



Staff Report PC23-010-ZA

CR 750 South Rezone

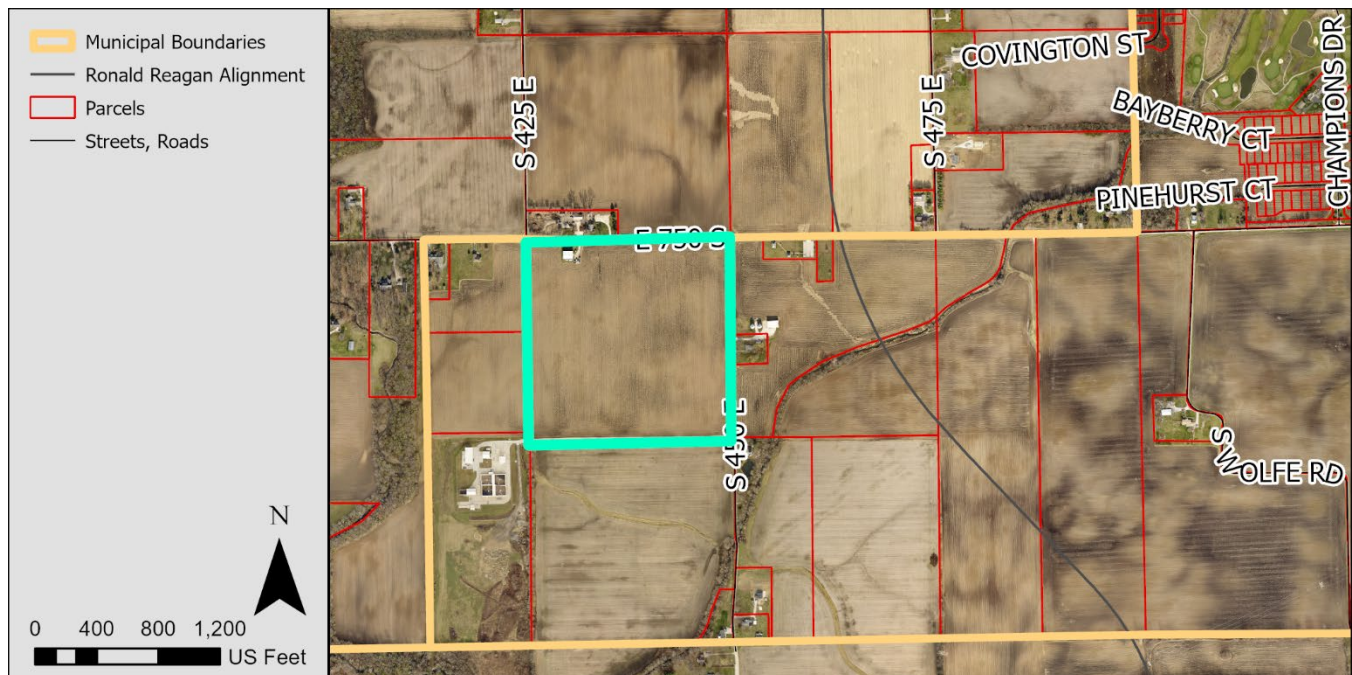
Meeting Date: May 8, 2023

Docket PC23-010-ZA – Zone Amendment – CR 750 S Rezone

The petitioner is requesting a 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 40.0 acres. The intent of the rezone is to allow a light industrial development. The site in question is located on the southwest corner of County Road 750 South and County Road 450 East in Whitestown. The applicant is Kite Harris Property Group, LLC on behalf of owner Edwina Smith per Mark Smith.

Location

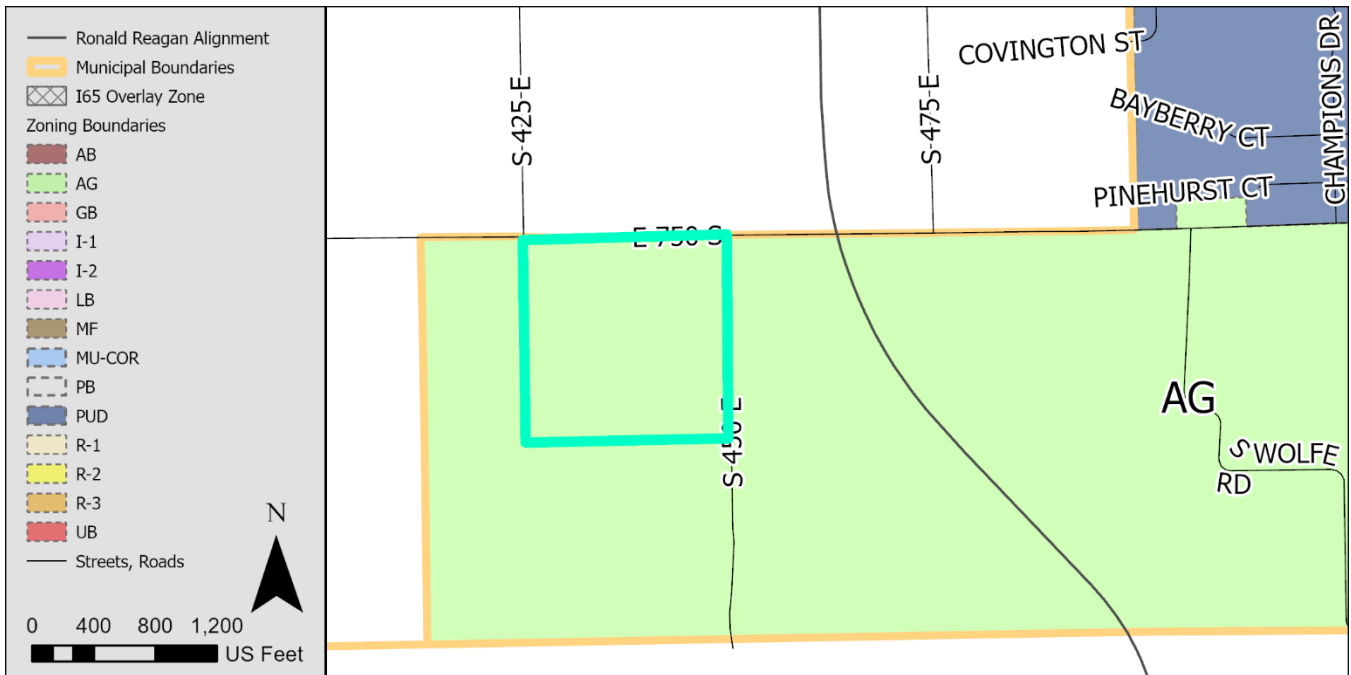
The site in question is located on the south side of County Road 750 South and the west side of County Road 450 East. The site is located northeast of the wastewater treatment facility and the future Ronald Reagan Corridor is located to the east of the site in question. The surrounding area is characterized by agricultural uses.



Zoning

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

- **North:** Zionsville AG Rural
- **East:** Whitestown General Agriculture
- **South:** Whitestown General Agriculture
- **West:** Whitestown General Agriculture



The site in question is currently zoned General Agriculture (AG). The AG “district 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 within the AG zone include but are not limited to government buildings, utilities, farms, plant nurseries, and slaughterhouses.

The applicant is proposing to rezone the site in question to the Light Industry (I-1) Zone. 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 I-1 Zone include but are not limited to government buildings, offices, general contractors, and storage facilities.

Proposed Development

The proposed development will be used for a light industrial development if the rezone is approved. The site will have access to County Road 450 E and County Road 750 South. The applicant will need to go through the concept plan, development plan, and platting process if approved. The applicant has submitted a conceptual layout of the site but is not binding.

There is an existing access and utility easement from CR 450 East to access the wastewater treatment facility.

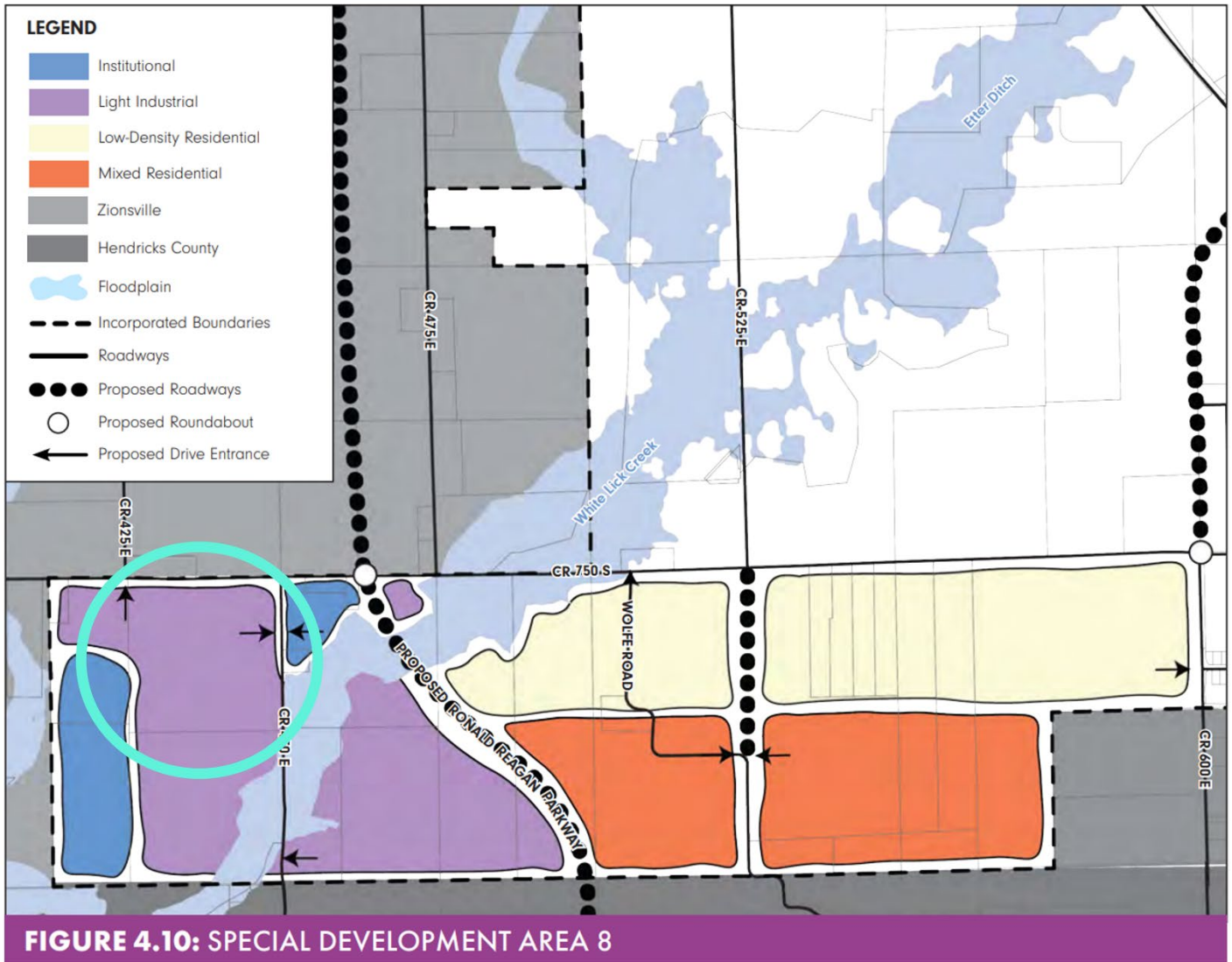
The applicant was originally heard by Plan Commission at the March 13, 2023 hearing. The Commission voted to continue the docket until such time the applicant held a neighborhood meeting. Since then, the applicant held a neighborhood meeting on April 19th and the updated commitments are incorporated.

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as Light Industrial land use classification. This designation is *“Intended for 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.”*

The site in question is also identified as a Special Development Area 8 per the 2022 Comprehensive Plan. The Special Development Area 8 *“...will serve as the primary southern gateway into Whitestown. This Special Development Area also acts as a transition area between institutional uses on the west to residential uses on the*

east. A Mixed Residential area will help transition land uses from future commercial in Hendricks County to low-density residential in Whitestown.”



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

Overarching Goals

1. Attract new, high-quality business and development to Whitestown to provide a diverse and sustainable employment and tax base for the community.

Economic Development Goals

- Sub-goal 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.

Land Use Goals

- Sub-goal 1.C.: Facilitate coordination efforts with adjacent municipalities on land use and utilities planning.
 Sub-goal 6: Promote the use of quality materials and aesthetic standards.

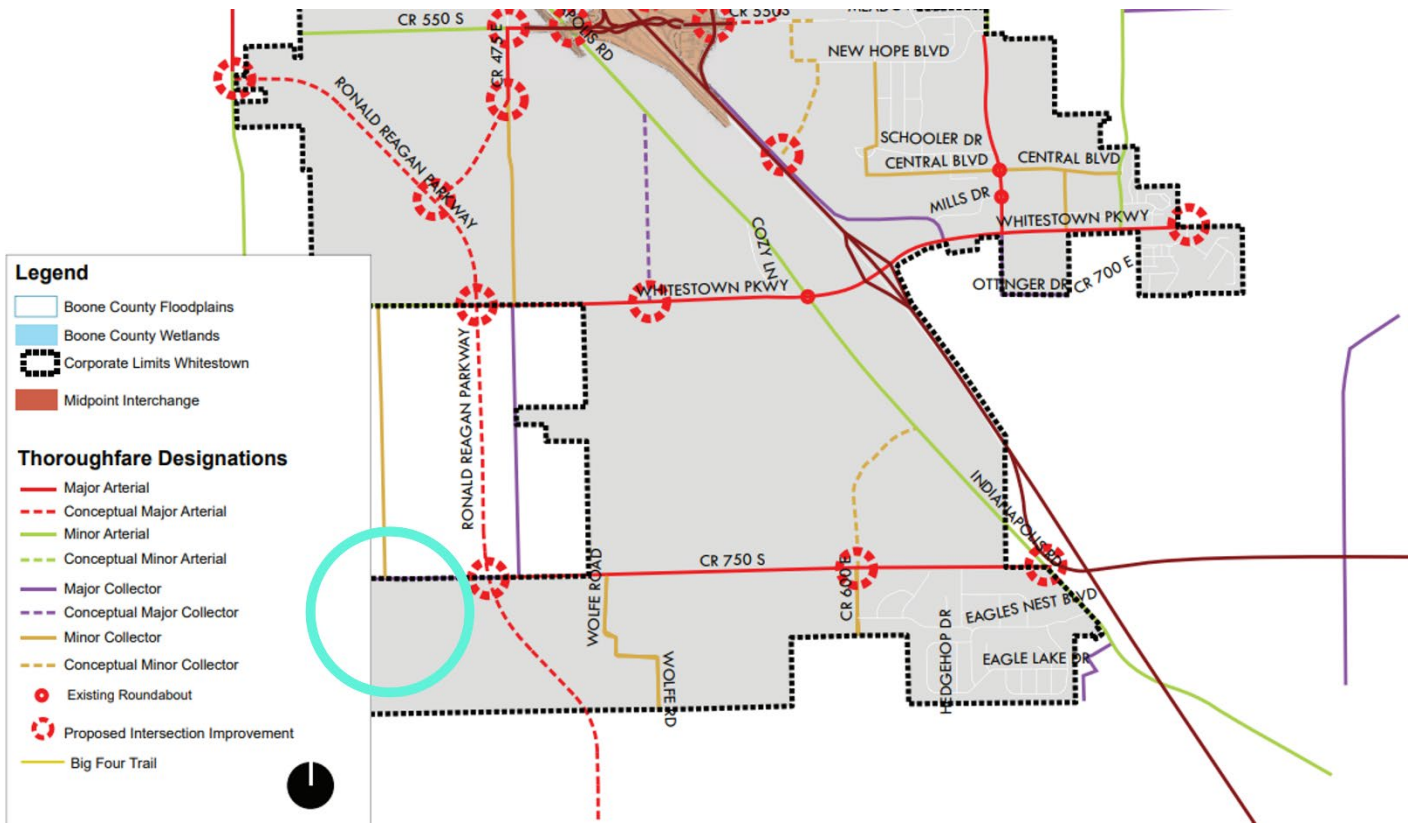
The proposed zone amendment is not in agreement with the following components of the Whitestown Comprehensive Plan:

Land Use Goals

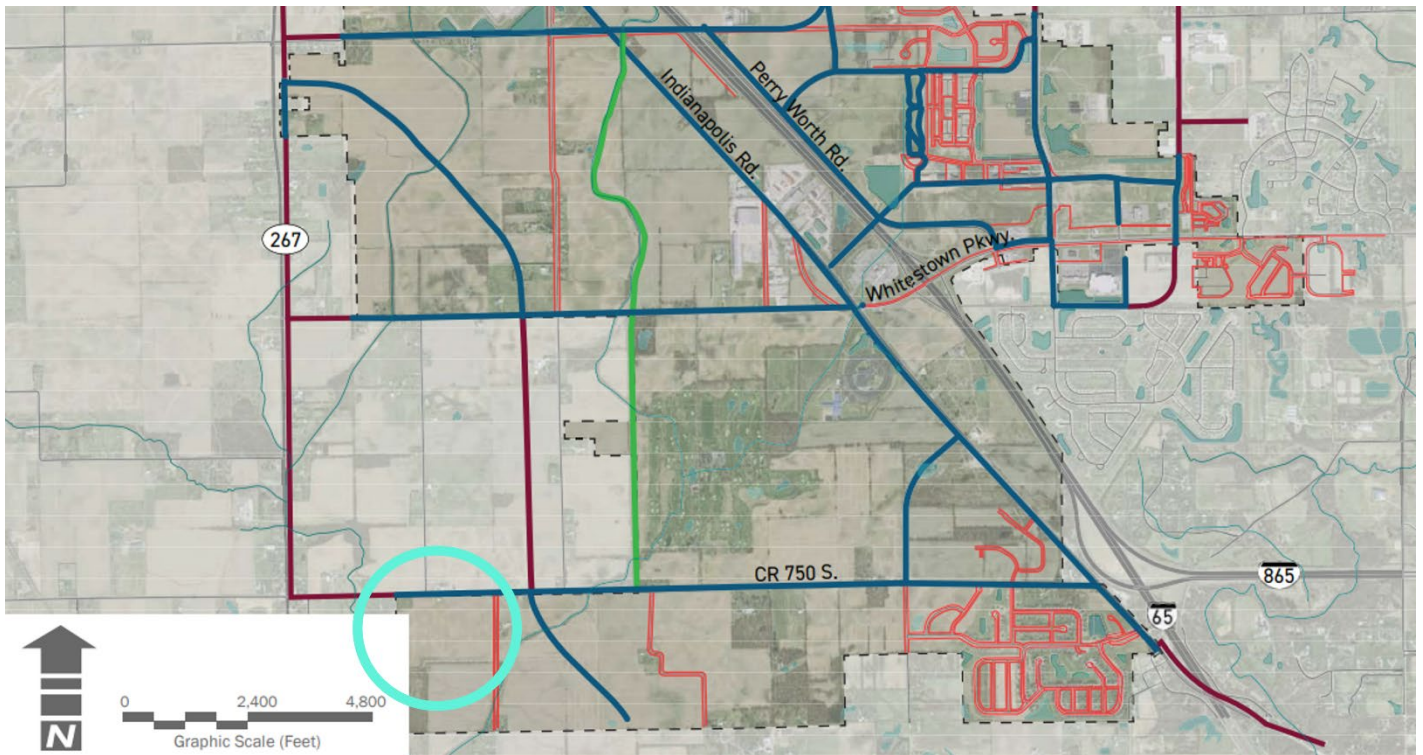
- Sub-goal 1: Manage community growth and mitigate conflicting land uses.

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies this portion of County Road 750 S as a Major Collector roadway. "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."



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. The proposed plan recommends a Shared Use Trail along County Road 750 S and a Sidewalk along County Road 450 East.



Staff Recommendation

Staff is providing a favorable recommendation for the County Road 750 S Rezone Docket PC23-010-ZA. The applicant is proposing to rezone the described area from the Agricultural (AG) Zone to the Light Industry (I-1) 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 is in compliance with the Land Use Map and Special Development Area 8 in the Comprehensive Plan. The proposed rezone meets other goals and objectives of the Comprehensive Plan including bringing a diversified business base that does not currently exist within the Town. While the site is surrounded by Agriculture uses, the Comprehensive Plan foresees this area transitioning to allowing for institutional and industrial uses as the Ronald Reagan Parkway is constructed. In conjunction with the proposed commitments, the rezone will have heightened architectural standards and other restrictions that will enhance the surrounding area. The addition of light industrial uses and limited site access will not harm property values. The rezone demonstrates responsible growth by meeting the demand for a diversified business base and requiring additional transportation/street commitments.

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

1. The following uses are not permitted:
 - a. Service Station, Local
 - b. Auto/Boat/Light Truck Sales or Rentals
2. Motorcycle/ATV/Lawn Care Sales or Rentals is a permitted use.
3. All uses are subject to the following outdoor storage requirements:
 - a. outdoor storage must be in conformance with UDO Section 3.8
 - b. outdoor storage areas must be screened on all sides at least 8 feet high with a solid wall, fence, or landscaping, or a combination of these elements. A wall or fence must use materials consistent or complementary to the principal building. Chain link fencing is prohibited.
 - c. outdoor storage is only permitted on the interior of the site, not fronting CR 750 S or CR 450 E
4. All uses are subject to the following outdoor display requirements:
 - a. outdoor display area must be in conformance UDO Section 3.8, D.
 - b. outdoor display is not permitted in parking stalls or in drive aisles
 - c. outdoor display cannot be left out overnight or during non-business hours
 - d. outdoor display is allowed up to 5% of the tenant user square footage
5. Access points to the site shall be limited to the two approximate locations as shown on the 2022 Comprehensive Land Use Plan, Special Development Area 8.
6. All site lighting shall be coordinated throughout and be of uniform design, color, and materials.
7. The maximum building footprint is 40,000 square feet.
8. The maximum building height is 40 feet measured from the eaves.
9. The proposed structures must comply with UDO Section 9.7 Industrial Architectural Standards in addition to the below:
 - a. Building facades, which are 240 feet or greater in length, shall be designed with offsets. Offsets shall be a minimum depth of 4 feet and a minimum aggregate length of 20 percent of the horizontal plane of the overall Building Façade.
 - b. The main building entrance or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as projections, lintels, pediments, pilasters, columns and other design elements as appropriate.
 - c. All pedestrian entrances must covered.
 - d. If pre-cast or architectural concrete is used it shall be painted, textured (rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (limestone, marble, or granite).
 - e. If EIFS is used it shall not be permitted within 8 feet of the ground level.
 - f. A maximum of 60% of any one exterior building material may be used.
10. Dedicate right-of-way for minor collector for CR 450 E, 32.5' half ROW & additional ROW for corner cut at CR 450 /CR 750 S for future roundabout.
11. Dedicate wastewater treatment plant access easement area to Town of Whitestown in fee simple. Full access is not permitted to the proposed development site. The applicant may have perpendicular utility and storm water crossings to be approved by Whitestown. Emergency access location(s) may be approved by Whitestown.

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 I-1/Light Industrial zoning description outlined in the Comprehensive plan coincides with our vision for the property. In addition to the Southern Gateway Transition Area along 750 S.

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...

Majority of neighboring land is currently farm ground, with the exception of Whitestown's Public Works owned property to the west. This rezone and future development would be complimentary to the adjacent municipal land uses.

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

It will support a market of small flex industrial demand that does not exist in Whitestown today.

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

It will have public utilities extended to the property, thus making neighboring properties more valuable.

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

It aligns with the Comprehensive Plan, is a complimentary use to the municipal property to the west, aids in public infrastructure expansion, will help support future surrounding development, as well as the extension of the Ronald Reagan.

Narrative

The property at hand is located at 4301 E 750 S in Lebanon, IN 46052. This zone map request is to change the current zoning from Ag to I-1. The land currently has a 3,000 SF metal barn on the property that is used for storage, while the remainder of the land has been farmed for many years. The planned use would be for small flex industrial. Exact number of lots, hours of operation, and number of employees are still yet to be determined. No previous construction permits have been pulled, and when the existing structure was built is unknown.