



ZA 22-04: DRG Rezoning on South Ronald Reagan Parkway

Planning & Building Department Staff Report

March 21, 2022

Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	ZA 22-04: DRG Rezoning
B. APPLICANT	Distribution Realty Group, LLC by A. Curran Darling
C. LOCATION	10160 Bradford Road (near the intersection of Bradford Road with Ronald Reagan Parkway)
D. PARCEL SIZE	16.75 acres
E. LAND USE & ZONING	These properties are improved with industrial use zoned I-3, with a single-family residential use zoned AG and vacant parcels zoned AG and I-1.
F. ACTION REQUESTED	Requesting to rezone 16.75 acres from I-3, I-1 and AG to the I-3 District to provide for a warehousing and distribution use.
G. HISTORY	<p>DPR 13-15: Hoosier Tent and Party Rentals</p> <p>ZA 13-01 (Ordinance 2013-15): zoning map amendment from R-1 to I-3 (Heavy Industrial). Approved by Town Council on October 10, 2013.</p> <p>SE 13-04: approved by BZA on July 18, 2013: Development standards variance to allow creation of lot without frontage on a public road, development standards variance to allow no plantings within landscape buffer where adjacent to residential (along North property line); Special Exception to allow gravel parking lot</p> <p>MIP 13-01: PDMII, LLC, Primary Minor Plat for subject property approved by Plan Commission on July 22, 2013.</p>
H. STAFF COMMENTS	<p>This is a request to rezone approximately 16.75 acres from various zoning classifications to the I-3 zoning district to construct a distribution warehouse on the property.</p> <p>The Comprehensive Plan has no overt recommendation for this property. Typically, the staff can either utilize the existing zoning of the site or extend a recommendation from a nearby site through this property. The site is predominantly zoned AG, but smaller portions of the site area zoned industrially. It is highly unlikely given the size and land use of the properties that the introduction of agricultural land uses to this area is appropriate. The nearest Land Use Cluster would be</p>



	<p>The surrounding area is either industrially developed or in the process of being developed industrially. This would further support the request being made.</p> <p>The Town desires industrial development along the Ronald Reagan Parkway, since its historical development for suburban residential development and supporting commercial needs to be supplemented by industrial development to balance the tax base. The Town has limited available area within its corporate limits for this type of development, and believes the Ronald Reagan Parkway a vital industrial corridor to this end.</p>
I. STATUTORY GUIDANCE	<p>State law (IC-36-7-4-603) establishes five criteria for any zoning change and requires Plan Commission and Town Council to pay reasonable regard to them:</p> <p>Criterion 1: The Comprehensive Plan, as adopted and amended from time to time</p> <p>The 2017 Future Land Use Cluster Map has no overt recommendation for these properties. When this happens, it is customary to default to the existing zoning as the appropriate zoning classification for the property. This property, however, has three zoning classifications: I-3, I-1 and AG. It is highly unlikely given the size and land use of the properties that the introduction of agricultural land uses to this area is appropriate. The Plan also allows a land use recommendation within reasonable proximity of the site to be extended to this site (see page 58). In this case the nearest Land Use Cluster would be approximately one-half mile to the north and would be light industrial. Given the industrial zoning of portions of the property and the nearby light industrial recommendation, a rezoning to an industrial classification could be compatible with the Comprehensive Plan for this property.</p> <p>Criterion 2: Current conditions and the character of the current structures and uses in each district</p> <p>The current condition and character of the area is developing industrial. This request is consistent with that recommendation.</p> <p>Criterion 3: The most desirable use for which the land in each zoning district is adapted</p> <p>Due to the emerging development pattern and the stated intent of the Ronald Reagan Corridor Overlay, industrial land uses would be the most desirable use for this property.</p>



	<p>Criterion 4: The conservation of property values throughout the jurisdiction</p> <p>An effective buffer will need to be installed along the southern property boundary of this property to protect the existing single-family residential land uses from negative aspects of the industrial conversion of this property; however, the remainder of the properties surrounding this site are either industrial or transitioning to industrial land uses.</p> <p>Criterion 5: Responsible development and growth</p> <p>This request would consolidate and transition properties to modern industrial land uses. Given the location on the Ronald Reagan Corridor, the nature of land uses in the vicinity of this request. And the need of the Town to transition land to non-residential land uses to balance the tax base, this request would represent responsible development and growth.</p> <p>The Town Council, as with all petitions to rezone land, has the ultimate decision on this petition.</p> <p>COMMITMENTS</p> <p>Indiana Code 36-7-4-600 Series also allows communities to gain ‘commitments’ from developers through the rezone process. These commitments are voluntary on the part of the landowner and developer and must be recommended by the Advisory Plan Commission and approved by the Town Council.</p>
J. RECOMMENDATION	Staff recommends approval of ZA 22-04: DRG Rezoning.