



# Staff Report PC22-041-ZA

## McLaren Rezone

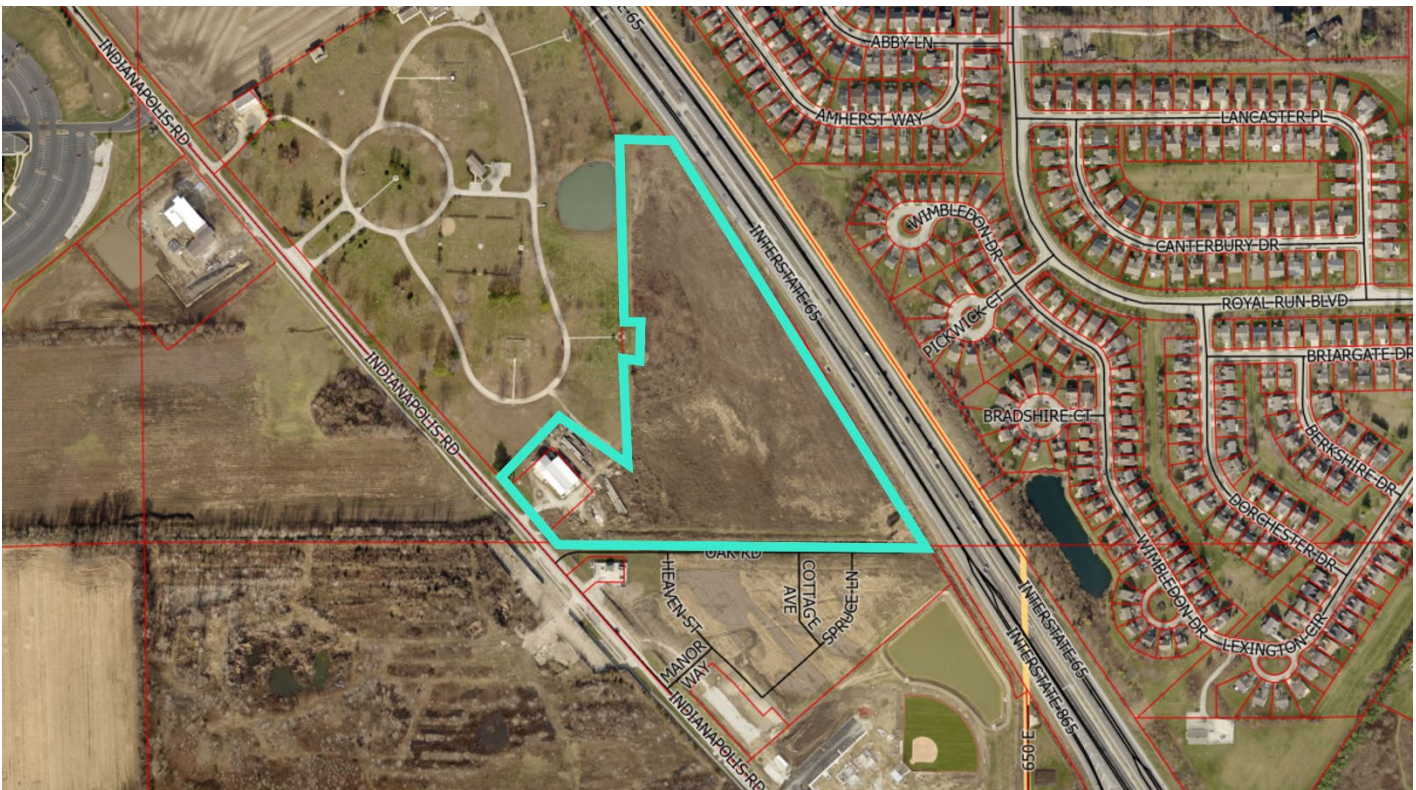
Meeting Date: July 11, 2022

### Docket PC22-041-ZA – Zone Amendment – McLaren

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the Light Industrial (I-1) Zone to the Mix Use Office, Commercial, and Residential (MU-COR) Zone. The site in question is approximately 20.74 acres and is composed of two parcels. The site in question is located on the northeast side of Indianapolis Road in Whitestown. The applicant is Kite Harris Property Group, LLC on behalf of owner 7001 SI, LLC.

### Location

1. The site in question is located northeast of Indianapolis Road and southwest of Interstate-65. The site is located between Lincoln Memory Gardens Cemetery and the Milhaus Nese apartment complex. The surrounding area is characterized by civic, residential, and vacant uses.

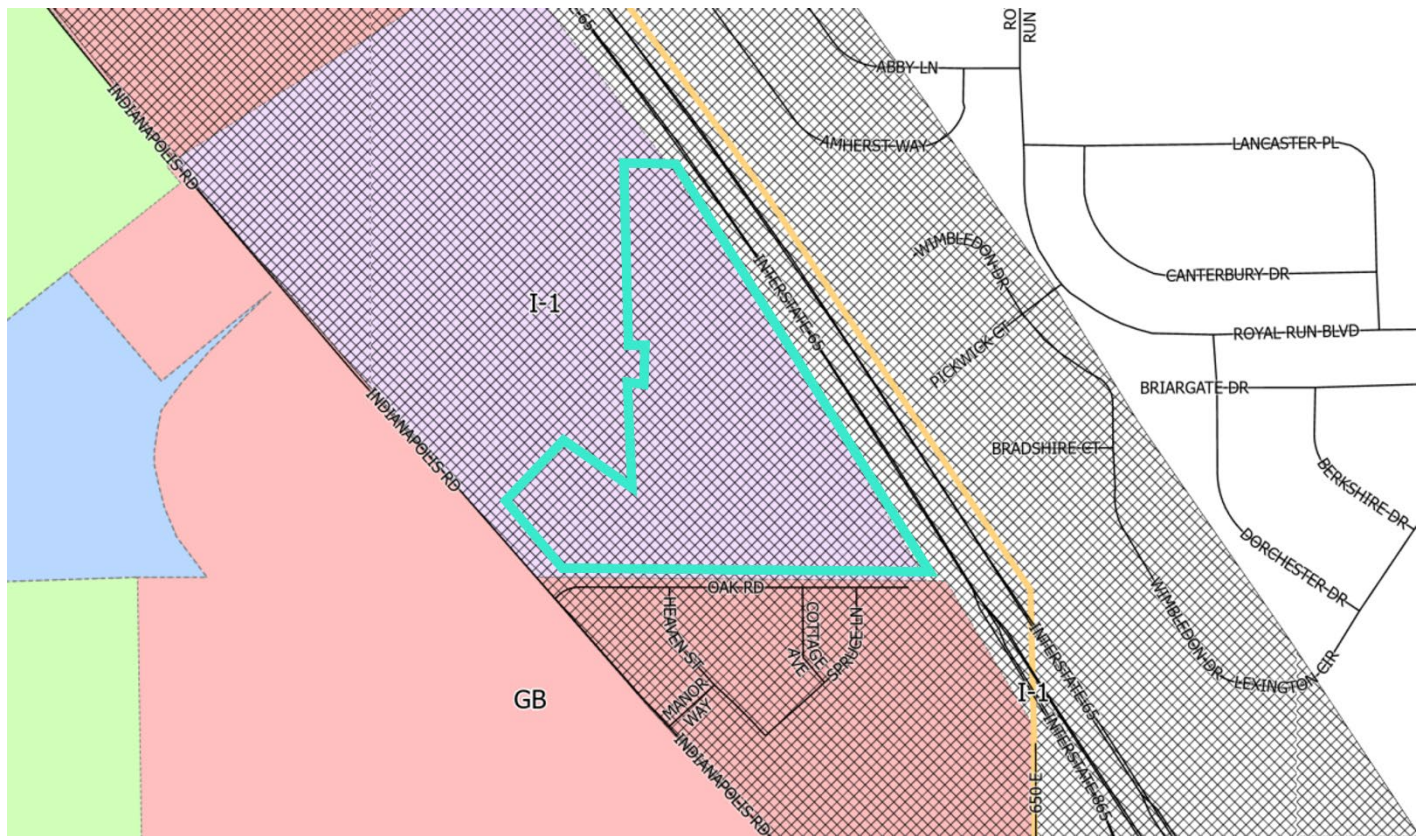


### Zoning

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

- **North:** Whitestown I-1 and Zionsville R-2
- **East:** Zionsville R-2
- **South:** Whitestown GB
- **West:** Whitestown I-1 and GB





The site in question is currently zoned Light Industrial (I-1). 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 site in question is also zoned I-65 Corridor Overlay Zone. The Overlay is “established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.” The I-65 Corridor Overlay Zone will remain in effect and future development will need to comply with applicable standards.

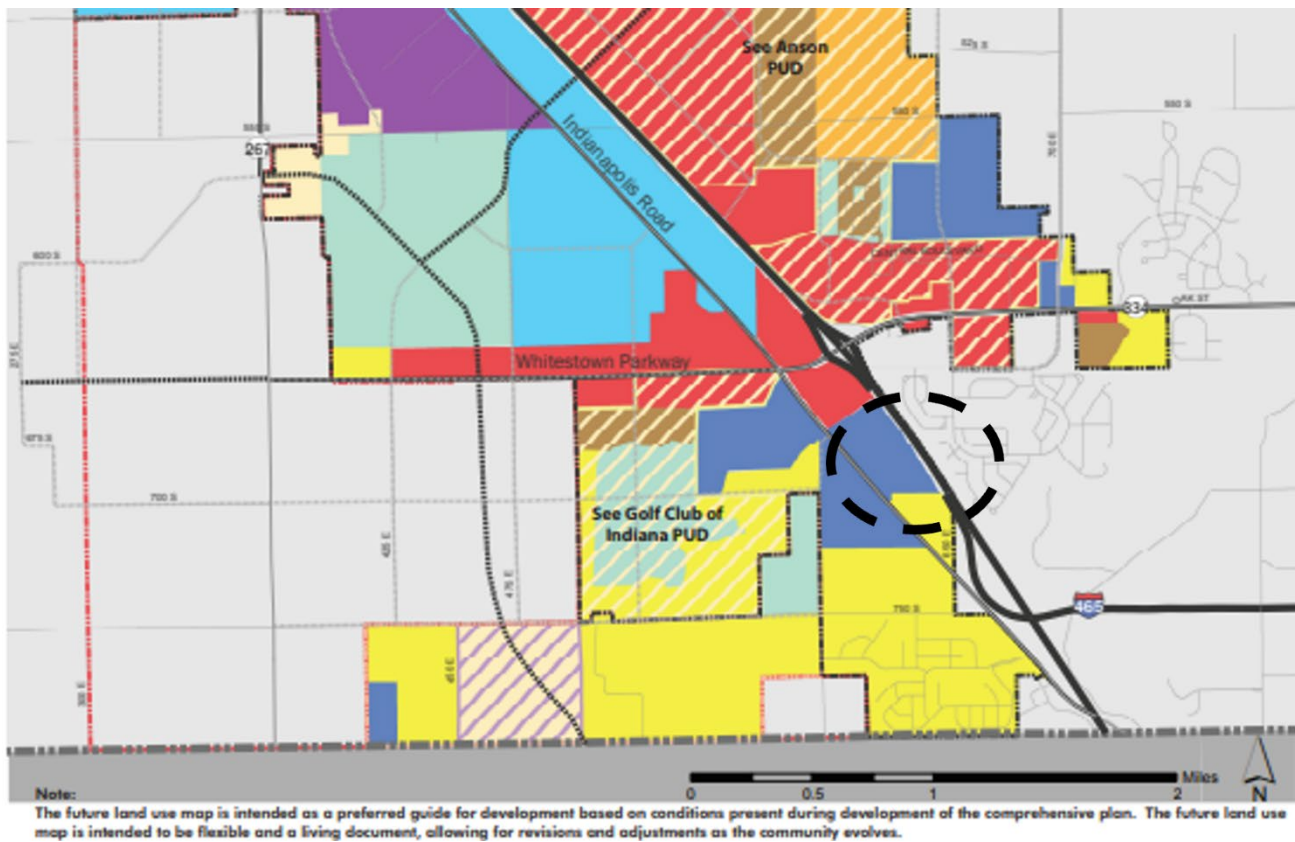
The applicant is proposing to rezone the site in question to the Mixed Use – Commercial, Office, and Residential district. The MU-COR “district is established to promote active and passive greenspace uses in a manner maintaining the feel and character inherent to the district.” Permitted uses in the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

## Proposed Development

The proposed development will be used for Arrow McLaren SP’s corporate office with office and fabrication uses if the rezone is approved. The site will have access to Indianapolis Road. McLaren is the only proposed use at this time. The applicant will need to go through the Concept and Development Plan processes through Plan Commission if the rezone is approved by Town Council.

## Comprehensive Plan

The site in question is identified as Civic per the 2015 Comprehensive Plan. The Civic designation is “intended for public or semi-public uses that could include government buildings, emergency services, schools, religious facilities or similar uses.”



***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.

#### *Land Use Goals*

2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.

#### *Economic Development Goals*

5. Maintain and pursue diversity of commercial and industrial businesses.

#### *Economic Development Sub-Goals*

1. Become an economic development destination that possesses sites and assets that are unique to the region and attractive to high quality/high wage businesses.

## **Thoroughfare Plan**

The 2020 Thoroughfare Plan identifies Indianapolis Road as a Minor Arterial roadway. *“Minor arterials are similar to principal arterials, but are spaced more frequently and serve trips of moderate length... Minor arterials connect most cities and larger towns and provide connectivity between principal arterials.”*

Additionally, the Thoroughfare Plan calls Indianapolis Road out as a key corridor. Stating, *“This road should be built and designed as an urban cross section to include curb, gutter, and pedestrian access as it is vital in providing recreational paths and sidewalks for current and future employees and residents.”*





Materials Submitted by the Applicant



Basic Site Plan

## Attachment G: 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 intended future use of the property will add connectivity amongst parcels, support the redevelopment of an otherwise vacant parcel, bring local labor to the town, abide by the I65 Overlay District, house a sustainable friendly development amongst others.

**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 rezone will benefit nearby businesses and residences due to additional employees using retail services, hotel stays, recreation, leasing multifamily units or purchasing homes, as well as a participating business in the community.

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

The land is currently tax exempt, being a cemetery. If rezoned to MU-COR it would add taxable value to the Town of Whitestown.

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

As part of the commercial growth in Whitestown, the intended use for this zoning change will add value to neighboring businesses and services.

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

It is part of Whitestown's economic development guide within the Comprehensive Plan, and will house a premier business and employer to the Town of Whitestown.

## **Narrative**

The property at hand is located at 6801 S Indianapolis Rd and 7001 S Indianapolis Rd in Whitestown, IN 46075. This zone map request is to change the current zoning from I-1 to MU-COR. The land was previously owned by Stonemor Cemetery, a tax exempt entity, now owned by 7001 SI LLC, a taxable entity. The planned use for the property is the future corporate office to Arrow McLaren SP. The facility will include office, race team fabrication/assembly, engineering, marketing, and fleet transportation. It is currently two parcels and will remain as such. Hours of operation will primarily be occupied during business hours of 7am-5pm, with minor fleet transportation arriving/departing during off hours. Number of employees are projected to grow to 175 by 2025. Traffic generation will be fairly minor for employees only with occasional guests. The property has an existing pole barn onsite, with an unknown construction date. No recent permits have been filed.