



Staff Report PC23-017-ZA

3745 South Main Street Rezone

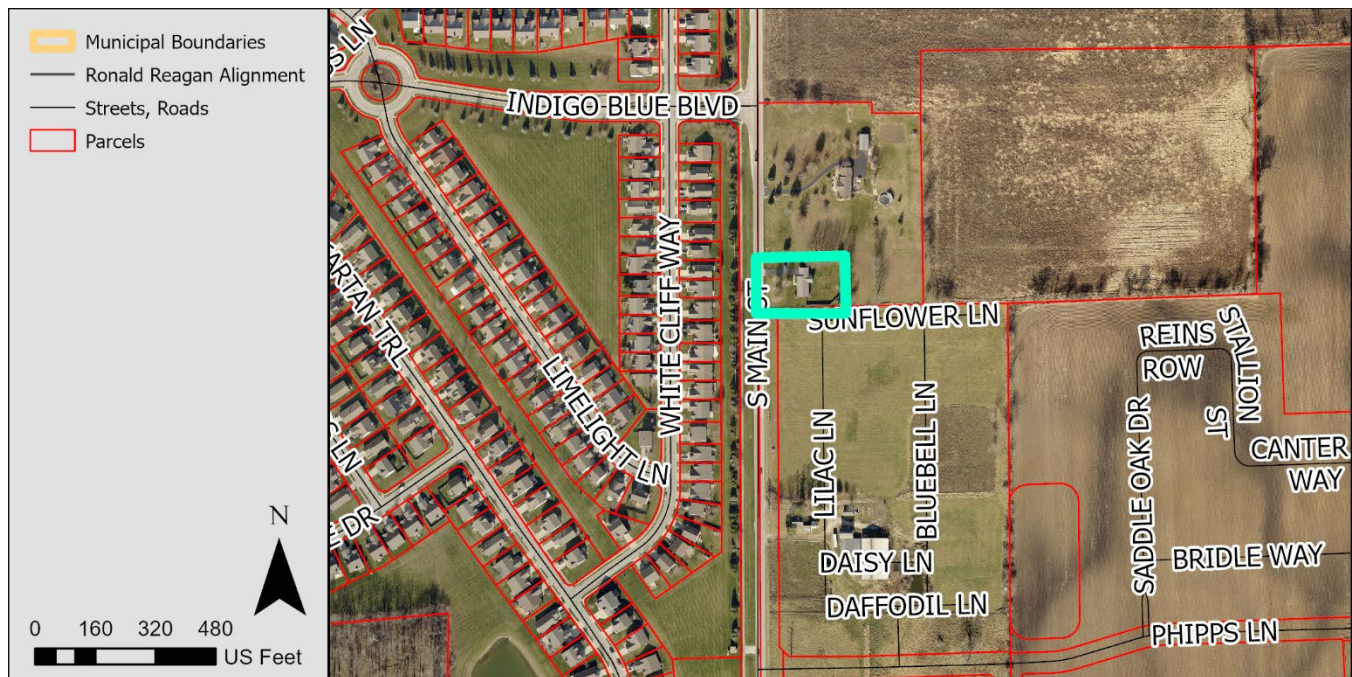
Meeting Date: May 8, 2023

Docket PC23-017-ZA – Zone Amendment – 3745 South Main Street

The petitioner is requesting a review of a Zoning Map Amendment to rezone the described area from the Low-density Single-family and Two-family Residential (R-2) Zone to the Bridle Oaks Planned Unit Development (PUD) Zone. The site in question is approximately 0.67 acres. The intent of the rezone is to bring in a remnant parcel to the surrounding PUD. The site in question is located at 3745 South Main Street in Whitestown. The applicant is Kite Harris Property Group, LLC. on behalf of the owners Benjamin and Jennifer Esterline.

Location

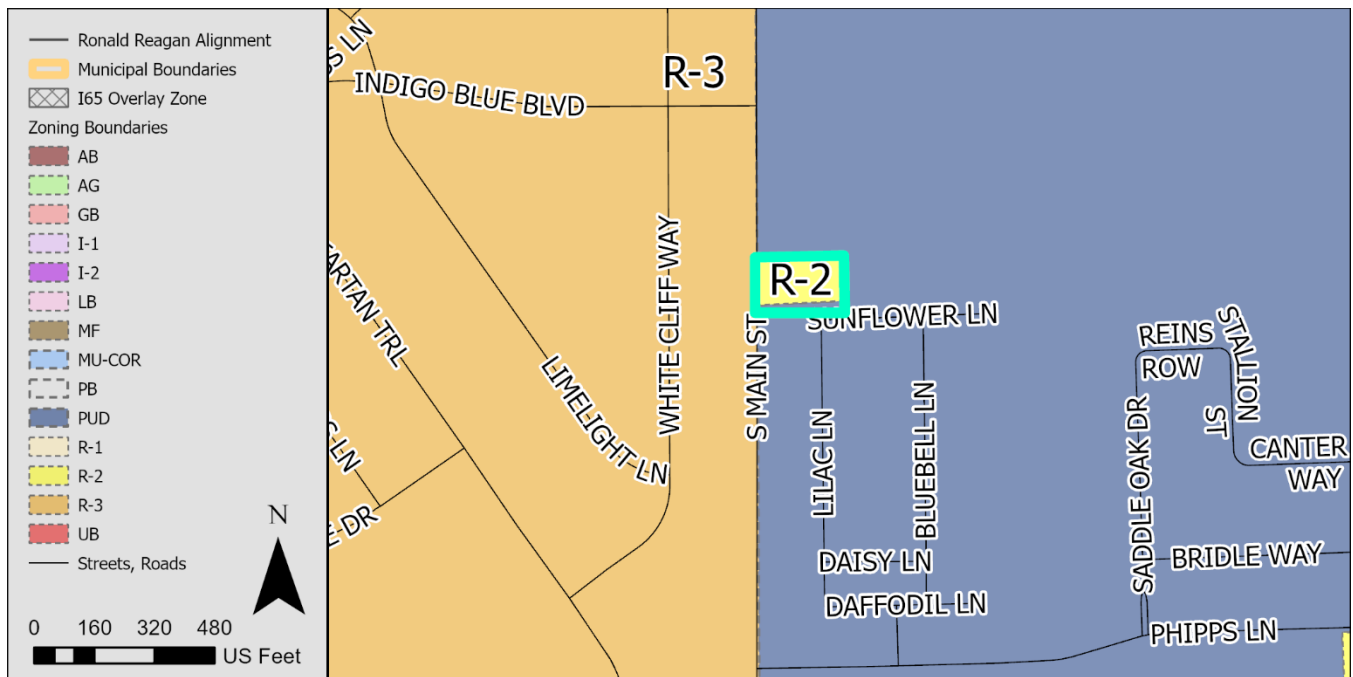
The site in question is located on the east side of Main Street. The site is located directly north of the Meadows on Main development and east of Walker Farms residential subdivision. There is an existing residential dwelling on the site. The surrounding area is characterized by varying residential densities.



Zoning

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

- **North:** Bridle Oaks Planned Unit Development
- **East:** Bridle Oaks Planned Unit Development
- **South:** Bridle Oaks Planned Unit Development
- **West:** Medium-density Single-family and Two-family Residential (R-3)



The site in question is currently zoned Low-density Single-family and Two-family Residential (R-2). The R-2 district “is a low-density single-family district, which could include two-family dwellings with development plan approval. This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the town.” Permitted uses within the R-2 Zone include but are not limited to single family dwellings and government buildings.

The applicant is proposing to rezone the site in question to the Bridle Oaks Planned Unit Development (PUD) Zone. “The nature of the property and location are such that future development would implement the goals contained in the Town’s Comprehensive Plan... Specifically, the project includes a mix of residential types, including detached single-family homes sites, a mixed-use and residential development area including retail/office, multi-family dwellings and townhomes.”

Proposed Development

The proposed site in question will be included into the approved Bridle Oaks Planned Unit Development district. It is proposed as the Mixed-Use and Residential Area within the PUD Ordinance. There are no development plans for the site in question at this time.

The Bridle Oaks Planned Unit Development was adopted by the Whitestown Town Council in 2020 (ORD 2020-12). Since then, there have been additional rezones increasing the size of the PUD, including the residential parcel directly to the north of this site (ORD 2021-28). Approved developments in the Bridle Oaks PUD include the single-family residential development to the north, Meadows on Main multi-family to the south, Hoosier-to-Go convenience store to the south, and The Cottages/Leo Brown Group to the east.

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as Mixed Use classification. This designation is “*Intended for well-designed developments that include a mix of land uses, such as commercial, office, and residential. Development in this area should consider internal connectivity for all modes as well as a higher level of aesthetic design.*”

The site in question is also identified as a Special Development Area 3 per the 2022 Comprehensive Plan. The Special Development Area 3 “*...serves as the primary eastern gateway into Whitestown [and] supports the continued redevelopment opportunities of the Legacy Core....This area is anticipated to include a collection of*

LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed Residential
- Mixed Use
- Commercial
- Parks and Open Space
- Zionsville
- Floodplain
- Incorporated Boundaries
- Big Four Trail
- Roadways
- Proposed Roadways
- Proposed Roundabout
- Proposed Drive Entrance

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

10. Larger planned unit developments are encouraged and should include flexible integration of a true mix of uses and unique design standards.

Sub-goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.

- Encouraging true mixed-use developments will be essential if Whitestown is to achieve the desired development character identified in this plan. By allowing a blend of uses that are oriented more by form and function than by specific land use, places will become more active. Increased densities can also create the energy necessary to create a series of special places within the community.

Sub-goal 1: Manage community growth and mitigate conflicting land uses.
Sub-goal 2: Establish sustainable land uses and distribution of land uses.

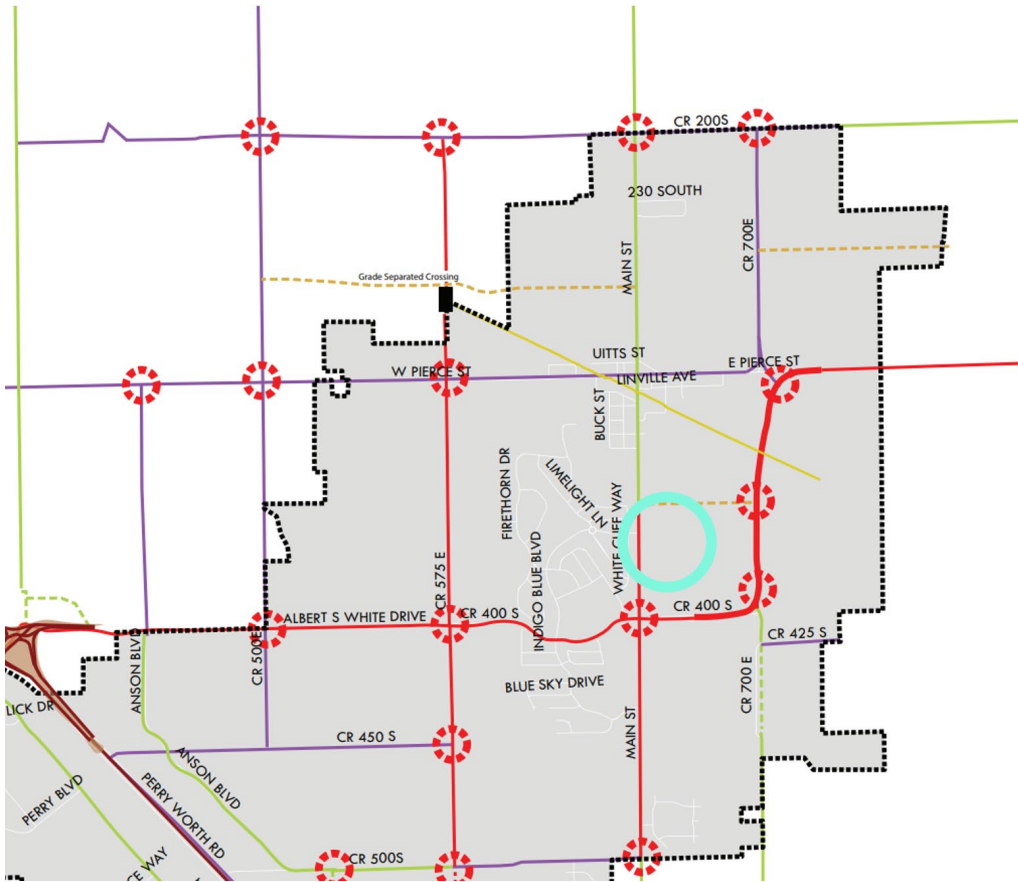
Sub-goal 3: Promote redevelopment.

Thoroughfare Plan

The 2020 Thoroughfare Plan identifies this portion of Main Street as a Major Arterial roadway. *“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.”*

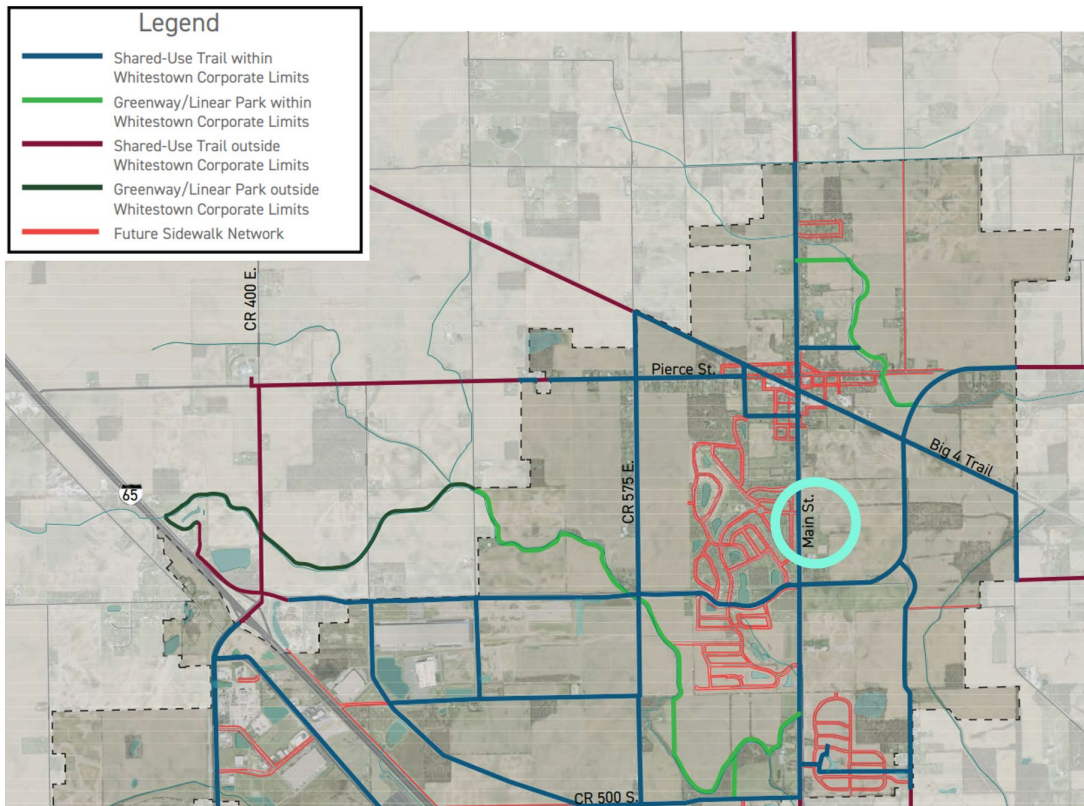
Albert S White Drive is classified as a Major Arterial. There are future plans for a street to connect Main Street to Albert S White Drive, which is classified as a Conceptual Minor Collector.

EXHIBIT A: FUTURE THOROUGHFARE MAP



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. The proposed plan recommends a Shared Use Trail along Main Street.

EXHIBIT T: BICYCLE AND PEDESTRIAN NETWORK MAP



Staff Recommendation

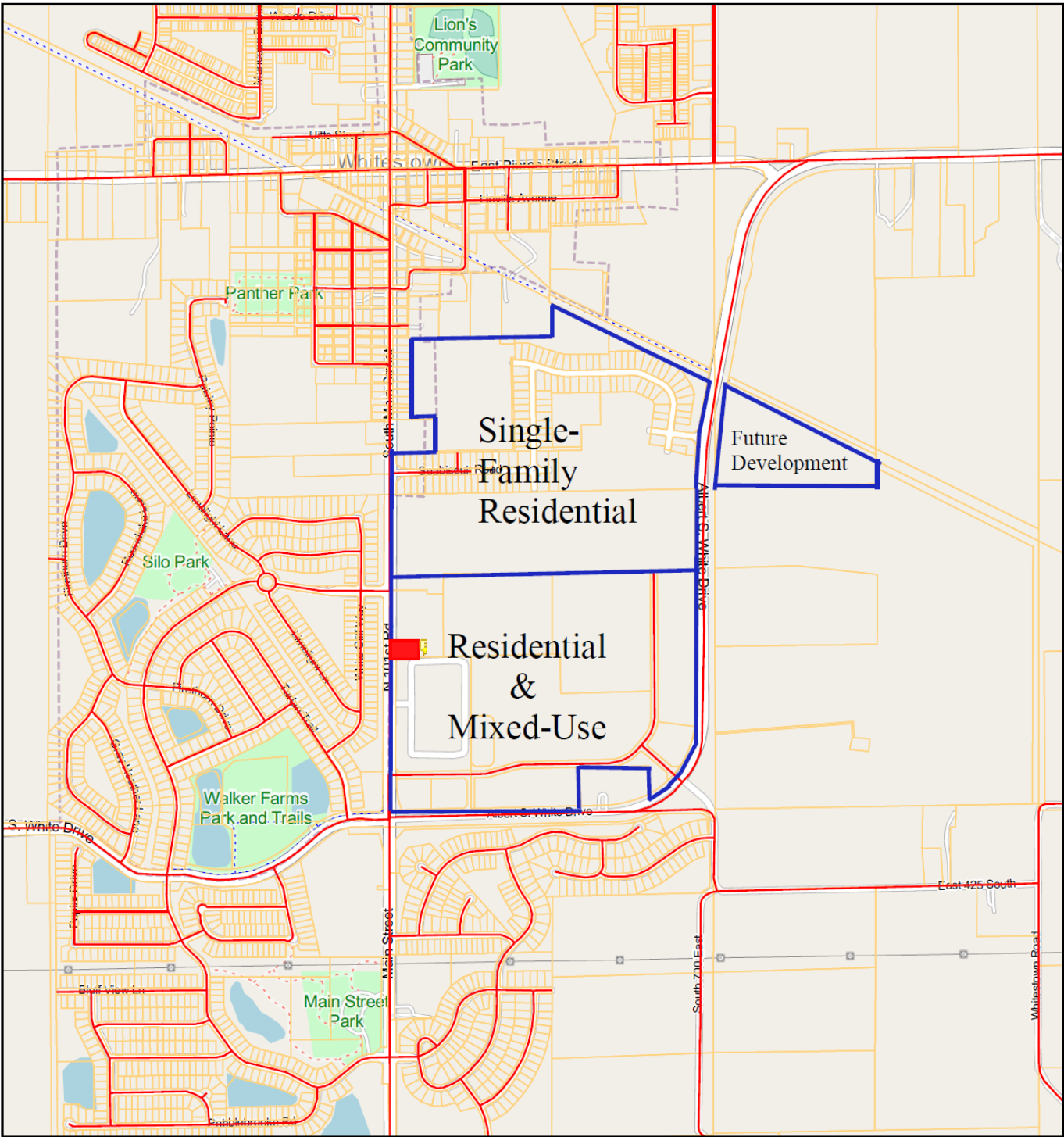
Staff is providing a favorable recommendation for the 3745 South Main Street Rezone Docket PC23-017-ZA. The applicant is proposing to rezone the described area from the Low-density Single-family and Two-family Residential (R-2) Zone to the Bridle Oaks Planned Unit Development (PUD) district.

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 3 in the Comprehensive Plan. The proposed rezone meets other goals, objectives, and policies of the Comprehensive Plan including encouraging larger Planned Unit Developments and mixed-use developments. The site is surrounded on three sides by the Bridle Oaks Planned Unit Development district. By taking on the same zoning district it will accomplish a more integrated community design.

EXHIBIT 3 - CONCEPT 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...

It furthers the mixed-use development which borders the property on three sides and contributes to the complete streetscape along Main Street. Specifically, the proposed amendment to the Bridle Oaks PUD allows the development to complete and fill-in a missing parcel along Main Street, permitting the project to have a uniform and finished appearance.

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 requested zoning change is to include an approximately .67 acre parcel into an existing Planned Unit Development which literally surrounds it on the North, East and South. The zoning change will improve existing conditions and complement the character of current structure by resulting in uniform and consistent development along Main Street.

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

The requested zoning change permits a small parcel, surrounded on three sides by the Bridle Oaks PUD, to be incorporated into that PUD, thereby facilitating its future development in a manner consistent with adjacent properties. In this way, the zoning change permits the land to be developed for its most desirable use.

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

The proposed zoning change is to permit the inclusion of the real estate into the Planned Unit Development for Bridle Oaks. In so doing, the Bridle Oaks PUD will fill-in and complete its streetscape along Main Street, resulting in a more uniform development and completed appearance along this important gateway. The zoning change will not adversely affect the property values throughout the Town, but rather will enhance property values by facilitating a completed streetscape for the mixed-use, Bridle Oaks PUD which helps fulfill the goals within the Comprehensive Plan for Special Development Area 3, including providing for mixed-uses in the vicinity to drive the growth and redevelopment of the Legacy Core.

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

The proposed zoning change promotes responsible development and growth by completing an important streetscape along Main Street. Since the initial adoption of Bridle Oaks, a goal has been to use its initial development to spur further improvements in the vicinity, including additional streets, drainage and landscaping. This zoning change reflects the continual improvement of the area and will create a more uniform appearance a long Main Street befitting of the high-quality appearance of Bridle Oaks.