



Staff Report PC24-007-ZA

6848 Albert S White Drive Rezone

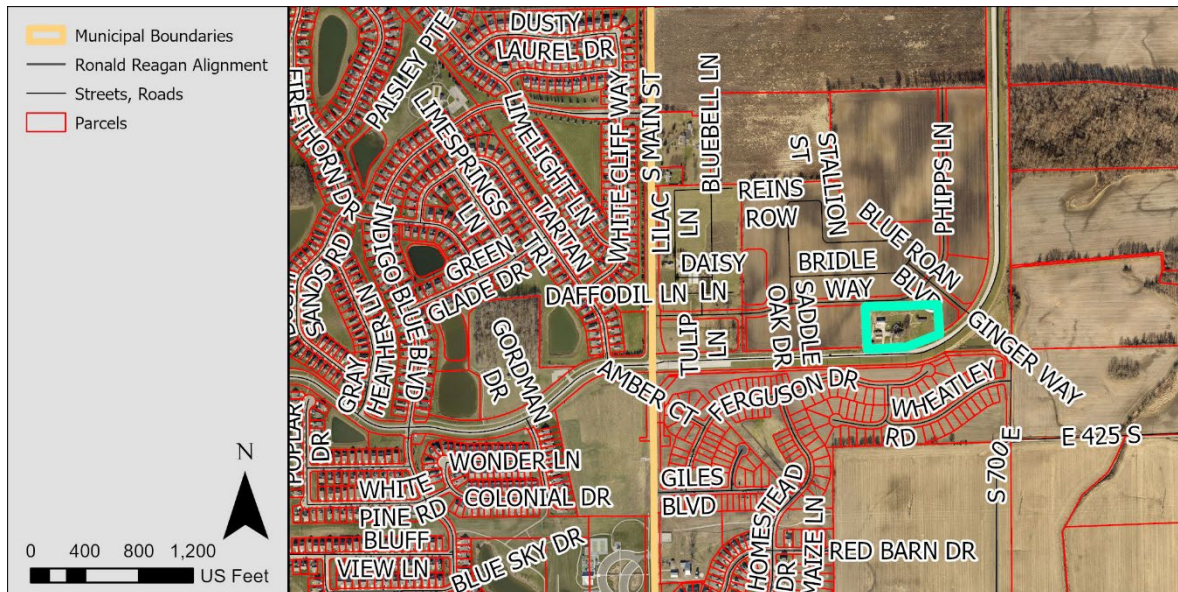
Meeting Date: April 9, 2023

Docket PC24-007-ZA – 6864 Albert S White Drive

The petitioner is requesting a Zoning Map Amendment to rezone the addressed property from R2- Low density Single-family and Two-family Residential to GB – General Business. The rezone would affect 3.87 acres. The intent of the rezone is to allow commercial development adjacent and consistent with the Bridle Oaks Planned Unit Development. The applicant and owner of the property is Ricci Real Estate.

Location

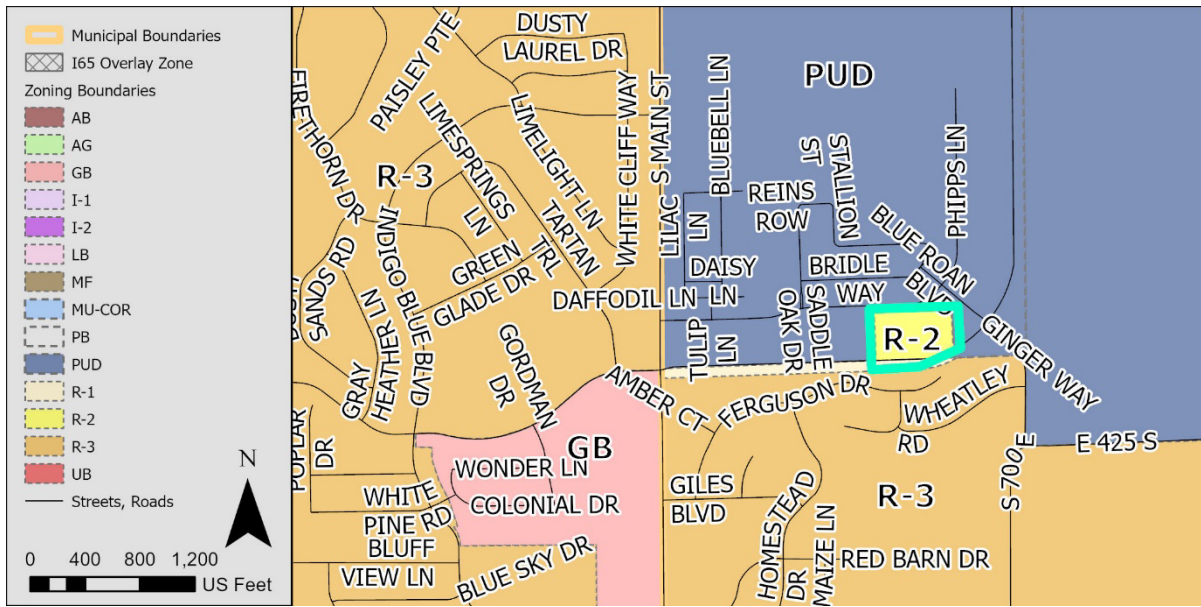
The site is located on the north side of Albert S White Drive between Main Street and Phipps Lane. The site is an out-lot from the Bridle Oaks Planned Unit Development. The surrounding area is characterized by a mix of commercial and residential use.



Zoning

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

- North: PUD – Planned Unit Development, The Cottages at Bridle Oaks Residential Area.
- East: PUD – Planned Unit Development, Bridle Oaks PUD Commercial Area.
- South: R-3 – Medium-density Single-family & Two-family Residential, The Heritage Subdivision.
- West: PUD – Planned Unit Development, Bridle Oaks PUD Commercial Area.



The site is currently zoned R2 – Low density Single-family and Two-family Residential. *“This 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 center of town.”* The site is surrounded by other PUDs (Bridle Oaks, Spaulding) and Residential development (Walker Farms to the west and Harvest Park and Windswept Farms to the south). Additional GB – General Business exists to the west at the intersection of Albert S White Drive and Main Street.

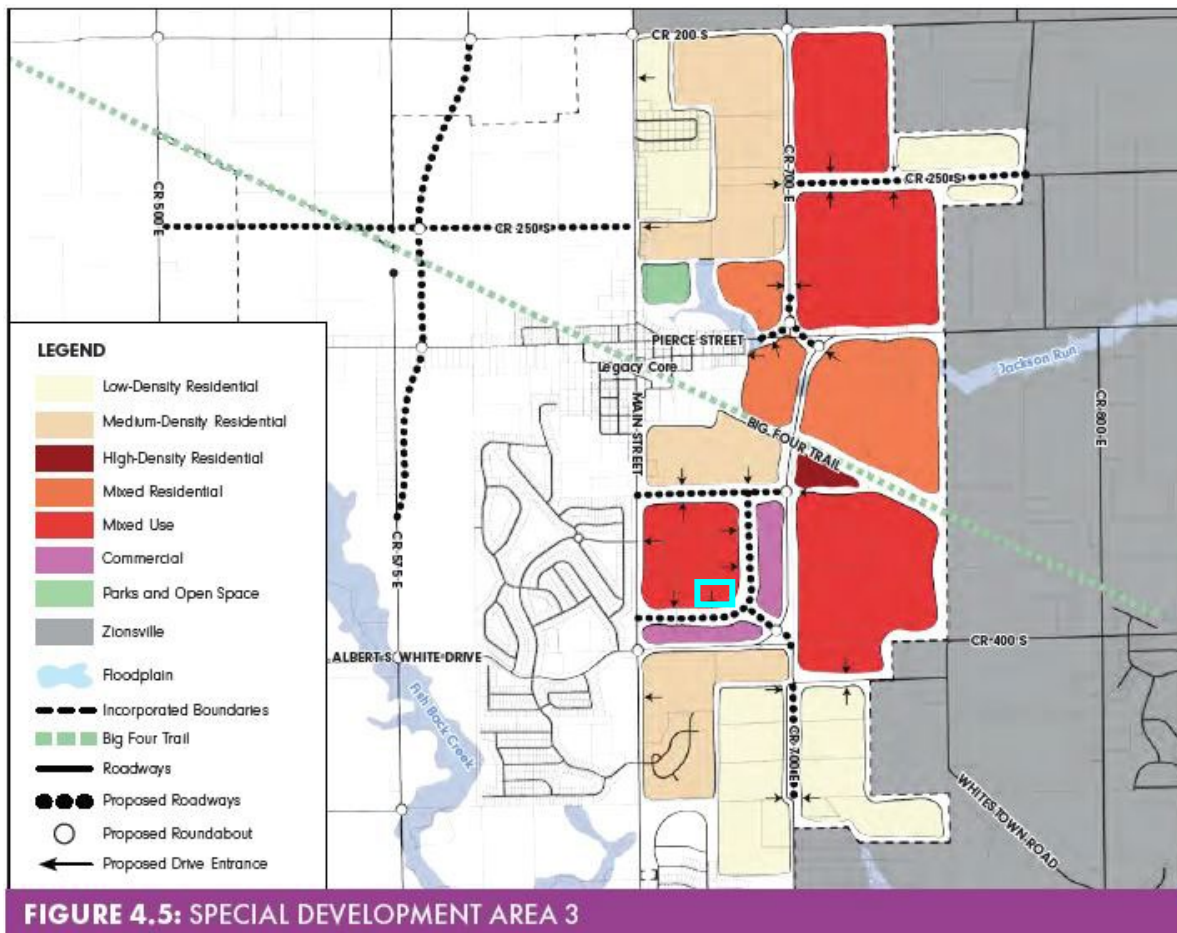
The applicant is proposing to rezone the site to GB – General Business. *“The GB district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and development plan approval”.*

Proposed Development

The proposed development is to demolish the existing single-family residence and redevelop the site for the future development of retail and business use. The applicant will need to go through the development plan process if the rezone is approved. The applicant has submitted a conceptual layout of the site, but it is not binding. There are utilities available on Albert S White Drive and there is an existing driveway cut onto Albert S White Drive. However, Planning staff and Public Works staff believe the driveway cut onto Albert S White Drive should be eliminated and access to the site should be from the newly constructed Phipps Lane. When the Bridle Oaks/Clark PUD was approved in 2020 (Ordinance #2020-12), the subject parcel was not included in the Concept Plan. However, the PUD surrounded the subject parcel, provided for commercial/mixed use development along Albert S White Drive and established General Design Goals and Architectural Standards (Ordinance #2020-12, Exhibit 4) for these areas. To ensure consistency along Albert S. White Drive, staff is recommending the design of the buildings meet the requirements set forth in the PUD ordinance.

Comprehensive Plan

The 2022 Whitestown Comprehensive Plan identifies this site as part of Special Development Area 3. The area is designated for commercial development along Albert S White Drive. *“The area is anticipated to include a collection of office, service retail, commercial retail, technology focused industrial business, and mixed density residential. Larger retail stores are not anticipated in this area, but smaller out lots are encouraged to be located near the street.”* Commercial development as defined in the 2020 Comprehensive Plan is *“Intended as a broad land use category that includes commercial developments serving the surrounding neighborhoods and region. Commercial developments can include retail, offices, restaurants, and other service-oriented uses and are generally adjacent to roads that can accommodate greater volumes of vehicular traffic”.*



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

Guiding Policies:

2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
6. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.
7. The community needs to grow and develop, but such activities need to be sensitive to how they

relate to existing uses and agricultural areas.

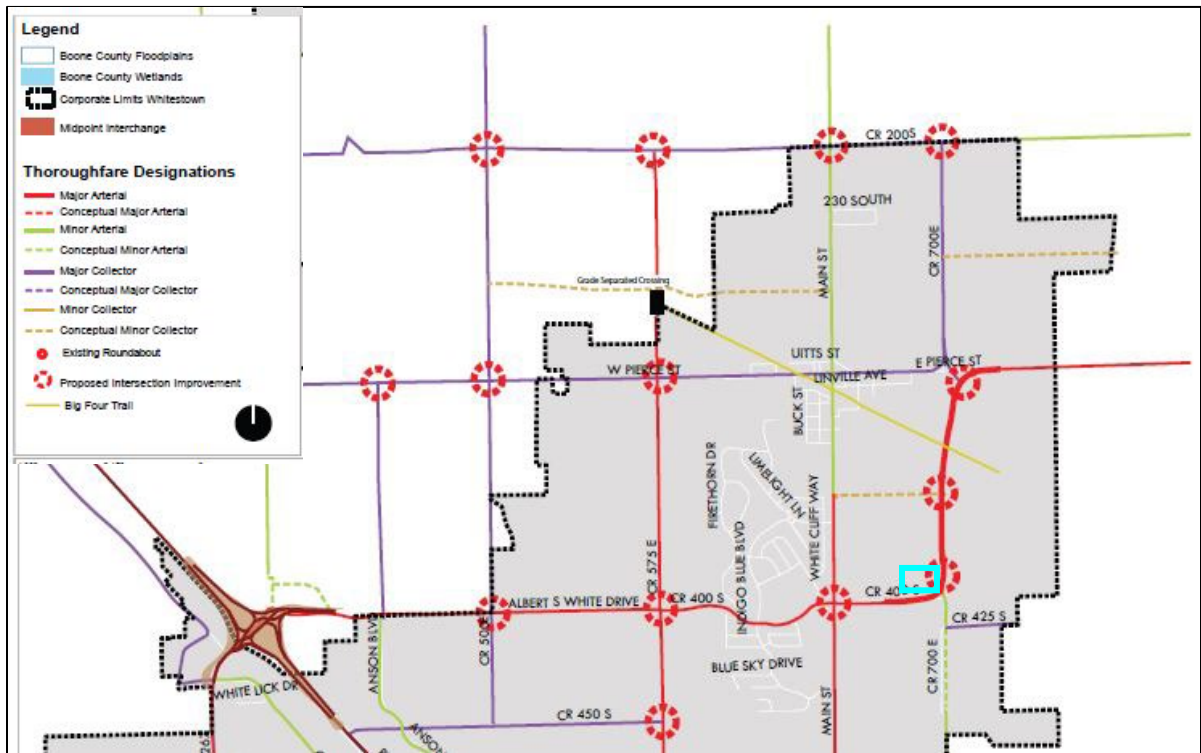
Sub Goals: Economic Development

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

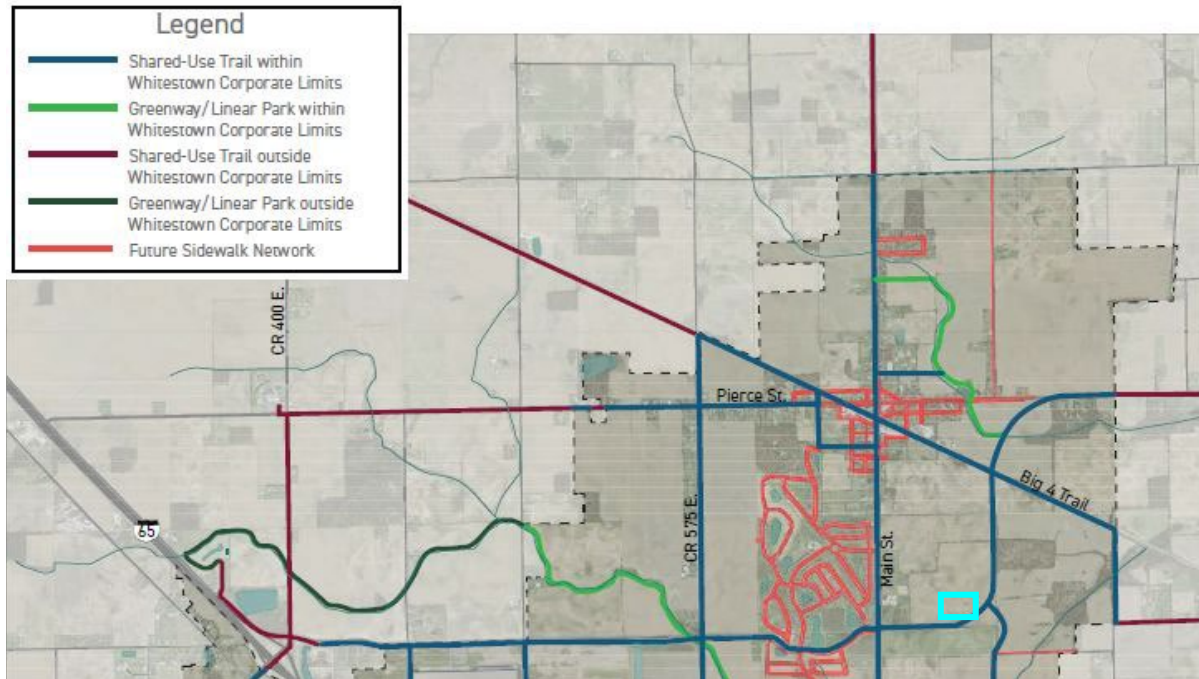
Thoroughfare Plan

The 2020 Thoroughfare Plan identifies Albert S White Drive as a Major Arterial. “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 driveways to give generally higher priority to through-traffic. Principal arterials are spaced at two to three miles in suburban areas and farther apart in rural areas.”

The project is affected by its location on Albert S White Drive as a Major Arterial. Since this designation is meant to carry higher volumes of regional traffic at higher speeds and limit access to adjacent land uses, the current drive-way(s) cuts on the subject parcel need to be eliminated. The subject parcel will also have access to Phipps Drive on the northside of the property with direct access to Albert S White Drive from Ginger Way.



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. The proposed plan recommends a multi-use trail on one side of Albert S White Drive. This is the north side of the road where the subject property is located.



Staff Recommendation

Staff is providing a favorable recommendation for the 6864 Albert S White Drive Zone Map Amendment: Docket PC24-007-ZA. The applicant is proposing to rezone the property from R2 - Low density Single-family and Two-family Residential to GB – General Business.

The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when acting on all rezone requests. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Zone Map Amendment. Staff's recommendation to the Plan Commission finds the amendment 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 and objectives of the Comprehensive Plan including the potential for a diversified business base and supporting businesses for surrounding residential development. The Comprehensive Plan sees this area as

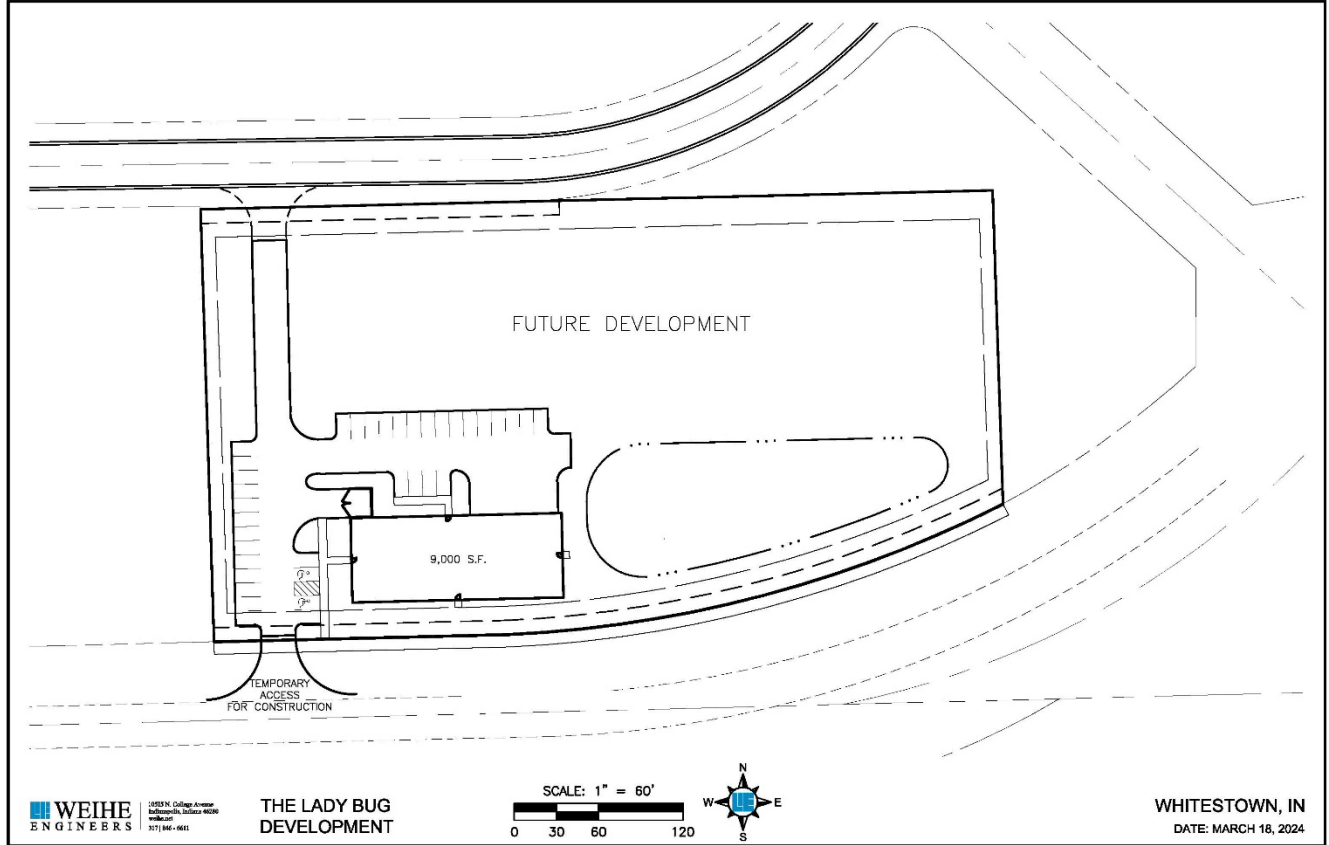
commercial. This is supported by the Bridal Oaks PUD detailed plan. In conjunction with the proposed commitments, the amendment will have heightened architectural standards and other restrictions that will enhance the surrounding area. The amendment demonstrates responsible growth by meeting the demand 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. Eliminate existing driveway cuts onto Albert S White Drive at time of construction.
2. Eliminate drive-through business as a permitted use within restaurant, Class B as allowed in the GB – General Business district.
3. Provide an 11-foot easement along the southern boundary of the property/ northern edge of Albert S White Drive to create the multi-use trail as identified in the Thoroughfare Plan.
4. Require building design meet the requirements set forth in the Bridle Oaks PUD ordinance (2020-12), specifically Exhibit 4 as it relates to architectural standards.

Materials Submitted by the Applicant

Concept Plan



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**THE LADY BUG
DEVELOPMENT**

SCALE: 1" = 60'
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WHITESTOWN, IN
DATE: MARCH 18, 2024

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 requested zoning change is consistent with the Comprehensive Plan because it completes the commercial development along Albert S. White Drive as noted in Special Development Area 3. Further, the proposed development is compatible with already zoned areas surrounding the subject parcel.

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 will not have a negative impact on the current conditions and the character of current structures and uses because the proposed development will utilize existing road and utility networks while proposing a development that will be consistent with the adjoining properties.

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

The requested zoning change will result in the most desirable use for which the land is adapted because it provides a continuation of commercial uses along Albert S. White Drive, which uses are consistent with the Comprehensive Plan.

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

The requested zoning change will not affect the property values throughout the Town of Whitestown because the proposed development is consistent with the existing adjacent zoning and meets the goals of the Comprehensive Plan for this location.

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

The requested zoning change promotes responsible development and growth because the proposed development conforms to the policies and land use goals of the Comprehensive Plan by providing a compatible and complimentary use in an area already zoned for commercial activity.

Narrative

The Applicant, Ricci Real Estate Holdings, LLC, proposes to rezone approximately 4 acres of land located at 6864 Albert S. White Drive to the GB – General Business zoning designation to provide for the development of the real estate for business, retail and related uses. The site is surrounded to the east, west and north by the Bridle Oaks PUD which generally provides for mixed use development adjacent to the subject site. To the south, across Albert S. White Drive, is residential. The Comprehensive Plan notes this area as “Special Development Area 3”, which anticipates commercial development along Albert S. White Drive. In this regard, the proposed rezone is compatible with the surrounding area and provides an appropriate transition between densities and land uses in this area while utilizing exhibit roads and utility networks to capitalize on undeveloped land.