



ZA 17-01: Recreation Impact Fee Update

Planning & Building Department Staff Report

May 16 2022

Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	ZA 17-01: Recreation Impact Fee Update
B. APPLICANT	Town of Avon
C. LOCATION	Corporate Limits of the Town of Avon
D. PARCEL SIZE	N/A
E. LAND USE & ZONING	N/A
F. ACTION REQUESTED	Petitioner requests a resolution to the Town Council approving the proposed Recreation Impact Fee Study.
G. HISTORY	ZA 17-01: Recreation Impact Fee Update
H. STAFF COMMENTS	<p>This petition was continued from the April hearing date in order for the Town to provide notice in accordance with State law.</p> <p>This is a request by the Town to approve the recently completed Town of Avon Recreation Zone Improvement Plan 2022-2031.</p> <p>The Indiana Code 36-7-4-1300 series allows local jurisdictions to adopt an ordinance imposing an impact fee on new development within the corporate limits of the Town. The process by which this impact fee is adopted is identical to the process by which a zoning ordinance is adopted. This process requires a public hearing by the Plan Commission from which a recommendation is derived and forwarded for Council final action.</p> <p>The Recreation Zone Impact Improvement Plan has been completed and reviewed in accordance with the requirements of State Law and forwarded to the Plan Commission for a</p>



	<p>recommendation.</p> <p>The Town currently has Recreation Impact Fees adopted from a similar process conducted in 2017, which is the reason this request perpetuates the original Plan Commission case number. These fees are currently \$1,095.00 per dwelling unit. This study updates the original study and establishes a new fee of \$1,227.00 per dwelling unit.</p>
I. RECOMMENDATION	<p>The Staff requests that the Plan Commission forward a favorable recommendation to the Town Council on the Avon Recreation Zone Improvement Plan and the proposed new impact fee.</p>

AVON PLAN COMMISSION

RESOLUTION 2022-01

A Resolution of the Avon Plan Commission approving the Recreation Zone Improvement Plan, Recommending that the Town Council Adopt the Plan as an Official Part of the Comprehensive Plan, and Approving the Replacement Recreation Impact Fee and Ordinance

WHEREAS, on June 10, 2017, the Avon Town Council adopted Ordinance 2017-11, establishing a recreation impact fee of \$1095 per unit;

AND WHEREAS, this recreation impact fee became effective January 1, 2018;

AND WHEREAS, under Indiana law, this recreation impact fee will expire January 1, 2023;

AND WHEREAS, Indiana law provides that if the Town intends to impose a recreation impact fee after the expiration of the current fee on January 1, 2023, the Town must adopt an ordinance adopting a replacement recreation impact fee;

AND WHEREAS, to facilitate the adoption of a replacement recreation impact fee, the Town has conducted a study and engaged Lehman and Lehman, Inc. to prepare a new Recreation Zone Improvement Plan to establish a replacement recreation impact fee;

AND WHEREAS, the Town of Avon Recreational Impact Fee Advisory Committee forwarded to the Plan Commission a recommendation to adopt the replacement recreation impact fee ordinance as presented by Lehman and Lehman, Inc.

AND WHEREAS, on May 23, 2022, the Avon Plan Commission conducted a Public Hearing on the Ordinance Adopting a Replacement Recreation Impact Fee (the Ordinance) and considered the comments made at said public hearing regarding adopting the Ordinance;

AND WHEREAS, having examined the Ordinance and considered the comments made at the public hearing, the Plan Commission finds that the Ordinance should be approved and adopted.

IT IS, THEREFORE, RESOLVED AS FOLLOWS:

1. The Avon Plan Commission hereby approves the Recreation Improvement Plan, the proposed recreation impact fee in the amount of \$1,227.00 per unit with a 3% annual inflation factor for years 2024-2027, and the proposed Ordinance, which is attached as Exhibit A;

Impact Fee Schedule

2023 – \$1,227
2024 - \$1,264
2025 – \$1,302
2026 – \$1,341
2027 – \$1,381

2. The Avon Plan Commission recommends that the Town Council adopt an ordinance making the Recreation Improvement Plan an official part of the Comprehensive Plan;

3. The Avon Plan Commission recommends that the Town Council approve the replacement impact fee and the proposed Ordinance;

4. The Commission President is authorized to execute all documents necessary to effectuate this approval; and

ADOPTED May 23, 2022.

Avon Plan Commission:

Kathryne Ransburg, President

Paul Guckenberger, Vice President

Ed Rosenbaum, Member

Dave Kauffman, Member

Mason Pike, Member

Harold Hiser, Member

Attest: _____
William Peeples, Secretary