



JOHNSON COUNTY

Department of Planning & Zoning  
86 West Court Street  
Franklin, Indiana 46131

Phone: (317) 346-4350

[www.co.johnson.in.us](http://www.co.johnson.in.us)

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## MEETING AGENDA

Johnson County Advisory Plan Commission  
November 28<sup>th</sup>, 2022 - 6:00 PM  
Public Auditorium, West Annex Building  
86 West Court Street, Franklin, Indiana

### CALL TO ORDER

### ROLL CALL

### APPROVAL of MINUTES

Approval of minutes from the September 26<sup>th</sup> 2022 meeting.

### PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

Z-5-22. Bonnie & Jeremy Moynahan. 5192 E. Rocklane Road, Greenwood.....Page 3

REZONING of 2.075 acres from the B-1 (Neighborhood Business) zoning district to the A-1 (Agricultural) zoning district to provide for continued residential use of the property.

Z-6-22. Pedcor Housing Corp., Block A of Market Place Subdivision,.....Page 11

REZONING of 14.063 acres parcel on the northwest corner of Bluff Rd and Fairview Rd from the B-2 (Community Business) Zoning District to the R-4 (Multi-Family Residential) Zoning District to provide for a multi-family development. [Exhibits](#)

Z-7-22. Neighborhood Downtown Zoning Assistance Inc. 4411 W. County Line Rd.....	Page 21
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REZONING of 0.76 acres from the R-2 (Single-Family Residential) Zoning District to the B-1 (Neighborhood Business) Zoning District.

Johnson County Official Zoning Map Amendment.....	Page 32
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Amendment to the Official Johnson County Zoning Map to re-establish jurisdiction for the area currently under the extraterritorial jurisdiction of City of Franklin. [Proposed Zoning Map](#)

OLD BUSINESS      None.

NEW BUSINESS

Approval of 2023 Plan Commission Meeting Calendar.

Approval of 2023 Hearing Officer Meeting Calendar.

Approval of 2023 Technical Review Committee Meeting Calendar.

REPORTS and RECOMMENDATIONS

None.

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for December 19, 2022 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

# Staff Report

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**CASE NUMBER:** Z-5-22  
**ADDRESS:** 5192 E Rocklane Rd, Greenwood  
Section 5, Township 13, Range 5  
**PETITIONER:** Bonnie & Jeremy Moynahan

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## **REQUEST**

REZONING of 2.075 acres from the B-1 (Neighborhood Business) zoning district to the A-1 (Agricultural) zoning district to provide for continued residential use of the property.

## **STAFF RECOMMENDATION**

Staff recommends a **favorable** recommendation to the County Board of Commissioners,

## **PROPERTY DESCRIPTION**

This 2.075-acre parcel is located east of the City of Greenwood in Clark Township. It is improved with a single-family dwelling and detached garage. To the east and west are similar-sized parcels, all used residentially. To the north and south are large acre parcels used agriculturally and residentially. This parcel and the parcels to the east, west, and north are zoned B-1 (Neighborhood Business). Parcels to the south are zoned A-1 (Agricultural).

## **REZONING REQUEST**

This request, if approved, would rezone the subject site to the A-1, Agricultural zoning district. The petitioner intends to construct a residential barn on the property.

The Future Land Use Map in the 1975 Johnson County Comprehensive Plan designated this area as “local business”. The plan noted the need to have controlled areas where businesses could locate to serve the surrounding population. The County most likely expected growth around this area and envisioned a low impact business development to serve the surrounding residences, thus zoning the area for local business. Since 1975, low-density residential growth has occurred while business development has not expanded in the area.

Because several properties in the area are zoned B-1 (Neighborhood Business) and are used residentially, expansion of any existing residential use on these properties, including additions to residences, pole barns, garages, swimming pools, etc., requires a Special Exception granted by the Board of Zoning Appeals. The rezoning would eliminate the need for a Special Exception for future projects when expanding existing residential or agricultural uses.

In accordance with IC 36-7-4-603, when considering a rezoning request the Plan Commission shall pay reasonable regard to:

1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses in each district
3. The most desirable use for which the land in each district is adapted

4. The conservation of property values throughout the jurisdiction
5. Responsible development and growth

### **COMPREHENSIVE PLAN**

The current Comprehensive Plan's Future Land Use Map identifies the property as Agricultural and states: "Farmsteads, barns, stables, grain elevators, related agricultural buildings, agri-businesses and common accessory structures would be appropriate, as well. Cottage industries may also be desirable uses in the area. Limited non-farm residential may occur but at very low densities." The A-1 zoning district allows for less intense development than the B-1 (Neighborhood Business) zoning district and coincided with the current use of the property, surrounding uses and zoning districts, and the compressive plan recommendation.

The property is currently a residential dwelling built in 1997 and has been used residentially since. All surrounding properties are used residentially or agriculturally. All properties to the south are zoned A-1.

### **GENERAL INFORMATION**

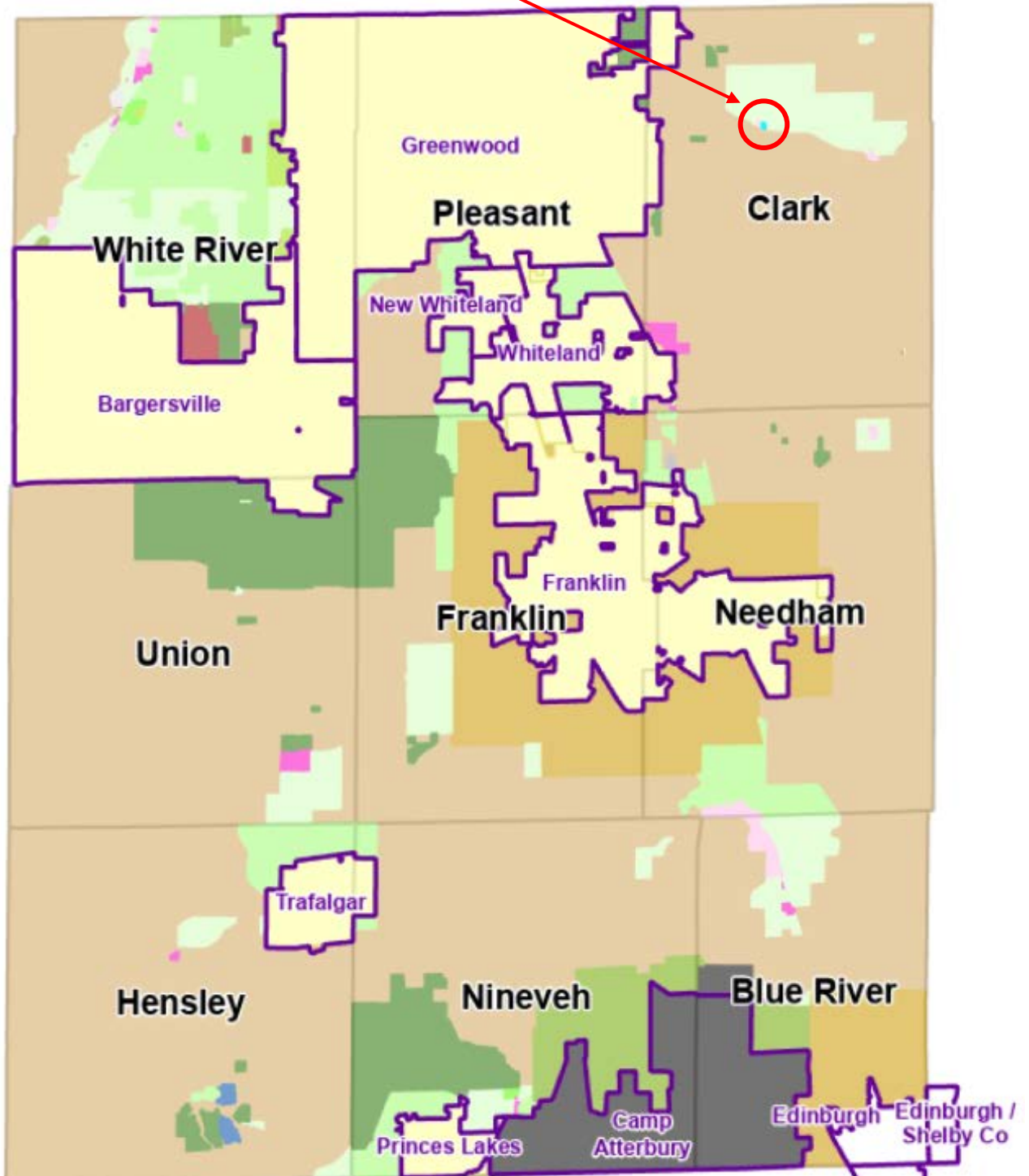
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Applicant/Owner:	Jeremy and Bonnie Moynahan 5192 E Rocklane Rd Greenwood, IN 46143
Area:	2.075 acres
Current Zoning:	B-1
Existing Land Use:	Residential
Comprehensive Plan:	Agricultural

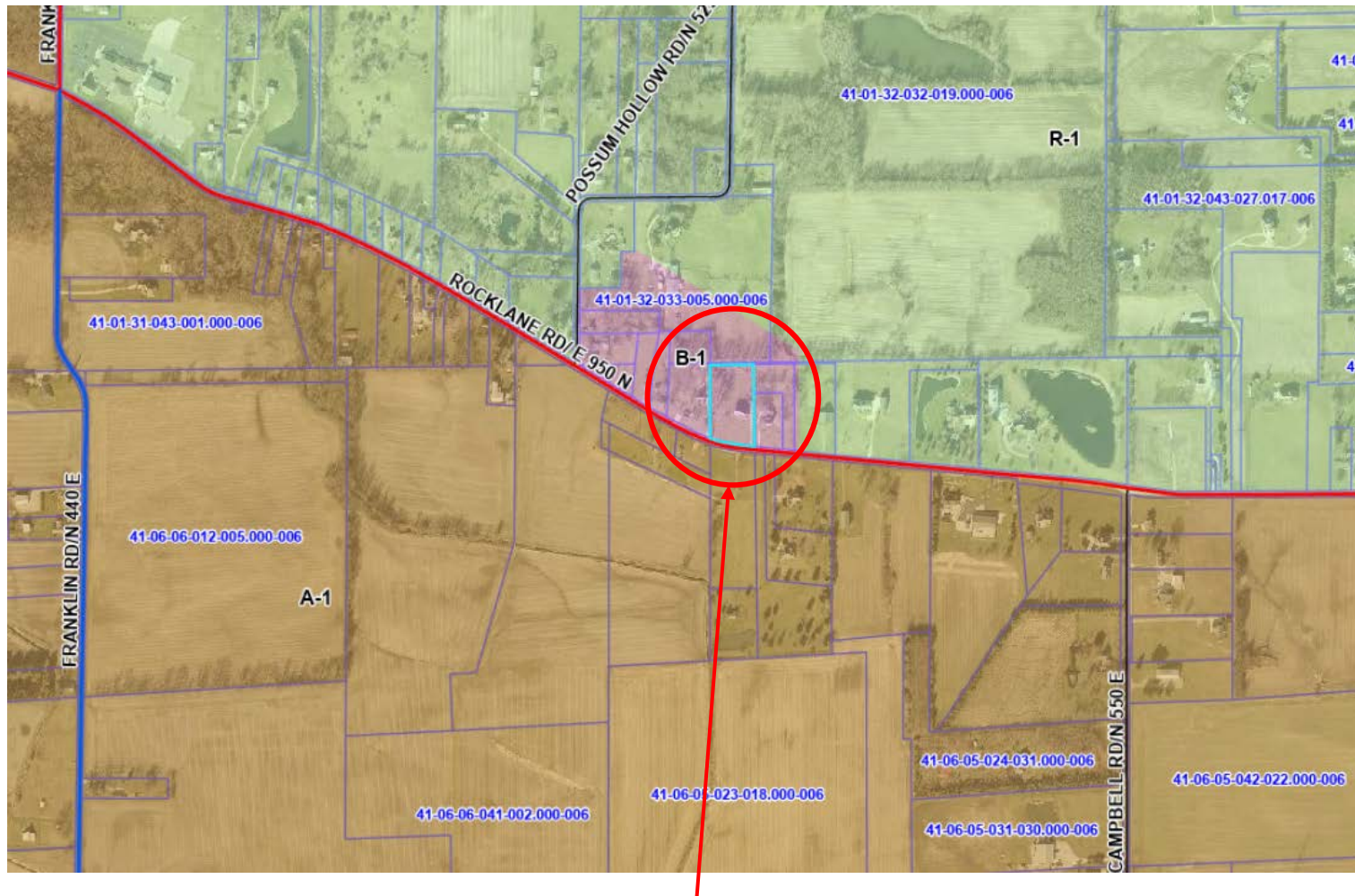
-RLS

## Z-5-22 BASE MAP

SUBJECT LOCATION

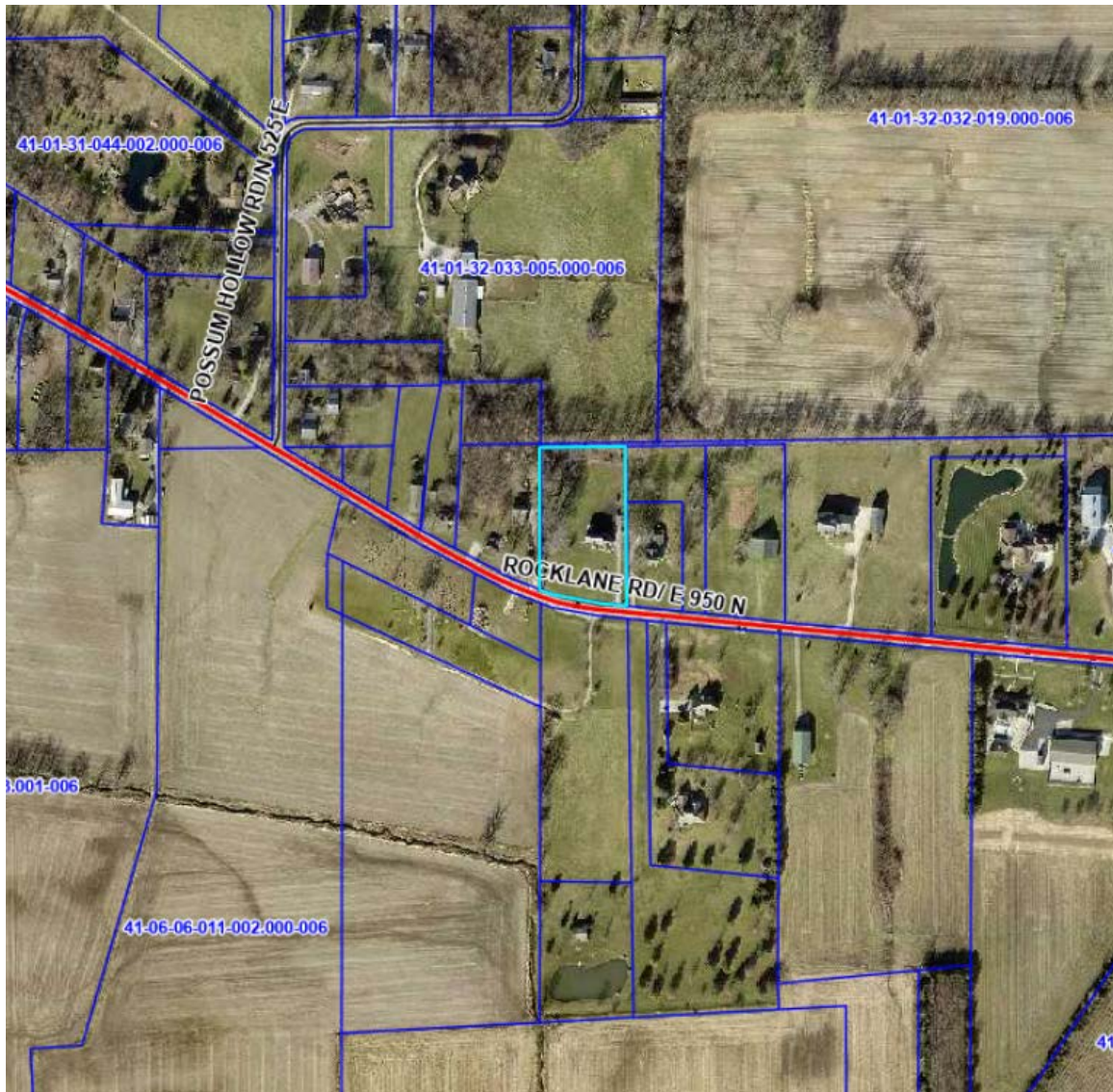


## Z-5-22 BASE MAP II



**SUBJECT LOCATION**

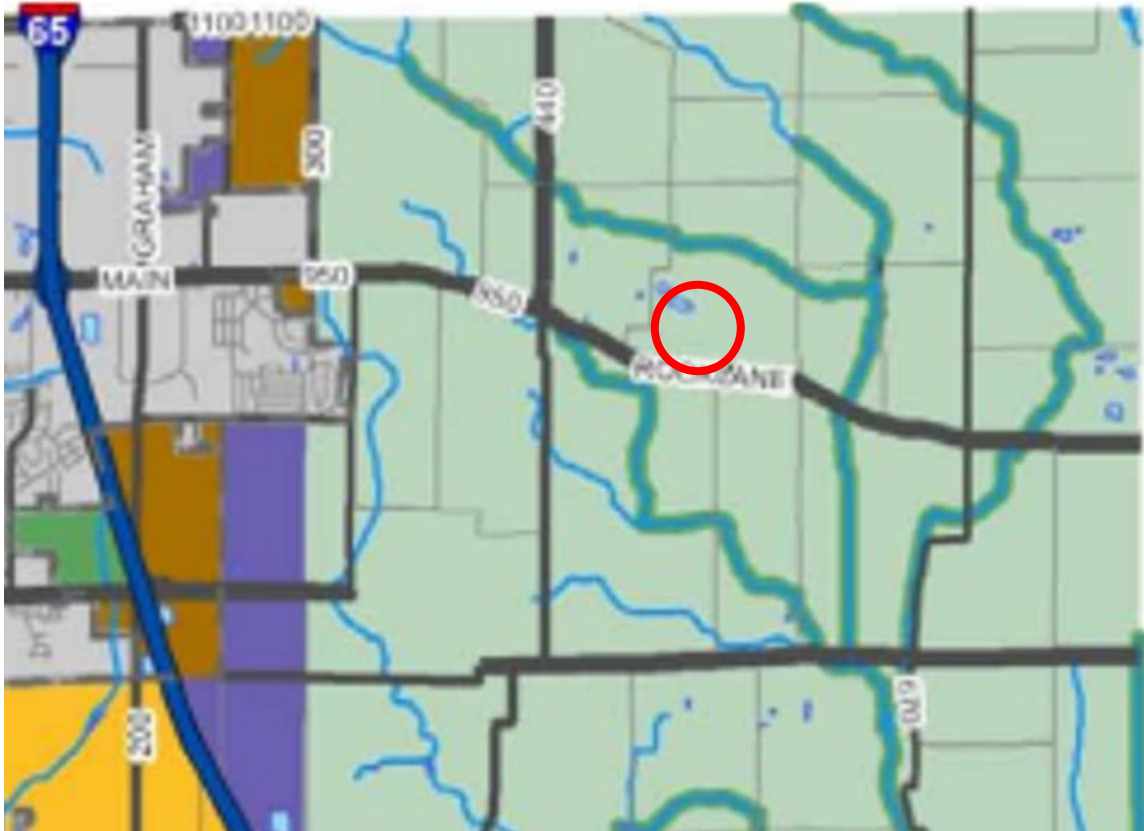
## Z-5-22 AERIAL I



## Z-5-22 AERIAL II

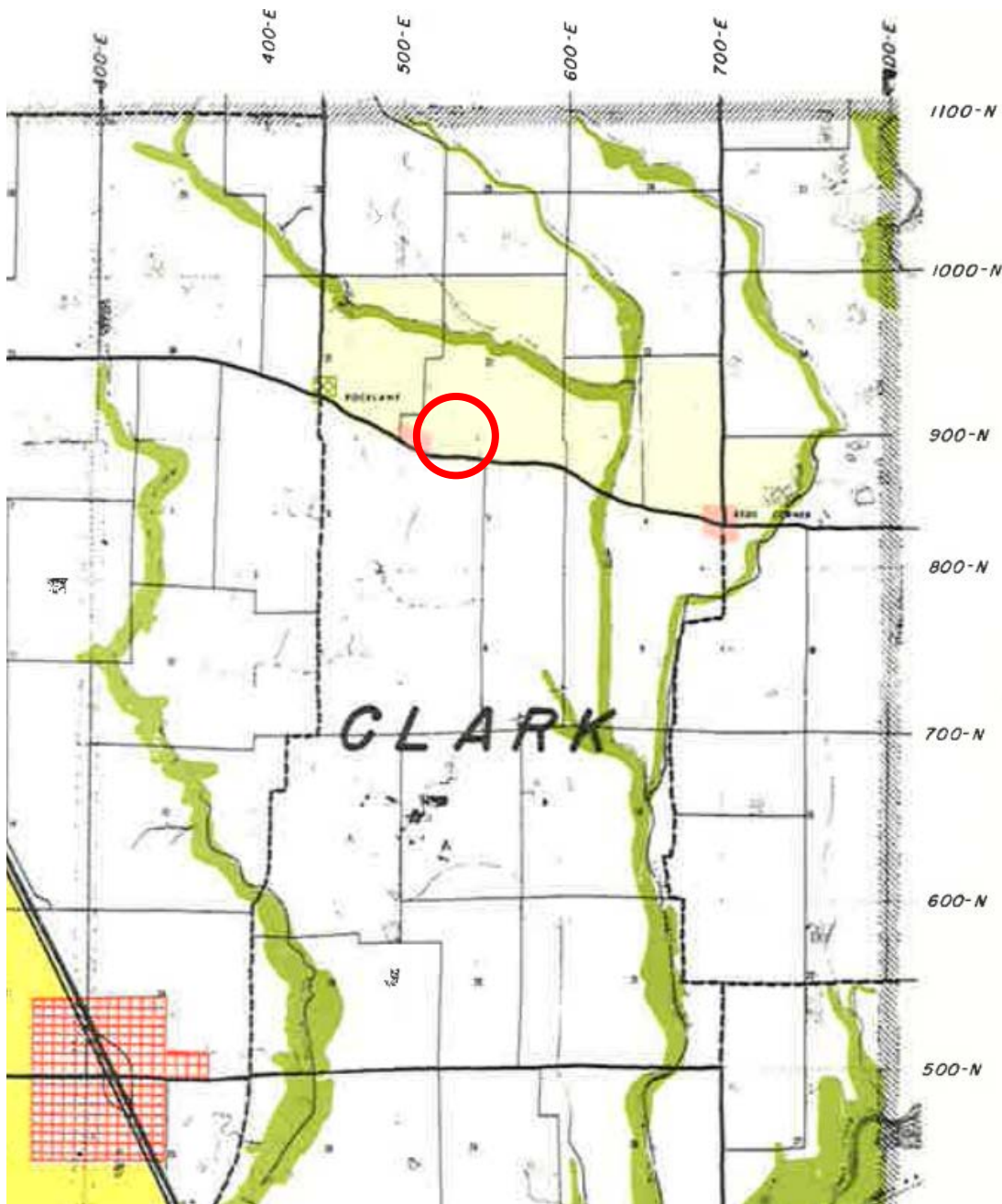


## Z-5-22 COMPREHENSIVE PLAN FUTURE LAND USE MAP



 Agricultural

# Z-5-22 1975 COMPREHENSIVE PLAN FUTURE LAND USE MAP



- AGRICULTURAL
- RURAL RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- LOCAL BUSINESS
- GENERAL BUSINESS
- CENTRAL BUSINESS DISTRICT
- INTERCHANGE DEVELOPMENT
- PUBLIC & SEMI-PUBLIC
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- FLOODPLAINS

**JOHNSON COUNTY COMMISSION**  
 BECKMAN  
 YODER and  
 SEAY INC. planners and landscape architects  
 pittsburgh fort wayne saint paul

0 1000 2000 3000 4000 5000  
 feet

INTERSTATE  
 RURAL PRINCIPAL ARTERIAL  
 RURAL MINOR ARTERIAL  
 RURAL MAJOR COLLECTOR  
 RURAL MINOR COLLECTOR

## COMPREHENSIVE PLAN

# Staff Report

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**CASE NUMBER:** Z-6-22  
**ADDRESS:** 14.063 acre parcel on the northwest corner of Bluff Rd and Fairview Rd, Greenwood Parcel 41-03-28-034-002.000-038 Section 28, Township 14, Range 3  
**PETITIONER:** Pedcor Housing Corporation by Brian J. Touhy, Attorney

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## REQUEST

REZONING of 14.063 acres from the B-2 (Community Business) Zoning District to the R-4 (Multi-Family Residential) Zoning District to provide for a multi-family development.

## STAFF RECOMMENDATION

Staff recommends a **favorable** recommendation to the County Board of Commissioners,

## PROPERTY DESCRIPTION

This 14.063-acre parcel is located in White River Township at the northwest corner of Fairview Rd and Bluff Rd. The property is currently vacant.

## ADJACENT PROPERTIES

	Surrounding Zoning	Surrounding Land Use(s)
<b>North</b>	B-1 (Neighborhood Business)	Unimproved
<b>South</b>	B-2 (Community Business)	Unimproved, Outer Edge Axe Lounge, U-Haul Dealer, El Corcel Mexican Restaurant, DP Financial Services, Inspire Dance Company, Subway, Wright's Gymnastics Academy, Pep Boys, Adventures Child Care & Learning Center, Mt. Pleasant Christian Church
<b>East</b>	B-2 (Community Business)	Mt. Pleasant Christian Church Community Life Center
<b>West</b>	B-2 (Community Business)	CVS, I-69

## REZONING REQUEST

This request, if approved, would rezone the property from the B-2, Community Business zoning district to the R-4, Multi-Family Residential zoning district.

Current Zoning: B-2, Community Business – *The purpose of the B-2, Community Business zoning district is intended to provide a mix of commercial, office, public, and small-scale industrial uses which meet the needs of a countywide market.*

Proposed Zoning: R-4, Multi-Family Residential – *The purpose of the R-4, Multi-Family Residential zoning district is to provide for residential development at a density of fourteen (14) dwelling units per acre while allowing for one-and-two family residential development at a density of six (6) dwelling units per acre. Development of major subdivisions or multi-family projects in the R-4 District shall be limited to sites which are located adjacent to minor or major arterials, as defined in the Johnson County Comprehensive Plan Update. Major subdivisions shall be served by public sanitary sewer systems.* The proposed density meets the standards set for the R-4 zoning district as shown in the table provided by the petitioner below.

<b>Galleria at Market Place Density Table</b>	<b>Current Parcel</b>	<b>Post INDOT taking (-0.211 ac)</b>	<b>Post Bluff Dedication (-0.189 ac)</b>	<b>Post Round-a- bout dedication (-0.131 ac)</b>	<b>Post Fairview Vacation (+0.292 ac)</b>
<b>Site Area (Acres)</b>	14.274	14.063	13.875	13.744	14.036
<b>Density (Units/Acre)</b>	15.132	15.359	15.568	15.716	15.390
<b>Adjusted Density</b> Includes 39.79% (1.689 ac) of the off-site detention facility	13.531	13.712	13.878	13.996	13.736

The petitioner’s application and preliminary site plan indicates that the purpose of the rezoning request is to initially allow for the development of approximately 216 multi-family dwelling units known as “Galleria at Market Place”. The proposed site plan has been submitted by the petitioner, and is included in this report as the exhibit titled “Petitioner's Proposed Preliminary Site Plan”. Proposed elevations and building renderings for this development have also been submitted by the petitioner and are included as exhibits, titles “Petitioner’s Proposed Preliminary Elevations” and “Petitioner’s Proposed Preliminary Renderings”.

## **COMPREHENSIVE PLAN**

The Johnson County I-69 Corridor Plan’s Future Land Use Map, which serves as an amendment to the 2011 Johnson County Comprehensive Plan, recommends Mixed-use for this property. The future land use map illustrates the desired or recommended development patterns and use of the property over the 20 year planning period (2018-2031). The Mixed-use classification was created to allow flexibility in the allowed uses of areas within certain areas of the White River Township. The plan states that “it is likely multi-family residential will be located within planned mixed use areas or as a buffer between retail classifications and single-family residential. According to the Indianapolis MPO, White River Township’s growth is expected to increase by over 27,000 people by 2045. As people continue to move into Johnson County and White River Township, jobs, schools, shopping, parks and housing developments will need to accommodate them”.

## **CRITERIA FOR DECISION**

In accordance with IC 36-7-4-603, when considering a rezoning request the Plan Commission shall pay reasonable regard to:

6. The Comprehensive Plan
7. Current conditions and the character of current structures and uses in each district
8. The most desirable use for which the land in each district is adapted

9. The conservation of property values throughout the jurisdiction
10. Responsible development and growth

**1. COMPREHENSIVE PLAN**

Staff finds that the request to rezone the property to R-4 is consistent with the Comprehensive Plan. The future land use map proposes mixed-use for this area and the proposed development aligns with the goals of the plan to accommodate the increasing population of the area and increase the variety of housing options. The property also has adequate transportation access and municipal water and sewer services.

**2. CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN EACH DISTRICT**

The properties to the north and south are property is surrounded by unimproved, commercially zoned properties. The properties to the west and southwest are used commercially and are zoned as such. The properties to the east and south east are utilized by the Mt. Pleasant Christian Church and their Community Life Center. Major single-family residential developments are also to the north, south, and east. The current uses and available infrastructure are compatible with the proposed zoning district and use.

**3. THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED**

The property is adjacent to I-69, commercial activity, and proposed arterial streets making it a suitable location for multi-family residential development. The proposed I-69 interchanges at County Line Rd (north) and Smith Valley Rd (south) will increase the commercial activity in those areas

**4. THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION**

The rezoning request should not negatively affect the property values in the area. The property is within the corridor overlay district that will place high-quality development standards such as building materials and landscape.

**5. RESPONSIBLE DEVELOPMENT AND GROWTH**

Road Infrastructure – This property is accessible via Fairview Rd. and Bluff Rd. per the I-69 Corridor Plan, access from Fairview Rd to I-69 will eventually be removed and Fairview Rd will be upgraded to a minor arterial frontage road. Based on the capacity analyses provided to the applicant by A&F Engineering, all roads and intersections surrounding the proposed development will be able to operate at acceptable levels during peak hours. The study did recommend improvements along Bluff Rd across from the Community Life Center. It is recommended that the petitioners construct an eastbound access drive with inbound and outbound lanes where the intersection is stop controlled with the access drive stopping for Bluff Road. It is recommended by the Highway Department that the petitioner should be required to make road improvements based on the study performed.

Sanitation – The development will be serviced by the City of Greenwood.

Water – The development will be serviced by Indiana American Water.

Drainage – The development will have access to the detention pond located northeast of the site. The project’s drainage plan must be approved by the Johnson County Drainage Board.

**STAFF RECOMMENDATION:**

Based on the criteria for decisions above, staff recommends a favorable recommendation be forwarded to the County Commissioners for the rezoning request.

**PLAN COMMISSION ACTION – REZONING:**

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either favorable, unfavorable, or no recommendation) is a recommendation to the County Commissioners, which takes action on the rezoning petition.

**GENERAL INFORMATION**

Applicant: Pedcor Housing Corporation by Brian J. Touhy, Attorney  
50 S. Meridian St, Suite 700  
Indianapolis, IN 46204

Owner: Market Place at State Rd 37, LLC  
1257 Airport Pkwy #A  
Greenwood, IN 46143

Area: 14.063 acres

Current Zoning: B-2

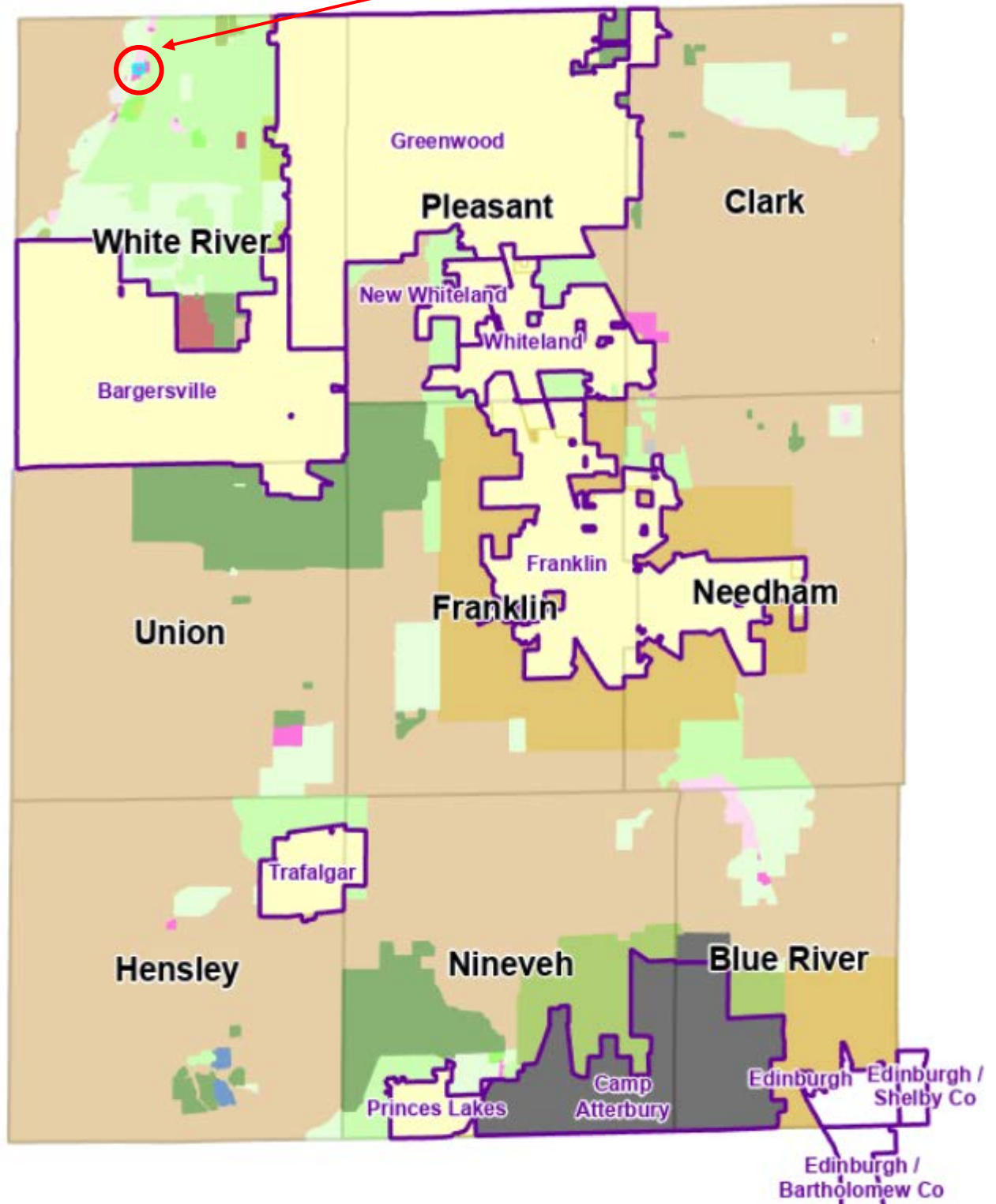
Existing Land Use: Vacant

Comprehensive Plan: Mixed-Use

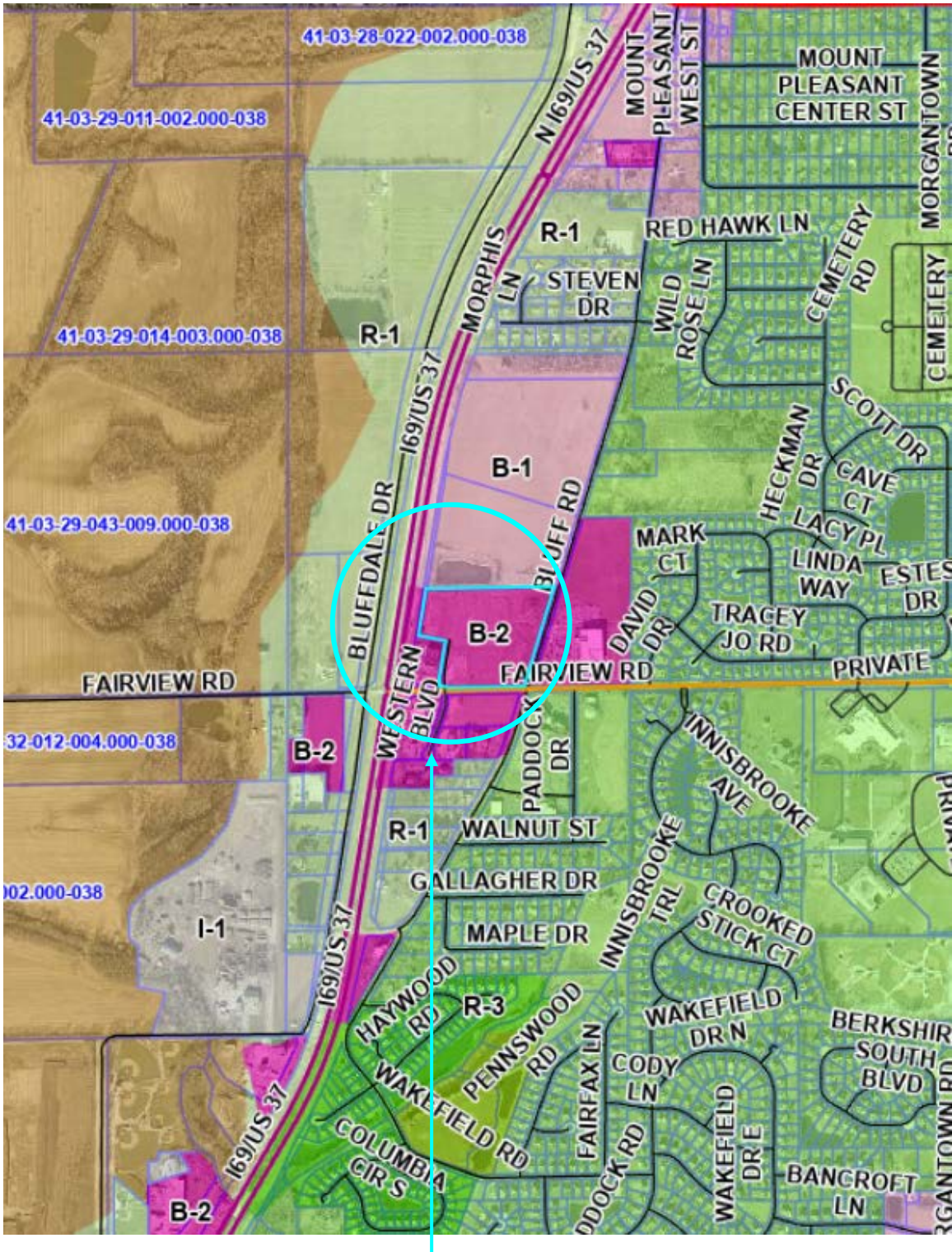
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## Z-6-22 BASE MAP

SUBJECT LOCATION



**Z-6-22 BASE MAP II**



**SUBJECT LOCATION**

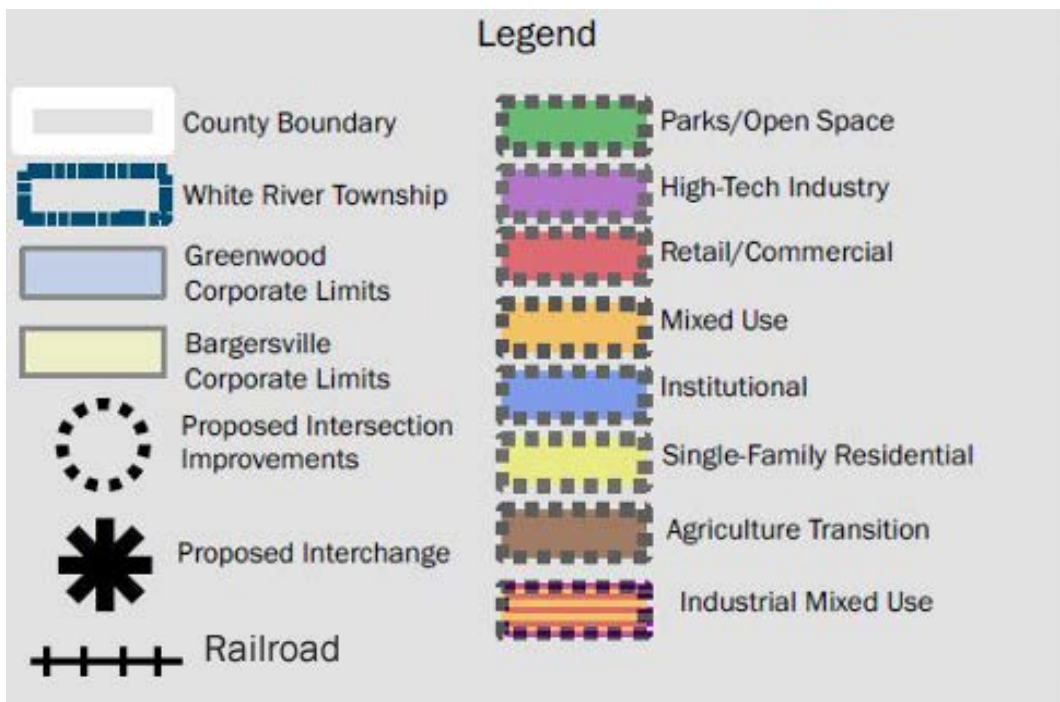
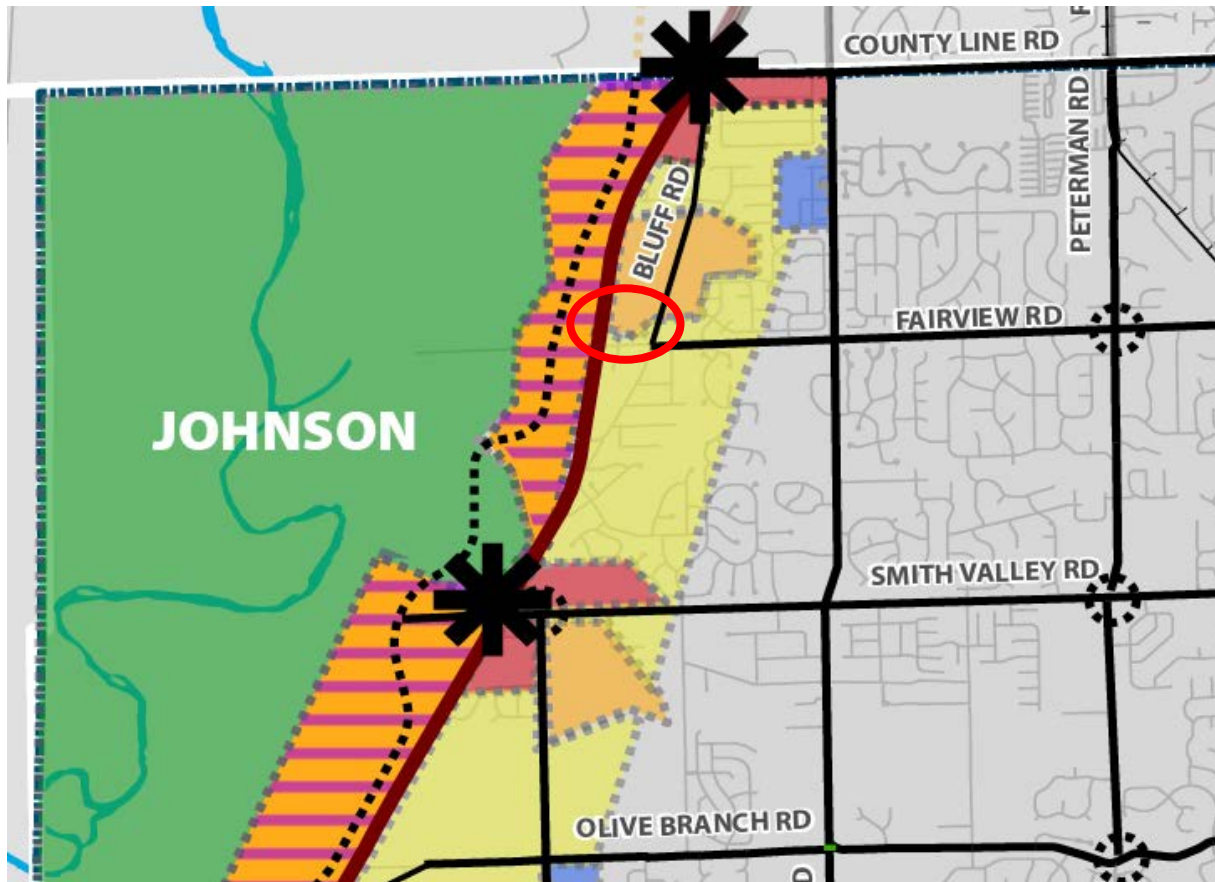
Z-6-22 AERIAL I



## Z-6-22 AERIAL II



## Z-6-22 I-69 CORRIDOR PLAN FUTURE LAND USE MAP



## **Z-6-22 Exhibits**

**Electronically sent to Board Members in separate attachments**

1. The Market Place Plat
2. Petitioner's Proposed Preliminary Site Plan
3. Petitioner's Proposed Preliminary Landscaping Plan
4. Petitioner's Proposed Preliminary Utility Plan
5. Petitioner's Proposed Preliminary Building Elevations
6. Petitioner's Proposed Preliminary Building Renderings
7. Traffic Study

# STAFF REPORT

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**CASE NUMBER:** Z-4-22  
**ADDRESS:** 4411 W County Line Rd, Greenwood  
**PETITIONER:** David Kingen & Emily Duncan, Neighborhood Downtown Zoning Assistance Inc.

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## **REQUEST**

REZONING of 0.76 acres from the R-2 (Single-Family Residential) Zoning District to the B-1 (Neighborhood Business) Zoning District.

## **PROPERTY DESCRIPTION**

This 0.76-acre site is located on County Line Road. It is zoned R-2 (Single Family Residential) and improved with a 3,840 square foot building with no active use.

To the east of this property is a mobile home park. The west is a vacant single-family house and vacant field. To the south are vacant large pole buildings once used by for a truck repair facility.

## **REZONING REQUEST**

This request, if approved, would rezone the property from R-2 (Single-Family Residential) Zoning District to the B-1 (Neighborhood Business) Zoning District. This request was previously on the September 2022 Agenda however the applicant withdrew their request prior to the hearing. Only minor changes were submitted with the application, those changes will be addressed in this staff report.

Current Zoning: R-2, Single Family Residential District - The purpose of the R-2, Single-Family Residential District is to provide for residential development at an average density of three and one-half (3.5) dwelling units per acre. Development of major subdivisions in the R-2 District shall be limited to sites served by public sanitary sewer systems. They should be limited to sites which are located adjacent to major collectors, minor arterials, or major arterials, as defined in the Johnson County Comprehensive Plan Update; and are generally best located immediately adjacent to R-1, R-2, or R-3 Residential Districts

Proposed Zoning: B-1, The purpose of the B-1, Neighborhood Business District is to provide a mix of small commercial, office, and public uses designed to serve the convenience purposes of a neighborhood market. The scale of development within the B-1, Neighborhood Business District shall be compatible with surrounding residential development that the neighborhood business district is designed to serve.

The petitioner has proposed to limit the permitted uses. The change present in the November application of this request shows the petitioner also proposed specific limits of customers or employees to each use. Their proposal is as follows:

**Permitted**

1. Retail sales establishments not exceeding 2,000 square feet
2. Bakery, with no more than two employees
3. Barber and beauty shop, with no more than three chairs
4. Delicatessen, seating no more than 24 persons
5. Florist, not exceeding 1,500 square feet in size.
6. Laundromat, no more than eight washers and or dryers
7. Medical, dental office, clinic, with no more than three employee
8. Restaurant, with no more than 24 seats
9. Dry cleaners, - drop off and pick up only
10. Office, banks, financial institution, not exceeding 2,000 square feet
11. Insurance agency, with no more than two employees
- 12 . Personal and professional services, not exceeding 2,000 square feet
13. Contractor's office (office only), with no more than two employees

The proposed limit on the number of employees, square footage, or seat for customers presents a standard that would be difficult for Staff to oversee and regulate. These restrictions are not typically found in a zoning ordinance.

**COMPREHENSIVE PLAN**

The *Johnson County Comprehensive Plan, 2017 White River Township Future Land Use Map* recommends neighborhood commercial for this property. The area around this small node for Neighborhood Commercial is Town Residential. The future land use map illustrates the desired or recommended development patterns and use of property over the 20 year planning period (2011-2031).

**Neighborhood Business (B-1) Zoning Classification**

In considering proposed neighborhood business development specifically, the *Johnson County Comprehensive Plan* urges the following questions:

- a. *Is the proposal supported by the future land use map?*
- b. *Is the proposal consistent with the land use and economic development goals of the comprehensive plan?*
- c. *Does the proposed site have access to at least one collector or minor arterial? is the proposed building smaller than 20,000 square feet?*

Staff - County Line Road is a minor arterial. The building is smaller than 20,000 square feet.

- d. *Is the proposed site between two and six acres in lot size?*

Staff - The proposed rezoning is on a parcel of land that is 0.76 acres. Once Indianapolis makes improvements to County Line Road, the property will be roughly half of an acre. This size does not meet the minimum lot size for a property that is on a septic system. The ordinance requires 2 acres. Half of an acre is a small lot that presents several development restrictions.

- e. *Does the proposed site have reasonable proximity to residential development?*

Staff - Surrounded by residential development

- f. *Is the proposed site accessible by pedestrians?*

Staff - County Line Road currently does not have sidewalks

- g. *Is the proposed site served by public utilities?*

Staff - The property is currently serviced by Indiana American Water for water service, Indianapolis Power & Light Company for electric service and Vectren Gas Company for gas service. There is currently no access to public sanitation services.

- h. *Would the proposed uses serve the day-to-day needs of residents in the area?*

Staff - Potential could be

- i. *Are the adjacent land uses commercial (neighborhood scale), residential, institutional?*

### **CRITERIA FOR DECISION**

In accordance with IC 36-7-4-603, when considering a rezoning request the Plan Commission shall pay reasonable regard to:

1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses in each district
3. The most desirable use for which the land in each district is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible development and growth

#### **1. COMPREHENSIVE PLAN**

Staff finds that the request to rezone the property to B-1 is partially consistent with the Comprehensive Plan. The future land use map proposed neighborhood commercial development but recommends larger lots for commercial use and encourages public utilities for commercial development.

#### **2. CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN EACH DISTRICT**

The building on the property is currently a commercial building built around 1975 however the property does not meet other commercial standards.

#### **3. THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED**

The property is currently been historically used as commercial use. The building would be more desirable for commercial use. However, the property is not conducive to the reuse of commercial standards.

#### **4. THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION**

The rezoning request would not negatively affect the property values of the surrounding areas.

#### **5. RESPONSIBLE DEVELOPMENT AND GROWTH**

This property faces a few development issues. The main issues to discuss are the following:

Lot Size - This property is only 0.76 acres in size and is subject to be only 0.5 acres after road improvements. The property does not meet the current lot size requirement in a B-1 zoning district. The standard requires 2 acres. The size of the lot presents development restrictions on current commercial development and potential redevelopment. Any redevelopment of the lot would need several variances in order for it to be approved.

Sanitation – Without access to a public sanitation system, development will be required to operate on a septic system. The property is not large enough to include a building, septic system and parking lot. Allowing commercial businesses to operate on a septic system is not the responsible approach on development. Commercial septic systems are typically larger than residential systems. The Johnson County Health Department always prefers commercial businesses to be on city sewer as opposed to on-site waste disposal. There is less probability of ground water / aquifer contamination when the business is on city sewer. Additional comments from the health department are found in the exhibits of this staff report.

#### **STAFF RECOMMENDATION:**

Based on the criteria for decisions above, staff recommends an Unfavorable Recommendation be forwarded to the County Commissioners for the B-1 rezoning request.

#### **PLAN COMMISSION ACTION – REZONING:**

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either favorable, unfavorable, or no recommendation) is a recommendation to the County Commissioners, which takes action on the rezoning petition.

#### **GENERAL INFORMATION**

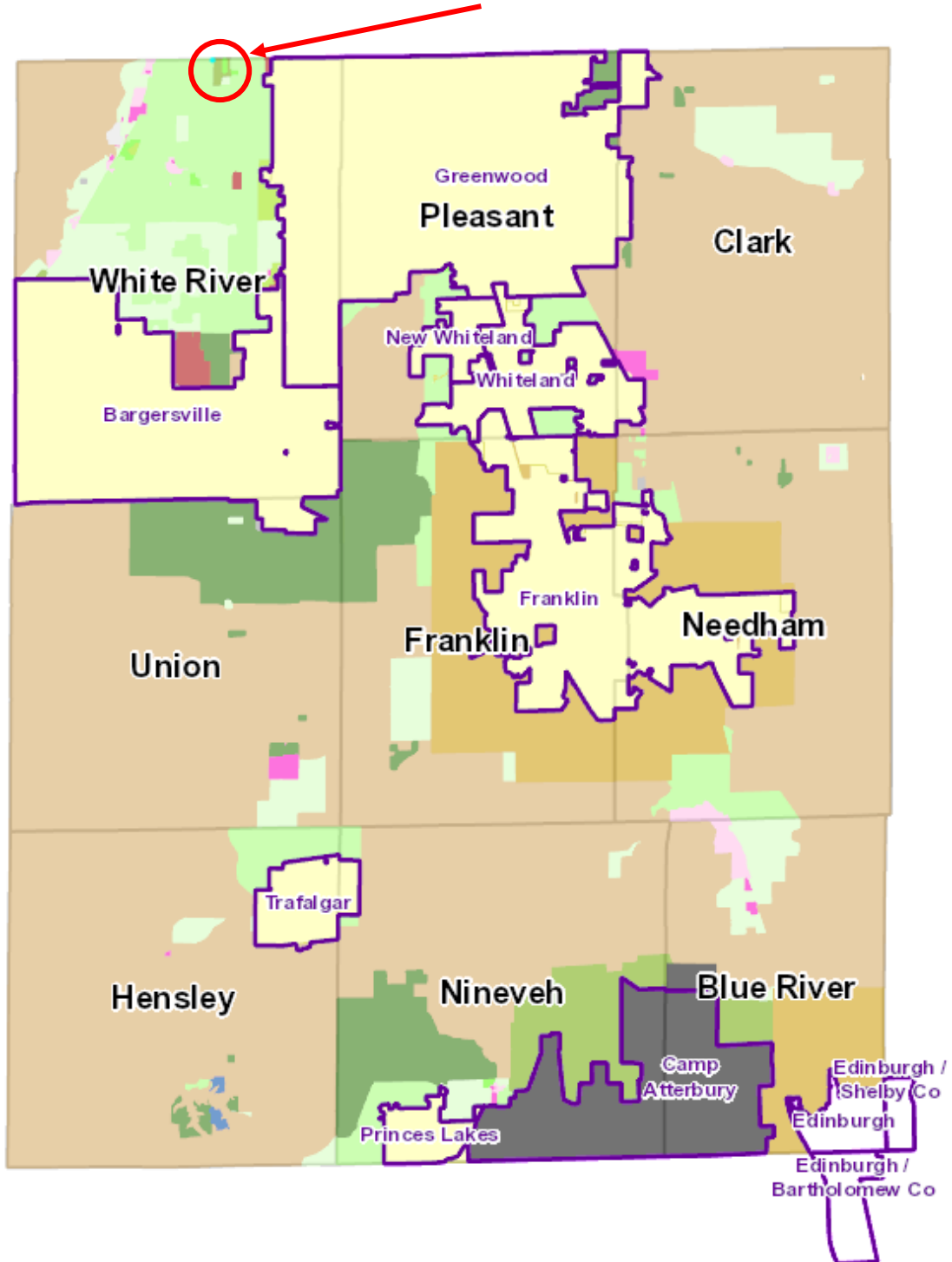
Petitioner: David Kingen, Neighborhood Downtown Zoning Assistance Inc.  
618 East Market Street  
Indianapolis, IN 46202

Owners:	WJM Properties LLC 2934 Saddle Club Rd Greenwood, In 46143
Zoning:	R-2 (Single Family Residential)
Land Use:	Vacant, Neighborhood Business
Future Land Use:	Neighborhood Commercial

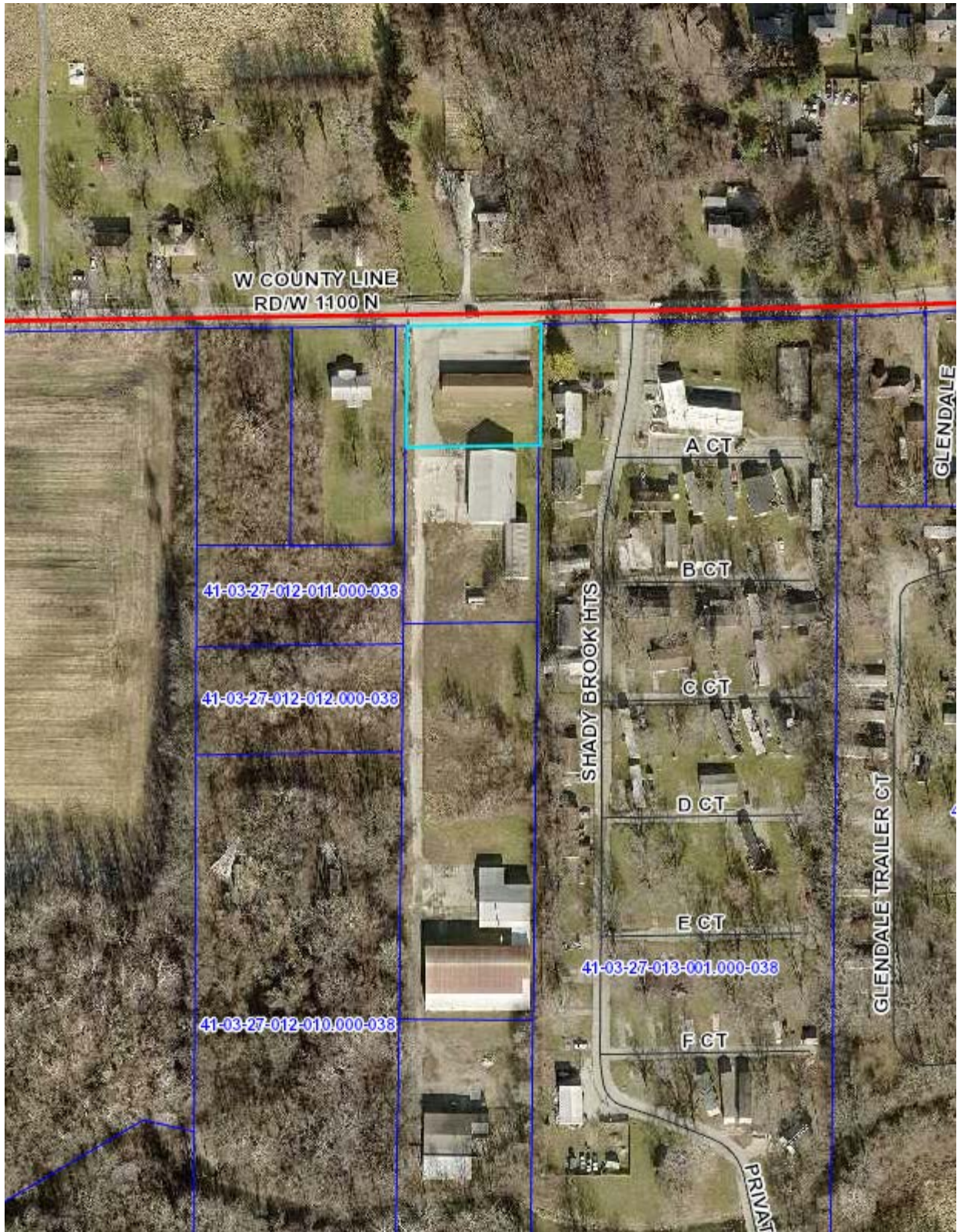
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## Z-4-22 BASE MAP

Subject Site



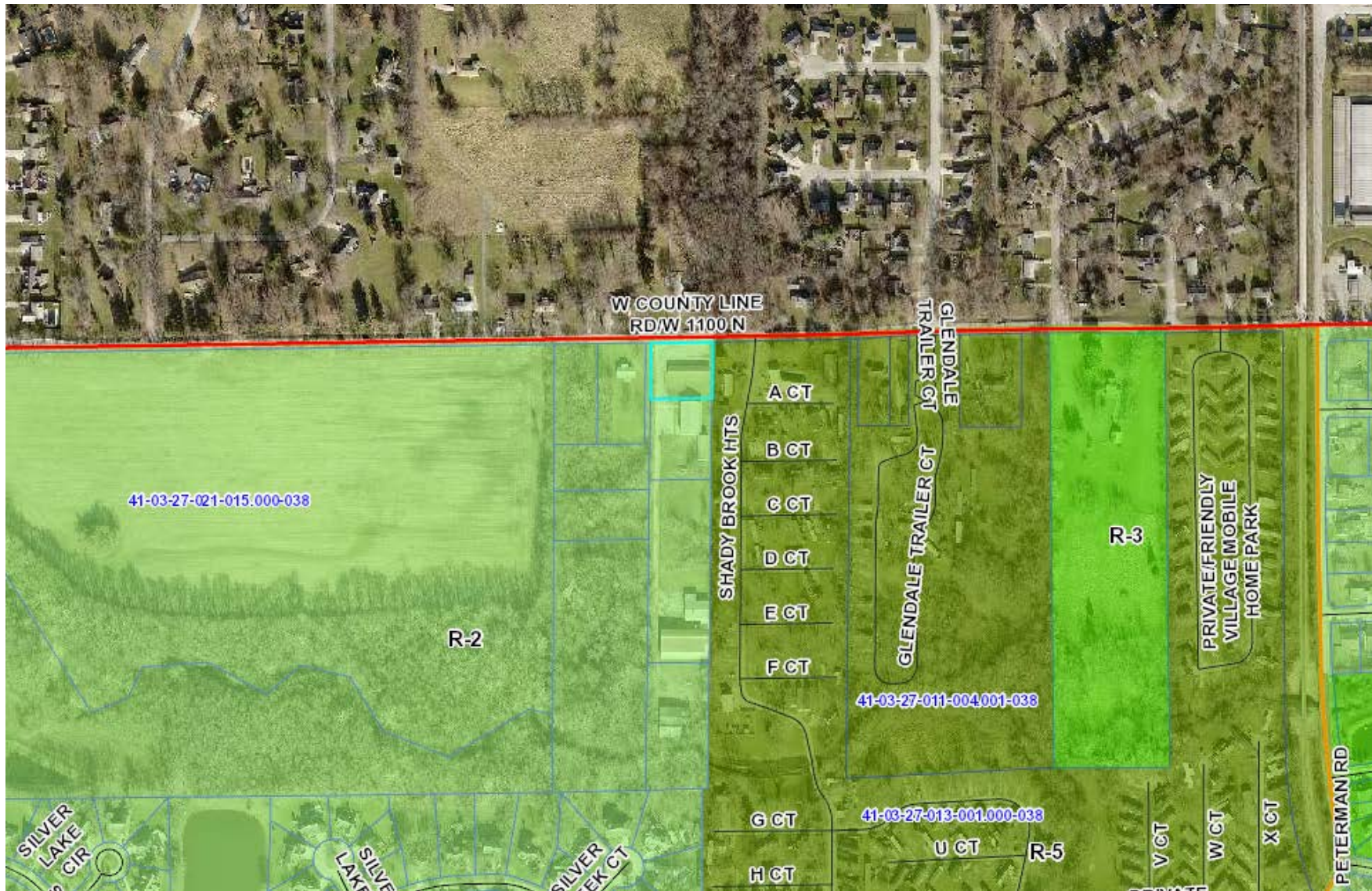
## Z-4-22 BASE MAP II



## Z-4-22 AERIAL PHOTO

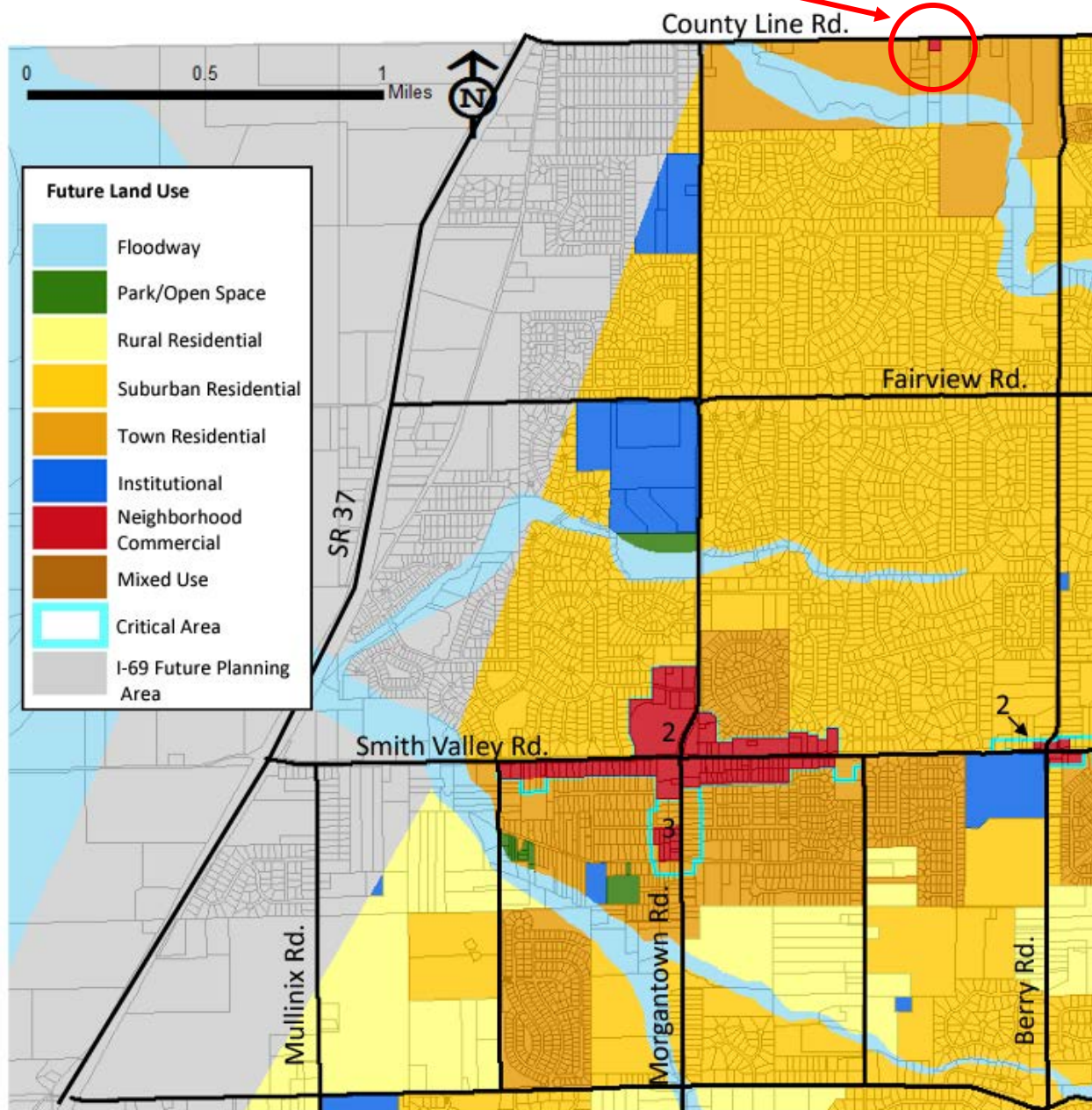


## Z-4-22 ZONING MAP



## 2017 COMPREHENSIVE PLAN FUTURE LAND USE MAP

proposed rezoning site



## Z-4-22 Health Department's comments

RE: Z-4-22

Address: 4411 W COUNTY LINE RD

Parcel ID: 41-03-27-012-006.000-038

Beacon Link: [https://beacon.schneidercorp.com/Application.aspx?](https://beacon.schneidercorp.com/Application.aspx?AppID=129&LayerID=1554&PageTypeID=4&PageID=817&KeyValue=41-03-27-012-006.000-038)

[AppID=129&LayerID=1554&PageTypeID=4&PageID=817&KeyValue=41-03-27-012-006.000-038](https://beacon.schneidercorp.com/Application.aspx?AppID=129&LayerID=1554&PageTypeID=4&PageID=817&KeyValue=41-03-27-012-006.000-038)

The Johnson County Health Department (JCNS) *cannot* provide a favorable review of this rezoning proposal due to the types of businesses allowed, specifically; Barber & Beauty Shop, Delicatessen, Laundromat, Medical & Dental Office & Clinic, Restaurant, or Dry Cleaners.

The lot is extremely limited in size. After the ROW takes the north part of the lot, it will be half of an acre, with a structure and paved parking lot.

Rezoning is broad and would allow for several types of business with a wide variation of waste streams. JCNS would prefer a use variance for each business proposal.

Should this rezoning pass, *each business* would be required to go thru the Indiana Department of Health (IDOH) for a change of use review and approval. Failure to obtain IDOH approval may allow the on-site septic system to fail and potentially contaminate the ground water creating a health hazard.

Thank You,  
Elizabeth Schultz  
Environmental Health Specialist  
Johnson County Health Department  
460 N Morton St., Ste. A  
Franklin, IN 46131  
317.346.4373

## Amendment to the Official Johnson County Zoning Map to re-establish jurisdiction for the area currently under the extraterritorial jurisdiction of City of Franklin.

The City of Franklin in partnership with Johnson County has decided to relinquish the extraterritorial zoning jurisdiction a.k.a Franklin's Buffer Zone. The extraterritorial jurisdiction has been utilized by the City of Franklin since 1965. It has been a great tool as the city limits expanded over the last 50 years. To best serve the citizens of unincorporated Johnson County, and to simplify the building and planning process, the City of Franklin and Johnson County mutually agree that Franklin shall relinquish zoning jurisdiction in the buffer zone back to the County at the start of 2023. To start the process the Johnson County Plan Commission must hold a public hearing on the proposed admendments to the Johnson County Official Zoning Map. The proposed admended map is included in this packet.

### **PLAN COMMISSION ACTION – REZONING:**

In a map admendment process, the Plan Commission has the authority to review the provisions of the the Zoning Ordinance. Plan Commission action (either favorable, unfavorable, or no recommendation) is a recommendation to the County Commissioners, which takes action on the Ordinance.

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The following is a list of Franklin's zoning districts that cover the extraterritorial area. The Johnson County Zoning District listed below each district is a comparable zoning district that takes it's place in the Zoning Map Admendment.

Franklin: **A – Agricultural** "The "A", Agriculture zoning district is intended to provide locations for agricultural operations and related land uses. This district is further intended to reduce conflicts between residential and agricultural uses, preserve the viability of agricultural operations, and limit development in areas with minimal infrastructure. This district should be used to protect agricultural operations from land uses that are incompatible with the available infrastructure."

Johnson County: **A-1- Agricultural** "The purpose of the A-1, Agricultural District is to accommodate agricultural operations and practices. In addition, the A-1, Agricultural District preserves and protects agricultural land, the rural character of Johnson County, and the agricultural tradition of the county. The intent of this district is to allow agricultural development by reason of location and the availability of natural resources and infrastructure system."

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Franklin: **RR - Residential Rural** "The "RR", Residential: Rural zoning district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to promote and maintain agricultural operations, while also allowing increased development in areas adjacent to developed infrastructure . This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure"

Johnson County: **RR – Rural Residential** "The purpose of the RR, Rural Residential District is to provide for low density, one-family residential development while maintaining the existing rural character of Johnson County. The maximum overall density of residential development in the Rural Residential District shall be one (1) residential dwelling unit per acre."

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Franklin: **RSN - Residential Suburban Neighborhood** “The "RSN", Residential: Suburban Neighborhood zoning district is intended to ensure the continued viability of suburban-style lots in existence on the effective date of this Ordinance. This district should only be used to maintain established setbacks and standards in suburban neighborhoods.”

Johnson County: **R-1 Single Family Residential** “The purpose of the R-1, Single-Family Residential District is to provide for residential development at an average density of two (2) dwelling units per acre. Development of major subdivisions in the R-1 District shall be limited to sites served by public sanitary sewer systems. Major subdivisions should be limited to sites which are located adjacent to major collectors, minor arterials, or major arterials, as defined in the Johnson County Comprehensive Plan Update; and are generally best located immediately adjacent to RR, R-1, or R-2 Residential Districts.”

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Franklin: **RS-1 - Residential Suburban One** “Residence Districts, designated RS-1 are established to provide suburban style, medium to low density single-family residential development along with contributing infrastructure and other necessary features.”

Johnson County: **R-1 Single Family Residential** – See Above

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Franklin: **RT-1 Residential Traditional One** “The "RT-1", Residential: Traditional One zoning district is intended to promote the building of pedestrian friendly neighborhoods in a traditional development style.”

Johnson County: **R-2 Single Family Residential** – The purpose of the R-2, Single-Family Residential District is to provide for residential development at an average density of three and one-half (3.5) dwelling units per acre. Development of major subdivisions in the R-2 District shall be limited to sites served by public sanitary sewer systems. They should be limited to sites which are located adjacent to major collectors, minor arterials, or major arterials, as defined in the Johnson County Comprehensive Plan Update; and are generally best located immediately adjacent to R-1, R-2, or R-3 Residential Districts.

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Franklin: **RMH - Residential Manufactured Home Park** “The "RMH", Residential: Manufactured Home Park zoning district is intended to provide locations for leased-lot neighborhoods of manufactured and mobile homes. This district should be used to establish and maintain locations for these facilities with compatible infrastructure, related land uses, and amenities.”

Johnson County: **R-5 – Mobile Home Park District** “The purpose of the R-5, Mobile Home Park District is to provide for the placement of mobile homes within a large-scale unified development under single ownership. Specific standards are included to promote developments that are one-family residential in character and which minimize incompatibilities with surrounding land uses.”

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Franklin: **MXN - Mixed-Use Neighborhood Center** “The "MXN", Mixed-Use: Neighborhood Center zoning district is intended to provide convenience goods, services, and amenities within close proximity of residential areas. This district is further intended to permit the development of traditional, mixed-use neighborhood centers. This district should be protected from non-neighborhood serving land uses.”

Johnson County: **B-1 – Neighborhood Business District** The purpose of the B-1, Neighborhood Business District is to provide a mix of small commercial, office, and public uses designed to serve the convenience purposes of a neighborhood market. The scale of development within the B-1, Neighborhood Business District shall be compatible with surrounding residential development that the neighborhood business district is designed to serve.

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Franklin: **MXC Mixed-Use Community Center** “The "MXC", Mixed-Use: Community Center zoning district is intended to provide locations for a variety of small-to-mid-sized business and institutional facilities that serve the entire Franklin-area community. This district should be used alone, and in combination with other zoning district to create areas for community shopping, entertainment, services, and public gatherings.”

Johnson County: **B-2 - Community Business District** “The purpose of the B-2, Community Business District is to provide a mix of commercial, office, public, and small-scale industrial uses which meet the needs of a countywide market.”

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Franklin: **MXR Mixed-Use Regional Center** “The "MXR", Mixed-Use: Regional Center zoning district is intended to provide locations for a variety of business and institutional land uses that either serve a regional market, or require convenient access to high-volume transportation routes. This district is intended to permit a mixture of compatible land uses in close proximity to appropriate transportation routes and other necessary infrastructure.”

Johnson County: **B-2 - Community Business District** See Above

Franklin: **IN Institutional** “The "IN", Institutional zoning district is intended to provide locations for large-scale public facilities, educational facilities, religious centers, and other institutions. This district is further intended to provide a set of setbacks and other standards that are responsive to the unique scale and other considerations common to these types of uses. This district is further intended to reduce land

Johnson County: No stand-alone Institutional District in Johnson County Zoning Ordinance – Buildings in this area are Johnson County Owned Buildings B-2 assigned to these parcels

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Franklin: **IBD Industrial Business Development** “The "IBD", Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.”

Johnson County: **I-1, Light Industrial District** “The purpose of the I-1, Light Industrial District is to accommodate limited manufacturing uses having a minimal impact on surrounding areas. The intent is to allow manufacturing development by reason of location and the availability of adequate transportation and infrastructure systems, while protecting the surrounding uses from negative external effects.”

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Franklin: **IL – Industrial Light** “The "IL", Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support industrial retention and expansion in Franklin.”

Johnson County: **I-1, Light Industrial District** See Above