



## ADVISORY PLAN COMMISSION STAFF REPORT

<b>Application No:</b>	2024-APC-15
<b>Meeting Date:</b>	March 19, 2022
<b>Subject:</b>	Zoning Recommendation for Potential Annexation
<b>Summary:</b>	Request for "I3" Industrial 3 Zoning District zoning classification to be applied at time of annexation.
<b>Petitioner:</b>	Town of Pittsboro
<b>Location:</b>	Tentative Address: 7750 N County Road 150 E (32-03-35-100-005.000-018), generally located southwest corner of N CR 150 E and the rail line.
<b>Parcel Size:</b>	13.0 acres
<b>Existing Zoning:</b>	N/A
<b>Recommendation:</b>	Favorable Recommendation to Town Council
<b>Prepared By:</b>	Cynthia A. Bowen, FAICP <a href="mailto:cbowen@reosite.com">cbowen@reosite.com</a> 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 19.29 acres in size and is located immediately southwest of the intersection of railroad and N CR 150 E. The petitioner is seeking to annex the parcel into the Town of Pittsboro's jurisdiction. The parcel is a flag lot on the south side of the railroad that was created when the railroad right-of-way was platted. The petitioner will be placing fuel tanks on the parcel. The property's current use is agriculture and because the parcel is a flag lot, there is only a small sliver of land which has access to N CR 150 E. Based on the development proposal at this time, the staff recommends to the Plan Commission to offer to the Town Council that the parcel be zoned as Industrial 3 (I-3) when its annexed into the Town.

## Attachments

1. Context Map
2. Annexation Application

## Recommendation

Staff recommends a favorable recommendation to the Town Council for the parcel to be rezoned to the "I-3" Industrial 3 District zoning classification.

## Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the proposed "I-3" Industrial 3 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 2024-APC-15 to the April 23, 2024 Advisory Plan Commission Meeting.

Resolution No. 2024 – APC – 15

**ADVISORY PLAN COMMISSION OF THE TOWN OF PITTSBORO, INDIANA  
RESOLUTION OF A RECOMMENDATION FOR ZONING DISTRICT TO BE  
APPLIED TO POTENTIAL ANNEXATION AREA**

The Advisory Plan Commission of the Town of Pittsboro, Hendricks County, Indiana, having reviewed and considered materials in the packet and comments at the Advisory Plan Commission meeting, hereby recommends to the Town Council of the Town of Pittsboro, Hendricks County, Indiana, a recommendation to apply the “I-3” Industrial 3 Zoning District to the potential annexation area of 13 acres of property located at 7750 N County Road 150 E, Pittsboro, Indiana 46167, and shown in the attached Exhibit A.

Adopted this 26th day of March 2024, by a vote of \_\_\_\_\_ yeas and \_\_\_\_\_ nays.

ADVISORY PLAN COMMISSION OF  
PITTSBORO, INDIANA

By: \_\_\_\_\_  
Steve Maple  
President, Plan Commission

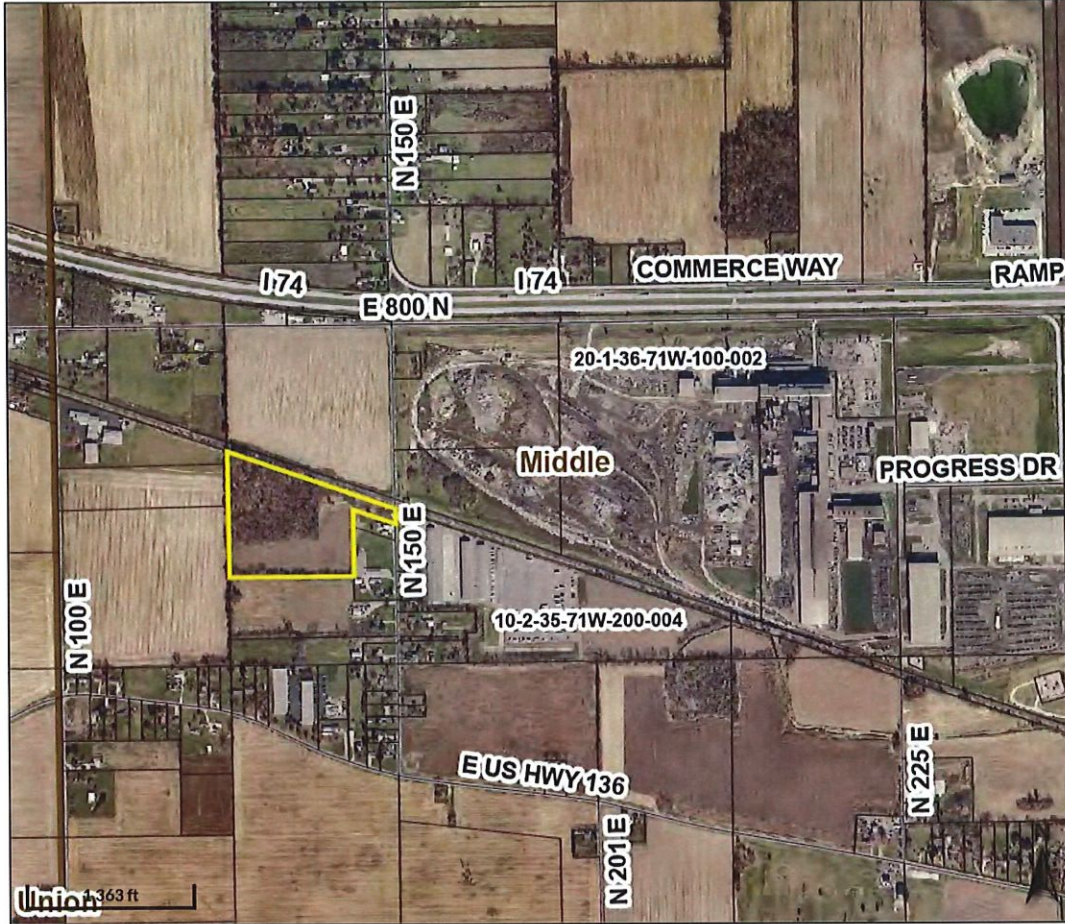
By: \_\_\_\_\_  
Breana Love  
Secretary, Plan Commission

Attested By:

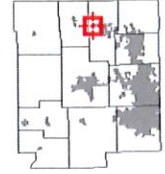
\_\_\_\_\_  
Printed Name:

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

# Beacon™ Hendricks County, IN



### Overview



### Legend

- Parcels
- Road Centerlines

Parcel ID	32-03-35-100-005.000-018	Alternate ID	10-2-35-71W 100-005	Owner Address	CHAGGAR PREETI K & JASBIR JT WROS 2/3 INT & SPICELAND LLC 1/3 INT 9628 CROSSFIELD RD Avon, IN 46123
Sec/Twp/Rng	0035-0017-1W	Class	AGRICULTURAL - VACANT LAND		
Property Address		Acreage	19.29		
District		Middle Township			
Brief Tax Description		Pt Nw 35-17-1W 19.29 Ac			
		10.15-3-5 CREATON DATE 4-11-1975			
		(Note: Not to be used on legal documents)			

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