



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2022-APC-03
Meeting Date:	March 21, 2022
Subject:	Zoning Recommendation for Potential Annexation
Summary:	Request for I-2 Light Industrial District zoning classification to be applied at time of annexation.
Petitioner:	Bill Alexander, Marcia Donner, and Karen Hiland
Location:	No Address (32-02-30-100-002.000-018), No Address (32-02-30-100-003.000-018), part of No Address (32-03-25-200-003.000-018), and part of No Address (32-03-25-400-006.000-018) and generally located east of Jeff Gordon Blvd and west of Northside Dr, between ¼ and ½ mile north of Interstate 74
Parcel Size:	84 acres (total)
Existing Zoning:	N/A (HB-Highway Business in Hendricks County)
Recommendation:	Favorable Recommendation to Town Council
Prepared By:	Adam Peaper apeaper@reasite.com 317-263-0127

Procedure

When property is annexed into the Town of Pittsboro, a Town zoning district or districts must be applied to those parcels. Before the Town Council approves the Ordinance for annexation, which shall include a description of the district or districts, the Plan Commission conducts a public hearing, and makes a recommendation on the new zoning classification to the Town Council.

Correspondence

As of writing this report, staff hasn't received any comments from the public.

Summary

The subject real estate is under contract with adjacent property already within Town limits. The property owner and potential developer wish to have the subject property voluntarily annexed into the Town of Pittsboro so that the potential development project can proceed under one jurisdiction and process and ultimately be served by Town utilities and services. The two full parcels and portions of two other parcels total approximately 84 acres. They would be developed in conjunction with 172.6 acres, subject of the rezoning petition 2022-APC-02.

The parcels are not included on the future land use map in the Town of Pittsboro Comprehensive Plan. The parcels already in Town limits subject to the rezoning that would be associated with this annexed area are within the "Office and Industrial Flex" land use classification. Should the rezoning of the 172.6 acres to the I-2 Light Industrial District be approved, it would make sense that the I-2 district be applied to these parcels at the time of annexation, if the annexation is approved by the Town Council.

Attachments

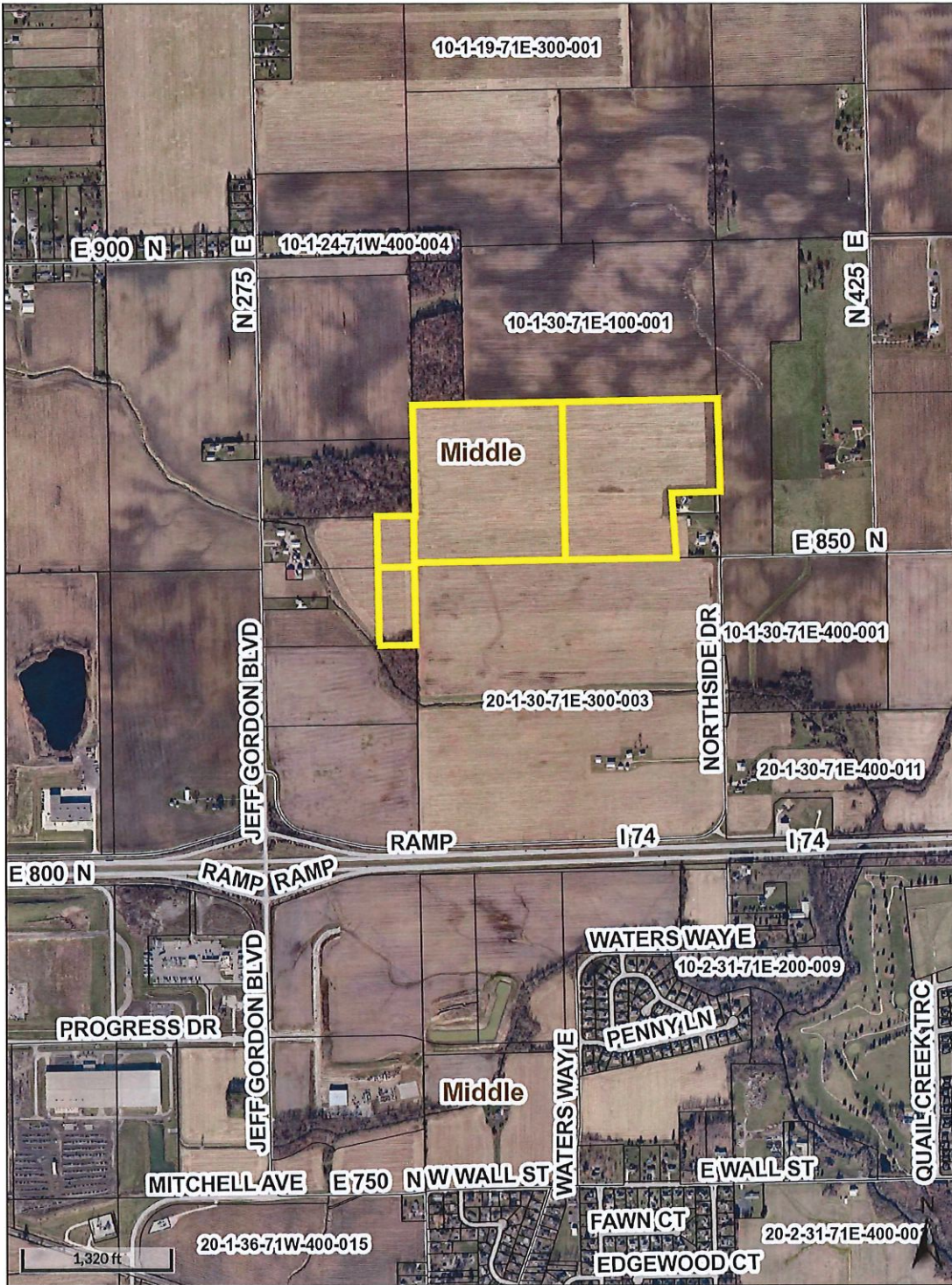
1. Context Map

Recommendation

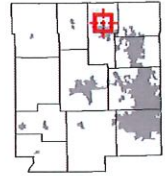
Staff recommends a favorable recommendation to the Town Council for the I-2 Light Industrial District zoning classification.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the proposed I-2 Light Industrial District zoning classification of the potential property to be annexed.
2. Motion to forward a favorable recommendation to the Pittsboro Town Council for a different zoning classification of the potential property to be annexed. (Must specify other zoning district).
3. Motion to continue discussion of Application 2022-APC-03 to the April 26, 2022 Advisory Plan Commission Meeting.



Overview



Legend

-  Parcels
-  Road Centerlines