

Town of Avon
Rumors and Topics

Rumor/Topic

(June 3, 2020)

What about taxing apartments more to offer property tax relief for homeowners?

Answer

State law requires that the tax rate is applied equally to all taxable properties inside the Town.

The amount of taxes paid by a property owner depends upon the property tax cap category for the property. The “%” cap as described below means that properties in each category cannot pay more than the “%” of their gross assessed value in property taxes excluding school referendum property taxes.

For instance, the properties in the 1% category will not pay more than 1% of their gross assessed value in property taxes excluding school referendum property taxes.

The properties assigned to each “%” category is established in the State Constitution.

The 1% property tax cap includes homestead properties. Only 1 acre of the homestead property is included in the 1% category. The remaining acreage is in the 2% category.

The 2% property tax cap category includes farmland, duplexes, apartments, condominiums, second homes, rental properties and the remaining acreage of a homestead property above 1 acre.

The 3% property tax cap category includes business real and personal property.

Rumor/Topic

(November 7, 2019)

I tried to vote in the Town election on Tuesday and they told me I couldn't vote because I don't live in Town. I pay Avon taxes. Why can't I vote in the Town election?

Answer

If you don't live in Town, you don't pay taxes to the Town of Avon government. You pay taxes to the governments of Hendricks County, Avon School Corporation, Washington Township and Avon/Washington Township Library.

Rumor/Topic

(August 10, 2018)

Is a DPR or MAP case at the Plan Commission the same as a rezoning case?

Answer

No. DPR and MAP cases are for properties that have already been zoned or rezoned. A MAP case establishes the legal lot lines for a development. A DPR case establishes the development guidelines such as building standards, parking, landscaping and drainage.

Rumor/Topic

(July 11, 2018)

Why doesn't the Town take the money for trails and use it on roads instead?

Answer

Usually, the Town receives federal transportation grants for constructing trails. The grant money for trails can only be used on trail construction. The Town's local match for the grant is from revenue sources that cannot be used on road construction such as the food & beverage tax and park impact fee.

The new trail on Ronald Reagan Parkway, north of US 36, was part of the road widening and extension project and used local tax increment finance district funds for its construction.

The new trail on Avon Avenue, between 100 South and the 25 South roundabout, was part of the Avon Avenue bridge and roundabout project. The bridge and roundabout project used a variety of State funds to pay for construction including funds received for the relinquishment of SR 267 to a local road known as Avon Avenue, a Community Crossing grant and a special distribution of income taxes only for road construction. It also used local tax increment finance district funds.

Rumor/Topic

(March 2, 2018)

Why doesn't the Town cut expenses so more Town tax dollars can go to pay Avon school teachers?

Answer

Avon school teachers are not paid from local property taxes. They are paid through funding received from the State of Indiana that are distributed to the Avon Community School Corporation (Avon Schools).

Also, the Town of Avon is a separate government from Avon Schools, so the Town's property taxes are not used to pay for Avon school teacher salaries.

Rumor/Topic

(January 26, 2018)

What is a Planned Unit Development?**Answer**

A Planned Unit Development (PUD) zoning district is established to provide for an innovative development often times including mixed zoning classifications, densities, and uses under a common classification. It is not subject to standard zoning requirements, however PUDs often use the Zoning Ordinance as a foundation and must not violate the general purposes, goals, and objectives of the Zoning Ordinance and the Town's Comprehensive Plan.

There are three rationales for a PUD: mixed use, characteristics of the land (woods, creek, pipeline, etc.) and innovative development.

The Plan Commission will hold at least two meetings to consider a PUD. The first meeting is an informational meeting where the proposal is presented to the Plan Commission. This meeting isn't a public hearing and no vote will be taken. The second meeting will be a public hearing and the Plan Commission may vote on whether to send a positive or negative recommendation to the Town Council. The Town Council shall take one of four actions regarding the Planned Unit Development: adopt the proposed PUD, adopt the PUD with conditions, return the PUD to the Plan Commission with proposed amendments or deny the PUD.

A petitioner for a Planned Unit Development is required to have a neighborhood meeting with abutting property owners at least 15 days before the informational meeting of the Plan Commission.

Rumor/Topic

(January 26, 2018)

Why does the Town allow home builders to apply for high density rezoning?**Answer**

Home builders have a right to submit a rezoning petition to the Town for consideration. A rezoning petition goes to the Plan Commission for their vote on whether to send a positive or negative recommendation to the Town Council. The Town Council has the final vote to decide if a rezoning petition is approved.

There are five criteria that the Town Council shall pay reasonable regard to when deciding on a rezoning petition: the Comprehensive Plan, the current structures and uses within each district, the most desirable use for which the land in each zoning district is adapted, the conservation of property values throughout the jurisdiction and responsible growth and development.

Rumor/Topic

(October 31, 2017)

Why is State Road 267 named Avon Avenue through Washington Township?

Answer

At the end of 2013, the Town of Avon, Hendricks County and the Town of Brownsburg reached an agreement with the Indiana Department of Transportation to relinquish State Road 267 to the Towns and County. The boundary of the relinquishment was the north boundary of Plainfield to County Road 700 North. Relinquishment meant that this area was no longer a "State Road", so the Town held a contest to rename State Road 267 in the portion within the Town of Avon. The most popular name submitted was Avon Avenue and the Town Council and Plan Commission approved renaming the road to Avon Avenue. The County accepted this name for the portion in Washington Township that wasn't inside the Town of Avon.

Rumor/Topic

(October 6, 2017)

Why does the Town wait on widening roads until they are congested?

Answer

It costs \$1 million per mile to widen a road. In order to receive federal road funds for widening roads, the committee that awards the federal road funds uses a formula that accounts for current traffic volume on the road as well as projected traffic volume on the road.

Rumor/Topic

(September 19, 2017)

Why is it that the improvements on Avon Avenue didn't include widening the road and bridge to four lanes?

Answer

The number of lanes to be constructed is determined by projected traffic volumes over the next 20 years. The projected traffic volumes for Avon Avenue showed that four lanes was not required to handle the projected volume.

The new long range road improvement plan for the Central Indiana region includes the widening of Dan Jones from 300 South to 200 North in the time period of 2026-2035. The estimated cost is \$64,000,000 and will be dependent upon the availability of federal and local funding. Widening may occur in phases with the first phase to be from US 36 to 100 South.

Rumor/Topic

(August 28, 2017) I heard that the Town decided to not build a trail under US 36 near Town Hall Park.

Fact

Not true. The Town has received a federal grant to build a trail on the west side of White Lick Creek from Washington Township Park to County Road 100 North. The trail will go under US 36. It may be constructed next year. Another project includes extending the trail along the west side of White Lick Creek from Washington Township Park to County Road 100 South. This project received a federal grant and will be constructed next year.

The Town is completing another section of trail from Town Hall Park to Washington Township Park that runs along the west side of County Road 625 East that will cross US 36. The crossing at US 36 will have a pedestrian signal and a refuge island in the median. This portion of the trail system received a federal grant that would only fund the trail with an at-grade crossing at US 36.

Rumor/Topic

(August 28, 2017)

I heard that the Town knew before they started construction on the Avon Avenue bridge over CSX that CSX might be closing the yard.

Fact

Not true. The Town was not aware of any changes at CSX prior to the beginning of construction. Construction began in 2016 and new ownership of CSX occurred in May of 2017.

Rumor/Topic

(August 28, 2017)

I heard that Costco is coming to Avon.

Fact

We haven't been contacted by anyone from Costco or on behalf of Costco, so we're unaware of plans for a new Costco in Avon. If Costco is seeking to build in Avon, they would need to get a development plan approval through the Plan Commission, if the undeveloped land is already zoned for commercial use. If the land isn't zoned for commercial use, then a rezoning petition would need to be filed and considered by the Plan Commission and Town Council. The Plan Commission agendas are posted on the Planning web page at www.avongov.org.