



Staff Report PC22-032-ZA

Ellis Acres PUD Rezone

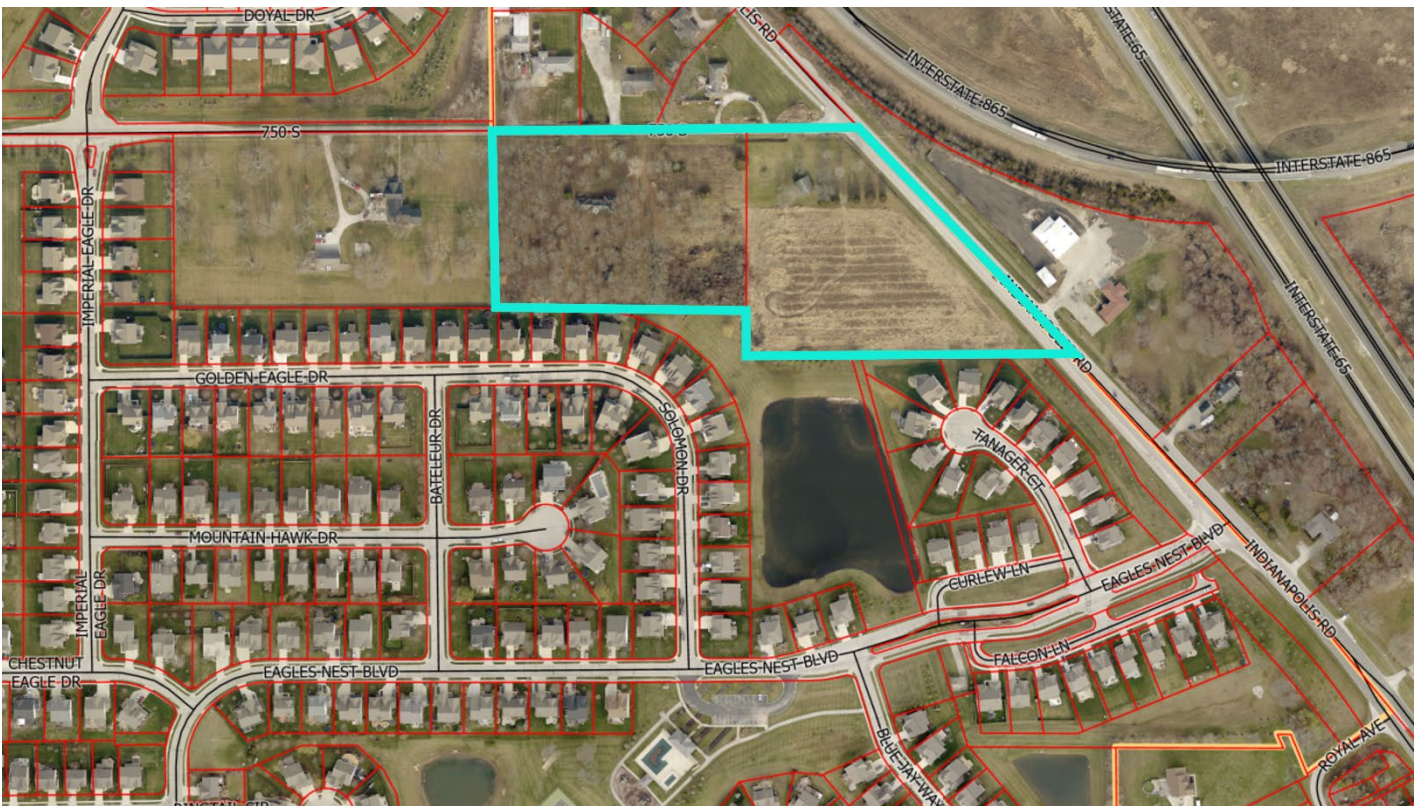
Meeting Date: May 9, 2022

Docket PC22-032-ZA – Zone Amendment – Ellis Acres Planned Unit Development

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) and General Business (GB) Zones to the Planned Unit Development (PUD) Zone. The site in question is approximately 9.97 acres, composed of two parcels, and zoned with the I-65 Overlay Zoning district. The site in question is located on the southwest corner of the intersection of Indianapolis Road and CR 750 S in Whitestown. The applicant is Platinum Properties Management Company, LLC and owner is Ellis Acres, LLC.

Location

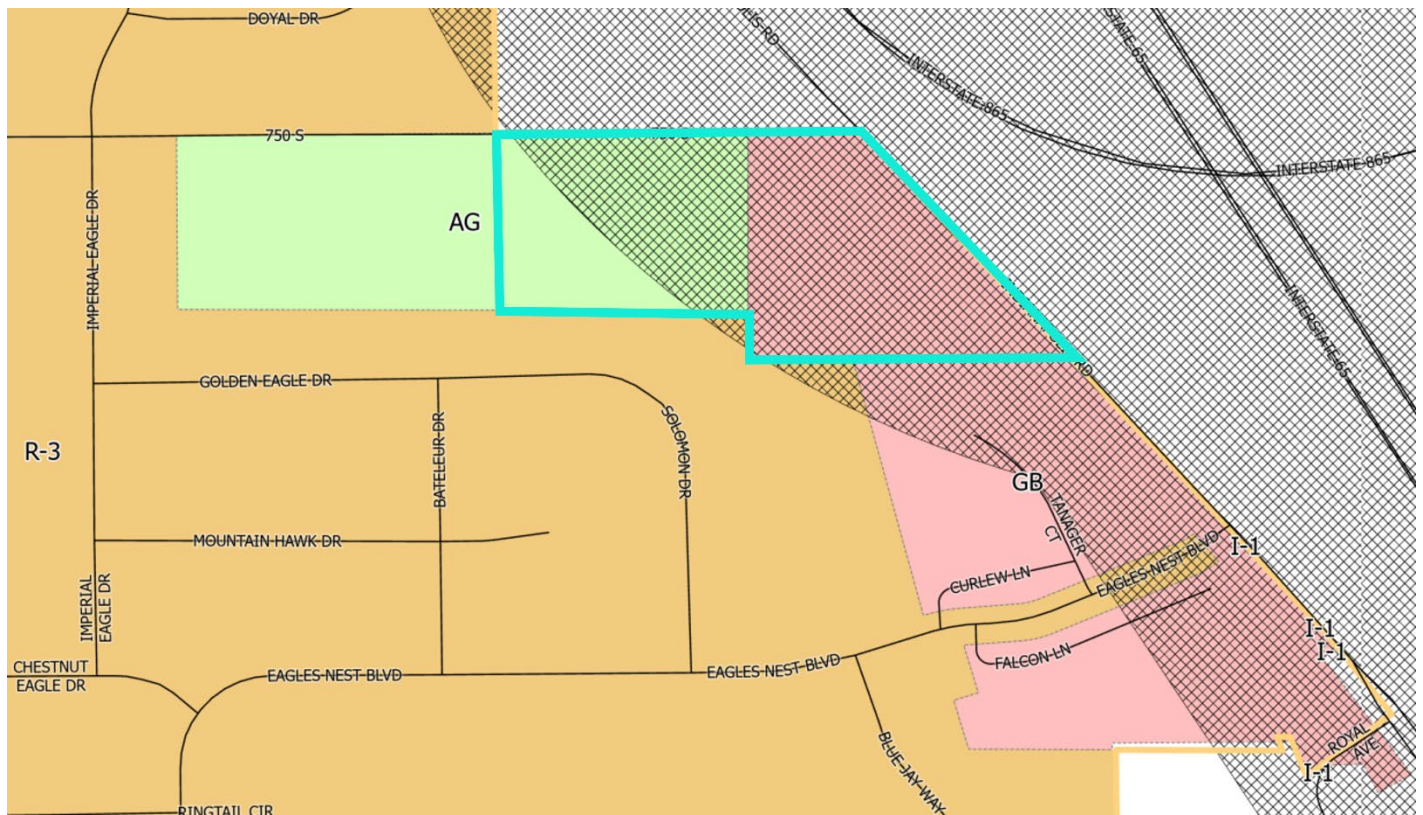
The site in question is located on the west side of Indianapolis Road and Zionsville Rural jurisdiction is located north and east of the site. Eagles Nest subdivision is located south of the site and Westwood Landing subdivision is located northwest of the site. The surrounding area is characterized by low-density and medium-density residential uses. There are existing structures on site that will be removed and the western portion of the site is wooded.



Zoning

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

- **North:** Zionsville Rural I-2
- **East:** Zionsville Rural I-1
- **South:** Medium-density Single-family and Two-family Residential (R-3) and General Business (GB)
- **West:** General Agriculture (AG)



The site in question is currently zoned General Agriculture (AG) and General Business (GB). 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 General Business (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 include restaurants, parking lots, offices, and government buildings, amongst other uses.

The applicant is proposing to rezone the site in question to the Ellis Acres- Planned Unit Development (PUD). The full ordinance is described in Exhibit A. “The project proposes to build 70 townhomes on approximately 10 acres of land located at the southwest quadrant of the intersection of East 750 South and Indianapolis Road... The Comprehensive Plan notes “Medium Density Residential” as including residential development between 3.5 and 7 units per acre and intended for small lot subdivisions with single-family detached houses, duplexes, Townhomes, small apartment complexes, or similar density residential. In that regard, the proposed Project is compatible with the surrounding area and provides an appropriate transition between densities and land uses in this area while utilizing exhibit roads and utility networks to capitalize on undeveloped land.”

Proposed Concept Plan and Ordinance

The proposed PUD is located on approximately 9.97 acres. The Ellis Acres PUD is attached as Exhibit A and associated Concept Plan shown below.

The submitted ordinance and concept plan indicate the following:

- A maximum of 70 dwelling units townhome style;
 - Proposed density of 7.02 du/na
- Two access points, one on Indianapolis Road and the other on CR 750 S;

- A stub street to the western parcel;
 - Roundabout improvement at the intersection of CR 750 S and Indianapolis Road.
- Sidewalk along both sides of the internal street and a pedestrian path along the northwest perimeter of the site;
 - Additional landscaping between the site in question and the Eagles Nest subdivision;
 - Retention basin for stormwater on site;
 - Architectural requirements for the housing styles.



ELLIS ACRES
Concept Plan
70 Units

Comprehensive Plan

The 2015 Comprehensive Plan Land Use map identified the subject site as Low-density Residential. This classification “includes 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:

Land Use Goals

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

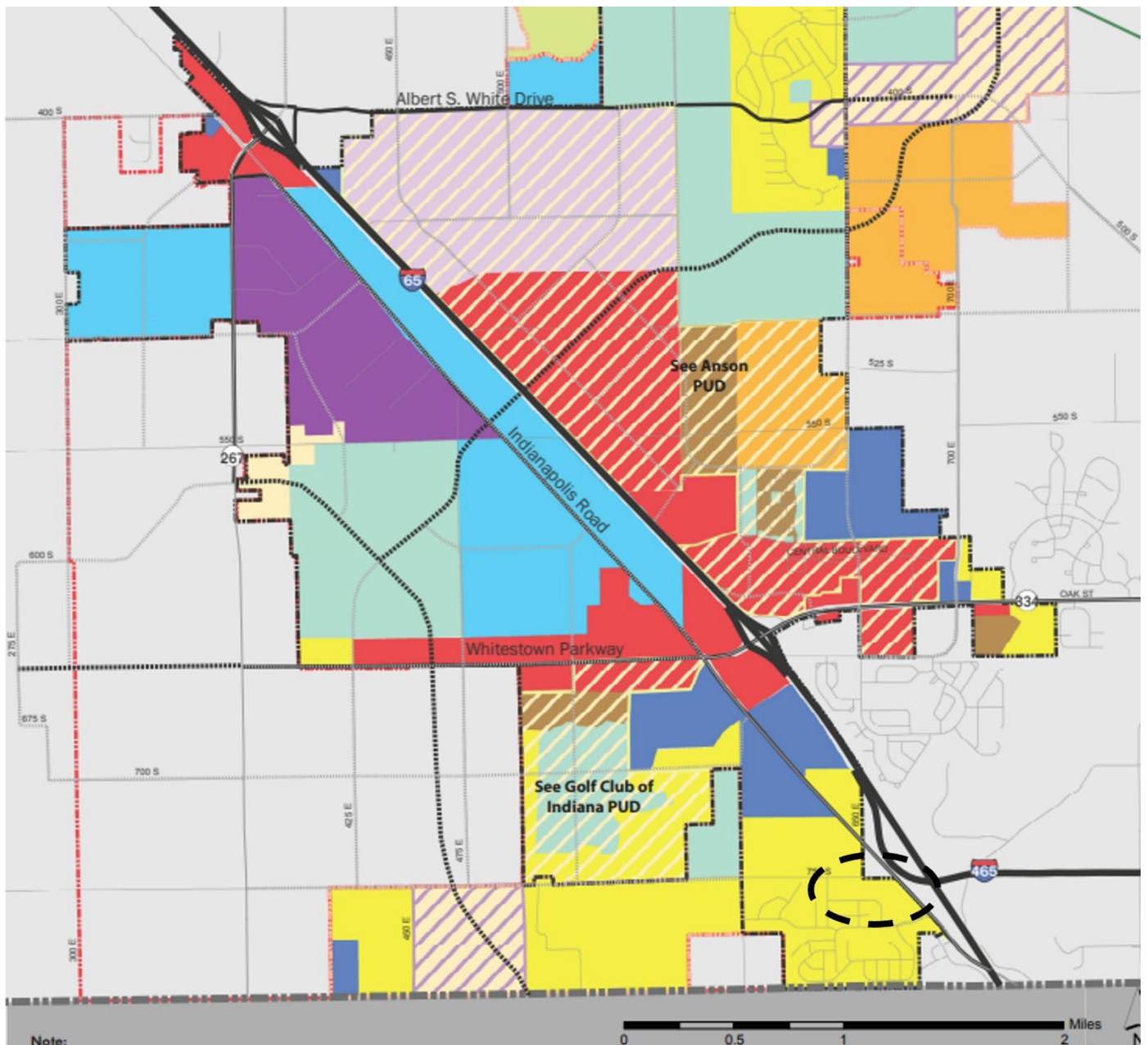
The proposed zone amendment is not in agreeance with the following components of the Whitestown Comprehensive Plan:

Goals and Objectives

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.

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.
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.

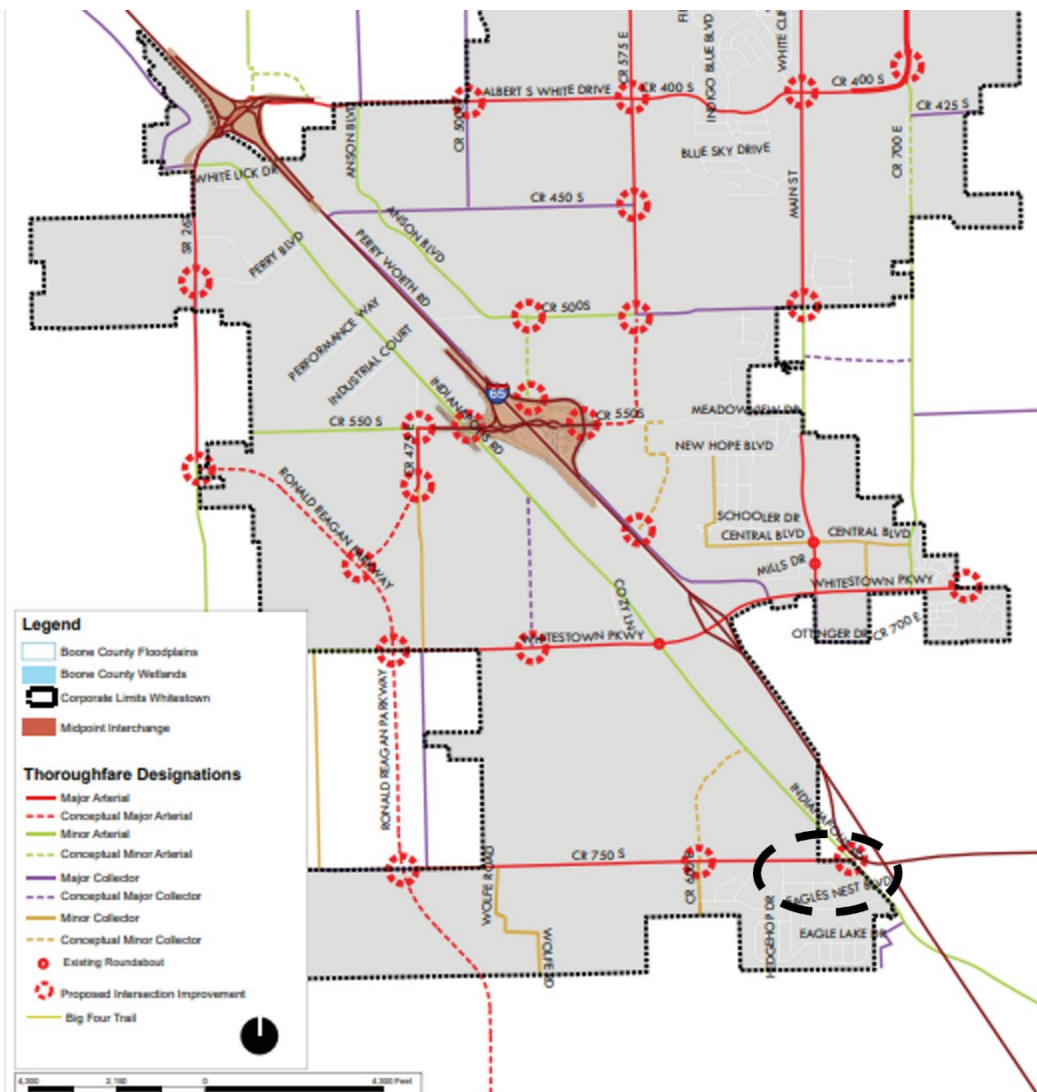


Thoroughfare Plan

The 2020 Thoroughfare Plan identifies CR 750 S is identified as a Major Arterial. “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.”

Indianapolis Road is identified as a Minor Arterial. “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.”

The Thoroughfare Plan identifies an intersection improvement at this intersection.



Staff Recommendation

Staff is providing an unfavorable recommendation for the Ellis Acres PUD Rezone Docket PC22-032-ZA. The applicant is proposing to rezone the described area from the General Agriculture (AG) and General Business (GB) Zones to the Planned Unit Development (PUD) 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 does not comply with all of the following requirements in accordance with UDO Section 11.16 I.

1. **The proposed rezone is not in compliance** with the Comprehensive Plan;
2. **The proposed rezone is not 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 does not conserve** property values throughout the Jurisdictional Area; and,
5. **The proposed rezone demonstrates** responsible development and growth.

Although staff finds the use of the site for townhomes is in line with the Town's vision, the density is too high for the site in question and the proposed architectural requirements do not meet the level of standards the Town would prefer.

Exhibit A