

Memo



Planning and Building Department

61 North Green Street
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To: Plan Commission
Cc: Tricia Leminger, Jon Blake, Dawn Brown, Meegan Morgan
From: Todd A. Barker, AICP, Director of Planning
Date: September 20, 2011
Re: PCMA-9-11-1083 Brownsburg East Annexation Zoning Map Amendment

In conjunction with the Brownsburg East Annexation Area, Town officials met with various property owners regarding the zoning classifications they currently have within the County and how a similar district in the Town would impact their property. Several property owners took advantage of a provision in State Law for Agriculturally zoned properties involved in an involuntary annexation and the tax benefits that are associated with that provision.

Two property owners were involved in a 2000 rezoning completed by Hendricks County (Hendricks County Ordinance 2000-19) around the Ronald Reagan Parkway (known at the time as the North-South Corridor). Upon review of the Ordinance, Brownsburg Staff was concerned with the PUD designation for some of the property and originally suggested an alternate classification. The existing PUD lacks development standards and permitted or prohibited uses. Staff expressed concerns to the property owner's representatives that any development of the property would require a rezoning in order to develop the property. During the annexation the property owners acknowledged that fact however requested to retain the PUD designation within Hendricks County Ordinance 2000-19. (*Hendricks County Ordinance 2000-19 is enclosed with this memo*)

The creation of the Regional Outdoor Entertainment District (RO) (PCTZ-9-11-1084) is a new addition to the zoning district classification; this Zoning Map Amendment will map this district for the first time.

The proposed Town of Brownsburg zoning classifications for the remaining properties located in the Annexation Area are similar, in most cases, to the designations of the affected properties currently under the jurisdiction of Hendricks County.