



VOLUNTARY ANNEXATION

The annexation process is handled entirely by City staff and is at **no cost to the property owner** (fees are waived by City Council). Annexation is petitioned under IC 36-4-3-1.5.

BENEFITS

- Full access to municipal services including road maintenance (road salt, plowing, etc.) & utilities;
- Ability to participate and vote in municipal elections;
- Reduced fees for city parks and other applicable programs

ELIGIBILITY

“Contiguous” only if at least one-eighth (1/8) of the aggregate external boundaries of the real estate coincides with the boundaries of the annexing City of Fishers. In determining if a parcel is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the annexing City of Fishers to the real estate is not considered a part of the boundaries of either the City of Fishers or the real estate.

OR

Owners of the land located outside of, but contiguous to the City of Fishers and want to have real estate containing that land annexed to the City of Fishers, may file with the legislative body of the City of Fishers a petition signed by at least fifty-one percent (51%) of the owners of land in the real estate sought to be annexed or by the owners of at least seventy-five percent (75%) of the total assessed value of the land requesting an ordinance annexing the area described in the petition.

REQUIRED DOCUMENTS FOR SUBMITTAL

- Annexation Application via Viewpoint Cloud
- Signed Petition for Voluntary Annexation
- Legal description of property
- Site map of property
- Fiscal Plan Build Out Form

TIMELINE

1. Legal Notice - Staff will initiate legal notice at least 20 days prior to the public hearing to City Council.
2. 1st & 2nd Reading/Public Notice to City Council - Information is introduced at the City Council meeting and a public hearing is held.
3. 3rd Reading and Fiscal Plat presented to City Council - Hearing to adopt annexation ordinance and fiscal plan after a minimum of 14 days after the second reading/public hearing.
4. Publication of Adopted Ordinance - A legal notice is published by staff after City Council adopts the annexation ordinance. A minimum of 30 days after the publication of the ordinance, the annexation can be filed and recorded. It then becomes effective.

PETITION FOR VOLUNTARY ANNEXATION INTO THE CITY OF FISHERS

The undersigned (hereafter "Petitioner"), in support of this Petition for Annexation alleges:

1. That _____ is the owner of the real estate legally described on Exhibit A attached hereto (hereafter "Real Estate").
2. That the Real Estate is contiguous to public highways and the public rights-of-way thereof (hereafter "Public Highway").
3. That the City Council of the City of Fishers, Indiana (hereafter "Council) has by ordinance defined the corporate boundaries of the City of Fishers, Indiana.
4. That more than one-eighth (1/8) of the aggregate external boundaries of the Real Estate coincides with the corporate boundaries of the City of Fishers, Indiana.

WHEREFORE, the Petitioner requests that the Council adopt an ordinance assigning the above-referenced zoning classification and annexing the Real Estate, and the contiguous areas of the Public Highway, to the City of Fishes, Indiana.

Petitioner: _____

By: _____

Name: _____

Title: _____

If the petitioner is not the property owner of the described Real Estate, the property owner must give consent by signing below:

Signatures of Property Owner(s)

The above information, to my knowledge and belief, is true and correct.

SIGNATURE OF NOTARY PUBLIC

State of Indiana, County of _____, SS:

Subscribed and Sworn before me this _____ day of _____, 20__.

Printed Name of Notary Public: _____

My Commission Expires: _____

DETAILED FISCAL PLAN:

The Department of Community Development staff will develop for City Council adoption a written detailed fiscal plan for the real estate subject to annexation.

Required information from the applicant for inclusion in the Fiscal Plan: Build-Out Information Sheet (shown below).

Annexation – Build-Out Information Sheet

PLEASE PROVIDE A PROJECT DESCRIPTION WITH THE FOLLOWING:

NAME: _____

DEVELOPER: _____

LOCATION: _____

SIZE: _____

ACRES: _____

NO. OF LOTS: _____

UNITS: _____

GROSS DENSITY: _____

DWELLINGS PER GROSS ACRE: _____

PROPOSED ZONING: _____

ESTIMATED THREE-YEAR DWELLING CONSTRUCTION TIMETABLE (BUILD-OUT SCENERIO)

Approximate 3-year build out:

Start Date:

January – December 1st year

January – December 2nd year

January – December 3rd year

Actual start of construction: _____

Site Work: _____

Building Permits: _____

Number of Units/Square Feet per Unit: _____

ALSO:

ESTIMATED AVERAGE SQ. FT. (Residential): _____

ESTIMATED AVERAGE MARKET VALUE OF HOME (OR STRUCTURE): _____

COMPARABLE TO: _____ (Fishers Subdivision)

(These are for TAX assessed value/revenue projections only.)