

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	August 30, 2023	Meeting Date:	September 5, 2023
Contact Information:			
Requested by:	Joanna Tennell, Senior Planner		
On Behalf of Organization or Individual:			
		Samuel & Pamela Phelps	
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Ordinance 2023-09: Annexation to be known as Phelps Annexation – 0.5 ac. (Introduction)			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC-23-14)			
3. Ordinance 2023-09			
4. Resolution 2023-14			
5. Fiscal Plan – Phelps Annexation			
6.			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	(317) 736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.



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

City Council - Memorandum

To: City Council Members
CC: Steve Barnett, Mayor and Jayne Rhoades, Clerk-Treasurer
From: Joanna Tennell, Senior Planner
Date: August 29, 2023
Re: **Phelps Annexation (Ordinance 2023-09)**

On August 15, 2023 the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced annexation petition from Samuel & Pamela Phelps (Plan Commission Resolution #2023-14). The Plan Commission voted 8-0 for a favorable recommendation to be forwarded.

The petitioner is requesting that approximately 0.5 acres located at 2983 N. Graham Road be annexed into the City of Franklin. The attached staff report prepared for the Plan Commission meeting further describes this request.

The petition was properly advertised for the Plan Commission meeting. A copy of the annexation ordinance is included. A copy of the fiscal plan and resolution adopting the fiscal plan accompany the ordinance. The proposed timeline for the petition is as follows:

Introduction:	September 5, 2023
Public Hearing:	September 18, 2023 (Fiscal Plan adopted after annexation public hearing.)
Action Taken:	October 2, 2023

If you have any questions regarding this petition please feel free to contact me directly at 736-3631.



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Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Tennell, Senior Planner

Date: August 11, 2023

Re: Case PC-23-14 (A) & PC-23-15 (R): Phelps Annexation & Rezoning

REQUEST:

Case PC-23-14 (A) & PC-23-15 (R)...Phelps Annexation & Rezoning. A request by Samuel & Pamela Phelps to annex and rezone approximately 0.5 acres at 2983 N. Graham Road from Johnson County A-1, Agriculture to Industrial: Business Development (IBD). The property is located at the southeast corner of Graham Road and Earlywood Drive.

ADJACENT PROPERTIES:

Surrounding Zoning:

North: IG
South: Johnson County A-1
East: IL
West: IBD

Surrounding Land Use:

North: Agriculture
South: Single-family residential
East: Agriculture – pending approved industrial Development (Cold Summit)
West: Industrial

CURRENT ZONING:

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.

CONSIDERATIONS:

1. Samuel & Pamela Phelps requests that the property located at the southeast corner of Graham Road and Earlywood Drive be annexed and rezoned.
2. The City is planning to construct a roundabout at the intersection of Graham Road and Earlywood Drive. The existing septic system at 2983 N. Graham Road is located in the area of the property that is needed for the construction of the roundabout and would need to be removed. Therefore, the petitioners will need to connect to the existing sanitary sewer system.
3. As of January 1, 2023, the extraterritorial zoning jurisdiction (Buffer Zone) of the City of Franklin has been relinquished back to Johnson County and is currently under their zoning jurisdiction. The county has zoned this property A-1, Agriculture.

4. Prior to the relinquishment, the property was zoned Industrial: Business Development (IBD) by the City of Franklin. The petitioner is requesting that, upon annexation, the property be zoned IBD which consistent with what it was previously zoned when in the City's zoning jurisdiction.
5. 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)
6. The proposed annexation area is 74.1% contiguous to the City of Franklin and 100% of the property owners are parties to the petition.
7. The proposed annexation is located within the Needham Fire Protection District (est. 3-19-90 by Ord. 1990-5). IC 36-4-3-7 outlines the effectiveness of an annexation within a fire protection district. Effective date of annexation would be the second January 1 that follows the date the ordinance is adopted.
 - a. If adopted by the City Council prior to December 31, 2023, effective date will be January 1, 2025.
8. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Business Development Area. "Business development areas are intended to serve as both the permanent home of small scale businesses and incubators of new local companies. Land uses in business development areas include manufacturing, light industrial operations, contractor's offices, and products suppliers. In many instances the types of businesses in these areas are those that have both commercial and industrial qualities. The business development areas provide these uses the ability to serve customers in a setting that allows outdoor storage and the operation of heavy equipment and machinery that often are involved."
9. The 2013 Comprehensive Plan, Land Use Plan indicates the current inventory of industrial land may not be adequate, and goes on to state that "more (industrial) land is needed to accommodate a variety of employer sites."
10. The 2013 Comprehensive Plan, Land Use Plan also discusses the importance of maintaining an adequate inventory of available industrial land. "The land does not have to be completely developed, but should at least be zoned appropriately to protect it from competing uses."
11. The 2013 Comprehensive Plan set five Land Use Goals; Land Use Goal 4 is as follows: "Ensure that Franklin has an adequate supply of appropriately located industrial land ready for development."

PC-23-14 (A): PHELPS ANNEXATION

PLAN COMMISSION ACTION – ANNEXATION :

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 – ANNEXATION:

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

PC-23-15 (R): PHELPS REZONING

CRITERIA FOR DECISIONS – REZONING:

In taking action on rezoning requests, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 11.6 (I) of the City of Franklin Zoning Ordinance.

1. ***Comprehensive Plan: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.***

Staff Finding:

Staff finds that the request to zone the property IBD is consistent with the Comprehensive Plan as the IBD zoning district allows for uses that would fit on smaller lots such as the subject property.

2. ***Current Conditions: The current conditions and the character of current structures and uses in each district.***

Staff Finding:

The property is located immediately adjacent to properties currently zoned industrial and are either currently developed in an industrial manner or have approved plans to be developed with an industrial use. In addition, it is important to note that the subject site is located along arterial roads (Graham Road & Earlywood Drive) which allows for direct access to the truck route.

3. ***Desired Use: The most desirable use for which the land in each district is adapted.***

Staff Finding:

The property is immediately adjacent to other industrial properties and is a logical expansion of the existing industrial zoning. In addition, the property's proximity to I-65 interchange on Whiteland Road is excellent access to a regional transportation route.

4. ***Property Values: The conservation of property values throughout the City of Franklin's planning jurisdiction.***

Staff Finding:

The rezoning request should not negatively affect the property values in the area as all of the adjacent properties had been zoned industrial until the relinquishment of the extraterritorial jurisdiction. In addition, the property located 2 properties to the south (Lasley Annexation) was recently annexed and is currently zoned IBD.

5. ***Responsible Growth: Responsible growth and development.***

Staff Finding:

The proposed zoning of IBD, allows for the development of smaller industrial uses that could be located at this location and provides immediate access to the truck route.

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 City Council, which takes action on the rezoning petition.

STAFF RECOMMENDATION – REZONING:

Based on the criteria for decisions above, staff recommends a *Favorable Recommendation* be forwarded to the Franklin City Council.

City of Franklin Common Council

ORDINANCE # 2023-09

AN ORDINANCE APPROVING A RESOLUTION
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION,
AND ANNEXING CERTAIN PROPERTY CONTIGUOUS TO THE FRANKLIN CORPORATE LIMITS
(to be known as Phelps Annexation)

WHEREAS, a petition has been filed before the Common Council of the City of Franklin, Indiana, pursuant to IC 36-4-3-5.1, by the owners of certain real estate, requesting that said real estate be annexed by the City of Franklin, Indiana, a description of said property is attached hereto, incorporated herein and marked as Exhibit "A"; and

WHEREAS, the City of Franklin, Indiana Plan Commission is an advisory Plan Commission to the City of Franklin, and has by Resolution #2023-14 recommended that the City's Common Council approve the annexation of the real property described in the attachments (a copy of said Resolution, together with attached exhibits, is attached hereto, incorporated herein by reference, and marked "Resolution #2023-14"); and

WHEREAS, pursuant to IC 36-7-4-605, Resolution #2023-14 has been certified to City's Common Council; and

WHEREAS, it appears that it would be in the best interest of the City of Franklin, Indiana that said real estate described in Exhibit "A" be annexed to and become a part of the City of Franklin, Indiana.

**NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, ORDAINS
AND ENACTS THE FOLLOWING:**

1. The real estate described in Exhibit "A" is hereby declared annexed to the City of Franklin, Indiana.
2. The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain; and
3. The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect, and are now repealed; and
4. If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance; and
5. The provisions set forth in this ordinance become and will remain in full force and effect on the second January 1 that follows the date the ordinance is adopted pursuant to Indiana Code; and
6. Said newly annexed territory shall become a part of Council District 5; and
7. The Clerk-Treasurer is hereby directed to advertise this ordinance pursuant to IC 36-4-3-7 and to make the filings as required by IC 36-4-3-22(a).

INTRODUCED AND FILED on the 5th day of September, 2023.

PUBLIC HEARING held on the _____ day of _____, 2023.

DULY ADOPTED on this _____ day of _____, 2023, by the Common Council of the City of Franklin, Johnson County, Indiana having been passed by a vote of _____ in Favor and _____ Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Attest:

Jayne Rhoades, City Clerk-Treasurer

Voting Opposed:

Kenneth Austin, President

Robert D. Heuchan

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Shawn Taylor

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this ____ day of _____, 202__ at _____ o'clock p.m.

Jayne Rhoades, City Clerk-Treasurer

This Ordinance having been passed by the legislative body and presented to me was [**Approved** by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2)], this __ day of _____, 202__ at _____ o'clock p.m.

Steve Barnett, Mayor

Attest:

Jayne Rhoades, City Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signed _____

Prepared by:
Joanna Tennell, Senior Planner
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131

EXHIBIT "A"

Part of the East half of the Northwest quarter of Section 2, Township 12 North, Range 4 East of the Second Principal Meridian described as follows:

Beginning on the North line of said half quarter section at a point that is 813.93 feet west of the northeast corner thereof; thence west on and along the North line 150.99 feet to a point that is 4.01 feet East of the centerline of a public road; thence South parallel to and 4.01 feet from said centerline 140.52 feet; thence east parallel to the North line 150.99 feet; thence north parallel to the west line 140.52 feet to the place of beginning.

Including all contiguous areas of public highways and rights-of-way of the public highways which are not already contained within the corporate boundaries of the City of Franklin.



**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2023-14
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:

Samuel & Pamela Phelps

PLAN COMMISSION DOCKET NUMBER:

PC-23-14

RESOLUTION

WHEREAS, the City of Franklin, Indiana has received an annexation petition to have the property described in Exhibit "A" annexed into the corporate limits of Franklin, Indiana; and

WHEREAS, the petitioner has submitted a statement of reasons for having said property annexed; and

WHEREAS, said property meets the condition of being one-eighth contiguous to the present corporate limits; and

WHEREAS, the existing and proposed improvements have been submitted and reviewed by the Plan Commission; and

WHEREAS, the said improvements are consistent with the 2013 Comprehensive Plan; and

WHEREAS, the required Plan of Services (fiscal plan) is being written and shall be submitted to the Franklin Common Council for its adoption; and

WHEREAS, a public hearing was held on the 15th day of August, 2023 to give the public an opportunity to offer comments on said annexation petition; and

WHEREAS, the Franklin City Plan Commission has given due consideration to the future growth and prosperity of the City of Franklin, as well as the health, safety, and general welfare of its residents; and

WHEREAS, the Franklin Plan Commission took all of the public comments received at said public hearing under advisement prior to taking any action on said annexation petition.

NOW THEREFORE BE IT RESOLVED THAT THE FRANKLIN CITY PLAN COMMISSION HEREBY FORWARDS A FAVORABLE RECOMMENDATION TO THE FRANKLIN COMMON COUNCIL THAT:

1. The property described herein, attached hereto, made part hereof, and marked as Exhibit "A" be approved for annexation to the City of Franklin.
2. On behalf of the secretary, staff of the Plan Commission is hereby directed to forward a copy of this resolution to the Petitioner and the City of Franklin Common Council.
3. This resolution is forwarded to the Common Council of the City of Franklin for further proceedings consistent with the provisions of Indiana Code.

Resolved by the Franklin City Plan Commission this 15th day of August, 2023.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA


Jim Martin, President

ATTEST:



Joe Abban, Secretary

EXHIBIT "A"

Part of the East half of the Northwest quarter of Section 2, Township 12 North, Range 4 East of the Second Principal Meridian described as follows:

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Including all contiguous areas of public highways and rights-of-way of the public highways which are not already contained within the corporate boundaries of the City of Franklin.

City of Franklin Common Council

RESOLUTION # 2023-14

A RESOLUTION ADOPTING A FISCAL PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN TERRITORY
(to be known as Phelps Annexation)

WHEREAS, the Common Council is considering the adoption of Ordinance 2023-09 annexing to the City of Franklin, Indiana, the real property described in Exhibit “A” attached hereto; and

WHEREAS, a fiscal plan of services for said annexed area shall be approved by resolution by the City of Franklin, Indiana prior to approving the annexation request; and

WHEREAS, a fiscal plan has been developed and presented to the Common Council, entitled “Fiscal Plan Lasley Annexation” (the “Fiscal Plan”); and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that it provides an orderly and effective plan for the organization and extension of services to the area proposed to be annexed; and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that planned services of a non-capital nature will be provided to the area as soon as possible upon annexation, but in no event later than one (1) year after the effective date of annexation, and that they will be provided in a manner equivalent in standard and scope of such services provided within the corporate boundaries regardless of similar topography, patterns of land use, and population density; and

WHEREAS, the Common Council has reviewed the Fiscal Plan and finds that planned services of a capital improvement nature will be provided to the area within three (3) years of the effective date of annexation in the same manner as services provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density and in a manner consistent with federal, state, and local laws, procedures and planning criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THAT:

Section 1. The Franklin Common Council adopts and approves the written Fiscal Plan which is attached hereto and made a part hereof along with the following fiscal plan of services:

1. The cost of planned services to the City of Franklin shall be as follows:
 - a. Approximately \$0.00 per month (\$0.00 annually) to illuminate approximately zero (0) new street lights throughout the proposed development; and
2. The method of financing the planned services shall be as follows:
 - a. Funding for any proposed street lighting shall be provided through standard monthly municipal rental payments for the electricity used to illuminate said street lighting; and
3. The organization and extension of said planned services shall be in accordance with the established policies of the Franklin Board of Public Works and Safety and shall be provided as follows:

- a. Any necessary street lighting shall be provided to the annexed territory within three years of the effective date of the annexation or when the property is developed; and
4. The City shall provide non-capital services such as police protection, fire protection, street maintenance, etc. which are currently being provided within the existing corporate limits to the annexed territory within one year of the effective date of annexation.

Said non-capital services shall also be provided in a manner which is equivalent in both standard and scope to such non-capital services which are currently being provided to areas within the existing corporate limits which have similar topography, patterns of land use, and population density.

5. The proposed annexation will have no effect on any employees of any governmental unit at time of annexation.
6. The city shall evaluate personnel and capital expenditures for the non-capital services (police protection, fire protection, street maintenance, etc.) through the annual city budget process.

Section 2. This Resolution shall become effective upon the effective date of said annexation.

PASSED, by the Common Council of the City of Franklin, Johnson County, Indiana, this _____ day of _____ 2023.

Kenneth Austin, President
Franklin Common Council

ATTEST:

Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the _____ day of _____, 2023, at the hour of _____ o'clock p.m.

Jayne Rhoades, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the ____ day of _____, 2023, at the hour of _____ o'clock p.m.

Steve Barnett, Mayor
City of Franklin, Indiana

*Prepared by the City of Franklin, Indiana
Department of Planning & Engineering
Joanna Tennell, Senior Planner*

EXHIBIT "A"

Part of the East half of the Northwest quarter of Section 2, Township 12 North, Range 4 East of the Second Principal Meridian described as follows:

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CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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FISCAL PLAN Phelps Annexation

Project Description:

Name:	Phelps Annexation
Location:	2983 N. Graham Road
Owner:	Samuel & Pamela Phelps
Size:	0.49 acres
Number of Parcels:	1
Parcel ID:	41-08-02-021-005.000-012
Assessed Value 2023:	\$177,400.00
Gross Density:	2
Existing Zoning:	Johnson County: A-1, Agriculture
Proposed Zoning:	Industrial: Business Development (IBD)

Introduction:

Indiana Statute (IC 36-4-3-3.1) authorizes the City of Franklin, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, which is required by Indiana Code, the City of Franklin has determined and compared the cost of providing non-capital and capital services to the proposed Phelps Annexation property owned by Samuel & Pamela Phelps with the potential tax revenue generated by the developed parcel. The detailed fiscal plan will identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services; and
3. The organization and extension of services.

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the City of Franklin. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

Present Tax Rate/Assessed Valuation:

The corporate tax rate, established by the Indiana State Tax Board, for the City of Franklin during the tax year 2023 pay 2024 is \$1.0963 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2023 pay 2024 is \$1,411,935,370.00.

Cost of Services Provided by the City of Franklin to the Annexed Property:

The City of Franklin will provide services of a capital and non-capital nature, which may include police, fire, road maintenance, parks and government administration, to the annexed property within one year of the completion of the annexation. Extension of services of a capital nature, if any, will be provided within three years of the completion of the annexation.

PHELPS ANNEXATION	Current Level of Service			Additional with Annexation			Additional Expenditures	
	Per Person	Per Acre	Per Household	Persons	Acres	Households	Per Household	Average Expenditure
Parks & Rec/Cemetery	\$ 89.18	\$229.58	\$ 255.29	N/A	0.49	1	\$ 255.29	\$ 255.29
Community Development	\$ 7.75	\$ 19.95	\$ 22.18	N/A	0.49	1	\$ 22.18	\$ 22.18
Planning & Engineering	\$ 23.24	\$ 59.83	\$ 66.53	N/A	0.49	1	\$ 66.53	\$ 66.53
General Administration	\$ 26.35	\$ 67.83	\$ 75.42	N/A	0.49	1	\$ 75.42	\$ 75.42
City Court	\$ 11.48	\$ 29.56	\$ 32.87	N/A	0.49	1	\$ 32.87	\$ 32.87
Board of Works	\$ 200.01	\$514.88	\$ 572.52	N/A	0.49	1	\$ 572.52	\$ 572.52
Police Department	\$ 232.80	\$599.29	\$ 666.38	N/A	0.49	1	\$ 666.38	\$ 666.38
Fire Department	\$ 71.55	\$184.19	\$ 204.81	N/A	0.49	1	\$ 204.81	\$ 204.81
Street Department	\$ 122.34	\$314.95	\$ 350.21	N/A	0.49	1	\$ 350.21	\$ 350.21
							Total Annually	\$ 2,246.21
							Estimated Total Over 4 yrs	\$ 9,703.63

Method of Financing Services:

Cost of services is funded through the receipt of tax dollars. The City will receive additional property tax revenues annually from the proposed annexation.

The development of the property could also result in additional one-time receipt of fees for petitions, land disturbance permit, and building permits.

Extension of Services:

The City of Franklin is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within the city limits, regardless of similarity. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

The City of Franklin Departments of Planning & Engineering, Community Development, Public Works, Police, Fire, Parks, Clerk/Treasurer, and Street will assume and retain immediate responsibility.

Natural gas, electric, cable, telephone, and water services are provided by private utilities. Sanitary sewer is provided by the City of Franklin.

The intended use of the privately maintained property is for residential purposes.

Annexation Considerations:

1. The petition was initiated with consent of the property owners and is therefore a voluntary annexation.
2. Contiguous to the City of Franklin, the subject property is necessary to help the City of Franklin manage growth and continue developing. For the purposes of determining "contiguity," more

than 1/8 or 12.5% of the aggregate external boundary of the subject property must be contiguous with the boundaries of the City of Franklin. The aggregate external boundary of the subject property is 582.98 feet. In this case, 431.99 feet or 74.1% of the property coincides with the boundaries of the City of Franklin, meeting the minimum requirement.

3. Non-capital services listed above and described in the fiscal plan become effective within one year and all other capital services, if any, for the area become effective within three years from the effective date of the annexation.
4. The annexed property shall be assigned to Council District 5.
5. The proposal submitted to incorporate the real estate meets the statutory requirements of IC 36-4-3 qualifying for annexation to the City of Franklin.
6. The fiscal plan is available for public review at the time the project is placed on the City Council agenda for public hearing. City Council must adopt the fiscal plan prior to approving the annexation request.
7. Plan Commission through Plan Commission Resolution Number 2023-14 forwarded a favorable recommendation to the City Council for annexation.