



# Staff Report PC22-057-ZA

## White Lick Creek Industrial Expansion

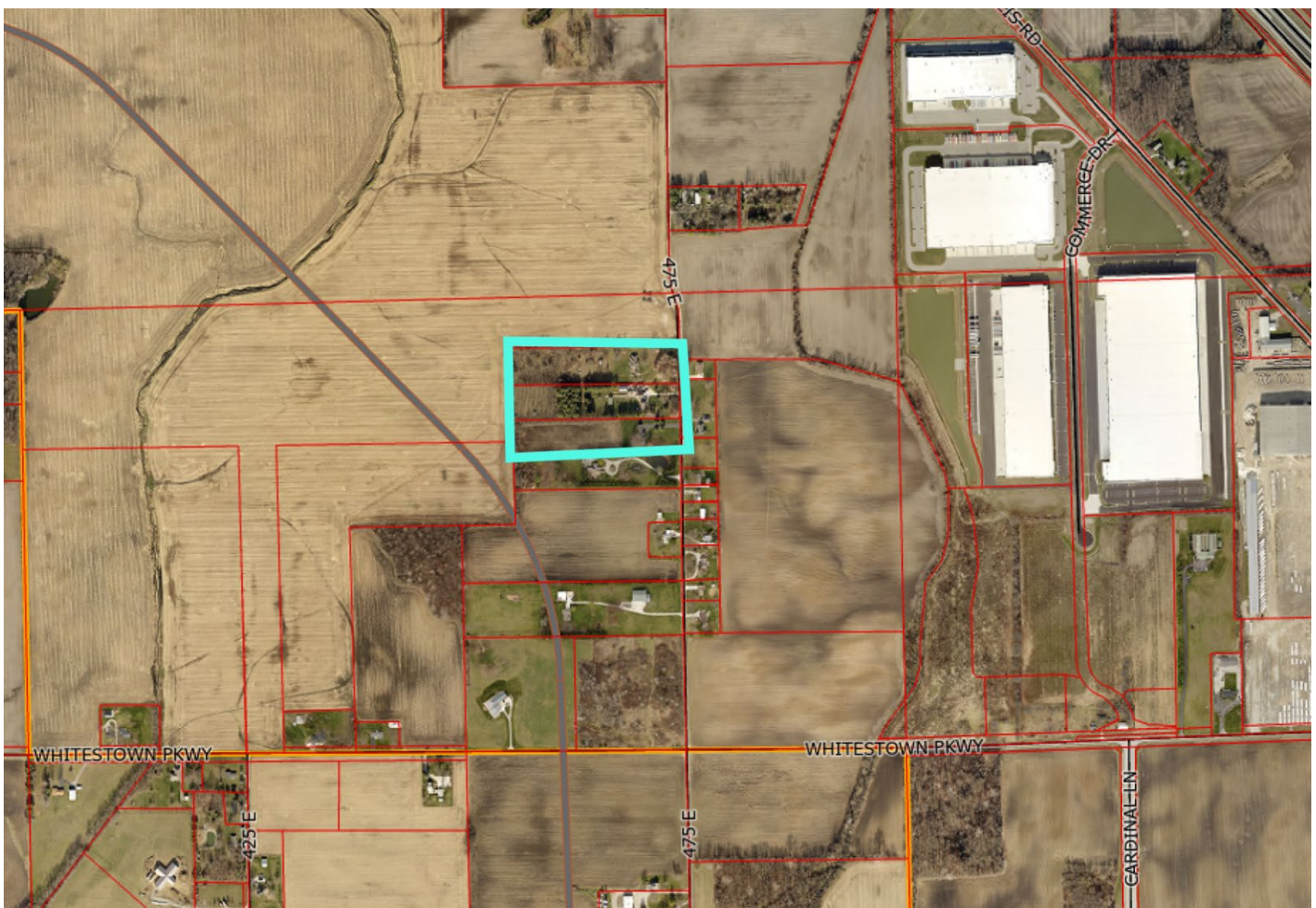
Meeting Date: September 12, 2022

### Docket PC22-057-ZA – Zone Amendment – White Lick Creek Industrial Expansion

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the Light Industry (I-1) Zone. The site in question is approximately 15 acres and composed of three parcels. The site in question is located on the west side of CR 475 E in Whitestown. The applicant is Strategic Capital Partners, LLC per Brian J. Tuohy and the owners are James K & Sue L. Fox, Joe L. & Donna J. Powell, and John L. Sernyk.

### Location

The site in question is located approximately 2,798 feet south of the intersection of CR 550 S 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 future White Lick Creek Industrial Park. Westpark Logistics Center industrial development is located to the east of the site in question.

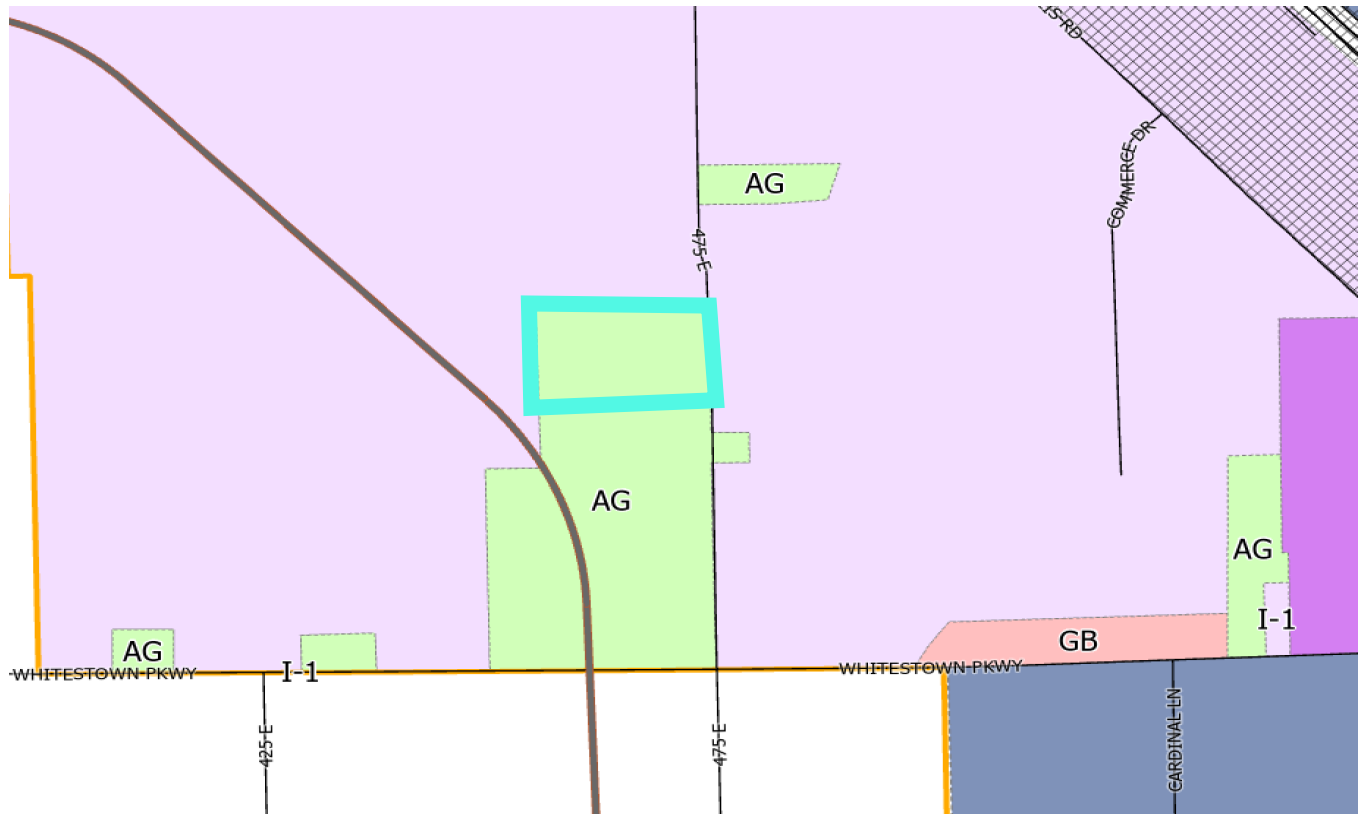


### Zoning

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

- **North:** Light Industry (I-1)

- **East:** Light Industry (I-1)
- **South:** General Agriculture (AG)
- **West:** Light Industry (I-1)



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 Industrial by the Whitestown Town Council (ORD2022-19). The Whitestown Plan Commission approved a Primary Plat and Concept Plan for those same areas that were rezoned.

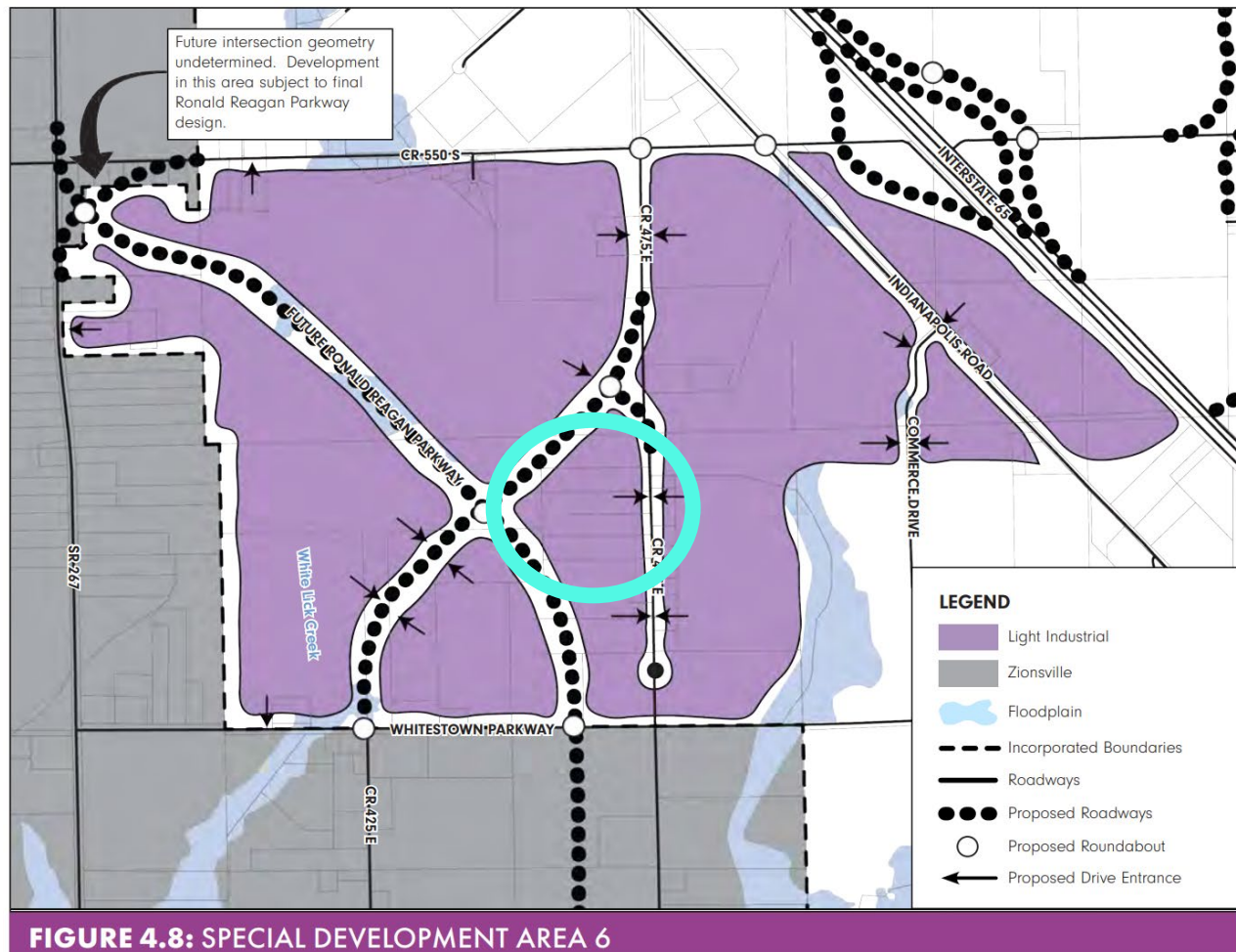
If approved, the applicant will submit a revised Primary Plat and Concept Plan to include the expanded development area. The applicant is proposing to construct three buildings for light industrial use and associated parking, with right-of-way for the future Ronald Reagan Parkway and a road connection from the Parkway to CR 475 E.

## Comprehensive Plan

The 2020 Comprehensive Plan Land Use map identifies the site in question as Light Industrial designation. This

land use classification is “intended to a range of light industrial uses, this category includes small to medium-scale and clean industrial uses, including warehouses, flex space, construction, distribution, or other small to medium-scaled industrial uses that are minimally or moderately obtrusive. This category also includes technology industrial uses that are 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. These uses are clean, minimally obtrusive, and can be master planned in a campus setting.”

The site in question is also identified as Special Development Area 6, the Midpoint West. “This area supports industrial and commercial land uses and should provide easy access and visibility from major thoroughfares, Interstate 65, and the future extension of Ronald Reagan Parkway. This area shall have an emphasis on high quality architecture, proportion, and detail. Where possible, greenspace should be integrated to protect sensitive environmental areas.”



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

***Economic Development Sub Goals***

2. Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.
  - a. Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

***Transportation and Circulation Sub Goals***

7. Provide strong regional links via the existing Interstate 65 interchanges and the proposed Ronald Reagan Parkway Corridor.

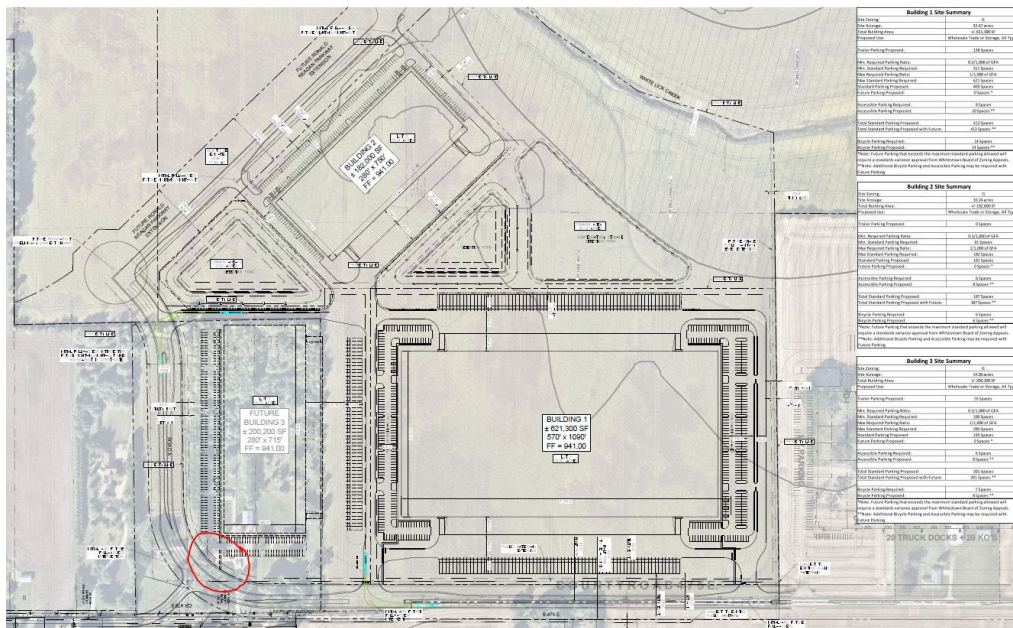


The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when taking action on all rezoning acts. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Rezone action. Staff's recommendation to 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;  
*Staff finds the proposed rezone is in compliance with the future land use map and goals and objectives stated within the Comprehensive Plan. The applicant is proposing to rezone to light industry where the future land use designations is Light Industrial.*
2. **The proposed rezone is appropriate** given the current conditions and the character of current structures and uses in each district;  
*Staff finds the proposed rezone is appropriate because areas to the north, east, and west were recently rezoned to industrial.*
3. **The proposed rezone proposes** the most desirable use(s) for which the land in each district is adapted;  
*Staff finds the proposed rezone will provide the most desirable use because adding the additional industrial land will generate a better overall development of the White Lick Industrial Park. The proposed rezone allocates right-of-way for the future Ronald Reagan Parkway.*
4. **The proposed rezone conserves** property values throughout the Jurisdictional Area; and,  
*Surrounding uses and property values will not be negatively impacted by the rezone. A majority of the surrounding uses are slated for future industrial uses.*
5. **The proposed rezone demonstrates** responsible development and growth.  
*Given the surrounding future industrial uses and the future Ronald Reagan Parkway, staff finds the proposed rezone to light industry demonstrates responsible growth. The applicant has gone back to property owners after the initial adjacent rezone out of consideration and to develop a better master planned product.*

If Plan Commission provides a favorable recommendation, staff recommends adding the following conditions:

1. The access point referenced in the image below will not be constructed. No curb cuts are permitted along the curve of Road A.



2. Additional landscaping in accordance with UDO Section 5.6 C., either option 1 or 2, between Road A and the residential use located at 6190 CR 475 E will be provided.
3. As a condition of approval earlier in 2022, commitments were made for the adjacent property rezone (ORD2022-19). Those commitments will also apply to the site in question when applicable. Those commitments are included herein by reference.

## Materials Submitted by the Applicant

### **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 area is located within the "Midpoint West" Special Development Area of the draft proposed Whitestown Comprehensive Plan 2022 (the "Draft Comprehensive Plan"). Per the Draft Comprehensive Plan, "this area supports industrial and commercial land uses". The proposed I-1 zoning will allow for industrial uses and is consistent with the Draft 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...***

Real estate parcels to the north, west and east are zoned I-1. The proposed I-1 zoning district will be consistent with the zoning district bordering the site on three sides.

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

The proposed future extension of Ronald Reagan Parkway is expect to be located adjacent to (or nearby) the site. Additionally, the proposed new I-65 interstate interchange is to be located just east of the site. These roadway improvements make the site highly desirable for light industrial development.

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

The requested zoning change is consistent with the existing zoning and proposed industrial uses on three sides of the site. The proposed industrial zoning classification will significantly increase the assessed value of the site.

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

The zoning change will allow for light industrial development near the proposed extension of Ronald Reagan Parkway and the new I-65 interchange. The proposed road improvements allow for convenient access to and from the site. The light industrial zoning classification combined with the described roadway improvements will promote responsible development and growth on the west side of Whitestown. The requested zoning to the I-1 district will allow for light industrial development similar to nearby existing and proposed improvements and uses.



Building 1 Site Summary	
Site Zoning:	11
Site Area:	34.7 Acres
Total Building Area:	± 621,300 SF
Proposed Use:	Wholesale Trade or Storage, All Types
Trailer Parking Proposed:	138 Spaces
Min. Required Parking Ratio:	0.51,000' of GFA
Min. Standard Parking Required:	31 Spaces
Max. Required Parking Ratio:	17,000' of GFA
Max. Standard Parking Required:	480 Spaces
Future Parking Proposed:	0 Spaces *
Accessible Parking Required:	9 Spaces
Accommodated Parking Proposed:	10 Spaces
Total Standard Parking Proposed:	411 Spaces
Total Standard Parking Proposed with Future:	413 Spaces **
Notes:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.
Future Parking:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.

Building 2 Site Summary	
Site Zoning:	11
Site Area:	10.3 Acres
Total Building Area:	± 180,000 SF
Proposed Use:	Wholesale Trade or Storage, All Types
Trailer Parking Proposed:	0 Spaces
Min. Required Parking Ratio:	0.51,000' of GFA
Min. Standard Parking Required:	31 Spaces
Max. Required Parking Ratio:	17,000' of GFA
Max. Standard Parking Required:	182 Spaces
Future Parking Proposed:	0 Spaces *
Accessible Parking Required:	6 Spaces
Accommodated Parking Proposed:	8 Spaces
Total Standard Parking Proposed:	188 Spaces
Total Standard Parking Proposed with Future:	189 Spaces **
Notes:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.
Future Parking:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.

Building 3 Site Summary	
Site Zoning:	11
Site Area:	13.1 Acres
Total Building Area:	± 200,200 SF
Proposed Use:	Wholesale Trade or Storage, All Types
Trailer Parking Proposed:	55 Spaces
Min. Required Parking Ratio:	0.51,000' of GFA
Min. Standard Parking Required:	31 Spaces
Max. Required Parking Ratio:	17,000' of GFA
Max. Standard Parking Required:	200 Spaces
Future Parking Proposed:	0 Spaces *
Accessible Parking Required:	6 Spaces
Accommodated Parking Proposed:	5 Spaces
Total Standard Parking Proposed:	201 Spaces
Total Standard Parking Proposed with Future:	203 Spaces **
Notes:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.
Future Parking:	Future Parking that exceeds the maximum standard parking allowed will require a standards variance approval from Whitesboro Board of Zoning Appeals.

