

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	July 28, 2020	Meeting Date:	August 3, 2020
Contact Information:			
Requested by:	Joanna Myers, Senior Planner		
On Behalf of Organization or Individual:			
		GDI Holdings, LLC	
Telephone:	317-736-3631		
Email address:	jmyers@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Ordinance 2020-09: Annexation to be known as GDI Holdings Annexation – 10.71 ac. (Introduction)			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC 2020-16)			
3. Ordinance 2020-09			
4. Resolution 2020-14			
5. Fiscal Plan – GDI Holdings Annexation			
Who will present the request?			
Name:	Joanna Myers	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 Myers, Senior Planner
Date: July 28, 2020
Re: **GDI Holdings Annexation (Ordinance 2020-09)**

On June 16, 2020 the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced annexation petition from GDI Holdings, LLC (Plan Commission Resolution #2020-16). The Plan Commission voted 8-0 for a favorable recommendation to be forwarded.

The petitioner is requesting that approximately 10 acres located at the southeast corner of 89 Forest Road to Amity Ditch be annexed into the City of Franklin to plan for future development. 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:	August 3, 2020
Public Hearing:	August 17, 2020 (Fiscal Plan adopted after annexation public hearing.)
Action Taken:	September 21, 2020

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 Myers, Senior Planner

Date: June 10, 2020

Re: Case PC 2020-16 (A) & PC 2020-17 (R): GDI Holdings Annexation & Rezoning

REQUEST:

Case PC 2020-16 (A) & PC 2020-17 (R)...GDI Holdings Annexation & Rezoning. A request by GDI Holdings, LLC to annex and rezone approximately 10 acres from Agriculture (A) to Industrial: Light (IL). The property is located at the southeast corner of 89 Forest Road to the Amity Ditch.

ADJACENT PROPERTIES:

Surrounding Zoning:

North: A (Agriculture)
South: A (Agriculture)
East: A (Agriculture)
West: IL (Industrial: Light)

Surrounding Land Use:

North: Agriculture
South: Agriculture
East: Umbarger Show Feed
West: Future Industrial

CURRENT ZONING:

The “A”, Agricultural 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 areas with 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.

PROPOSED ZONING:

The “IL”, Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar 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.

CONSIDERATIONS:

1. GDI Holdings, LLC is requesting that approximately 10 acres located at the southeast corner of 89 Forest Road to Amity Ditch be annexed into the City of Franklin and be rezoned to IL (Industrial: Light), for the future development of the industrial use proposed at 89 Forest Road.

2. GDI Holdings, LLC owns the property at 89 Forest Road (to be platted at I-65 South Logistics Center – Lot 1) and has submitted plans to construct a 923,400 sq.ft. warehouse facility. The development of Lot 1 requires easements to be provided across the subject property for sanitary sewer and drainage purposes.
3. 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)
4. The proposed annexation area is 18% contiguous to the City of Franklin and 100% of the property owners are parties to the petition.
5. 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 – January 1, 2022.

If the property is not located within a Fire Protection District, the annexation can take effect 30 days following the adoption of the ordinance by the City Council – September/October 2020.

The petitioner has requested that the property be removed from the Needham Fire Protection District and is coordinating this process with the Needham Fire Protection District and Johnson County Commissioners.

6. The Technical Review Committee reviewed the petitions at their May 21, 2020 meeting.
7. The subject property is currently located in the extraterritorial jurisdiction (buffer zone) of the City of Franklin and is subject to the regulations outlined in the City of Franklin Zoning Ordinance. However, the property is located in Johnson County's jurisdiction related to subdividing and therefore is subject to the Johnson County Subdivision Control Ordinance at this time. Once the property is annexed, it is then subject to the regulations outlined in the City of Franklin Subdivision Control Ordinance.

In order for the subject property and remaining tract (not annexed) to be compliant with the applicable Subdivision Control Ordinance, the 10+ acres will need to be combined with I-65 South Logistics Center – Lot 1.

8. The property would need to go through the Primary Plat, Secondary Plat/Construction Plan and Site Development Plan review processes prior to development.
9. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Light Industrial. "Light industrial areas include a variety of employment and production facilities. Uses in this area may include warehouses, distribution centers, assembly facilities, technology centers, research and manufacturing facilities, professional offices. Light industrial areas are distinguished from manufacturing areas in that manufacturing areas focus on the manipulation of unfinished products and raw materials. Light industrial facilities generally do not produce emissions of light, heat, sound,

vibration, or odor and are completely contained within buildings. Some limited outdoor storage of finished products may occur. Light industrial areas may also include facilities which are complimentary to their role as employment centers. Such uses would include day care centers, parks and recreation facilities, banks, dry-cleaners, and other facilities designed to provide goods and services to the employees in the area.”

10. 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.”
11. 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.”
12. 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 2020-16 (A): GDI HOLDINGS 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 2020-17 (R): GDI HOLDINGS 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 rezone the property to IL is consistent with the Comprehensive Plan as the IL zoning district allows for lot sizes to vary from 1 acre in size to greater, which allows for the development of a more diverse nature of industrial uses and to allow lot sizes to exceed 5 acres.

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

Staff Finding:

The properties located immediately to the west of the subject property are currently zoned IL and are currently developed or proposed to be developed in an industrial nature.

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

Staff Finding:

The property is immediately adjacent to I-65 South Logistics Center – Lot 1 and is proposed to be combined as one property (Lot 1 and subject property) following the annexation becoming effective.

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; however, the development of the property could increase the property values as additional industrial services are provided.

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

Staff Finding:

The subject property is proposed to be combined into Lot 1 of I-65 South Logistics Center. Therefore, rezoning the property to IL will be consistent with the current proposed development and current zoning of Lot 1.

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 rezoning to IL (Industrial: Light) with the following condition:

1. The subject property and Lot 1 of I-65 South Logistics Center shall be combined into a single lot. This will require Primary Plat and Secondary Plat & Construction Plan approval from the City of Franklin and the rezoning shall not take effect until the secondary plat is recorded.

City of Franklin Common Council

ORDINANCE # 2020-09

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 GDI Holdings 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 #2020-16 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 #2020-16"); and

WHEREAS, pursuant to IC 36-7-4-605, Resolution #2020-16 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 pursuant to Indiana Code; and
6. Said newly annexed territory shall become a part of Council District 2; 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 3rd day of August, 2020.

PUBLIC HEARING held on the _____ day of _____, 2020.

DULY ADOPTED on this _____ day of _____ 2020, 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

Melissa Jones

Daniel J. Blankenship

Robert D. Heuchan

Anne McGuinness

Chris Rynerson

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Melissa Jones

Daniel J. Blankenship

Robert D. Heuchan

Anne McGuinness

Chris Rynerson

Shawn Taylor

Attest:

Jayne Rhoades, City Clerk-Treasurer

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 _____, 2020 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 _____ 2020 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 _____

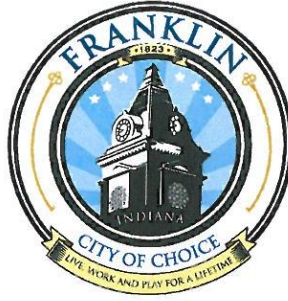
*Prepared by:
Joanna Myers, Senior Planner
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131*

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL WITH JOHNSON COUNTY SURVEYOR'S OFFICE WASHER FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 88 DEGREES 40 MINUTES 38 SECONDS WEST (BASIS OF BEARINGS) ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1903.31 FEET TO A POINT IN THE CENTERLINE OF AMITY DITCH AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON AND ALONG THE CENTERLINE OF SAID AMITY DITCH BY THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 57 DEGREES 47 MINUTES 53 SECONDS WEST 77.77 FEET; THENCE 2) SOUTH 36 DEGREES 12 MINUTES 37 SECONDS WEST 15.34 FEET; THENCE 3) SOUTH 09 DEGREES 19 MINUTES 55 SECONDS WEST 16.09 FEET; THENCE 4) SOUTH 02 DEGREES 35 MINUTES 06 SECONDS EAST 92.76 FEET; THENCE 5) SOUTH 03 DEGREES 00 MINUTES 05 SECONDS EAST 432.37 FEET; THENCE 6) SOUTH 02 DEGREES 54 MINUTES 55 SECONDS WEST 36.87 FEET; THENCE 7) SOUTH 16 DEGREES 23 MINUTES 04 SECONDS WEST 34.52 FEET; THENCE 8) SOUTH 37 DEGREES 49 MINUTES 25 SECONDS WEST 22.07 FEET TO A POINT ON THE SOUTH LINE OF THE LAND OF ROY UMBARGER AND SONS, INC, DESCRIBED IN INSTRUMENT NUMBER 2018002268 ON FILE IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 40 MINUTES 38 SECONDS WEST 673.27 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE 4) NORTH 00 DEGREES 07 MINUTES 49 SECONDS EAST 679.80 FEET TO AN 8 INCH BY 8 INCH WOOD POST AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 40 MINUTES 38 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 747.55 FEET TO THE POINT OF BEGINNING, CONTAINING 10.71 ACRES, MORE OR LESS.

AND 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 # 2020-16
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:

GDI Holdings, LLC

PLAN COMMISSION DOCKET NUMBER:

PC 2020-16

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 16th day of June, 2020 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 16th day of June, 2020.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA


Jim Martin, President

ATTEST:



Suzanne Findley, Secretary

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City of Franklin Common Council

RESOLUTION # 2020-14

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

WHEREAS, the Common Council is considering the adoption of Ordinance 2020-09 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 GDI Holdings 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 _____ 2020.

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 _____, 2020, 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 _____, 2020, 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 Myers, Senior Planner*

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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

FISCAL PLAN GDI Holdings Annexation

Project Description:

Name:	GDI Holdings Annexation
Location:	Southeast of 89 Forest Road to Amity Ditch
Size:	Approximately 10 ac.
Number of Parcels:	1
Gross Density:	N/A
Existing Zoning:	Agriculture (A)
Proposed Zoning:	Industrial: Light (IL)

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 GDI Holdings Annexation property owned by RMJ Partnership, LLC with the potential tax revenue generated by the developed parcels. 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 2019 pay 2020 is \$1.3143 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2019 pay 2020 is \$1,029,289,527.00.

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.

GDI HOLDINGS ANNEXATION	Current Level of Service			Additional with Annexation			Additional Expenditures	
	Per Person	Per Acre	Per Household	Per Person	Acres	Per Household	Per Acre	Average Expenditure
Parks & Rec/Cemetery	\$ 85.33	\$227.08	\$ 217.62	N/A	10.71	N/A	\$ 227.08	\$ 2,432.03
Community Development	\$ 7.39	\$ 19.66	\$ 18.85	N/A	10.71	N/A	\$ 19.66	\$ 210.61
Planning & Engineering	\$ 23.74	\$ 63.17	\$ 60.54	N/A	10.71	N/A	\$ 63.17	\$ 676.58
General Administration	\$ 30.99	\$ 82.49	\$ 79.05	N/A	10.71	N/A	\$ 82.49	\$ 883.44
City Court	\$ 10.82	\$ 28.81	\$ 27.61	N/A	10.71	N/A	\$ 28.81	\$ 308.54
Board of Works	\$ 206.87	\$550.54	\$ 527.61	N/A	10.71	N/A	\$ 550.54	\$ 5,896.30
Police Department	\$ 195.01	\$518.99	\$ 497.36	N/A	10.71	N/A	\$ 518.99	\$ 5,558.34
Fire Department	\$ 170.44	\$453.60	\$ 434.70	N/A	10.71	N/A	\$ 453.60	\$ 4,858.06
Street Department	\$ 115.56	\$307.54	\$ 294.73	N/A	10.71	N/A	\$ 307.54	\$ 3,293.76
							Total	\$ 24,117.66

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. In addition, as the property is developed the tax revenue should increase as the assessed value increases.

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

The City will be extending sanitary sewer service to the subject property with the construction of the Eastside Interceptor project. The estimated cost is approximately \$4,125,000.00 and is being financed by a Department of Public Works bond.

The intended use of the privately maintained property is for development 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 2,827.68 feet. In this case, 507.72 feet or 18% 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 2.
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. GDI Holdings Annexation is recommended for annexation by the Plan Commission through Plan Commission Resolution Number 2020-16.