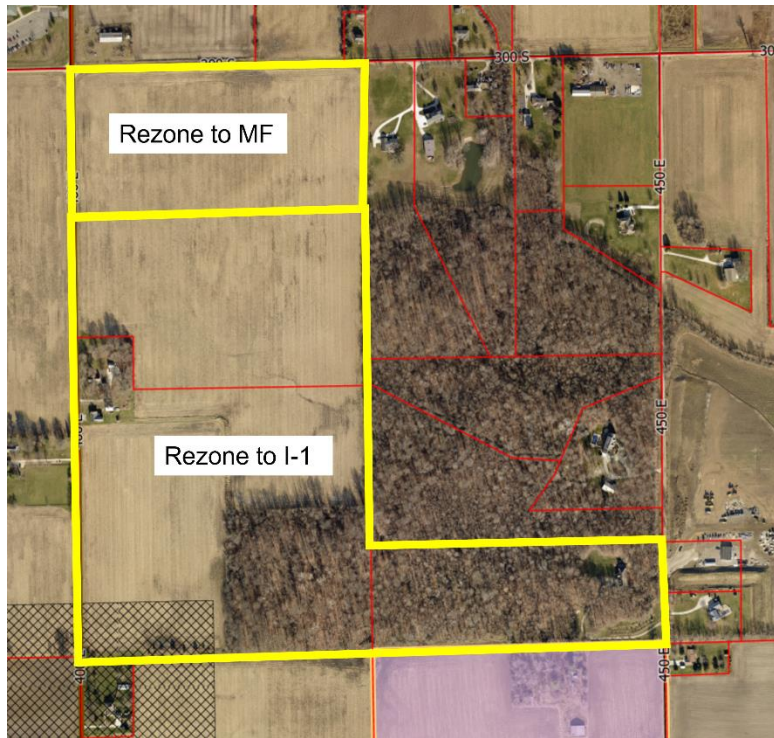


The site in question is currently zoned General Agriculture under Boone County’s jurisdiction. “The Agricultural Zoning District is intended to maintain the rural and scenic qualities of Boone County by preserving farm land and significant open lands while allowing landowners a reasonable return on their 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 southern portion 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.

The applicant is also proposing to rezone the northern portion of the site in question to the Multi-Family (MF) Zoning District. The MF “is a high-density multi-family district. Development in this district is typically at a density of up to 22 dwelling units per acre.” Permitted uses within the MF Zone include but are not limited to multi-family and two-family dwellings, hospitals, and government buildings, amongst 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.



## Proposed Development

The proposed development is located on approximately 96.28 acres; 15 acres of the site is proposed to be rezoned to the MF Zone and the remaining 81.28 acres is proposed to be rezoned to the I-1 Zone. The site in question is composed of three parcels and a portion of the site is heavily wooded.

The site is in the process of being annexed into the Town of Whitestown's jurisdiction.

The multi-family section will be on the north side of the site nearest to the Lebanon school. The applicant has submitted a preliminary layout for the industrial portion of the site, however the applicant is not tied to this concept plan. Access is currently shown off of CR 450 E for potentially four industrial buildings. Right of way distances are shown in accordance with Lebanon's request along CR 400 E.

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

### *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 Sub-Goals*

1. Manage community growth and mitigate conflicting land uses.

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

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

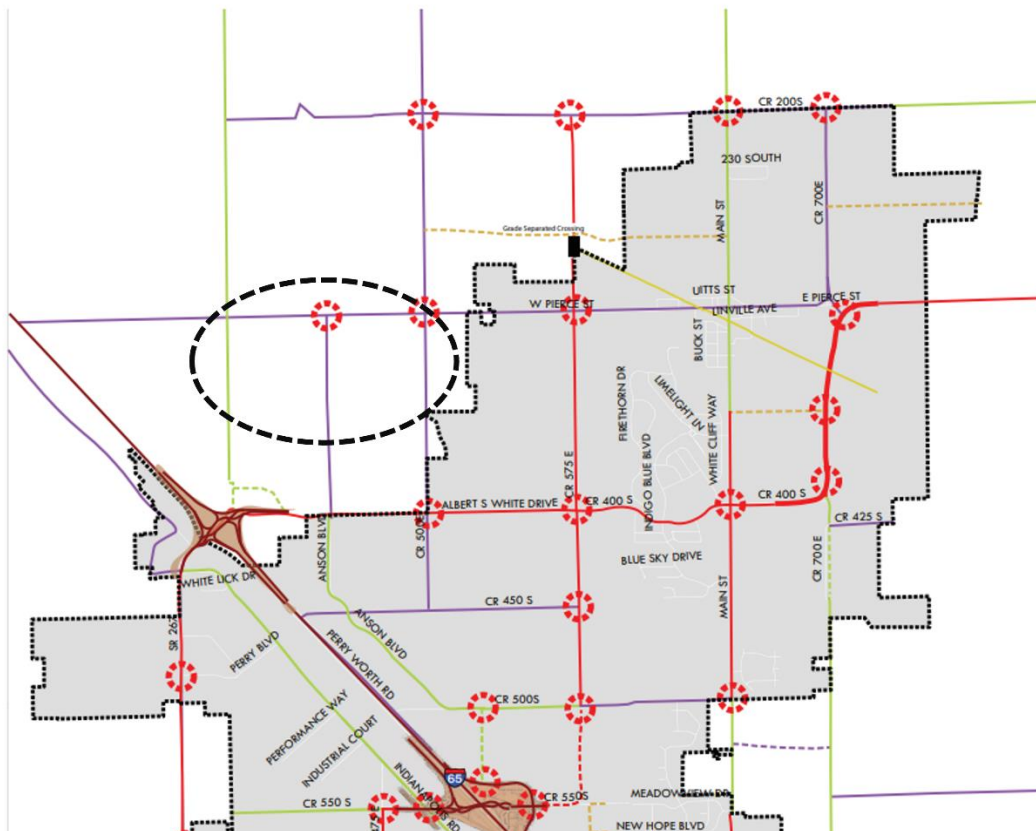
1. Conserve and restore natural areas, including wood lots, open space, and water features.

## Thoroughfare Plan

The 2020 Thoroughfare Plan identifies CR 450 E and CR 300 S as Major Collector roadways. “Major Collectors gather traffic from the local roads and connect them to the arterial network. They provide a balance between access to land and corridor mobility. Major collectors provide connectivity to traffic generators not already on the arterial system such as schools, parks, and major employers.”

The 2020 Thoroughfare Plan identifies CR 300 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.”

**EXHIBIT A: FUTURE THOROUGHFARE MAP**



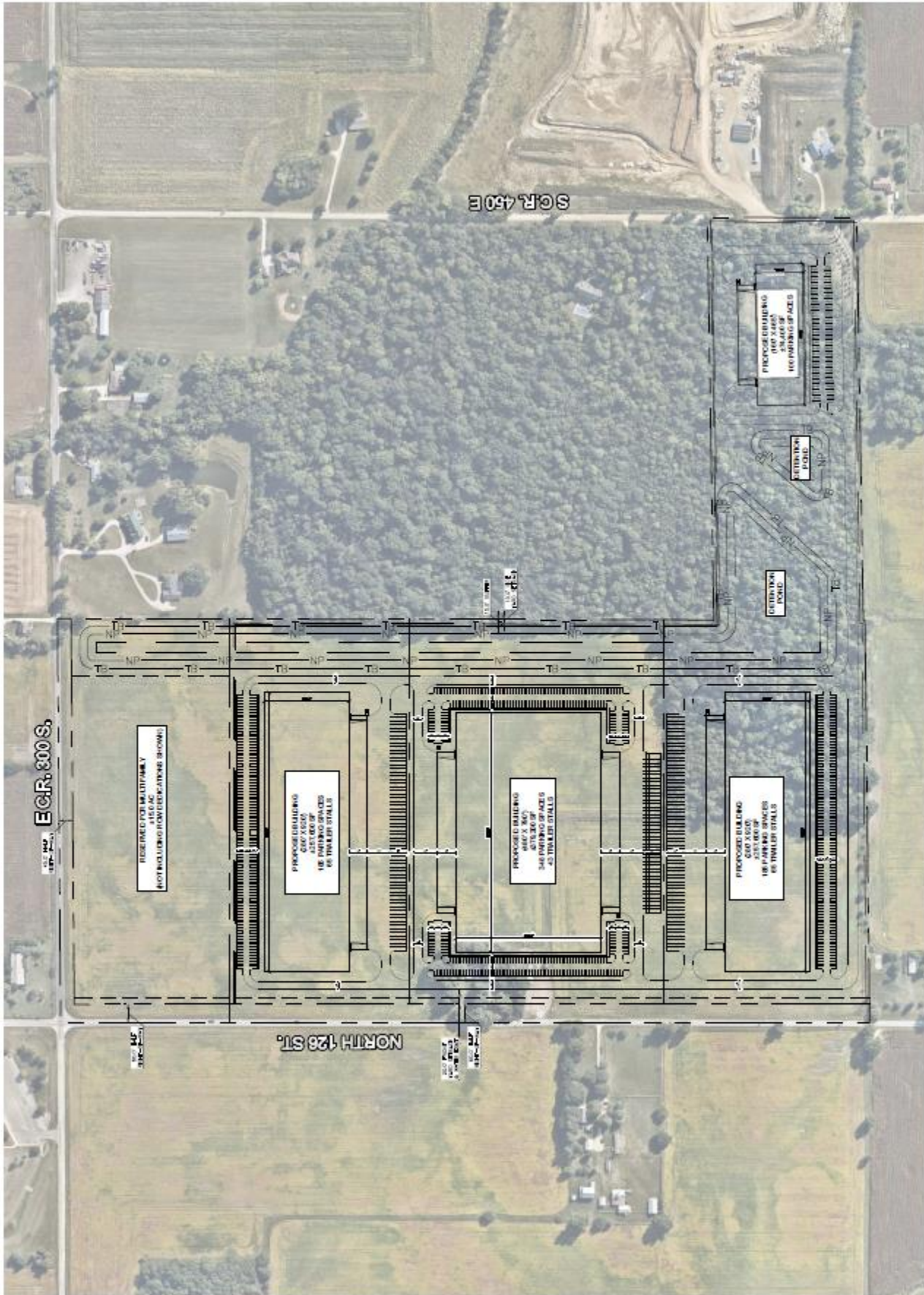
## Staff Recommendation

Staff is providing a favorable recommendation for the Citimark Rezone Docket PC22-025-ZA. The applicant is proposing to rezone the described area from the Boone County General Agriculture (AG) Zone to the Light Industry (I-1) and Multi-Family (MF) Zones. The I-65 Corridor Overlay Zone will remain in place as shown on the official zoning map.

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



BASIC SITE PLAN  
March 1, 2022

GROOVER PARCEL



## **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 Whitestown Comprehensive Plan does not incorporate the subject property, although the Thoroughfare Plan contemplates Major Collector status for 300 S, so there is no inconsistency with the development and 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...**

the proposed development will provide adequate transitional uses from north to south and will provide adequate buffering/screening from adjoining properties.

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

there is planned industrial development to the south of the subject property and school use across 300 to the north, which provides an appropriate framework for the proposed rezoning/development of the subject property.

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

the subject property will be annexed into the Town and add significant assessed valuation, supporting competitive tax rates and in turn, property values.

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

it will be in a location which is already framed by existing or planned development, there is adequate existing or planned infrastructure available to serve the development, and the development will provide adequate land use transitioning from north to south as well as adequate buffering/screening.