



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2024-APC-16
Meeting Date:	March 19, 2022
Subject:	Zoning Recommendation for Potential Annexation
Summary:	Request for "I2" Industrial 2 Zoning District zoning classification to be applied at time of annexation to parcel 1.
Petitioner:	Town of Pittsboro
Location:	Tentative Address: 8425 Jeff Gordon Boulevard (32-03-25-400-006.000-018), parcel located at the
Parcel Size:	13.0 acres
Existing Zoning:	N/A
Recommendation:	Favorable Recommendation to Town Council
Prepared By:	Cynthia A. Bowen, FAICP cbowen@reaside.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 6.13 acres in size and is located on the east side of Jeff Gordon Boulevard, 0.36 miles north of the intersection of Jeff Gordon Boulevard and I-74. The petitioner is seeking to annex the parcel into the Town of Pittsboro's jurisdiction. The parcel is a u-shaped parcel. The petitioner will be establishing an excavation business on the currently agriculture/un-improved parcel. The property's current use is agriculture. 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 2 (I-2) when it's 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-2" Industrial 2 District zoning classification.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the proposed "I-2" Industrial 2 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-16 to the April 23, 2024 Advisory Plan Commission Meeting.

Resolution No. 2024 – APC – 16

**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-2” Industrial Zoning District to the potential annexation area of 6.13 acres of property located at 8425 Jeff Gordon Boulevard, 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

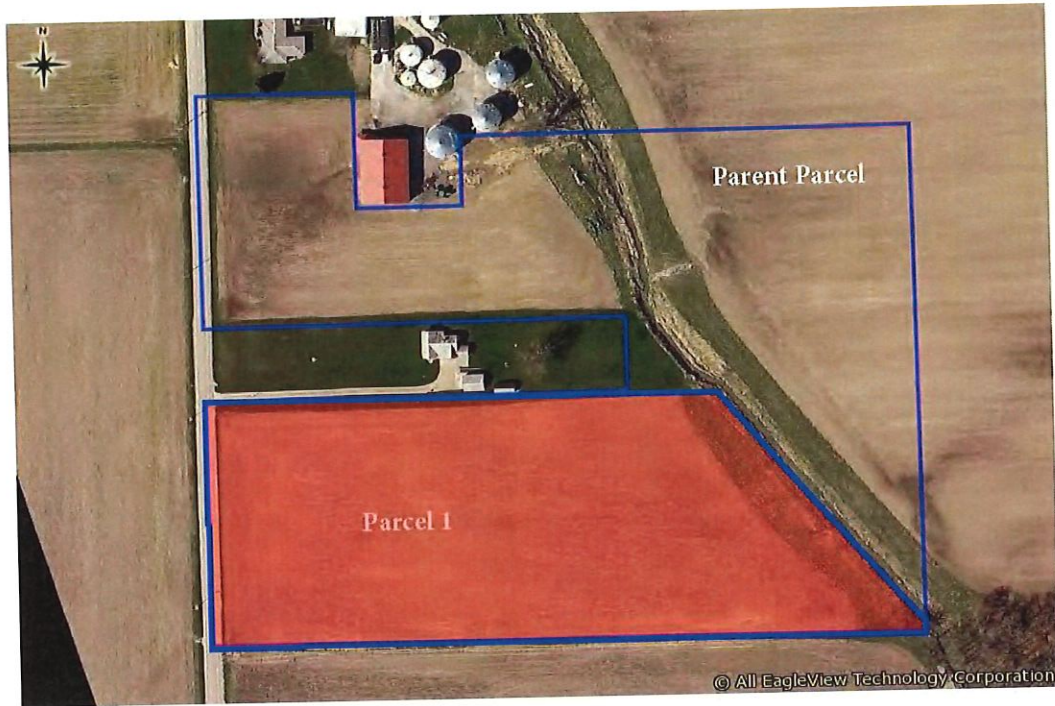
Attested By:

Printed Name:

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

Exhibit A

Alexander Property Zone Recommendation



04/07/2017