

THE CITY OF SOUTH BEND

ANNEXATION REPORT

2006

ANNUAL MILESTONES
&
STATISTICS



DIVISION OF COMMUNITY DEVELOPMENT
1200 COUNTY CITY BUILDING
SOUTH BEND, IN 46601

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I. INTRODUCTION

This report provides information about the City's annexation activities in 2006.

Summary

Land Added: *318.04* acres

Assessed Value Added: *\$2,032,530.00* (per County tax records at time of filing of the ordinance).

Estimated Assessed Value Once Developed: *\$41,180,000* (based on comparable projects in the respective townships in which the annexations are located, please note that Phase II of Portage Prairie is not included as it was counted in 2005 totals).

New Activity Added:

- Lots for approximately 228 new single-family homes, representing approximately 572 residents.
- Land for a world class technology park and Eddy Street Commons, which furthers the City's northeast redevelopment plans.
- The second phase of a large PUD (Portage Prairie) that will combine residential, commercial, office and industrial uses within a unified and coordinated development plan.
- Annexation of right-of-way to further economic development goals in the Airport Economic Development Area.

II. KEY EVENT(S)

2006 Legislative Session

The 2006 legislative session provided one change to the annexation statutes:

- A. Voluntarily annexed agricultural land that is annexed for exerting zoning regulations may have a property tax liability exemption for a maximum of ten years.

III. 2006 ANNEXATION MILESTONES

Petitioner	Filed Date	Effective Date
Waggoner's Dairy Farm, Inc Phase II	2/8/06	6/1/06
John D. & Jay L. Gillis	12/5/05	3/6/06
Weiss	2/8/06	10/8/06
John Roy	2/8/06	6/18/06
Michiana Lutheran	6/7/06	10/8/06
Notre Dame	8/9/06	12/24/06
City of South Bend	8/9/06	12/3/06
City of South Bend	8/9/06	12/3/06

IV. 2006 ANNEXATION STATISTICS

By Annexation Ordinance

<u>Annexation</u>	<u>Ordinance Number</u>	<u>Date Recorded</u>	<u>Acres</u>	<u>Township</u>	<u>Land Use</u>
A Waggoner's Dairy Farm, II	9638-06	1/23/06	198.11	German	PUD
V John D. & Jay L. Gillis	9648-06	3/5/06	12.72	German	Med/Office
V Weiss	9661-06	10/08/06	69.94	Center	Residential
R John Roy	9674-06	6/18/05	0.77	Clay	Residential
M Michiana Lutheran	9688-06	9/25/06	8.80	German	Educational
V Eddy Street/Edison Road	9713-06	12/24/09	26.20	Clay	University District
City of South Bend	9707-06	12/3/06	0.37	German	ROW
City of South Bend	9708-06	12/3/06	1.13	German	ROW
<i>TOTAL</i>			<i>318.04</i>		

Existing Characteristics

<u>Existing Use</u>	<u>Acres</u>	<u>Population</u>	<i>.... Existing</i>	
			<u>Houses</u>	<u>Businesses</u>
Mixed	8.80	0	1	1
Residential	0.77	1	1	0
Agriculture	198.11	1	1	0
ROW	1.5	0	0	0
Vacant	108.86	0	0	0

By Township

<u>Township</u>	<u>Acres</u>	<u>Assessed Valuation - as Annexed</u>	<u>Assessed Valuation per acre</u>
Centre	69.94	\$52,500.00	\$750.64
German	221.13	\$276,000.00**	\$1,989**
Clay	26.97	\$1,242,730.00	\$46,078
<i>TOTALS</i>	<i>318.04</i>	<i>\$1,571,230.00**</i>	<i>\$13,101**</i>

**Indicates Portage Prairie Phase II is not entered in calculations

V. 2006 DISANNEXATION

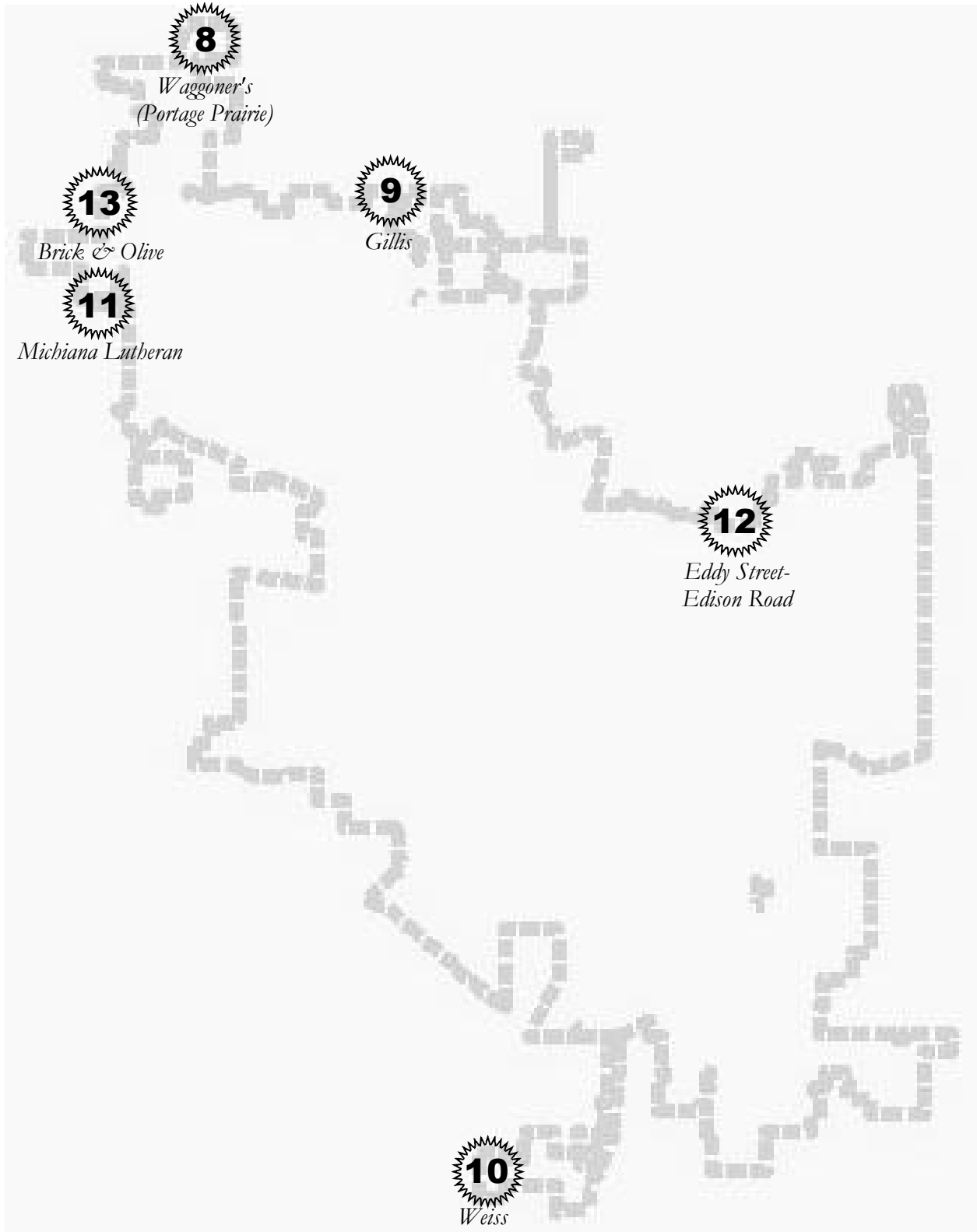
One 2.28 disannexation of land owned by Notre Dame took place in 2006 as part of the realignment of Angela/Edison Road and the associated Eddy/Edison Street Annexation. It is important to note, that in 2006 the City annexed 26.2 acres in partnership with Notre Dame. Therefore, overall the City gained 23.92 acres of land through the redevelopment partnership.

VI. 2007 ANNEXATION PROGRAM

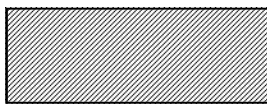
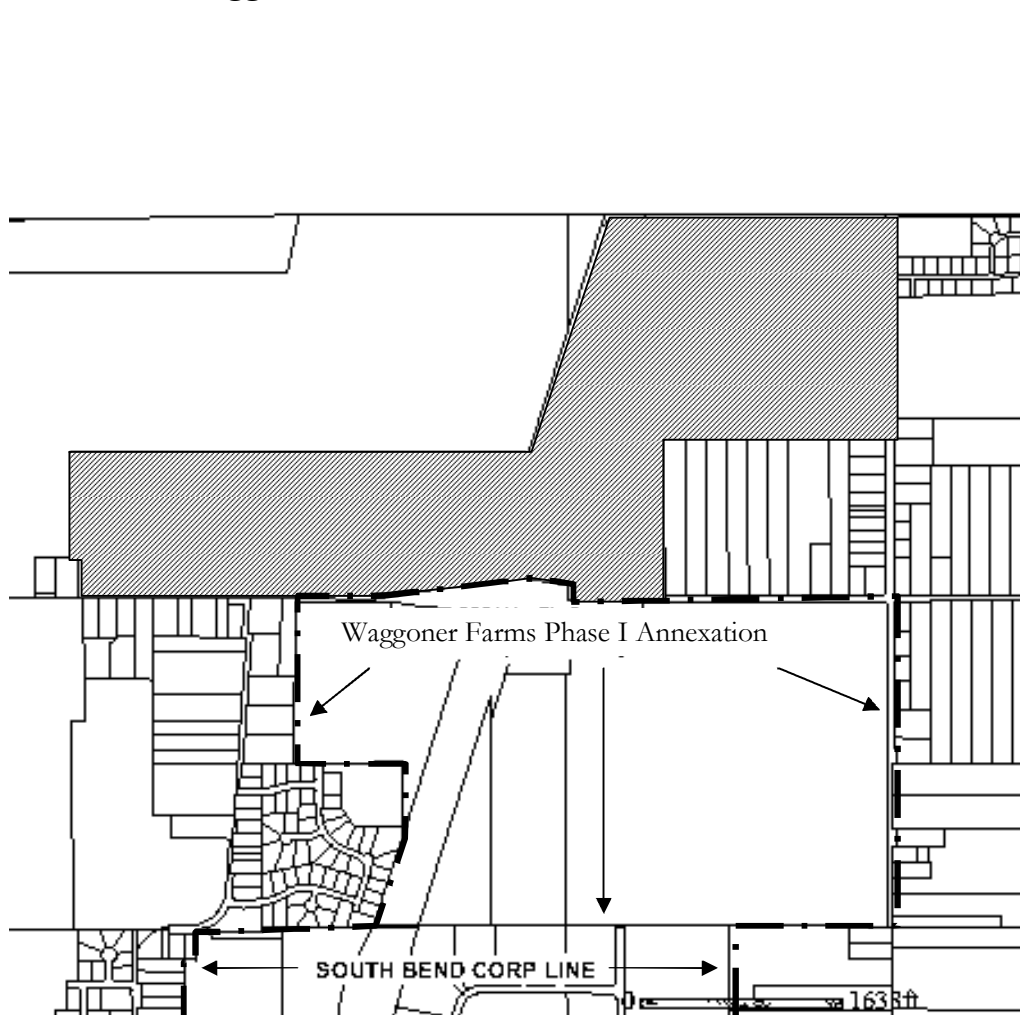
- Monitor the 2007 Indiana Legislative session relative to proposed changes in the annexation statutes.
- Support voluntary annexation petitions.
- Conduct one Growth Management Team meeting.
- Determine role of Growth Management Team relative to the implementation of *City Plan*
- Integrate Annexation Policy and Plan with *City Plan*.

2006 Annexation Reference Map

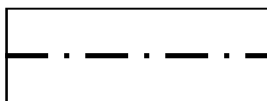
Numbers below reflect location and page number of corresponding annexation



Waggoner Farms, Inc. Phase II Annexation Area



Annexation Area



City Limits

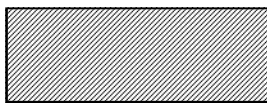
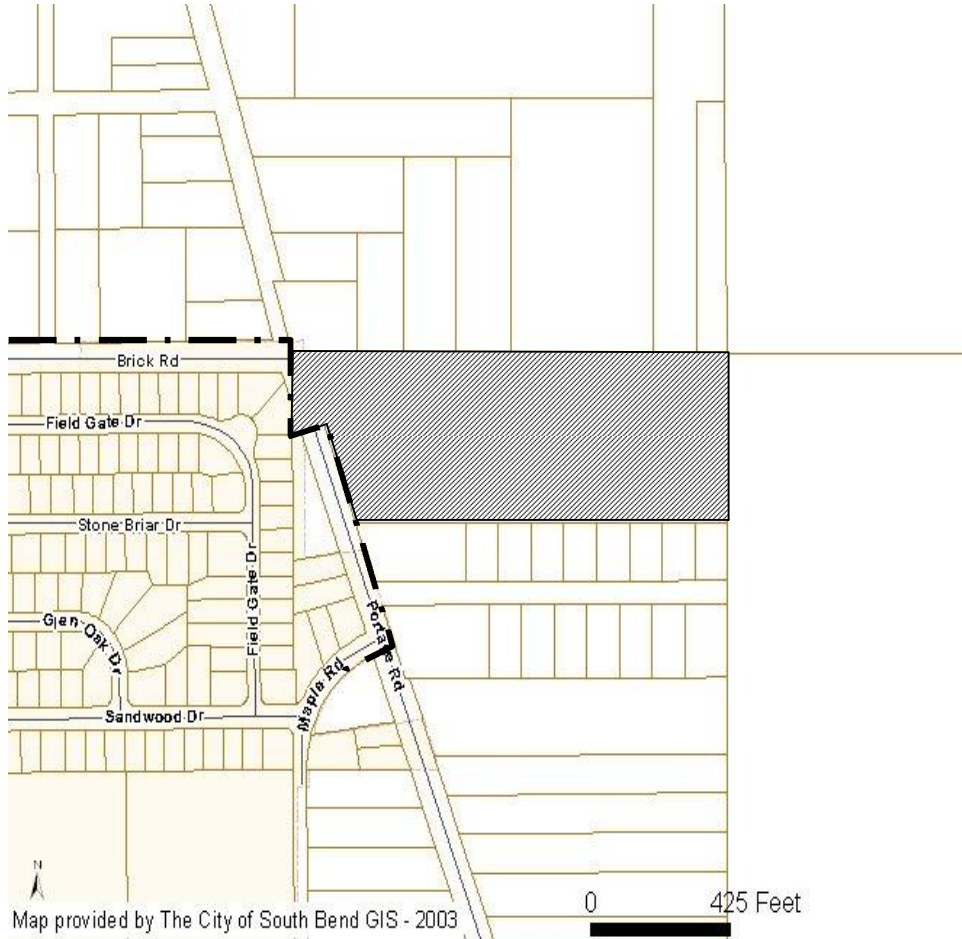


North

August 11, 2005

MAP 1

John D. and Jay L. Gillis Annexation Area



Annexation Area



City Limits

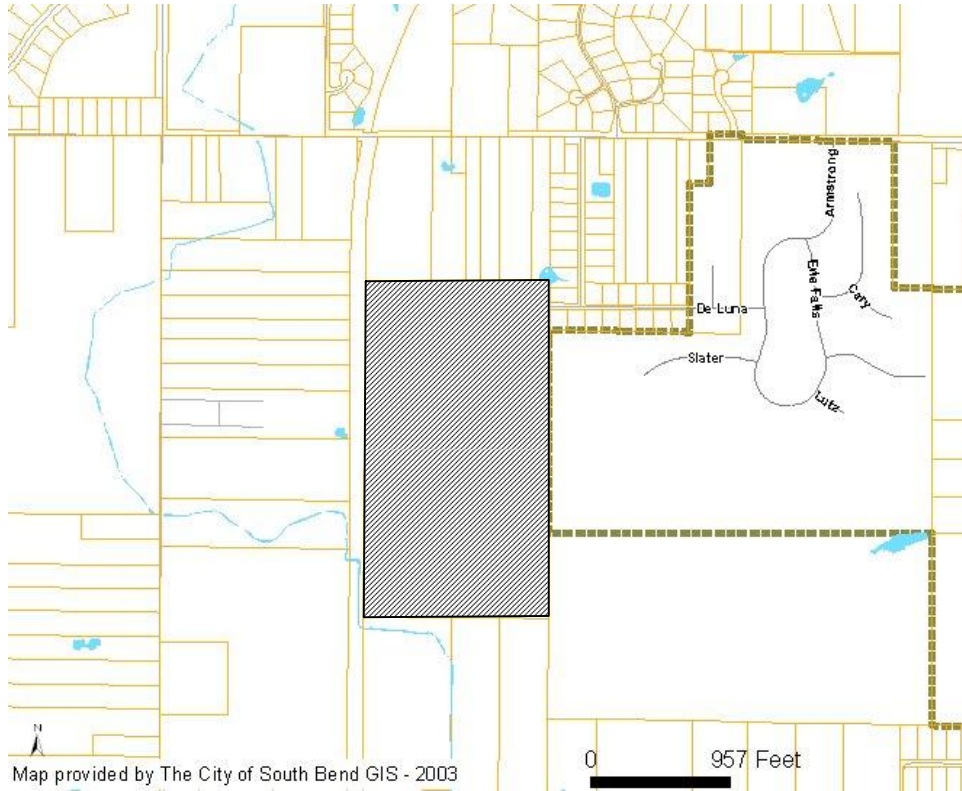


North

October 2005

MAP 1

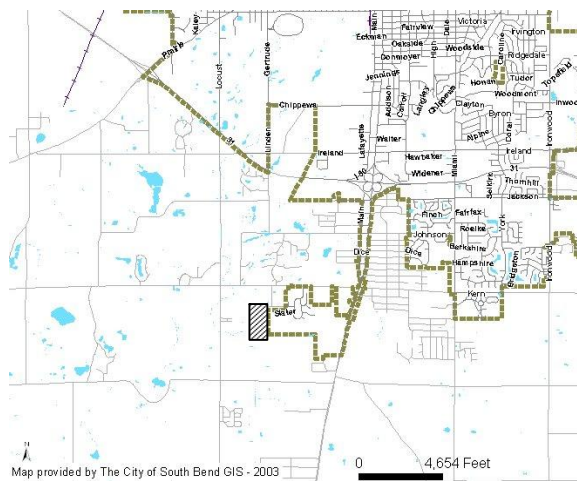
Kendall Weiss Annexation Area



Annexation Area



City Limits

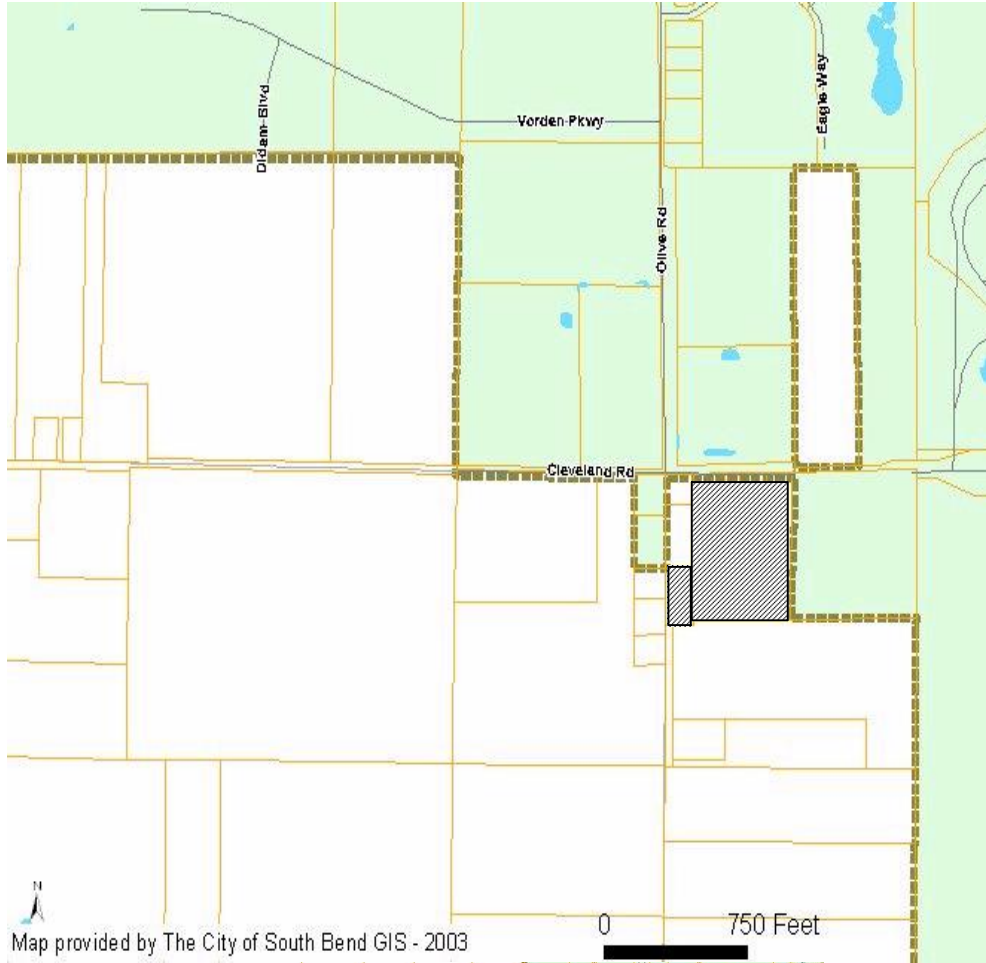


North

February 2006

MAP 1

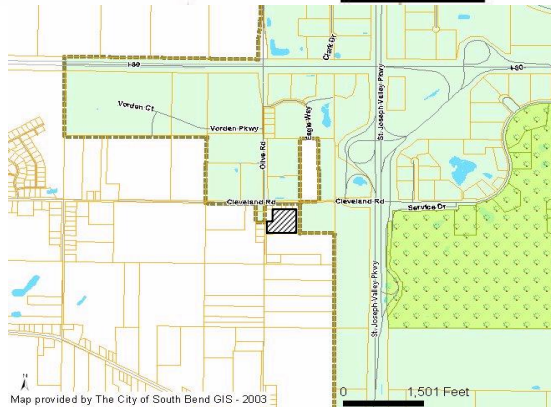
Michiana Lutheran Education Center Annexation Area



Annexation Area



City Limits

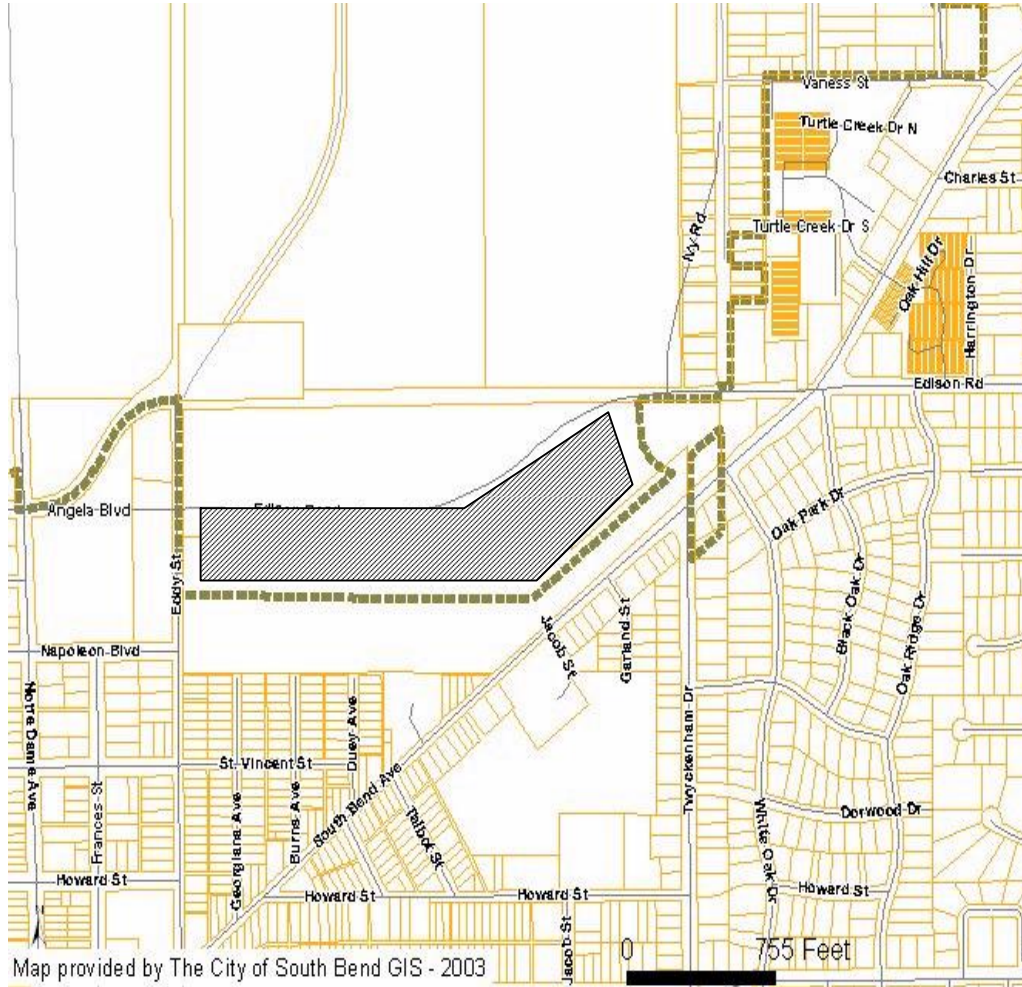


North

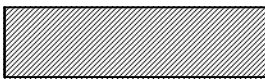
June 2006

MAP 1

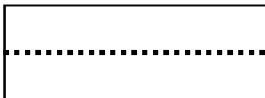
Eddy Street-Edison Road Annexation Area



Annexation Area



City Limits



North

August 2006

