

ORDINANCE NO. 2014-31

AN ORDINANCE TO AMEND THE ZONING MAP OF HENDRICKS COUNTY, FROM AGR/AGRICULTURE RESIDENTIAL DISTRICT TO GB/GENERAL BUSINESS DISTRICT, COMMONLY KNOWN AS ZA 424/14: JANICE SCHAEFER, S35-T17N-R1W, MIDDLE TOWNSHIP, PARCEL TOTALING 1.67 ACRES, LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 136, APPROXIMATELY .08 MILE WEST OF COUNTY ROAD 150 EAST.

**SECTION 1.** Be it ordained by the Board of Commissioners of the County of Hendricks, Indiana, that the Zoning Ordinance (2008-16) adopted on the 12th day of August in the year 2008, be amended so as to include in the GB/General Business District, the following described real estate located in the County of Hendricks, Indiana, namely: ZA 424/14: Janice Schaefer, S35-T17N-R1W, 1.67 acres, Middle Township; located on the north side of U.S. Highway 136, approximately .08 mile west of County Road 150 East.

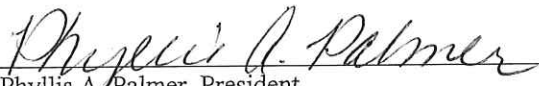
**SECTION 2.** As inducement for this Zoning Map Amendment, all terms found in the conditions for approval of ZA 424/14: JANICE SCHAEFER, and the "Findings of Fact/Law" attached hereto and made a part hereof, and the Hendricks County Board of Commissioners having relied on those stipulations and required certain conditions of its own, does hereby adopt said "Findings of Fact/Law" as a part of this ordinance.

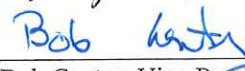
**SECTION 3.** All building or uses permitted and placed upon the described real estate shall fully conform with all the provisions of the County of Hendricks Zoning Ordinance and shall have obtained the proper permits.


**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage by the County Commissioners.

Approved by the Board of County Commissioners of Hendricks County, Indiana, the  
24 day of June, 2014.

Board of Commissioners

  
Phyllis A. Palmer, President

  
Bob Gentry, Vice-President

  
Matthew D. Whetstone, Member

Attest:

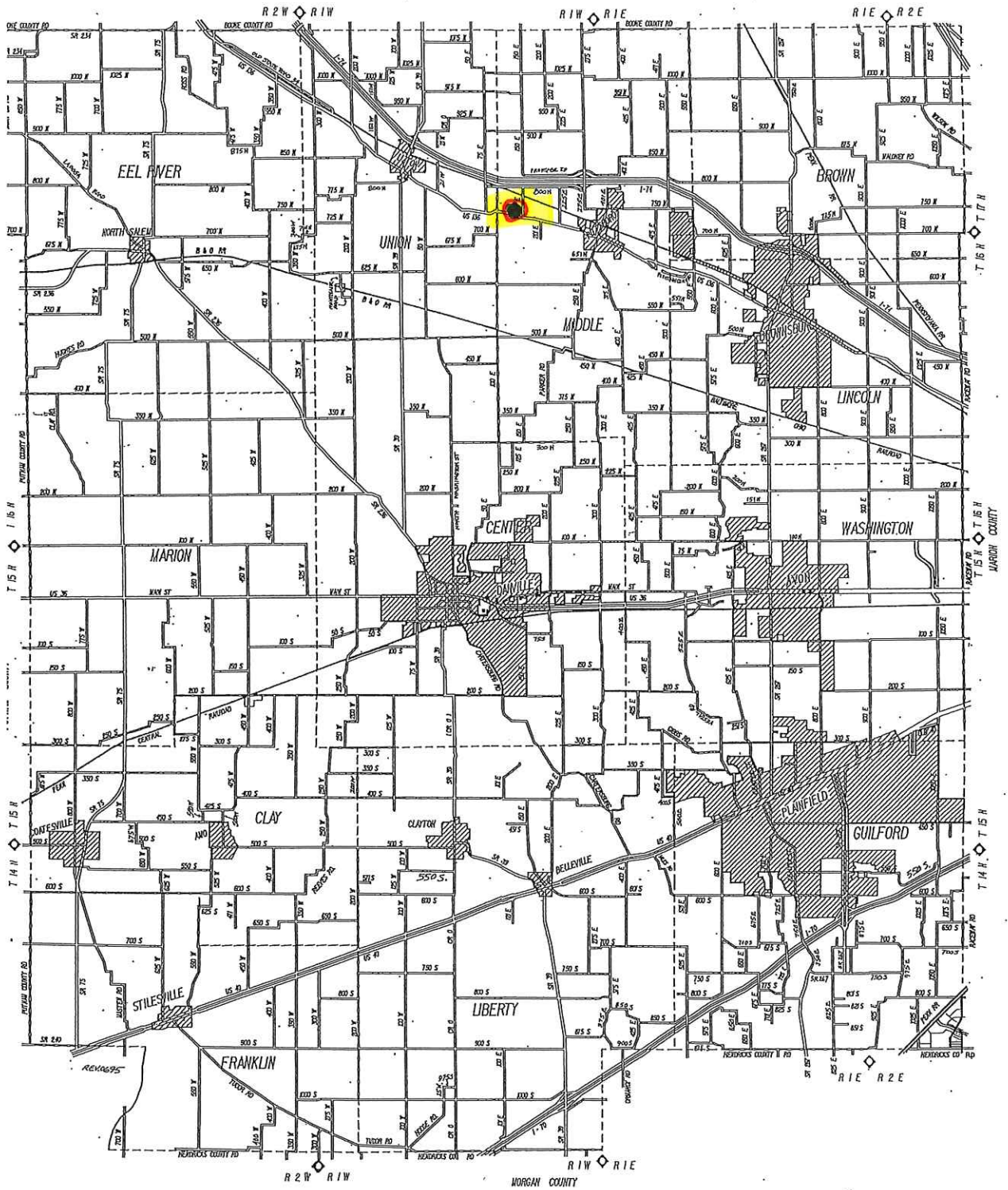
  
Cinda Kattau, Auditor



**ZA 424/14**

**Janice Schaefer**







Date Created: 6/12/2014



<b>Parcel ID</b>	32-03-35-310-013.000-018	<b>Alternate ID</b>	10-2-35-71W 310-013
<b>Sec/Twp/Rng</b>	35-17-1	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
<b>Property Address</b>	1394 E US HIGHWAY 136 PITTSBORO		

<b>Owner Address</b>	SCHAEFER JANICE PO BOX 1033 Santa Fe, NM 87504
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## Hendricks County Area Plan Commission

Findings of Fact/Law

ZA /: 424/14: Janice Schaefer

An application for the above noted zoning map amendment was filed in the office of the Hendricks County Department of Planning and Building (DPB). That application sought to rezone a property from AGR/Agriculture Residential District to GB/General Business District. Acting in its role as staff to the Hendricks County Area Plan Commission, the DPB staff subsequently created a file containing all documentation of the request and made that file available for public inspection in the department's office at the Hendricks County Government Center.

In accordance with Indiana Code (IC) 5-3-1, the DPB staff published a legal notice in the *Hendricks County Flyer* and the *Danville Republican*. This notice advertised the public hearing scheduled in conformity with the Hendricks County Area Plan Commission Rules of Procedure Section 3.07(D)(1). The public hearing included the above zoning map amendment on its agenda.

In accordance with Section 3.07(D)(2) of the Rules of Procedure of the Hendricks County Area Plan Commission, the applicant also sent courtesy notices to certain surrounding property owners of record and other interested persons. A copy of this courtesy notice and a list of those receiving them were made a part of the file for this rezoning petition.

The Commission conducted the hearing as advertised and heard evidence and testimony on the above noted rezoning. Meeting in open session, the Commission subsequently considered the above noted request and its relationship to the requirements of IC 36-7-4 and the Hendricks County Zoning Ordinance. A tape recording of this proceeding has been on file and available to the public in the DPB office since the date of the hearing.

In its deliberations, the Commission weighed the evidence associated with the following requirements and made the following findings.

IC 36-7-4-603: Zoning ordinance; preparation and consideration of proposals. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

(1) **The comprehensive plan;**

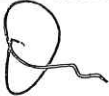
The Commission finds that the proposal does not substantially comply with the recommendations of the Hendricks County Comprehensive Plan. The Comprehensive Plan designates this area for Suburban Residential on the Future Land Use Map. The conversion of this property from residential to a low intensity commercial use provides a transitional buffer between the industrial and residential uses.



- (2) **Current conditions and the character of current structures and uses in each district;**  
The Commission finds that the proposal is consistent and compatible with the character of current structures and uses in the zoning district. The proposed self storage facility is a less intense use and will not alter the character of the current uses in the area.
- (3) **The most desirable use for which the land in each district is adapted;**  
The Commission finds that the proposal does represent the most desirable use for which the land is adapted. The site under consideration is along U.S. 136 in an area that is transitioning to commercial/light industrial types of development.
- (4) **The conservation of property values throughout the jurisdiction;**  
The Commission finds that the proposal does conserve property values in the jurisdiction. The establishment of a self storage facility in this area will have no substantial effect on property values.
- (5) **Responsible development and growth.**  
The Commission finds that the proposal does represent responsible development and growth. The surrounding area is zoned for industrial land uses. Commercial and industrial activity, particularly along U.S. 136, can be expected to increase in the area because of the existing industrial zoning.

For all the foregoing reasons, the Commission recommends approval of this request for a zoning map amendment on the 10<sup>th</sup> day of June, 2014.

AREA PLAN COMMISSION  
HENDRICKS COUNTY, INDIANA



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Don F. Reitz, AICP

