



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2024-APC-06
Meeting Date:	February 27, 2024
Subject:	FI Flex Industrial District
Action Requested:	The Plan Commission wishes to amend the Town of Pittsboro Unified Development Ordinance to create the "FI" Flex Industrial District that would provide a district that provides flexibility in uses and standards for industrial mixed use.
Petitioner:	Town of Pittsboro Advisory Plan Commission
Location:	Not Applicable
Parcel Size:	Not Applicable
Existing Zoning:	Not Applicable
Recommendation:	Approve
Prepared By:	Cynthia Bowen, FAICP cbowen@reasite.com 317-263-0127

Procedure

Proposed zoning text amendments (rezones) are considered by the Plan Commission and ultimately approved or rejected by the Town Council. Before making a recommendation to the Town Council, the Plan Commission must hold a publicly advertised hearing. The public hearing is advertised in The Republican one time, at least 10 days before the hearing. After the Plan Commission conducts the hearing and makes a recommendation, the proposed zoning text amendment is certified to the Town Council. The Town Council has 90 days to hear the text amendment. If the Town Council approves the proposal, it immediately becomes effective. If the Town Council fails to act on the proposal within 90 days after certification, the text amendment takes effect as if it has been adopted ninety days after certification. If the Town Council rejects the proposal or makes an amendment to the proposal, then it shall be returned to the Plan Commission for its consideration, with a written statement of the reasons for the rejection or amendment. The Plan Commission has 45 days to approve the amendment or reject the amendment. If the Plan Commission approve the amendment it becomes law. If the Plan Commission fails to act within 45 days, the ordinance stands as passed by the Town Council. If the Plan Commission disproves the rejection or amendments by the Town Council, the action of the Town Council on the original rejection or amendment stands only if confirmed by another vote of the Town Council within 45 days after the Plan Commission certifies its disapproval.

Background

The Town Planner drafted amendments to the UDO per direction of the Plan Commission from their January 23, 2024 Plan Commission Meeting. The Plan Commission held a workshop on February 8, 2024 to discuss each amendment and provide further direction to the Town Planner. Drafts of the amendments were published for review on February 20, 2024.

Correspondence

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

Summary

Technical Advisory Committee: Not Applicable

Waivers: None.

Secondary Plat Standards: Not Applicable.

Zoning District Standards: Not Applicable.

Attachments

1. Draft Amendments

Recommendation

Staff recommends that the Plan Commission forward a favorable recommendation to the Town Council to create the “FI” Flex Industrial District that would provide a district that provides flexibility in uses and standards for industrial mixed use.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council to create the “FI” Flex Industrial District that would provide a district that provides flexibility in uses and standards for industrial mixed use.
2. Motion to forward an unfavorable recommendation to the Pittsboro Town Council to create the “FI” Flex Industrial District that would provide a district that provides flexibility in uses and standards for industrial mixed use.
3. Motion to continue UDO Amendments 2024-APC-06 to the to the March 26, 2024 Advisory Plan Commission Meeting.

RESOLUTION No. _____
RESOLUTION OF THE PITTSBORO
ADVISORY PLAN COMMISSION

A Resolution Recommending and Certifying to the Pittsboro Town Council
Amendment to the Town of Pittsboro Unified Development Code.

BE IT RESOLVED the Town of Pittsboro, Indiana Advisory Plan Commission, having reviewed, considered, and received public comment, both written and verbal, after notice and public hearing held on February 27, 2024, at the Town Administrative Building, 33 E Main Street, Pittsboro, Indiana, 46167 on the proposed amendments to the Town of Pittsboro Unified Development Ordinance to create Section 4.12 "FI" Flex Industrial District, which is attached hereto and incorporated by reference, now hereby certifies and recommends, and directs the Secretary of the Advisory Plan Commission to certify a copy of said amendments, to the Town Council for approval at it next regularly scheduled meeting.

Approved this 27th day of February, 2024, by a vote of _____ yeas and _____ nays.

ADVISORY PLAN COMMISSION OF PITTSBORO,
INDIANA

By: _____
Steve Maple
President, Plan Commission

By: _____
Breana Love
Secretary, Plan Commission

Attested By:

Printed Name:

PREPARED BY:
Cynthia Bowen, FAICP, LEED AP
Staff Planner

4.12 “FI” FLEX INDUSTRIAL DISTRICT

A. DEVELOPMENT STANDARDS

The following development standards are the minimum required standards for the Flex Industrial District (the “District”). Where ranges are given, site conditions and character of adjacent development will be considered. The property owner will work with the Technical Advisory Committee to select the appropriate standard that fits with the site conditions and adjacent character of the area.

Utility Requirements		Attachment to public water and sanitary sewer facilities shall be mandatory for all development in this district.
Minimum Lot Size		1 acre
Minimum Lot Width		15 feet to 100 feet
Minimum Front Setback		10 feet to 50 feet
Minimum Side Setback	Adjacent to Residential Uses	15 feet to 25 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Minimum Rear Setback	Adjacent to Residential Use	15 feet to 50 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Maximum Principal Building Height		50 feet*
Maximum Accessory Structure Height		The height of the principal structure.
Maximum Lot Coverage		70%
*The maximum height of the building is unlimited, provided, that the setback for the portion of the building that exceeds 50 feet shall be increased by 1 foot for each 1 foot of height above 50 feet until the ultimate height of the building is allowed.		

B. ADDITIONAL REGULATIONS

1. A development plan for an industrial use shall be accompanied by a “Certificate of Compliance”, signed by a registered professional engineer or architect certifying that the intended use will satisfy the performance standards set forth in Section 8.4 of this Ordinance.
2. In this District, more than one principal building is permitted, provided the buildings are platted as a single unit under single ownership and control.
3. Outside storage is permitted as an accessory use.
4. Outside storage must meet screening requirements of Subsection 8.5.I., Landscaping and Screening Requirements

Example Photos





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Minimum Lot Size		1 acre
Minimum Lot Width		25 feet to 100 feet
Minimum Front Setback		10 feet to 50 feet
Minimum Side Setback	Adjacent to Residential Uses	10 feet to 25 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Minimum Rear Setback	Adjacent to Residential Use	15 feet to 50 feet
	Adjacent to Nonresidential Use	0 feet to 10 feet
Maximum Principal Building Height		50 feet ^{*1}
Maximum Accessory Structure Height		The height of the principal structure, or whichever is less
Maximum Lot Coverage		70% to 80%
^{*1} -The maximum height of the building is unlimited, provided, that the setback for the portion of the building that exceeds 50 feet shall be increased by 1 foot for each 1 foot of height above 50 feet until the ultimate height of the building is allowed.		

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1. A development plan for an industrial use shall be accompanied by a “Certificate of Compliance”, ~~subscribed~~ signed by a registered professional engineer or architect certifying that the ~~use-intended~~ use will satisfy the performance standards set forth in Section 8.4 of this Ordinance.
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