

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	August 13, 2025	Meeting Date:	August 18, 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 2025-06: Annexation to be known as Umbarger Lane Annexation – 130 ac. (Public Hearing) & Approval of Resolution 2025-11: Fiscal Plan			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC-25-15)			
3. Ordinance 2025-06			
4. Resolution 2025-11			
5. Fiscal Plan – Umbarger Lane 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 Jan Jones, Clerk-Treasurer
From: Joanna Tennell, Planning Director
Date: July 30, 2025
Re: Umbarger Lane Annexation (Ordinance 2025-06)

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

The petitioner is requesting that approximately 130 acres located at the northeast corner of Umbarger Lane and CR 75 S, immediately south of the National Guard Armory and west of I-65, be annexed into the City of Franklin to plan for a future residential 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 will accompany the ordinance at the time of the public hearing. The proposed timeline for the petition is as follows:

Introduction:	August 4, 2025
Public Hearing:	August 18, 2025 (Fiscal Plan adopted after annexation public hearing.)
Action Taken:	September 2, 2025

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



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

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).

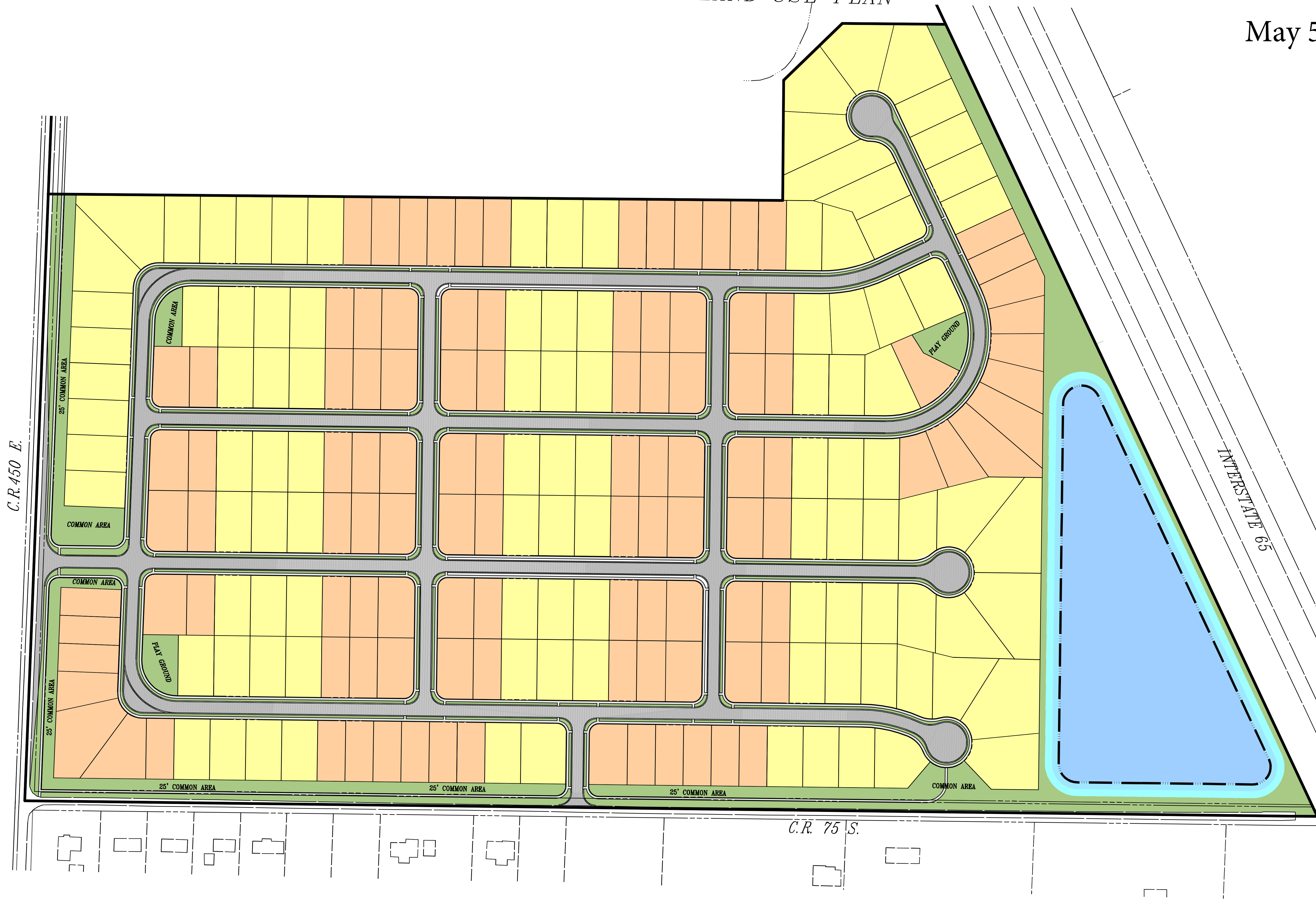
TILLABLE ACREAGE (South 77 acres): Based on the criteria for decisions above, staff recommends a *Favorable Recommendation* be forwarded to the Franklin City Council to rezone the 77 acres to RS-3 subject to the commitments outlined in the attached “*Cambry Hills Zoning Commitments*” dated 07/09/2025.

PALLADIUM TRACT
CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
CONCEPTUAL LAND USE PLAN

May 5, 2025

SCALE: 1"=100'

LOT SUMMARY		
TYP. LOT		LOTS
	77'x130'	106
	60'x130'	110
	TOTAL	216



C.R. 450 E.

INTERSTATE 65

C.R. 75 S.



PROJECTS plus
1257 Airport Parkway, Suite A
Greenwood, Indiana 46143

City of Franklin Common Council

ORDINANCE # 2025-06

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 Umbarger Lane Annexation – 130 acres)

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 #2025-15 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 #2025-15”); and

WHEREAS, pursuant to IC 36-7-4-605, Resolution #2025-15 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 4; 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 4th day of August, 2025.

PUBLIC HEARING held on the _____ day of _____, 2025.

DULY ADOPTED 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

Attest:

Jan Jones, City Clerk-Treasurer

Voting Opposed:

Kenneth Austin, President

Anne McGuinness

Irene Nalley

Jennifer Price

Josh Prine

Todd Shuck

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 _____, 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:

BEGINNING at the Southwest corner of said Northeast Quarter Section, said point also being the Northwest corner of said North Half Quarter Section; thence North 00 degrees 57 minutes 08 seconds East (Basis of Bearing is State Plane Coordinates - Indiana East) along the West line of said Northeast Quarter Section 1169.60 feet to the Southwest corner of the land of the City of Franklin, Indiana as recorded as Instrument Number 2010-007421, in the Office of the Johnson County Recorder; thence the next three (3) courses being along the South line of the City of Franklin and the South line of the State of Indiana, State Armory Board as recorded as Instrument Numbers 2008-026306 and 2008-026307, in the Office of the Johnson County Recorder; (1) North 89 degrees 30 minutes 51 seconds East 295.00 feet; (2) North 62 degrees 49 minutes 30 seconds East 878.29 feet; (3) North 89 degrees 30 minutes 51 seconds East 346.84 feet to the Western Right-of-Way line of Interstate 65 per Indiana State Highway Commission Project I-65-3(92)85, said point being a Point of Non-Curvature of a curve concave Northeasterly with a radius point that bears North 74 degrees 38 minutes 59 seconds East 5859.58 feet; thence the next three (3) courses being along said Western Right-of-Way line; (1) Southeasterly along said curve through a central angle of 11 degrees 07 minutes 33 seconds 1137.82 feet; (2) South 26 degrees 28 minutes 34 seconds East 1911.50 feet to the East line of the aforesaid North Half Quarter Section; (3) South 26 degree 26 minutes 50 seconds East 124.26 feet to the South line of said Northwest Quarter-Quarter Section; thence South 88 degrees 59 minutes 58 seconds West along said South line 56.73 feet to the Southeast corner of said North Half Quarter Section; thence South 89 degrees 20 minutes 44 seconds West along the South line of said North Half Quarter Section 2719.31 feet to the Southwest corner thereof; thence North 00 degrees 51 minutes 53 seconds East along the West line of said North Half Quarter Section 1339.67 feet to the Point of Beginning, containing 130.38 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 # 2025-15
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:
Palladium Properties, LLC

PLAN COMMISSION DOCKET NUMBER:
PC-25-15

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 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 July, 2025 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

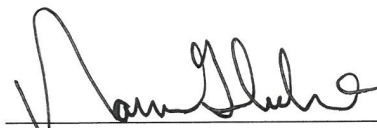
WHEREAS, the Franklin Plan Commission took all of the public comments received at said public hearing under advisement prior to taking any action on said annexation petition.

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 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:

BEGINNING at the Southwest corner of said Northeast Quarter Section, said point also being the Northwest corner of said North Half Quarter Section; thence North 00 degrees 57 minutes 08 seconds East (Basis of Bearing is State Plane Coordinates - Indiana East) along the West line of said Northeast Quarter Section 1169.60 feet to the Southwest corner of the land of the City of Franklin, Indiana as recorded as Instrument Number 2010-007421, in the Office of the Johnson County Recorder; thence the next three (3) courses being along the South line of the City of Franklin and the South line of the State of Indiana, State Armory Board as recorded as Instrument Numbers 2008-026306 and 2008-026307, in the Office of the Johnson County Recorder; (1) North 89 degrees 30 minutes 51 seconds East 295.00 feet; (2) North 62 degrees 49 minutes 30 seconds East 878.29 feet; (3) North 89 degrees 30 minutes 51 seconds East 346.84 feet to the Western Right-of-Way line of Interstate 65 per Indiana State Highway Commission Project I-65-3(92)85, said point being a Point of Non-Curvature of a curve concave Northeasterly with a radius point that bears North 74 degrees 38 minutes 59 seconds East 5859.58 feet; thence the next three (3) courses being along said Western Right-of-Way line; (1) Southeasterly along said curve through a central angle of 11 degrees 07 minutes 33 seconds 1137.82 feet; (2) South 26 degrees 28 minutes 34 seconds East 1911.50 feet to the East line of the aforesaid North Half Quarter Section; (3) South 26 degree 26 minutes 50 seconds East 124.26 feet to the South line of said Northwest Quarter-Quarter Section; thence South 88 degrees 59 minutes 58 seconds West along said South line 56.73 feet to the Southeast corner of said North Half Quarter Section; thence South 89 degrees 20 minutes 44 seconds West along the South line of said North Half Quarter Section 2719.31 feet to the Southwest corner thereof; thence North 00 degrees 51 minutes 53 seconds East along the West line of said North Half Quarter Section 1339.67 feet to the Point of Beginning, containing 130.38 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 Common Council

RESOLUTION # 2025-11

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

WHEREAS, the Common Council is considering the adoption of Ordinance 2025-06 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 Umbarger Lane 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 \$325.00 per month (\$3,900.00 annually) to illuminate approximately fourteen-thousand five hundred feet (14,500 ft.) 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 _____ 2025.

Kenneth Austin, President
Franklin Common Council

ATTEST:

Jan Jones, Clerk-Treasurer
City of Franklin, Indiana

Presented by me to the Mayor of the City of Franklin, Indiana, on the _____ day of _____, 2025, at the hour of _____ o'clock p.m.

Jan Jones, Clerk-Treasurer
City of Franklin, Indiana

This resolution approved and signed by me on the ____ day of _____, 2025, 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, Planning Director*

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:

BEGINNING at the Southwest corner of said Northeast Quarter Section, said point also being the Northwest corner of said North Half Quarter Section; thence North 00 degrees 57 minutes 08 seconds East (Basis of Bearing is State Plane Coordinates - Indiana East) along the West line of said Northeast Quarter Section 1169.60 feet to the Southwest corner of the land of the City of Franklin, Indiana as recorded as Instrument Number 2010-007421, in the Office of the Johnson County Recorder; thence the next three (3) courses being along the South line of the City of Franklin and the South line of the State of Indiana, State Armory Board as recorded as Instrument Numbers 2008-026306 and 2008-026307, in the Office of the Johnson County Recorder; (1) North 89 degrees 30 minutes 51 seconds East 295.00 feet; (2) North 62 degrees 49 minutes 30 seconds East 878.29 feet; (3) North 89 degrees 30 minutes 51 seconds East 346.84 feet to the Western Right-of-Way line of Interstate 65 per Indiana State Highway Commission Project I-65-3(92)85, said point being a Point of Non-Curvature of a curve concave Northeasterly with a radius point that bears North 74 degrees 38 minutes 59 seconds East 5859.58 feet; thence the next three (3) courses being along said Western Right-of-Way line; (1) Southeasterly along said curve through a central angle of 11 degrees 07 minutes 33 seconds 1137.82 feet; (2) South 26 degrees 28 minutes 34 seconds East 1911.50 feet to the East line of the aforesaid North Half Quarter Section; (3) South 26 degree 26 minutes 50 seconds East 124.26 feet to the South line of said Northwest Quarter-Quarter Section; thence South 88 degrees 59 minutes 58 seconds West along said South line 56.73 feet to the Southeast corner of said North Half Quarter Section; thence South 89 degrees 20 minutes 44 seconds West along the South line of said North Half Quarter Section 2719.31 feet to the Southwest corner thereof; thence North 00 degrees 51 minutes 53 seconds East along the West line of said North Half Quarter Section 1339.67 feet to the Point of Beginning, containing 130.38 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

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 Umbarger Lane Annexation

Project Description:

Name:	Umbarger Lane Annexation
Location:	130+ acres located at the northeast corner of Umbarger Lane & CR 75 S
Owner:	Palladium Properties, LLC
Size:	130+ acres
Number of Parcels:	1
Parcel ID:	41-07-19-041-001.000-017
Assessed Value 2025:	\$218,500.00 (100 – Vacant Land)
Proposed Density:	1.66 units per acre
Existing Zoning:	Johnson County: Single-Family Residential (SR)
Proposed Zoning:	Agriculture (A): 53 acres and Residential: Suburban Three (RS-3)

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 Umbarger Lane Annexation property owned by Palladium Properties, LLC. 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 2025 pay 2026 is \$1.0056 per \$100 of assessed value.

The total assessed value for the City of Franklin for the tax year 2025 pay 2026 is \$1,737,843,964.00.

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.

UMBARGER LANE ANNEXATION	Current Level of Service			Additional with Annexation			Additional Expenditures	
	Per Person	Per Acre	Per Household	Persons	Acres	Households	Per Household	Estimated Expenditure
Parks & Rec/Cemetery	\$ 104.07	\$267.79	\$ 297.90	N/A	130	216	\$ 297.90	\$ 64,346.66
Community Development	\$ 8.23	\$ 21.18	\$ 23.56	N/A	130	216	\$ 23.56	\$ 5,089.19
Planning & Engineering	\$ 31.78	\$ 81.78	\$ 90.97	N/A	130	216	\$ 90.97	\$ 19,650.38
General Administration	\$ 37.55	\$ 96.62	\$ 107.48	N/A	130	216	\$ 107.48	\$ 23,216.54
City Court	\$ 12.08	\$ 31.09	\$ 34.59	N/A	130	216	\$ 34.59	\$ 7,471.42
Board of Works	\$ 238.68	\$614.16	\$ 683.23	N/A	130	216	\$ 683.23	\$ 147,577.24
Police Department	\$ 263.53	\$678.08	\$ 754.34	N/A	130	216	\$ 754.34	\$ 162,937.47
Fire Department	\$ 229.35	\$590.14	\$ 656.51	N/A	130	216	\$ 656.51	\$ 141,806.84
Street Department	\$ 154.87	\$398.50	\$ 443.32	N/A	130	216	\$ 443.32	\$ 95,756.76
							Total Annually	\$ 667,852.49
							Estimated Total Over 4 yrs	\$2,885,122.74

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. Sanitary sewer is provided by the City of Franklin.

The intended use of the privately maintained property is for residential 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 8,503.98 feet. In this case, 3,275.40 feet or 38.5% 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 4.
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 2025-15 forwarded a favorable recommendation to the City Council for annexation.