



## 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:** September 10, 2013

**Re:** Case PC 2013-24 (A): Creekside Annexation 1

### REQUEST:

**Case PC 2013-24 (A)...Creekside Annexation 1.** A request by the Franklin Community School Corporation (FCSC) to annex 0.58 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 0.58 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. The proposed annexation area is 12.5% 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.
4. Creekside Elementary School and the FCSC Transportation Department are located on the existing 61+ acres. The intent is that the entire property will be annexed into the City. However, due to the fact that the existing city limits bound the property by only 200 feet, limits the ability to annex the entire property at one time. Therefore, multiple annexation requests will be filed in order to accomplish annexing the entire 61+ acres.

5. 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.
6. The Technical Review Committee reviewed the petition at their August 29, 2013 meeting. Bill Doty, Franklin Community School Corporation, presented the petition to the committee and there were no adverse comments at the meeting.
7. The 2002 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.”
8. The subject area is included in an area identified as a “Priority Annexation” area per the Recommended Jurisdiction Map in Chapter 15 – Growth Areas of the Comprehensive Plan. Priority annexations area intended to correct irregularities and better position the City for future growth.

**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





