



# Staff Report PC16-019-ZA

## Spalding PUD- Rezoning Amendment

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**Docket PC16-016-ZA- Zoning Amendment- Hackett Property.** The petitioner is requesting approval for a Zoning Amendment from Boone County R2 to Whitestown PUD. The subject property contains about 185 acres and is located at approximately the northeast intersection of CR 400S and CR 700 E. The petitioner and property owner is Spalding Family Limited Partnership c/o Michael J. Spalding.



### History

The subject property is owned by the Spalding Family Limited Partnership. It was part of the 2013 annexation to be incorporated within the Town of Whitestown's jurisdictional limits (Ord. # 2012-021). This annexation is currently in effect.

The property was zoned R2 under the Boone County jurisdiction and therefore enters the Town's jurisdiction under the same or comparable zoning district under the Town's UDO zoning districts.

### Zoning and Context

The map below shows the highlighted lot with existing zoning and surrounding zoning.

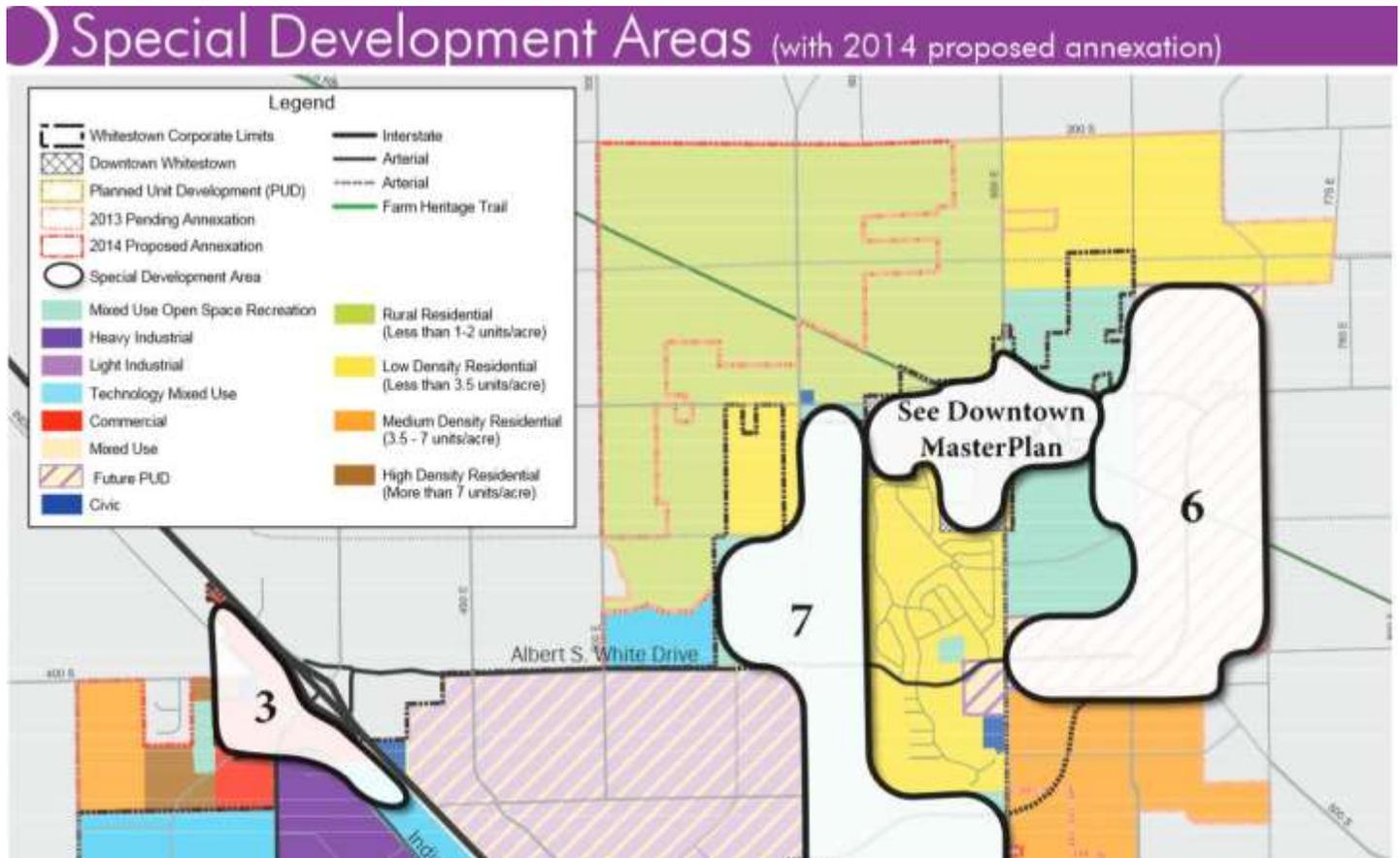
- North: Boone Co R2 used as AG
- East: Boone Co R2 used as AG
- South: Boone Co R2 used as AG
- West: Boone Co R2 used as AG



# Comprehensive Plan

## Land Use Plan

The 2015 Comprehensive Plan identifies this property as Special Development Area #6. This area is defined as Eastern Gateway Mixed Use. This area is anticipated to include a collection of office, service retail, commercial retail uses, technology focused industrial businesses, and mixed density residential.



## Goals and Objectives

The relevant Implementation steps contained in the Goals and Objectives of the Comprehensive Plan that apply to this site are as follows:

- Goal: Land Use
  - ❑ 4.1: To achieve the vision for the community, Whitestown much promote unique designed and residential densities that provide market driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
  - ❑ 4.2: For long term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial and residential uses.
  - ❑ 4.4: To grow and retain the desired local labor force the community needs to develop with amenities that serve both an urban and suburban lifestyle.
  - ❑ 4.6: Future development should be encourages to provide a superior and creative product design and mix of uses.
  - ❑ 4.7: The community needs to grow and develop, but such activities need to be sensitive to how they relate to existing uses and agricultural areas.

- ❑ 4.9: Future land use and density decision need to be coordinated with the needs and availability of transportation, utilities and other infrastructure facilities.
- ❑ 4.10: Larger planned unit developments are encouraged and should include flexible integration of a true mix of uses and unique design standards.
- Goal: Transportation & Circulation
  - ❑ 5.2: Plan and promote pedestrian circulation (walking, cycling, etc.)
  - ❑ 5.4: Develop and link pedestrian networks (sidewalks and trails) within new developments.
  - ❑ 5.7: Control access, entrances and curb cuts of major arterials or near intersections per the Whitestown Transportation Plan.
- Goal: Municipal Services
  - ❑ 6.3: During development and redevelopment, sufficient land areas should be retained for future needs of parks, greenways, right of way, utilities, fire and police station and other public purposes and services.
- Goal: Economic Development
  - ❑ 8.2: Industrial/Commercial growth is to be pursued if it supports the value, character and quality of place desired by the community.
  - ❑ 8.3: The Town's business expansion policy should be focused on industries that will feed the needs of existing employers and institutions in the community, creating a business climate that will stimulate further investment and regional interest in Whitestown.
  - ❑ 8.5: Maintain and pursue diversity of commercial and industrial businesses.
  - ❑ 8.10: Build the amenities within the community that support the workforce demands of the business that are desired by the Town.

### ***Transportation Plan***

- **Road Classifications and Intersections:**

- Whitestown Bypass (Albert S. White Drive Extension); Major Arterial (limited access, signaled intersections, high speed)



- **Transportation Policy Statements:** The relevant implementation steps contained in the Goals and Objectives of the Transportation Plan to that apply to this site are as follows:
  - Goal: Foster Convenient Circulation
    - IM 1.1: Ensure that adequate right-of-way is preserved for future road extensions, widening and drainage.
    - IM 1.3: Ensure accessibility and efficiency for emergency services
    - IM 1.5: Utilize and adhere to the transportation plan during development approval.
    - IM 2.2: Strive to provide an uninterrupted community wide network of paths and sidewalks.
    - IM 2.3: Require pedestrian networks (sidewalks and trails) within all single-family, multiple-family, commercial and industrial developments.
    - IM 2.4: Require the pedestrian networks within single-family, multiple-family, commercial and industrial development to link to adjacent developments.
    - IM 3.1: Restrict all access onto major arterials, significantly restrict access onto minor arterials and limit non-essential access onto major collectors.
    - IM 3.2: Utilize traffic circles (roundabouts) at dangerous intersections to slow traffic and to increase safety for vehicles and pedestrians.
    - IM 3.4: Disallow entrances and driveways when proposed too close to intersections or along a street with a blind approach.
    - IM 5.3: Require new collector streets to be slighting curved and angled to mimic the heritage roads and pikes that transected the Whitestown area. Collector streets should not be built dominantly as a grid system.

## Zoning Ordinance

### Existing Zoning

R2 Low Density Single Family and Two- Family Residential (Boone County): This is a low-density single-family district, which could include two-family dwellings by Development Plan Approval. This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the County. Development in this district typically ranges from .50 homes per acre (without public water and public sewer) to 1.75 homes per acre (with public water and public sewer).

### Proposed Zoning

PUD: This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land area so planned, located or situation as to merit and justify consideration as a PUD district.

| Development Standards for PUD |     |
|-------------------------------|-----|
| Maximum building height:      | N/A |
| Minimum lot area:             | N/A |
| Minimum open space:           | N/A |
| Maximum lot coverage:         | N/A |

## Proposed Development

The subject property has not established a concept plan or development plan.

## Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. Before being developed, any project within the subject property will require Subdivision approval and/or Development Plan approval by the Plan Commission.
3. The Plan Commission should maintain and enforce the Zoning Ordinance, Subdivision Control Ordinance, and related ordinances in order to achieve the goals of the Comprehensive Plan.
4. The Plan Commission should ensure that the goals of the Comprehensive Plan and the Transportation Plan are met. Commitments such as the following should be contemplated:

## Decision Guidelines

Per the Zoning Ordinance, *Section XII.B.C* the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- Responsible development and growth.

## Staff Recommendation

Staff Recommends that the Plan Commission send this PUD Ordinance draft to the PUD Review Committee for review. The Review Committee shall review, amend and send their recommendation back to the Plan Commission for their final vote.

\*If the Plan Commission gives an unfavorable recommendation (or no recommendation) to rezone the property from County R2 to PUD, the above conditions could still be included in the recommendation to the Town Council for their final decision.