



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2022-APC-05
Meeting Date:	March 21, 2022
Subject:	Zoning Recommendation for Potential Annexation
Summary:	Request for "OS" Open Space District zoning classification to be applied at time of annexation.
Petitioner:	Town of Pittsboro
Location:	No Address (32-02-31-400-003.000-018), generally located just north of the Brooks Way dead end in the Brixton subdivision
Parcel Size:	0.50 acres
Existing Zoning:	N/A (RB – Single Family Residential 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. The Unified Development Ordinance requires that land proposed for annexation without a development proposal shall be classified into the Agriculture (A) district, or at the recommendation of the Plan Commission, a suitable district that is most consistent with the current use of the property. If a different zoning district is desired by the property owner, then the Plan Commission shall hold a public hearing to consider the requested zoning district.

Correspondence

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

Summary

The subject property is approximately 0.50 acres in size and is located immediately north of where Brooks Way dead-ends near the railroad tracks on the north end of the Brixton Place subdivision. The small triangular parcel is a remnant of the larger Fisher-Hill Farm parcel (Hidden Hills PUD) on the north side of the railroad that was created when the railroad right-of-way was platted. It is unclear if the property was intended to be included in Brixton but a legal description error resulted in it being omitted, or if it was never part of the subdivision. Either way, the Town now holds the deed to the parcel and has initiated the annexation process. Because the property is currently open space and has no development potential, the Open Space District is recommended should the annexation be approved by the Town Council.

Attachments

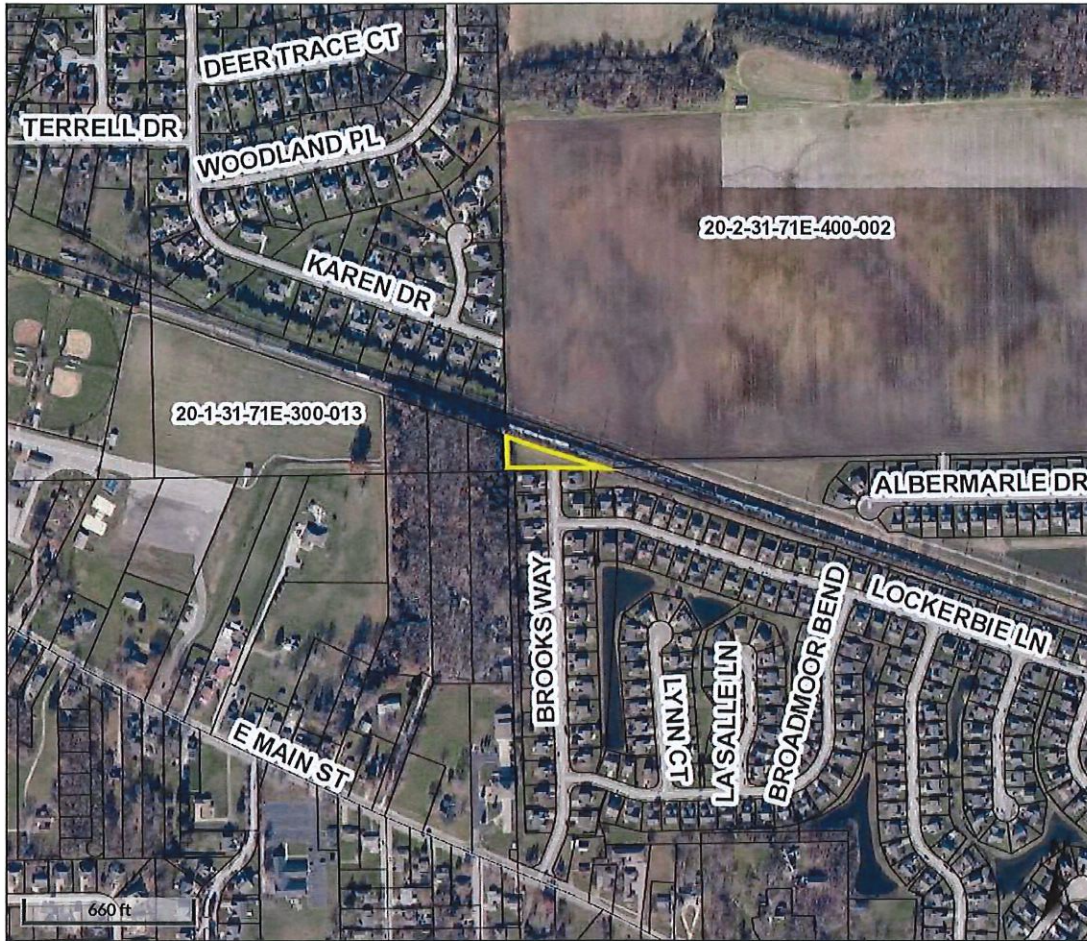
1. Context Map

Recommendation

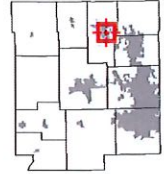
Staff recommends a favorable recommendation to the Town Council for the "OS" Open Space District zoning classification.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the proposed "OS" Open Space 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-05 to the April 26, 2022 Advisory Plan Commission Meeting.



Overview



Legend

-  Parcels
-  Road Centerlines

Parcel ID	32-02-31-400-003.000-018	Alternate ID	10-2-31-71E 400-003	Owner Address	TOWN OF PITTSBORO
Sec/Twp/Rng	0031-0017-1E	Class	EXEMPT PROPERTY OWNED BY A MUNICIPALITY		
Property Address		Acreage	0.49		
District	Middle Township				
Brief Tax Description	Pt Se 1/4 31-17-1E .49ac From 400-002 Assess 01-02				
	(Note: Not to be used on legal documents)				

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