

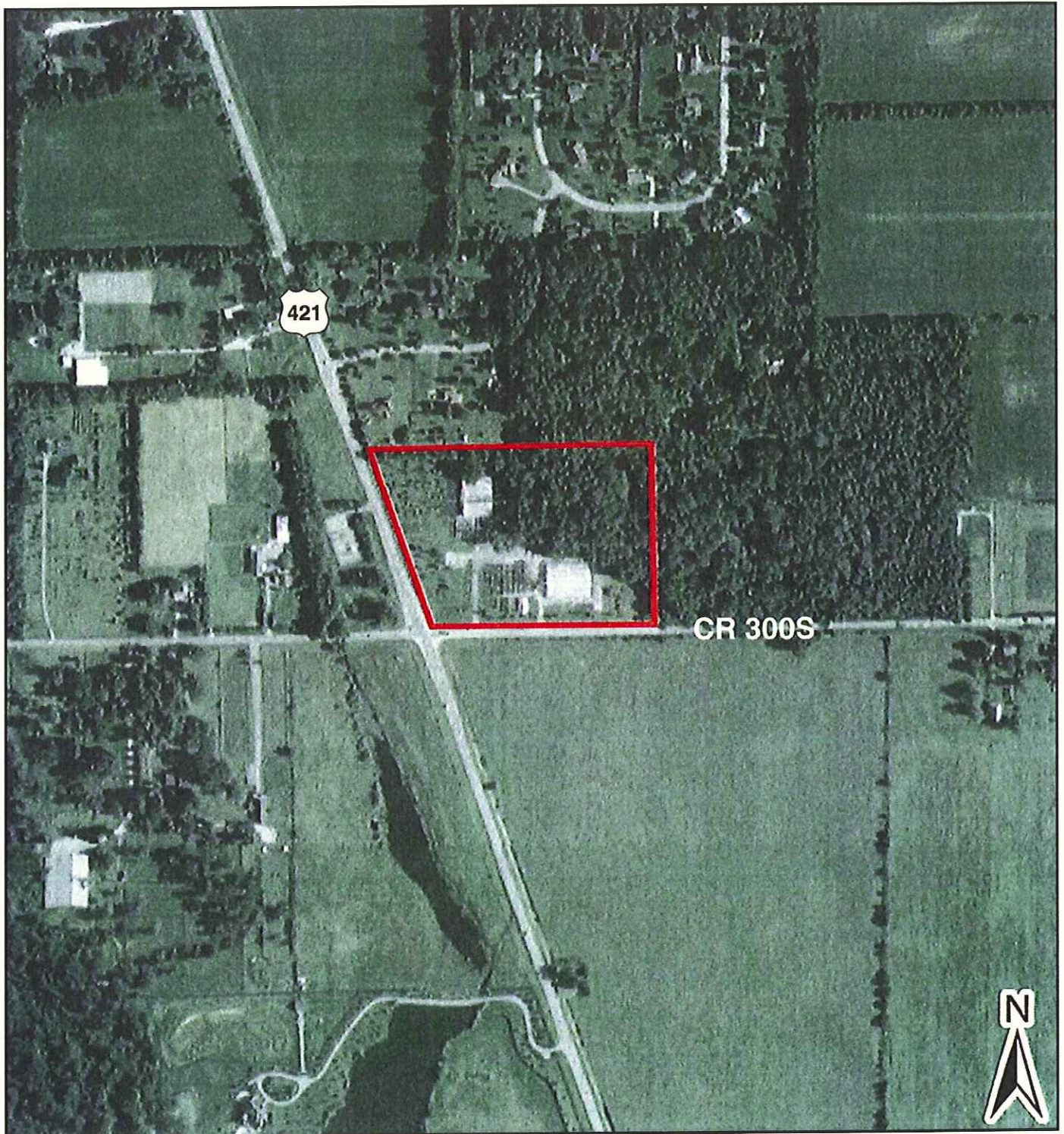
## UNION PRAIRIE CROSSING PROJECT: AN INTRODUCTION

Greenhouse Development, LLC (“Developer”) is requesting a zoning amendment to provide the appropriate zoning classifications for its proposed mixed-use medical and retail development — Union Prairie Crossing — on the former Woods Edge Greenhouses site. The site, located at the northeast corner of US 421 and CR 300 S. (see accompanying aerial), contains approximately 12.37 acres and is currently zoned AG (Agricultural). Developer is requesting that the northeastern 4 acres of the site be zoned PB (Professional Business) to allow for the development of a Witham Hospital medical office building(s), and that the remainder of the site, approximately 8.37 acres, be zoned LB (Local Business) to allow for the development of no more than 45,000 sf of neighborhood retail services.

Union Prairie Crossing is planned as a mixed-use development to serve the medical and retail needs of both the existing and the flourishing new residential population in the immediate area. The level of new residential development is evidenced by the nearly 700 home sites approved for development over the past few years within one mile to the east of the project site. Cognizant of that residential growth, Boone County is set to commence within the next year a complete reconstruction of CR 300 S, transforming it into a “Super 2” arterial roadway with plans to make it four lanes as area development continues. INDOT likewise recognizes the residential growth in the area, and plans to extend the four-lane widening of US 421 north from 121<sup>st</sup> Street past the project site all the way to SR 32. The combination of these two major road improvement projects will transform the intersection of US 421 and CR 300 S — already a fully signalized intersection — into probably the most traversed US 421 crossroad in Boone County.

Union Prairie Crossing will not only benefit the area community by providing medical and retail services to the existing and rapidly increasing residential base, but also will contribute substantially to the economic well being of the area community. By way of incremental real estate taxes alone, the project is estimated to add over \$270,000 to the community’s coffers in its first year of operation, and nearly \$13.0M over the first 20 years. In addition, the project is estimated to contribute nearly \$47,000 in incremental County Option Income Tax revenues in its first year of operation, and over \$1.2M in the first 20 years. Thus the project, in addition to providing medical and retail services to a rapidly expanding residential sector, will add a substantial medical and retail tax base to an area that essentially has none. This will help reduce, or at least stabilize, the serious tax squeeze that the existing and developing residential tax base is being forced to endure.

The remainder of this submittal is intended as a comprehensive presentation of the proposed Union Prairie Crossing project as well as a discussion of various development issues that have been raised and discussed — some now for over 17 months — by APC Staff, the area neighborhoods and the Developer.



The Woods Edge



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**2003 USDA  
Aerial Photograph**

SCALE:



**PROPOSED PROJECT**

AT: 146th Street and Michigan

COUNTY: Boone STATE: IN

TOWNSHIP: Union

SHEET: 4 DATE: 05/19/06