

Building, Planning & Development

Annual Report



City of Auburn
www.ci.auburn.in.us

2024

Survey Responses

“

The process is easy to navigate and was kept abreast of the items that were approved or needed addressed.

”

“

As always, Jim and staff did a great job with helping our team prepare for presentation to Plan Commission. Thank you for all your help!

”

“

The Planning Department has been nothing but awesome for the Bridgewater Development Group. The staff is always available to answer questions and does so in a timely manner.

”

“

I manage projects all over and have dealt with permitting/zoning offices in numerous states and jurisdictions. Working with Jim C and your group via email, phone and last night, with my variance, witnessing the monthly variance board process in person....I was impressed as I've been seeing the amount of preparation that went into the presentations for each variance. My other jurisdictions around the country that I have dealt with have earned reputations as not going the extra mile for the applicant. It is rare. Impressed from top to bottom with your team.

”

Annual Report

2024

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Report Summary

The Annual Report for the Department of Building, Planning & Development is a compilation of data to present a picture of development in the City of Auburn during calendar year 2024. After several years of exceptional growth the City of Auburn continues to see additional growth and interest from prospective businesses.

The City of Auburn expanded its boundary during the year with one annexation that added approximately 78 acres to the City's footprint. The annexed area has a potential to add retail space and residential-single family homes.

The Valuation of Improvement in 2024 was \$47,785,654, this reflects a 4% increase over the prior year. The leading contributor to the increase was commercial development. The overall increase stems primarily from new construction and improvements from three land areas: commercial, institutional, and industrial.

The City of Auburn's Residential Housing Areas increased with 61 new single family homes. These homes, primarily within established subdivisions, are within the city limits and the extra territorial jurisdiction. Average home value had an uptick of 10% to \$395,622 and the average square footage increased 7% to 2,835.

The Commercial Area saw a number of developments completed during the year. The Tube Car Wash, Carve Market, Barrel and Blaze and Panda Express all completed and opened in 2024. Dairy Queen, Dollar General, Pro Fed Credit Union and Seventh Street Shoppes all commenced construction in 2024.

The Boards and Commissions for the City were very active this year with similar number of requests as in the prior year. The Unified Development Ordinance (UDO) had two amendments this year. Amendment #4 focused on the sign chapter with specific emphasis on codifying the sign requirements into a table that would simplify the administration of the code provisions. Amendment #5 was to establish the "MX" Mixed Use zoning district that provides for a mixture of residential, business and institutional uses to coexist within a defined area. A portion of Seventh Street west of downtown was rezoned to "MX" to encourage new investment in the community.

Our staff members are:

Ryan Shambaugh, Administrator

James Cadoret, AICP, City Planner

Sheena Miller, Permits & Licensing Coordinator

Timothy Reuille, Building Inspector

Melissa Shumaker Cuney, Administrative Assistant

Highlights of the Year

78

Annexation Acres

One annexation added to the City's footprint

61

New Single Family Homes

Within the City of Auburn and the Extra Territorial Jurisdiction

4%

Improvement Value

Increase of the total reported value of improvement for all land uses

\$47M

Improvements

Total valuation of new, addition, and remodel improvements

1,298

Permits

Total permits issued for various building projects

15

Development Plans

Plan Commission reviewed and approved for new development

Growth Trends

The growth trends for the City of Auburn continued into 2024 with the overall valuation increasing by 4% over the prior year. The trend for growth in-commercial development and industrial sectors exhibits the continued vitality of the City of Auburn.

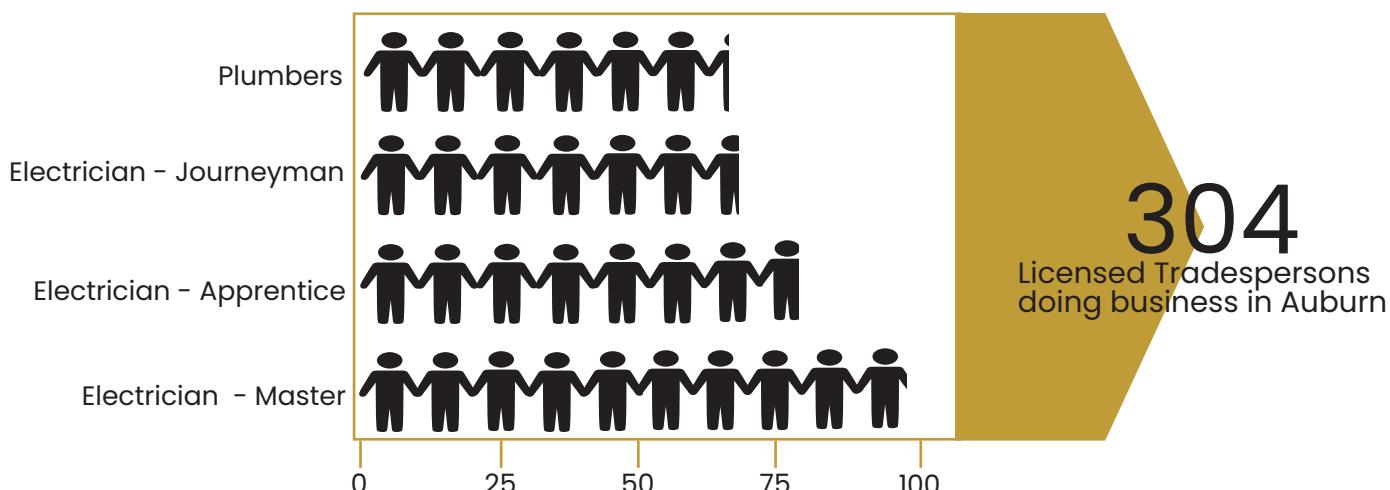
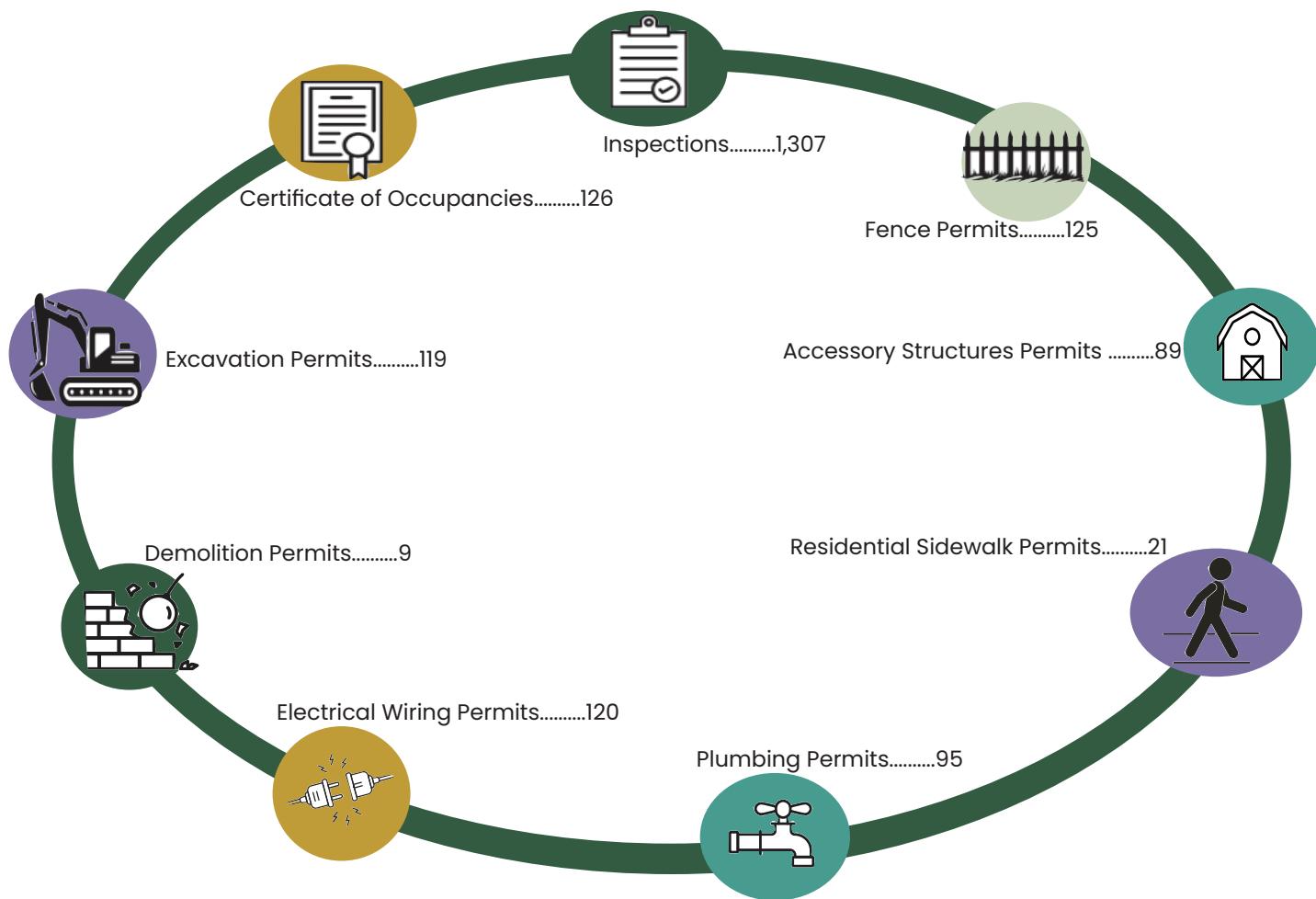
Totals	2024	2023	2022
Permits	1,298	1,361	1,121
Residential	986	1,070	925
Commercial	227	218	140
Institutional	48	23	41
Industrial	37	50	15
Certificate of Occupancy	126	109	60
Valuation of Growth	\$47,785,654	\$46,017,156	\$36,513,285
Residential			
Single Family Unit Permits	61	76	64
New Home Valuation	\$24,132,916	\$27,305,772	\$22,963,218
Average New Home Cost	\$395,622	\$359,286	\$358,800
Average New Home Sq Footage	2,835	2,654	2,937
Addition & Remodel Permits	37	38	27
Addition & Remodel Valuation	\$889,263	\$2,280,933	\$1,077,397
Commercial / Industrial / Institutional			
New Construction Permits	9	9	7
New Valuation	\$15,126,780	\$5,510,000	\$6,765,000
Addition & Remodel Permits	25	23	25
Addition & Remodel Valuation	\$6,774,500	\$9,709,372	\$4,177,120

\$1,768,498 / 4%

Total Valuation Increase

Building Report

The building report highlights specific items that verify the continued growth and improvement of the City of Auburn. A continued increase in general construction supports the overall enhancement of the City as a whole.



Residential Subdivision Development

Bear Creek

New Build	15
Average Home Cost	\$294,390
Average Sq Foot	2,381
Lot Availability	8

Fawn Creek

New Build	8
Average Home Cost	\$266,520
Average Sq Foot	2,219
Lot Availability	27

Bridgewater

New Build	18
Average Home Cost	\$632,794
Average Sq Foot	3,959
Lot Availability	37

Hunter's Glen

New Build	2
Average Home Cost	\$395,000
Average Sq Foot	3,006
Lot Availability	5

Duesenberg Place

New Build	4
Average Home Cost	\$318,750
Average Sq Foot	2,379
Lot Availability	5

Summerset Ridge

New Build	8
Average Home Cost	\$250,960
Average Sq Foot	2,233
Lot Availability	7

Watson Estates

New Build	3
Average Home Cost	\$419,492
Average Sq Foot	2,502
Lot Availability	41

Commercial / Industrial / Institutional Development

The Tube Car Wash



Barrel & Blaze



Panda Express

Carve Market



Boards & Committees

Planning

	2024	2023	2022
Development Plans	15	11	10
Parking Lot Plans	3	2	0
Primary Plats	2	5	4
Secondary Plats	4	5	7
Zoning Map Amendments	6	9	2

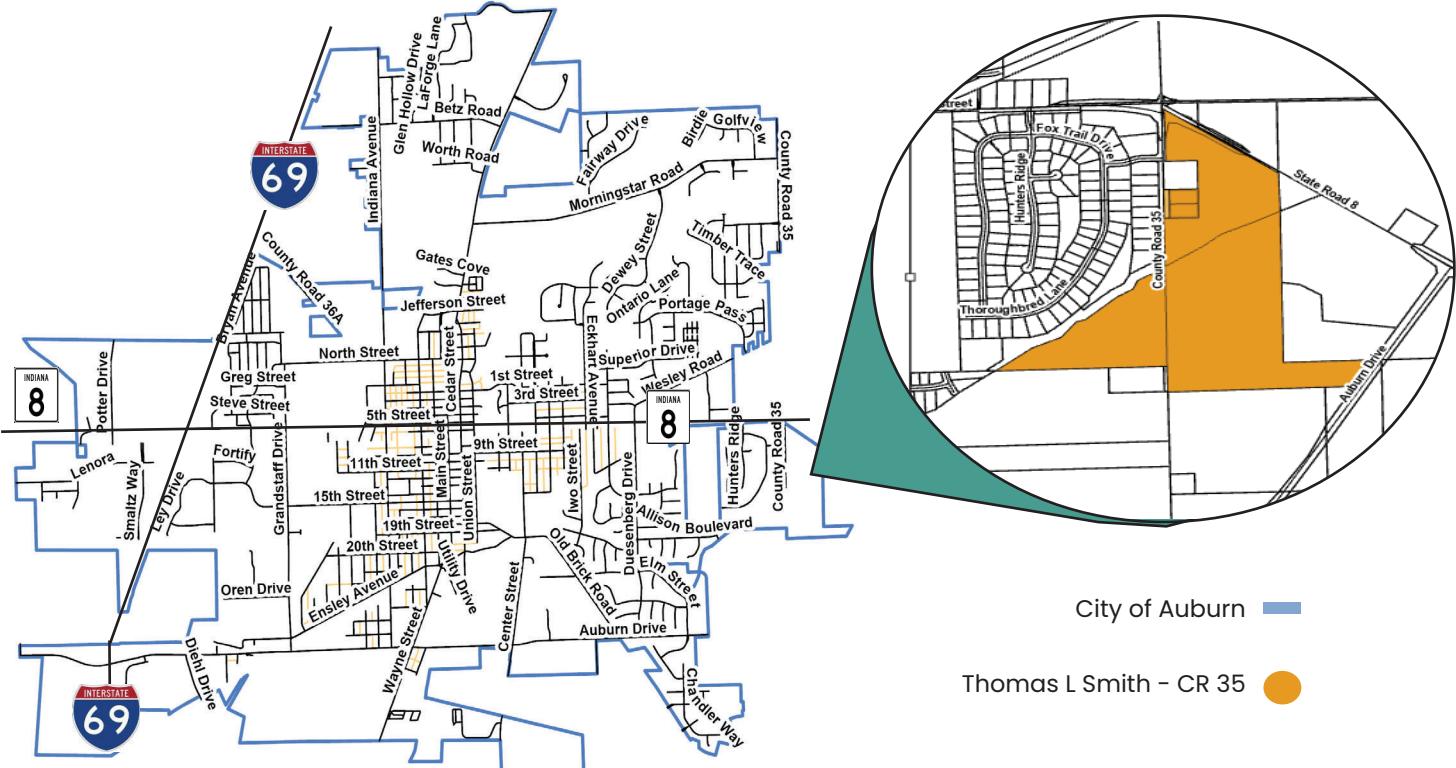
Zoning Appeals

Development Standard Variances	32	27	25
Special Exception Use	1	2	1
Use Variances	2	5	8

Board of Public Works & Safety

As Built Plans	5	3	1
Encroachments	1	6	1
Infrastructure Plans	1	5	6
Maintenance Bonds	4	3	0
Performance Bonds	0	1	0
Non Remonstrance Agreements	2	0	7
Utility Service Agreements	21	18	14
Itinerate Vendors	16	11	6

Annexation Approval



Total Acres of 78
Total Real Property Assessed Valuation of \$462,800

Thomas L Smith - CR 35

Acres = 78

Population = 0

Real Property Assessed Valuation = \$462,800

Future=Development of the individual parcels may require the extension of water and sanitary sewer mains. Extension of utilities to undeveloped land is the responsibility of the individual parcel owners. One parcel is under contract for sale for the purpose of constructing a new single-family subdivision. Remaining parcels are available for commercial and residential development.

Façade Grant Program

The Façade Grant Program is administered in conjunction with the City's Building, Planning and Development Department, Auburn Main Street (AMS), and the Auburn Redevelopment Commission. This program is designed to encourage both downtown business and/or building owners to improve the aesthetic appearance of their historical building façade to help stimulate commerce and enhance the overall business environment of the downtown's historic corridor.

The "Façade Improvement Program" is a fifty percent (50%) matching grant, with a maximum grant amount of \$15,000 or larger on a case-by-case basis. Grants can be requested by applicants once every twelve (12) months and projects can be requested in phases.

The Program focuses on the improvement of existing buildings. Eligible expenses include exterior building improvements, exterior lighting, new and/or renovated signs, awnings, historic façade elements, windows, doors, and similar projects. A 100% reimbursement of actual architectural or engineering costs associated with façade improvements is allowed, provided the owner utilizes the technical input in the façade renovation and does not exceed \$2,500.

In addition to code and ordinance compliance, any façade improvement project shall be required to comply with specific design guidelines intended to retain and/or enhance the character and historical value of the Downtown Business District. Buildings eligible for the Façade Improvement Grant shall be at least 50 years old and used for commercial purposes.

The following participated in the program this year

Barron's Automotive



Cricket's 7th Street Bar & Grille



Barrel & Blaze



Brown House



Seigel Group

Appendix

Permit Trends by Land Use

	2024	2023	2022
Commercial	227	218	140
Industrial	37	50	15
Institutional	48	23	41
Residential	986	1,070	925
Total	1,298	1,361	1,121

Residential Housing Areas

	2024	2023	2022
Northeast Quadrant	31%	28%	38%
Southeast Quadrant	23%	18%	23%
Southwest Quadrant	5%	0%	0%
ETJ	38%	54%	37%

Residential Value

	2024	2023	2022
Single-Family Detached	61	76	64
Multi-Family Units	0	0	0
Total Value (all DU)	\$24,132,916	\$27,305,772	\$22,963,218
Average Value (All DU)	\$395,622	\$359,286	\$358,800

Permits Issued

	2024	2023	2022
Accessory Structures	89	83	70
Addition / Remodel	62	61	52
Demolition	9	14	18
Electric	229	265	229
Excavation	119	112	90
Fence	125	85	69
New Site Build	79	85	71
Other	15	8	8
Plumbing	95	121	87
Sewer	143	174	138
Sign	97	73	65
Water	116	131	109
Wiring	120	138	115
Total	1,298	1,350	1,121

Reported Value of Improvement by Land Use

	2024	2023	2022
Commercial	\$16,304,280	\$14,161,750	\$10,996,020
Industrial	\$1,550,000	\$955,000	\$26,500
Institutional	\$4,047,000	\$434,072	\$720,600
Residential	\$25,884,374	\$30,466,334	\$24,770,165
Total	\$47,785,654	\$46,017,156	\$36,513,285

Planning / Zoning Appeals / Public Works and Safety

	2024	2023	2022
Development Plan	15	11	10
Other	0	0	0
Parking Lot Plan	3	2	0
Primary Plat	2	5	4
Secondary Plat	4	5	7
Zoning Map Amendment	6	9	2
Development Standard Variances	32	27	25
Sign Variance	0	0	0
Special Exception Use	1	2	1
Use Variance	2	5	8
As Built Plans	5	3	1
Encroachments	1	6	1
Infrastructure Plans	1	5	6
Maintenance Bonds	4	3	0
Performance Bonds	0	1	0
NonRemonstrance Agreements	2	0	7
Utility Service Agreements	21	18	14
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Panda Express - Open 2024

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