



# CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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## Plan Commission Staff Report

**To:** Plan Commission Members  
**From:** Joanna Myers, Senior Planner  
**Date:** April 8, 2014  
**Re:** **Case PC 2014-06 (A): Custer Baker Annexation**

### REQUEST:

**Case PC 2014-06 (A)...Custer Baker Annexation.** A request by the Franklin Community School Corporation (FCSC) to annex 34.27 acres. The subject property is located at 101 W. State Road 44 (Custer Baker Intermediate School). The property is zoned IN (Institutional) and RR (Residential: Rural).

### ZONING:

#### Surrounding Zoning:

North: IN (Institutional) &  
MXN (Mixed Use: Neighborhood Center)  
South: RR (Residential: Rural)  
East: IN (Institutional)  
West: RR (Residential: Rural)

#### Surrounding Land Use:

North: Franklin Meadows, Creekside  
Elementary & Vacant lot  
South: Single-family residential  
East: Johnson Memorial Hospital  
West: Single-family residential

### CONSIDERATIONS:

1. The FCSC is requesting that 34.27 acres located at 101 W. State Road 44 be annexed into the City of Franklin and that the zoning remain IN (Institutional) and RR (Residential: Rural). See attached exhibits.
2. Indiana Code requirements (IC 36-4-3-5) for voluntary annexation are:
  - a. Consent of 51% of the property owners or owners of 75% of the total assessed value of the land for property tax purposes.
  - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
3. Ordinance 2014-01 (Creekside Annexation 2), annexing the remaining 60.56 acres of Creekside Elementary, was recorded on April 8, 2014. This annexation results in a total of 1,183.37 ft. of contiguous boundary for Custer Baker Annexation (total boundary = 5,474.53 ft.).
4. The proposed annexation area is 21.6% contiguous to the City of Franklin and 100% of the property owners (Franklin Community Multi-School Building Corporation d/b/a Franklin Community School Corporation and Franklin Community School Corporation) are parties to the petition.

5. Custer Baker Intermediate School and their associated athletic fields are located on the property.
6. The school building is located within the IN (Institutional) zoning district and is listed as a permitted use. The tennis courts are located within the RR (Residential: Rural) zoning district and is listed as a permitted use as an athletic field.
7. The property is currently served by city sewer and public water. In addition, the city also provides planning services (buffer zone) and fire protection services, through a contract with the Franklin Township Trustee.
8. The Technical Review Committee reviewed the petition at their March 27, 2014 meeting. There were no adverse comments at the meeting.
9. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies the east area as an Institutional Center. “Franklin’s institutional centers are areas that include either a single dominant institution or a collection of large-scale non-profit facilities. Existing institutional centers include the Franklin Community School Corporation facilities along Eastview Drive and U.S. 31; the area of West Jefferson Street which includes Johnson Memorial Hospital, the Johnson County Fairgrounds, the Methodist Community, the Johnson County Jail facilities, Creekside Elementary School, and Custer Baker Middle School; and the State Street corridor facilities of Franklin College, the Johnson County Public Library, the Franklin Community Center, and the Indiana Masonic Home. While other institutions, such as churches and schools, are located throughout the community, institutional centers are unique due to the prominence of the institutions and their influence on surrounding areas. Institutional centers may include non-institutional land uses, such as offices, retailers, or homes. However, these non-institutional uses typically have a direct, complimentary relationship with the area’s institutions.”

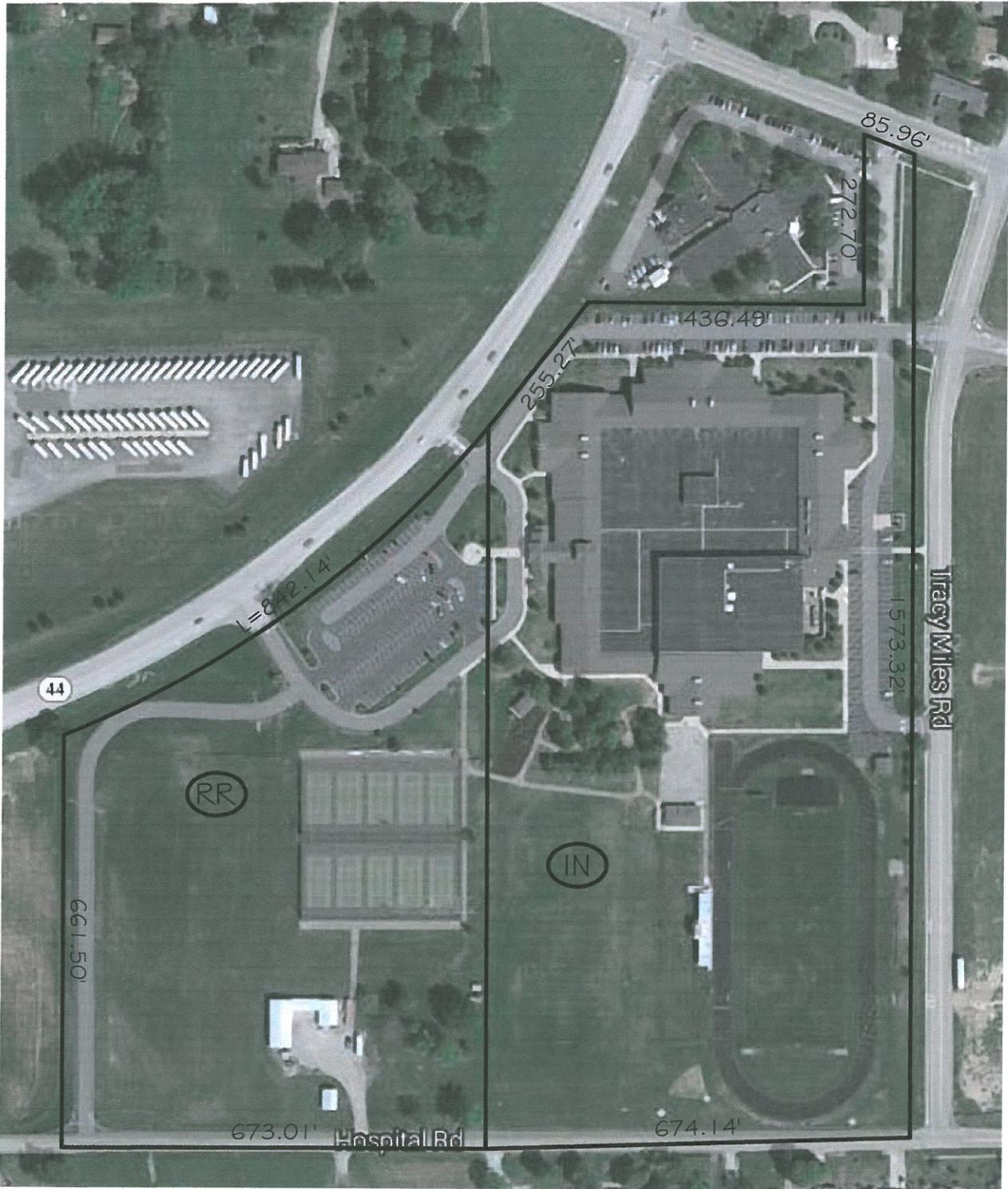
The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies the west area as Traditional Residential. “Traditional residential areas include both (1) existing neighborhoods which are extensions of the core residential areas and (2) new development which is consistent in character and design features with the existing traditional and core residential areas. Land use in traditional residential areas is dominated by single-family homes of a diversity of sizes and styles. Also included are isolated occurrences and small clusters of neighborhood-serving convenience businesses, neighborhood parks and open spaces, and neighborhood-scale churches and schools. Accessory residences and select two and multi-family residential structures may be maintained and incorporated into these areas subject to restrictions which ensure adequate parking and compatibility with the scale, function, and design features of the neighborhoods.”

**PLAN COMMISSION ACTION:**

Plan Commission action (either *favorable*, *unfavorable*, or *no recommendation*) is a recommendation to the City Council, which takes action on the annexation petition.

**STAFF RECOMMENDATION:**

Staff recommends a *favorable recommendation* be forwarded to the City Council.



44

RR

IN

661.50'

673.01' Hospital Rd

674.14'

842.14'

255.27'

436.49'

272.70'

85.96'

1573.32'

Tracy Miles Rd

## LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 06 SECONDS WEST (GEODETIC BEARINGS) ON AND ALONG THE SOUTH LINE THEREOF, 673.01 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 48 SECONDS WEST 661.50 FEET TO THE APPARENT RIGHT-OF-WAY OF STATE ROAD 44; THENCE, ON AND ALONG SAID RIGHT-OF-WAY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1702.02 FEET, A LENGTH OF 842.14 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 34 MINUTES 44 SECONDS EAST 833.57 FEET; THENCE NORTH 38 DEGREES 08 MINUTES 15 SECONDS EAST, CONTINUING ON AND ALONG SAID RIGHT-OF-WAY, 255.27 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 11 SECONDS EAST 436.49 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 11 SECONDS WEST 272.70 FEET TO THE APPROXIMATE CENTERLINE OF STATE ROAD 144; THENCE SOUTH 68 DEGREES 32 MINUTES 11 SECONDS EAST, ON AND ALONG SAID CENTERLINE, 85.96 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST 1573.32 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 18 MINUTES 07 SECONDS WEST, ON AND ALONG THE SOUTH LINE THEREOF, 674.14 FEET TO THE POINT OF BEGINNING, CONTAINING 34.27 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTION OF RECORD. ALSO SUBJECT TO SURVEY.