



Staff Report PC23-048-ZA

7001 S Indianapolis Road Rezone

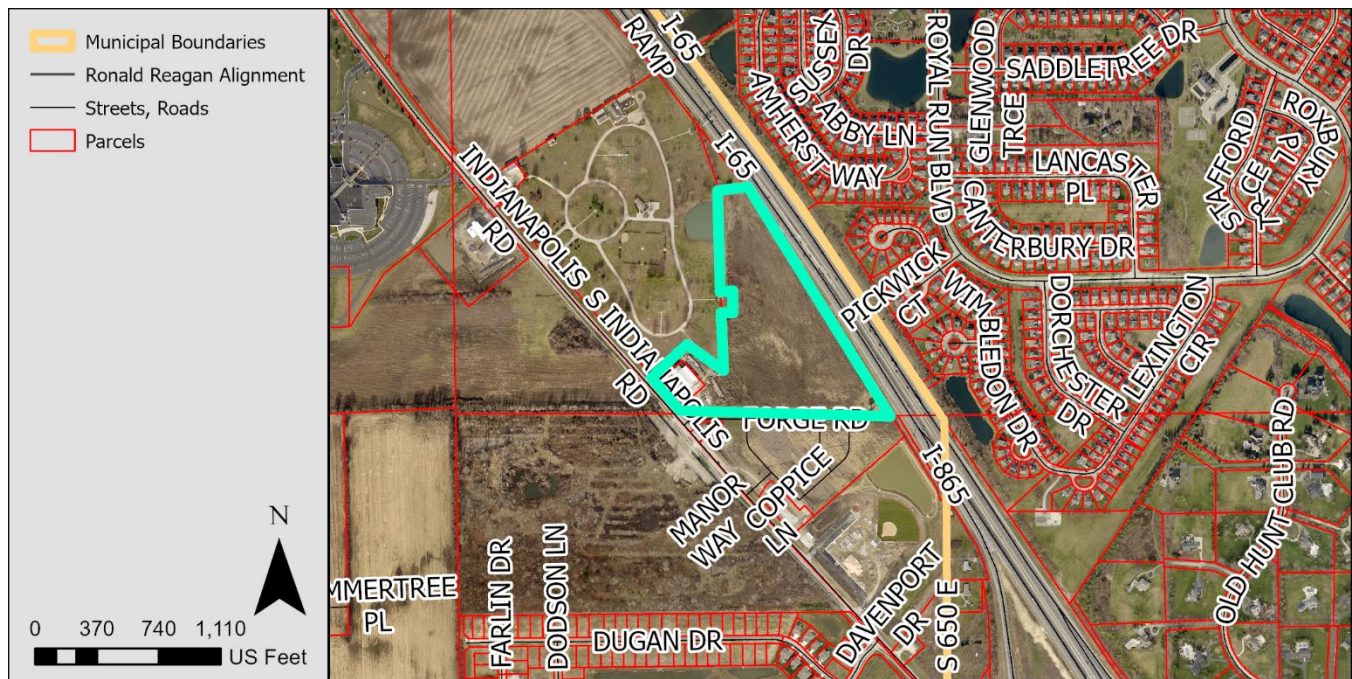
Meeting Date: October 9, 2023

Docket PC23-048-ZA – Zone Amendment – 7001 S Indianapolis Road

The Town has initiated a Zoning Map Amendment to rezone the described area from the Light Industry (I-1) Zone to the Mixed-Use Commercial, Office, and Residential (MU-COR) Zone. The site in question is approximately 20.74 acres. There are no proposed developments at this time. The site in question is located at 7001 South Indianapolis Road in Whitestown. The applicant is the Town of Whitestown and the property owner is 7001 SI, LLC.

Location

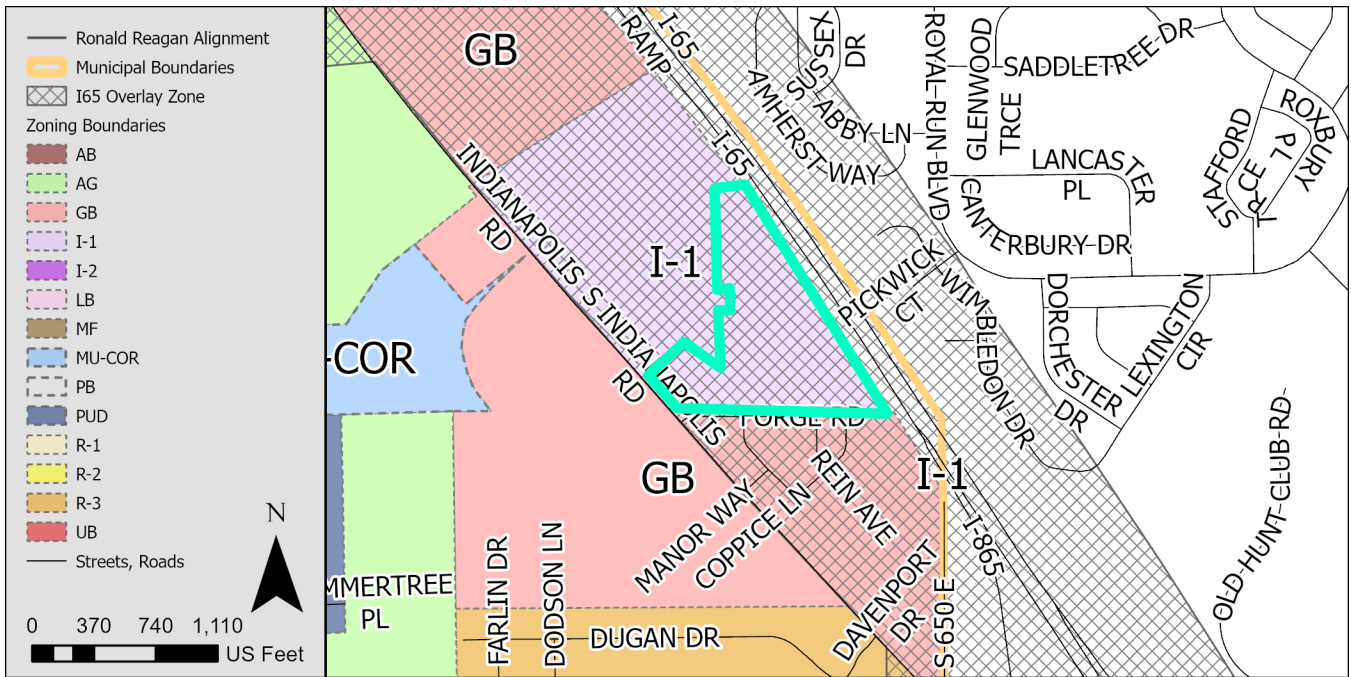
The site in question is located at 7001 South Indianapolis Road, approximately 3,187 feet south of the intersection of Indianapolis Road and Whitestown Parkway. The site is located between the Nese apartment complex and Lincoln Memory Gardens Cemetery. The Town of Zionsville is located on the opposite side of Interstate-65. There is an existing structure on one of the parcels and a billboard on the other.



Zoning

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

- **North:** Zionsville - Rural Single- and Two-Family Residential (R-2)
- **East:** Zionsville - Rural Single- and Two-Family Residential (R-2)
- **South:** Whitestown - General Business (GB)
- **West:** Whitestown - General Business (GB) and Light Industry (I-1)



The site in question is zoned Light Industry (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 include but are not limited to parking lots, offices, general manufacturing, and wholesale trade or storage/distribution centers.

The site is also currently zoned with the I-65 Overlay. “This district 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. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor...” The I-65 Overlay will remain in place if the site is rezoned.

The applicant is proposing to rezone the site in question to the Mixed-Use Commercial, Office, and Residential (MU-COR) Zoning districts. The MU-COR “district is established to accommodate developments containing a variety of commercial, office, and residential uses.” Permitted uses include but are not limited to multi-family residential, townhomes, office, and hotels.

Proposed Development

In 2022, an application was received to rezone the site from Light Industry (I-1) to Mixed-Use Commercial, Office, and Residential (MU-COR). That application was withdrawn and not heard by the Plan Commission (PC22-041-ZA).

In 2023, an application was received for a primary plat (PC23-033-PP) and concept plan (PC23-034-CP) for the site in question to develop a heavy truck parking facility. The application was withdrawn.

A neighborhood meeting is scheduled for October 3, 2023. Legal notice was provided via mail and newspaper in accordance with state requirements and Whitestown WPC Rules and Procedures.

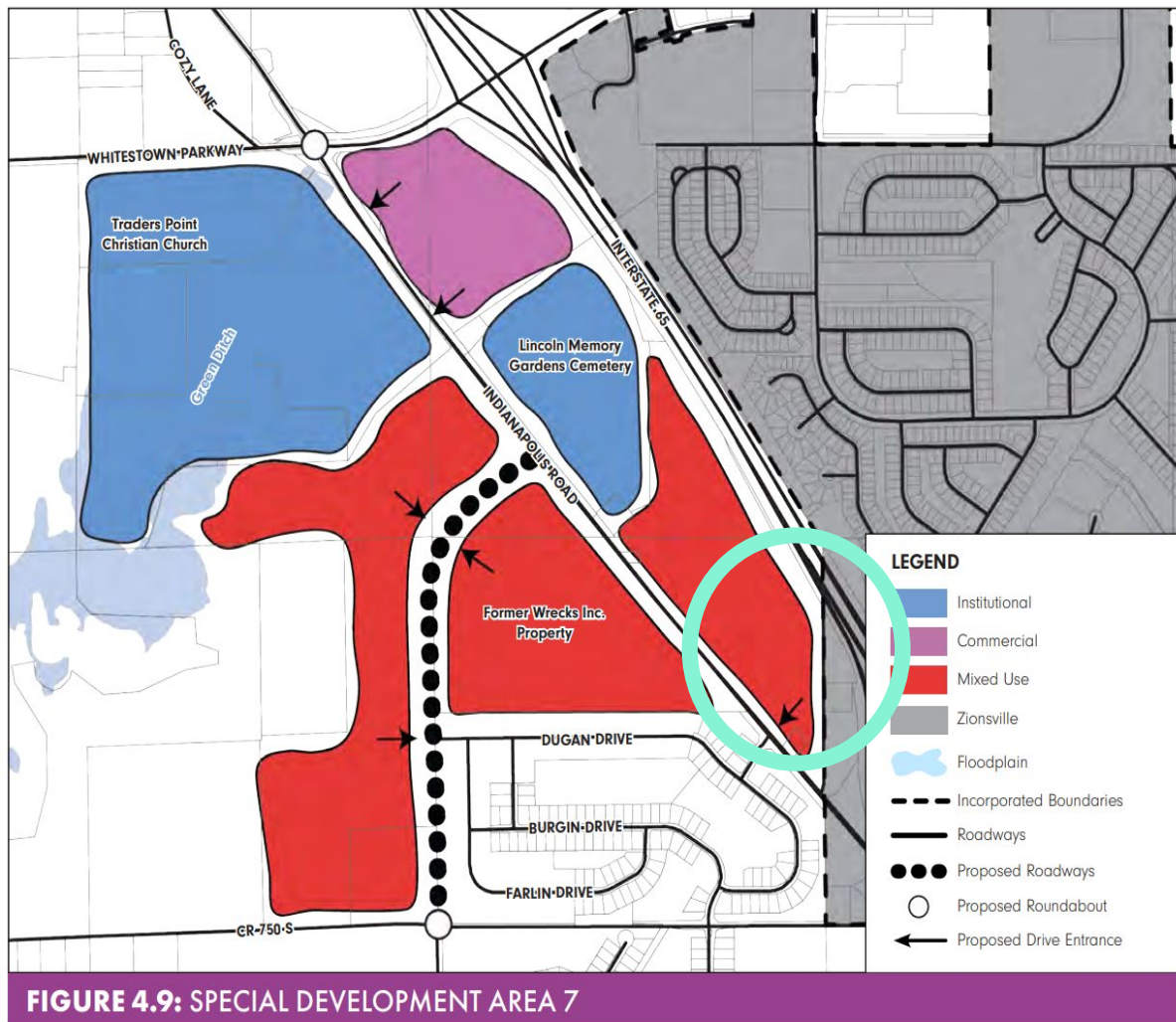
An existing structure and billboard are located on the site. There are no planned developments for this site at this time.

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as part of Special Development Area 7. This SDA “is

anticipated to include a collection of office, retail, hospitality, public/semi-public recreation and residential uses. High quality building design and site improvements are a priority in this area because this corridor functions as a new development area in the community and is highly visible from Interstate 65.”

The site is designated as the Mixed Use land use classification. The Mixed Use classification 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 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.

Land Use Guiding Policies

1. To achieve the vision for the community, Whitestown must promote unique designs, appropriately placed residential densities, and appropriate transitions between adjacent densities that provide market-driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
6. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.

8. Where needed, the community needs to promote redevelopment and support those activities with the appropriate level of development.

Land Use Sub-Goal 1: Manage community growth and mitigate conflicting land uses.

Economic Development Sub-Goal 1: Become an economic development destination that possess the sites and assets that are unique to the region and attractive to high quality/high wage businesses.

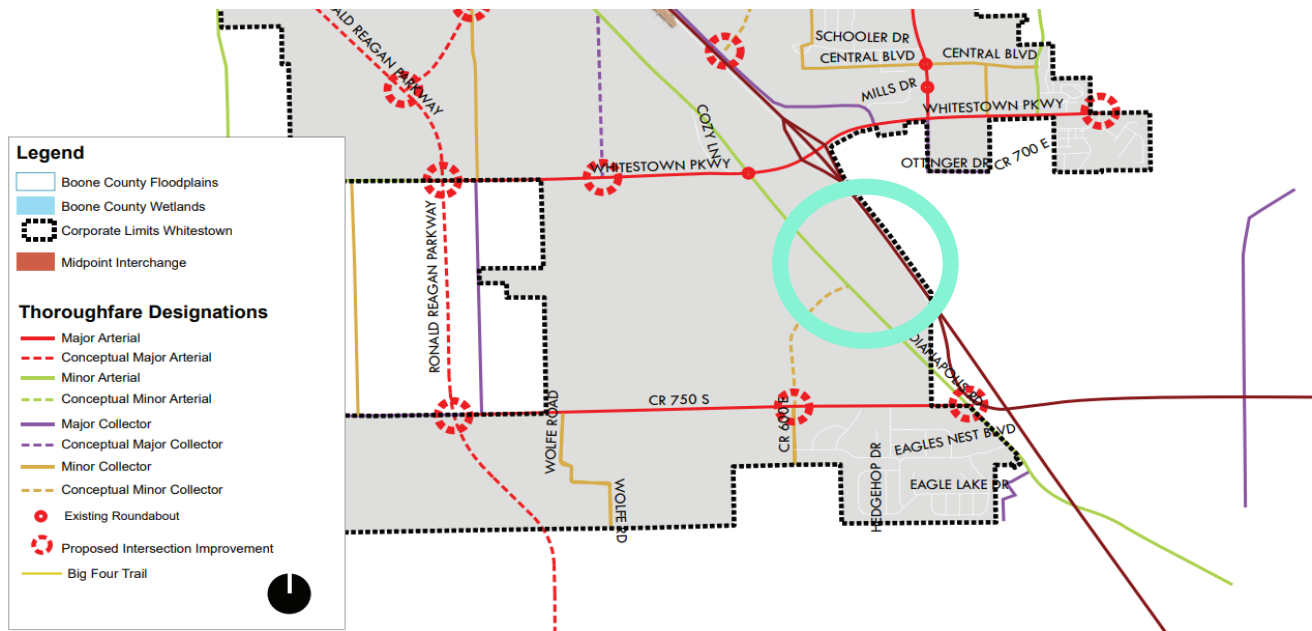
Economic Development Sub-Goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.

- a. Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

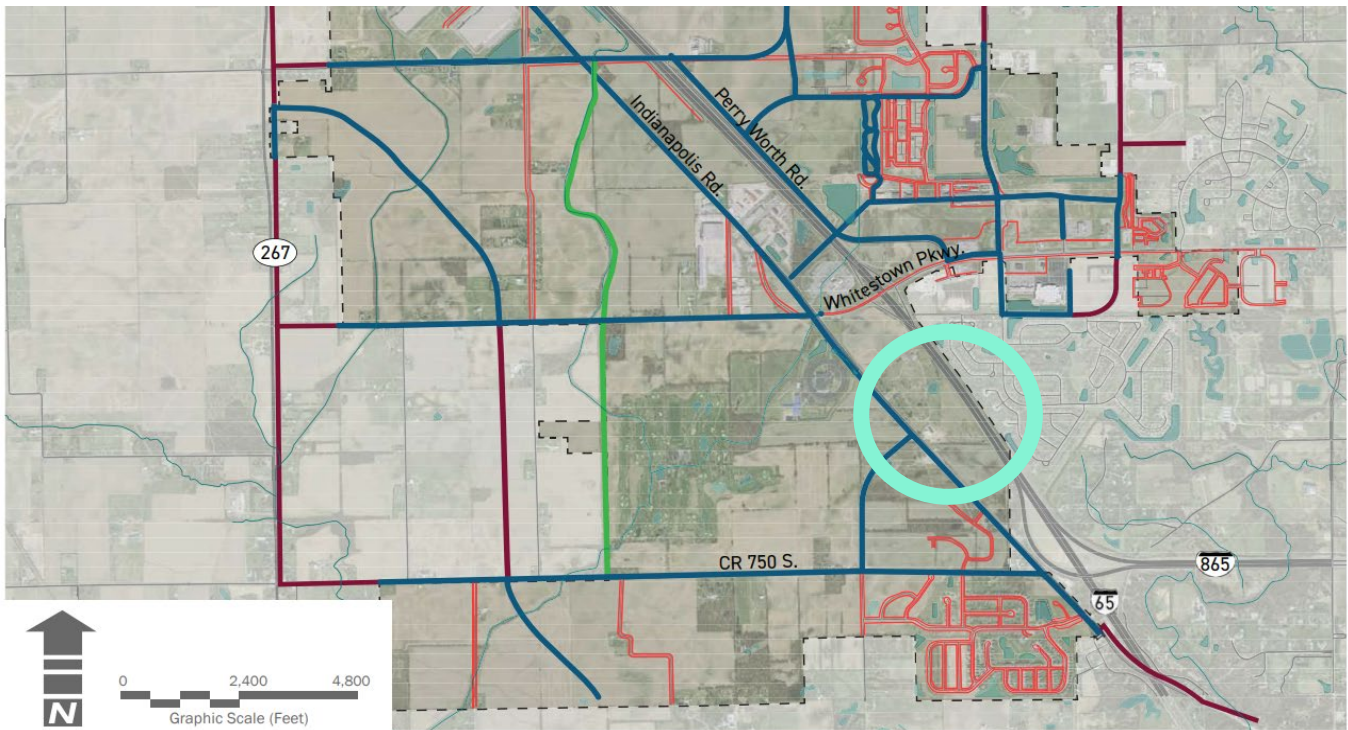
Thoroughfare Plan

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. Spacing of minor arterials is one to three miles in suburban areas and further apart in rural areas. Minor arterials connect most cities and larger towns and provide connectivity between principal arterials.”*

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.”*



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



Staff Recommendation

Staff is providing a favorable recommendation for the 7001 S Indianapolis Rezone Docket PC23-048-ZA. The Town is proposing to rezone the described area from the Light Industry (I-1) Zone to the Mixed-Use Commercial, Office, and Residential (MU-COR) 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 in the Comprehensive Plan which designates this area for Mixed Use classification. The proposed rezone meets other goals, objectives, and policies of the Comprehensive Plan including mitigating conflicting land uses and promoting mixed-use developments. The proposed MU-COR zoning district will provide the most desirable use with high exposure to Interstate-65. The surrounding area has varying residential densities and commercial uses; the proposed rezone fits the character of the surrounding area conserving property values.

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

1. The following uses are not permitted:
 - a. Landscape Contractor
 - b. Automobile Services, Light

- c. Auto/Motorcycle/Boat/Light Truck Sales or Rentals
 - d. Service Station, Local
 - e. Contractors, Special Trade – General
 - f. Mini-storage facility
2. Manufacturing, Fabricating, & Assembly - General uses are still permitted. However, they are permitted under the amended limitation which states, 'the use must be located at least 500 feet from any residential district or residential use. This requirement may be reduced by the Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district.'
 3. The existing structure must be removed within 24 months upon receiving rezone approval. The structure is not permitted to remain on site or be incorporated into a future development.
 4. Acceleration and deceleration lanes and a passing blister are required in accordance with the Public Works Town Construction Standards.