

**ADVISORY PLAN COMMISSION
OF TOWN OF PITTSBORO, INDIANA**

A Resolution Approving the Replat of Hidden Hills Section 1

BE IT RESOLVED the Town of Pittsboro, Indiana Advisory Plan Commission, having reviewed and considered the replat for Section 1 of the Hidden Hills Planned Unit Development on August 23, 2022 at the Town Administration Building, 33 E Main Street, Pittsboro, Indiana, now hereby certifies and approves that the secondary plat complies with the Town of Pittsboro Unified Development Ordinance and the Hidden Hills Planned Unit Development District Ordinance. Before the plat is signed by the President and Secretary of the Plan Commission and recorded, the applicant shall:

1. Submit proof of final plan approval from the Hendricks County Drainage Board.
2. Submit a detail(s) for the proposed entrance signage to be approved by the Administrator.
3. File a performance bond or irrevocable letter of credit with the Town Council in accordance with the provisions of Section 9.13 of the Unified Development Ordinance if the required improvements of the subdivision have not been completed.
4. Submit a final inspection report identifying improvements as approved and ready for acceptance by the Town.

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Adopted this 23th day of August 2022, by a vote of 5 yeas and 0 nays.



President



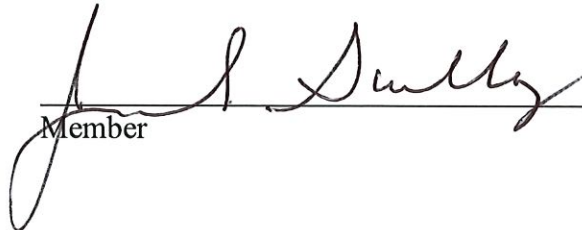
Member



Member



Member



Member

Member

Member

Attest:



Advisory Plan Commission Secretary



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2022-APC-08
Meeting Date:	August 18, 2022
Subject:	Re-Plat
Summary:	The petitioner requests a replat of approximately 25.1 acres of property located at 1101 E Wall St (south side of the roadway between the Masonic Lodge and the creek). The purpose of the replat is to move the drive to the subdivision due to a gas main near the driveway that is too close to the surface.
Petitioner:	Pyatt Builders
Location:	1101 E Wall Street, Pittsboro, IN 46167
Parcel Size:	25 of 128.4 acres (approximate)
Existing Zoning:	Hidden Hills Planned Unit Development District
Recommendation:	Approve
Prepared By:	Cynthia Bowen, FAICP cbowen@reasite.com 317-263-0127

Procedure

The process of dividing land into smaller, developable lots is accomplished with a subdivision plat. While this is most thought of regarding a residential subdivision, land is also subdivided for commercial or industrial purposes. The subdivision process is controlled by Indiana Code § 36-7-4-700. Per statute, the subdivision review process is broken into two parts: Primary Plat and Secondary Plat. The Plan Commission has exclusive authority in the review and approval of all subdivisions covered by the Unified Development Ordinance (UDO).

The primary plat is the initial plat and supporting documentation showing the proposed layout of the subdivision given the standards of the UDO. Before approving or denying a primary plat, the Plan Commission must advertise and hold a public hearing. If the primary plat meets the requirements of the UDO, it should be approved. As part of the application, the applicant may request a waiver(s) from standards fixed in the UDO. As a condition of granting a waiver, the Plan Commission may allow or require a commitment to be made.

Following approval of the primary plat, the applicant may request approval of the secondary plat. The secondary plat includes the final layout and dimensions of the lots that will be created. Construction plans for proposed improvements including site grading, streets and sidewalks, sanitary sewers, storm sewers, and water infrastructure are also submitted with the secondary plat. The Plan Commission approves all secondary plats, but no public hearing is held.

Background

The property was annexed into the Town after petition by the property owner and adoption of a fiscal plan and annexation ordinance by the Town Council in February 2021. Pyatt Builders applied for rezone to and approval of a Planned Unit Development (PUD) district ordinance and concept plan in late June. It was approved by the Town Council on August 17, 2021.

The primary plat petition was filed on September 1, 2021. The primary plat was approved on September 28, 2021 by the Plan Commission.

Pyatt Builders submitted the application for the secondary plat on June 1, 2022. There was a Technical Advisory Committee meeting on June 8, 2022. Meeting notes are attached. Pyatt Builders provided revised drawings by June 17, 2022. The secondary plat was approved by the Plan Commission on June 28, 2022.

When undergoing construction on Section 1, it was determined that a gas main was buried too shallow and therefore the driveway could not be located as it was shown in the primary and secondary plats and would need to be moved. Therefore a replat is needed.

Correspondence

A re-plat requires a public hearing, as such, public notice was published and sent to neighboring property owners.

Summary

Technical Advisory Committee:

- The TAC Report is included as Attachment 3.
- All comments have been addressed in the updated plat dated August 3, 2022.

Waivers:

None requested.

Secondary Plat Standards:

Plans comply.

Zoning District Standards:

Plans comply.

Attachments

1. Re-Plat Application
2. Alternative Entrance Drawing
3. Technical Advisory Committee Report

Recommendation

Staff recommends **approval** of the re-plat for Hidden Hills Section 1. Before the plat is signed by the President and Secretary of the Plan Commission and recorded, the applicant shall:

1. File a performance bond or irrevocable letter of credit with the Town Council in accordance with the provisions of Section 9.13 of the Unified Development Ordinance if the required improvements of the subdivision have not been completed; or
2. Submit a final inspection report identifying improvements as approved and ready for acceptance by the Town.
3. Work with the Town's Planning and Zoning Department to discuss the removal of mature trees from the property prior to their removal.

Motions

1. Motion to approve the re-plat for Hidden Hills Section 1, subject to the aforementioned conditions.
2. Motion to deny the re-plat for Hidden Hills Section 1 (specify deficiencies).
3. Motion to continue Application 2022-APC-08 to the September 27, 2022 Advisory Plan Commission Meeting.

Pittsboro Plan Commission

PLAT APPLICATION

Please Select One:

- Major Primary Plat** – This Plat lays out the overall development in its entirety. *All commercial and industrial development requires a Major Primary Plat.*
- Major Secondary Plat** – This follows the Primary Plat and is the actual division of the land for sale and development. *This is for developments pursued in phases.*
- Minor Residential Plat** – This is for the division of a single tract of land into four (4) or less residential tracts.
- Minor Agricultural Plat** – This is for the division of an agricultural tract into two agricultural tracts. *Minor Agricultural Plats do NOT require a hearing of the Plan Commission.*
- Plat Amendment** – This is to modify an existing, recorded plat.

1. Applicant(s)

Check One: <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Lessee <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____		
Name: Pyatt Builders		
Address: 630 3 rd Avenue SW, Suite 200, Carmel, IN 46032		
Phone: 317-714-3346	Fax:	Email: paul@pyattbuilders.com

2. Property Owner(s)

If Applicant is not the Owner, attach completed Attachment A: Affidavit of Ownership

X Check if owner and applicant are same party.		
Name: Pyatt Builders		
Address: 630 3 rd Avenue SW, Suite 200, Carmel, IN 46032		
Phone: 317-714-3346	Fax:	Email: paul@pyattbuilders.com

3. Applicant's Contact Person, Attorney, and/or Project Engineer/Surveyor (if any)

Any persons identified within this section are authorized to act on behalf of the petitioner.

Check One: <input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____		
Name: Paul Claire, Vice President of Land Acquisition and Development		
Address: 630 3 rd Avenue SW, Suite 200, Carmel, IN 46032		
Phone: 317-714-3346	Fax:	Email: paul@pyattbuilders.com

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____		
Name: Robert Slaton / Banning Engineering, P.C.		
Address: 853 Columbia Rd., Suite 101, Plainfield, IN 46168		
Phone: 317-707-3741	Fax: 317-707-3800	Email: rstaton@banning-eng.com

4. Site Information

If only part of a parcel is requested for the Zoning Amendment, then write "PART" after the Tax Parcel Identification Number(s).

Tax Parcel Identification Number(s): Part of 32-02-31-410-002.000-019
Address: (Number and Street): 1101 E. Wall Street
Address: (City, Zip Code, State): Pittsboro, IN 46167
If no address, please provide a general street location from the closest street intersection:

5. Plat Information

Current Use of Property: <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: _____	
Zoning District: PUD	Comprehensive Plan Designation: Medium Density Residential
Name of Subdivision (major plat only): Hidden Hills, Section 1	
Annexation Proposed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project Area (acres): 25.1 +/-
Proposed number of lots: 32	Proposed number of entrances/exits: 1/1
Public Utility upgrades proposed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Overlay District (if applicable): _____

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature(s) of Applicant(s):

[Handwritten Signature]

Date:

7/29/22

Notary Statement

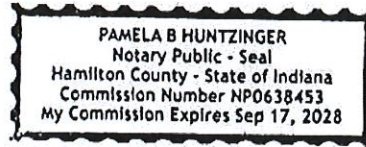
Sworn to and subscribed before me the

29th day of *July*, 20 *22*

Notary Public in and for the State of Indiana.

Pamela B. Huntzinger
Notary Public / Printed *Pamela B Huntzinger*
Seal

My Commission expires: *9/17/28*




For Office Use Only			
Date Filed:	Public Notice:	Newspaper Ad:	
Date of PC Hearing:	Complete and Accepted on:		
Decision of PC	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> Favorable	<input type="checkbox"/> Favorable with Conditions
Conditions:			

Attachment A: Affidavit of Ownership

Town of Pittsboro, Indiana

If the owner(s) of the subject property are giving authorization for someone else to apply for the petition, this Attachment is to be completed and submitted at the time of application.

I (WE), Pyatt Builders, LLC (Name(s) of owner(s) of subject property), do hereby certify that I (We) am (are) the owner(s) of the property legally described as Part of 32-02-31-410-002.000-019 (Hendricks County Parcel Identification Number), and hereby certify that I (We) have given authorization to Pyatt Builders, Paul Claire (Name of Petitioner/Representative), to apply for the Plat Application (application type) for My (Our) property.

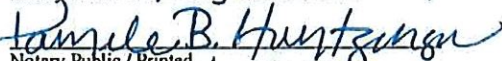
Name of Owner(s):	Parcel Identification Number	Signature:	Date:
Pyatt Builders	32-02-31-410-002.000-019		7/29/22

NOTARY STATEMENT

Sworn to and subscribed before me the

29th day of July, 2022

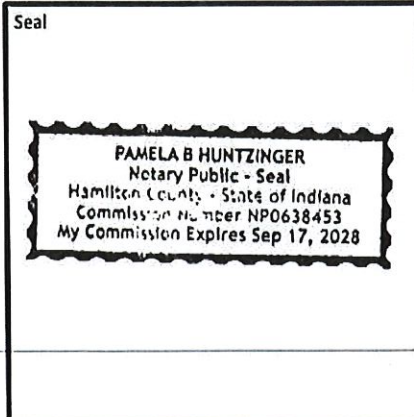
Notary Public in and for the State of Indiana



Notary Public / Printed

Pamela B Huntzinger

My Commission expires: 9/17/28

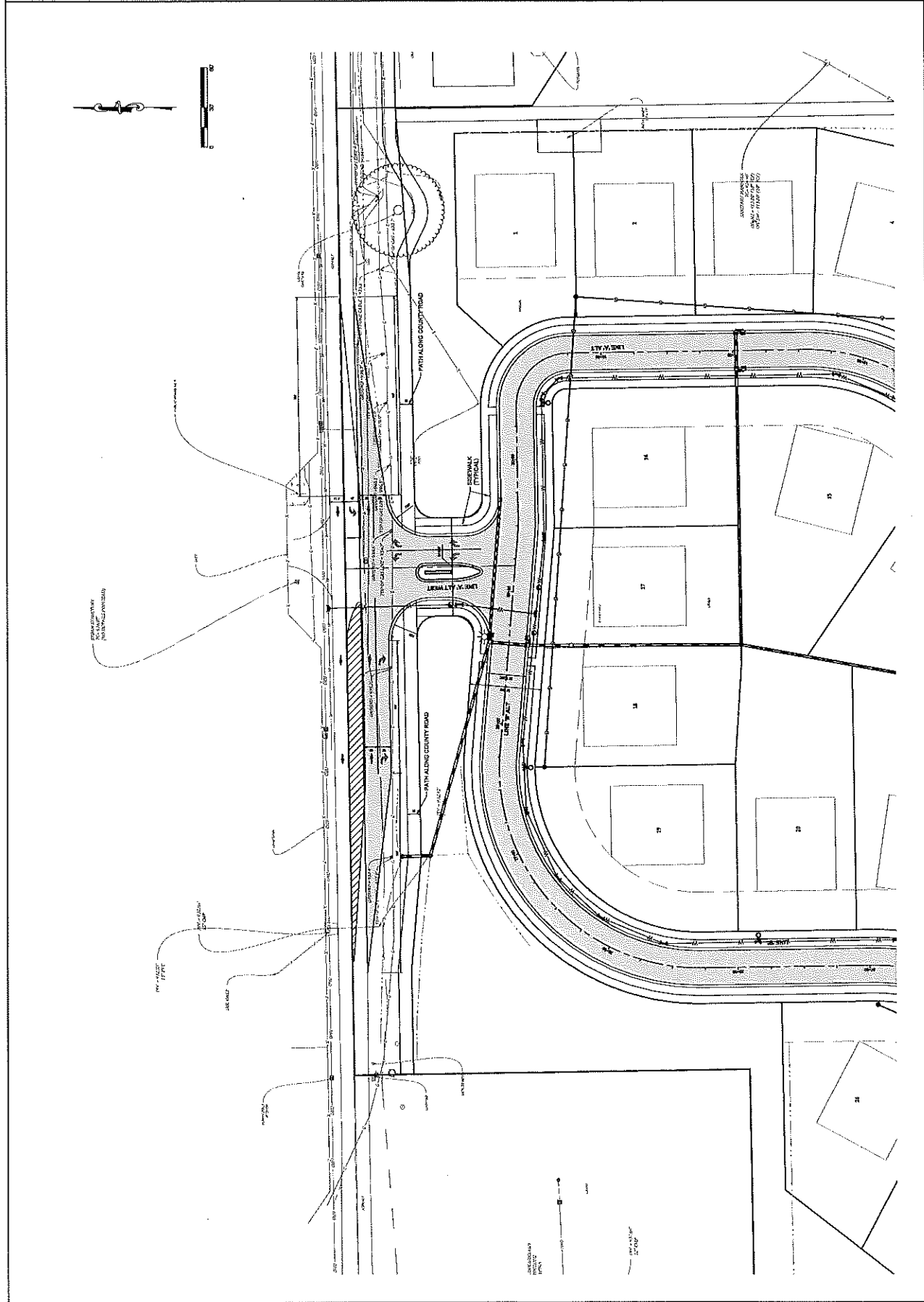


BANNING ENGINEERING
 153 COLUMBIA ROAD, SUITE 3101
 PLAINFIELD, IN 46186
 PHONE: 317-201-7000
 FAX: 317-201-7000
 E-MAIL: banneng@banningengineering.com
 WEB: www.banningengineering.com

MOI 213725130
 2012/12/10
 ALTERNATE ENTRANCE
 HIDDEN HILLS, SECTION 1
 PYATT BUILDERS
 TOWN OF PITTSBORO, INDIANA

Project	213725130
Client	Pyatt Builders
Scale	AS SHOWN
Drawn	
Checked	
Approved	
Date	12/10/2012

C001



TECHNICAL ADVISORY COMMITTEE REPORT

TO: PYATT BUILDERS
FROM: TOWN PLANNING STAFF
SUBJECT: HIDDEN HILLS SECTION 1 – REPLAT
DATE: AUGUST 1, 2022
CC: STEVE MAPLE (BUILDING COMMISSIONER), JASON LOVE (TOWN MANAGER), JACK SWALLEY (BUILDING INSPECTOR) ERIC WATHEN (TOWN ENGINEER)

APPLICANT: PAUL CLAIRE (PYATT BUILDERS)
LOCATION: 1101 E WALL STREET, PITTSBORO, IN 46167
PARCEL SIZE: 25 ACRES
ZONING: PUD

ATTENDEES

Paul Claire – Pyatt Builders
Bob Stanton – Banning Engineering
Steve Maple – Building Commissioner
Jason Love – Town Manager
Jack Swalley – Building Inspector
Eric Wathen – Town Engineer
Cynthia Bowen – Town Planner / Rundell Ernstberger Associates

MEETING HELD VIRTUALLY

COMMENTS

Town Manager

- Due to the underground cables the proposed passing blister cannot be placed where they are showing it on the plan.
- Traffic impact study shows a left turn lane, but not required.

Building Commissioner

- Need to know the location of the stop signs
- They will need to re-install the island at the entrance
- Entrance lanes need to be 12-14 feet wide and two exit lanes need to be 10-12 feet wide
- Need to put in a left turn lane due to safety

Police

- Not present

Fire

- Not present

Utilities

- Not present

Engineering

- The new entrance is across from WWTP entrance.
- There is no left turn lane on west bound wall street into neighborhood. Just a passing blister now. That takes up the drive at the plant.
- They are going to have to move some of the fence at the WWTP. It looks extremely close to the passing lane.
- Why was the island eliminated?

Planning

- No comments

Building

- No Comments

School

- Not present

Parks

- Not present

Developer Comments/Questions

- None.