

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

| | | | |
|--|--------------------------------------|---|----------------|
| Date Submitted: | July 30, 2025 | Meeting Date: | August 4, 2025 |
| Contact Information: | | | |
| Requested by: | Joanna Tennell, Planning Director | | |
| On Behalf of Organization or Individual: | | | |
| | | Arbor Homes & Palladium Properties, LLC | |
| Telephone: | 317-736-3631 | | |
| Email address: | jtennell@franklin.in.gov | | |
| Mailing Address: | 70 E. Monroe St., Franklin, IN 46131 | | |
| Describe Request: | | | |
| Approval of Ordinance 2025-08: Rezoning to be known as Umbarger Lane Rezoning – 77 ac. (Introduction) | | | |
| List Supporting Documentation Provided: | | | |
| 1. City Council memo | | | |
| 2. Plan Commission Staff Report (PC-25-16) | | | |
| 3. PC Resolution 2025-16B | | | |
| 4. Ordinance 2025-08 | | | |
| 5. | | | |
| 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 Jan Jones, Clerk-Treasurer
From: Joanna Tennell, Planning Director
Date: July 30, 2025
Re: Umbarger Lane Rezoning – 77 acres (Ordinance 2025-08)

On July 15, 2025, the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced rezoning petition from Palladium Properties, LLC & Arbor Homes (Plan Commission Resolution #2025-16B). The Plan Commission voted 8-0 for a favorable recommendation with written commitments to be forwarded.

The petitioner is requesting that approximately 77 acres located at the northeast corner of Umbarger Lane and CR 75 S be rezoned to RS-3 (Residential: Suburban Three). 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 rezoning ordinance is included. The proposed timeline for the petition is as follows:

| | |
|-----------------|-------------------|
| Introduction: | August 4, 2025 |
| Public Hearing: | August 18, 2025 |
| Action Taken: | September 2, 2025 |

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, Planning Director

Date: July 10, 2025

Re: Case PC-25-15 (A) & PC-25-16 (R): Umbarger Lane Annexation & Rezoning

REQUEST:

Case PC-25-15 (A) & PC-25-16 (R)...Umbarger Lane Annexation and Rezoning. A request by Arbor Homes to annex approximately 130 acres and rezone approximately 53 acres (woods) from Johnson County Single-Family (SR) to Agriculture (A) and approximately 77 acres (tillable acreage) from Johnson County Single-Family (SR) to Residential: Suburban Three (RS-3) with commitments. The subject property is located at the northeast corner of Umbarger Lane and CR 75 S, immediately south of the National Guard Armory and west of I-65.

ADJACENT PROPERTIES:

Surrounding Zoning:

North: Institutional (IN)
South: Johnson County SR
East: Industrial: Light (IL)
West: Johnson County SR

Surrounding Land Use:

North: National Guard Armory
South: Single-family residential
East: Industrial
West: Agriculture

CURRENT ZONING – JOHNSON COUNTY:

The purpose of Johnson County Single-Family Residential (SR) zoning district is to provide for single-family detached dwelling subdivisions with a more compact development pattern and less agricultural uses than the Agricultural / Residential (AR) district. These districts should be located close by or adjacent to public water and sewer systems and close to the established boundaries of incorporated municipal governments within the County. Limited civic uses are also available, provided that they blend into the neighborhood.

PROPOSED ZONING:

WOODS (North 53 acres) - 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.

TILLABLE ACREAGE (South 77 acres) - The “RS-3”, Residential: Suburban Three zoning district is intended to include areas for high density single family residences developed to a suburban model along with the contributing infrastructure and other necessary features.

CONSIDERATIONS:

1. Arbor Homes is requesting that 130 acres located immediately south of the National Guard Armory, on the east side of Umbarger Lane, west of I-65 and north of CR 75 S be annexed and zoned within the City of Franklin.
2. The northern 53 acres has an established woods and pond and is proposed to be zoned Agriculture (A) as there are no current development plans for the area.

The southern 77 acres, which is tillable acreage, is proposed to be zoned Residential: Suburban Three (RS-3) with commitments for a future residential subdivision (see concept plan).

3. The petitioner has offered commitments that are included as a separate attachment to the agenda. Staff has met with the applicant throughout the review process and has discussed the proposed commitments at length.

| DEVELOPMENT STANDARD | JOHNSON COUNTY SR | REZONE REQUEST 53 acres to A | REZONE REQUEST 77 acres to RS-3 with commitments | |
|--------------------------------------|------------------------------------|---------------------------------|---|--|
| | | | RS-3 | 49% of the lots to meet RS-2 standards |
| Minimum Lot Area | 13,000 sq.ft. 2 acres w/ septic | 2 acres | 7,200 sq.ft. | 10,000 sq.ft. |
| Minimum Lot Width | 80 ft. | 200 ft. | 50 ft. Commitment: 60 ft. | 75 ft. |
| Front yard setback (local street) | 30 ft. | 50 ft. | 20 ft. | 20 ft. |
| Side yard setback | 10 ft. | 50 ft. | 8 ft. | 10 ft. |
| Rear yard setback | 20 ft. | 50 ft. | 15 ft. | 20 ft. |
| Minimum Living Area | 1,600 sq.ft. | 1,000 sq.ft. | 1,200 sq.ft. | 1,600 sq.ft. |
| Minimum Ground Floor Living Area | N/A | N/A | 40% Commitment: 825 sq.ft. | 40% Commitment: 825 sq.ft. |

4. One of the proposed commitments is in regard to providing lots that meet the RS-2 zoning standards while being interspersed throughout the subdivision in a similar manner as shown on the concept plan (49% RS-2). The goal of having RS-2 lots interspersed with RS-3 lots is to provide one cohesive neighborhood instead of having a distinct separation which can result in the feel of separate neighborhoods.
5. In addition to the larger lots, the applicant has indicated that they will be committing to market and build a similar percentage (45%) of their Silverthorne series within the subdivision with the remainder being the Arbor Homes series. All homes would be required to meet the additional architectural standards outlined in the commitments if approved by City Council.
6. Connections from the proposed internal sidewalk system to the proposed trail along Umbarger Lane will allow this future neighborhood to access the entire 20+ mile Franklin Greenway Trail system throughout Franklin.

7. 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)
8. The proposed annexation area is 38.5% contiguous to the City of Franklin (contiguous: 3,275.4 ft of the total boundary: 8,503.98 ft.) and 100% of the property owners are parties to the petition.
9. Public utilities are currently available within the area. An existing sanitary sewer line runs along the entire southern boundary of the subject property as shown on the ALTA survey.
10. 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.

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.

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.

- a. The Resolution of the Needham Fire Protection District consenting was adopted April 14, 2025.
11. The Technical Review Committee reviewed the petitions at their April 24, 2025 meeting. The Plan Commission approved the request for a continuance by the petitioner at their May 20, 2025. Staff administratively continued the petitions from the June 17, 2025 to the July 15, 2025 meeting to allow additional time to further discuss proposed commitments.
12. The property would need to go through the Primary Plat and Secondary Plat/Construction Plan review processes prior to development.
13. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Traditional Residential. "Traditional residential areas include both (1) existing neighborhoods which are extensions of the core residential areas and (2) new development which is consistent in character and design features with the existing traditional and core residential areas. Land use in traditional residential areas is dominated by single-family homes of a diversity of sizes and styles. Also included are isolated occurrences and small clusters of neighborhood-serving convenience businesses, neighborhood parks and open spaces, and neighborhood-scale churches and schools. Accessory residences and select two and multi-family residential structures may be maintained and incorporated into these areas subject to restrictions which ensure adequate parking and compatibility with the scale, function, and design features of the neighborhoods."
14. The 2013 Comprehensive Plan, states that future development could continue to threaten the already limited supply of ecologically significant natural features remaining in Franklin and the city must take measures to ensure that these areas are at least protected and positively expanded. Natural Resources and Recreation Goal 5: Continue to take steps toward improving the overall quality and quantity of urban canopy cover within the city.

PC-25-15 (A): UMBARGER LANE 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-25-16 (R): UMBARGER LANE REZONING to Residential: Suburban Three (RS-3) and Agriculture (A)

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 southern 77 acres of the property to RS-3, with the proposed commitments as discussed in meetings with the applicant, is consistent with the comprehensive plan as a variation of medium and larger lot sizes will be provided.

Staff finds that the request to rezone the 53 acres to A is the most responsible request at this time as the property is currently highly wooded with an existing pond.

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

Staff Finding:

The single-family residential developments constructed on the east side of Franklin have traditionally provided larger lots and larger, move-up homes. As the inventory of move-up homes is limited in the City of Franklin, it is common that homes on the eastside do not remain on the market long. Many of these current homes are constructed of combinations of brick, masonry, stone, wood, and vinyl. Some are 100% brick.

As the northern 53 acres is highly wooded, agricultural zoning is appropriate until more information is available in the future.

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

Staff Finding:

Since the completion of Homesteads at Hillview in 2017, construction of new single-family residential developments in the City of Franklin has been limited to areas west of US 31. This proposed single-family residential development will provide additional housing options on the east side closer to the I-65 corridor.

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. The development of the property offering varying lot sizes than currently available could increase the property values.

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

Staff Finding:

The proposed rezoning to RS-3, with commitments, allows for a larger lot development of homes constructed with additional architectural standards than is currently available and is consistent with the comprehensive plan and surrounding area.

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:

WOODS (North 53 acres): Based on the criteria for decisions above, staff recommends a *Favorable Recommendation* be forwarded to the Franklin City Council to rezone the 53 acres to A (Agriculture).

TILLABLE ACREAGE (South 77 acres): Based on the criteria for decisions above, staff recommends a *Favorable Recommendation* be forwarded to the Franklin City Council to rezone the 77 acres to RS-3 subject to the commitments outlined in the attached “*Cambry Hills Zoning Commitments*” dated 07/09/2025.



**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2025-16B
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:
Palladium Properties, LLC.

PLAN COMMISSION DOCKET NUMBER:
PC-25-16

RESOLUTION

WHEREAS, the Plan Commission of the City of Franklin has given careful study to the requirements of the City and all of the area within the jurisdiction of the Plan Commission relative to the enactment of an amendment to the Zoning Map; and

WHEREAS, the above Petitioner has filed a petition for a zone map amendment, wherein the Petitioner requests a change to the Zoning Map of certain property proposed to be annexed into the City of Franklin, Indiana to Residential: Suburban Three (RS-3) with commitments; and

WHEREAS, after proper notice, as outlined in the City of Franklin Rules and Procedures and Indiana Code, a public hearing was held in the Council Chambers of Franklin City Hall, 70 E. Monroe Street, Franklin, Indiana on the 15th day of July, 2025, with the Commission having heard all objections and criticisms and having given careful study and consideration to said petition.

NOW THEREFORE BE IT RESOLVED, THAT THE FRANKLIN 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 rezoned to RS-3 (Residential: Suburban Three) subject to the written commitments as stated in Exhibit "B" .
2. On behalf of the secretary, the 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. A copy of this Resolution forwarded to the Common Council shall be accompanied by the proposed Ordinance amending the Zoning Map for the consideration of the Common Council at its meeting.

Resolved by the City of Franklin Plan Commission this 15th day of July, 2025.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA


Norm Gabehart, President

ATTEST:


Bill Carson, Secretary

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL BEING IN TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA BEING A PART OF A SURVEY COMPLETED BY MAURER SURVEYING, INC. AS JOB NUMBER 2540, CERTIFIED FEBRUARY 16, 2022 BY ANDREW BARKOCY, PLS NO. 21800016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEING AT A RAILROAD SPIKE 1 INCH BELOW GRADE; THENCE SOUTH 00 DEGREES 51 MINUTES 53 SECONDS WEST 35.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 1577.62 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 43 SECONDS WEST 258.34 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 05 SECONDS WEST 175.44 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 222.00 FEET TO THE WESTERN RIGHT-OF-WAY OF INTERSTATE 65 PER INDIANA STATE HIGHWAY COMMISSION PROJECT I-65-3(92)85; THENCE ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 28 MINUTES 34 SECONDS EAST 1755.27 FEET; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 26 MINUTES 50 SECONDS EAST 124.26 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND SOUTH 88 DEGREES 59 MINUTES 58 SECONDS WEST 56.73 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS WEST 2719.31 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 51 MINUTES 53 SECONDS EAST 1304.65 FEET TO THE POINT OF BEGINNING. CONTAINING 76.99 ACRES, MORE OR LESS.

EXHIBIT "B" - WRITTEN COMMITMENTS

1. These Commitments shall run with the land, be binding upon the Owner of the Real Estate and subsequent owners of the Real Estate. These Commitments may only be modified or terminated by a decision of the Franklin Plan Commission.
2. **Monuments**: If any stones or monuments of record are found while the survey of the Real Estate is prepared, Owner will use its best efforts to protect them from damage.
3. **Common Area**: All Common Areas including detention ponds, open space, and amenities within the Development shall be owned by a mandatory homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The maintenance and upkeep of the Common Areas shall be the responsibility of HOA. The Covenants shall apply to all real estate within the Development.
4. **Trail System**: An asphalt trail meeting the City Engineer and Department of Parks and Recreation requirements shall be provided as an extension of the Franklin Greenways Trail and shall be connected to the internal sidewalk system. This trail shall be provided:
 - a. **Along Umbarger Lane**: connecting the existing sidewalk near the south property line of the Armory to the proposed trail along C.R. 75 S. noted below.
 - b. **Along C.R. 75 S.**: connecting the asphalt trail noted above to the public sidewalk adjacent the cul-de-sac at the southeast corner of the subject property near the detention pond, consistent with the Concept Plan dated: May 5, 2025.
 - i. A minimum of a 5-foot concrete sidewalk, or continuation of the asphalt trail, shall be provided from the termination point of the asphalt trail, as noted above, to the far east limits of the pavement of C.R. 75 S.

No trails or paths shall be installed between homesites except for any shown on the Concept Plan submitted with the Rezone Petition. If trails are needed or requested by the Developer between homesites beyond what is currently shown in the proposed Concept Plan, the City of Franklin, Indiana Planning Department shall have the authority to review and approve the location of the requested trails.

5. **Proposed Amenities**: The Development shall contain a minimum of four (4) distinct amenity areas. These amenity areas will be separated and located throughout the Development and shall consist of the following:
 - a. Pocket Park #1 shall be accessible via a pedestrian sidewalk or pathway and includes a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.

EXHIBIT "B" - WRITTEN COMMITMENTS

- b. Pocket Park #2 shall be accessible via a pedestrian sidewalk or pathway and include a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.
 - c. Open Area with Playground #1 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.
 - d. Open Area with Playground #2 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.
6. **Minimum Lot Width**: Notwithstanding the minimum Lot Width stated in the Table in Section 3.3 and in Section 3.9 of the City of Franklin Zoning Ordinance, the minimum Lot Width (as defined in the City of Franklin Zoning Ordinance) shall be sixty (60) feet.
- A minimum of forty-nine percent (49%) of the Lots within the Development shall conform to the Residential Suburban Two (RS-2) Lot Standards as specified in the City of Franklin Zoning Ordinance. The RS-2 Lots shall be interspersed throughout the Development in a similar manner as shown on the proposed Concept Plan dated: May 5, 2025.
7. **Home Series**: The Silverthorne Home Series (or comparable home series, as determined by the City of Franklin Planning & Engineering Department, of any other builder) will be constructed on a minimum of 45% of the lots on the Real Estate.
8. **Minimum Ground Floor Living Area**: The minimum Ground Floor Living Area (as defined in the City of Franklin Zoning Ordinance) shall be eight hundred twenty-five (825) square feet.
9. **Roof Pitch**: All Dwelling Units shall feature a minimum of 6:12 primary roof pitch; provided, however, ancillary roofs (including, but not limited to porches, garage extensions, overhangs, accent roofs, sunrooms or third car garages with a separate roof structure) shall not be considered primary roofs for purposes of this 6:12 roof pitch requirement.
10. **Roof Overhang**: All Dwelling Units located on the Real Estate shall have a minimum of a twelve (12) inch gable overhang on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang on dwellings where the side consists of brick, stone or masonry at the eave.
11. **Front Porch and Covered Entries**: All Dwelling Units shall have a covered entry or front porch. The front porch or covered entry shall be a minimum of four (4) feet in depth.

EXHIBIT "B" - WRITTEN COMMITMENTS

12. **Windows**: For all Dwelling Units which are adjacent to a common area depicted on any plat, at least one (1) window, with a minimum area of eight (8) square feet, shall be incorporated on the side(s) which are adjacent to the common areas; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

Those Dwelling Units built on corner lots within the Real Estate shall include at least one (1) window per story, with a minimum area of eight (8) square feet, on the sides of the dwelling facing the streets; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

13. **Window Trim**: Any façade adjacent to a street shall provide a minimum of a 1" x 4" window trim.

14. **Exterior Materials**: Vinyl siding shall be prohibited as a siding material within the Development. Permitted siding materials for all elevations shall include, but are not limited to, brick, natural or engineered stone, natural or engineered wood, or cement fiber board. Stucco may be used but not to exceed 30% of a facade.

- a. **Front Elevations**: Front elevations are those facades that are adjacent to the street and include the front entry door to the dwelling.

1-Story or 1.5-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point
- viii. Gable(s) full brick = 1 point
- ix. Dormer(s) – 1 point

2-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point

EXHIBIT "B" - WRITTEN COMMITMENTS

- b. Rear Elevations: Rear elevations are those facades that are parallel to the front elevation.

All Dwellings:

Rear elevations adjacent to Umbarger Lane/CR 450 E and CR 75 S. shall have a rear architectural projection including, but not limited to, a one-story living area extension, screened porch, three season room, kitchen nook, bay window, or box window that breaks up the rear wall plane of the structure. Fireplace bump outs do not qualify. The rear architectural projection shall be equal to at least 20 percent (20%) of the rear linear facade, exclusive of garage.

- c. Side Elevations: Side elevations are those facades that are perpendicular to the front and rear elevations.

All Dwellings:

Side elevations not adjacent to a lot shall have a total of 3 points from the list of items below:

- i. First story full brick/stone** = 2 points
- ii. Brick/stone wainscot*** = 1 point
(2 points if all elevations include a minimum of brick/stone wainscot***)
- iii. Vertical siding = 1 point
- iv. Horizontal siding = 1 point
- v. Board & batten siding = 1 point
- vi. Shake siding = 1 point

*Tudor style is defined as elevations that include 2 separate garage doors for the 2-car garage and decorative trim provided in the peak of the gable with the remainder of the gable being full brick.

**First Story Full Brick/Stone: Entire length and height of the façade of the first story, including garage area, shall be brick. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

**Brick/Stone Wainscot: Entire length of the façade, including garage area, shall incorporate brick/stone wainscot up to the sill of the lowest first floor window. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

15. Exterior Colors: Front, side and rear elevations adjacent to the street shall incorporate at least two (2) colors on surfaces, in addition to brick, stone, and masonry. Qualifying surfaces include siding, trim, shutters, other window ornamentation but excludes garage doors.

The color scheme of a Dwelling Unit shall not be used within two (2) lots in either direction on the same side of the street or on a lot across the street.

EXHIBIT "B" - WRITTEN COMMITMENTS

16. **Garages:** All Dwelling Units on the Real Estate shall have a minimum of a two-car garage. Two-car garage doors shall be a minimum of 16 feet in width. Three-car garages shall have a separate door and shall be required to be tandem, recessed or projected from other bays.
- a. For Dwelling Units with two-car garages the non-garage door façade width shall be a minimum of forty-five percent (45%) of the façade width.
 - b. For Dwelling Units with three-car garages the non-garage door width shall not exceed more than fort percent (40%) of the façade width.
 - c. All two-car garages shall have one of the following: (1) a minimum of 475 square feet, or (2) a garage extension that is at least two (2) feet wide.
17. **Anti-Monotony:** To ensure that significant architectural features will differentiate dwellings within the subdivision, the following shall apply:
- a. **RS-3 Lots:**
The same model or crossover model (same floor plan but different in name only) shall not be constructed within one (1) lot in either direction on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.
 - b. **RS-2 Lots:**
The same model or crossover model (same floor plan but different in name only) shall not be constructed on more than 3 out of any 5 consecutive lots on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.
18. **Prohibited Structures:** Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.

City of Franklin Common Council

ORDINANCE NUMBER 2025-08

AN ORDINANCE APPROVING RESOLUTION NUMBER 2025-16B
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, REZONING CERTAIN PROPERTY TO
RS-3 (Residential: Suburban Three)
(To be known as Umbarger Lane Rezoning – 77 acres)

WHEREAS, the City of Franklin, Indiana Plan Commission (referred to hereafter as the “Plan Commission”) is an advisory Plan Commission to the City of Franklin, Indiana (referred to hereafter as the “City”), and has, by Resolution Number 2025-16B recommended that the City’s Common Council amend the Zoning Map and zone the property described in Exhibit “A”, attached hereto, to RS-3 (Residential: Suburban Three).

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2025-16B has been certified to the City’s Common Council; and

WHEREAS, the recommendation of the Plan Commission should be adopted; and

WHEREAS, the Common Council, after paying reasonable regard to: 1) City of Franklin Comprehensive Plan, 2) the 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 City of Franklin’s planning jurisdiction, and 5) responsible growth and development, finds the rezoning of the property described in Exhibit “A” should be approved.

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

1. **Zoning Map Amended:** The subject property described in Exhibit “A” is hereby rezoned Residential: Suburban Three (RS-3) subject to the written commitments as stated in Exhibit “B”.
2. **Construction of Clause Headings.** 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.
3. **Repeal of Conflicting Ordinances.** The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect upon the remaining provisions of this ordinance.
4. **Severability of Provisions.** 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.

5. **Duration and Effective Date.** The provisions set forth in this ordinance become and will remain in full force and effect (until their repeal by ordinance) following the passage and adoption of this ordinance by signature of the executive in the manner prescribed by Indiana Code § 36-4-6-14.

INTRODUCED on the 4th day of August, 2025.

DULY PASSED on this ____ day of _____, 2025, 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

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Todd Shuck

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Todd Shuck

Shawn Taylor

Attest:

Jan Jones, 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 _____, 2025 at ____ o'clock p.m.

Jan Jones, 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 _____, 2025 at ____ o'clock p.m.

Steve Barnett, Mayor

Attest:

Jan Jones, 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, Planning Director
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131*

EXHIBIT "A"

A PART OF THE NORTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, ALL BEING IN TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NEEDHAM TOWNSHIP, JOHNSON COUNTY, INDIANA BEING A PART OF A SURVEY COMPLETED BY MAURER SURVEYING, INC. AS JOB NUMBER 2540, CERTIFIED FEBRUARY 16, 2022 BY ANDREW BARKOCY, PLS NO. 21800016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19 BEING AT A RAILROAD SPIKE 1 INCH BELOW GRADE; THENCE SOUTH 00 DEGREES 51 MINUTES 53 SECONDS WEST 35.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT OF LAND; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 1577.62 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 43 SECONDS WEST 258.34 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 05 SECONDS WEST 175.44 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST 222.00 FEET TO THE WESTERN RIGHT-OF-WAY OF INTERSTATE 65 PER INDIANA STATE HIGHWAY COMMISSION PROJECT I-65-3(92)85; THENCE ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 28 MINUTES 34 SECONDS EAST 1755.27 FEET; THENCE CONTINUING ALONG SAID WESTERN RIGHT-OF-WAY SOUTH 26 DEGREES 26 MINUTES 50 SECONDS EAST 124.26 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND SOUTH 88 DEGREES 59 MINUTES 58 SECONDS WEST 56.73 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89 DEGREES 20 MINUTES 44 SECONDS WEST 2719.31 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 51 MINUTES 53 SECONDS EAST 1304.65 FEET TO THE POINT OF BEGINNING. CONTAINING 76.99 ACRES, MORE OR LESS.

EXHIBIT "B"
WRITTEN COMMITMENTS

1. These Commitments shall run with the land, be binding upon the Owner of the Real Estate and subsequent owners of the Real Estate. These Commitments may only be modified or terminated by a decision of the Franklin Plan Commission.
 2. **Monuments**: If any stones or monuments of record are found while the survey of the Real Estate is prepared, Owner will use its best efforts to protect them from damage.
 3. **Common Area**: All Common Areas including detention ponds, open space, and amenities within the Development shall be owned by a mandatory homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The maintenance and upkeep of the Common Areas shall be the responsibility of HOA. The Covenants shall apply to all real estate within the Development.
 4. **Trail System**: An asphalt trail meeting the City Engineer and Department of Parks and Recreation requirements shall be provided as an extension of the Franklin Greenways Trail and shall be connected to the internal sidewalk system. This trail shall be provided:
 - a. **Along Umbarger Lane**: connecting the existing sidewalk near the south property line of the Armory to the proposed trail along C.R. 75 S. noted below.
 - b. **Along C.R. 75 S.**: connecting the asphalt trail noted above to the public sidewalk adjacent the cul-de-sac at the southeast corner of the subject property near the detention pond, consistent with the Concept Plan dated: May 5, 2025.
 - i. A minimum of a 5-foot concrete sidewalk, or continuation of the asphalt trail, shall be provided from the termination point of the asphalt trail, as noted above, to the far east limits of the pavement of C.R. 75 S.
- No trails or paths shall be installed between homesites except for any shown on the Concept Plan submitted with the Rezone Petition. If trails are needed or requested by the Developer between homesites beyond what is currently shown in the proposed Concept Plan, the City of Franklin, Indiana Planning Department shall have the authority to review and approve the location of the requested trails.
5. **Proposed Amenities**: The Development shall contain a minimum of four (4) distinct amenity areas. These amenity areas will be separated and located throughout the Development and shall consist of the following:
 - a. Pocket Park #1 shall be accessible via a pedestrian sidewalk or pathway and includes a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.

- b. Pocket Park #2 shall be accessible via a pedestrian sidewalk or pathway and include a seating area with a bench or picnic table and installed landscaping that at maturity will provide a shaded area.
 - c. Open Area with Playground #1 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.
 - d. Open Area with Playground #2 shall include a recreational play area for use primarily by children. The Open Area site will feature age-appropriate playground equipment.
6. **Minimum Lot Width:** Notwithstanding the minimum Lot Width stated in the Table in Section 3.3 and in Section 3.9 of the City of Franklin Zoning Ordinance, the minimum Lot Width (as defined in the City of Franklin Zoning Ordinance) shall be sixty (60) feet.

A minimum of forty-nine percent (49%) of the Lots within the Development shall conform to the Residential Suburban Two (RS-2) Lot Standards as specified in the City of Franklin Zoning Ordinance. The RS-2 Lots shall be interspersed throughout the Development in a similar manner as shown on the proposed Concept Plan dated: May 5, 2025.

7. **Home Series:** The Silverthorne Home Series (or comparable home series, as determined by the City of Franklin Planning & Engineering Department, of any other builder) will be constructed on a minimum of 45% of the lots on the Real Estate.
8. **Minimum Ground Floor Living Area:** The minimum Ground Floor Living Area (as defined in the City of Franklin Zoning Ordinance) shall be eight hundred twenty-five (825) square feet.
9. **Roof Pitch:** All Dwelling Units shall feature a minimum of 6:12 primary roof pitch; provided, however, ancillary roofs (including, but not limited to porches, garage extensions, overhangs, accent roofs, sunrooms or third car garages with a separate roof structure) shall not be considered primary roofs for purposes of this 6:12 roof pitch requirement.
10. **Roof Overhang:** All Dwelling Units located on the Real Estate shall have a minimum of a twelve (12) inch gable overhang on dwellings where the side consists of siding at the eave and a minimum of eight (8) inch gable overhang on dwellings where the side consists of brick, stone or masonry at the eave.
11. **Front Porch and Covered Entries:** All Dwelling Units shall have a covered entry or front porch. The front porch or covered entry shall be a minimum of four (4) feet in depth.
12. **Windows:** For all Dwelling Units which are adjacent to a common area depicted on any plat, at least one (1) window, with a minimum area of eight (8) square feet, shall be incorporated on the side(s) which are adjacent to the common areas; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

Those Dwelling Units built on corner lots within the Real Estate shall include at least one (1) window per story, with a minimum area of eight (8) square feet, on the sides of the dwelling facing the streets; provided, however, that, to the extent that additional windows are incorporated, they may be smaller.

13. **Window Trim:** Any façade adjacent to a street shall provide a minimum of a 1" x 4" window trim.

14. **Exterior Materials:** Vinyl siding shall be prohibited as a siding material within the Development. Permitted siding materials for all elevations shall include, but are not limited to, brick, natural or engineered stone, natural or engineered wood, or cement fiber board. Stucco may be used but not to exceed 30% of a facade.

- a. **Front Elevations:** Front elevations are those facades that are adjacent to the street and include the front entry door to the dwelling.

1-Story or 1.5-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point
- viii. Gable(s) full brick = 1 point
- ix. Dormer(s) – 1 point

2-Story Dwellings:

Front elevations shall have a total of four (4) points from the items below:

- i. Tudor style* = 2 points
- ii. First story full brick/stone** = 2 points
- iii. Brick/stone wainscot*** = 1 point
- iv. Vertical siding = 1 point
- v. Horizontal siding = 1 point
- vi. Board & batten siding = 1 point
- vii. Shake siding = 1 point

- b. **Rear Elevations:** Rear elevations are those facades that are parallel to the front elevation.

All Dwellings:

Rear elevations adjacent to Umbarger Lane/CR 450 E and CR 75 S. shall have a rear architectural projection including, but not limited to, a one-story living area extension, screened porch, three season room, kitchen nook, bay window, or box window that breaks up the rear wall plane of the structure. Fireplace bump outs do not qualify. The rear architectural projection shall be equal to at least 20 percent (20%) of the rear linear facade, exclusive of garage.

- c. **Side Elevations:** Side elevations are those facades that are perpendicular to the front and rear elevations.

All Dwellings:

Side elevations not adjacent to a lot shall have a total of 3 points from the list of items below:

- i. First story full brick/stone** = 2 points
- ii. Brick/stone wainscot*** = 1 point
(2 points if all elevations include a minimum of brick/stone wainscot***)
- iii. Vertical siding = 1 point
- iv. Horizontal siding = 1 point
- v. Board & batten siding = 1 point
- vi. Shake siding = 1 point

*Tudor style is defined as elevations that include 2 separate garage doors for the 2-car garage and decorative trim provided in the peak of the gable with the remainder of the gable being full brick.

**First Story Full Brick/Stone: Entire length and height of the façade of the first story, including garage area, shall be brick. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

**Brick/Stone Wainscot: Entire length of the façade, including garage area, shall incorporate brick/stone wainscot up to the sill of the lowest first floor window. The only exclusions include windows, doors, garage doors and recessed entries that are no greater than 6 feet in width.

15. **Exterior Colors:** Front, side and rear elevations adjacent to the street shall incorporate at least two (2) colors on surfaces, in addition to brick, stone, and masonry. Qualifying surfaces include siding, trim, shutters, other window ornamentation but excludes garage doors.

The color scheme of a Dwelling Unit shall not be used within two (2) lots in either direction on the same side of the street or on a lot across the street.

16. **Garages:** All Dwelling Units on the Real Estate shall have a minimum of a two-car garage. Two-car garage doors shall be a minimum of 16 feet in width. Three-car garages shall have a separate door and shall be required to be tandem, recessed or projected from other bays.
- a. For Dwelling Units with two-car garages the non-garage door façade width shall be a minimum of forty-five percent (45%) of the façade width.
 - b. For Dwelling Units with three-car garages the non-garage door width shall not exceed more than forty percent (40%) of the façade width.
 - c. All two-car garages shall have one of the following: (1) a minimum of 475 square feet, or (2) a garage extension that is at least two (2) feet wide.

17. **Anti-Monotony**: To ensure that significant architectural features will differentiate dwellings within the subdivision, the following shall apply:

a. **RS-3 Lots**:

The same model or crossover model (same floor plan but different in name only) shall not be constructed within one (1) lot in either direction on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.

b. **RS-2 Lots**:

The same model or crossover model (same floor plan but different in name only) shall not be constructed on more than 3 out of any 5 consecutive lots on the same side of the street. The same front dwelling elevation shall not be constructed within two (2) lots in either direction on the same side of the street or on a lot across the street.

18. **Prohibited Structures**: Above-ground pools and sheds, mini-barns, or other detached storage buildings are prohibited.