

## ZONING AMENDMENT

### 1. Applicant(s)

Check One: <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____		
Name: Millennium Force, LLC (Brian Scholz)		
Address: 750 Patrick Place, Suite A, Brownsburg IN 46112		
Phone: 317-650-6077	Fax: N/A	Email: BSCHOLZ@HPLEGACYINC.COM

### 2. Property Owner(s)

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

<input type="checkbox"/> Check if owner and applicant are same party.		
Name: Trinity Horizons Inc.		
Address: 2150 Elmwood Ave., Lafayette IN 47904		
Phone: 765-742-1060	Fax:	Email: phil@trinitylifeministry.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 type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input checked="" type="checkbox"/> Other: _____		
Name: Brian Scholz		
Address: 750 Patrick Place, Suite A, Brownsburg IN 46112		
Phone: 317-650-6077	Fax:	Email: BSCHOLZ@HPLEGACYINC.COM

Check One: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other: _____		
Name:		
Address:		
Phone:	Fax:	Email:

**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): 32-02-31-100-001.000-019
Address: (Number and Street): Land Only Pittsboro, IN 46167
Address: (City, Zip Code, State):
If no address, please provide a general street location from the closest street intersection: East side of Waters Way East, South of Penny Lane & Penny Court

Current Use of Property: <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other: _____	
Current Zoning District: Agricultural	Comprehensive Plan Designation: OS and PUD
Project Area (acres): 18.54 Acres	Overlay District (if applicable): _____

### 5. Descriptions of Proposed Use

Briefly describe type of use(s):  This property is currently agricultural land. Our desire is to re-zone this to residential 1			
Is road serving paved?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Other: _____
Number of Entrances / Exits?	Entrances <u>n/a</u>	Exits <u>n/a</u>	
Will site have sewer and water utilities?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Other: _____
Hours of Operation (if other than residential):	<u>N/A</u>		
Briefly describe area traffic impact, if any:  Proposed re-zone to residential will have virtually no impact to the current traffic conditions.			
Types of vehicles utilizing site:  Currently, farm tractors. Proposed zoning would add small number of light duty vehicles.			
Is property annexed into Town:  Yes			
How Many Lots: <u>Potentially, two (2)</u>			

## 6. Standards for Evaluating Zoning Amendments

1. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council because...

The proposed zoning amendment is consistent with several objectives outlined in the Land Use section of the 2020 Comprehensive Plan. These objectives include the promotion of redevelopment, infill, and reconfiguration of underutilized properties already in the Town. In addition, this amendment encourages residential development reflecting the surrounding residential character and intensity to maintain the image representative of Pittsboro. This amendment will enable housing development that represents a range of sizes and affordability levels close to services and amenities. With respect to the Growth & Services section, this amendment will enable growth in a low density fashion that will be consistent with infrastructure improvements and capacity.

2. The proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property because...

This amendment will enable a residential development compatible with the current conditions and overall character of the residential properties in the immediate vicinity. From the 18+ acres, applicant intends to divide the property into two (2) estate type residential parcels, each measuring approximately 9+ acres in size. Because of the existence of multiple underground pipelines and their associated easements, only a limited area of each future parcel will be 'developable' as a residential property. The vast majority of each parcel will remain undisturbed and therefore compatible with current conditions.

3. The proposed amendment is the most desirable use for which the land in the subject property is adapted because...

The current parcel has numerous underground pipelines that severely limit and restrict the use of this parcel in any way other than a residential type classification. Because of those limitations and restrictions, other types of improvements other than a residential use to this property are not possible.

4. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction because...

Applicant desire to create two (2) estate type residential parcels that will result in residential development that will exceed the values of the residential properties on all parcel boundaries and thus have only a positive impact on property values to the adjacent residential properties as well as properties throughout the community and jurisdiction.

5. The proposed amendment reflects responsible standards for development and growth because...

The transformation of agricultural property into residential property, without placing a burden on town resources, utilities or transportation corridors certainly reflects responsible development and growth standards. In addition, the increase in property values as a result of this zoning amendment will disproportionately add property tax revenue to the Town's account without adding a burden to the towns police, fire, utility capacity or transportation infrastructure.

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

Signature(s) of Applicant(s):

Date:

*Brian Scholz*

9/20/2022

Brian Scholz

**Notary Statement**

Sworn to and subscribed before me the

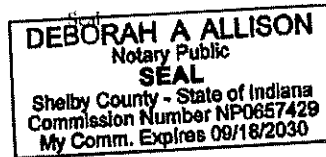
20<sup>th</sup> day of September, 2030

Notary Public in and for the State of Indiana.

*Deborah A Allison* / Deborah A Allison

Notary Public / Printed

My Commission expires: 9/18/2030



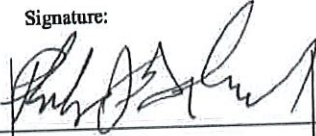
For Office Use Only		
Date Filed:	Public Notice:	Newspaper Ad:
Date of PC Hearing:		
Decision of PC	<input type="checkbox"/> Unfavorable	<input type="checkbox"/> Favorable
Conditions:		<input type="checkbox"/> Favorable with Conditions

# 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), TRINITY HORIZONS, INC. (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 Parcel No. 32-02-31-100-001.000-019 (Hendricks County Parcel Identification Number), and hereby certify that I (We) have given authorization to Brian Scholz (Name of Petitioner/Representative), to apply for the Zoning Ordinance Amendment (application type) for My (Our) property.

Name of Owner(s):	Parcel Identification Number	Signature:	Date:
Trinity Horizons Inc.	32-02-31-100-001.000-019		August 8, 2022

## NOTARY STATEMENT

Sworn to and subscribed before me the 18<sup>th</sup> day of August, 2022  
Notary Public in and for the State of Indiana

Deborah A. Allison  
Notary Public / Printed

My Commission expires: 9/18/22

Seal

Deborah A Allison  
Notary Public  
**SEAL**  
Shelby County, State Of Indiana  
My Commission Expires September 18, 2022  
Commission No 657429

## LEGAL DESCRIPTION

A part of the North Half of Section 31, Township 17 North, Range 1 East in Hendricks County, Indiana, described as follows:

Beginning at a point in the South line of said half section, said point being 1690.25 feet East of the West 1/2 mile stake; thence North 346.00 feet to a point; thence West along a line parallel to said South line 400.00 feet to a point; thence North 15 degrees 20 minutes East 102.00 feet to a point; thence North 1506.60 feet to a point; thence East 800.80 feet to a point in the center of the Thompson-Shults Drain (Bee Branch); thence South and East with the center of said Drain to its Intersection with the Roseboom Drain (West Fork of White Lick Creek); thence continuing South along the Roseboom Drain to a point; said point being 518.06 feet North of the South line of said North half section; thence West along a line parallel to said South line 200.00 feet to a point; thence South 518.06 feet to a point in the South line of said half section; thence West along said line 434.00 feet to the center stake of said Section 31; thence North 0 degrees 28 minutes East 615.80 feet to a point; thence West 453.78 feet to a point; thence South 0 degrees 13 minutes West 615.93 feet to a point in the South line of said half section; thence West along said line 487.63 feet to the point of beginning, containing 62.4 acres, more or less.

### EXCEPT:

A part of the West Half of the Northeast Quarter of Section 31, Township 17 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 31; thence North 0 degrees 05 minutes 15 seconds East on and along the West line of said Quarter Section 1049.69 feet; thence South 79 degrees 49 minutes 00 seconds East, 158.27 feet to a bolt set in concrete marking the Point of Beginning of this description; thence North 8 degrees 15 minutes 46 seconds East 146.53 feet; thence North 1 degree 46 minutes 35 seconds East 218.71 feet; thence North 1 degree 12 minutes 30 seconds West 277.54 feet to the centerline of the Thompson-Shults Drain; thence South 76 degrees 50 minutes 25 seconds East 124.01 feet; thence South 54 degrees 59 minutes 02 seconds East 89.14 feet; thence South 41 degrees 50 minutes 19 seconds East 63.43 feet; thence South 22 degrees 17 minutes 53 seconds East 122.87 feet; thence South 33 degrees 51 minutes 34 seconds West 90.32 feet; thence South 6 degrees 30 minutes 08 seconds East 381.67 feet; thence leaving said ditch centerline North 79 degrees 49 minutes 00 seconds West 302.33 feet to the Point of Beginning, containing 3.64 acres more or less.

### ALSO EXCEPT:

Country Acres Subdivision, Hendricks County, Indiana, as per plat thereof recorded September 13, 1990 in Plat Cabinet 1, Slide 94, page 2, in the office of the Recorder of Hendricks County, Indiana.

### ALSO EXCEPT:

A part of the West Half of the Northeast Quarter of Section 31, Township 17 North, Range 1 East in Hendricks County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 05 minutes 07 seconds East along the West line thereof 1021.95 feet; thence South 89 degrees 54 minutes 53 seconds East 155.83 feet; thence South 79 degrees 49 minutes 08 seconds East 302.33 feet to the center of the Roseboom Drain, as now located ( said drain meandering through the following three (3) described courses); thence South 12 degrees 59 minutes 43 seconds East 233.46 feet; thence South 09 degrees 55 minutes 48 seconds East 129.35 feet; thence South 32 degrees 42 minutes 16 seconds East 112.65 feet; thence South 89 degrees 56 minutes 52 seconds West parallel with the South line of the West Half of said Northeast Quarter Section 154.20 feet; thence South 00 degrees 16 minutes 30 seconds West parallel with the East line of the Northeast Quarter Section 518.06 feet to the South line of the West Half of said Northeast Quarter Section; thence South 89 degrees 56 minutes 52 seconds West along said South line 433.90 feet to the Point of Beginning, containing 10.78 acres, more or less.

### ALSO EXCEPT:

A part of the East Half of the Northwest Quarter also a part of the West Half of the Northeast Quarter all in Section 31, Township 17 North, Range 1 East in Hendricks County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section; thence North 89 degrees 49 minutes 34 seconds West along the North line of said East Half Quarter 494.32 feet; thence South 00 degrees 10 minutes 26 seconds West perpendicular to said North line 718.21 feet to the Point of Beginning of this description; thence South 08 degrees 45 minutes 10 seconds East 135.61 feet; thence South 20 degrees 05 minutes 07 seconds East 89.77 feet; thence South 62 degrees 39 minutes 57 seconds East 153.22 feet; thence South 65 degrees 10 minutes 04 seconds East 189.14 feet; thence North 74 degrees 07 minutes 47 seconds East 131.83 feet; thence North 77 degrees 38 minutes 48 seconds East 190.19 feet; thence South 01 degrees 12 minutes 38 seconds East 277.54 feet; thence South 01 degrees 46 minutes 27 seconds West 169.77 feet; thence South 79 degrees 13 minutes 58 seconds West 1513.84 feet; thence North 00 degrees 20 minutes 55 seconds East 1021.39 feet; thence North 90 degrees 00 minutes 00 seconds East 808.54 feet to the Point of Beginning and containing 25.40 acres, more or less.

DATED AT DANVILLE, INDIANA, THIS 25TH DAY OF MARCH, 2022 AT 4:00 P.M. COVERING A PERIOD FROM MARCH 25, 1922 AT 4 O'CLOCK P.M. UP TO DATE.

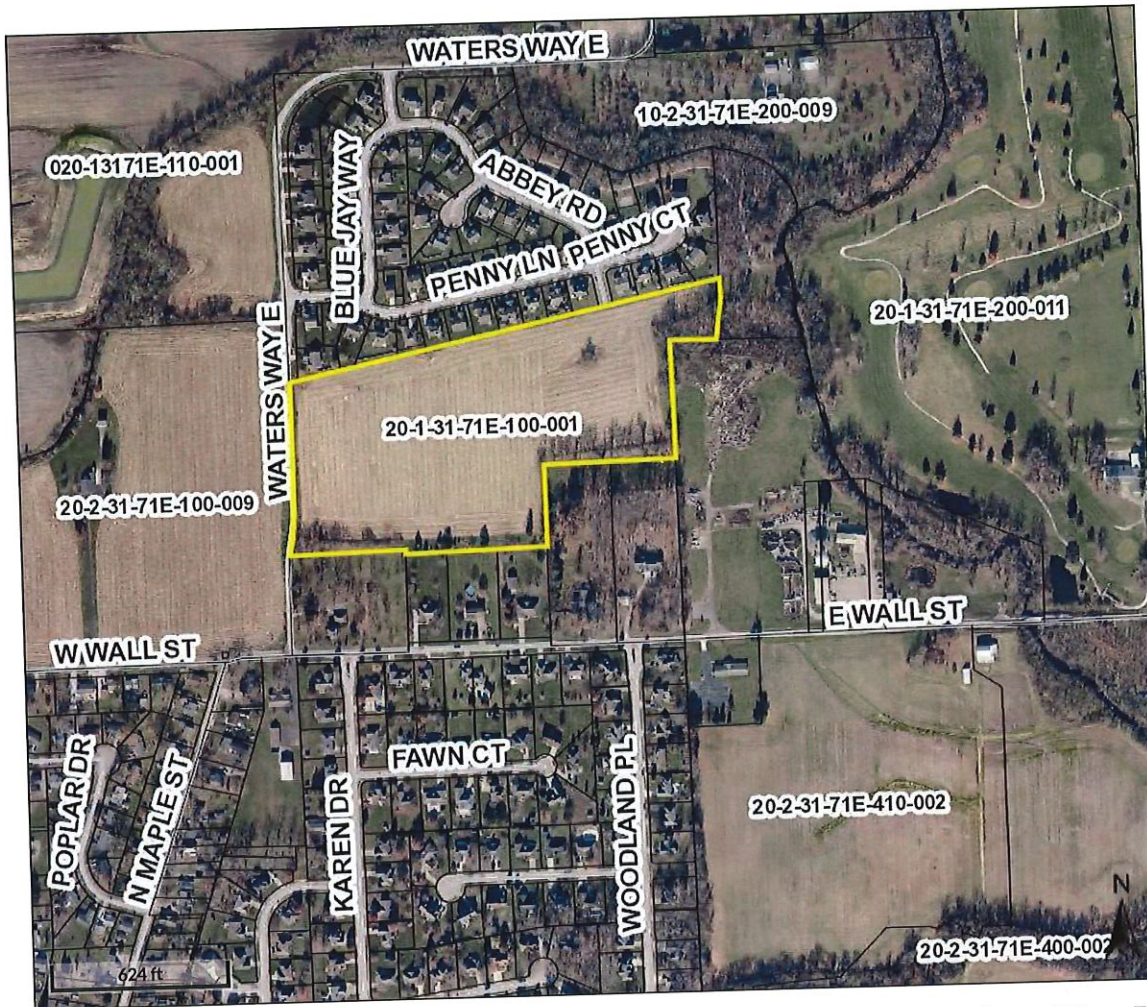
The Abstract & Title Guaranty Co., Inc.  
Issued at Danville, IN 46122



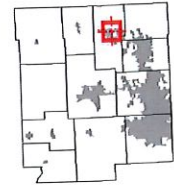
By: \_\_\_\_\_  
Authorized Officer or Agent      ms

**SEARCH NO: 22-03192**





Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	32-02-31-100-001.000-019	Alternate ID	20-1-31-71E 100-001	Owner Address	TRINITY HORIZONS INC
Sec/Twp/Rng	0031-0017-1E	Class	AGRICULTURAL - VACANT LAND		2150 ELMWOOD AVE
Property Address		Acreage	18.54		Lafayette, IN 47904
District	Town Of Pittsboro				
Brief Tax Description	Pt N1/2 31-17-1E 18.54ac				
	20.62-1				
	05/06 25.40ac to 20-1-31-71E 100-008				
	<b>(Note: Not to be used on legal documents)</b>				

Date created: 9/20/2022  
 Last Data Uploaded: 9/19/2022 11:14:46 PM

Developed by **Schneider**  
 GEOSPATIAL