

GREENWOOD COMMON COUNCIL

RESOLUTION NO. 25-01

**A RESOLUTION OF THE GREENWOOD COMMON COUNCIL TO ADOPT THE
WRITTEN FISCAL PLAN FOR THE ANNEXATION OF APPROXIMATELY 100.67
ACRES LOCATED AT 3481 S. HONEY CREEK ROAD AND 6400 BLOCK, WEST
SIDE, NORTH 125 WEST, Referencing Annexation Ordinance No. 25-01**

WHEREAS, the City of Greenwood has established a written policy regarding annexation by Greenwood Common Council Resolution No. 86-2, as amended;

WHEREAS, the Greenwood Advisory Plan Commission conducted a public hearing on the petition for voluntary annexation of four parcels of land which are contiguous to the City of Greenwood containing approximately 100.67 acres located at 3481 S. Honey Creek Road and the 6400 block, west side, of County Road 125 West, more particularly described in Greenwood Common Council Ordinance No. 25-01;

WHEREAS, the parcels are currently zoned AG Agricultural and SR Single-Family Dwelling use under the Johnson County Zoning Ordinance, and the petitioner requests the zoning to be changed to RM-Residential- Medium Lot Zone upon annexation;

WHEREAS, in connection with Greenwood Common Council Resolution No. 86-2, as amended, a written fiscal plan has been prepared under the direction of the City's Planning Director, Department of Community Development Services, Planning Division, for said annexation;

WHEREAS, Ind. Code § 36-4-3-3.1 requires, and responsible planning suggests, the adoption of a fiscal plan and a definite policy for the provision of services to annexed areas;

WHEREAS, such a plan has been developed and presented to the Common Council January 22, 2025, entitled, "PC2024-080 Averdeen RM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Matthew & Amy Dougherty, Meena Sanjiv Patel; Applicant: Arbor Homes; Property Location: 3481 S. Honey Creek Road & 6400 Block, west side, N 125 W (Parcels 41-05-18-032-016.000-033, 41-05-18-032-016.001-033, 41-05-18-032-016.002-033, and 41-05-18-031-021.000-033); Total Acreage: 100.67 Acres; Number of Parcels: 4; Current Zoning: Johnson County AG, Agricultural & SR, Single-Family Dwelling Residential; Zoning Proposed: RM-Residential Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director",

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

Section 1. The Greenwood Common Council adopts and approves the written fiscal plan entitled, "PC2024-080 Averdeen RM Annexation Study for Land Contiguous to City of Greenwood, Indiana; Owners: Matthew & Amy Dougherty, Meena Sanjiv Patel; Applicant: Arbor Homes; Property Location: 3481 S. Honey Creek Road & 6400 Block, west side, N 125 W (Parcels 41-05-18-032-016.000-033, 41-05-18-032-016.001-033, 41-05-18-032-016.002-033, and 41-05-18-031-021.000-033); Total Acreage: 100.67 Acres; Number of Parcels: 4; Current Zoning: Johnson County AG, Agricultural & SR, Single-Family Dwelling Residential; Zoning Proposed: RM-Residential Medium; Submitted to: Greenwood Common Council; Prepared Under the Direction of Gabriel Nelson, Planning Director", which is attached hereto as Exhibit A and made a part hereof, as the written fiscal plan of the area to be annexed, more particularly described in Greenwood Common Council Ordinance No. 25-01, and hereby approves and adopts the specific policies for implementation of the Plan as set out herein.

Section 2. The Greenwood Common Council states that two (2) copies of the written fiscal plan of the property to be annexed are on file in the Office of the Clerk of the City of Greenwood for public inspection, and the Greenwood Common Council further directs the Clerk to keep said copies on file in her office.

Section 3. Any monies necessary for the provision of services from the City of Greenwood as described and itemized in the attached Plan shall be budgeted and appropriated from the applicable fund, pursuant to state law and the City's budget procedure.

Section 4. It is anticipated that this annexation will not result in the elimination of jobs for employees of other governmental entities, but in the event it does, then the Mayor of the City of Greenwood is hereby directed to assist such employees in obtaining new employment, but nothing herein shall require the City to hire any such employees.

Section 5. The sections, paragraphs, sentences, clauses, phrases and words of this Resolution are separable, and if any word, phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval by the Mayor of the City of Greenwood.

Remainder of this page intentionally left blank

Passed by the Common Council of the City of Greenwood, Indiana, this _____ day of _____, 2025.

Michael Campbell, President
Greenwood Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the _____ day of _____, 2025 by the following vote:

	AYE:	NAY:
Erin Betron	<input type="checkbox"/>	<input type="checkbox"/>
Michael Campbell	<input type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input type="checkbox"/>	<input type="checkbox"/>
Ezra Hill	<input type="checkbox"/>	<input type="checkbox"/>
J. David Hopper	<input type="checkbox"/>	<input type="checkbox"/>
David Lekse	<input type="checkbox"/>	<input type="checkbox"/>
Teri Manship	<input type="checkbox"/>	<input type="checkbox"/>
Steve Moan	<input type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2025, is presented by me this _____ day of _____, 2025, at _____ o'clock _____.m., to the Mayor of the City of Greenwood, Indiana.

Jeannine Myers, Clerk

The foregoing within and attached resolution passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2025, is approved by me this _____ day of _____, 2025, at _____ o'clock _____.m.

MARK W. MYERS, Mayor of
the City of Greenwood, Indiana

PC2024-080 Averdeen RM ANNEXATION STUDY

FOR LAND CONTIGUOUS TO CITY OF GREENWOOD, INDIANA



Owners: Matthew & Amy Dougherty, Meena Sanjiv Patel

Applicant: Arbor Homes

Property Location: 3481 S. Honey Creek Road & 6400 block, west side, N 125 W (Parcels 41-05-18-032-016.000-033, 41-05-18-032-016.001-033, 41-05-18-032-016.002-033, and 41-05-18-031-021.000-033)

Total Acreage: 100.67 Acres

Number of Parcels: 4

Current Zoning: Johnson County AG, Agricultural & SR, Single-Family Dwelling Residential

Zoning Proposed: RM – Residential Medium

Submitted to: Greenwood Common Council

Prepared Under the Direction of Gabriel Nelson, Planning Director

Updated 1/14/2025

Contents

SECTION ONE: INTRODUCTION	3
Contiguity.....	3
SECTION TWO: CURRENT PARCEL INFORMATION	4
Parcel Information.....	4
SECTION THREE: PLAN TO PROVIDE MUNICIPAL SERVICES	6
Cost of Services Provided by the City of Greenwood to the Annexed Property	6
Organization and Extension of Services	6
SECTION FOUR: FINANCIAL IMPACT/ FISCAL PLAN	8
SECTION FIVE: EFFECT OF ANNEXATION.....	9
SECTION SIX: SUMMARY & RECOMMENDATIONS.....	10
Plan Commission Review and Recommendation:	10
Common Council Consideration and Adoption:	10
ATTACHMENT A: GREENWOOD/JOHNSON COUNTY ZONING MAP	11
ATTACHMENT B: PROPOSED SITE PLAN	12

SECTION ONE: INTRODUCTION

Indiana Code Requirements

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are one-eighth (1/8) contiguous to the boundaries of the municipality;
 - a. A strip of land less than 150 wide does not count towards contiguity.

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the City of Greenwood, 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, as required by Indiana Code, the City of Greenwood has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall 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;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the City of Greenwood;
7. The effect of annexation on the City of Greenwood finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of all properties, property owners, parcel identification numbers and most recent assessed values for each parcel.

Contiguity

The property to be annexed by the City of Greenwood has a total border of 11,250 feet and is contiguous along 5,180 feet. The total percentage contiguous is 46%, meeting requirements of Indiana Code and will be zoned Residential Medium (RM).

Zoning: Attachment A shows the Johnson County and Greenwood existing zoning classifications. The parcels to be annexed are zoned Agricultural (AG) and Single-Family Dwelling Residential (SR) by Johnson County. The petitioner requests the entire 100.67 acre be rezoned Residential Medium (RM).

Concept Plan: Attachment B shows the residential Concept Plan.

SECTION TWO: CURRENT PARCEL INFORMATION

Parcel Information

- 1) Parcel ID # 41-05-18-032-016.000-033
 - a. Property Owner – Meena Sanjiv Patel
 - b. Property Address – 3481 S. Honey Creek Road
 - c. Assessed Value (2024) - \$46,900
 - d. Acreage – 19.61
- 2) Parcel ID # 41-05-18-032-016.001-033
 - a. Property Owner – Meena Sanjiv Patel
 - b. Property Address – 3481 S. Honey Creek Road
 - c. Assessed Value (2024) - \$25,600
 - d. Acreage – 10
- 3) Parcel ID # 41-05-18-032-016.002-033
 - a. Property Owner – Meena Sanjiv Patel
 - b. Property Address – 3481 S. Honey Creek Road
 - c. Assessed Value (2024) - \$27,500
 - d. Acreage – 10
- 4) Parcel ID # 41-05-18-031-021.000-033
 - a. Property Owner – Matthew & Amy Dougherty
 - b. Property Address – East side of 125 W, ½ mile north of 600 N
 - c. Assessed Value (2024) - \$150,000
 - d. Acreage – 61.06

Legal Description

PART OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, BEING THOSE TRACTS OF LAND SHOWN ON SURVEYS DATED AUGUST 23, 2024 PREPARED BY JOSHUA DAVID WERNER, PROFESSIONAL SURVEYOR NUMBER LS21200020 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240565 (ALL DIMENSIONS AND MONUMENTS ARE AS SHOWN ON SAID SURVEYS), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION SOUTH 00 DEGREES 07 MINUTES 31 SECONDS EAST 346.50 FEET TO A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREINAFTER REFERRED TO AS "MAG NAIL"); THENCE SOUTH 89 DEGREES 15 MINUTES 17 SECONDS WEST 898.56 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" AT A POINT ON THE EAST LINE OF THE WEST ONE-THIRD OF SAID QUARTER-QUARTER SECTION AND BEING 346.50 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION AS MEASURED ALONG SAID EAST LINE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 24 MINUTES 28 SECONDS WEST 980.72 FEET TO A REBAR ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 439.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 11 MINUTES 03 SECONDS WEST 1325.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION BEING MARKED BY A REBAR; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89 DEGREES 08 MINUTES 23 SECONDS WEST 1328.10 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION BEING MARKED BY A HARRISON MONUMENT; THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 520.00 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE LAND OF BOWLING AS DESCRIBED IN INSTRUMENT NUMBER 2016-015523 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG THE PERIMETER OF SAID LAND THE FOLLOWING THREE (3) COURSES:

1) NORTH 89 DEGREES 08 MINUTES 23 SECONDS EAST PASSING THROUGH A REBAR WITH A PLASTIC CAP STAMPED "P.O.L." AT 40.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";

2) NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 150.00 FEET TO A REBAR WITH A PLASTIC CAP STAMPED "FIRM 0066";

3) SOUTH 89 DEGREES 08 MINUTES 23 SECONDS WEST PASSING THROUGH A REBAR AT 260.00 FEET, A TOTAL DISTANCE OF 300.00 FEET TO A MAG NAIL;

THENCE ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 06 MINUTES 22 SECONDS EAST 464.46 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST OF SAID MERIDIAN; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 18 NORTH 00 DEGREES 11 MINUTES 59 SECONDS WEST 199.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 16 MINUTES 49 SECONDS EAST 2667.69 FEET TO A REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST 1328.76 FEET TO THE POINT OF BEGINNING, CONTAINING 100.67 ACRES, MORE OR LESS.

SECTION THREE: PLAN TO PROVIDE MUNICIPAL SERVICES

Cost of Services Provided by the City of Greenwood to the Annexed Property

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the City of Greenwood. 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.

	Current Level of Service		*Additional w/ Annex		*Additional Expenditures			
	Per Acre	Per Household	Acres Added	Households Added	Acreage Based	% of 2025 Budget	Household Based	% of 2025 Budget
Parks	\$221.83	\$153.75	100.67	252	\$22,332.00	0.56%	\$38,743.87	0.98%
CDS	\$69.89	\$48.44	100.67	252	\$7,035.90	0.56%	\$12,206.61	0.98%
Mayor	\$33.85	\$23.46	100.67	252	\$3,408.03	0.56%	\$5,912.61	0.98%
BPWS	\$490.66	\$340.06	100.67	252	\$49,394.94	0.56%	\$85,695.45	0.98%
Police	\$576.44	\$399.51	100.67	252	\$58,029.80	0.56%	\$100,676.11	0.98%
Fire	\$725.07	\$502.52	100.67	252	\$72,992.68	0.56%	\$126,635.25	0.98%
DPW	\$339.55	\$235.33	100.67	252	\$34,182.59	0.56%	\$59,303.50	0.98%
Controller	\$18.53	\$12.84	100.67	252	\$1,865.11	0.56%	\$3,235.78	0.98%
Clerk	\$8.00	\$5.54	100.67	252	\$805.25	0.56%	\$1,397.02	0.98%
Law	\$21.45	\$14.87	100.67	252	\$2,159.86	0.56%	\$3,747.15	0.98%
HR	\$10.77	\$7.46	100.67	252	\$1,083.95	0.56%	\$1,880.55	0.98%
IT	\$57.55	\$39.88	100.67	252	\$5,793.25	0.56%	\$10,050.73	0.98%
City Court	\$35.66	\$24.71	100.67	252	\$3,589.90	0.56%	\$6,228.13	0.98%
Annual Totals					\$262,673.26		\$455,712.75	
Estimated 4 Year Total					\$1,050,693.06		\$1,215,234.00	
*Estimates based on total buildout								

Organization and Extension of Services

The City of Greenwood is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within City limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. 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.

1. Non-Capital Improvements:

The City of Greenwood Departments of Community Development Services (CDS), Public Works, Stormwater, Police, Fire, EMS, BPWS, Mayor's Office, and Clerk's Office will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

2. Capital Improvements:

Capital improvements are those such as sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects on behalf of the City. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as water, natural gas, electric, cable, and telephone services are provided by private companies.

SECTION FOUR: FINANCIAL IMPACT/ FISCAL PLAN

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area. Projections for revenue are based upon the petitioner's annexation application.

Estimated revenue is based on the following:

1. Property Taxes:

- Real Property Tax: The 2024 assessed valuation of these parcels at \$250,000 will have very little impact on the tax rate throughout city, and will have little effect on revenue. See 'Effect of Annexation' section for further information.
- Personal Property Tax: There will likely not be personal property taxes associated with residential development of this parcel.

- 2. Stormwater Utility:** The monthly billing for stormwater utility services will be \$15 per 2800 sq ft of impervious surface (ERU). The chart below shows the projected stormwater fees based on estimates provided by the petitioner:

	Acres	Square Feet	ERU	New SW Fees/Year	Cumulative Fees
Year 1	13.2	575,000	205	\$ 3,080.36	\$ 3,080.36
Year 2	7.5	325,000	116	\$ 1,741.07	\$ 4,821.43
Year 3	6.9	300,000	107	\$ 1,607.14	\$ 6,428.57
Year 4	6.3	275,000	98	\$ 1,473.21	\$ 7,901.79
Total	33.9	1,475,000	527	\$ 7,901.79	\$ 7,901.79

Any new drainage concerns will be evaluated and the Stormwater Superintendent, and the Stormwater Department. The Stormwater Department will review its work plan and project list on a regular basis to determine specific projects and priorities.

- 3. Building Permit Fees:** Homes are proposed to be built at a rate of 70 per year for Years 1-3 and the remaining 42 homes in Year 4. Assuming an average 2,250 square feet per home, permits will average \$395/home, for a total over the four-year period of \$99,540.
- 4. Park Impact Fee:** Park impact fees will not be recognized across all four years. The impact fees for the 252 proposed homes will amount to an average of \$120,120 over Years 1-3, and \$72,072 in Year 4 for a total of \$432,432 based on the current park impact fees of \$1,716 per home.

SECTION FIVE: EFFECT OF ANNEXATION

1. Estimated Effect on Taxpayers in Greenwood
 - a. The estimated tax rate would not change (due to rounding), and would be expected to remain relatively similar for the next four (4) years.
 - b. The estimated change in tax levy per taxpayer will be minimal, if any at all. The amount over four (4) years would be negligible.
 - c. The annexation likely will not require any increase in expenditures.
 - i. The costs indicated in Section Three do not indicate actual expenditures, but are rather theoretical numbers to illustrate the type of costs associated with new development. At the rate the City continues to grow, additional expenditures may become necessary. However, with the number of other ongoing projects, it would be difficult to connect any particular expense to this annexation.
 - d. The annexation of this parcel should have no noticeable effects on service levels, particularly given that land farther south and west is already within the municipal limits.
 - e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
 - a. The estimated levy increase due to the annexation is \$1,617. Estimated levy increases attributed to this annexation and a constant growth rate of 4% over the next four (4) years would be an increase of \$6,967 over this time period compared to the growth rate without annexation.
 - b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the City.
 - c. Only the assessed value at the time of annexation is considered in the levy increase. All assessed value increases of the property due to buildout will help to lower the City's tax rate, but do not increase the levy.
3. Estimated Effect on Other Political Subdivisions
 - a. There is no outstanding Pleasant Township debt to consider.
 - b. There is a tax rate totaling 0.2011 for Pleasant Township fire that would result in approximately \$503 per year that would be lost due to annexation.
 - i. The resulting change in the tax rate for Pleasant Township fire related services could rise to 0.2035 resulting in a negligible increase to Pleasant Township residents in unincorporated areas of Johnson County.
 - c. Tax rates for the other political subdivisions affected by this annexation (County, JC Public Library, JC Solid Waste, Clark Pleasant Schools) should remain steady.
 - d. This parcel will hit the circuit breaker, based on being placed in the agricultural category capped at 2%. The estimated total tax credit is \$1,299.00 and distributed as follows:
 - i. Johnson County Credit – \$154.77
 - ii. Greenwood Credit – \$374.07
 - iii. Pleasant Township Credit – \$1.70
 - iv. Johnson County Public Library Credit – \$34.65
 - v. Johnson County Solid Waste Credit – \$3.35
 - vi. Clark Pleasant Schools Credit – \$757.46

SECTION SIX: SUMMARY & RECOMMENDATIONS

Plan Commission Review and Recommendation:

The Greenwood Planning Commission has submitted a petition for annexation for 100.67 acres. The Greenwood Planning Commission considered: 1) the statutory criteria for annexation and zoning classification; 2) staff comments and recommendations; 3) oral and written comments from remonstrators and property owners; and 4) the official annexation policy of the City. At the conclusion of a public hearing held on January 27, 2025, the Planning Commission granted a _____ recommendation which was certified and forwarded to the Greenwood Common Council. The Plan Commission's vote was _____ (____) to _____ (____) for the annexation with zoning classifications of Residential Medium (RM).

The proposed annexation area is a logical extension of the City. The subject area meets or exceeds state and local criteria for annexation. Annexation of this area will help the City grow in a logical and orderly manner, as well as helping to preserve a solid tax base.

Annexation of this area will square-up the City's corporate limits. Private and public utilities will provide water, natural gas, electricity, and telephone services to the area. Annexation does not guarantee sanitary sewer capacity. The availability of sanitary sewers must be determined by the Board of Public Works and Safety in order for development to occur. The timetable for a determination on sanitary sewer capacity is based upon several factors which are not within the City's control.

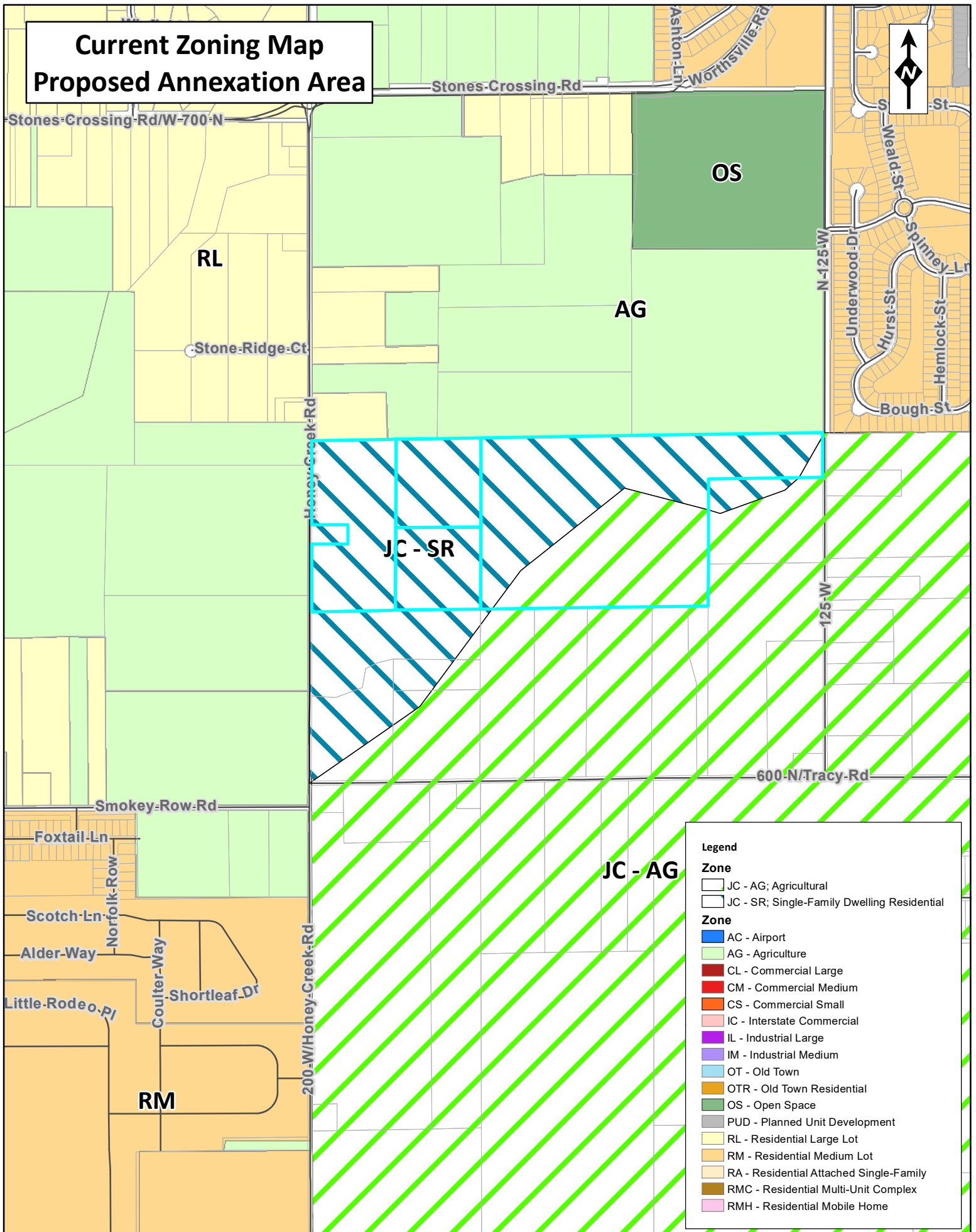
Common Council Consideration and Adoption:

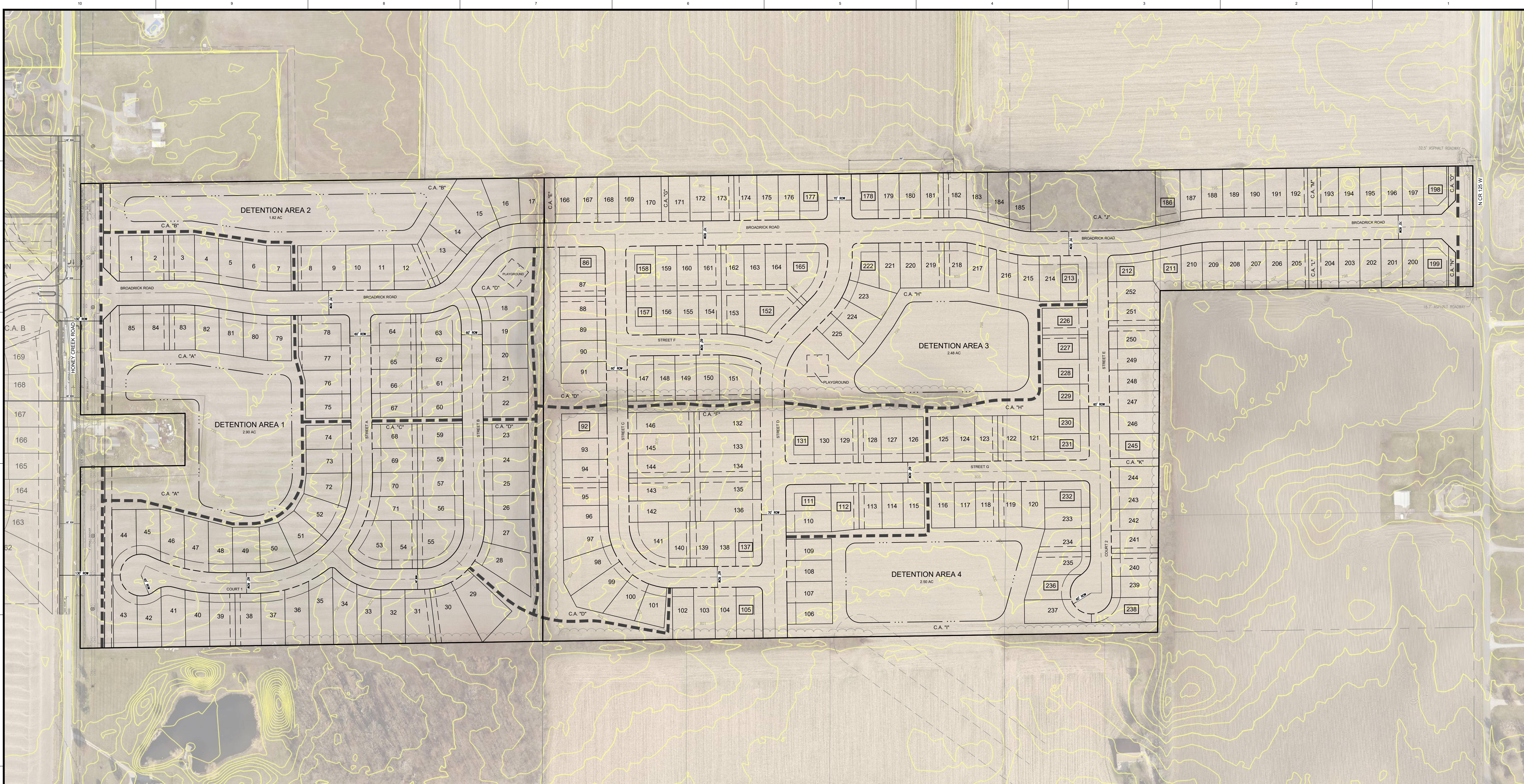
The Greenwood Common Council, like the Greenwood Advisory Plan Commission, has also given consideration to: 1) the contents and policies of this plan; 2) the statutory criteria for annexation and zoning classification; 3) staff comments and recommendation; 4) oral and written comments from remonstrators and property owners; and 5) the official annexation policy of the City.

Based upon the considerations enumerated above, the Greenwood Common Council adopted this plan by reference in Resolution No 25-____ adopted on the ____ day of _____, 2025.

City services shall be extended to the annexed area as provided in Section Three: Plan to Provide Municipal Services, and Section Four: Financial Impact/Fiscal Plan, of this annexation study.

Current Zoning Map Proposed Annexation Area





CONCEPTUAL LAND PLAN "B"

SEPTEMBER 12, 2024

LOT STANDARDS: WEST ZONE	
# OF LOTS:	85
PROPOSED MINIMUM LOT AREA:	8,970 SF
PROPOSED MINIMUM FRONT SETBACK:	25'
PROPOSED MINIMUM SIDE YARD SETBACK:	10'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	25'
PROPOSED MINIMUM LOT WIDTH AT BUILDING LINE:	60'
PROPOSED BUILDING PAD SIZE:	48' X 75'

LOT STANDARDS: EAST ZONE	
# OF LOTS:	167
PROPOSED MINIMUM LOT AREA:	7,930 SF
PROPOSED MINIMUM FRONT SETBACK:	25'
PROPOSED MINIMUM SIDE YARD SETBACK:	10'
PROPOSED MINIMUM LOT REAR YARD SETBACK:	25'
PROPOSED MINIMUM LOT WIDTH AT BUILDING LINE:	61'
PROPOSED BUILDING PAD SIZE:	41' X 60' & 51' X 60'

- EXISTING TREE LINE (APPROX. LOCATION)
- EXISTING POWERPOLES (SMALL/LARGE) (APPROX. LOCATION)
- EAST ZONE LOTS W/ 3 CAR GARAGES
- PROPOSED 10' ASPHALT TRAIL

SITE DATA	
EXISTING SITE ZONING:	PROPOSED ZONING: RESIDENTIAL MEDIUM (RM)
GROSS SITE AREA:	100.78
PROPOSED PUBLIC RIGHT-OF-WAY:	18.47 AC +/-
TOTAL CENTERLINE LENGTH	11,873 LF
COMMON AREA:	
GREEN SPACE:	16.10 AC +/-
NORMAL POOL AREA:	9.71 AC +/-
TOTAL COMMON AREA:	25.81 AC +/-
COMMON AREA AS PERCENTAGE OF GROSS SITE AREA:	25.81%
NATURAL PRESERVED AREA:	2.48 AC +/-
TOTAL LOTS:	252
OVERALL DENSITY (TOTAL LOTS/GROSS SITE AREA)	2.5 LOTS/AC
TYPICAL RIGHT-OF-WAY WIDTH:	
ON-SITE STREETS:	60' & 70'
HONEY CREEK ROAD:	70' (± ROW)
N OR 125 W:	50' (± ROW)

