



Staff Report PC22-070-ZA

Goode Property Rezone

Meeting Date: December 12, 2022

Docket PC22-070-ZA – Zone Amendment – Goode Property

The petitioner is requesting review of a Zoning Map Amendment to rezone the described area from the General Agriculture (AG) Zone to the High-Density Mixed Residential (R4) Zone. The site in question is approximately 23.75 acres. The intent of the rezone is to allow a residential neighborhood with approximately 96 townhomes. The site in question is located on the east side of County Road 650 in Whitestown. The applicant is Braun Property Development, LLC on behalf of owner Hayley Goode.

Location

The site in question is located east of County Road 650 E. The site is located south of Allens Acres, west of Trailside, north of Prairie Chase, and east of Jackson Run residential developments. The surrounding area is characterized by residential uses of varying densities.



Zoning

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

- **North:** AG and contains Allens Acres Subdivision
- **East:** R3 and contains the Jackson Run Subdivision
- **South:** R3 and contains Prairie Chase Subdivision
- **West:** PUD and contains the Trailside Subdivision



The site in question is currently zoned (AG) General Agriculture. The AG “district is established for all types of agricultural uses and to conserve significant farmland and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots. Development in this district does not require a connection to public water or sewers.” Permitted uses with the AG zone include but are not limited to Dwelling, Single Family, Dwelling, Two Family, Municipal and government buildings, Elementary and Secondary Schools, Arts, Recreation, Entertainment, Indoor, Farm, Garden, Plant Nursery, and Slaughterhouse.

The applicant is proposing to rezone the site in question to The High-density Mixed Residential (R-4). The R-4 Zone “is a high-density mixed district, which may include narrow-lot single-family homes, two-family dwellings, and small-scale multi-family dwellings with development plan approval. Development in this district typically ranges from 3.00 to 7.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.” The proposed UDO amendments allow new permitted uses within the R-4 Zone to include but are not limited to Dwellings (Multifamily, Single Family Attached, Townhomes), among other uses.

Proposed Development

The proposed development will be used for a residential neighborhood with approximately 96 townhomes if the rezone is approved. The site will have access to County Road 650 E and internal access onto Prairie Chase Way, which is part of the existing Prairie Chase neighborhood. The applicant will need to go through the Primary and Secondary Platting processes through Plan Commission if the rezone is approved by Town Council.

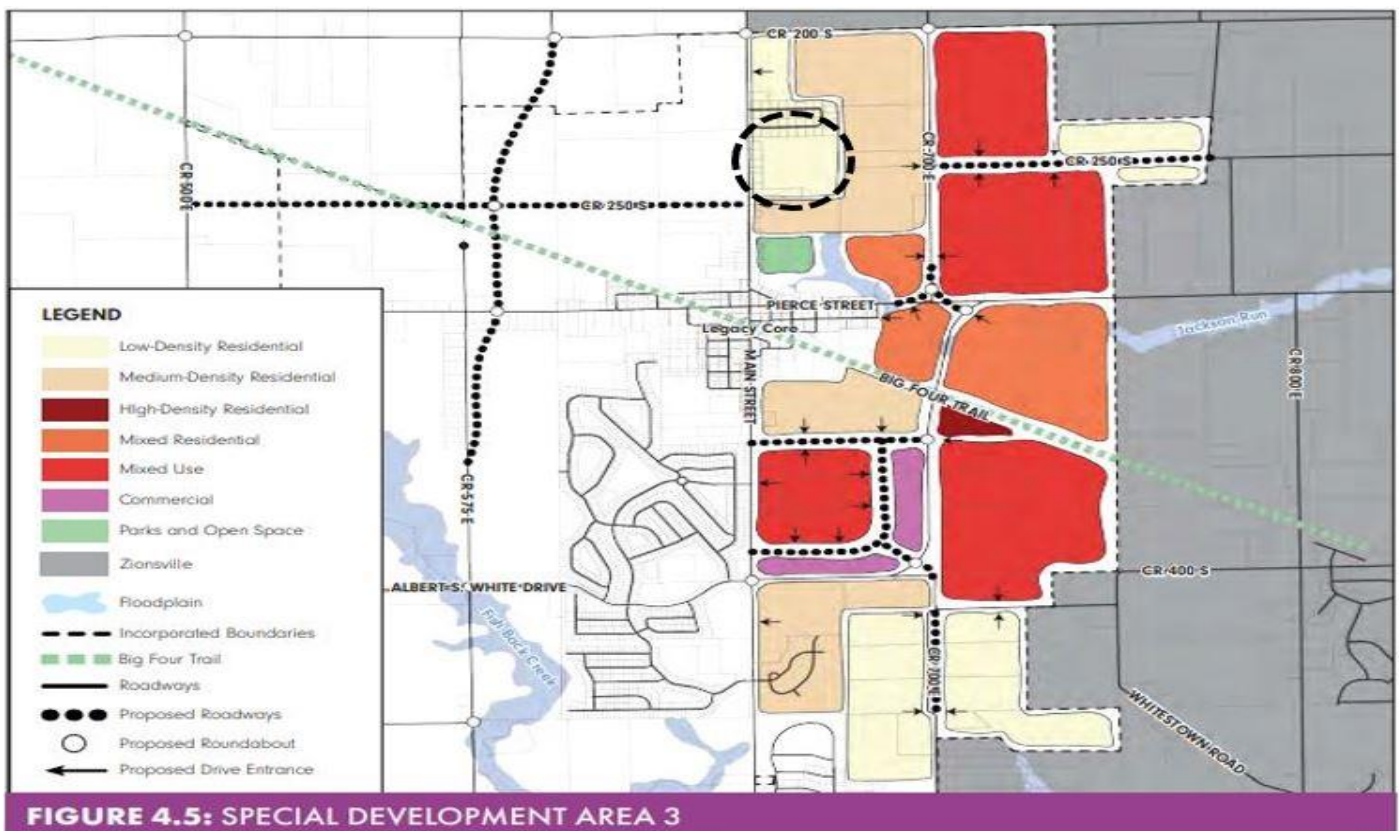
Proposed Changes from the November Continuance: The proposed units have been reduced from 103 to 96 (7-unit difference). The density has been reduced from 4.32 units per acre to 4.03 units per acre. The northern emergency road is now a full access road with a 50 right-of-way. Increased landscaping buffer along the west and

south property lines.

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as Low-Density Residential land use classification. This designation “includes single-family residential development of less than 1.75 units per acre. These areas are intended for medium to small-sized lot subdivisions with single-family detached houses.”

The site in question is also identified as a Special Development Area 3 per the 2022 Comprehensive Plan. The Special Development Area 3 is “This area is anticipated to include a collection of office, service retail, commercial retail uses, technology-focused industrial businesses, and mixed-density residential. With the connectivity of this area with the Big Four Trail and the proximity to the Legacy Core, residential uses will be an important component of the development within and around this area. It is likely that there will be a mix of residential use types within this area including traditional detached single-family homes, attached single-family homes, condominiums, townhomes, and multi-family homes”



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

Goals and Objectives

Transportation and Circulation

Alternative transportation. The importance of multi-use trails and pedestrian connectivity.

Transportation and Circulation Subgoal.

2a. Follow recommendations made regarding trails and sidewalks in the Bicycle and Pedestrian Plan, the Park and Recreation Master Plan, the Legacy Core District Master Plan, and the Thoroughfare Plan.

Land Use Goals

1. Mixed Use- Legacy Core Eastern Gateway

Land Use Subgoals.

- 2b. Encourage a variety of home types and price ranges that support a diverse population
- 2c. Promote adequate access within and to surrounding neighborhoods, parks, and natural areas.
- 4a. Encourage density in appropriate areas and manage transitions between land uses in new developments or redevelopment projects, require appropriate amenities to transition/connect to adjacent land uses.

Economic Development Goals

Mixed-Use Developments-

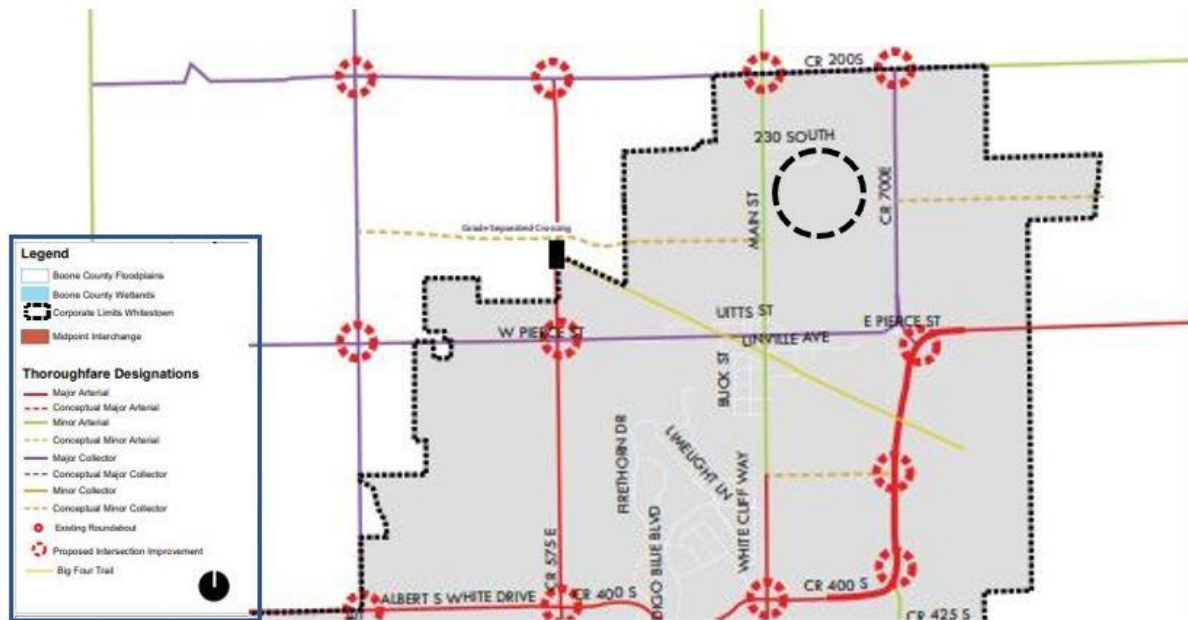
“Increased densities can also create the energy necessary to create a series of special places within the community. By connecting these places with walkable trails and adequate transportation networks, these local destinations can encourage creativity in design”

Infrastructure

“The best case is to have truly shovel-ready sites with infrastructure in place that only require permit approval to begin development.”

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies this portion of County Road 650 E 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.”



Staff Recommendation

Staff is providing a favorable recommendation for the Goode Property Rezone Docket PC22-070-ZA. The applicant is proposing to rezone the described area from the Agricultural (AG) Zone to High-Density Mixed-Family Residential (R-4) 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.

The proposed rezone demonstrates compliance with the Comprehensive Plan by meeting the mixed development, transportation and circulation goals, and the development of Special Area 3. The rezone is appropriate given the current conditions by providing a residential use surrounded by other mixed residential uses. The rezone represents the most desirable use by increasing the diversity of housing options within the town limits. The addition of residential use in this area will not harm property values. The rezone demonstrates responsible growth by meeting the increasing demands for various types of housing within Whitestown and being located in an appropriate area.

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

1. The applicant will provide a multi-use path from Main Street to the southeast portion of the property. The layout and connections to be decided by the Whitestown Parks Department and the petitioner prior to the issuance of permits.

Materials Submitted by the Applicant

CONCEPTUAL LAND PLAN "S" DECEMBER 2, 2022

SITE DATA

PROPOSED ZONING:	RS-10	AC 14'
PROPOSED PUBLIC RIGHT-OF-WAY:	33.75'	AC 14'
COMMON AREA:	11.11%	AC 14'
TOTAL COMMON AREA:	13.53%	AC 14'
COMMON AREA AS PERCENTAGE OF GROSS SITE AREA:	56.9%	
TOTAL TOWNHOMES UNITS:	96	
MINIMUM UNIT AREA:	410	SQ. FT.
MINIMUM UNIT WIDTH:	30.0'	FT.
CONCRETE DRIVE:	30'	



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 site is in the Mixed Use - Legacy Core Eastern Gateway Special Development Area, which contemplates a mix of residential uses, including townhomes. The site is adjacent to areas contemplated for medium-density residential, which includes townhomes.

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...*

Development south of the site includes paired patio homes and west of the site includes a residential neighborhood with a mix of housing types, including single-family homes and attached townhomes. The proposed rezoning to allow for townhomes will be compatible with the character of the site's nearby residential uses.

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

The site is near a mix of different types of residential uses. Because uses near the site are residential, Petitioner's proposed use of the site for townhomes is the most desirable, compatible use for the site.

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

The proposed townhome neighborhood is consistent and compatible with nearby property uses and will not negatively affect the property values throughout the Town of Whitestown. Development of the proposed townhomes will significantly increase the assessed value of the site.

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

The proposed rezoning for the development of townhomes will be compatible with the site's nearby mix of different types of residential uses.