



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Myers, Senior Planner
Date: December 10, 2013
Re: **Case PC 2013-31 (A): Creekside Annexation 2**

REQUEST:

Case PC 2013-31 (A)...Creekside Annexation 2. A request by the Franklin Community School Corporation (FCSC) to annex 60.56 acres. The subject property is located at 700 E. State Road 44 (Creekside Elementary/FCSC Transportation Department). The property is zoned IN (Institutional).

ZONING:

Surrounding Zoning:

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

Surrounding Land Use:

North: Single-family residential
South: Custer Baker Intermediate School
East: Custer Baker Intermediate School
West: Single-family residential

CONSIDERATIONS:

1. The FCSC is requesting that the remaining 60.56 acres of the 61+ acre property located at 700 E. State Road 44 be annexed into the City of Franklin and that the zoning remain IN (Institutional). 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 2013-12 (Creekside Annexation 1), annexing the initial 0.58 acres, was recorded on December 9, 2013. This annexation results in 1,400 ft. of contiguous boundary for Creekside Annexation 2 (total boundary = 9,165.01 ft.).
4. The proposed annexation area is 15.27% contiguous to the City of Franklin and 100% of the property owners (Franklin Community Schools 1996 Building Corporation d/b/a Franklin Community School Corporation) are parties to the petition.

5. Creekside Elementary School and the FCSC Transportation Department are located on the existing 61+ acres.
6. 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.
7. The Technical Review Committee reviewed the petition at their November 27, 2013 meeting. There were no adverse comments at the meeting.
8. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this 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.”

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.



Creekside Elementary



LAND DESCRIPTION (OUT OF INSTRUMENT # 0096-013878)

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 16, AND A PART OF THE NORTHWEST QUARTER OF SECTION 21, 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 THE SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST (DEED BEARINGS) ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION, 1364.75 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 77 DEGREES 45 MINUTES 46 SECONDS WEST 600.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 54 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 200.00 FEET; THENCE NORTH 77 DEGREES 45 MINUTES 46 SECONDS EAST 600.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 50 MINUTES 54 SECONDS WEST, ON AND ALONG SAID NORTH LINE, 2488.24 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 19 SECONDS WEST, ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16, 369.03 FEET; THENCE SOUTH 01 DEGREE 52 MINUTES 45 SECONDS EAST 1500.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE HIGHWAY NO. 44, THE NEXT SIX (6) COURSES ARE ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE; (1) THENCE NORTH 67 DEGREES 52 MINUTES 57 SECONDS EAST 824.38 FEET; (2) THENCE NORTH 68 DEGREES 06 MINUTES 56 SECONDS EAST 350.72 FEET; (3) THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS EAST 799.54 FEET; (4) THENCE NORTH 68 DEGREES 12 MINUTES 33 SECONDS EAST 485.75 FEET; (5) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1575.02 FEET, A LENGTH OF 781.28 AND A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 58 MINUTES 16 SECONDS EAST 773.26 FEET; (6) THENCE NORTH 38 DEGREES 11 MINUTES 53 SECONDS EAST 162.42 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST, ON AND SAID EAST LINE, 3.29 FEET TO THE POINT OF BEGINNING, CONTAINING 60.56 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTION OF RECORD.

3.29'

