



PROJECT BRIEF – PCRZ-25-3

Application Date: 04/10/2025

Meeting Date: 05/12/2025

Application Description:

An application has been filed to Amend the Official Zoning Map. The applicant is requesting to rezone the properties with the parcel ID: 39-08-14-000-015.000-006 and 39-08-15-000-013.000-006 from Residential Mobile Home (RMH) to Residential Low Density (R-4).

Current Zoning: Residential Mobile Home (RMH)	Project Location: 3515+ N. MICHIGAN RD
Applicant: Pettit Properties LLC	Owner: Pettit Properties LLC

Preliminary Staff Recommendation: Approve

Conditions:

Reasoning:

R-4 zoning is next to the property and will allow for future duplex subdivision development.

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

North: Residential Mobile Home (RMH)
South: Residential Low Density (R-4) and Light Industry (M-1)
East: Residential Agriculture (RA)
West: Light Industry (M-1)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

GENERAL INDUSTRIAL

This designation may encompass such land uses as rail facilities, manufacturing, distribution, warehousing (not self-storage), power generation, wastewater treatment, processing plants, and other similar businesses. This plan reduces the amount of land designated for industrial uses as the previous plan provided more than can be absorbed given the market conditions of the last decade and the growth projections for Madison during the lifetime of this plan. Many previously designated areas were returned to Rural Residential / Agricultural as part of a realistic “right-sizing”. This use typically produces the greatest amount of large truck traffic with a strong dependence on the roadway network and has the potential to generate noise, vibration, dust, and odor. Industrial facilities should be located on large lots that can accommodate future expansion needs. To minimize the impact on surrounding land uses, perimeter fencing, berms, and vegetative screening are encouraged.

Ordinance:

SECTION 12.02 – INITIATION OF ZONING AMENDMENTS (Page 130)

Amendments to this ordinance may be initiated in one of the following ways:

1. By adoption of a motion by the Plan Commission.
2. By adoption of a resolution by the City Council.
3. By the filing of a petition with the Plan Commission by at least fifty percent (50%) of the owners of property within the area proposed to be changed by said amendment.

A majority of the property owners desiring to file a petition for a zoning amendment must first submit an application for an advisory hearing and meet with the Plan Commission for the purpose of ascertaining the location and capacity of streets, utilities, and other existing or planned community facilities which may affect the property being considered.

PCRZ-25-3



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

101 W Main St
Madison, IN 47250
(812) 265-8324

Application to Amend the Official Zoning Map (Rezoning)

Application Fee	\$ 100.00
Ad Fee (for Legal Notice)	\$ 15.00
Total Due	\$ 115.00

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

Purpose: Per the City of Madison Zoning Ordinance, whenever the public necessity, convenience, general welfare, or good zoning practices require, the City Council may by ordinance after receipt of recommendations thereon from the Plan Commission, and subject to procedures provided by law, amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Pettit properties llc
Street: 3818 popmill rd
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-292-4657
Phone (Alternate): _____
Email: pettitgroupinc@yahoo.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH REZONING IS PROPOSED

Address and/or Legal Description of Property: 39-08-15-000-013,000-006 3515+ Michigan Rd
39-08-14-000-015,000-006

Parcel I.D. (can be obtained from the office): _____

Present Zoning Classification: R-MH

Description of Proposed Use: Duplex's

Approximate Cost of Work to be Done: \$200,000

Proposed Zoning Classification: R4

Description of the rezoning request: to Build 30 duplex's

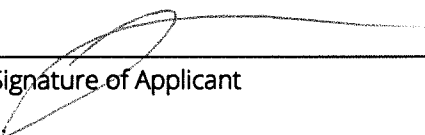
Submit property site plan detailing all requested setbacks. The site plan should also indicate structures, parking areas, adjoining streets and neighboring land uses.

Include any other documents/information which you feel will aid the Board in making its determination.

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, across streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

4/10/25
Date


Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Meeting Information: Plan Commission

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: _____ Time: 5:30PM

Documentation Review (Completed by Planning Office)

- ____ Owner Authorization provided (if req'd)
- ____ Site plan is adequate
- ____ Application is complete
- ____ GIS Information to applicant and attached
- ____ Certified Mail Receipts received (attach)
- ____ Certified Mail Green Cards received (attach)

Staff Notes

